CASE COVER SHEET

City of Rockwall
Planning and Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087

PLANNING & ZONING CASE NO. Z2023-029

PLANNING & ZONING FEE

PLATTING APPLICATION
- ☐ MASTER PLAT
- ☐ PRELIMINARY PLAT
- ☐ FINAL PLAT
- ☐ REPLAT
- ☐ AMENDING OR MINOR PLAT
- ☐ PLAT REINSTATEMENT REQUEST

SITE PLAN APPLICATION
- ☐ SITE PLAN
- ☐ AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING

ZONING APPLICATION
- ☑ ZONING CHANGE
- ☐ SPECIFIC USE PERMIT
- ☐ PD DEVELOPMENT PLAN

OTHER APPLICATION
- ☐ TREE REMOVAL
- ☐ VARIANCE REQUEST/SPECIAL EXCEPTIONS

RECORD OF RECOMMENDATIONS, VOTING RECORDS, AND CONDITIONS OF APPROVAL

ARCHITECTURE REVIEW BOARD

PLANNING AND ZONING COMMISSION

On July 11, 2023, the Planning and Zoning Commission approved a motion to recommend approval of the Zoning Change by a vote of 6-0, with Commissioner Conway absent.

CITY COUNCIL READING #1

On July 17, 2023, the City Council approved a motion to approve the Zoning Change by a vote of 7-0.

CITY COUNCIL READING #2

On August 7, 2023, the City Council approved a motion to approve the Zoning Change by a vote of 7-0.

CONDITIONS OF APPROVAL

NOTES

CITY OF ROCKWALL

CITY COUNCIL MEMORANDUM

PLANNING AND ZONING DEPARTMENT
385 S. GOLIAD STREET • ROCKWALL, TX 75087
PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM

TO:	Mayor and City Council
CC:	Mary Smith, *City Manager* Joey Boyd, *Assistant City Manager*
FROM:	Ryan Miller, *Director of Planning and Zoning*
DATE:	June 5, 2023
SUBJECT:	Planned Development District Review

As the City Council is aware, Planned Development Districts have become a common practice within the City's zoning code, with there being over 100 active Planned Development Districts currently regulating the majority of property within the City. When a Planned Development District is created, a regulating ordinance is written, and -- *prior to 2015* -- when a Planned Development District was amended an additional regulating ordinance was written that may have superseded or changed sections of the original regulating ordinance without completely superseding it. The issue with this process is that older Planned Development Districts -- *or Planned Development Districts that have been amended multiple times* -- tend to accumulate a large number of regulating ordinances. In these cases, unless the person interpreting the Planned Development District understands the timing and intent of each of the ordinances, it can be difficult to determine what the actual development requirements are for a particular property. For example, Planned Development District 8 (PD-8) -- *which currently regulates the Chandler's Landing Subdivision* -- consists of over 200 pages of regulations within 20 regulating ordinances and two (2) resolutions and over 100 development cases (*see attached Planned Development District 8 [PD-8]*). To give an idea of the size of this Planned Development District, the current Unified Development Code (UDC) (*i.e. the zoning code for the City of Rockwall*) is only 248 pages.

In 2015, staff changed how Planned Development Districts were amended by writing consolidating ordinances (*i.e. writing one [1] ordinance that superseded all previous ordinances for a Planned Development District*) when a development case proposed amending a Planned Development District. The purpose of instituting this change in procedure was to make zoning easier to understand for the City's external customers (*i.e. developers and citizens*), and also to make it easier for ordinances to be interpreted internally by City staff. The rationale behind making this change was also tied to how the Director interpreted the process of amending a Planned Development District. Prior to 2015, only the property affected by a proposed amendment was considered in the zoning and notification process; however, a Planned Development District is typically centered around an overall concept plan, and all properties within a Planned Development District are affected through changes in a concept plan or development regulations. Based on this rationale, staff started to notify all properties within a Planned Development District when an amendment was proposed. This allowed staff to write consolidating ordinances for Planned Development Districts. This process has been successfully utilized in consolidating PD-1, PD-7, PD-10, PD-32, PD-59, PD-70, and PD-74; however, there are multiple Planned Development Districts that are fully developed and have a low likelihood of being amended, but still which staff deals with interpreting the requirements on a regular basis. This includes Planned Development Districts like PD-2 (*the Lakeside Village and Turtle Cove Subdivisions*), PD-3 (*the Shores Subdivision*), PD-8 (*the Chandler's Landing Subdivision*), PD-9 (*the Hospital/Medical District*), PD-11 (*the Hillcrest Shores Subdivision*), and PD-13 (*the Windmill Ridge Subdivision*). Based on this staff is requesting that the City Council consider directing staff to initiate zoning changes for these Planned Development Districts. It should be noted that the proposed zoning change would not change any development requirements or the concept plans associated with these Planned Development Districts, but would simply consolidate the multiple regulating ordinances that make up these zoning districts for the purpose of making the districts easier to read and interpret. As previously stated, this not only assists staff in understanding these ordinances, but will also make the ordinances easier to read for citizens and developers who may own property or are looking to develop property in these areas.

The program that staff is proposing is somewhat similar to a program already referenced by the City's zoning code under Subsection 03.05, *Periodic Review*, of Article 10, *Planned Development Regulations*, the Unified Development Code (UDC). This section calls for the Planning and Zoning Commission to periodically review Planned Development Districts to determine

if a Planned Development District is reflective of the City's current growth patterns or community design policies, and authorizes them to request the City Council initiate zoning to change the requirements of a Planned Development District. This practice was discontinued in 2010, due to the difficulties for a City to change zoning and/or entitlements that have been granted through a previous zoning process without the property owner's consent. In addition, it was determined that many property owners did not want to participate in allowing the City to change their zoning or entitlements. As was stated previously, staff wants to initiate zoning in a similar manner, but not for the purpose of changing the concept plan or development requirements for a Planned Development District; rather, staff is simply proposing to consolidate the regulating ordinances associated with older Planned Development Districts that consist of multiple regulating ordinances. Staff has conferred with the City Attorney, and feels comfortable that what is being proposed avoids any of the aforementioned issues.

To assist the City Council in determining if this program is warranted, staff has prepared a consolidating ordinance for Planned Development District 8 (PD-8) along with the current ordinances associated with the Planned Development District as a comparison. Should the City Council direct staff to proceed, staff will bring the proposed amendment to Planned Development District 8 (PD-8) forward in accordance with the following schedule:

Planning and Zoning Commission Work Session: June 27, 2023
Planning and Zoning Commission [*Public Hearing*]: July 11, 2023
City Council [*Public Hearing/First Reading*]: July 17, 2023
City Council [*Second Reading*]: August 7, 2023

If this process proves to be successful, then staff, with City Council's concurrence, will begin researching and writing consolidating ordinances for the remainder of the multi-ordinance Planned Development Districts. Should the City Council have any questions, staff will be available at the *June 5, 2023* City Council meeting.

VIEW: Pdfile SORT: PHASE_NO
RESTRICT: PHASE_NO = "AMENITIES"

P&Z CASE NO	ORDINANCE	PHASE NAME	ACTION	DESCRIPTION
8539	8543	AMENITIES	Z	REVISED MASTER PARTIAL
8662	8687	AMENITIES	Z	REVISED MASTER
8753	0	AMENITIES	SP	REVISED SITE PLAN

ORDINANCE NO. 85-43

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

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings 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 No. 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 84-4 of the City of Rockwall, Texas, as heretofore amended, be and the same are hereby amended by amending the zoning map of the City of Rockwall so as to approve a zoning change and change in the preliminary plan for "PD" Planned Development District Number 8: Chandlers Landing on the property described in Exhibit "A".

PD-8

8539 8543 AMENITIES Z REVISED MASTER PARTIAL

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

A. Prior to issuance of any building permit in Planned Development District No. 8: Chandlers Landing, Phases 14, 18 Section 1, 19 and 20, a comprehensive development plan shall be filed with the Planning and Zoning Commission, and after hearing, the City Council shall approve a final development plan, which shall be filed and included as Exhibit "B" and made a part of this ordinance for all purposes. Such development plan shall set forth in detail the requirements for ingress and egress to the property, public or private streets or drives, with adequate right-of-way to conform to the Thoroughfare Plan of the City of Rockwall, sidewalks, utilities, drainage, parking space, height of buildings, maximum lot coverage, yards and open spaces, screening walls or fences and other development and protective requirements considered necessary by the City Council so as to create a reasonable transition to and protection of the adjacent property.

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

C. Development of Planned Development No. 8: Chandlers Landing Phases 14, 18 Section 1, 19 and 20 shall be regulated by the requirements listed in Exhibit "C".

D. Development of the amenities of Planned Development No. 8: Chandlers Landing shall be regulated by the requirements listed in Exhibit "D".

E. Prior to the construction of streets and utilities in Phase 19, the developer must escrow the funds for 115% of the cost of 24 ft. of concrete paving along FM-740, including storm drainage, curb and gutter, sidewalk, and engineering.

F. The new entrance off FM-740 can only be used for semi-trailer trucks until a southbound deceleration lane on FM-740 is constructed. The truck entrance must be chained and locked when not in use.

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

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

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

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

DULY PASSED AND APPROVED this 26th day of August, 1985.

APPROVED:

Mayor

ATTEST:

City Secretary

1st reading 8/5/85

2nd reading 8/26/85

EXHIBIT D

AMENITY IMPROVEMENTS

Yacht Club Area

1. Seven (7) tennis courts to be re-surfaced.
2. A new improved lighting system will be installed on five (5) courts.
3. Landscaped retaining walls will be constructed around all steep slopes adjacent to the courts.
4. A sub-surface drainage system will be installed to pick up surface run-off.
5. A new sidewalk system will be installed to accommodate golf carts - 6 ft. wide around existing tennis courts.
6. Major grading will be performed to improve landscaping and better maintenance - erosion ditch.
7. The courts will have spectator accommodations where the terrain permits.
8. The existing children's play area will be renovated and enlarged.
9. Outdoor tennis pavillion.
10. Additional major improvements will be made to the Yacht Club which include better accoustics, carpeting, renovation of Commodore State Room, outside lounging accommodations, structure cosmetics and landscaping.

Area A - Swimming & Tennis Park

1. Parking
2. Swimming pool
3. Gazebo
4. Children's play area
5. Restrooms/dressing
6. tennis courts (2), lights
7. General landscaping.
8. Large trees, small trees, shrubs and ground cover, lawn, elevated planters, lighting

Area B: Recreation Park

1. Limited parking and access
2. Park shelter
3. Children's play area (2)
4. Picnic spots (4)
5. Volleyball court
6. Half basketball court
7. Open lawn area
8. Exercise stations (7)
9. Pedestrian trail
10. Bridges (4)
11. General clearing and channel work
12. Tree pruning, stone boulders, retaining walls and fencing, flowering trees, and plants

AMENITIES SCHEDULE

I. Recreation Park

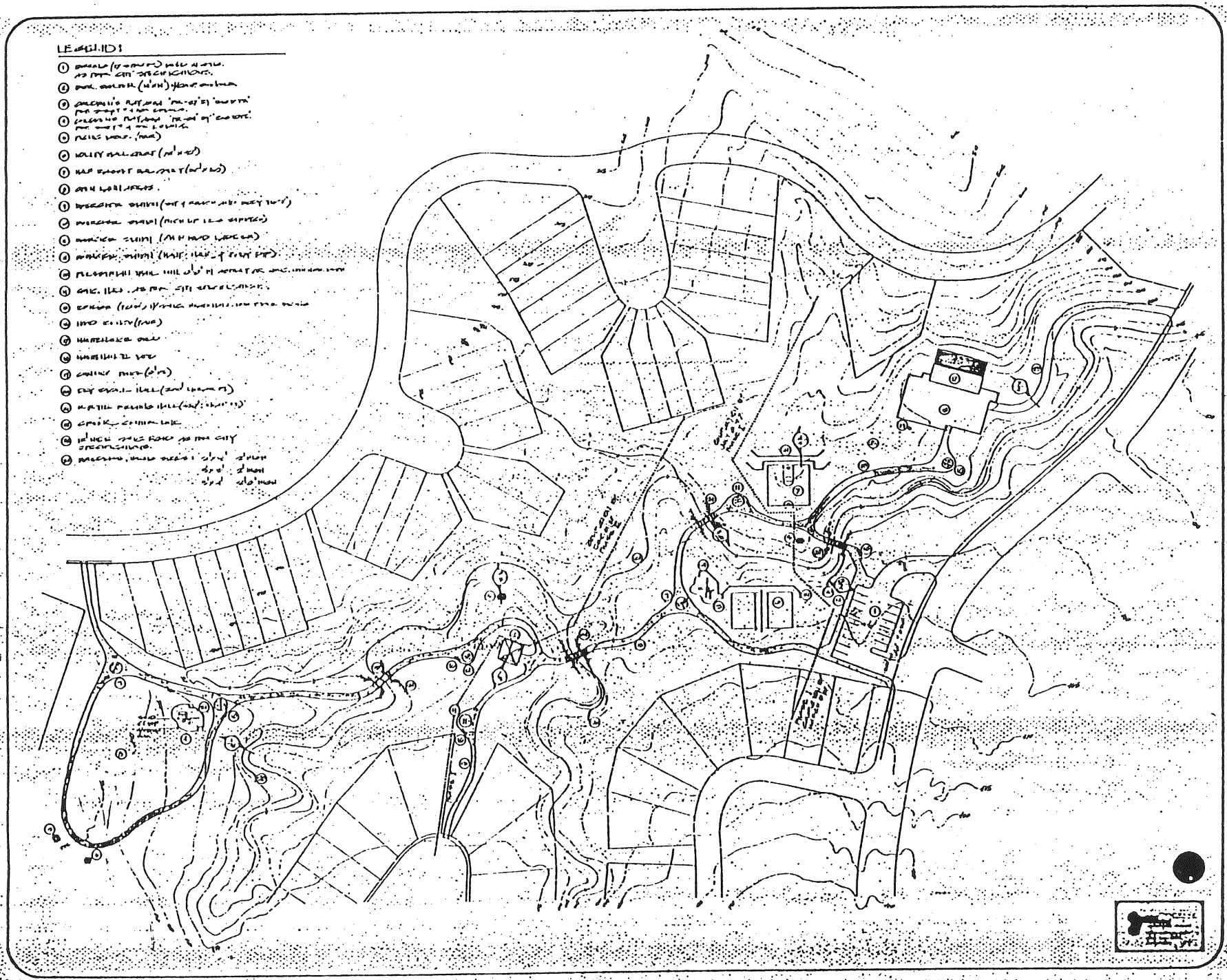
Start Fall. 1985
Open lawn area, Spring 1986
Completion, Fall 1987

II. Amenity Improvements for Yacht Club

Start Summer 1985
Completion Spring 1986

III. Swimming and Tennis Park

Start Spring 1986
Completion Fall 1987


LEGEND:

PD-8

ORDINANCE No. 86-87

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

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

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

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

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

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

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

2. Community Association maintenance facility as shown on Exhibit "B".

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

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

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

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

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

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

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

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

APPROVED:

Mayor

ATTEST:

BY: _____

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

Exhibit "A"

RECREATION PARK

STATE OF TEXAS
COUNTY OF ROCKWALL

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

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

Continued.....Page 2

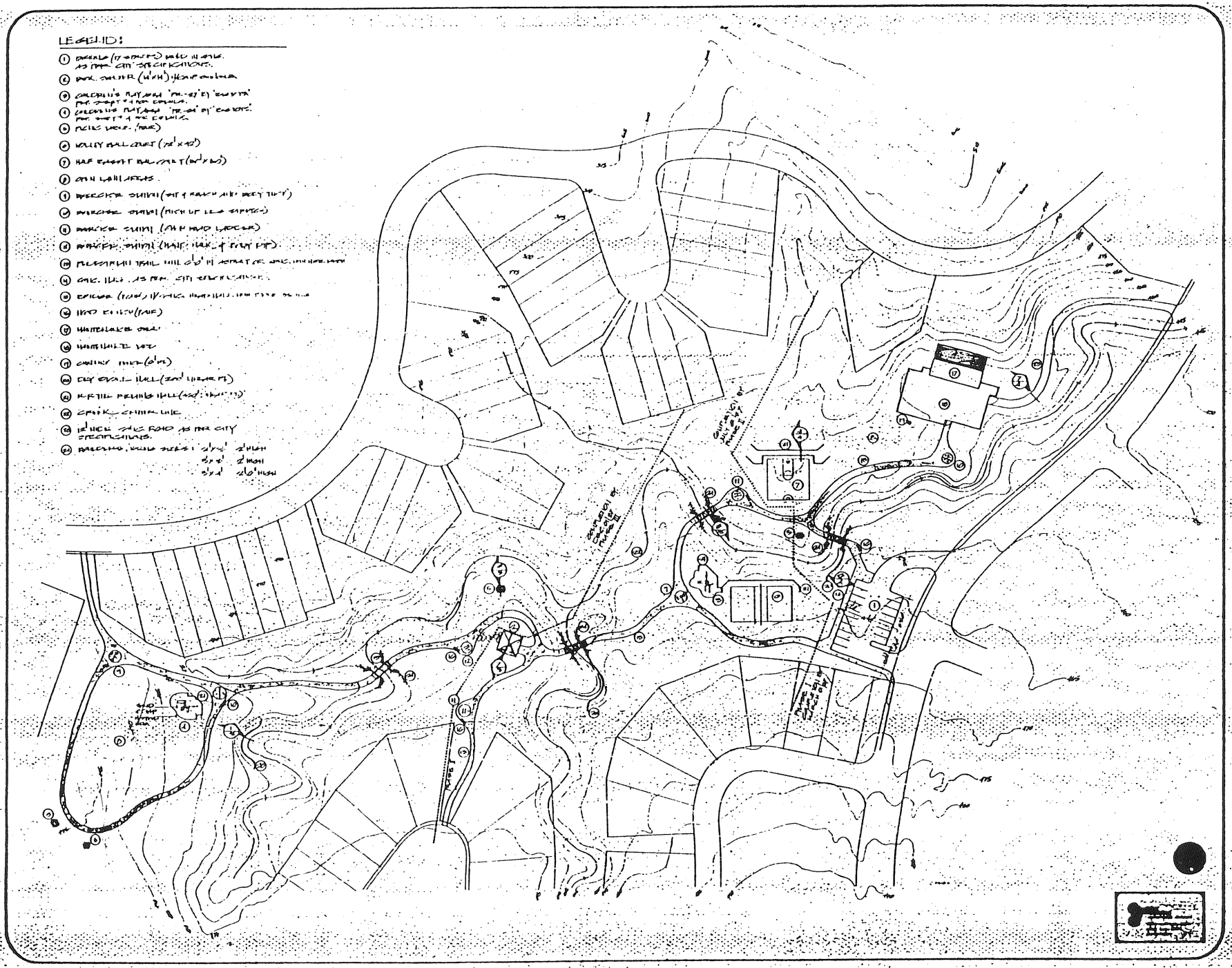
THENCE: North 73° 51' 06" West a distance of 86.96 feet to a point for a corner;
THENCE: South 62° 17' 57" West a distance of 70.90 feet to a point for a corner in the Northerly R.O.W. line of Ranger Drive (31 foot R.O.W.) and the beginning of a circular curve to the left, said curve having a chord bearing of North 53° 25' 54" West, a chord of 137.18 feet, a central angle of 47° 26' 29" and a radius of 170.50 feet;
THENCE: In a Northwesterly direction along the Northerly R.O.W. line of Ranger Drive an arc distance of 141.18 feet to a point for a corner;
THENCE: North 77° 09' 08" West along the Northerly R.O.W. line of Ranger Drive a distance of 43.93 feet to the Point of Beginning and Containing 8.8497 Acres of Land.

Harold L. Evans, Consulting Engineer

July 2, 1985

EXHIBIT "B"

SITE PROFILE
an environmental design project - for
CHANDLERS LANDING PARK
ROCKWALL
TEXAS
revisions
dwn
chk
app
project
date
scale
shown
sheet



revisions

dwn

chk

app

an environmental design project for

CHANDLERS LANDING PARK

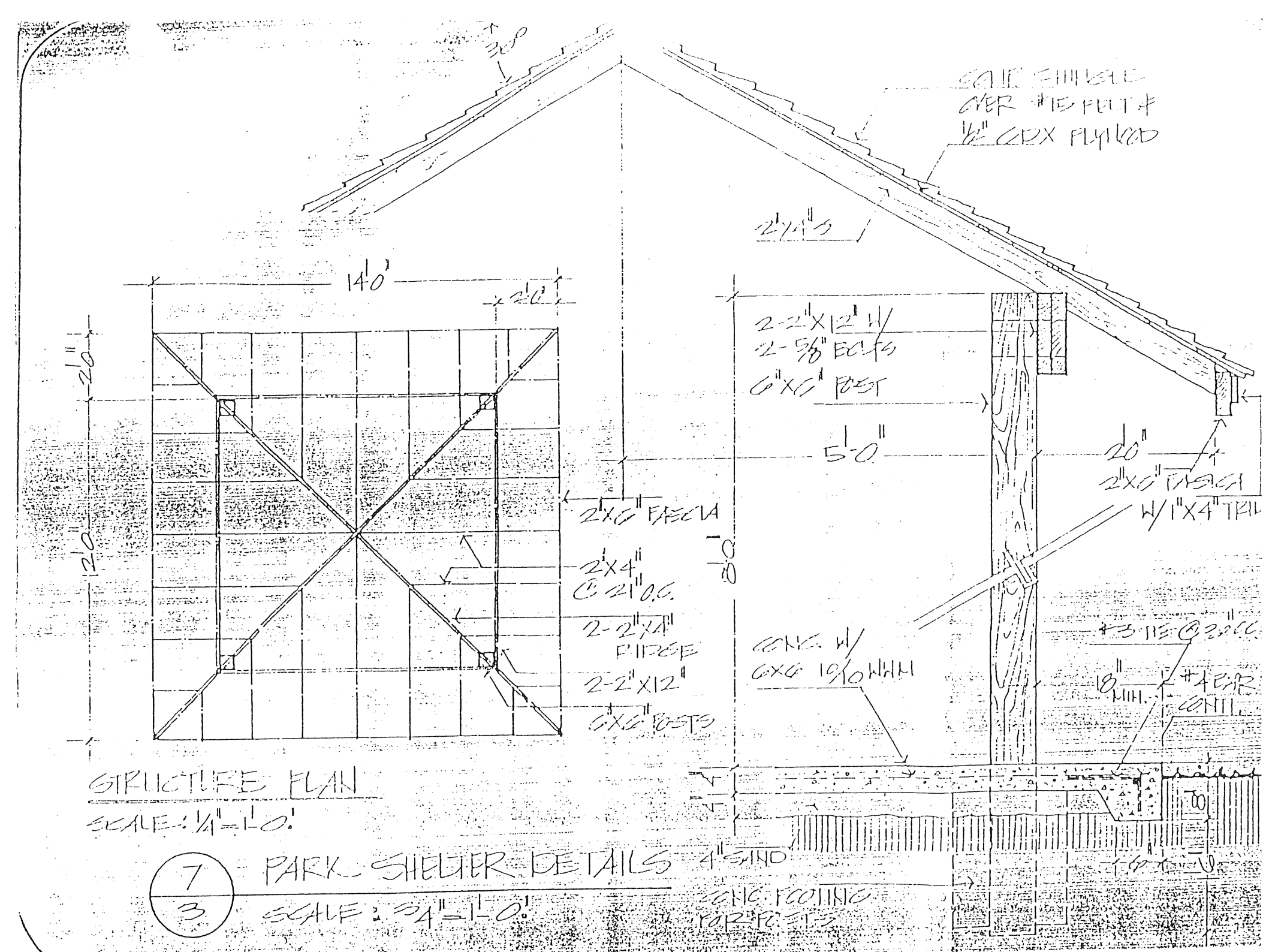
project

date

scale

shown

sheet

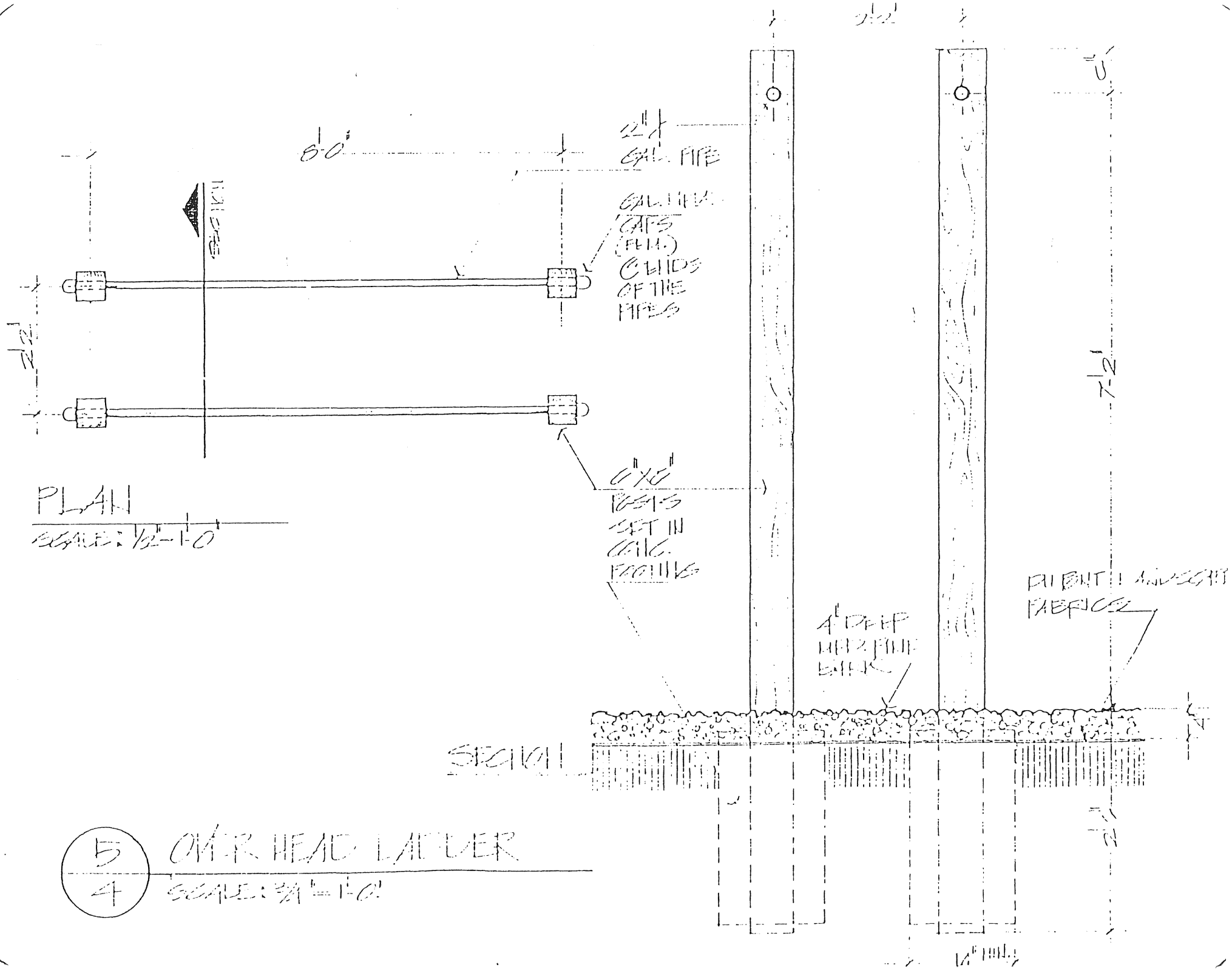


STRUCTURE PLAN

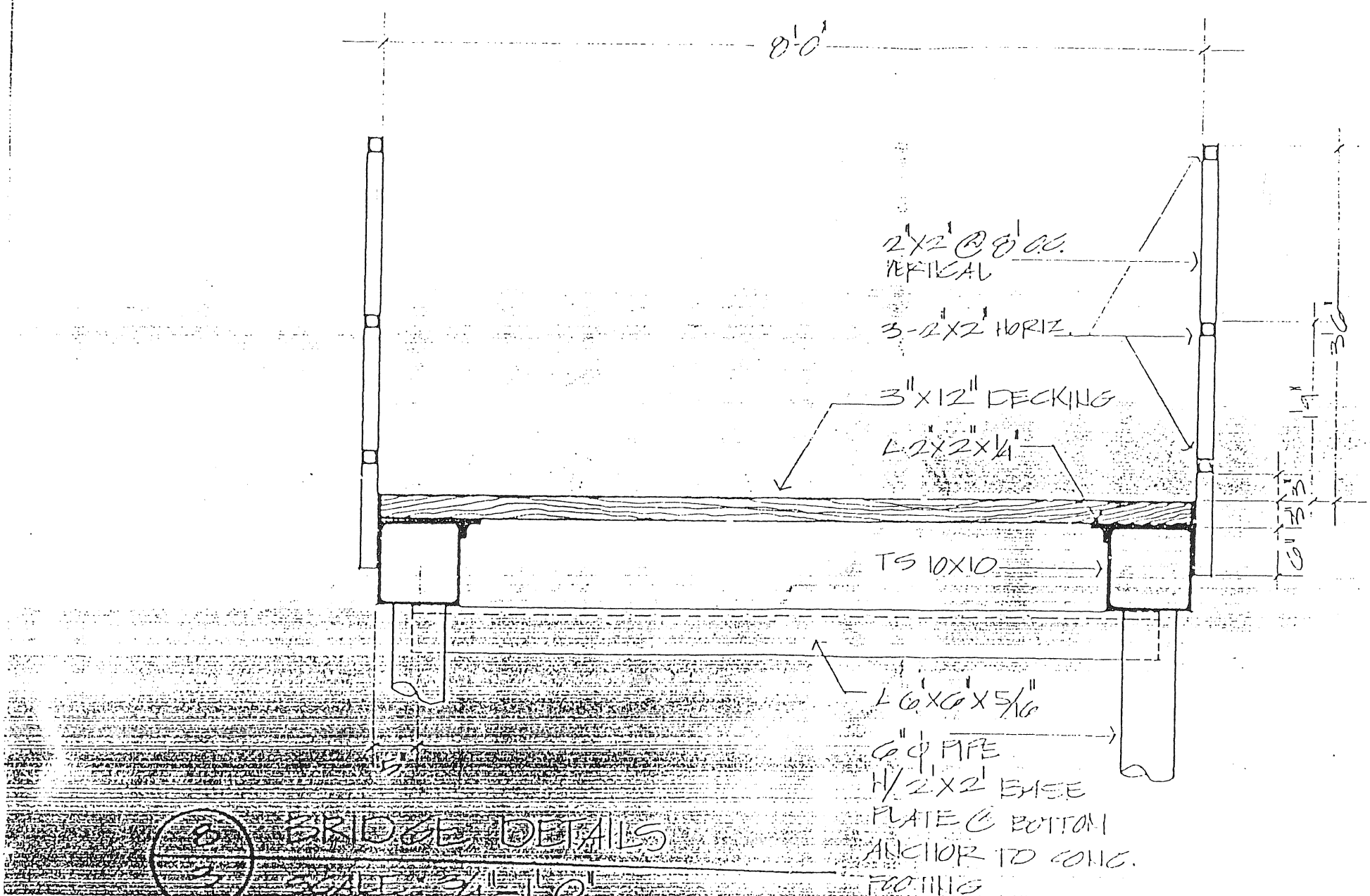
SCALE: 1/4"=1'-0"

7/3 PARK SHELTER DETAILS

SCALE: 3/4"=1'-0"

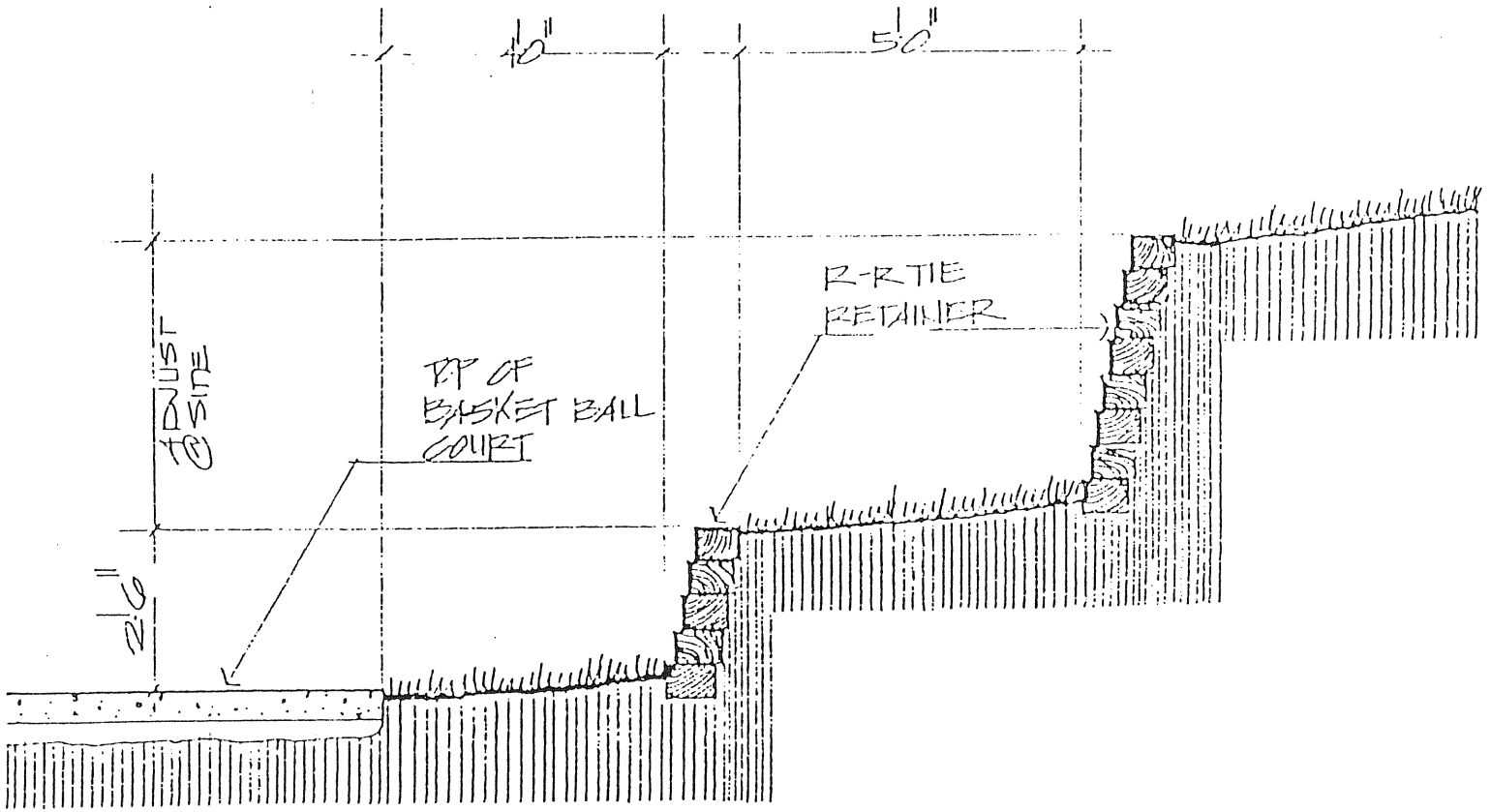


8'-0"
2'-2"
2" GAL. PIPE
GAL. MALE CAPS (FEM.) @ ENDS OF THE PIPES
6"x6" POSTS SET IN CONC. FOOTING
PLAN
SCALE: 1/2"=1'-0"
SECTION
4" DEEP MED. PINE BARK
DUPONT LANDSCAPE FABRICS
7'-2"
5/4 OVER HEAD LADDER
SCALE: 3/4"=1'-0"



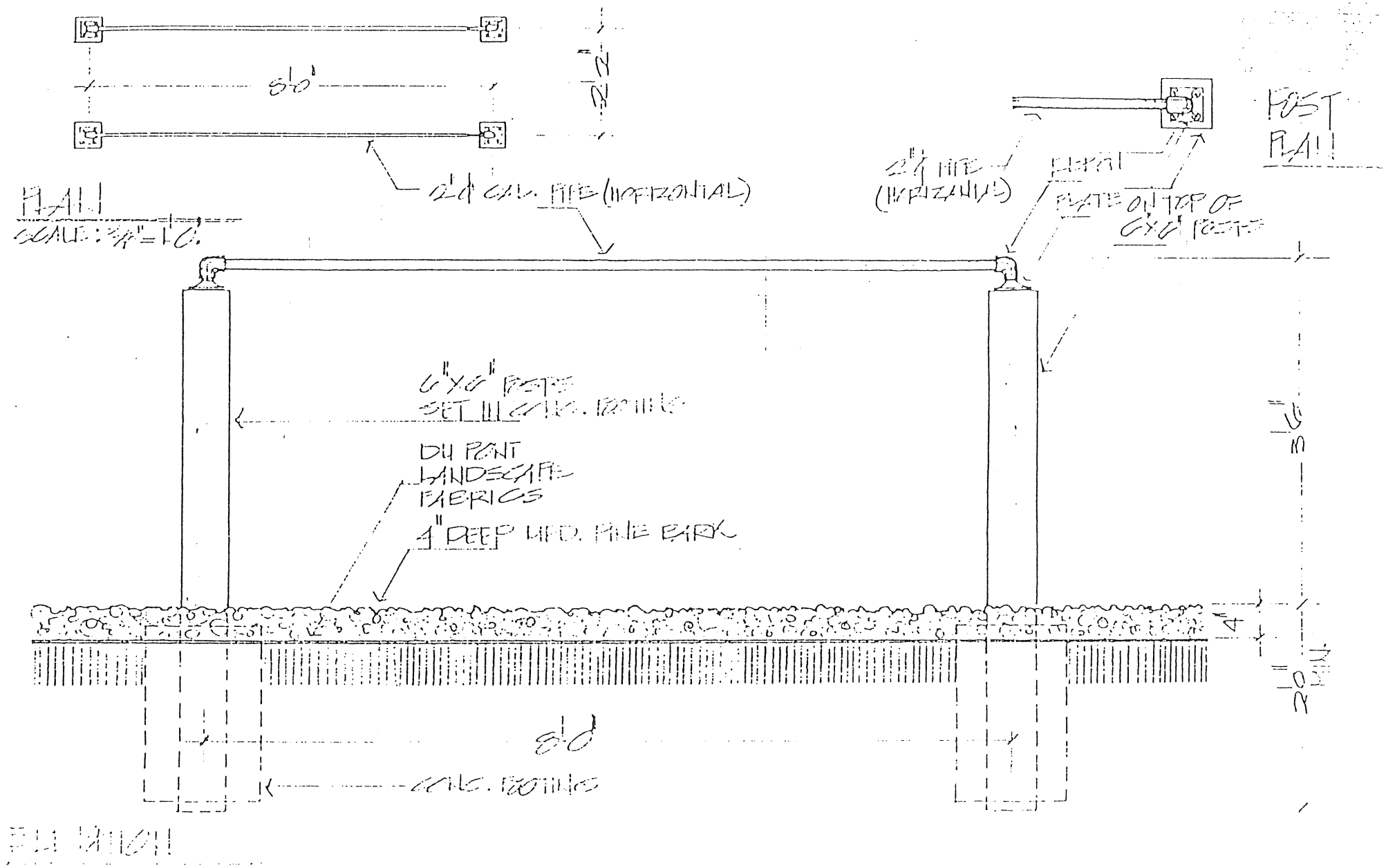
BRIDGE DETAILS

SCALE: 3/4" = 1'-0"



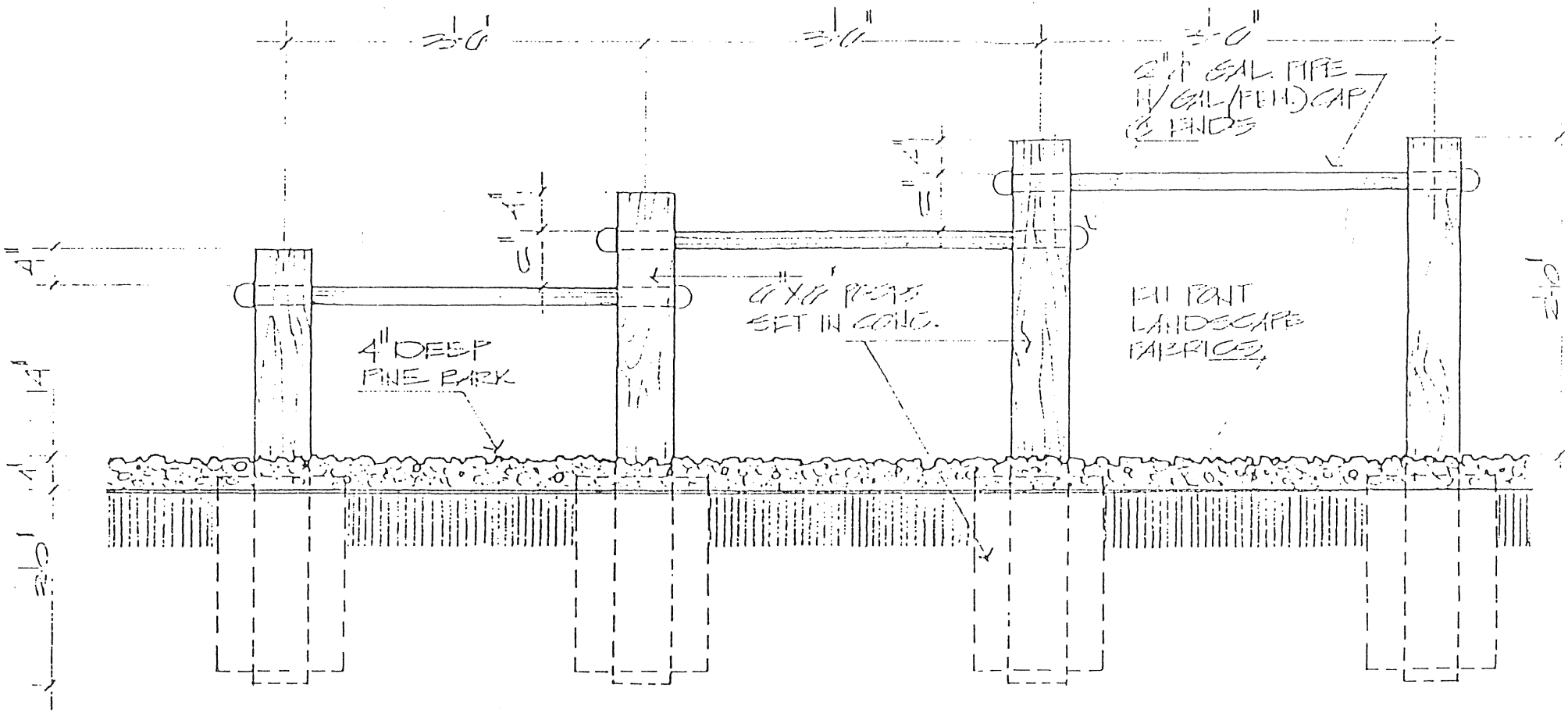
4/4 R-R TIE RETAINING WALL

SCALE : 3/4"=1'-0"



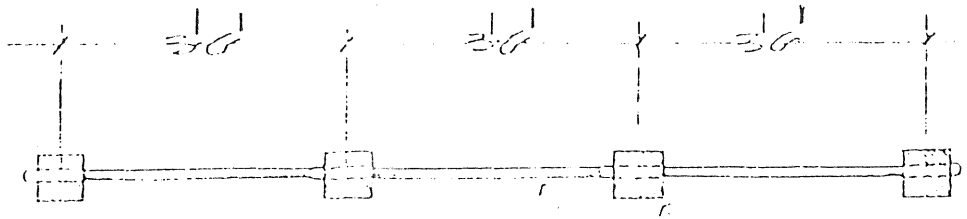
1/4 HAND WALK & BODY DIP BAR DET.

SCALE: 3/4"=1'-0"



ELEVATION

SCALE: 3/4"=1'-0"



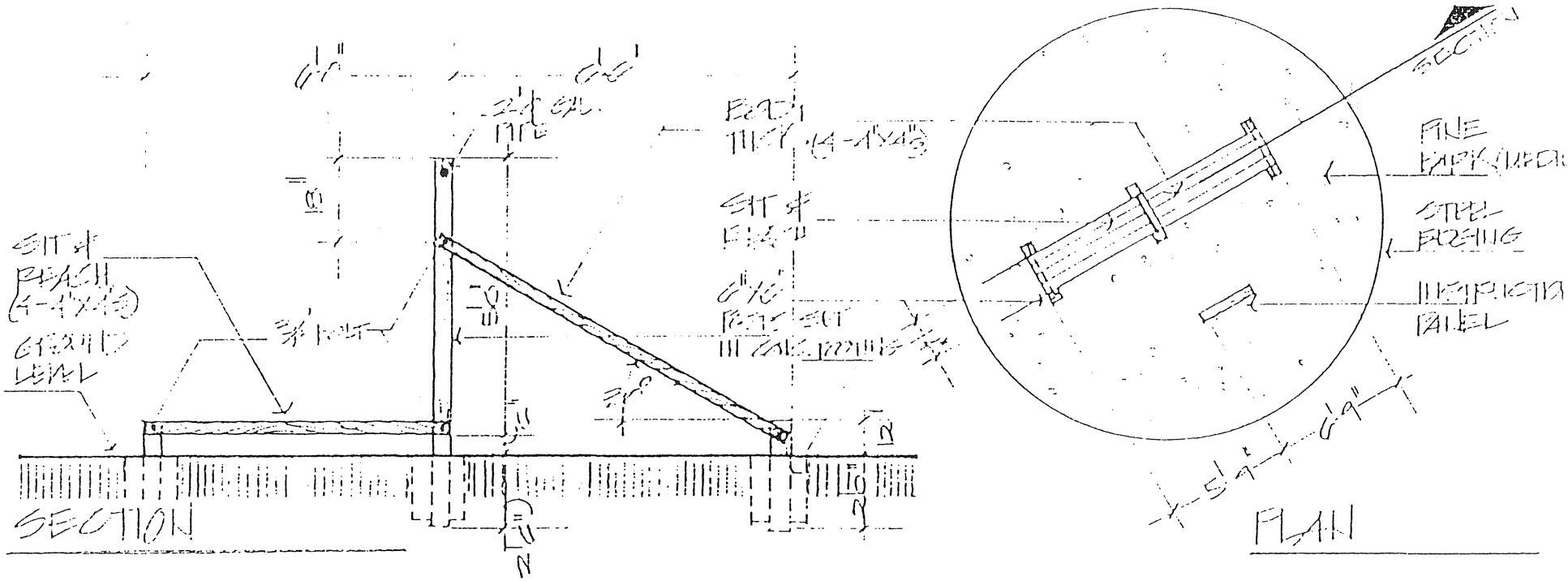
PLAN

SCALE: 3/4"=1'-0"

PUSH UP + LOG SPEECH

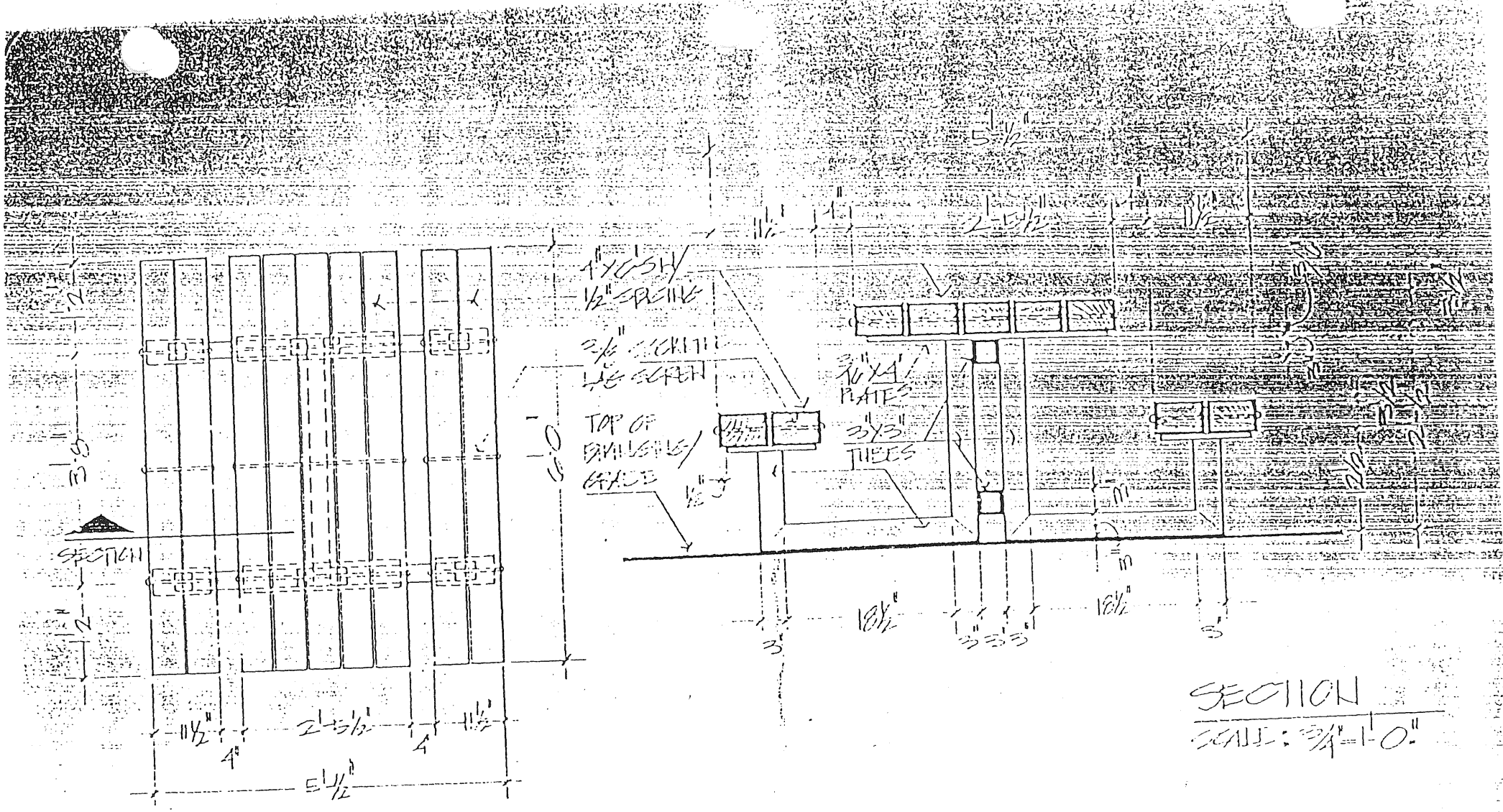
2/4

SCALE: AS SHOWN



3/4 EXERCISE STATION

NOT TO SCALE



PLAN

SCALE: 1/2"=1'-0"

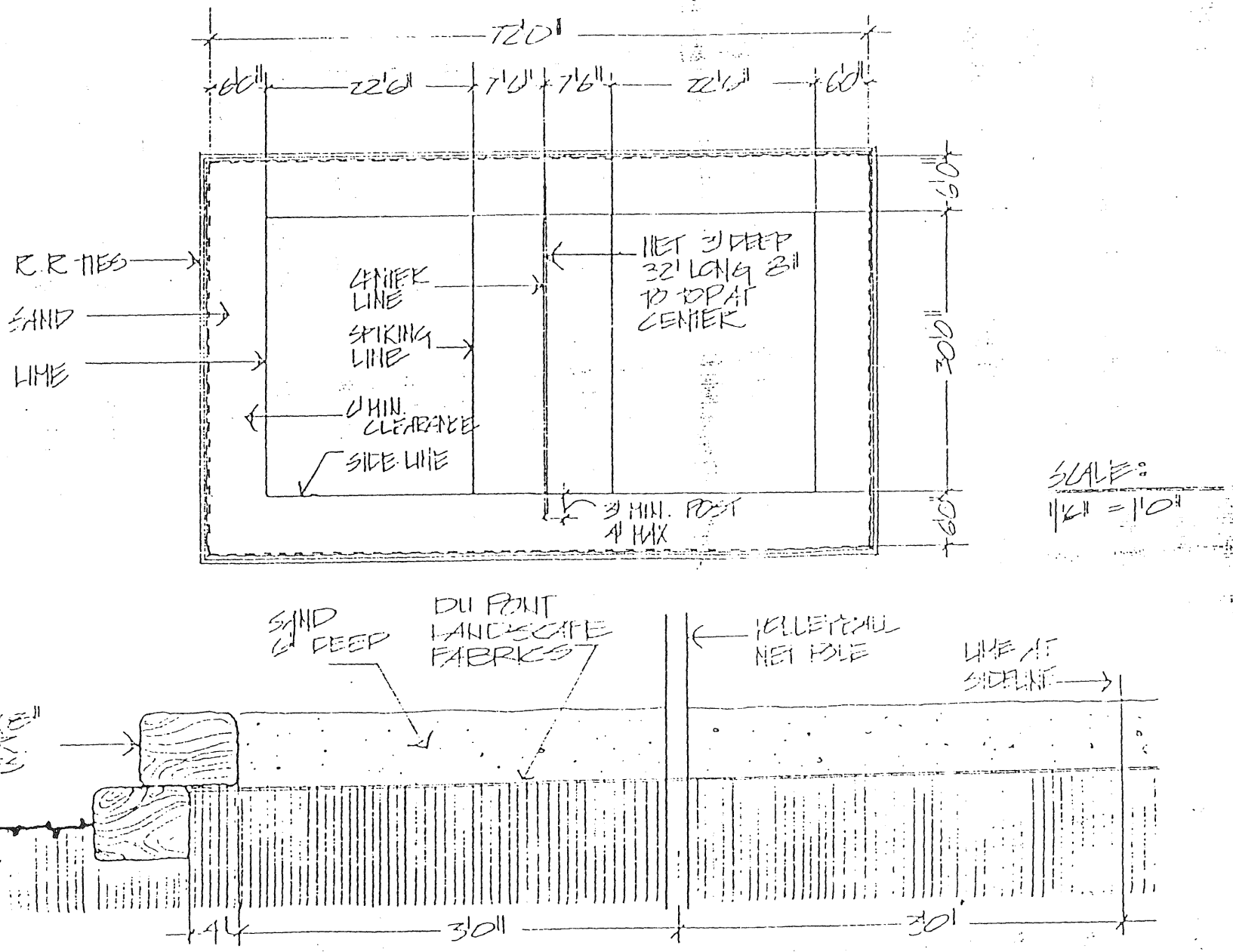
SECTION

SCALE: 3/4"=1'-0"

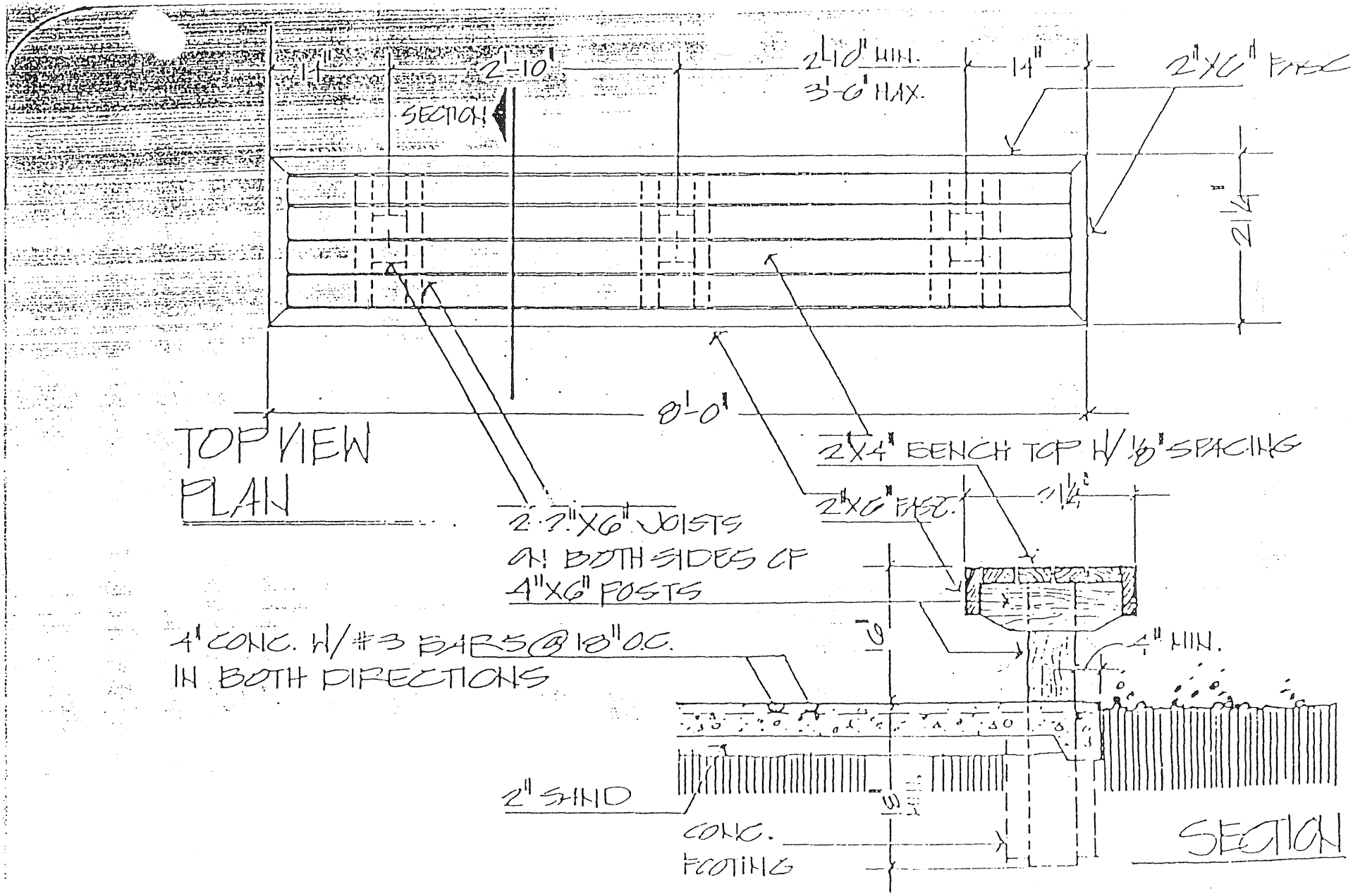
PICNIC TABLE WITH METAL FRAME

6/3

SCALE: AS SHOWN



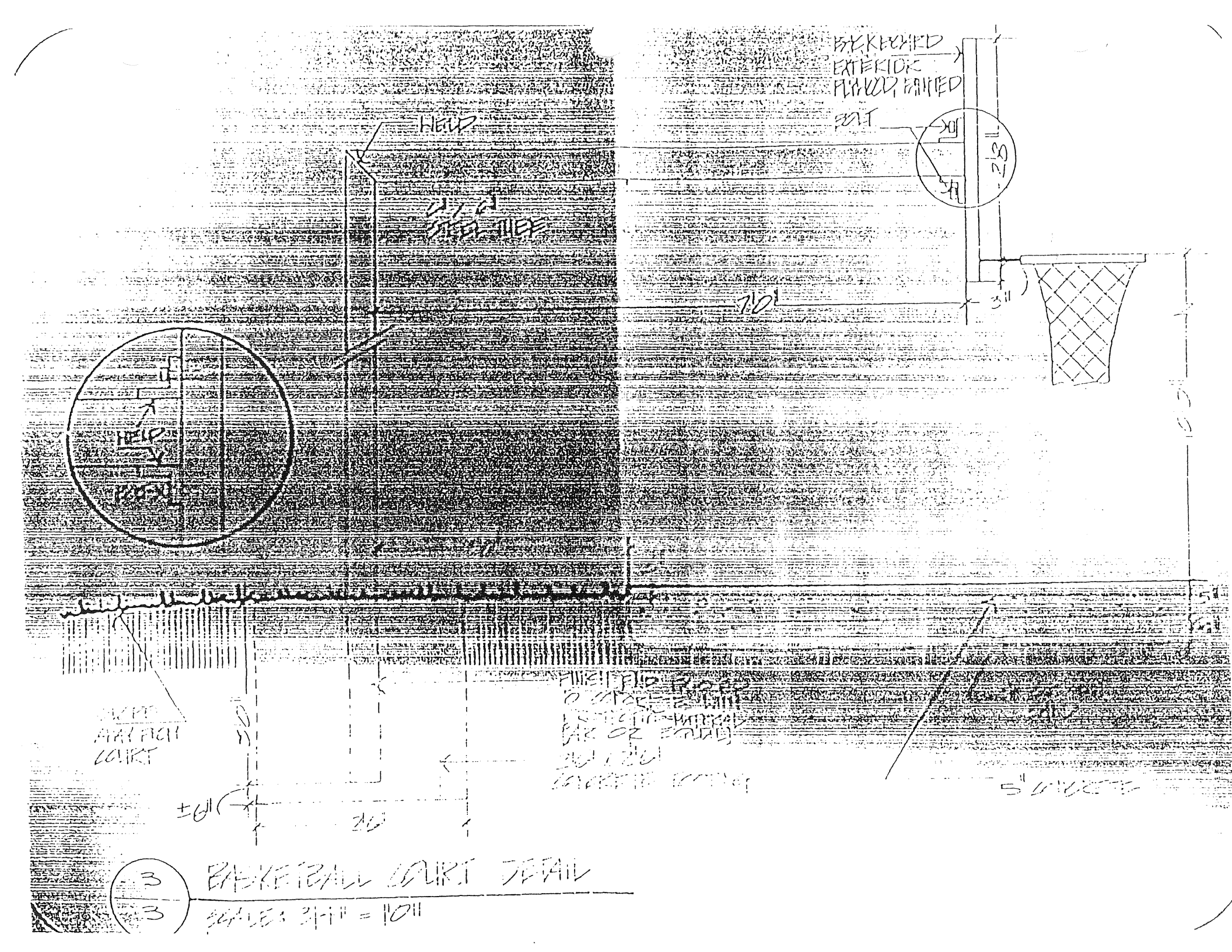
VOLLEYBALL COURT LAYOUT PLAN.



WOOD BENCH (8' LONG)

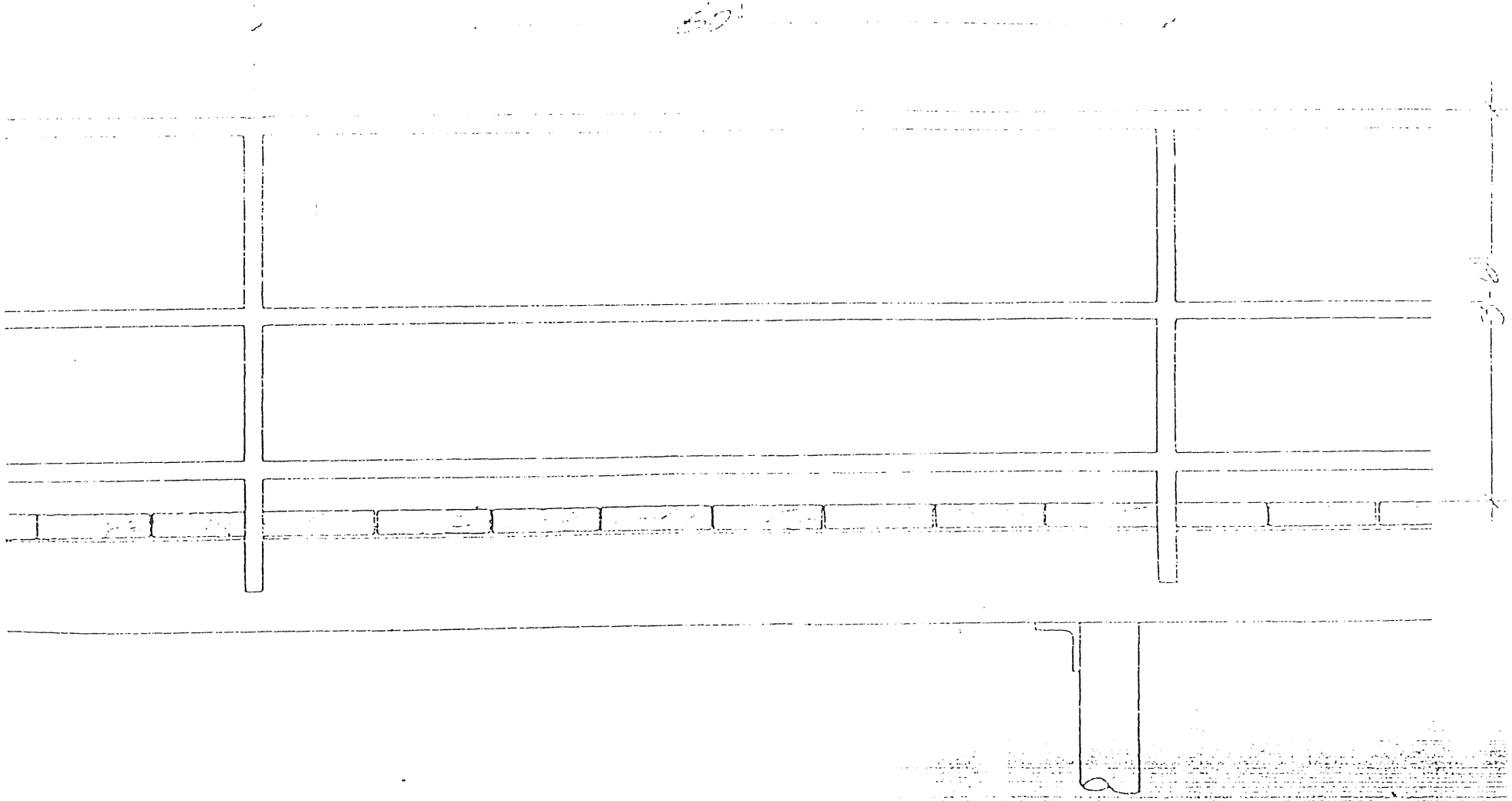
4/3

SCALE: 3/4" = 1'-0"



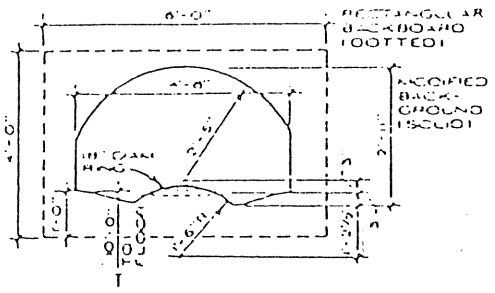
3/3 BASKETBALL COURT DETAIL

SCALE: 3/4" = 1'0"

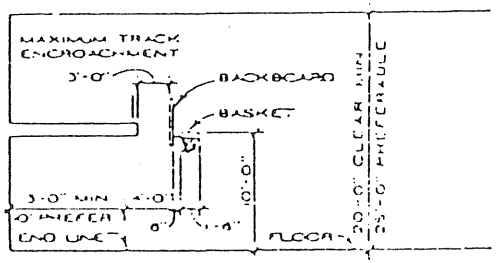


9/3 PARTIAL BRIDGE ELEVATION

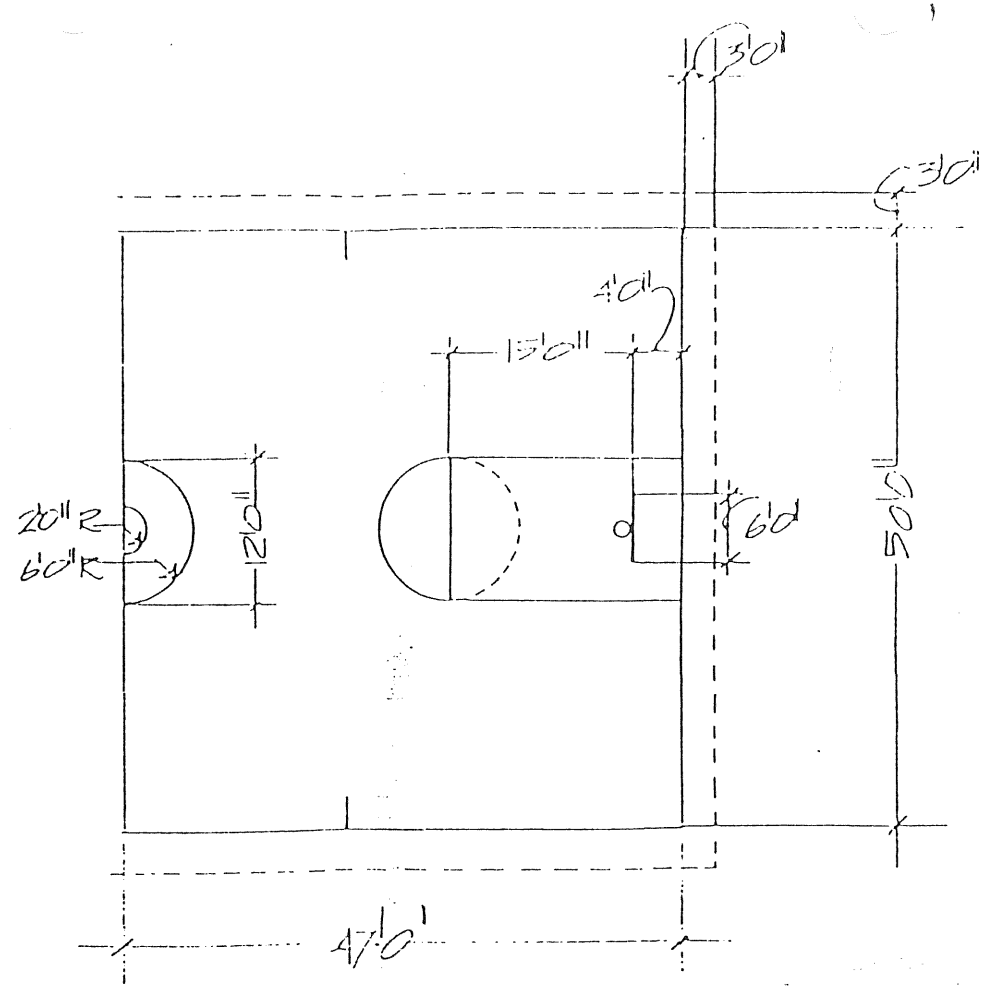
SCALE: 3/4"=1'-0"



BACKBOARD DETAIL
COLLEGE – TRANSPARENT RECTANGULAR BACKBOARD
HIGH SCHOOL – EITHER TYPE WITH FAN SHAPE REQUIRED IN NEW EQUIPMENT

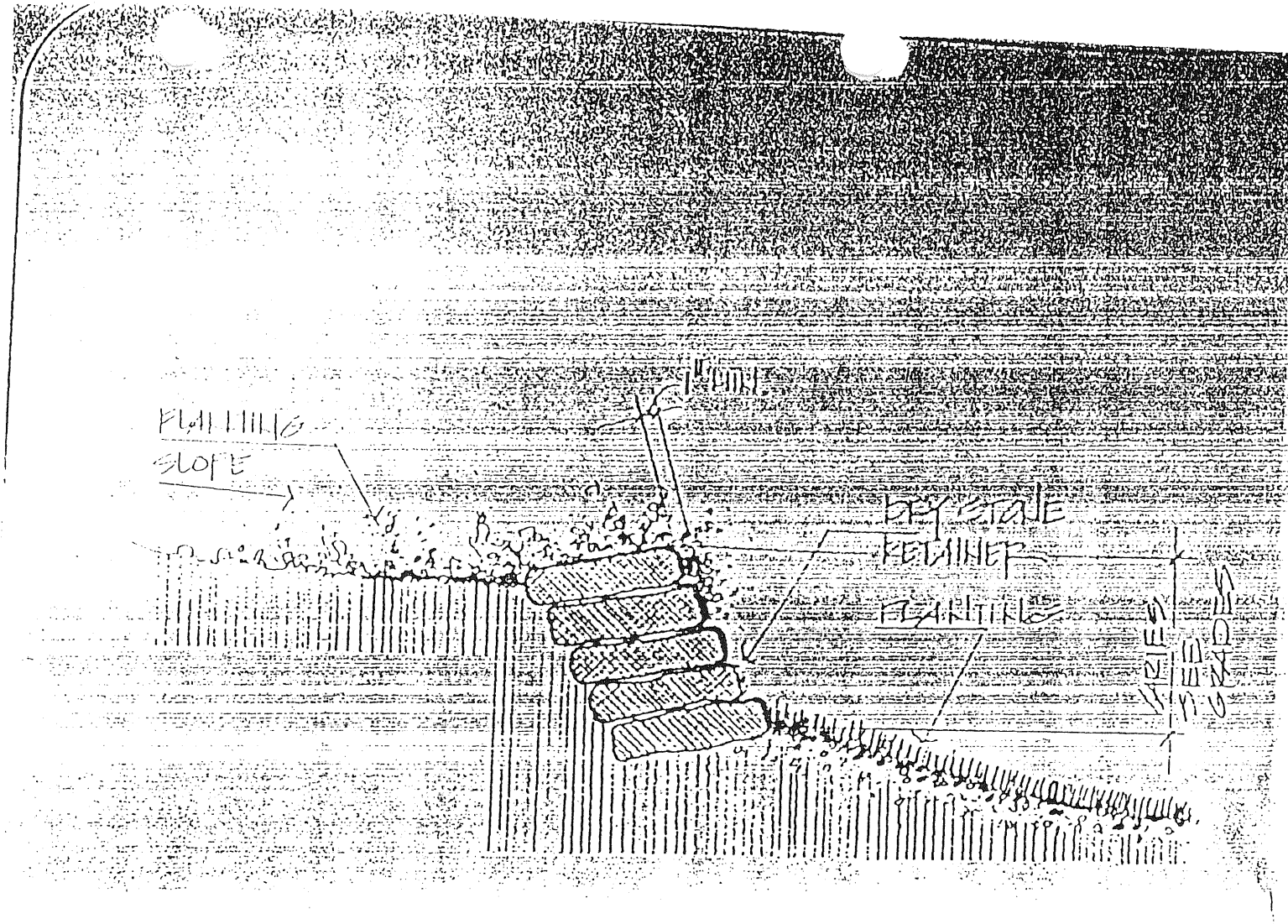


SECTION SHOWING BASKET AND ENCROACHMENTS



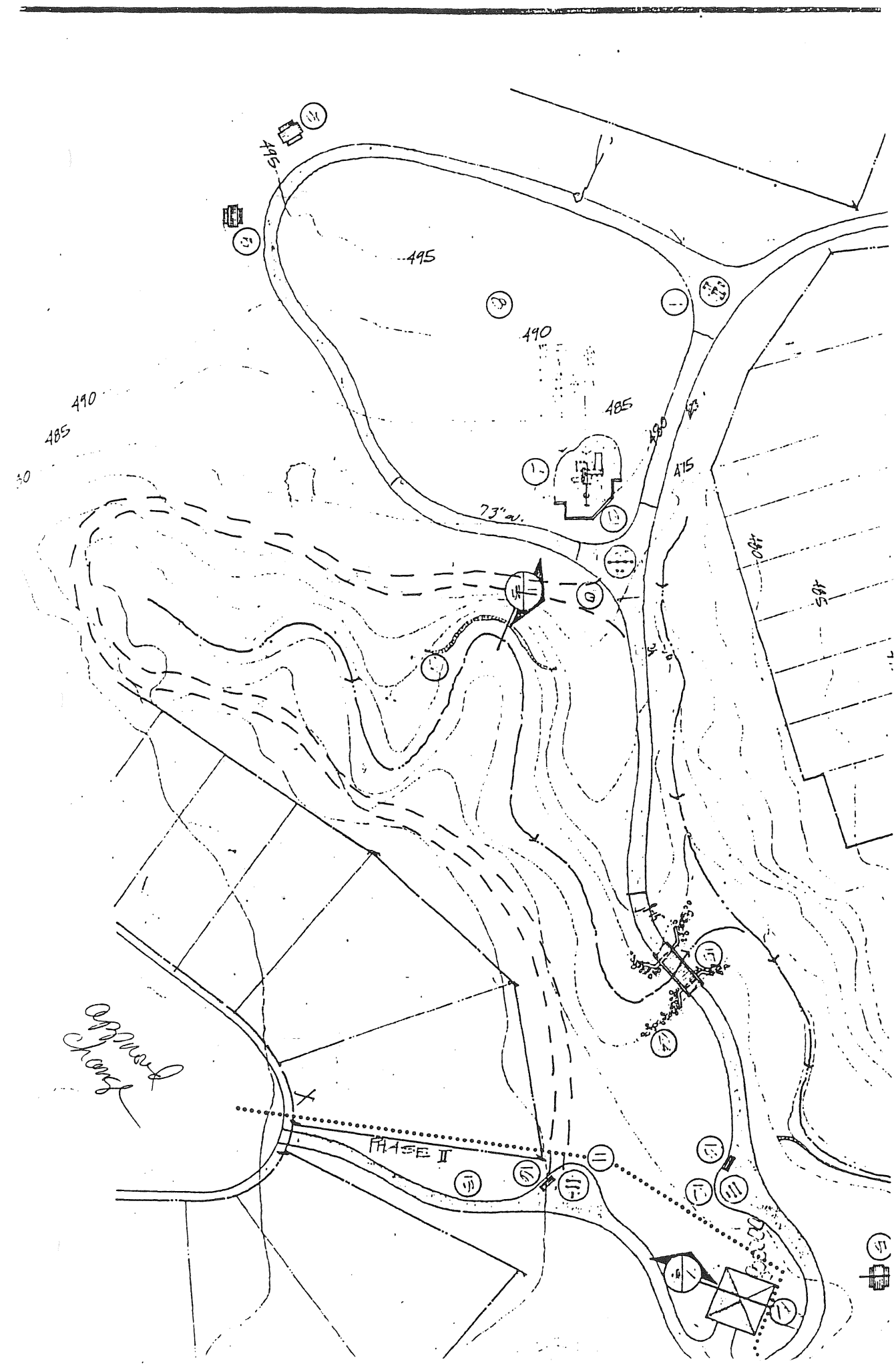
2/3 BASKETBALL COURT LAYOUT PLAN

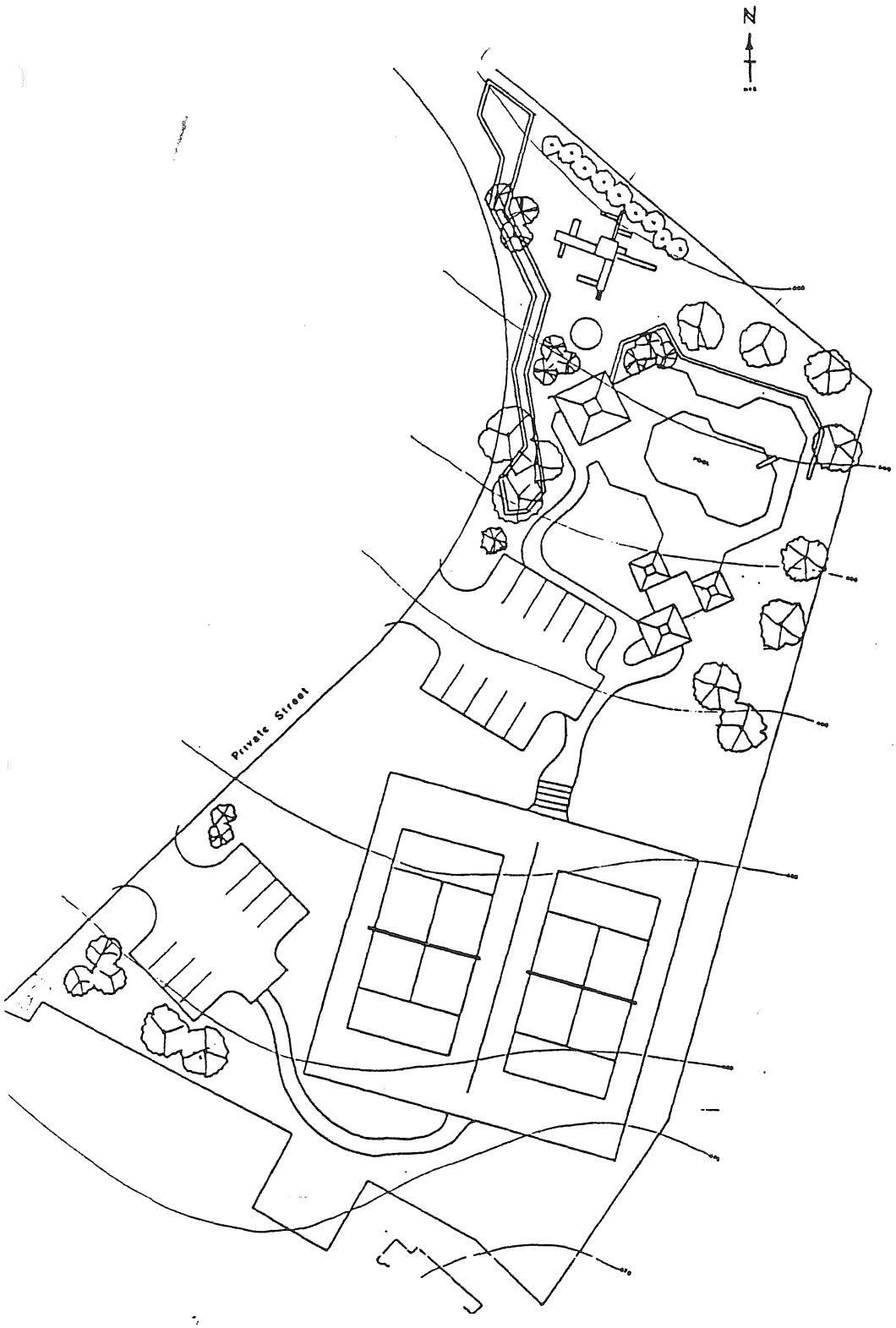
SCALE: 1/16" = 1'-0"



1/3 DRY STONE RET. WALL DET.

SCALE: 3/4" = 1'


495
490
485
480
475
73" av.
PHASE II



Swim And Tennis Park
Chandlers Landing

8753 0 AMENITIES SP REVISED SITE PLAN

CITY OF ROCKWALL

"THE NEW HORIZON"

February 25, 1988

Mr. Larry Walker
Chandlers Landing Development Co.
1717 South Boulder
Tulsa, Oklahoma 75119

Re: Completion of Amenities in Chandlers Landing

Dear Mr. Walker:

This letter is to verify that, based on field inspections, the required improvements relating to the swim and tennis park in Chandlers Landing have been completed in compliance with the requirements of the site plans and ordinances applicable to these improvements.

If you have any other questions, please don't hesitate to contact us.

Sincerely,

Julie Couch
Assistant City Manager

JC/mmp

205 West Rusk Rockwall, Texas 75087 (214) 722-1111

VIEW: Pdfile SORT: PHASE_NO
RESTRICT: PHASE_NO = "CABANAS" "

P&Z CASE NO	ORDINANCE	PHASE NAME	ACTION	DESCRIPTION
9029	9038	CABANAS	Z	AR TOWNHOUSE
9029	0	CABANAS	RPP	TOWNHOUSE LOTS 1-6

ORDINANCE NO. 90-38

AN ORDINANCE OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE AND ORDINANCE NO. 84-4 OF THE CITY OF ROCKWALL AS HERETOFORE AMENDED SO AS TO AMEND THE PRELIMINARY PLAN FOR PD-8 CHANDLERS LANDING, MORE FULLY DESCRIBED HEREIN; PROVIDING SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the state of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings 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, the governing body in the exercise of its legislative discretion has concluded that the Comprehensive Zoning Ordinance and No. 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 of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to a change in the preliminary plan for "PD" Planned Development District Number 8: Chandlers Landing on the property described in Exhibit "A".

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

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

B. Development or redevelopment of the above described tract shall conform to the building style as shown on the attached exhibit "C".

9029 9038 CABANAS Z AR TOWNHOUSE

C. Development or redevelopment of the above described tract shall be limited to no more than six (6) single family townhouse lots.

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 ordinance 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 case provides.

DULY PASSED AND APPROVED this 5th day of November 1990

APPROVED:

Jack C Miller

Mayor

ATTEST:

BY Mary A Nichols

City Secretary

1st reading 10/15/90

2nd reading 11/5/90

CABANAS CHANDLERS LANDING
LAND USE SPECIFICATIONS

I. PLANNED DEVELOPMENT SINGLE FAMILY

A. Permitted Uses

1. One attached townhouse unit with fire walls on an individual lot with a maximum of two attached units on two separate lots.

B. Area Requirements

1. Minimum lot area - 1,050 square feet

2. Maximum number of single family attached dwelling units per lot - 1

3. Minimum square footage per dwelling unit - 1200 square feet

4. Minimum lot frontage on a public street or approved private access - 25 feet

5. Minimum lot depth - 42 feet

6. Minimum depth of front setback - 0 feet

7. Minimum depth of rear setback - 0 feet

8. Minimum width of side setback -

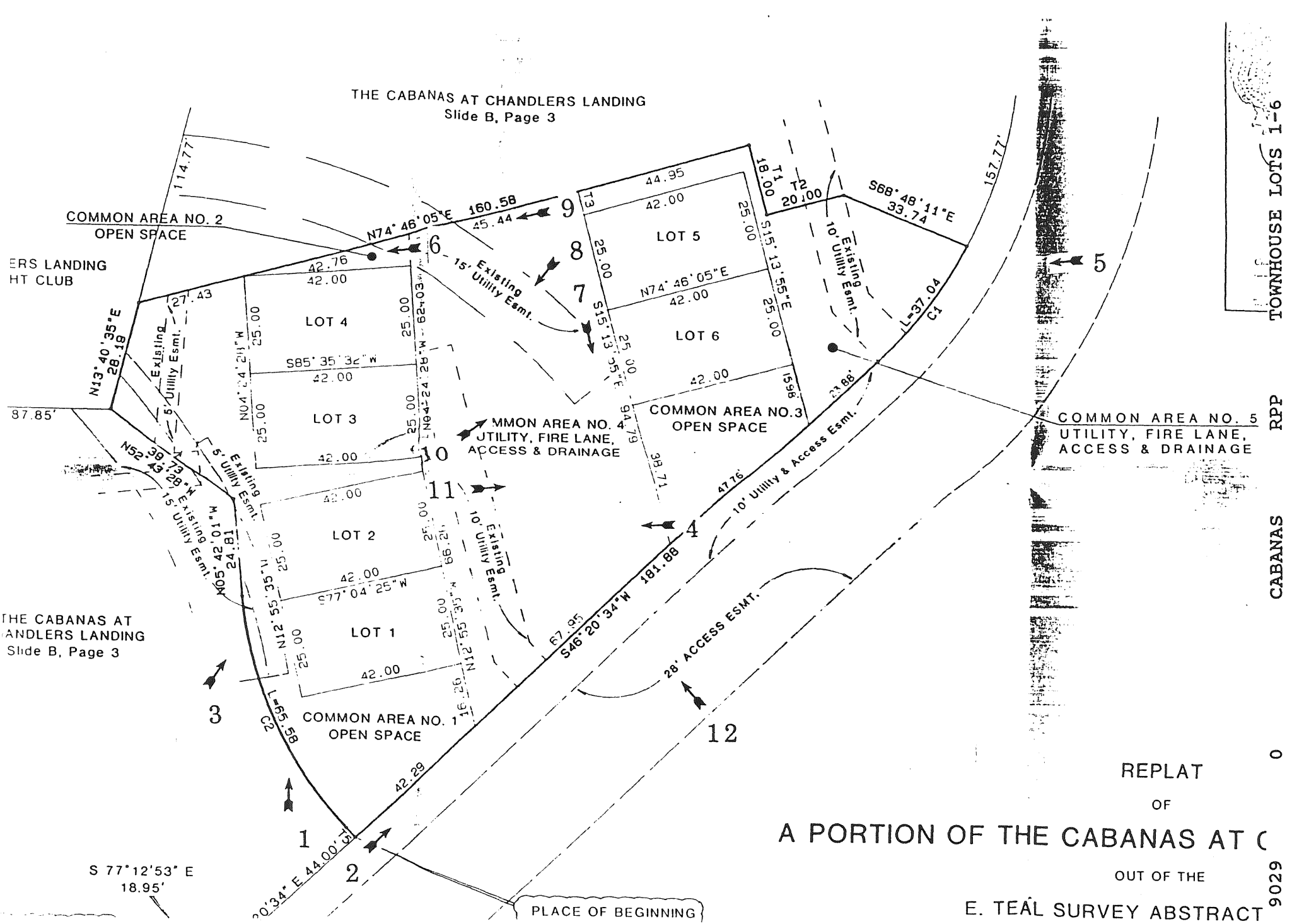
   a. Abutting Structures - separated by fire retardant walls - 0 feet

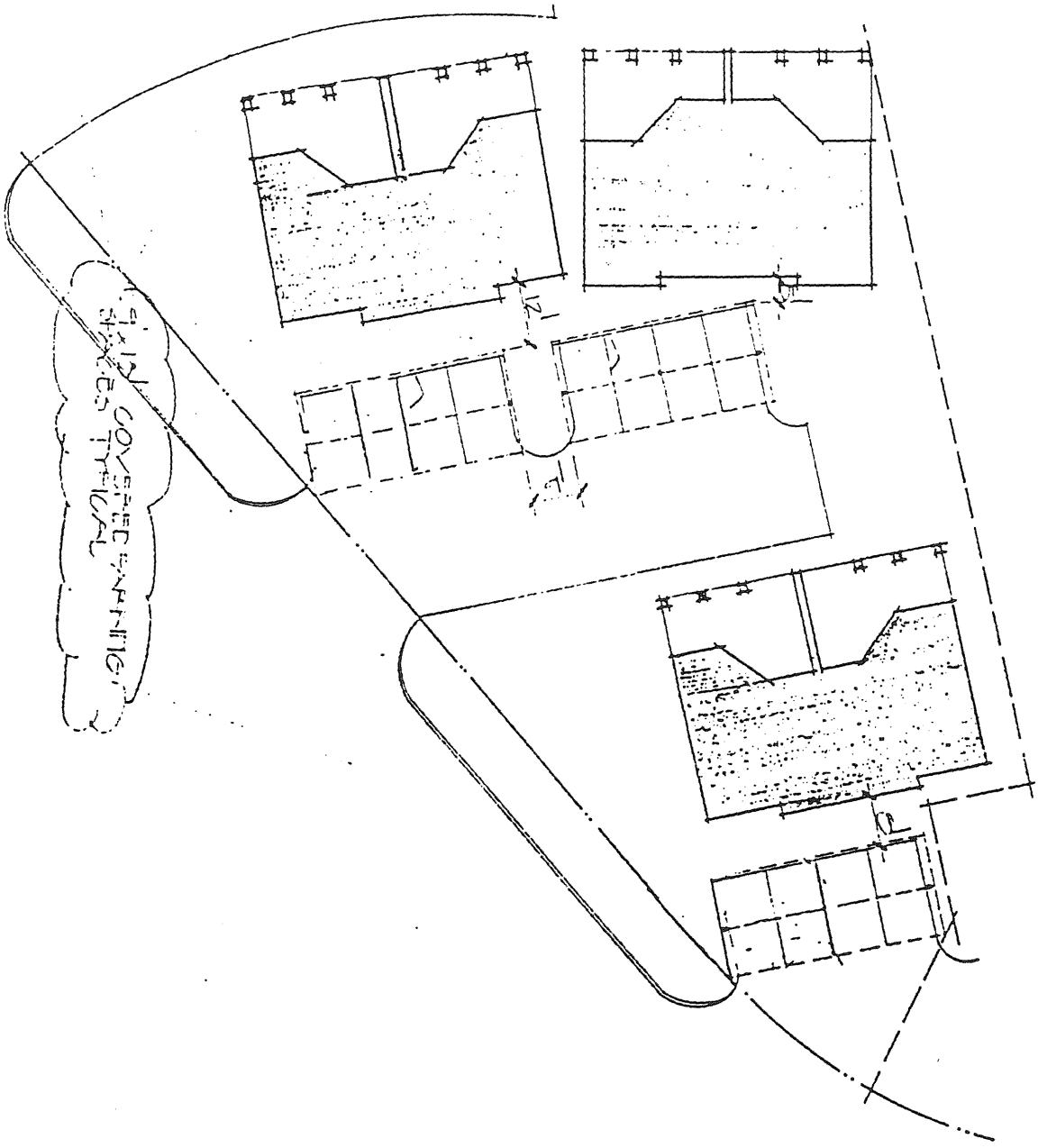
   b. Internal Lot - 0 feet meeting all building code requirements

9. Maximum building coverage as a percentage of lot area - 100% of lot area

10. Maximum height of structures - 23 feet

11. Minimum number of paved parking spaces required for each residential dwelling unit - 2 off street spaces


THE CABANAS AT CHANDLERS LANDING
Slide B, Page 3
COMMON AREA NO. 2
OPEN SPACE
ERS LANDING
HT CLUB
N74° 46' 05"E 160.58
45.44
114.77'
N13° 40' 35"E
28.18'
27.43
87.85'
42.76
42.00
LOT 4
LOT 3
LOT 2
LOT 1
LOT 5
LOT 6
S85° 35' 32"W
42.00
25.00
6
7
8
9
13
15' Existing Utility Esmt.
5' Utility Esmt.
N52° 39' 43"W
28.73'
15' Utility Esmt.
N05° 42' 01"W
24.81
N12° 55' 35"W
66.21'
S77° 04' 25"W
S15° 13' 55"E
44.95
T1
18.00
T2
20.00
S68° 48' 11"E
33.74
157.77'
10' Utility Esmt.
L=37.04
C1
5
COMMON AREA NO. 4
UTILITY, FIRE LANE,
ACCESS & DRAINAGE
COMMON AREA NO. 3
OPEN SPACE
64.79
38.71'
15.96'
23.88'
10
11
4
47.76'
10' Utility & Access Esmt.
COMMON AREA NO. 5
UTILITY, FIRE LANE,
ACCESS & DRAINAGE
S46° 20' 34"W 181.88
67.95
28' ACCESS ESMT.
12
3
C2
L=65.58
COMMON AREA NO. 1
OPEN SPACE
16.26'
42.29
1
2
S 77°12'53" E
18.95'
PLACE OF BEGINNING
THE CABANAS AT
ANDLERS LANDING
Slide B, Page 3
REPLAT
OF
A PORTION OF THE CABANAS AT (
OUT OF THE
E. TEAL SURVEY ABSTRACT
TOWNHOUSE LOTS 1-6
CABANAS
RPP
9029
0



Existing Development Plan
Matchpoint Homes

CITY OF ROCKWALL

ORDINANCE NO. 14-15

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING PLANNED DEVELOPMENT DISTRICT 8 (PD-8) [*ORDINANCE NO. 73-48 & 84-04*] AND THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 04-38*] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED SO AS TO FURTHER AMEND THE DENSITY AND DIMENSIONAL REQUIREMENTS STIPULATED BY PLANNED DEVELOPMENT DISTRICT 8 (PD-8) FOR A 1.131-ACRE PORTION OF A PARCEL OF LAND IDENTIFIED AS THE CABANAS AT CHANDLER'S LANDING, ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE SPECIFICALLY DESCRIBED IN EXHIBIT 'A' OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request by the Cabana's at Chandler's Landing Homeowner's Association on behalf of the residents of the Cabana's at Chandler's Landing, for an amendment to the density and development standards contained within Planned Development District 8 (PD-8) [specifically contained within *Ordinance No. 73-48 & 84-04*] and the Unified Development Code [*Ordinance No. 04-38*] of the City of Rockwall to allow for a lot layout similar to the lot layout depicted in *Exhibit 'B'* of this ordinance, which herein after shall be referred to as the *Zoning Exhibit* and incorporated by reference herein, for a 1.131-acre portion of a parcel of land identified as the Cabanas at Chandler's Landing, Rockwall, Rockwall County, Texas and more fully described in *Exhibit 'A'* of this ordinance, which hereinafter shall be referred to as the *Subject Property* and incorporated by reference herein; 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 Planned Development District 8 [*Ordinance No. 73-48 & 84-04*] and the Unified Development Code [*Ordinance No. 04-38*] should be amended as follows:

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS:

Section 1. That the *Subject Property* shall be used only in the manner and for the purposes authorized by Planned Development District 8 (PD-8) [*Ordinance No. 73-48 & 84-04*] and the Unified Development Code [*Ordinance No. 04-38*] of the City of Rockwall as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future;

Section 2. That the subdivision of the *Subject Property* shall generally be in accordance with the *Zoning Exhibit*, described in *Exhibit 'B'* of this ordinance, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*;

Section 3. That the development or redevelopment of the *Subject Property* shall generally be in

accordance with the *PD Development Standards*, described in *Exhibit 'C'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'C'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*;

Section 4. The *Official Zoning Map* of the City of Rockwall, Texas shall be amended to reflect the change in zoning for the *Subject Property* as described in this ordinance;

Section 5. That 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 6. That if any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Unified Development Code, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable;

Section 7. The standards in this ordinance shall control in the event of a conflict between this ordinance and any provision of the Unified Development Code or any provision of the City Code, ordinance, resolution, rule, regulation, or procedure that provides a specific standard that is different from and inconsistent with this ordinance. References to zoning district regulations or other standards in the Unified Development Code (including references to the *Unified Development Code*), and references to overlay districts, in this ordinance or any of the Exhibits hereto are those in effect on the date this ordinance was passed and approved by the City Council of the City of Rockwall, Texas;

Section 8. 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;

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 7TH DAY OF APRIL, 2014.

David Sweet, *Mayor*

ATTEST:

Kristy Ashberry, *City Secretary*

CITY OF ROCKWALL TEXAS SEAL

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading: *March 17, 2014*

2nd Reading: *April 7, 2014*

Exhibit 'A':
Legal Description

BEING a tract or parcel of land situated in the E. Teal Survey, Abstract No. 207, Rockwall County, Texas, and being a part of the Cabanas at Chandlers Landing, an addition to the city of Rockwall, recorded in Slide B, Page 3 & 4, Plat Records Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at an iron rod at the North corner of said Cabanas at Chandlers Landing, said iron rod bears North 6° 20' 10" West, a distance of 950.39 feet from City of Dallas Take Line monument for Lake Ray Hubbard marked T-13-1 and T-11-6, said iron rod being on a circular curve to the left having a central angle of 24° 27' 31", a radius of 168.23 feet, and a chord that bears South 56° 35' 00" East, a distance of 71.27 feet;

THENCE: Along said curve and with the Northeast line of said Cabanas at Chandlers Landing an arc distance of 71.82 feet to an iron rod at the point of tangency of said curve;

THENCE: South 68° 48' 46" East a distance of 17.62 feet continuing along said Northeast line to an iron rod at the point of curvature of a circular curve to the right having a central angle of 15° 29' 42" and a radius of 114.09 feet;

THENCE: Along said curve and along said Northeast line an arc distance of 30.86 feet to an iron rod at the point of tangency of said curve;

THENCE: South 53° 19' 04" East, a distance of 103.07 feet continuing along said Northeast line to an iron rod at the point of curvature of a circular curve to the right having a central angle of 80° 42' 31" and a radius of 112.00 feet;

THENCE: Along said curve and continuing along said Northeast and then the East line an arc distance of 157.77 feet to an iron rod for a corner;

THENCE: Leaving said East line and traversing said Addition as follows: North 68° 48' 11" West, a distance of 33.74 feet to an iron rod for a corner, South 74° 46' 05" West a distance of 20.00 feet to an iron rod for a corner, North 15° 13' 55" West, a distance of 18.00 feet to an iron rod for a corner, South 74° 46' 05" West, a distance of 160.58 feet to an iron rod for a corner, on a Westerly line of said Addition;

THENCE: North 13° 40' 35" East, a distance of 114.76 feet with said Westerly line to an iron rod for a corner;

THENCE: Along the most Northerly South lines of said Addition as follows:
North 76° 19' 25" West, a distance of 36.34 feet to an iron rod for a corner, North 69° 07' 25" West, a distance of 28.00 feet to an iron rod for a corner, and North 61° 59' 55" west, a distance of 79.50 feet to an iron rod for a corner at the most Northerly West corner of said Addition;

THENCE: North 20° 52' 35" East, a distance of 79.84 feet along the most Northerly Northwest line of said Addition to an iron rod for a corner; said iron rod being on a circular curve to the left having a central angle of 18° 44' 09", a radius of 234.00 feet, and a chord that bears North 60° 29' 27" East, a distance of 76.18 feet;

THENCE: Along said curve an arc distance of 76.52 feet to an iron rod at the point of compound curvature of a circular curve to the left having a central angle of 0° 32' 08" and a radius of 300.00 feet;

THENCE: Along said curve an arc distance of 2.80 feet to the Point of Beginning and containing 49,268 square feet or 1.131 Acres of Land.

FILED: 5th DAY OF: Oct. 19820 9:20A M.
RECORDED 7th DAY OF Oct. 19820 3:00P M.
JUNE WIMPEE, COUNTY CLERK, ROCKWALL COUNTY, TEXAS
BY: Ina Davis DEPUTY

Exhibit 'B':
Zoning Exhibit

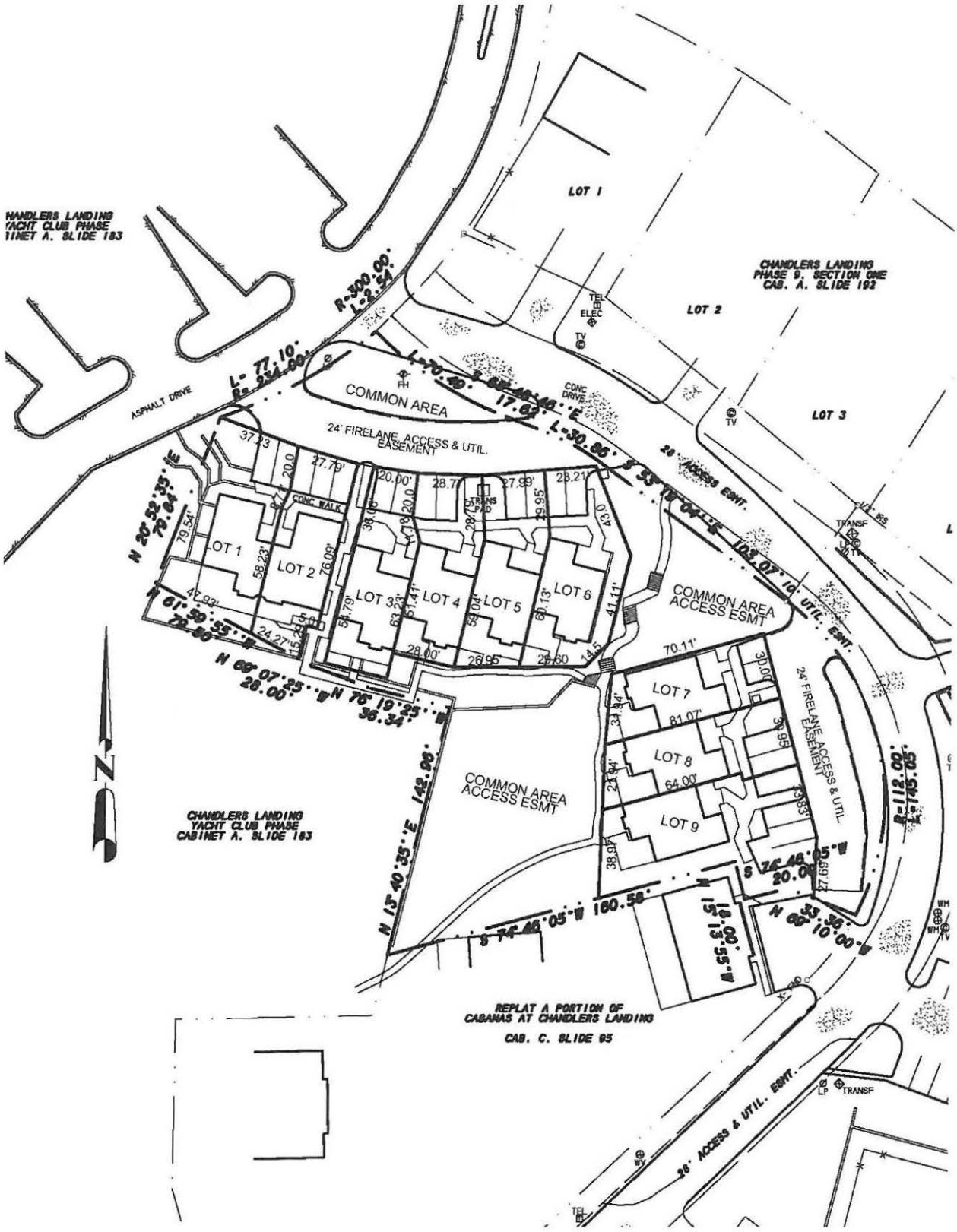


Exhibit 'C':
PD Development Standards

PD Development Standards.

1. *Purpose.* It is the intent of this zoning ordinance to maintain the current conditions of the subject property, while permitting property owners to physically subdivide their properties into lots to delineate the open space that will be dedicated to the *Chandler's Landing Homeowner's Association*.

2. *Allowed Uses.* The following are the only permitted land uses that shall be established on the *Subject Property*:

    a. *Permitted Uses.* Uses permitted *by right* or by *Specific Use Permit (SUP)* in Planned Development District 8 (PD-8) [*Ordinance No. 73-48 & 84-04*]. Uses subject to the approval of a *Specific Use Permit (SUP)* shall be required to follow the procedure for requesting an *SUP* as set forth in Article XI, *Zoning-Related Applications*, of the Unified Development Code.

    b. *Townhomes.* A single family dwelling unit constructed in a series, or group of units that share common walls, and are situated on an individual or separate lot.

    NOTE: All development of the Subject Property should conform to the Zoning Exhibit in Exhibit 'B'.

3. *Maximum Number of Units.* The *Subject Property* may contain no more than nine (9) townhomes that conform to the *Zoning Exhibit* in *Exhibit 'B'*.

4. *Area Requirements.*

    i. *Minimum Lot Area:* 2,200 Square Feet

    ii. *Minimum Lot Width:* 20 Feet

    iii. *Minimum Lot Depth:* 40 Feet

    iv. *Maximum Number of Dwelling Units per Lot:* One

    v. *Minimum Front Yard Building Setback:* 0 Feet

    vi. *Minimum Rear Yard Setback:* 0 Feet

    vii. Minimum Side Yard Setback:

        a. *Internal Side Yard Setback:* 0 Feet [*subject to all building code requirements*]

        b. *Side Yard Abutting a Structure:* 0 Feet [*required to be separated by a fire retardant wall*]

    viii. *Maximum Lot Coverage:* 100% [*as a percentage of lot area*]

    ix. *Maximum Height:* 30 Feet

    x. *Minimum Number of Paved Parking Spaces per Lot:* Two (2) Off-Street Spaces

5. *Additional Restrictions.* No fences or any other type of barricade shall be permitted on any property depicted in the *Zoning Exhibit* in *Exhibit 'B'*.

VIEW: Pdfile SORT: PHASE_NO
RESTRICT: PHASE_NO = "CHAND" ES"

P&Z CASE NO	ORDINANCE	PHASE NAME	ACTION	DESCRIPTION
1	7348	CHAND	Z	MASTER PLAN ORIGINAL
2	8404	CHAND	Z	MASTER PLAN REVISED
8539	8543	chand	z	various changes

ORDINANCE NO. 73-48

AN ORDINANCE OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE, AS HERETOFORE AMENDED, SO AS TO GIVE THE FOLLOWING-DESCRIBED TRACTS OF LAND A "PD" PLANNED DEVELOPMENT DISTRICT CLASSIFICATION ZONING FOR A COMBINATION OF SINGLE-FAMILY, MULTIPLE-FAMILY AND OTHER USES AS SET OUT HEREIN, TO BE DESIGNATED AS PLANNED DEVELOPMENT DISTRICT NUMBER 8, SAID PLANNED DEVELOPMENT DISTRICT BEING DESCRIBED ON THE PLAT ATTACHED HERETO; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO HUNDRED DOLLARS ($200.00) FOR EACH OFFENSE; AND DECLARING AN EMERGENCY.

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 due 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, the governing body, in the exercise of its legislative discretion, has concluded that the Comprehensive Zoning Ordinance 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 of the City of Rockwall, as heretofore amended, be, and the same is hereby, amended by amending the Zoning Map of the City of Rockwall so as to give the following-described property the zoning classification hereinafter set out, to-wit:

SECTION 2. The granting of the Planned Development District Number 8 to the above-described property is subject to the following Special Conditions:

(1) Planned Development District Number 8 shall be developed generally in accordance with the site plan for said area, which is attached to and made a part hereof as Exhibit "A."

(2) That all development of property covered by this ordinance shall be in accordance with the approved site plan, and no substantial change in the development shall be permitted except after obtaining approval of the change of such site plan in the manner required for change and amendments to the Comprehensive Zoning Ordinance.

(3) Prior to the issuance of any building permit in Planned Development District Number 8, a Comprehensive Site Plan of the Development shall be filed with the City Council of the City and shall be approved by them and filed as a part of this ordinance. Such required detailed plan shall set forth the requirements for ingress and egress to the property, public or private streets or drives, with adequate right-of-way to conform to the thoroughfare plan of the City of Rockwall, sidewalks, utilities, drainage, parking space, height of buildings, maximum lot coverage, yards and open spaces, screening walls or fences and other development and protective requirements considered necessary by the City Council to create a reasonable transition to and protection of the adjacent property. Such approval by the City Council of the detailed site plan shall be considered as an amendment to this ordinance and shall be applicable to the property involved.

(4) Area 1. of Planned Development District No. 8 shall contain no more than 500 dwelling units, subject to the setbacks, yards, parking spaces and other requirements set out in Exhibit "B" hereto.

(5) Area 2. of Planned Development District No. 8 shall contain any single-family, multiple-family or non-residential use permitted in a Planned Development District under the Comprehensive Zoning Ordinance of the City of Rockwall, except the following:

(a) Automobile-type uses under Section 8-106;

(b) Retail and service-type uses under Section 8-107;

(c) Commercial and service-type uses under Section 8-108;

(d) Industrial uses under Section 8-109.

(6) The number of dwelling units in Area 2. shall not exceed six (6) per gross acre, or 1,520 unit total.

TRACT I.

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

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

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

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

TRACT II.

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

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

SECTION 3. That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance 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 4. That the above-described tract of land shall be used only in the manner and for the purposes provided for by the Comprehensive Zoning Ordinance of the City of Rockwall, as heretofore amended, and as amended herein, by the granting of this zoning change.

SECTION 5. Any person, firm or corporation violating any of the provisions of this ordinance shall be subject to the same penalty as provided for in the Comprehensive Zoning Ordinance of the City of Rockwall, as heretofore amended, and as amended hereby, and upon conviction shall be punished by a fine not to exceed the sum of Two Hundred Dollars ($200.00) for each offense, and each and every day such offense shall continue shall be deemed to constitute a separate offense.

SECTION 6. Whereas, it appears that the above-described property requires classification as a Planned Development District in order to permit its proper development and in order to protect the public interest and general welfare of the City of Rockwall, such requirement creates an urgency and an emergency in the preservation of the public welfare and requires that this ordinance 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 by the City Council of the City of Rockwall, Texas, on the 12th day of November, 1973.

APPROVED:

Harold Myers
MAYOR

ATTEST:

Dawn C. Williams
CITY SECRETARY

APPROVED AS TO FORM:

CITY ATTORNEY

Set Backs, Yards, Pa[illegible] Spaces, Etc., Proposed

	Min. Residential Lot Area	Min. Residential Lot Width	Min. Residential Lot Depth	Max. Building Coverage	Min. Front Yard	Min. Side Yard	Min. Rear Yard	Min. Number of Parking Spaces
Single-Family Structures With Side Yards On Both Sides	6000 sq. ft.	50 ft.	100 ft.	40%	25 ft.	5 ft.	10 ft.	2 per unit
Single-Family Structures With Side Yard On One Side Only.	4000 sq. ft.	40 ft.	100 ft.	60%	25 ft.	10 ft.*	10 ft.	2 per unit
Single-Family Structure With No Side Yard	3000 sq. ft.	20 ft.	100 ft.	60%	25 ft.	-	10 ft.**	2 per unit
Multi-Family Structure Or Condominium	2000 sq. ft. per unit	70 ft.	100 ft.	40%	25 ft.	as per 9-602 (2)&(3)	10 ft.	1 1/2 per unit
Non-Residential	-	-	-	40%	25 ft.	None	10 ft.	As per 10-102

* No side yard required on one side

** Except none required where adjoining a common area

EXHIBIT B

PLANNED DEVELOPMENT DISTRICT NO. 8

EXHIBIT "B"

NDLERS LANDING

ASTER SITE PLAN

Kiyotaki/Ball & Associates

itects & Land Planners

REVISED P D

ORDINANCE NO. 84-4

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING ORDINANCE NO. 73-48 OF THE CITY OF ROCKWALL AND AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF ROCKWALL AS HERETOFORE AMENDED AND AS RELATES TO PLANNED DEVELOPMENT DISTRICT NUMBER 8, SAID PLANNED DEVELOPMENT DISTRICT BEING DESCRIBED ON THE PRELIMINARY SITE PLAN ATTACHED HERETO: PROVIDING FOR ORDERLY DEVELOPMENT OF SAID PLANNED DEVELOPMENT DISTRICT NO. 8; PROVIDING FOR LAND USE WITHIN SAID PLANNED DEVELOPMENT DISTRICT NUMBER 8 AND AREA REQUIREMENTS, AMENITIES AND DENSITIES OF DEVELOPMENT; DIRECTING THE PLANNING AND ZONING COMMISSION OF THE CITY OF ROCKWALL TO INSTITUTE A STUDY OF THE BEST LAND USE OF THE AREA PREVIOUSLY DESIGNATED 1-A OF PLANNED DEVELOPMENT DISTRICT NUMBER 8; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF A FINE NOT TO EXCEED THE SUM OF ONE THOUSAND DOLLARS ($1,000) FOR EACH OFFENSE AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the Laws of The State of Texas and the Ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise and have held due 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, the governing body, in the exercise of its legislative discretion, has concluded that Ordinance No. 73-48 of the City of Rockwall and the Comprehensive Zoning Ordinance of the City of Rockwall as relates to Planned Development District Number 8 should be amended as set forth herein; and

WHEREAS, the governing body of The City of Rockwall has determined that a substantial change in circumstances and of land usages and development has occurred in Planned Development District Number 8 as authorized by Ordinance No. 73-48 of the City of Rockwall since the passage and effective date of said Ordinance, and that such changed circumstances, land uses and development necessitate amendment of said Ordinance No. 73-48 of the City of Rockwall as set forth herein:

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

Section 1. That Ordinance No. 73-48 of the City of Rockwall is hereby amended by deleting in its entirety Section 2 thereof and by adding a new section to be numbered Section 2 and to read as follows:

8404 CHAND Z MASTER PLAN REVISED

Section 2.

The granting of the Planned Development Number 8 to the above described property is subject to the following special conditions and provisions:

(1) Planned Development District Number 8 shall be developed in accordance with the preliminary development plan for said area which is attached hereto and made a part hereof as Exhibit "A".

(2) That all development of the property covered by this Ordinance shall be in accordance with the approved preliminary plan attached hereto as Exhibit "A", and no substantial change in the development shall be permitted except after obtaining approval of the change of such preliminary plan in the manner required for amendments to the Comprehensive Zoning Ordinance.

(3) Prior to the issuance of any Building Permit in Planned Development District Number 8, a final development plan prepared in accordance with the requirements of the Comprehensive Zoning Ordinance shall be filed with the City Council of the City of Rockwall and shall be approved by said governing body after review and recommendation by the Planning and Zoning Commission and filed as a part of this Ordinance. Such required development plan shall set forth the requirements for ingress and egress to the property, public or private streets or drive, with adequate right-of-way to conform to the thoroughfare plan of the City of Rockwall, sidewalks, utilities, drainage, parking, space, all area requirements and maximum lot coverage, yards and open spaces, screening walls or

fences, amenities, greenbelt areas and all other development and protective requirements considered necessary by the City Council to create a reasonable transition to and protection of the adjacent property. Such approval by the City Council of the detailed final development plan shall be considered as an amendment to this Ordinance and shall be applicable to the property involved.

(4) That all development of Planned Development District Number 8 shall generally occur in the sequence according to the phasing plan consisting of six (6) separate phases as graphically depicted in Exhibit "B" which is attached hereto and made a part hereof.

(5) That the area North of the existing entrance at the Southeast corner of Planned Development District Number 8 (designated on Exhibit "A" as Greenbelt A) be designated and maintained as permanent greenbelt area, and that the area South of the existing entrance at the Southeast corner of Planned Development District Number 8 (designated on Exhibit "A" as Greenbelt B) may be developed in a manner that would not interfere with the contemplated realignment and improvement of FM 740, and the governing body of the City of Rockwall must consider and specifically approve further development of said area. That all development, construction and other improvements be in strict accordance with the Comprehensive Zoning Ordinance (Ordinance No. 83-23) of the City of Rockwall as presently existing, as amended herein, or hereafter amended prior to any such development, construction or improvement,

except to the extent that the minimum square footages specifically stated on the preliminary development Plan attached hereto as Exhibit "A" exceed the minimum requirements of the Comprehensive Zoning Ordinance in which case said minimum square footages as specifically stated on Exhibit "A" attached hereto shall be applicable, and with the further exception relating to zero lot line requirements which shall be as follows:

- Minimum floor area per unit See Master Plan for minimum floor areas for any given tract.	1200 - 1500 sq. ft.
- Maximum building height	30 ft.
- Minimum lot width	40 ft.
- Minimum lot depth	100 ft.
- Minimum front yard	20 ft.
- Minimum side yard	0 ft. and 10 ft.
- Minimum rear yard	15 ft.
- Minimum lot area	4000 ft.
- Maximum building coverage	60%
- Minimum distance between building	15 ft.
- Building setback from less dense use (One story construction)	25 ft.
- Building setback from less dense use (Two story construction)	35 ft.
- Minimum garage space	one car
- Minimum number of parking spaces/unit	2 spaces

(6) That the area North of the existing Cutter Hill multi-family development within Planned Development District Number 8 shall be designated as recreational area. (On Exhibit "A" attached hereto.)

(7) That all densities of development as stated on Exhibit "A" attached hereto shall be construed as exact maximum densities of development and not approximations.

(8) That the construction and development of amenities for Planned Development District Number 8 for all future development thereof shall be based upon recreational units

with each single family dwelling unit equalling one-half recreation unit and each multi-family dwelling unit equalling one recreation unit, said minimum amenities to consist of the following;

	ITEM	NUMBER	RATIO
a.	Sports Park	3	one per 300 Rec. Unit
b.	Swim Club	4	one per 225 Rec. Unit
c.	Play Parks	4	one per 250 Rec. Unit
d.	Upland Lakes (two existing to be improved)	3	one per 300 Rec. Unit
e.	Security Entrances		
f.	Landscape Entry Developments		
g.	Architectural Graphic and Signs		
h.	Common Greenbelts and Paths		

(9) That each amenity provided for herein shall be in accordance with the description of same attached hereto as Exhibit "C" and made a part hereof.

(10) That all multi-family development permitted hereby, as designated on Exhibit "A" North of Yacht Club Drive shall not exceed thirteen (13) dwelling units per acre.

(11) That all multi-family development permitted hereby North of Yacht Club Drive shall contain a minimum square footage of 1300 square feet per dwelling unit, and no more than fifteen percent (15%) of the total multi-family dwelling units shall be developed at such minimum square footage requirement and all other such multifamily dwelling units shall be in excess thereof.

(12) That all references herein to multi-family dwelling units and all such references contained on any attachments hereto, shall refer specifically to condominiums as defined in the

Comprehensive Zoning Ordinance of The City of Rockwall and shall specifically exclude any authorization for the development of apartment projects, all multi-family units shall be built to condominium construction standards.

(13) That the residential product types that are permitted hereby as designated on Exhibit "A" are as specifically stated in Exhibit "D" attached hereto and made a part hereof.

(14) That the governing body of the City of Rockwall does not by this Ordinance authorize the development of any specific total number of dwelling units, but authorizes the maximum densities for residential development, as designated on the preliminary plan attached hereto as Exhibit "A".

(15) That the governing body of the City of Rockwall hereby directs the Planning and Zoning Commission of the City of Rockwall to institute a study of possible and appropriate land usages for the development of the area designated as I-A in the Site Plan attached as Exhibit "A".

Section 2. That Ordinance No. 73-48 of the City of Rockwall is hereby amended by deleting in its entirety Section 5 thereof and by adding a new Section to be numbered Section 5 to read as follows:

Section 5.

Any person, firm or corporation who violates any provisions of this Ordinance shall be deemed guilty of a misdemeanor and upon conviction thereof in the Municipal Court, shall be subject to a fine of not more than ONE THOUSAND DOLLARS ($1,000) for each offense, and each and every day that the violation of

the Ordinance shall be permitted to continue shall constitute a separate offense.

Section 3. This Ordinance shall take effect and be in full force on and after the 9th day of January, 1984, and upon the publication of the caption as the law in such cases required.

PASSED AND APPROVED this 9th day of January, 1984.

APPROVED:

MAYOR

ATTEST:

CITY SECRETARY

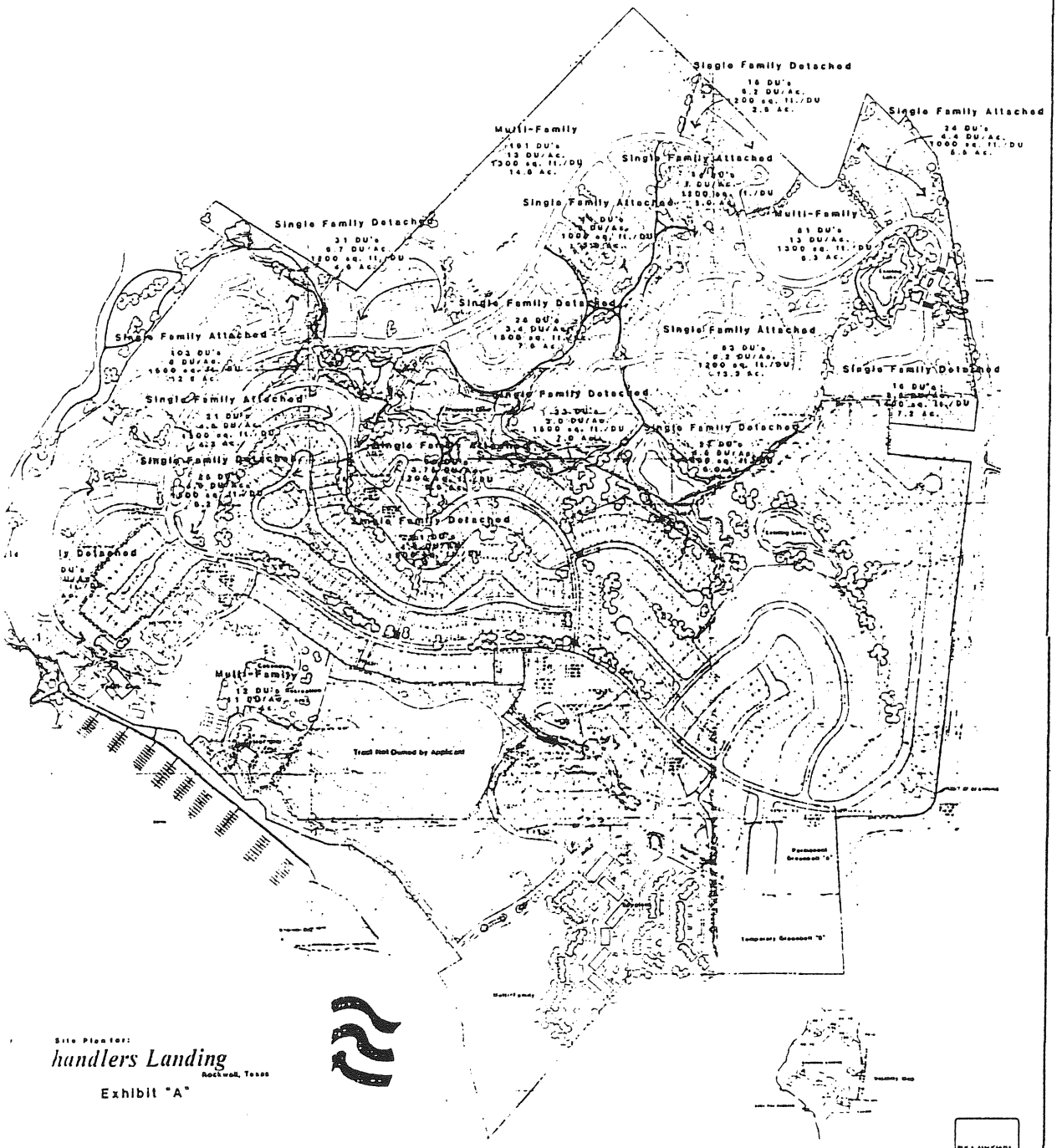
Tract I - Being a tract of land out of the Edward Teal Survey, Abstract No. 207, Rockwall County, Texas, and being all of those certain tracts of land as conveyed to Kirby Albright, by Deed as recorded in Vol. 83, Page 510, and a portion of that tract as conveyed to Whilden Construction Company, by Deed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

Beginning at a point for a corner at the northerly northwest corner in the City of Dallas Take-Line in Lake Ray Hubbard, said point being the southwest corner of Kirby Albright 26.954 acre tract, as recorded in Deed Records of Rockwall County, Texas; Thence S 56 degrees 53' 59" E, 732.68 feet to a point for a corner; Thence N 44 degrees 37' 56" E, 1751.07 feet to a point for corner; Thence S 45 degrees 29' 25" E, 1101.25 feet to the beginning of a circular curve to the left having a radius of 80.00 feet; Thence Southeasterly, to Northeasterly, along said circular curve to the left, thru a central angle of 116 degrees 29' 35", an arc distance of 162.66 feet to the point of tangency; Thence N 18 degrees 01' E, 375.02 feet to a point for a corner, in the Southwesterly line of a Public Road; Thence S 45 degrees 18' 28" E, along the said Southwesterly line of a Public Road, 200.00 feet to a point for a corner; Thence N 39 degrees 48' 39" E, 51.22 feet to a point for corner, in the above-referenced Westerly line of Farm-Market Highway 740; Thence S 37 degrees 03' 22" E, continuing along the said Westerly line of Farm-Market Highway 740, 225.40 feet to an angle point; Thence S 12 degrees 02' 06" E, continuing along the said Westerly line of Farm-Market Highway 740, 241.20 feet to an angle point; Thence S 8 degrees 24' 31" E, continuing along the said Westerly line of Farm-Market Highway 740, 848.05 feet to a point for corner at northeast corner of Scenic Estates Subdivision; Thence N 84 degrees 34' 07" West along the north line of Lot 1 of the above said Scenic Estate Subdivision, 391.10 feet to a point for corner; Thence S 2 degrees 06' 52" W, along the Westerly line of the above said Scenic Estates Subdivision, 559.82 feet to a point for a corner, said point being the Southwesterly corner of Lot 4, of said subdivision; Thence S 84 degrees 34' 07" E, along the Southerly line of the above said Lot 4, 352.30 feet to a point for a corner, in the above referenced West line of Farm-Market Highway 740; Thence S 6 degrees 05' 20" W, along the said Westerly line of Farm-Market Highway 740, 310.00 feet to a point for corner; Thence N 89 degrees 17' 49" W 4268.99 feet to a point for corner in the City of Dallas TakeLine for Lake Ray Hubbard; Thence, the following courses and distances along the existing and proposed City of Dallas TakeLine for Lake Ray Hubbard: N 17 degrees 56' 12" E 235.24 feet; N 17 degrees 48' 56" E, 45.55 feet; N 57 degrees 22' 11" E 107.47 feet; N 4 degrees 36' 56" W, 137.44 feet; N 44 degrees 11' 50" E, 137.84 feet; N 14 degrees 30' 54" E, 137.19 feet; N 56 degrees 08' 28" E, 255.03 feet; N 28 degrees 15' 05" E, 192.07 feet; N 39 degrees 23' 13" E, 599.08 feet; N 72 degrees 30' 52" E, 138.00 feet; N 57 degrees 05' 40" W, 236.77 feet; N 46 degrees 18' 05" E, 120.00 feet to the Point of Beginning and containing 162.6 acres of land.

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

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

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



Site Plan for:

handlers Landing

Rockwall, Texas

Exhibit "A"

1/9/84

REVISED PD-8

a.d 84-4

EXHIBIT C

AMENITY DESCRIPTIONS

a. SPORTS PARK - A sports park will include a combination of one sports court, (lighted if properly located as not to disturb residences), exercise areas, rest areas, basketball, badminton, volleyball, racket tennis, paths and parking. All of the sports parks will be landscaped.

b. SWIM CLUB - The swim club will contain a minimum of a 1,500 sq. ft. swimming pool, 1,800 sq. ft. club pavilion, restrooms, manager's office, parking for guests, lighting and landscaping.

c. PLAY PARK - Each play park will be devoted to the young residents of Chandlers Landing and will have a large self-contained sand area with creative wood play equipment. These parks will be landscaped with shaded rest areas for adults. Each park will be strategically located for the benefit of the selected neighborhood.

d. UPLAND LAKES - These are lakes either existing or to be built. These lakes will be kept clean and maintained to the shore line for residents to enjoy. No swimming or motorized boating will be allowed.

e. SECURITY ENTRANCES - These entries will be well lighted, landscaped and maintained. They are to be secured by guards, or by a mechanical system. These entrances are strategically located throughout the development in order to provide proper ingress and egress.

LANDSCAPED ENTRY DEVELOPMENTS - These entries are to be paved with a brick or cobblestone pattern. On either side of the landscaped boulevard there will be lush plantings, berms, and decorative fencings.

g. ARCHITECTURAL GRAPHICS - These graphics and signs will be designed in harmony for all developable parcels in the remainder of Chandlers Landing. These signs will be very pleasing and will direct visitors through the development.

h. COMMON GREENBELTS AND PATHS - These areas will flow through the development following the low areas as designated on the Master Plan. They will have paths for jogging, walking and golf carts. Along some areas of the greenbelts, we are planning an aerobic course.

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

EXHIBIT D

PRODUCT TYPES

S LE FAMILY DETACHED (Type "A") homes will consist of single family detached units that are clustered in groups of a slightly higher density than conventional single family homes. This concept promotes a slightly higher density in the area that is actually developed while creating more open space which is commonly owned and maintained by the homeowners and/or the Property Owners' Association. Ownership of these homes will involve the units as well as the lot on which the units are sited. These lots will have front, rear and side yards. These units will be one and one and a half story structures. This type unit will meet the area requirements for zero lot line units as specified in Section 2.(5) herein, except for side yard requirements which shall meet the requirements of the townhouse zoning district for side yards not constructed on the zero lot line.

SINGLE FAMILY DETACHED (Type "B") units are proposed as another form of single family detached housing being attached only by means of a garden wall. These units are proposed as zero lot line homes in which a unit is sited on one of the lot lines. This concept provides a more efficient use of the lot, having three yards instead of four, and therefore creates more open space within the common areas. Ownership of these homes involves the unit as well as the lot. This type unit shall meet the requirements for zero lot line units as specified in section 2.(5) herein.

SINGLE FAMILY DETACHED (Type "C") dwelling units are proposed as another form of detached housing. These lots will consist of parcels of land having access and frontage on a private road. Ownership of these homes would involve the unit as well as the lot. This type unit shall meet the area requirements of the "SF-7" Zoning District.

Note: The Single Family Detached unit Type "A", "B", and "C" shall be designated on each development plan as submitted.

SINGLE FAMILY ATTACHED UNITS are proposed as single family attached homes with party walls. The units are characteristically built as individual units in a series of four to eight units with common walls between units, and a side yard on the end units only. These units would be two story construction, and in some cases with enclosed garages that may or may not be attached. Ownership of these units would involve the unit as well as the lot. Greenspace would be commonly owned through the Community Owners' Association. This type unit shall meet the area requirements of the "TH" Townhouse Zoning District.

MULTIFAMILY ATTACHED UNITS shall meet the densities as established on Exhibit "A" attached herein, and shall meet the applicable area requirements as set forth in section 2.(11) herein, and as set forth in the Comprehensive Zoning Ordinance.

Note: A minimum of 20' will be maintained along both sides of the proposed collector road for landscape purposes.

All units located within the interior portion of the proposed collector road will be a maximum of 30' in height.

ORDINANCE NO. 85-43

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

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings 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 No. 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 84-4 of the City of Rockwall, Texas, as heretofore amended, be and the same are hereby amended by amending the zoning map of the City of Rockwall so as to approve a zoning change and change in the preliminary plan for "PD" Planned Development District Number 8: Chandlers Landing on the property described in Exhibit "A".

PD-8

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

A. Prior to issuance of any building permit in Planned Development District No. 8: Chandlers Landing, Phases 14, 18 Section 1, 19 and 20, a comprehensive development plan shall be filed with the Planning and Zoning Commission, and after hearing, the City Council shall approve a final development plan, which shall be filed and included as Exhibit "B" and made a part of this ordinance for all purposes. Such development plan shall set forth in detail the requirements for ingress and egress to the property, public or private streets or drives, with adequate right-of-way to conform to the Thoroughfare Plan of the City of Rockwall, sidewalks, utilities, drainage, parking space, height of buildings, maximum lot coverage, yards and open spaces, screening walls or fences and other development and protective requirements considered necessary by the City Council so as to create a reasonable transition to and protection of the adjacent property.

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

C. Development of Planned Development No. 8: Chandlers Landing Phases 14, 18 Section 1, 19 and 20 shall be regulated by the requirements listed in Exhibit "C".

D. Development of the amenities of Planned Development No. 8: Chandlers Landing shall be regulated by the requirements listed in Exhibit "D".

E. Prior to the construction of streets and utilities in Phase 19, the developer must escrow the funds for 115% of the cost of 24 ft. of concrete paving along FM-740, including storm drainage, curb and gutter, sidewalk, and engineering.

F. The new entrance off FM-740 can only be used for semi-trailer trucks until a southbound deceleration lane on FM-740 is constructed. The truck entrance must be chained and locked when not in use.

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

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

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

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

DULY PASSED AND APPROVED this 26th day of August, 1985.

APPROVED:

Mayor

ATTEST:

City Secretary

1st reading 8/5/85

2nd reading 8/26/85

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

Beginning at a point for a corner at the northerly northwest corner in the City of Dallas Take-Line in Lake Ray Hubbard, said point being the southwest corner of Kirby Albright 26.954 acre tract, as recorded in Deed Records of Rockwall County, Texas; Thence S 56 degrees 53' 59" E, 732.68 feet to a point for a corner; Thence N 44 degrees 37' 56" E, 1751.07 feet to a point for corner; Thence S 45 degrees 29' 25" E, 1101.25 feet to the beginning of a circular curve to the left having a radius of 80.00 feet; Thence Southeasterly, to Northeasterly, along said circular curve to the left, thru a central angle of 116 degrees 29' 35", an arc distance of 162.66 feet to the point of tangency; Thence N 18 degrees 01' E, 375.02 feet to a point for a corner, in the Southwesterly line of a Public Road; Thence S 45 degrees 18' 28" E, along the said Southwesterly line of a Public Road, 200.00 feet to a point for a corner; Thence N 39 degrees 48' 39" E, 51.22 feet to a point for corner, in the above-referenced Westerly line of Farm-Market Highway 740; Thence S 37 degrees 03' 22" E, continuing along the said Westerly line of Farm-Market Highway 740, 225.40 feet to an angle point; Thence S 12 degrees 02' 06" E, continuing along the said Westerly line of Farm-Market Highway 740, 241.20 feet to an angle point; Thence S 8 degrees 24' 31" E, continuing along the said Westerly line of Farm-Market Highway 740, 848.05 feet to a point for corner at northeast corner of Scenic Estates Subdivision; Thence N 84 degrees 34' 07" West along the north line of Lot 1 of the above said Scenic Estate Subdivision, 391.10 feet to a point for corner; Thence S 2 degrees 06' 52" W, along the Westerly line of the above said Scenic Estates Subdivision, 559.82 feet to a point for a corner, said point being the Southwesterly corner of Lot 4, of said subdivision; Thence S 84 degrees 34' 07" E, along the Southerly line of the above said Lot 4, 352.30 feet to a point for a corner, in the above referenced West line of Farm-Market Highway 740; Thence S 6 degrees 05' 20" W, along the said Westerly line of Farm-Market Highway 740, 310.00 feet to a point for corner; Thence N 89 degrees 17' 49" W 4268.99 feet to a point for corner in the City of Dallas TakeLine for Lake Ray Hubbard; Thence, the following courses and distances along the existing and proposed City of Dallas TakeLine for Lake Ray Hubbard: N 17 degrees 56' 12" E 235.24 feet; N 17 degrees 48' 56" E, 45.55 feet; N 57 degrees 22' 11" E 107.47 feet; N 4 degrees 36' 56" W, 137.44 feet; N 44 degrees 11' 50" E, 137.84 feet; N 14 degrees 30' 54" E, 137.19 feet; N 56 degrees 08' 28" E, 255.03 feet; N 28 degrees 15' 05" E, 192.07 feet; N 39 degrees 23' 13" E, 599.08 feet; N 72 degrees 30' 52" E, 138.00 feet; N 57 degrees 05' 40" W, 236.77 feet; N 46 degrees 18' 05" E, 120.00 feet to the Point of Beginning and containing 162.6 acres of land.

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

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

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

EXHIBIT C

CHANDLERS LANDING, PHASE 14, BLOCK A

AREA REQUIREMENTS

1.	Minimum lot area	6,500 ft.
2.	Maximum Units per lot	1
3.	Minimum dwelling unit	1,200 sq. ft.
4.	Minimum lot width	50 ft.
5.	Minimum lot depth	100 ft.
6.	Minimum front setback	20 ft.
7.	Minimum rear setback	10 ft.
8.	Minimum side setback	5 ft.
9.	Minimum distance between buildings on same lot	10 ft.
10.	Maximum building coverage	40%
11.	Maximum height	30 ft.
12.	Minimum distance between buildings	10 ft.
13.	Minimum parking	2 spaces
14.	Minimum garage	2 car

EXHIBIT C

CHANDLERS LANDING PHASE 18, SECTION 1

TOWNHOUSE AREA REQUIREMENTS

1.	Minimum lot area	3,000 sq. ft.
2.	Maximum dwelling units per lot	1
3.	Minimum sq. ft. per dwelling unit	1,000 sq. ft.
4.	Minimum lot width	26 ft. at building line
5.	Minimum lot depth	100 ft.
6.	Minimum front setback	
	front entry garage	20 ft.
	side or rear	15 ft.
7.	Minimum rear setback	10 ft.
8.	Minimum side setback	0 ft.
	abutting street	10 ft.
9.	Minimum separation between attached buildings	20 ft. every 250 ft.
10.	Minimum length of driveway pavement on side or rear yard	20 ft.
11.	Minimum landscaping	10%
12.	Maximum density	8 per acre
13.	Maximum height	30 ft.
14.	Minimum off street parking	2 spaces
15.	Minimum garage	2 car
16.	Maximum number attached units	8 up to 250 ft.
17.	Maximum building coverage	60%

EXHIBIT C

CHANDLERS LANDING, PHASES 19 and 20

AREA REQUIREMENTS

1.	Minimum lot area	6,000 sq. ft.
2.	Maximum units per lot	1
3.	Minimum dwelling unit	1,200 sq. ft.
4.	Minimum lot width	50 ft.
5.	Minimum lot depth	100 ft.
6.	Minimum front setback	20 ft.
7.	Minimum rear setback	10 ft.
8.	Minimum side setback	5 ft.
9.	Minimum distance between buildings on same lot	10 ft.
10.	Maximum building coverage	40%
11.	Maximum height	30 ft.
12.	Minimum distance between buildings	10 ft.
13.	Minimum parking	2 spaces
14.	Minimum garage	2 car

EXHIBIT D

AMENITY IMPROVEMENTS

Yacht Club Area

1. Seven (7) tennis courts to be re-surfaced.
2. A new improved lighting system will be installed on five (5) courts.
3. Landscaped retaining walls will be constructed around all steep slopes adjacent to the courts.
4. A sub-surface drainage system will be installed to pick up surface run-off.
5. A new sidewalk system will be installed to accommodate golf carts - 6 ft. wide around existing tennis courts.
6. Major grading will be performed to improve landscaping and better maintenance - erosion ditch.
7. The courts will have spectator accommodations where the terrain permits.
8. The existing children's play area will be renovated and enlarged.
9. Outdoor tennis pavillion.
10. Additional major improvements will be made to the Yacht Club which include better accoustics, carpeting, renovation of Commodore State Room, outside lounging accommodations, structure cosmetics and landscaping.

Area A - Swimming & Tennis Park

1. Parking
2. Swimming pool
3. Gazebo
4. Children's play area
5. Restrooms/dressing
6. tennis courts (2), lights
7. General landscaping.
8. Large trees, small trees, shrubs and ground cover, lawn, elevated planters, lighting

EXHIBIT D

Area B: Recreation Park

1. Limited parking and access
2. Park shelter
3. Children's play area (2)
4. Picnic spots (4)
5. Volleyball court
6. Half basketball court
7. Open lawn area
8. Exercise stations (7)
9. Pedestrian trail
10. Bridges (4)
11. General clearing and channel work
12. Tree pruning, stone boulders, retaining walls and fencing, flowering trees, and plants

AMENITIES SCHEDULE

I. Recreation Park

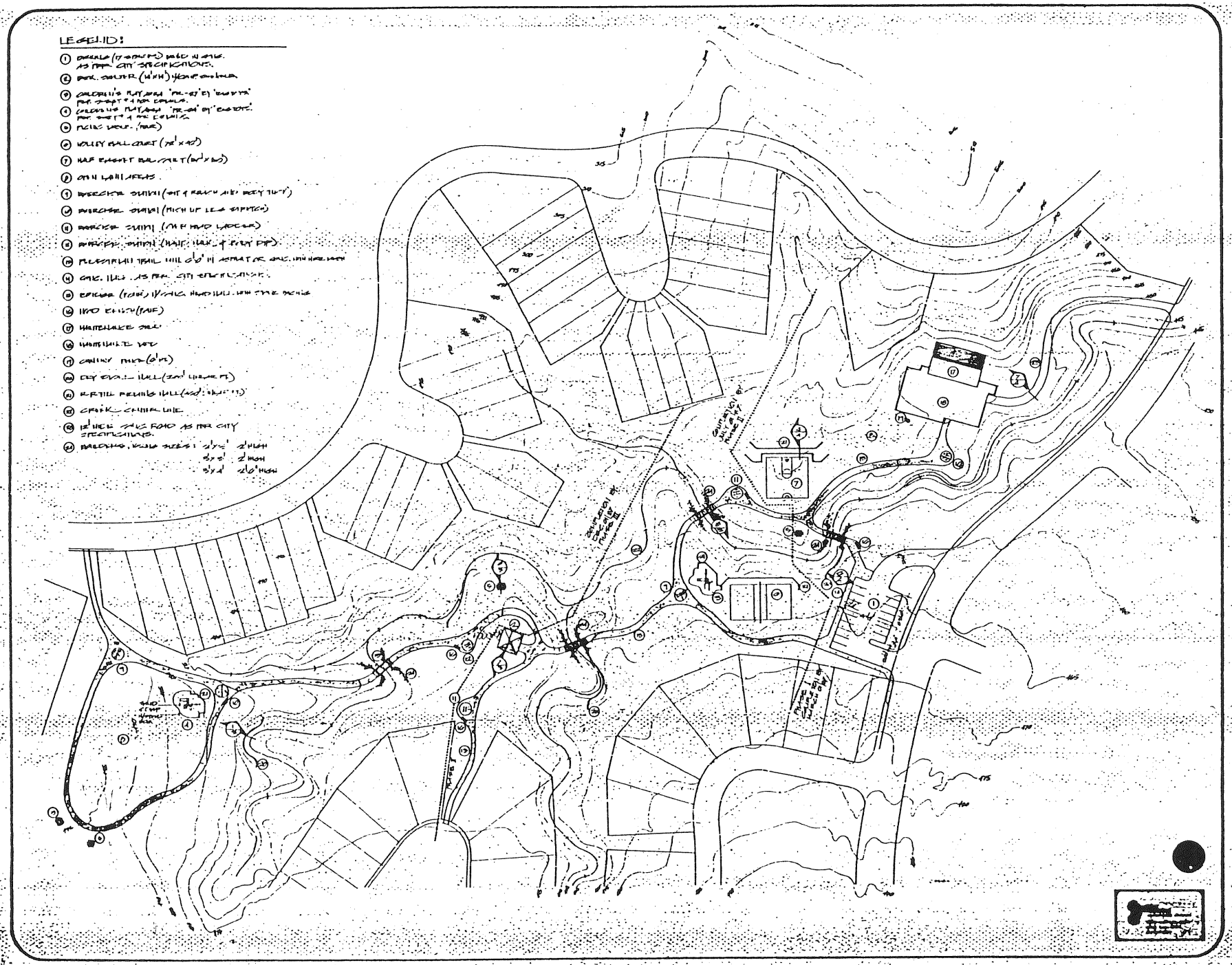
Start Fall. 1985
Open lawn area, Spring 1986
Completion, Fall 1987

II. Amenity Improvements for Yacht Club

Start Summer 1985
Completion Spring 1986

III. Swimming and Tennis Park

Start Spring 1986
Completion Fall 1987



dwn
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an environmental design project for
CHANDLERS LANDING PARK

project
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VIEW: Pdfile SORT: PHASE_NO
RESTRICT: PHASE_NO = "CHAND 4" TATES"

P&Z CASE NO	ORDINANCE	PHASE NAME	ACTION	DESCRIPTION
8423	0	CHAND 4	PP	AR ZLL ALL ESTAB.
8445	0	CHAND 4	FP	ALL

7516 Chantilly Ct. in Rockwall

CHANDLERS LANDING/PHASE 4
January 20, 1984

AREA REQUIREMENTS:

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

8423 0 CHAND 4 PP AR ZLL ALL ESTAB.

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	T	55.30		T	100.68		T	59.00		T	169.73
	L	105.96		L	198.38		L	117.12		L	257.53
2	Δ	07°41'21"	4	Δ	17°35'47"	6	Δ	16°02'36"	8	Δ	37°05'26"
	R	1468.88		R	520.29		R	220.00		R	150.00
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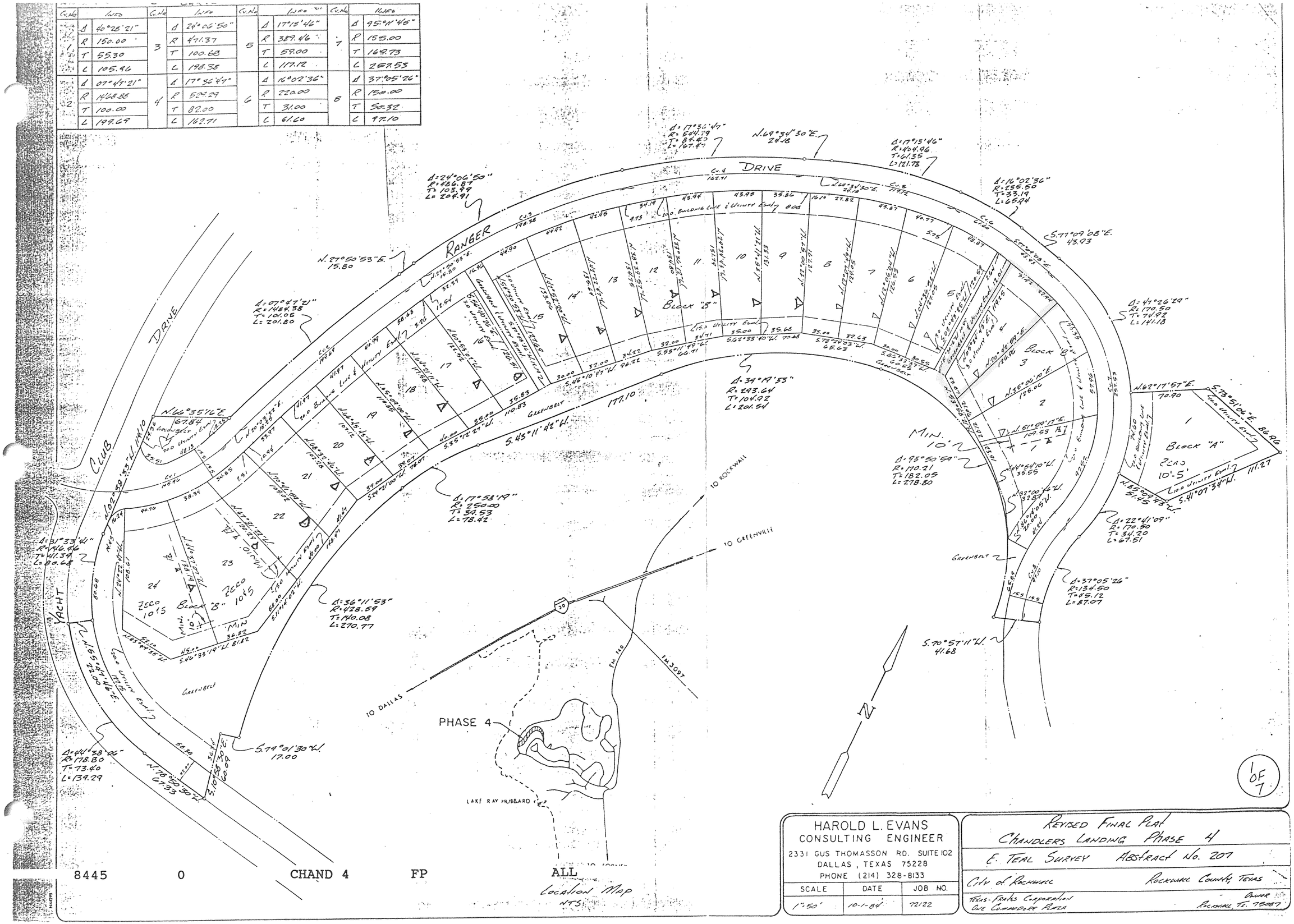
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VIEW: Pdfile SORT: PHASE_NO
RESTRICT: PHASE_NO = "CHAND 17"

P&Z CASE NO	ORDINANCE	PHASE NAME	ACTION	DESCRIPTION
8410	0	CHAND 17	PP	AR-ZLL A,-TH B,C,D,E,F
8446	0	CHAND 17	FP	ALL
8547	0	CHAND 17	RPP	A1-25
8740	8745	CHAND 17	Z	AR ZLL C1-4
8740	0	CHAND 17	RPP	PARTIAL, C1-4 (C1-3)
9125	9143	CHAND 17	Z	AR SFD B1-8R,F13-14R,C1R
9125	0	CHAND 17	RPP	B1-16,F13-17,C1-2SEE ABOV

Lots 1-25, Block A

AREA REQUIREMENTS:

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

Ord 84-C

Block B, C, D, E, F

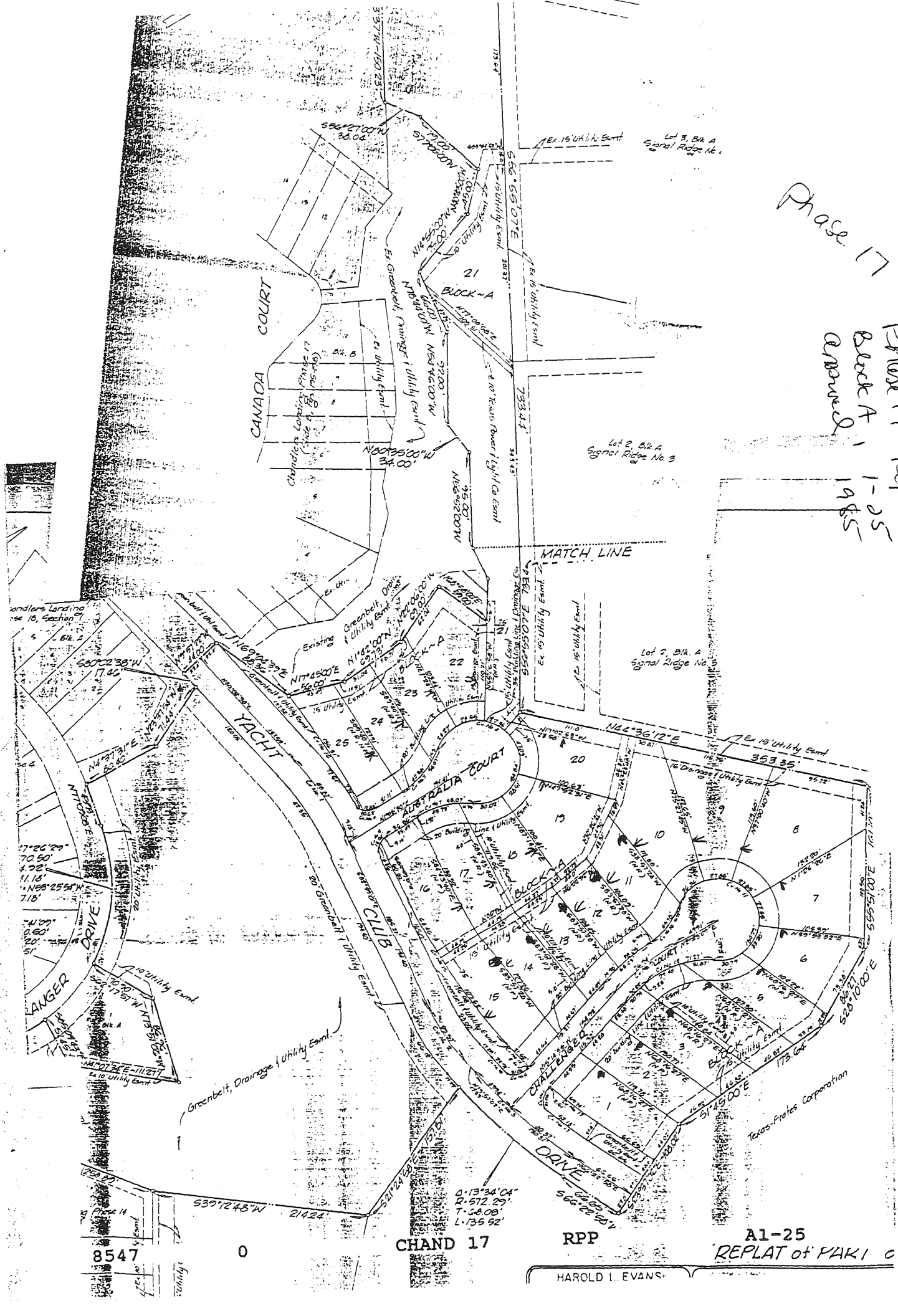
AREA REQUIREMENTS:

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

1-25 Block A

PATIO HOMES: LOTS ~~51-73~~, BLOCK B

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


Phase 17
Phase 17 Replat
Block A, 1-25
Approved 1985
CANADA COURT
BLOCK-A
Lot 3, Blk A
Signal Ridge No.
Lot 2, Blk. A
Signal Ridge No. 3
MATCH LINE
YACHT CLUB DRIVE
AUSTRALIA COURT
CHALLENGER COURT
Texas-Frates Corporation
Greenbelt, Drainage & Utility Esmt.
Existing Greenbelt, Drainage & Utility Esmt.
Ex. 15' Utility Esmt.
Δ=13°34'04"
R=572.29'
T=68.08'
L=135.52'
S39°12'48"W
214.24'
S66°22'58"W
S56°55'07"E
N44°36'12"E
353.35'
S55°51'00"E
S28°10'00"E
S1°45'00"E
173.64'
N80°35'00"W
34.00'
S80°02'38"W
17.46'
N69°04'39"E
N17°45'00"E
N1°42'00"W
N4°37'31"E
S56°27'00"W
38.04'
Phase 14
8547
0
CHAND 17
RPP
A1-25
REPLAT of PARI C
HAROLD L. EVANS

Phase 17

ORDINANCE NO. 87-45

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

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings 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 No. 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" Planned Development District No. 8, Chandlers Landing, on the property described as Block C, Lots 1-4, Phase 17. Chandlers Landing.

Section 2. That the above described tract of land 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. The above described tract of land shall be developed for Zero Lot Line single family dwellings meeting the requirements listed on Exhibit "A" attached hereto and made a part hereof.

B. Development of the above described tract of land shall comply with the development plan attached hereto as Exhibit "B" and made a part hereof.

Section3. Any person, firm or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of ONE THOUSAND DOLLARS ($1,000.00) for each offense and each and every day such offense shall continue shall be deemed to constitute a separate offense.

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

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

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

DULY PASSED AND APPROVED this 17th day of August, 1987.

APPROVED:

Mayor

ATTEST:

By

1st reading 8/3/87
2nd reading 8/17/87

ORDINANCE NO. 87-45

EXHIBIT "A"

ZERO LOT LINE DEVELOPMENT

Block C, Lots 1-4, Phase 17

Area Requirements

Minimum Lot area----------5,000 sq. ft.

Minimum Floor Area per Dwelling Unit----------1,750 sq. ft.

Minimum Lot Frontage----------40 ft.

Minimum Lot Depth----------100 ft.

Minimum Front Setback----------20 ft.

Minimum Rear Setback----------15 ft.

Minimum Side Yard----------0 ft. & 10 ft.

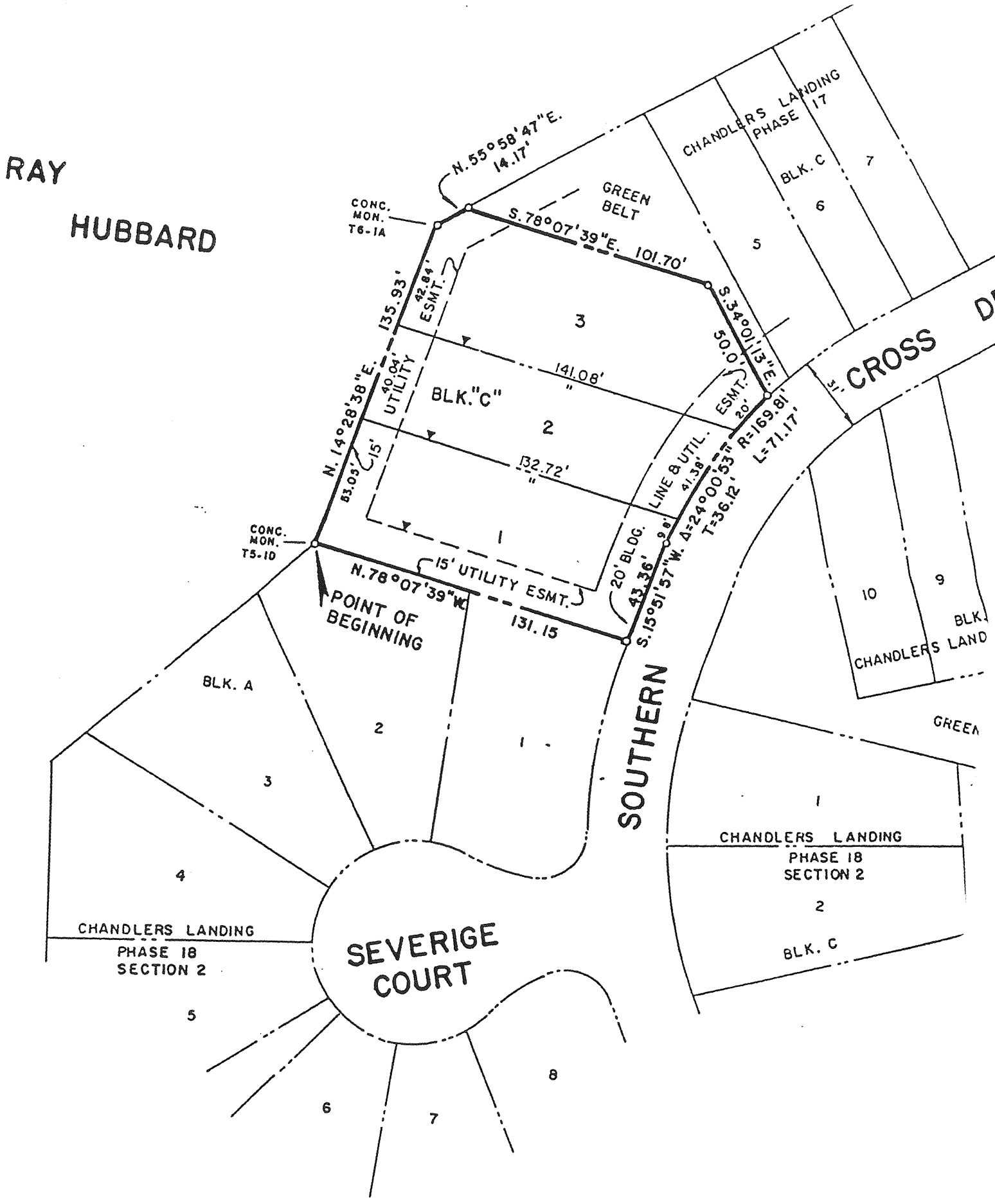
Minimum Building Separation----------10 ft.

Maximum Building Coverage----------60%

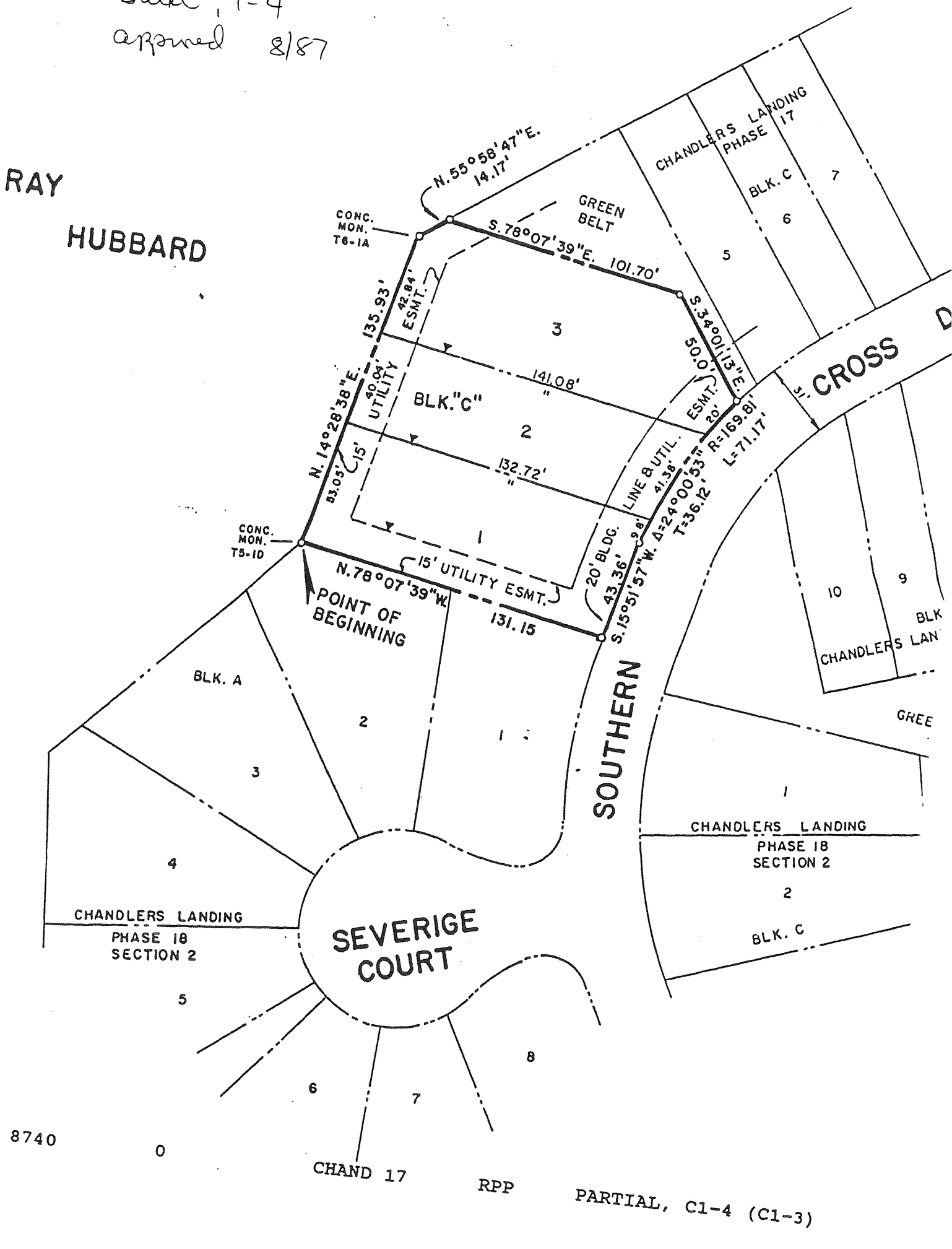
Maximum Building Height----------30 ft.

Minimum Off-Street Parking----------2 spaces/unit (excluding garage)

All other area requirements of "ZLL-5" Zero Lot Line classification not specifically addressed above are hereby incorporated as area requirements for Block C, Lots 1-4, Phase 17.


RAY
HUBBARD
CONC. MON. T6-1A
N. 55°58'47" E. 14.17'
GREEN BELT
S. 78°07'39" E. 101.70'
CHANDLERS LANDING PHASE 17
BLK. C
7
6
5
135.93'
42.84' ESMT.
3
S. 34°01'13" E. 50.0'
141.08'
40.04' UTILITY
BLK. "C"
2
ESMT. 20'
N. 14°28'38" E.
83.03'
15'
132.72'
LINE & UTIL. 41.38'
R=169.81'
L=71.17'
CROSS
CONC. MON. T5-1D
1
9.8'
20' BLDG. 43.36'
T=36.12'
Δ=24°00'53"
S. 15°51'57" W.
15' UTILITY ESMT.
N. 78°07'39" W. 131.15
POINT OF BEGINNING
SOUTHERN
10
9
BLK.
CHANDLERS LAND
GREEN
BLK. A
2
3
1
4
CHANDLERS LANDING
PHASE 18
SECTION 2
SEVERIGE COURT
5
8
6
7
CHANDLERS LANDING
PHASE 18
SECTION 2
2
BLK. C

Replat Phase 17
Block C, 1-4
approved 8/87



Phase 17

ORDINANCE NO. 91-43

AN ORDINANCE OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE AND ORDINANCE NO. 84-4 OF THE CITY OF ROCKWALL, TEXAS, AS HERETOFORE AMENDED, SO AS TO GRANT A ZONING CHANGE AND AMEND A PRELIMINARY PLAN FOR PD-8, CHANDLERS LANDING, MORE FULLY DESCRIBED HEREINAFTER; 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 REPEALER CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall have given the requisite notices by publication and otherwise, and have held public hearings 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 (see attachments for lot description).

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 to the Comprehensive Zoning Ordinance.

B. Development of those portions of Planned Development, Chandlers Landing Phase 17, Phase 18, Section 1 and Phase 18, Section 2 as described herein shall be regulated by the requirements as specified on Exhibit "A" attached hereto and made a part hereof. All area requirements not specifically listed herein shall comply with the requirements set forth in the corresponding standard zoning classification for each use.

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 7th day of October 1991, 1991.

APPROVED:

Frank R Miller

Mayor

ATTEST:

By: Mary Nichols

1st reading September 16, 1991

2nd reading October 7, 1991

ORDINANCE NO._____

EXHIBIT "A"

AREA REQUIREMENTS

CHANDLERS LANDING PHASE 17

LOTS 1-R THROUGH 8-R, BLOCK B; AND 13-R, & 14-R, BLOCK F

Minimum Lot Area	5,500 sq. ft.
Minimum Floor Area per Dwelling Unit	1,750 sq. ft.
Minimum Lot Frontage	40 ft.
Minimum Average Lot Depth	100 ft.
Minimum Front Set Back	20 Lin. Ft.
Minimum Rear Set Back	10 ft.
Minimum Side Yard (internal lot)	5 ft.
Minimum Side Yard (adjacent to a side street)	15 ft.
Minimum Building Separation	10 ft.
Maximum Building Coverage	40%
Maximum Building Height	30 ft.
Minimum Off-Street Parking (excluding garage)	2 sps./unit
Minimum Garage Space	2 vehicles

All other area requirements of "SF-10" Single Family zoning classification not specifically addressed above are hereby incorporated as area requirements for Lots 1-R through 8-R, Block 6, and 13-R & 14-R, Block F, Phase 17.

ORDINANCE NO._____

EXHIBIT "A"

AREA REQUIREMENTS

CHANDLERS LANDING PHASE 17

LOTS 1-R, BLOCK C

Minimum Lot Area	5,500 sq. ft.
Minimum Floor Area per Dwelling Unit	1,750 sq. ft.
Minimum Lot Frontage	40 ft.
Minimum Lot Depth	100 ft.
Minimum Front Set Back	20 ft.
Minimum Rear Set Back	10 ft.
Minimum Side Yard (internal lot)	5 ft.
Minimum Side Yard (adjacent to a street)	15 ft.
Minimum Building Separation	10 ft.
Maximum Building Coverage	40%
Maximum Building Height	30 ft.
Minimum Off-Street Parking (excluding garage)	2 sps./unit
Minimum Garage Space	2 vehicles

All other area requirements of "SF-10" Single Family zoning classification not specifically addressed above are hereby incorporated as area requirements for Lot 1-R, Block C, Phase 17.

ORDINANCE NO._____

EXHIBIT "A"

AREA REQUIREMENTS

CHANDLERS LANDING PHASE 18, SECTION 1

LOTS 1-R, 2-R, 3-R, 4-R, AND 5-R, BLOCK A

Minimum Lot Area	6,000 sq. ft.
Minimum Floor Area per Dwelling Unit	1,750 sq. ft.
Minimum Lot Frontage	40 ft.
Minimum Lot Depth	100 ft.
Minimum Front Set Back	20 ft.
Minimum Rear Set Back	10 ft.
Minimum Side Yard (internal lot)	5 ft.
Minimum Side Yard (adjacent to a street)	15 ft.
Minimum Building Separation	10 ft.
Maximum Building Coverage	40%
Maximum Building Height	30 ft.
Minimum Off-Street Parking (excluding garage)	2 sps./unit
Minimum Garage Space	2 vehicles

All other area requirements of "SF-10" Single Family zoning classification not specifically addressed above are hereby incorporated as area requirements for Lot 1-R, 2-R, 3-R, 4-R, and 5-R, Block A, Phase 18, Section 1.

ORDINANCE NO._____

EXHIBIT "A"

AREA REQUIREMENTS

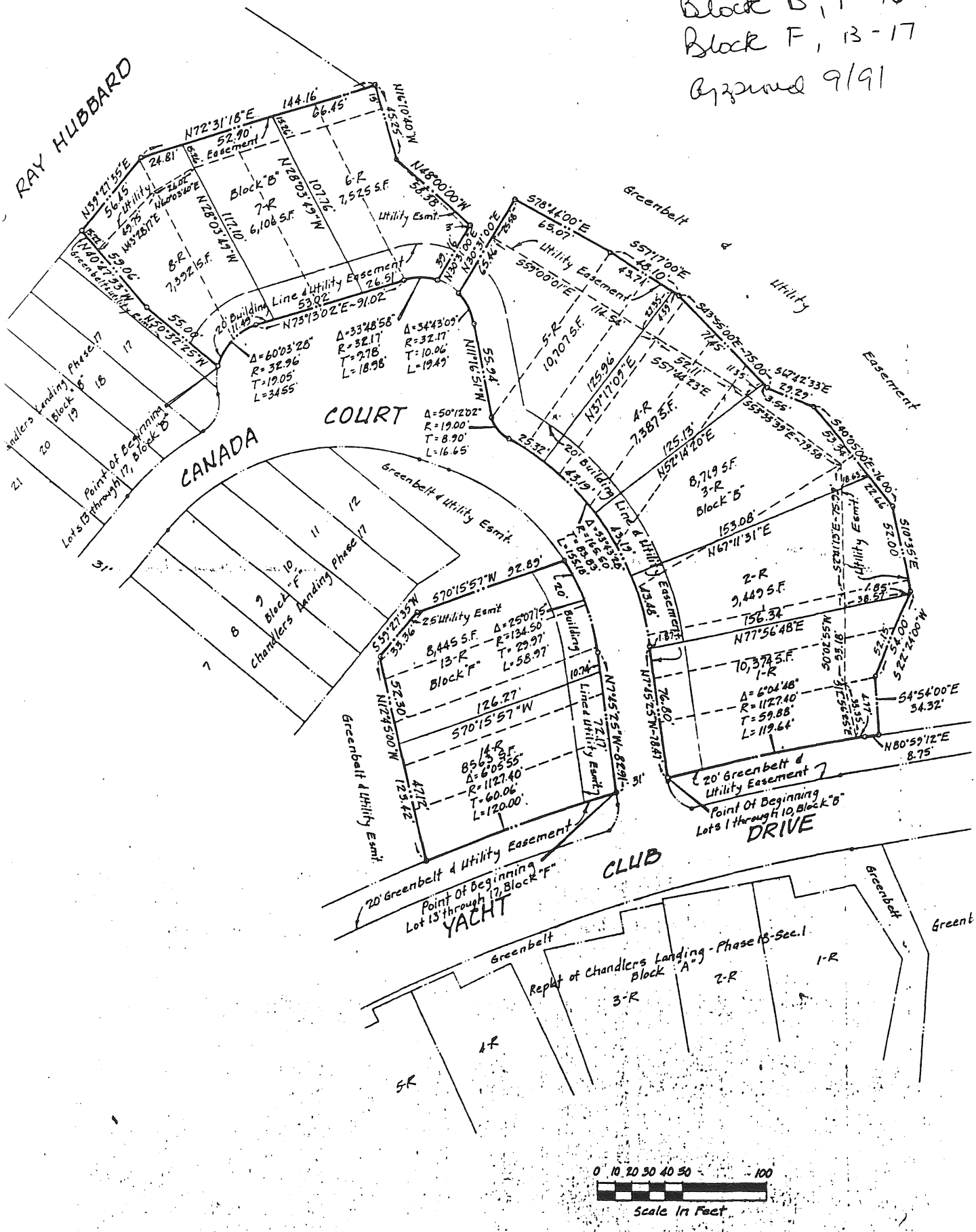
CHANDLERS LANDING PHASE 18, SECTION 2

LOTS 1-R, BLOCK B AND LOTS 1-R, 4-R, AND 5-R, BLOCK C

Minimum Lot Area	6,000 sq. ft.
Minimum Floor Area per Dwelling Unit	1,750 sq. ft.
Minimum Lot Frontage	40 ft.
Minimum Lot Depth	100 ft.
Minimum Front Set Back	20 ft.
Minimum Rear Set Back	10 ft.
Minimum Side Yard (internal lot)	5 ft.
Minimum Side Yard (adjacent to a street)	15 ft.
Minimum Building Separation	10 ft.
Maximum Building Coverage	40%
Maximum Building Height	30 ft.
Minimum Off-Street Parking (excluding garage)	2 sps./unit
Minimum Garage Space	2 vehicles

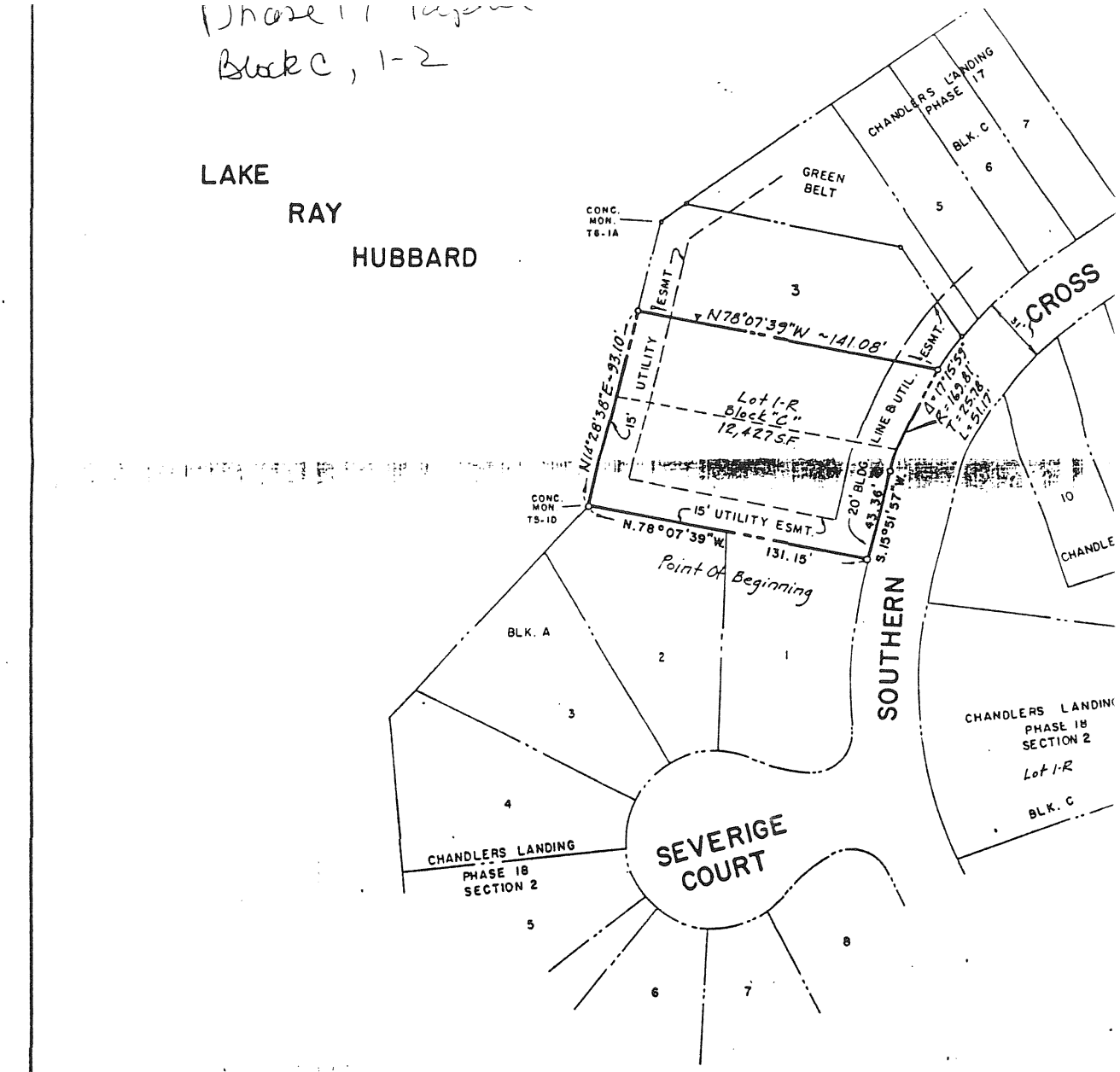
All other area requirements of "SF-10" Single Family zoning classification not specifically addressed above are hereby incorporated as area requirements for Lots 1-R, Block B and Lots 1-R, 4-R, and 5-R, Block C, Phase 18, Section 2.

Replat Phase 17
Block B, 1-16
Block F, 13-17
Approved 9/91



9125 0 CHAND 17 RPP B1-16,F13-17,C1-2SEE ABOV

Phase II Replat
Block C, 1-2



Approved
9/91

TELEDYNE POST N7174

phase II

VICINITY MAP

NOTE: 1. Numbers in parentheses indicate curves. Curve data is tabulated on page 4 of 5 for this plat. Arc lengths are shown for each curve on this sheet and are shown for the centerline of the streets shown hereon are hereby designated as Fire Lanes.

2. The area within 8'± Left & Rt. Right of the Centerline of the Streets shown

UTILITY EASEMENT

BLOCK "C"

Replatted & Rezoned to SF 9/91

BLOCK "D"

SOUTHERN CROSS DRIVE

CANADA COURT

BLOCK "E"

BLOCK "F"

BLOCK "A"

13-R

14-R

YACHT CLUB DRIVE

FILE PLAT PHASE SEVEN

Replatted & Rezoned to SF 9/91

Block A Replatted 1955

CHAND 17 FP ALL

VIEW: Pdfile SORT: PHASE_NO
RESTRICT: PHASE_NO = "CHAND 18-1"

P&Z CASE NO	ORDINANCE	PHASE NAME	ACTION	DESCRIPTION
8539	8543*	CHAND 18-1	Z	AR ALL TH
8424	0	CHAND 18-1	PP	ALL
8469	0	CHAND 18-1	FP	ALL
9125	9143	CHAND 18-1	Z	AR SFD BLOCK A,1R-5R
9241	9243	CHAND 18-1	Z	AR SFD BLOCK A, 6R-8R
9125	0	CHAND 18-1	RPP	BLOCK A, 1-10(1R-5R)
9241	0	CHAND 18-1	RPP	BLOCK A, 11-15(6R-8R)

* See "Chand" master Plan section for full ordinance

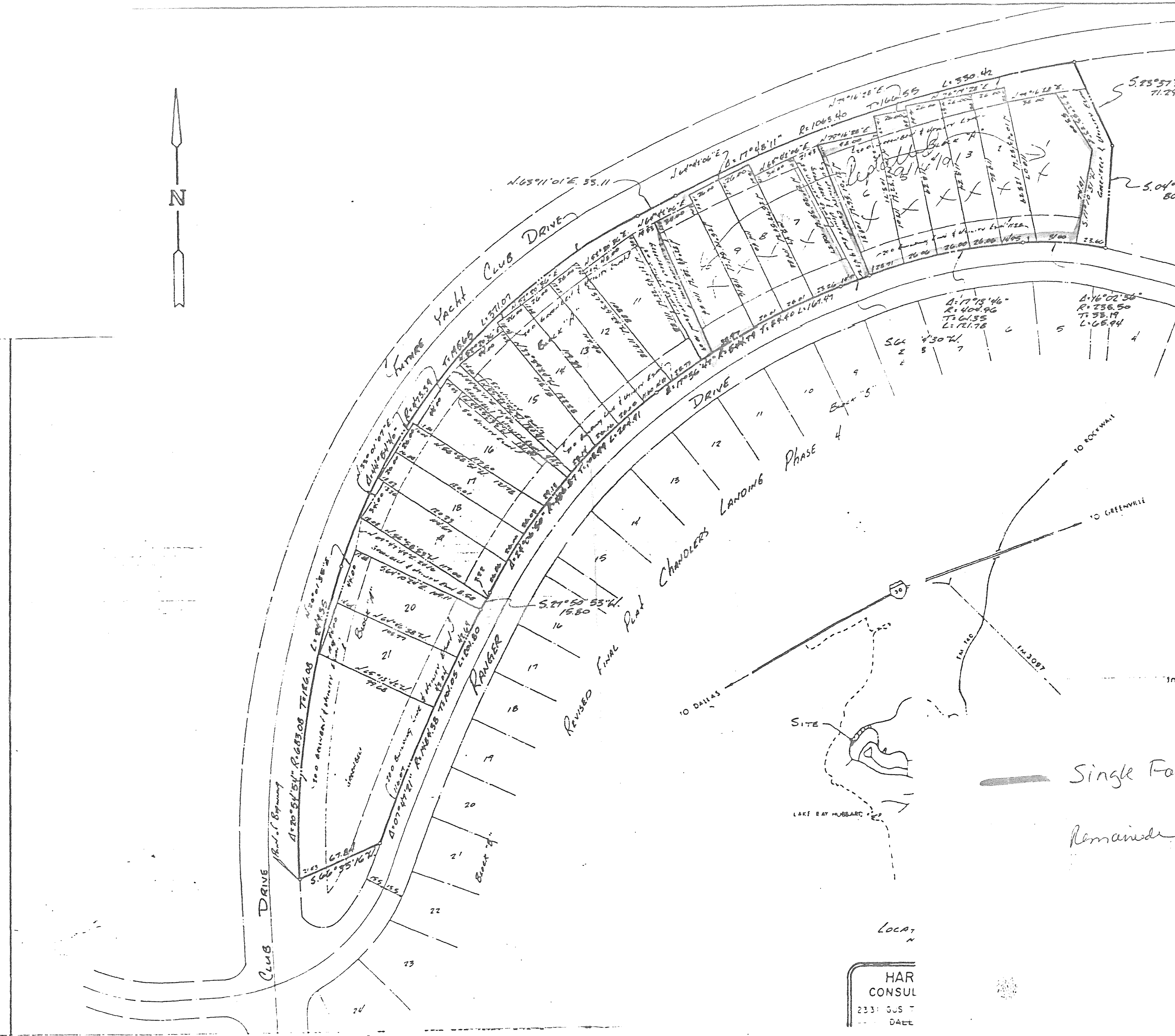
EXHIBIT C

CHANDLERS LANDING PHASE 18, SECTION 1

TOWNHOUSE AREA REQUIREMENTS

1.	Minimum lot area	3,000 sq. ft.
2.	Maximum dwelling units per lot	1
3.	Minimum sq. ft. per dwelling unit	1,000 sq. ft.
4.	Minimum lot width	26 ft. at building line
5.	Minimum lot depth	100 ft.
6.	Minimum front setback	
	front entry garage	20 ft.
	side or rear	15 ft.
7.	Minimum rear setback	10 ft.
8.	Minimum side setback	0 ft.
	abutting street	10 ft.
9.	Minimum separation between attached buildings	20 ft. every 250 ft.
10.	Minimum length of driveway pavement on side or rear yard	20 ft.
11.	Minimum landscaping	10%
12.	Maximum density	8 per acre
13.	Maximum height	30 ft.
14.	Minimum off street parking	2 spaces
15.	Minimum garage	2 car
16.	Maximum number attached units	8 up to 250 ft.
17.	Maximum building coverage	60%

8539 8543 CHAND 18-1 Z AR ALL TH



Single Family Detached Use

Remainder Townhouse

8469 C Chand. 18-1 FP Q11

ORDINANCE NO. 91-43

AN ORDINANCE OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE AND ORDINANCE NO. 84-4 OF THE CITY OF ROCKWALL, TEXAS, AS HERETOFORE AMENDED, SO AS TO GRANT A ZONING CHANGE AND AMEND A PRELIMINARY PLAN FOR PD-8, CHANDLERS LANDING, MORE FULLY DESCRIBED HEREINAFTER; 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 REPEALER CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall have given the requisite notices by publication and otherwise, and have held public hearings 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 (see attachments for lot description).

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 to the Comprehensive Zoning Ordinance.

B. Development of those portions of Planned Development, Chandlers Landing Phase 17, Phase 18, Section 1 and Phase 18, Section 2 as described herein shall be regulated by the requirements as specified on Exhibit "A" attached hereto and made a part hereof. All area requirements not specifically listed herein shall comply with the requirements set forth in the corresponding standard zoning classification for each use.

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 7th day of October 1991, 1991.

APPROVED:

Frank R Miller

Mayor

ATTEST:

By: Mary Nichols

1st reading September 16, 1991

2nd reading October 7, 1991

ORDINANCE NO._____

EXHIBIT "A"

AREA REQUIREMENTS

CHANDLERS LANDING PHASE 17

LOTS 1-R THROUGH 8-R, BLOCK B; AND 13-R, & 14-R, BLOCK F

Minimum Lot Area	5,500 sq. ft.
Minimum Floor Area per Dwelling Unit	1,750 sq. ft.
Minimum Lot Frontage	40 ft.
Minimum Average Lot Depth	100 ft.
Minimum Front Set Back	20 Lin. Ft.
Minimum Rear Set Back	10 ft.
Minimum Side Yard (internal lot)	5 ft.
Minimum Side Yard (adjacent to a side street)	15 ft.
Minimum Building Separation	10 ft.
Maximum Building Coverage	40%
Maximum Building Height	30 ft.
Minimum Off-Street Parking (excluding garage)	2 sps./unit
Minimum Garage Space	2 vehicles

All other area requirements of "SF-10" Single Family zoning classification not specifically addressed above are hereby incorporated as area requirements for Lots 1-R through 8-R, Block 6, and 13-R & 14-R, Block F, Phase 17.

ORDINANCE NO._____

EXHIBIT "A"

AREA REQUIREMENTS

CHANDLERS LANDING PHASE 17

LOTS 1-R, BLOCK C

Minimum Lot Area	5,500 sq. ft.
Minimum Floor Area per Dwelling Unit	1,750 sq. ft.
Minimum Lot Frontage	40 ft.
Minimum Lot Depth	100 ft.
Minimum Front Set Back	20 ft.
Minimum Rear Set Back	10 ft.
Minimum Side Yard (internal lot)	5 ft.
Minimum Side Yard (adjacent to a street)	15 ft.
Minimum Building Separation	10 ft.
Maximum Building Coverage	40%
Maximum Building Height	30 ft.
Minimum Off-Street Parking (excluding garage)	2 sps./unit
Minimum Garage Space	2 vehicles

All other area requirements of "SF-10" Single Family zoning classification not specifically addressed above are hereby incorporated as area requirements for Lot 1-R, Block C, Phase 17.

ORDINANCE NO._____

EXHIBIT "A"

AREA REQUIREMENTS

CHANDLERS LANDING PHASE 18, SECTION 1

LOTS 1-R, 2-R, 3-R, 4-R, AND 5-R, BLOCK A

Minimum Lot Area	6,000 sq. ft.
Minimum Floor Area per Dwelling Unit	1,750 sq. ft.
Minimum Lot Frontage	40 ft.
Minimum Lot Depth	100 ft.
Minimum Front Set Back	20 ft.
Minimum Rear Set Back	10 ft.
Minimum Side Yard (internal lot)	5 ft.
Minimum Side Yard (adjacent to a street)	15 ft.
Minimum Building Separation	10 ft.
Maximum Building Coverage	40%
Maximum Building Height	30 ft.
Minimum Off-Street Parking (excluding garage)	2 sps./unit
Minimum Garage Space	2 vehicles

All other area requirements of "SF-10" Single Family zoning classification not specifically addressed above are hereby incorporated as area requirements for Lot 1-R, 2-R, 3-R, 4-R, and 5-R, Block A, Phase 18, Section 1.

ORDINANCE NO._____

EXHIBIT "A"

AREA REQUIREMENTS

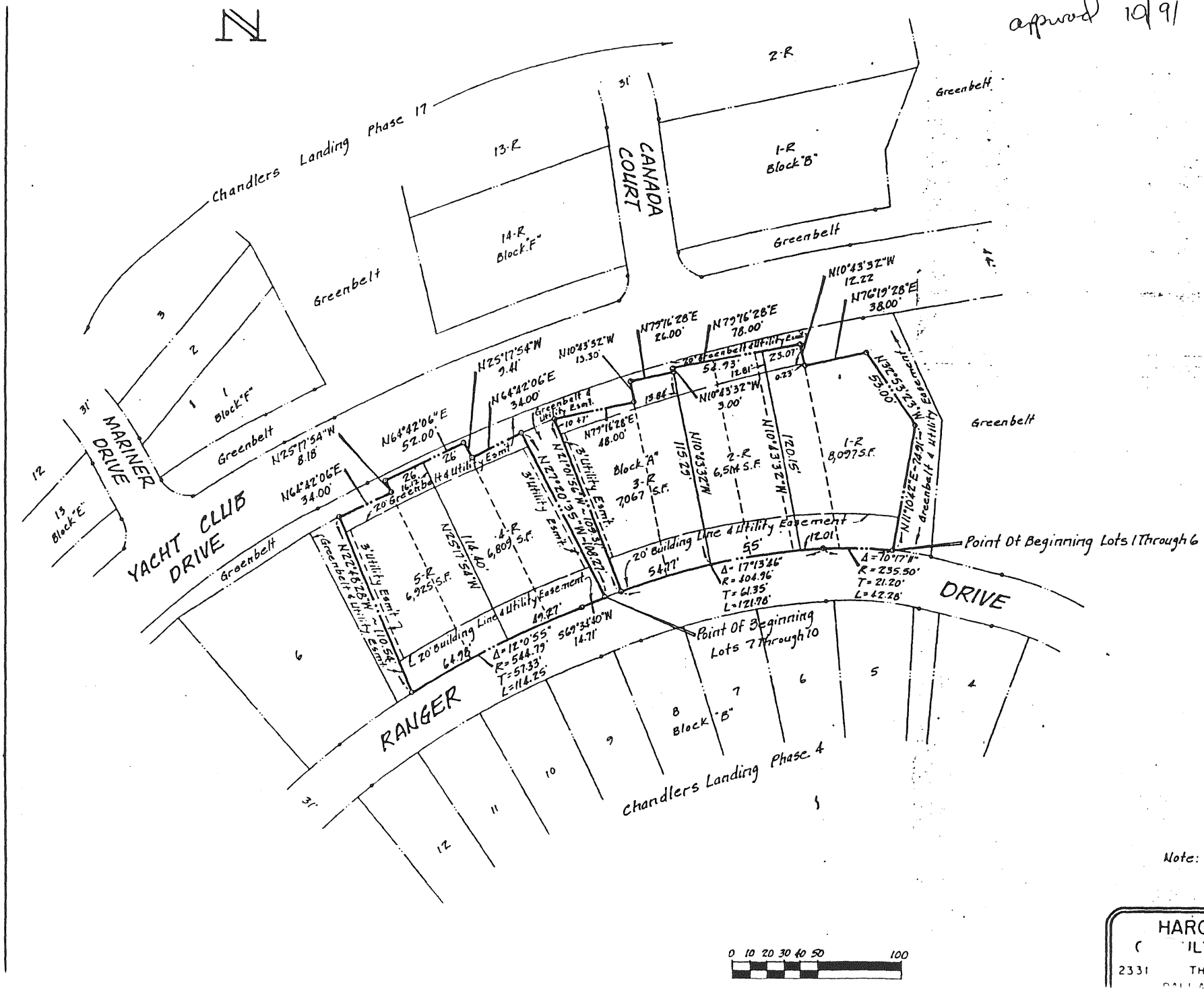
CHANDLERS LANDING PHASE 18, SECTION 2

LOTS 1-R, BLOCK B AND LOTS 1-R, 4-R, AND 5-R, BLOCK C

Minimum Lot Area	6,000 sq. ft.
Minimum Floor Area per Dwelling Unit	1,750 sq. ft.
Minimum Lot Frontage	40 ft.
Minimum Lot Depth	100 ft.
Minimum Front Set Back	20 ft.
Minimum Rear Set Back	10 ft.
Minimum Side Yard (internal lot)	5 ft.
Minimum Side Yard (adjacent to a street)	15 ft.
Minimum Building Separation	10 ft.
Maximum Building Coverage	40%
Maximum Building Height	30 ft.
Minimum Off-Street Parking (excluding garage)	2 sps./unit
Minimum Garage Space	2 vehicles

All other area requirements of "SF-10" Single Family zoning classification not specifically addressed above are hereby incorporated as area requirements for Lots 1-R, Block B and Lots 1-R, 4-R, and 5-R, Block C, Phase 18, Section 2.

Replat Phase 18-1
Block A, 1-10
approved 10/91



Note: All property
are ... iron

HAROLD ... EV
... ILTING ... EN
2331 THOMAS ... N F
DALLAS ...

CHAND 18-1 RPP BLOCK A, 1-10(1R-5R)

0 9125

ORDINANCE NO. 92-43

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 TOWNHOUSE TO SINGLE FAMILY DETACHED LAND USE 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 zero lot line residential to single family detached residential was submitted by C.B.N. Development Corporation on Lots 6-R,7-R, and 8-R, Block A, Phase 18, Section 1, Chandlers Landing; 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 as Lots 6-R,7-R, and 8-R, Block A, Phase 18, Section 1, Chandlers Landing.

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 Single Family Detached residential development and shall be regulated by the area requirements as set forth on Exhibit "A", attached hereto and made a part hereof.

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

Section 3. Any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of 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 7th day of December, 1992, 1992.

APPROVED:

Mayor

ATTEST:

By: Hilda Crangle

1st reading 11/16/92

2nd reading 12/7/92

AREA REQUIREMENTS

CHANDLERS LANDING PHASE 18, SECTION 1

LOTS 6-R, 7-R AND 8-R, BLOCK A

Minimum Lot Area.....5,700 Sq. FT

Minimun Floor Area per Dwelling Unit.....1,750 Sq. Ft.

Minimum Lot Frontage.....40 Lin. Ft

Minimum Lot Depth.....100 Lin. Ft.

Minimum Front Set Back.....25 Lin. Ft.

Minimum Rear Set Back.....20 Lin. Ft.

Minimum Side Yard (internal lot).....5 Lin. Ft.

Minimum Building Separation.....10 Lin. Ft.

Maximum Building Coverage.....40 %

Maximum Building Height.....30 Vert. Ft.

Minimum Off-Street Parking (Excluding Garage).....2 Sps./Unit

Minimum Garage Space.....2 Vehicles

All other area requirements of "SF-10" Single Family zoning classfication, not specifically addressed above, are hereby incorporated as area requirements for lots 6-R, 7-R and 8-R, Block A, Phase 18, Section 1.

ATTACHMENT "A"

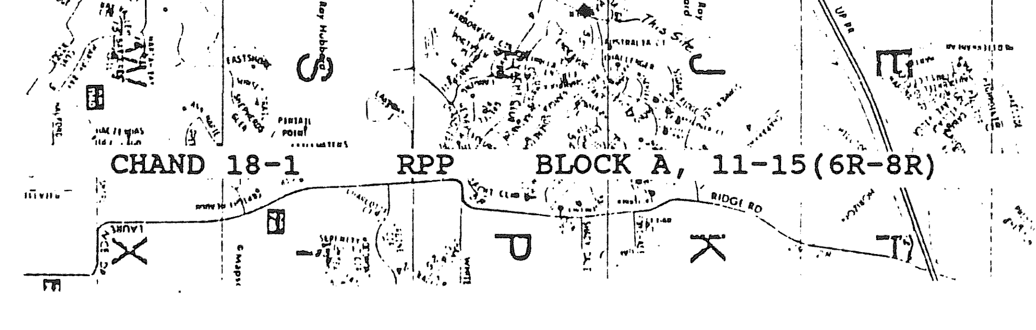
OWNER's CERTIFICATE

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS, CBN Development Corporation is the owner of a tract of land situated in the E. Teal Survey, Abstract No. 207, Rockwall County, Texas, and being all of Lots 11 through 15, Block A of Chandlers Landing, Phase 1B, Section 1, an addition to the City of Rockwall, recorded in Slide B, Page 163, Plat Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found at the East corner of said Lot 11 and on the Northwesterly line of Ranger Drive, a 31 foot roadway, said point being on a curve to the left, having a central angle of 4° 32' 13", a radius of 544.79 feet, and a chord that bears South 54° 13' 50" West a distance of 43.13 feet;
THENCE: Along said curve and with said Northwesterly line an arc distance of 43.14 feet to a 1/2" iron rod found at the point of compound curvature of a curve to the left, having a central angle of 10° 49' 11", a radius of 486.87 feet, and a chord that bears South 46° 33' 07" West a distance of 91.80 feet;
THENCE: Along said curve and continuing with said Northwesterly line an arc distance of 91.94 feet to a 1/2" iron rod found at the South corner of said Lot 15;
THENCE: North 45° 22' 56" West a distance of 120.91 feet to a 1/2" iron rod found at the West corner of said Lot 15;
THENCE: Along the Northwesterly lines of Lots 15, 14, 13, 12, and 11, all to 1/2" iron rods found for corners as follows: North 52° 20' 36" East a distance of 44.00 feet; North 37° 39' 24" West a distance of 7.13 feet; North 52° 20' 36" East a distance of 78.00 feet; South 37° 39' 24" East a distance of 8.90 feet; and North 52° 20' 36" East a distance of 48.00 feet, the North corner of said Lot 11;
THENCE: South 27° 43' 22" East a distance of 111.88 feet to the Point of Beginning and containing 0.4067 acres of land.

Phase 18-1
Partial Replat
Block A, 11-15
approved 11/92



9241 0 CHAND 18-1 RPP BLOCK A, 11-15(6R-8R)

VIEW: Pdfile SORT: PHASE_NO
RESTRICT: PHASE_NO = "CHAND 18-2" GE"

P&Z CASE NO	ORDINANCE	PHASE NAME	ACTION	DESCRIPTION
8424	0	CHAND 18-2	PP	AR ZLL ALL
8477	0	CHAND 18-2	FP	ALL
8808	0	CHAND 18-2	RPP	A1,7,8, C1-3(VOID)
8832	0	CHAND 18-2	RPP	A9-32(9-23), B4-16(4-13)
8838	8851	CHAND 18-2	Z	AR SFD BLOCK A9-23
8859	0	CHAND 18-2	RPP	A1,7,8(1,7), C1-3(1-3)
9125	9143	CHAND 18-2	Z	AR SFD B1-R;C1-R,4-R,5-R
9125	0	CHAND 18-2	RPP	B1-2(1R);C1,2,4-7(1,4-5R)

AREA REQUIREMENTS:

Minimum Lot Area	4000	sq.ft.
Minimum Floor Area per D.U.	1,750	sq.ft.
Minimum Lot Frontage	40	ft.(at bldg.line)
Minimum Lot Depth	100	ft.
Minimum Front Setback	20	ft.
Minimum Rear Setback	15	ft.
Minimum Side Yard	0	ft. and 10 ft.
Minimum Bldg. Separation	10	ft.
Maximum Bldg. Coverage	60	%
Maximum Bldg. Height	30	ft.
Minimum Off-Street Parking (excluding garage)	2	spaces/unit

LAKE RAY HUBBARD
Phase 18 Section 2
Replatted 3/89 (See Replat)
Replatted 1/88 (See Replat)
Replatted 10/91 (See Replat)
Redesignated to SFD
Remainder of Land Use Zero lot line
LANDING PHASE 18 SECTION 2
SURVEY ABSTRACT No. 207
ROCKWALL COUNTY, TEXAS
8477 0 Chand 18-2 FP Q11

ORDINANCE NO. 85-51

AN ORDINANCE OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE AND ORDINANCE NO. 84-4 OF THE CITY OF ROCKWALL, TEXAS, AS HERETOFORE AMENDED, SO AS TO GRANT A ZONING CHANGE AND AMEND A PRELIMINARY PLAN FOR PD-8, CHANDLERS LANDING, MORE FULLY DESCRIBED HEREIN; PROVIDING SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall have given the requisite notices by publication and otherwise, and have held public hearings 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 as Lots 9 through 23, Block A, Section II, Chandlers Landing, Phase 18.

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. Prior to issuance of any building permit in Planned Development District No. 8, Chandlers Landing, a comprehensive development plan shall be filed with the Planning and Zoning Commission, and after hearing, the City Council shall approve a final development plan, which shall be filed and included as Exhibit "A" and made a part of this ordinance for all purposes. Such development plan shall set forth in detail the requirements for ingress and egress to the property, public or private streets or drives, with adequate right-of-way to conform to the Thoroughfare Plan of the City of Rockwall, sidewalks, utilities, drainage, parking space, height of buildings, maximum lot coverage, yards and open spaces, screening walls or fences and other development and protective requirements considered necessary by the City Council so as to create a reasonable transition to and protection of the adjacent property.

B. All development of property covered by Planned Development District No.

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

C. Development of Planned Development No. 8, Chandlers Landing Phase 18 as described herein shall be regulated by the requirements as follows. All area requirements not specifically listed herein shall comply with the requirements set forth in the corresponding standard zoning classification for each use.

Use-Single Family Detached

AREA REQUIREMENTS

CHANDLERS LANDING PHASE 18, SECTION 2

LOTS 9 THROUGH 23, BLOCK A

1. Minimum lot area - 6,500 square feet

2. Maximum number of single family detached dwelling units per lot - 1

3. Minimum square footage per dwelling unit - 1,500 square feet

4. Minimum lot width - 45 feet at building line

5. Minimum lot depth - 100 feet

6. Minimum depth of front setback - 20 feet

7. Minimum depth of rear setback - 15 feet

8. Minimum width of side setback - 5 feet

9. Minimum distance between separate buildings on the same lot or parcel of land - 10 feet

10. Maximum building coverage as a percentage of lot area - 40 percent

11. Maximum height of structures - 30 feet

12. Minimum distance between buildings - 10 feet

13. Minimum garage space - 2 cars

14. Minimum number of parking spaces/unit - 2 spaces

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 3rd day of October, 1988.

APPROVED:

Frank R Miller
Mayor

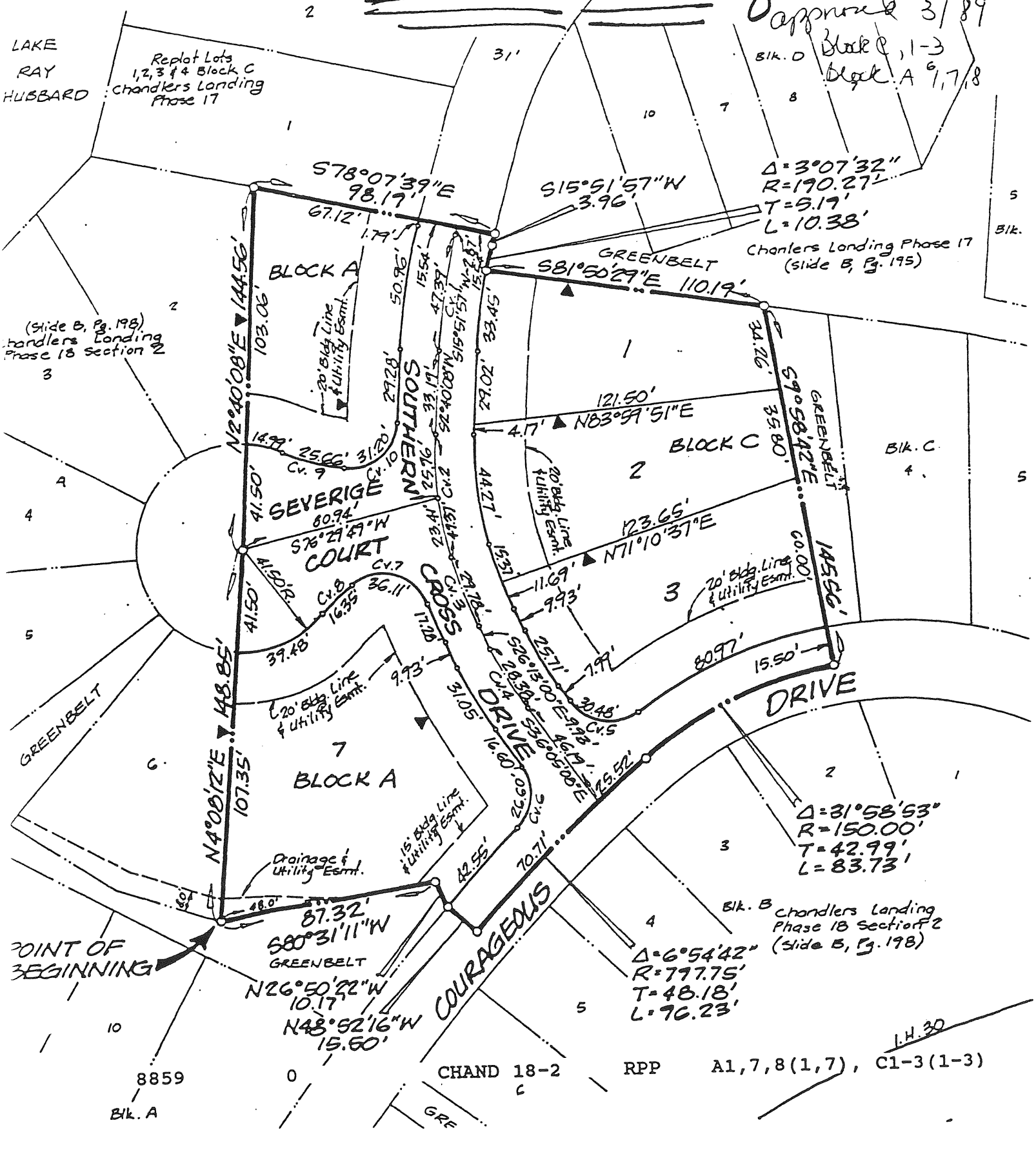
ATTEST:

By Julie Couch

1st reading 9/19/88
2nd reading 10/3/88

and with said centerline an arc distance of 83.73 feet to the point of compound curvature of a ci
entral angle of 6° 54' 42", and a radius of 797.75 feet;
and with said centerline, passing at an arc distance of 25.52 feet the existing centerline intersec
Courageous Drive, and continuing a total arc distance of 96.23 feet to a point for a corner;
West a distance of 15.50 feet to the Southwest corner of Lot 8, Block A;
West a distance of 10.17 feet to the Southeast corner of Lot 7, Block A;
W a distance of 87.32 feet to the Point of Beginning and Containing 51,050 Square Feet or 1.

~~PLAT OF~~ ~~PROPOSED~~ REPLAT of Phase 18-2
approved 3/89



Phase 1 & 2

ORDINANCE NO. 91-43

AN ORDINANCE OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE AND ORDINANCE NO. 84-4 OF THE CITY OF ROCKWALL, TEXAS, AS HERETOFORE AMENDED, SO AS TO GRANT A ZONING CHANGE AND AMEND A PRELIMINARY PLAN FOR PD-8, CHANDLERS LANDING, MORE FULLY DESCRIBED HEREINAFTER; 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 REPEALER CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall have given the requisite notices by publication and otherwise, and have held public hearings 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 (see attachments for lot description).

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 to the Comprehensive Zoning Ordinance.

B. Development of those portions of Planned Development, Chandlers Landing Phase 17, Phase 18, Section 1 and Phase 18, Section 2 as described herein shall be regulated by the requirements as specified on Exhibit "A" attached hereto and made a part hereof. All area requirements not specifically listed herein shall comply with the requirements set forth in the corresponding standard zoning classification for each use.

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 7th day of October 1991, 1991.

APPROVED:

Frank R Miller

Mayor

ATTEST:

By: Mary Nichols

1st reading September 16, 1991

2nd reading October 7, 1991

ORDINANCE NO._____

EXHIBIT "A"

AREA REQUIREMENTS

CHANDLERS LANDING PHASE 17

LOTS 1-R THROUGH 8-R, BLOCK B; AND 13-R, & 14-R, BLOCK F

Minimum Lot Area	5,500 sq. ft.
Minimum Floor Area per Dwelling Unit	1,750 sq. ft.
Minimum Lot Frontage	40 ft.
Minimum Average Lot Depth	100 ft.
Minimum Front Set Back	20 Lin. Ft.
Minimum Rear Set Back	10 ft.
Minimum Side Yard (internal lot)	5 ft.
Minimum Side Yard (adjacent to a side street)	15 ft.
Minimum Building Separation	10 ft.
Maximum Building Coverage	40%
Maximum Building Height	30 ft.
Minimum Off-Street Parking (excluding garage)	2 sps./unit
Minimum Garage Space	2 vehicles

All other area requirements of "SF-10" Single Family zoning classification not specifically addressed above are hereby incorporated as area requirements for Lots 1-R through 8-R, Block 6, and 13-R & 14-R, Block F, Phase 17.

ORDINANCE NO._____

EXHIBIT "A"

AREA REQUIREMENTS

CHANDLERS LANDING PHASE 17

LOTS 1-R, BLOCK C

Minimum Lot Area	5,500 sq. ft.
Minimum Floor Area per Dwelling Unit	1,750 sq. ft.
Minimum Lot Frontage	40 ft.
Minimum Lot Depth	100 ft.
Minimum Front Set Back	20 ft.
Minimum Rear Set Back	10 ft.
Minimum Side Yard (internal lot)	5 ft.
Minimum Side Yard (adjacent to a street)	15 ft.
Minimum Building Separation	10 ft.
Maximum Building Coverage	40%
Maximum Building Height	30 ft.
Minimum Off-Street Parking (excluding garage)	2 sps./unit
Minimum Garage Space	2 vehicles

All other area requirements of "SF-10" Single Family zoning classification not specifically addressed above are hereby incorporated as area requirements for Lot 1-R, Block C, Phase 17.

ORDINANCE NO._____

EXHIBIT "A"
Page 4 of 4

AREA REQUIREMENTS

CHANDLERS LANDING PHASE 18, SECTION 1

LOTS 1-R, 2-R, 3-R, 4-R, AND 5-R, BLOCK A

Minimum Lot Area	6,000 sq. ft.
Minimum Floor Area per Dwelling Unit	1,750 sq. ft.
Minimum Lot Frontage	40 ft.
Minimum Lot Depth	100 ft.
Minimum Front Set Back	20 ft.
Minimum Rear Set Back	10 ft.
Minimum Side Yard (internal lot)	5 ft.
Minimum Side Yard (adjacent to a street)	15 ft.
Minimum Building Separation	10 ft.
Maximum Building Coverage	40%
Maximum Building Height	30 ft.
Minimum Off-Street Parking (excluding garage)	2 sps./unit
Minimum Garage Space	2 vehicles

All other area requirements of "SF-10" Single Family zoning classification not specifically addressed above are hereby incorporated as area requirements for Lot 1-R, 2-R, 3-R, 4-R, and 5-R, Block A, Phase 18, Section 1.

ORDINANCE NO._____

EXHIBIT "A"
Page 3 of 4

AREA REQUIREMENTS

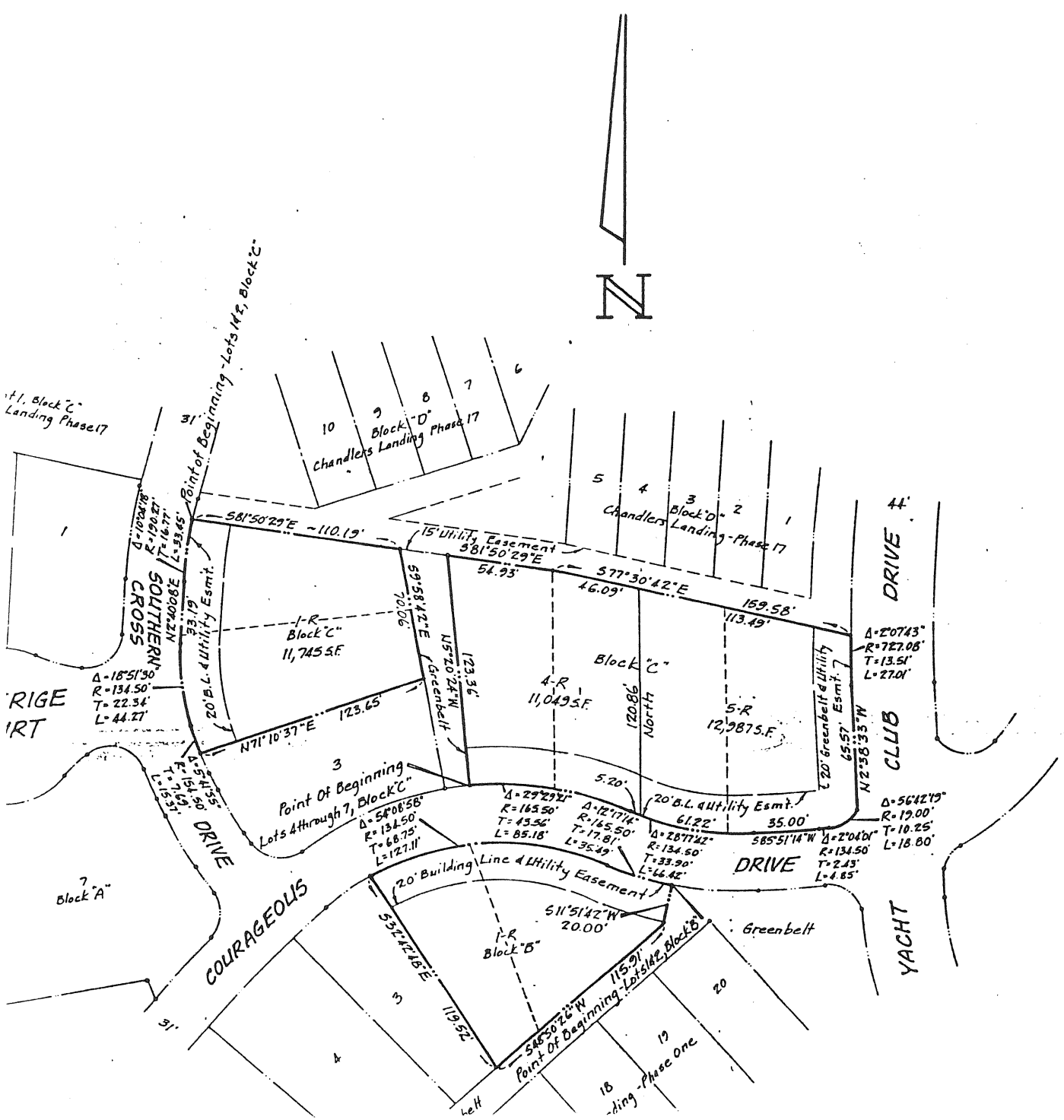
CHANDLERS LANDING PHASE 18, SECTION 2

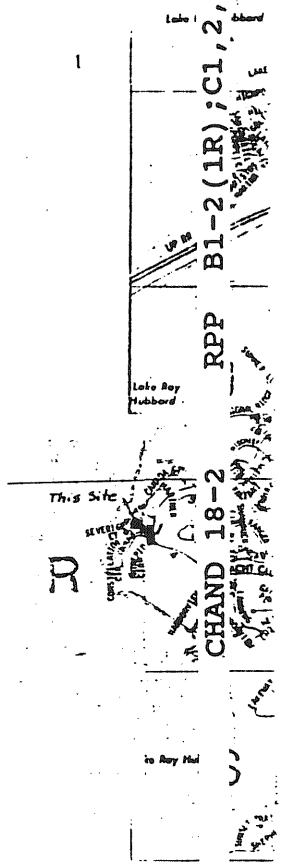
LOTS 1-R, BLOCK B AND LOTS 1-R, 4-R, AND 5-R, BLOCK C

Minimum Lot Area	6,000 sq. ft.
Minimum Floor Area per Dwelling Unit	1,750 sq. ft.
Minimum Lot Frontage	40 ft.
Minimum Lot Depth	100 ft.
Minimum Front Set Back	20 ft.
Minimum Rear Set Back	10 ft.
Minimum Side Yard (internal lot)	5 ft.
Minimum Side Yard (adjacent to a street)	15 ft.
Minimum Building Separation	10 ft.
Maximum Building Coverage	40%
Maximum Building Height	30 ft.
Minimum Off-Street Parking (excluding garage)	2 sps./unit
Minimum Garage Space	2 vehicles

All other area requirements of "SF-10" Single Family zoning classification not specifically addressed above are hereby incorporated as area requirements for Lots 1-R, Block B and Lots 1-R, 4-R, and 5-R, Block C, Phase 18, Section 2.

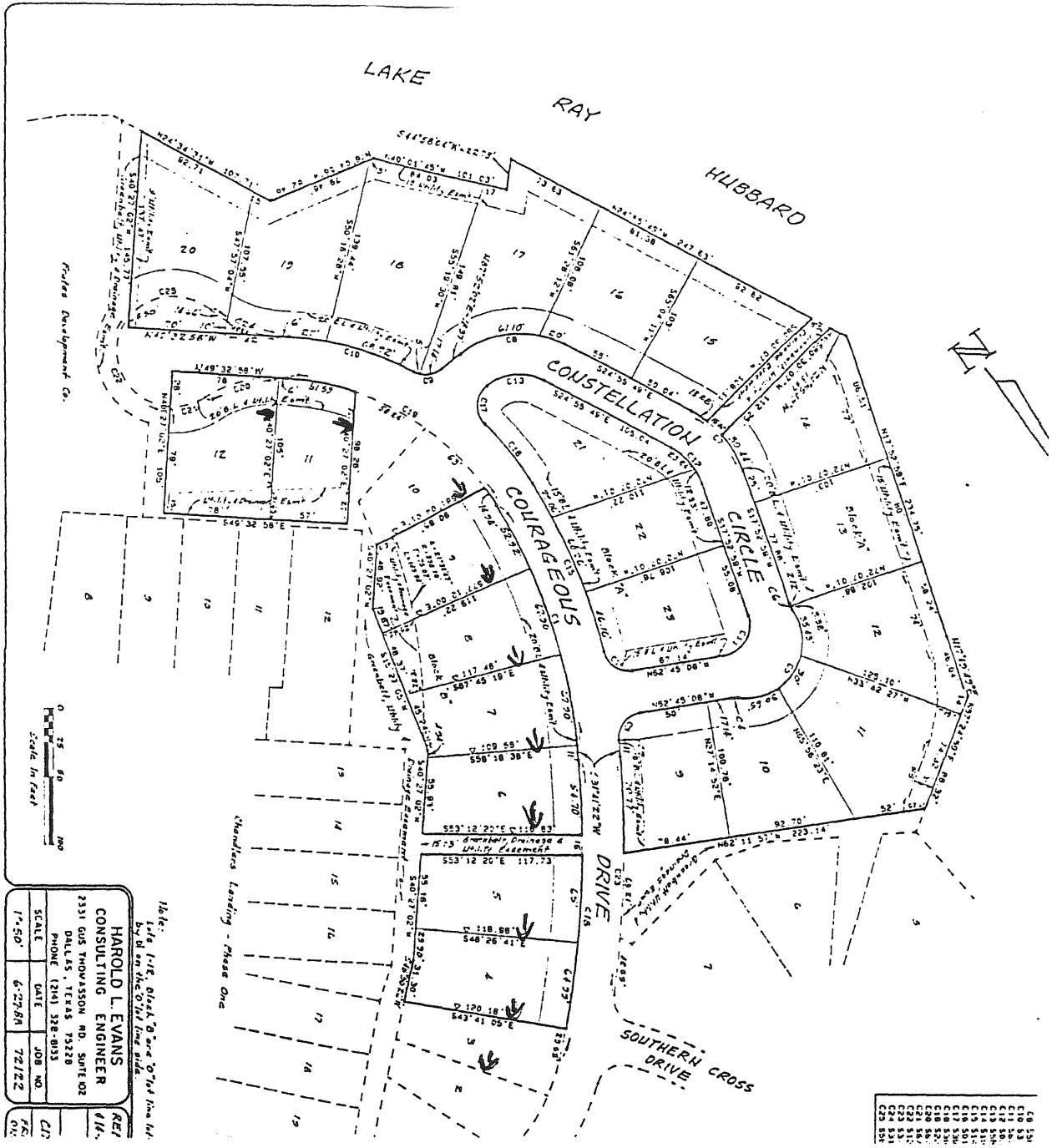
Replat Phase 18-2
Block B, 1-2
Block C, 1,2,4,5,6,7
10/91





CHAND 18-2 RPP B1-2(1R);C1,2,4-7(1,4-5R)

9125



~~Proposed~~ Replat
Phase 8-2
approved 11 8

8832 0 CHAND 18-2 RPP A9-32(9-23), B4-16(4-13)

VIEW: Pdfile SORT: PHASE_NO
RESTRICT: PHASE_NO = "CHAND 19"

P&Z CASE NO	ORDINANCE	PHASE NAME	ACTION	DESCRIPTION
8525	0	CHAND 19	PP	ALL
8545	0	CHAND 19	PP	REVISED ALL
8556	0	CHAND 19	FP	ALL
8539	8543*	CHAND 19	Z	AR SFD ALL

* See "Chand" master Plan for full ordinance

EXHIBIT C

CHANDLERS LANDING, PHASES 19 and 20

AREA REQUIREMENTS

1.	Minimum lot area	6,000 sq. ft.
2.	Maximum units per lot	1
3.	Minimum dwelling unit	1,200 sq. ft.
4.	Minimum lot width	50 ft.
5.	Minimum lot depth	100 ft.
6.	Minimum front setback	20 ft.
7.	Minimum rear setback	10 ft.
8.	Minimum side setback	5 ft.
9.	Minimum distance between buildings on same lot	10 ft.
10.	Maximum building coverage	40%
11.	Maximum height	30 ft.
12.	Minimum distance between buildings	10 ft.
13.	Minimum parking	2 spaces
14.	Minimum garage	2 car

8539 8543 CHAND 19 Z AR SFD ALL

The Council then considered the final plat of the Smith Addition submitted by John Smith. Mr. Smith explained to the Council his one lot residential subdivision. Couch explained that this plat was adjacent to the Chenault residential subdivision. She also explained that Smith was agreeable to dedication of additional right-of-way to meet the requirements of the Thoroughfare Plan, but, as was the case with the Chenault residential subdivision, he was requesting that he not be required to place funds in escrow for improvement of the State highway.

Gournay made a motion that the final plat for the Smith Addition be approved with a waiver of the requirements for escrowing of funds with the restriction that if the use becomes anything other than single family the waiver would expire. Bullock seconded the motion. The motion was voted on and passed unanimously.

The Council then considered vacating a portion of Chandlers Landing, Phase 15 and approval of a final plat on Chandlers Landing, Phase 19. Couch explained the items under consideration.

Welborn made a motion that the Council approve vacating a portion of Chandlers Landing, Phase 15 and approve a final plat for Chandlers Landing, Phase 19 subject to the following stipulations:

1. That the designation labeled "area of widening" be changed to read "right-of-way".

2. That the right-of-way be obtained from the center of the existing right-of-way line rather than the center of the existing pavement.

3. That funds be escrowed for paving 24 ft. of FM-740 and for curb, gutter, and engineering to be paid prior to construction of any portion of this phase.

4. That a deceleration lane be built prior to construction of any portion of this phase.

5. That the street name "Lavonia Court" be changed since there is already such a street so named on file with the County Clerk.

6. That the variances from the City's horizontal and vertical curve standards be granted.

7. That credit for the turn lane be given for the amount of pavement used in the deceleration lane in calculation of the amount of funds to be escrowed.

Eubanks seconded the motion. The motion was voted on and carried unanimously.

The Council then considered a resolution requesting the rural water supply corporations to reconsider their contracts with

of this sort was by property ownership and told the Council that this was the method under which the Staff would proceed.

Davis asked if Freese and Nichols had looked into the possibility of taking sewer north to Camp Creek Basin. Eisen stated taht he would discuss this matter with Freese and Nichols and told the Council that the City of Lavon would be making a presentation to the Council on the subject of bringing sewage to the Rockwall system. He stated that Lavon was making this request based on recommendations from the North Central Texas Council of Governments.

Eisen reported on the status of improving traffic flow at SH-205 and SH-66 as requested at a previous meeting by Davis. Eisen stated that several alternatives had been considered and that his recommendation involved re-striping of several areas. He presented the detailed plan for the Council to comment on. The Council indicated support for the proposal as presented and expressed their appreciation for the work done on the plan. Tuttle stated that the Council had previously made a commitment about eighteen months ago to continue the improvements made to the Square and asked if it would be possible to take the sidewalks in to obtain more room for the street.

Eubanks suggested that the City also consider the need that no-parking periods be provided in the morning as well as in the afternoon to accommodate the traffic generated by school traffic. Eisen indicated that this option would be considered.

Welborn asked if the Staff had completed work toward providing a plan for additional planning in the downtown area. Eisen indicated that the Staff had been trying to schedule a meeting with the committee of downtown merchants to discuss this matter but had not, as yet, held the meeting. Tuttle stated that it was his opinion that for the plan improving the traffic flow to be acceptable, it would be necessary for the City to offer additional parking. He stated that it was his feeling that the old City Hall site would have to be opened along with the plans being discussed for the intersection of Goliad and SH-66.

Eisen stated that if there was no objecion the City would proceed with the improvements on the northbound lanes and continue to work on the other aspects of the problem.

The Council then considered approval of a preliminary plat development plan for Phase 19 of Chandlers Landing. Couch reviewed the recommendations of the Staff and the Planning and Zoning Commission.

Welborn made a motion to approve the preliminary plat development plan for Phase 19 of Chandlers Landing with the following stipulations:

1. That a determination of whether "eyebrow" streets proposed meet the City's engineering requirements be made.

2. That the ten lots fronting on Yacht Club Drive be required to have circular driveways.

3. That a deceleration and acceleration lane be required to be built on SH-740 simultaneously with the opening of the construction entrance to this phase as well as a left turn lane for traffic going north on SH-740 (contingent upon Texas Department of Highways and Public Transportation approval).

4. That dedication and escrowing of funds in accordance with present City ordinances be required at the time of final platting of any portion of Phase 19.

Eubanks seconded the motion. The motion was voted on and passed unanimously.

Tuttle agreed with a suggestion by Davis that it might be advantageous to meet with representatives from the City of Heath regarding planning in areas near that City. He suggested that Eisen contact Mayor Burns for establishing groundwork for such meetings and suggested use of Council committees to work out these details.

The Council then considered approval of a preliminary plat development plan for Phase 20 of Chandlers Landing. Couch stated that comments from Staff were the same as had been discussed under the previous items. She reviewed these matters in the motion.

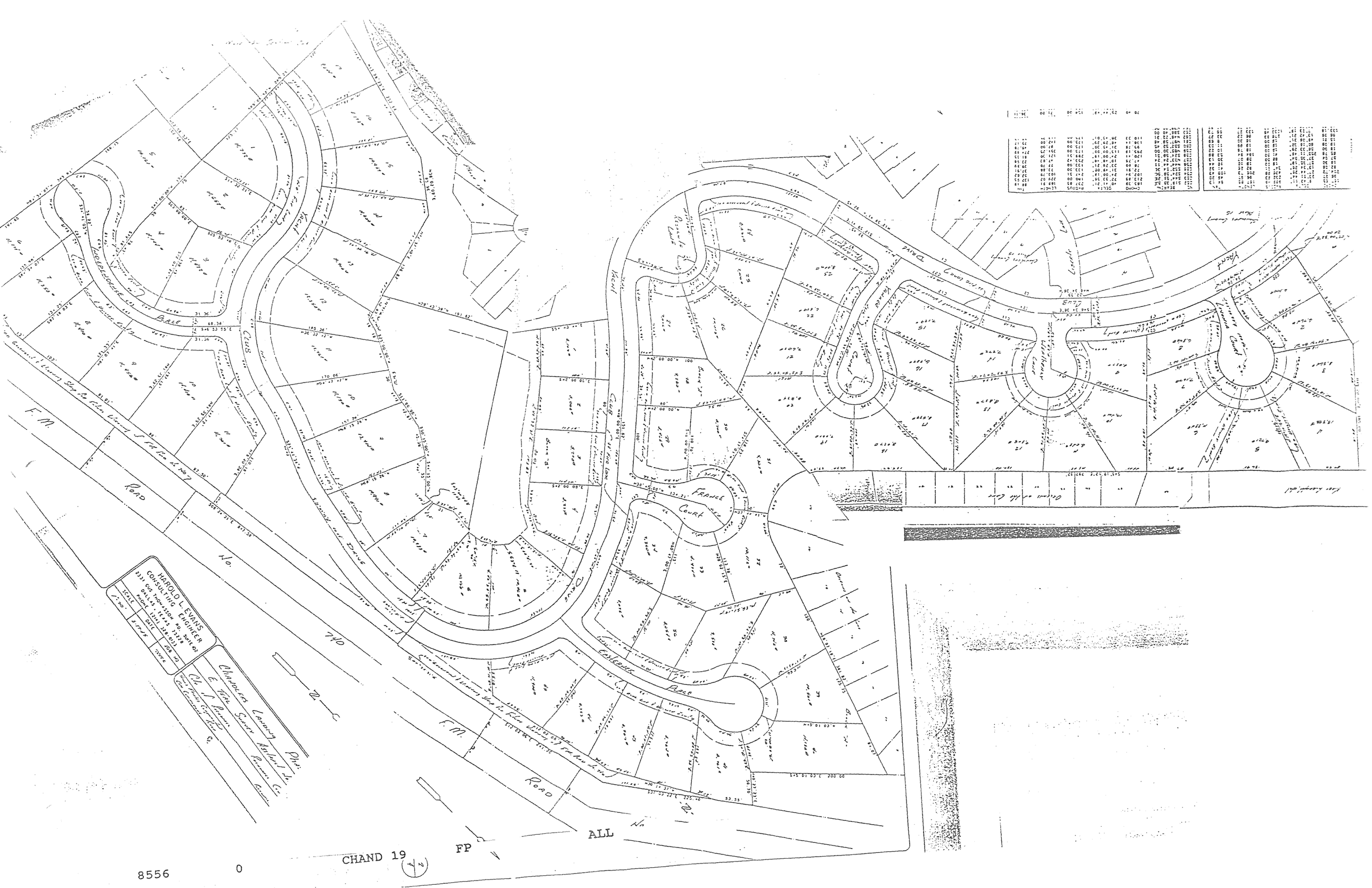
Motion was made by Welborn that the preliminary plat development plan for Phase 20 of Chandlers Landing be approved subject to engineering review of "eyebrow" streets to insure they meet the City standards. Eubanks seconded the motion. The motion was voted on and passed unanimously.

Van Hall, representing Chandlers Landing, told the Council that the developers had gone to a great deal of engineering expense to preserve trees and natural areas in the development. He explained that this produced some odd-shaped cul-de-sacs to preserve the natural terrain. He asked the Council to ask the Staff to work with them in engineering review of the-odd shaped cul-de-sacs and noncompliant curves. The Council generally agreed that such review could be done by the Staff and that if the Staff and developers were unable to come to agreement, the developer could come back to the Council for final resolution of any such problems.

The Council then considered vacating the existing plats on Phases 8 and 14 and approving a replat of Chandlers Landing, Phase 14. Couch pointed out that as a part of the preliminary plan already considered the previous night the land use involved changing a portion of Phase 14 from Townhome to Single Family Detached. She stated that the Council would need to take three actions to revise the plat:

1. Vacate existing Phase 14 and approve the replatting of Phase 14.

2. Vacate old Phase 8 plat which was platted in the new Phase 14.



HAROLD L. EVANS
CONSULTING ENGINEER
2331 GUS THOMASSON RD. SUITE 102
DALLAS, TEXAS 75228
PHONE (214) 328-0133
SCALE
DATE
JOB NO.
Chandlers Landing Phase
E. Teal Survey Abstract No.
Rockwall Co.
Rockwall Co.
Vacant
Club
Drive
Road
No.
740
F.M.
Vacant
Club
Drive
France Court
Easterner Place
Vacant
Club
Drive
Vacant
Weatherly Lane
Lowena Court
Vacant
Club
Drive
Road
No.
ALL
CHAND 19
FP
8556
0

VIEW: Pdfile
RESTRICT: PHASE_NO = "CHAND 20"

SORT: PHASE_NO

P&Z CASE NO	ORDINANCE	PHASE NAME	ACTION	DESCRIPTION
8539	8543*	CHAND 20	Z	AR SFD ALL
8549	0	CHAND 20	PP	ALL
8551	0	CHAND 20	FP	ALL

* See "Chand" Master Plan Section for full ordinance

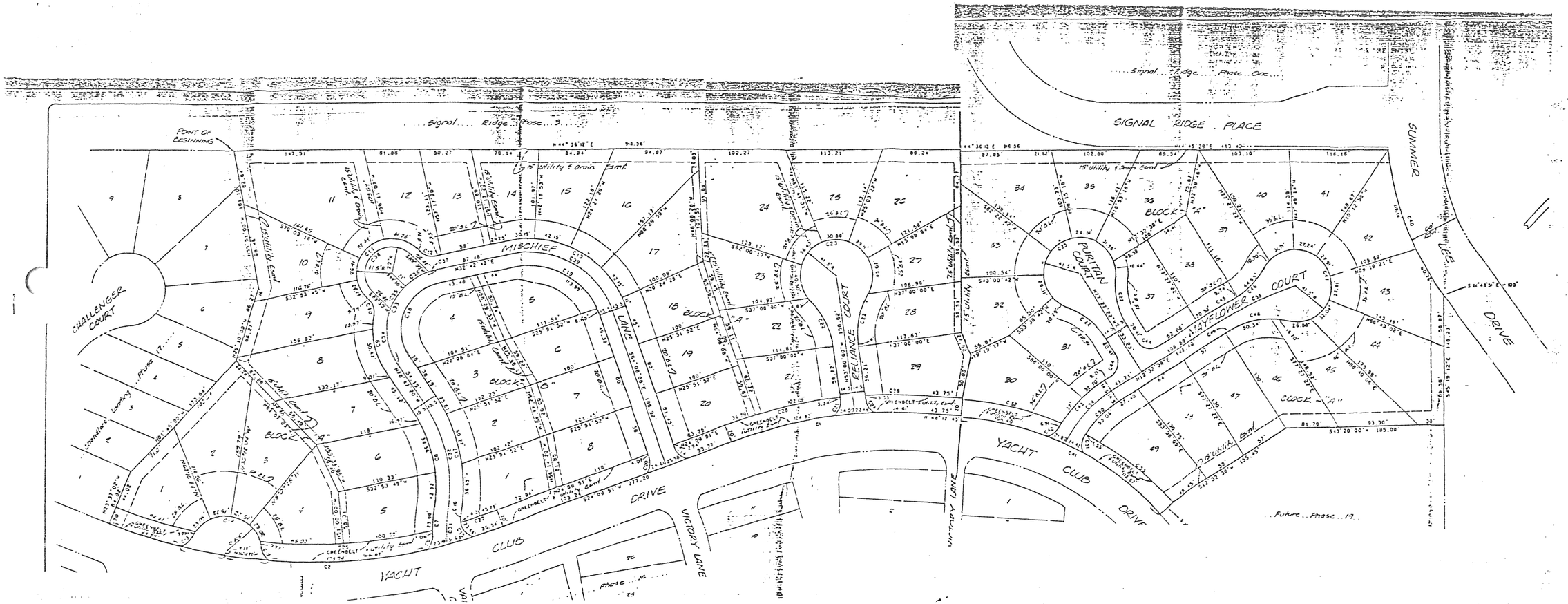
EXHIBIT C

CHANDLERS LANDING, PHASES 19 and 20

AREA REQUIREMENTS

1.	Minimum lot area	6,000 sq. ft.
2.	Maximum units per lot	1
3.	Minimum dwelling unit	1,200 sq. ft.
4.	Minimum lot width	50 ft.
5.	Minimum lot depth	100 ft.
6.	Minimum front setback	20 ft.
7.	Minimum rear setback	10 ft.
8.	Minimum side setback	5 ft.
9.	Minimum distance between buildings on same lot	10 ft.
10.	Maximum building coverage	40%
11.	Maximum height	30 ft.
12.	Minimum distance between buildings	10 ft.
13.	Minimum parking	2 spaces
14.	Minimum garage	2 car

8539 8543 CHAND 20 Z AR SFD ALL



8551 0 CHAND 20 FP ALL

VIEW: Pafile SORT: PHASE_NO
RESTRICT: PHASE_NO = "HARBOR LANDING"

CASE_NO	ORD_NO	PHASE_NO	TYPE	DESC	ADOPTED
8430	8416	HARBOR LANDING	Z	AR SFD SF-10, SF-7	00/00/00
8430	8416	HARBOR LANDING		RES 87-19 SETTLEMENT	00/00/00
8430	8416	HARBOR LANDING		RES 87-20 SETTLEMENT	00/00/00
8648	0	HARBOR LANDING	FP	ALL - PHASE 1	01/01/86
8722	0	HARBOR LANDING	PP	ALL - PHASE 2	01/01/87
8730	0	HARBOR LANDING	FP	ALL - PHASE 2	01/01/87

Jeffrey -into

Exhibit "C"
Harbor Landing Phase 2

BLOCK B

Lot #	Maximum Rooftop Elevation Per Court Order	Maximum Pad Elevation Per Court Order	As-Built Pad Elevation	Maximum House Height Per Court Order	Adjusted Maximum House Height
4	488	466		22'	
5	488	459		29'	
6	471	448	450	23'	21'
7	471	448		23'	
8	471	448		23'	
9	469	447		22'	
10	469	447		22'	
11	478.5	452		26.5'	
12	489	451		29'	
13	474.5	451.5		23'	
14	469	446		23'	
15	469	446		23'	
16	468	445	446	23'	22'
17	468	445	447	23'	21'
18	468	445	448	23'	20'
19	477	449		28'	
20	480	450		30'	
21	477	450		27'	
22	484	458	454	26'	30'
23	490	460		30'	

BLOCK C

Lot #	Maximum Rooftop Elevation Per Court Order	Maximum Pad Elevation Per Court Order	As-Built Pad Elevation	Maximum House Height Per Court Order	Adjusted Maximum House Height
14	479	456	459	23'	20'
15	481	456		25'	
16	482	457		25'	
17	485.5	462.5		23'	
18	495	470		25'	
19	496.5	473.5		23'	
20	493	470		23'	
21	492	466.5		26.5'	
22	478.5	456		22.5'	
23	479	457		22'	
24	479	457		22'	
25	489	467		22'	

REVISED PD-8

ORDINANCE NO. 84-16

AN ORDINANCE OF THE CITY OF ROCKWALL, TEXAS, AMENDING ORDINANCE NO. 73-48 OF THE CITY OF ROCKWALL AND AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF ROCKWALL AS HERETOFORE AMENDED AND AS RELATES TO TRACT I-A OF PLANNED DEVELOPMENT DISTRICT NUMBER 8, SAID TRACT BEING DESCRIBED ON THE PRELIMINARY SITE PLAN ATTACHED HERETO; PROVIDING FOR ORDERLY DEVELOPMENT OF SAID TRACT I-A OF PLANNED DEVELOPMENT DISTRICT NUMBER 8; PROVIDING FOR LAND USE WITHIN SAID TRACT I-A OF PLANNED DEVELOPMENT DISTRICT NUMBER 8 AND AREA REQUIREMENTS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF ONE THOUSAND DOLLARS ($1,000.00) FOR EACH OFFENSE AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the Laws of the State of Texas and the Ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held due 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, the governing body, in the exercise of its legislative discretion, has concluded that Ordinance No. 73-48 of the City of Rockwall and the Comprehensive Zoning Ordinance f the City of Rockwall as relates to Tract I-A of Planned Development District Number 8 should be amended as set forth herein; and

WHEREAS, the governing body of the City of Rockwall has determined that a substantial change in circumstances and of land usages and development has occurred in Planned Development District Number 8 as authorized by Ordinance No. 73-48 of the City of Rockwall since the passage and effective date of said development necessitate amendment of said Ordinance No. 73-48 of the City of Rockwall as set forth herein:

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

SECTION 1. That Ordinance No. 73-48 of the City of Rockwall is hereby amended by adding a new section to be numbered Section 2a and to read as follows:

Section 2a. The granting of the Planned Development Number 8 to to the above described property is subject to the following special conditions and provisions:

(1) Tract IA of Planned Development District Number 8 shall be developed in accordance with the preliminary development plan for said area which is

attached hereto and made a part hereof as Exhibit "A".

(2) That all development of the property covered by this Ordinance shall be in accordance with the approved preliminary plan attached hereto as Exhibit "A", and no substantial change in the development shall be permitted except after obtaining approval of the change of such preliminary plan in the manner required for amendments to the Comprehensive Zoning Ordinance.

(3) Prior to the issuance of any Building Permit in Tract I-A of Planned Development District Number 8, a final development plan prepared in accordance with the requirements of the Comprehensive Zoning Ordinance shall be filed with the City Council of the City of Rockwall and shall be approved by said governing body after review and recommendation by the Planning and Zoning Commission and filed as a part of this Ordinance. Such required development plan shall set forth the requirements for ingress and egress to the property, public or private streets of drive, with adequate right-of-way to conform to the thorougfare plan of the City of Rockwall, sidewalks, utilities, drainage, parking space, all area requirements and maximum lot coverage, yards and open spaces, screening walls or fences, amenities, greenbelt areas and all other development and protective requirements considered necessary by the City Council to create a reasonable transition to and protection of the adjacent property. Such approval by the City Council of the detailed final development plan shall be considered as an amendment to this Ordinance and shall be applicable to the property involved.

(4) That all development in Area "A" on the attached site plan meet the requirements of "SF-10" Single Family Residential District.

(5) That all development in area "B" on the attached site plan meet the requirements of "SF-7" Single Family Residential district.

(6) That all development shall meet the height restrictions of no more than 30 feet above existing grade nor 12 feet above the building line of the uphill lot.

SECTION 3. This ordinance shall take effect immediately from and after its passage and the publication of the caption as the law in such cases requires.

PASSED AND APPROVED this 2nd day of April, 1984.

APPROVED:

Mayor

ATTEST:

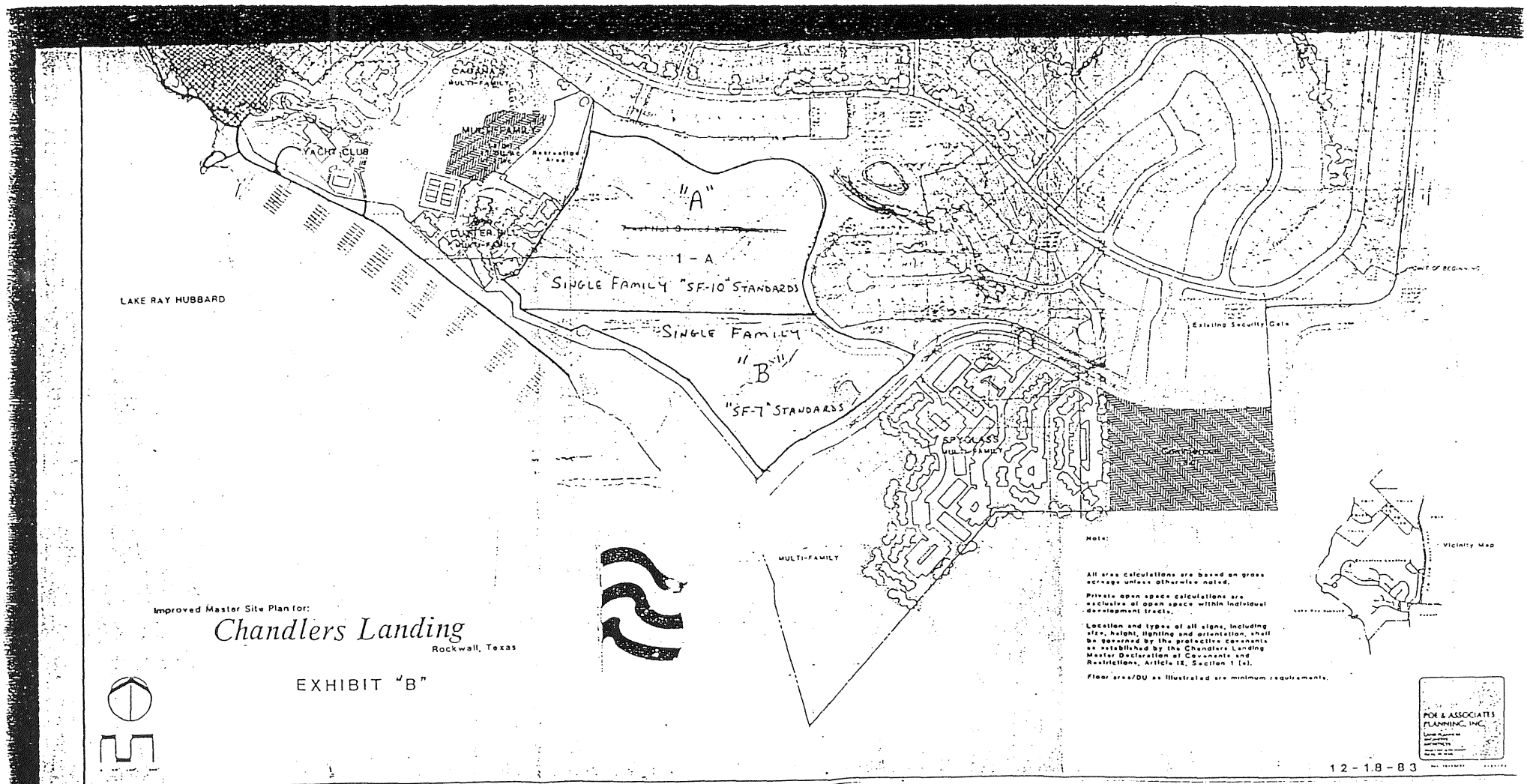
ty Secretary

TRACT IA

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

COMMENCING at the most southerly Southeast corner of Cutter Hill, Phase Three an addition to the City of Rockwall, Rockwall County, Texas, as recorded in Slide A, Page 399 of the Deed Records of Rockwall County, Texas said commencing point being on the City of Dallas take line for Lake Ray Hubbard and also being North 46° 18' 55" West, a distance of 132.23 feet from the City of Dallas monument T 13-1 and T 11-6.
THENCE: Along the Southerly line of the said Cutter Hill, Phase Three, North 54° 39' 29" East, a distance of 54 feet to an iron rod for a corner;
THENCE: North 74° 47' 07" East, a distance of 24.70 feet to an iron rod for a corner and the Point of Beginning of this tract.
THENCE: North 74° 47' 07" East, along the Southeast line of Cutter Hill, hase Two, an addition to the City of Rockwall, Rockwall County, Texas recorded in Slide A, Page 285 of the Deed Records of Rockwall County, exas, a distance of 61.24 feet to an iron rod for a corner;
THENCE; North 33° 38' 08" East, continuing along the Southeast line of the said Cutter Hill, Phase Two, a distance of 363 feet to an iron rod for a corner;
THENCE; North 14° 47' 36" East, a distance of 191.50 feet to an iron rod for a corner and the beginning of a circular curve to the left, said curve having a chord bearing of South 75° 25' 44" East, a central angle of 29° 08' 32" and a radius of 190.70 feet;
THENCE: In an Easterly direction with said curve to the left, an arc distance of 96.99 feet to an iron rod for a corner;
THENCE: East, a distance of 20 feet to an iron rod for a corner and the beginning of circular curve to the right, said curve having a central angle of 36° 07' 46" and a radius of 245.27 feet.
THENCE: In an Easterly direction with said curve to the right, an arc distance of 154.66 feet to an iron rod for a corner;
THENCE: South 53° 52' 14" East, a distance of 67.62 feet to an iron rod for a corner and the beginning of a circular curve to the left, said curve having a central angle of 55° 50' 15" and a radius of 188.72 feet;
THENCE: In an Easterly direction with said curve to the left, an arc distance of 183.91 feet to an iron rod for a corner;
THENCE: North 70° 17' 31" East, a distance of 74.68 feet to an iron rod for a corner and the beginning of a circular curve to the right, said curve having a central angle of 70° 29' 43" and a radius of 155.66 feet.
THENCE: In an Easterly direction with said curve to the right, an arc distance of 191.52 feet to an iron rod for a corner;
THENCE: South 39° 12' 46" East, a distance of 10.38 feet to an iron rod for a corner and the beginning of a circular curve to the right, said curve having a central angle of 60° 15' 01" and a radius of 155.10 feet.
THENCE: In a Southerly direction with said curve to the right, an arc distance of 163.10 feet to an iron rod for a corner;
THENCE: South 21° 02' 15" West, a distance of 130.62 feet to an iron od for a corner and the beginning of a circular curve to the left, said urve having a central angle of 49° 55' 27" and a radius of 214.24 feet.
THENCE: In a Southerly direction with a curve to the left, an arc distance of 186.68 feet to an iron rod for a corner and the point of compound curvature of a circular curve to the left having a central angle of 56° 22' 10" and a radius of 184.75 feet;
THENCE: In a Southeasterly direction with said curve to the left, an arc distance of 181.77 feet to an iron rod for a corner;

THENCE: South 85° 15' 22" East, a distance of 83.83 feet to an iron rod for a corner and the beginning of a circular curve to the right, said curve having a central angle of 42° 14' 23" and a radius of 152.74 ft.;
THENCE: In a Southeasterly direction with said curve to the right, an arc distance of 112.61 feet to an iron rod for a corner;
THENCE: South 43° 0' 59" East, a distance of 19.74 feet to an iron rod for a corner in the Northerly right-of-way line of Henry M. Chandler Drive;
THENCE: South 46° 59' 01" West, along the Northerly right-of-way line of Henry M. Chandler Drive, a distance of 153.61 feet to an iron rod for a corner and the beginning of a circular curve to the right having a central angle of 21° 41' 24" and a radius of 782.99 feet;
THENCE: In a Southwesterly direction with said curve to the right, an arc distance of 296.41 feet to an iron rod for a corner;
THENCE: South 68° 40' 25" West, a distance of 11.91 feet to an iron rod for a corner and the beginning of a circular curve to the left having a central angle of 23° 11' 15" and a radius of 136.48 feet;
THENCE: In a Southwesterly direction with said curve to the left, an arc distance of 55.23 feet to an iron rod for a corner;
THENCE: South 45° 29' 10" West, a distance of 120.24 feet to an iron rod for a corner;
THENCE: North 38° 21' 05" West, a distance of 402.14 feet to an iron rod for a corner;
THENCE: North 56° 39' 37" West, a distance of 232.26 feet to an iron rod for a corner;
THENCE: North 67° 16' 48" West, a distance of 162.79 feet to an iron rod for a corner;
THENCE: South 62° 44' 42" West, a distance of 43.88 feet to an iron rod for a corner;
THENCE: North 67° 27' 32" West, a distance of 189.78 feet to an iron rod for a corner;
THENCE: North 3° 55' 02" West, a distance of 42.77 feet to an iron rod for a corner;
THENCE: North 44° 59' 06" West, a distance of 89.31 feet to the Point of Beginning and containing 17.7348 acres (772,529 sq. ft.) of land.


CABANAS
MULTI-FAMILY
MULTI-FAMILY
YACHT CLUB
Recreation Area
CLUSTER HILL
MULTI-FAMILY
"A"
1 - A
SINGLE FAMILY "SF-10" STANDARDS
LAKE RAY HUBBARD
SINGLE FAMILY
"B"
"SF-7" STANDARDS
SPYGLASS
MULTI-FAMILY
Existing Security Gate
MULTI-FAMILY
Improved Master Site Plan for:
Chandlers Landing
Rockwall, Texas
EXHIBIT "B"
Note:
All area calculations are based on gross acreage unless otherwise noted.
Private open space calculations are exclusive of open space within individual development tracts.
Location and types of all signs, including size, height, lighting and orientation, shall be governed by the protective covenants as established by the Chandlers Landing Master Declaration of Covenants and Restrictions, Article IX, Section 1 (a).
Floor area/DU as illustrated are minimum requirements.
Vicinity Map
POE & ASSOCIATES
PLANNING, INC.
12-1.8-83

RESOLUTION NUMBER 87-19

A RESOLUTION AUTHORIZING THE AGREEMENT AND SETTLEMENT OF ALL MATTERS IN CONTROVERSY BETWEEN THE CITY OF ROCKWALL AND PLAINTIFF AND INTERVENORS IN THAT CERTAIN ACTION STYLED ROCKWALL HARBOR LANDING, INC., A TEXAS CORPORATION VS. CITY OF ROCKWALL, TEXAS, CAUSE NUMBER 87-124; AND PROVIDING FOR AN EFFECTIVE DATE.

BE IT RESOLVED BY THE COUNCIL OF THE CITY OF ROCKWALL, TEXAS:

Section 1

That the Mayor is hereby authorized to sign an agreement settling and compromising all matters in controversy between the City of Rockwall and Plaintiff and Intervenors in that certin action styled Rockwall Harbor Landing, Inc., A Texas Corporation vs. City of Rockwall, Texas, as shown on the attached Exhibit "A".

Section 2

That this Resolution shall in no way be construed to be an admission of liability by the City of Rockwall with respect to any matter in controversy between the City and Plaintiff and Intervenors.

Section 3

That this Resolution shall take effect immediately from and after its passage.

PASSED AND APPROVED: June 15, 1987.

CITY OF ROCKWALL, TEXAS

MAYOR

ATTESTED TO BY:

CITY SECRETARY

APPROVED AS TO FORM:

CITY ATTORNEY

No. 87-124

OCKWALL HARBOR LANDING, INC., A TEXAS CORPORATION, Plaintiff,	)	IN THE DISTRICT COURT
VS.	)	86TH JUDICIAL DISTRICT
CITY OF ROCKWALL, TEXAS, Defendant.	)	ROCKWALL COUNTY, TEXAS

AGREED JUDGMENT

On the _____ day of _____, 1987, came on to be heard the above-entitled and numbered cause wherein Rockwall Harbor Landing, Inc., hereinafter referred to as Plaintiff, City of Rockwall, Texas, hereinafter referred to as Defendant and Rick S. Burgy, Leigh Burgy, Charles N. Capri, Thelma L. Capri, Claude F. Fulton, Francis Fulton, Peter G. Oetking, Maude Oetking, and Revival Tabernacle Association, Inc., hereinafter referred to as Intervenors, appeared in person and by their attorneys of record. Defendant, having been duly and legally cited to appear and answer, has filed n answer in this matter, Intervenors have duly appeared and filed their Plea Of ntervention; all parties have reached an agreement to settle all matters of controversy pending before the Court and have agreed to the terms and conditions of this Agreed Judgment.

The parties have announced to the Court that they have reached an agreement in this cause and have executed a Settlement Agreement, which has been filed with the Court, the terms of said Settlement Agreement are incorporated herein by reference as if set forth anew. The Court, after having reviewed the Settlement Agreement, approves said Settlement Agreement and the terms and conditions recited therein, and after considering same,

IT IS THEREFORE, ORDERED, ADJUDGED AND DECREED by the Court that, subject to the terms and conditions of the Settlement Agreement, the above-entitled

and numbered cause of action be in all things dismissed, and that all costs of court are to be taxed against the party incurring same.

SIGNED AND ENTERED this _____ day of _____, 1987.

_____
JUDGE PRESIDING

AGREED AS TO FORM AND CONTENT:

SALLINGER, NICHOLS, JACKSON,
KIRK & DILLARD

By:_____
Robert E. Hager
Texas Bar Card 08689500
1800 Lincoln Plaza
Dallas, Texas 75201
Phone: (214) 954-3333

ATTORNEYS FOR PLAINTIFF

HUTCHISON PRICE BOYLE & BROOKS

y:_____
Pete Eckert
Texas Bar Card 06399000
Kent S. Hofmeister
Texas Bar Card 09791700
3900 First City Center
Dallas, Texas 75201-4622
Phone: (214) 754-8600

ATTORNEYS FOR DEFENDANT

BIRD & RENEKER

By:_____
D. Ronald Reneker
Texas Bar Card 16770000
D. Grant Seabolt, Jr.
Texas Bar Card 17942500
1100 Premier Place
5910 North Central Expressway
Dallas, Texas 75206
Phone: (214) 373-7070

ATTORNEYS FOR INTERVENORS

RESOLUTION NO. 87-20

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, CLARIFYING THE CONTENT OF ORDINANCE NUMBER 84-16

WHEREAS, the zoning and platting of a subdivision within the City of Rockwall named Harbor Landing Phase I has been approved by the City Council, and

WHEREAS, a lawsuit has been filed against the City of Rockwall by Rockwall Harbor Landing, Inc., and

WHEREAS, the lawsuit seeks from the Court a judicial interpretation of the meaning of Section 1(6) of Ordinance Number 84-16, and

WHEREAS, certain residents of the area adjacent to Harbor Landing Phase I have intervened in this lawsuit, and

WHEREAS, the City of Rockwall, Rockwall Harbor Landing, Inc., and the intervenors in the lawsuit have agreed to the interpretation and application of the Ordinance Number 84-16 as it pertains to Harbor Landing Phase I, and

WHEREAS, the agreed interpretation and application specifies the building pad elevations and maximum elevations of buildings in the subdivision, as shown in "Exhibit A" to this resolution, and the term "house height" shall be defined as the distance between a monument located at the front building line of each lot and the highest point of the structure on each such lot; and

WHEREAS, the Rockwall Harbor Landing, Inc., Plaintiff in the lawsuit, has agreed to dismiss with prejudice all claims as to each party to the lawsuit upon the approval and enactment of this resolution.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Rockwall that:

1. It is the intent of the City Council that Ordinance Number 84-16 be interpreted, applied and enforced as specified in Exhibit A, and

2. The City Manager is instructed to enforce Ordinance Number 84-16 in such a manner that the pad elevations and maximum building elevations shown in Exhibit A are adhered to.

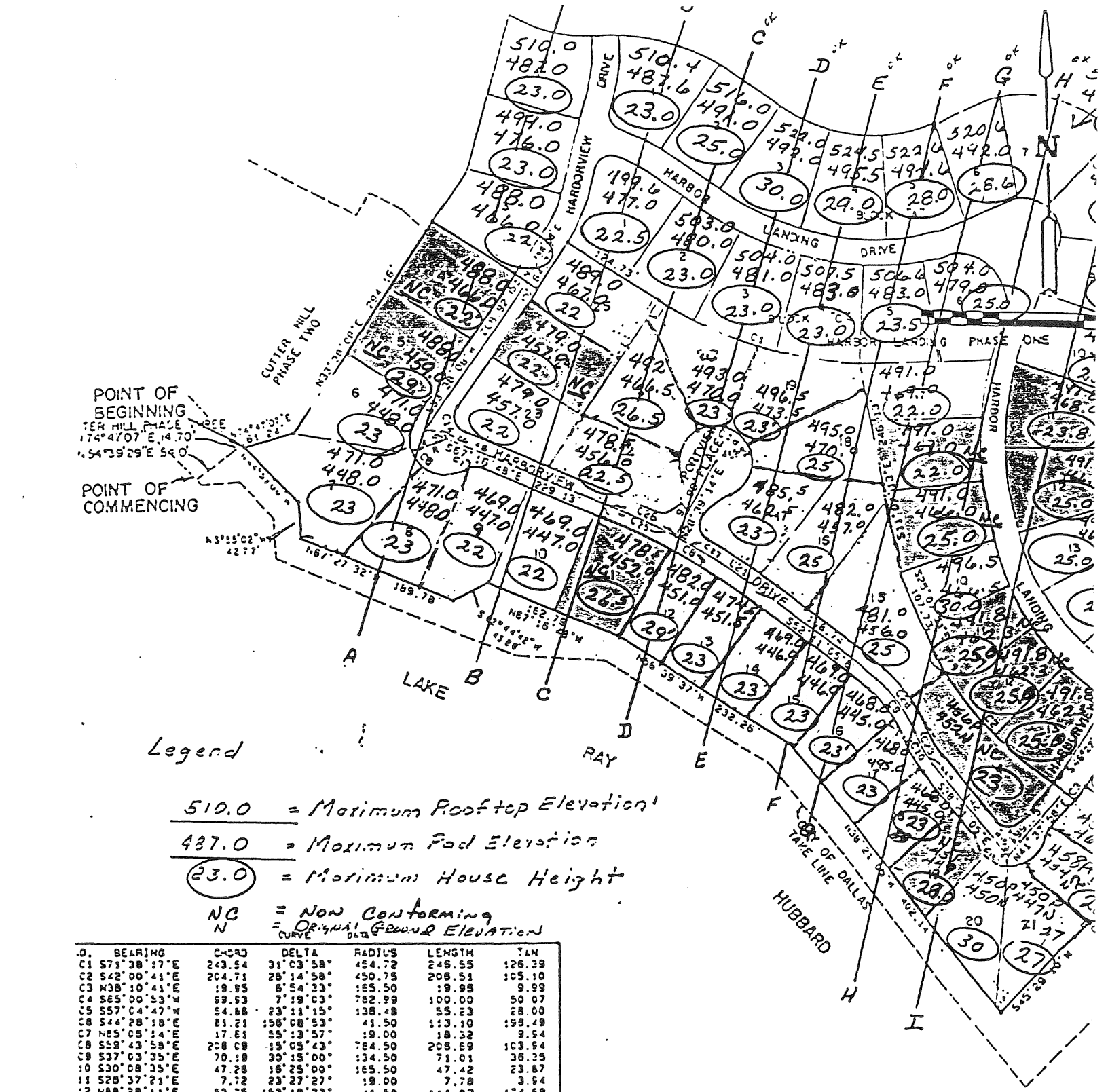
PASSED AND APPROVED the 15th day of June, 1987.

APPROVED:

ATTEST:

By

0320h/5



Legend

510.0 = Maximum Rooftop Elevation

437.0 = Maximum Pad Elevation

(23.0) = Maximum House Height

NC = Non Conforming

N = Original Ground Elevation

NO.	BEARING	CHORD	DELTA	RADIUS	LENGTH	TAN
C1	S71°38'17"E	243.54	31°03'58"	454.72	246.55	126.39
C2	S42°00'41"E	204.71	26°14'58"	450.75	206.51	105.10
C3	N38°10'41"E	19.95	6°54'33"	165.50	19.95	9.99
C4	S65°00'53"W	89.53	7°19'03"	782.99	100.00	50.07
C5	S57°04'47"W	54.86	23°11'15"	138.48	55.23	28.00
C6	S44°28'18"E	81.21	156°08'53"	41.50	113.10	195.49
C7	N85°08'14"E	17.61	55°13'57"	19.00	18.32	9.94
C8	S59°43'58"E	208.09	15°05'43"	784.50	206.69	103.94
C9	S37°03'35"E	70.19	30°15'00"	134.50	71.01	36.35
C10	S30°08'35"E	47.28	16°25'00"	165.50	47.42	23.87
C11	S28°37'21"E	7.72	23°27'27"	19.00	7.78	3.94
C12	N88°28'11"E	80.75	153°18'23"	41.50	111.02	174.69
C13	N28°43'58"E	9.77	29°47'59"	19.00	9.88	5.06
C14	S18°49'20"E	29.30	100°54'56"	19.00	33.48	23.01
C15	S65°31'13"E	50.08	3°31'08"	815.50	50.09	25.05
C16	N88°10'28"E	29.14	100°07'45"	19.00	33.20	22.70
C17	N03°34'58"E	38.39	25°03'18"	88.50	38.70	19.68
C18	S81°20'46"E	65.78	255°11'48"	41.50	184.84	53.89
C19	S53°43'30"W	38.39	25°03'18"	88.50	38.70	19.68
C20	S08°52'01"E	29.14	100°07'45"	19.00	33.20	22.70
C21	S55°33'28"E	65.67	8°44'48"	815.50	68.03	48.07
C22	S37°03'35"E	89.37	30°15'00"	165.50	87.38	44.73
C23	S30°08'35"E	38.41	16°25'00"	134.50	38.54	19.40
C24	S88°21'34"E	28.53	100°00'57"	19.00	33.17	22.65
C25	S59°43'58"E	219.18	15°05'43"	800.00	210.77	105.90
C26	S84°18'47"E	82.81	5°58'02"	800.00	82.85	41.48
C27	S58°45'55"E	127.78	8°08'41"	800.00	127.92	64.10
C28	S37°03'35"E	78.78	30°15'00"	150.00	79.19	40.54
C29	S30°08'35"E	42.83	16°25'00"	150.00	42.98	21.64

Revised June 3 1987

Revised June 10, 1987

No. 87-124

ROCKWALL HARBOR LANDING, INC., A TEXAS CORPORATION, Plaintiff,	)	IN THE DISTRICT COURT
VS.	)	86TH JUDICIAL DISTRICT
CITY OF ROCKWALL, TEXAS, Defendant.	)	ROCKWALL COUNTY, TEXAS

SETTLEMENT AGREEMENT

THIS AGREEMENT is made and entered into this _____ day of _____, 1987, by and between Rockwall Harbor Landing, Inc., hereinafter referred to as Plaintiff, City of Rockwall, Texas, hereinafter referred to as Defendant and Rick S. Burgy, Leigh Burgy, Charles N. Capri, Thelma L. Capri, Claude F. Fulton, Francis Fulton, Peter G. Oetking, Maude Oetking, and Revival Tabernacle Association, Inc., hereinafter referred to as Intervenors.

WHEREAS, Plaintiff has filed a suit in the 86th Judicial District Court in Rockwall County, Texas, against Defendant in Cause Number 87-124; the City has duly appeared and filed an Answer in said proceeding; and, Intervenors have duly appeared and filed their Plea of Intervention in said proceedings.

WHEREAS, the parties have reached an agreement to settle the matters in controversy recited in Plaintiff's Original Petition and have agreed to enter into an Agreed Judgment to dismiss the pending litigation, subject to the provisions recited therein.

NOW THEREFORE, in consideration of the terms, conditions and covenants recited herein, the parties agree as follows:

1. Approval of Plat Plan. Defendant, by and through the authorized actions of its City Council, hereby approves for all purposes the Plat Plan which is attached hereto and incorporated herein as Exhibit "A", which sets forth the maximum

roof top elevation, maximum building pad elevation and maximum height for single family residences in Rockwall Harbor Landing Phase I. Defendant agrees and acknowledges that under its Zoning Ordinance 84-16, attached hereto as Exhibit "B", and the previously filed Plat applicable to Plaintiff's property which is described in Exhibit "C" attached hereto and incorporated herein by reference, Plaintiff may sell and/or construct single family residences on its property. The approval of Exhibit "A" does hereby interpret the Zoning Ordinance 84-16, attached hereto as Exhibit "B", and specifically incorporates the terms of this Agreement as the official interpretation of said ordinance.

Defendant recognizes and agrees that Plaintiff or any subsequent purchaser of Plaintiff's property shall have the right to construct single family residences on said property subject to (i) the terms recited in Exhibit "A" and (ii) compliance with other standard requirements (in addition to site plan approval) required by city ordinances to obtain a building permit for single family residences.

2. Plat Restrictions. The parties agree, that pursuant to Resolution Number _____, concerning the attached Exhibit "A" submitted by Plaintiff for the Rockwall Harbor Landing Plat, in connection therewith, the attached Exhibit "A" establishes for each lot within said Plat the following: (i) maximum roof-top elevation; (ii) maximum building pad elevation; (iii) maximum height for single-family residences. Intervenors and Defendant agree to take no action of any kind to amend, alter, revise or relocate in any manner the restrictions contained in Exhibit "A" which would interfere or impede Plaintiff's development of said property. Defendant further agrees that no action of any nature is pending or contemplated to attempt to amend Ordinance number 84-16, or to otherwise change or restrict the current use allowed under the existing ordinances and as provided in the filed plat, as amended herein.

3. Settlement of Litigation. The parties agree that upon the approval of Resolution number _____, the parties shall execute and deliver to the 86th Judicial

Court of Rockwall County, Texas, the Agreed Judgment in the form attached hereto as Exhibit "D", to be entered in the pending litigation referenced above. Pursuant to the terms of the Agreed Judgment, the pending cause of action and claims of Plaintiff and Intervenors shall be dismissed and all court costs assessed against the party incurring the same. Further, in consideration of the terms and conditions recited herein, Plaintiff hereby agrees that upon the occurrence of the Conditions Precedent recited above, and the performance by Defendant of the terms recited herein, Plaintiff shall release, remise and discharge Defendant from all claims, demands, damages, costs and expenses of any nature, including attorney's fees, alleged in Plaintiffs' Original Petition filed in the pending litigation. Defendant, in consideration of the release by Plaintiff recited herein, shall hereby release, remise and discharge Plaintiff from any and all claims, demands, damages, costs and expenses, including attorney's fees, arising from Plaintiff's Original Petition or any other action of Plaintiff's related thereto. Intervenors, in consideration of the release by Plaintiff and Defendant recited herein, shall hereby release, remise and discharge Plaintiff and Defendant from any and all claims, demands, damages, costs and expenses, including attorney's fees, arising from Intervenors' Plea Of Intervention or any other action of Intervenors' related thereto. All parties acknowledge that this Agreement has been executed of their own free will and volition, and that each party has consulted its own counsel to review and advise them of the matter contained herein prior to execution of this Agreement. Further, this Agreement is binding and fully enforceable against the parties recited herein and may be introduced into evidence in any court proceedings related to the matters referenced herein.

4. Invalidity. Except as expressly provided to the contrary herein, each section, part, term or provision of this Agreement shall be considered severable; and if for any reason any section, part, term or provision herein is determined to be invalid and contrary to or in conflict with any existing or future law or regulation by a Court or agency having valid jurisdicaiton, such determination shall not impair the operation

of or have any other affect on other sections, parts, terms or provisions of this agreement as may remain otherwise intelligible, and the latter shall cotninue to be given full force and effect and bind the parties hereto, and said invalid sections, parts, terms or provisions shall not be deemed to be a part of this Agreement.

5. State Law. This Agreement has been executed and delivered in the State of Texas and shall be construed in accordance with the laws of the State of Texas. Any action brought to enforce or interpret this Agreement shall be brought in the court of appropriate jurisdiction in Rockwall County, Texas. Should any provision of this Agreement require judicial interpretation, it is agreed that the court interpreting or considering same shall not apply the presumption that the terms hereof shall be more strictly construed against a party by reason of the rule or conclusion that a document should be construed more strictly against the party who itself or through its agent prepared the same, it being agreed that all parties hereto have participated in the preparation of this Agreement and that legal counsel was consulted by each responsible party before the execution of this Agreement.

6. Successors and Assigns. This Agreement and the terms and provisions hereof shall inure to the benefit of and binding upon the parties hereto and their respective successors and assigns whenever the context so requires or permits.

EXECUTED this _____ day of _____, 1987.

Plaintiff:

ROCKWALL HARBOR LANDING, INC., A
TEXAS CORPORATION

By: _____

Title: _____

Defendant:

CITY OF ROCKWALL, TEXAS

By: _____

Title: _____

Intervenors:

_____
Rick S. Burgy

_____
Leigh Burgy

_____
Charles N. Capri

_____
Thelma L. Capri

_____
Claude F. Fulton

_____
Francis Fulton

_____
Peter G. Oetking

_____
Maude Oetking

REVIVAL TABERNACLE ASSOCIATION, INC.

By:_____

Title:_____

AGREED AS TO FORM AND CONTENT:

SALLINGER, NICHOLS, JACKSON,
KIRK & DILLARD

By:_____
Robert E. Hager
Texas Bar Card 08689500
1800 Lincoln Plaza
Dallas, Texas 75201
Phone: (214) 954-3333

ATTORNEYS FOR PLAINTIFF

HUTCHISON PRICE BOYLE & BROOKS

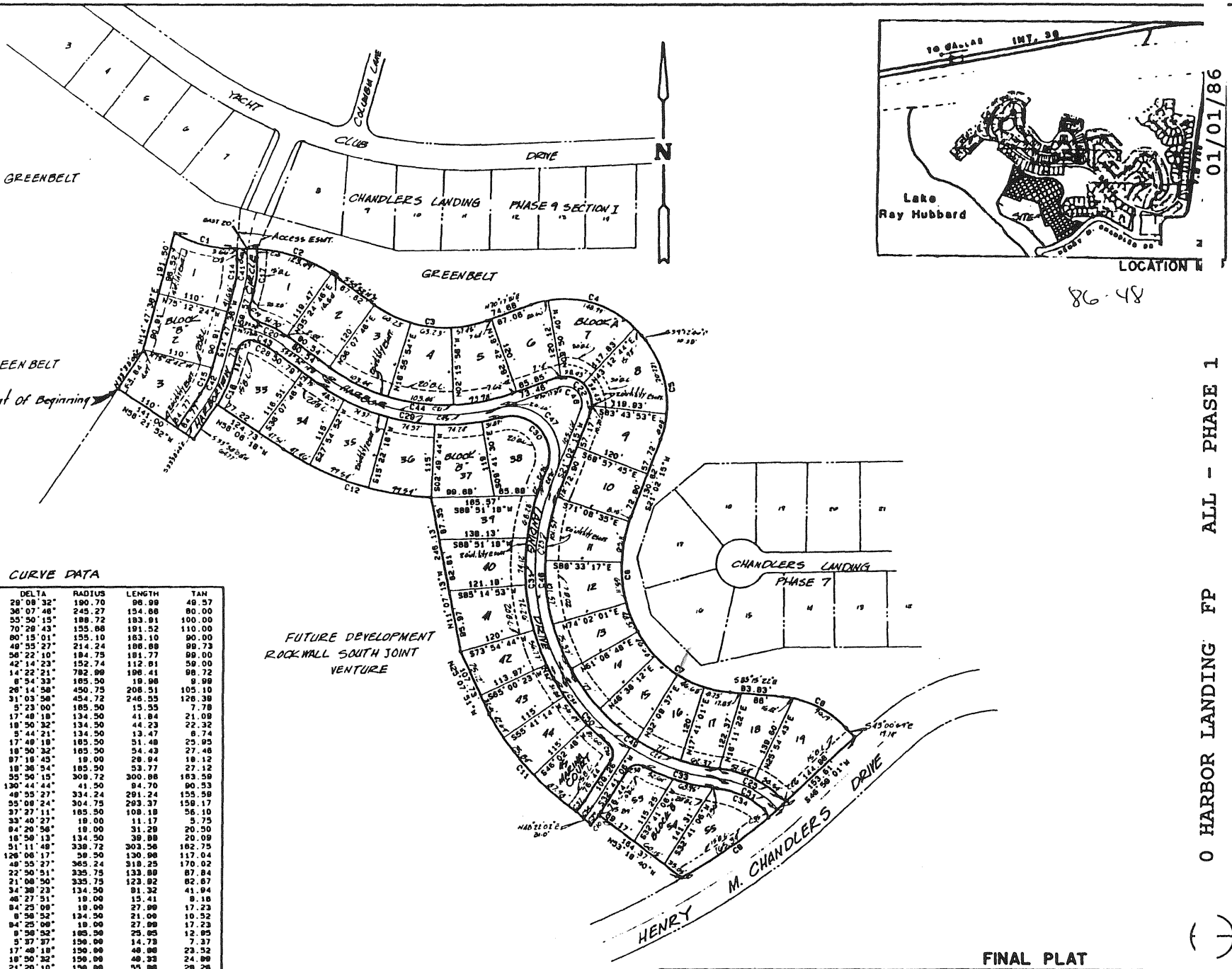
By:_____
Pete Eckert
Texas Bar Card 06399000
Kent S. Hofmeister
Texas Bar Card 09791700
3900 First City Center
Dallas, Texas 75201-4622
Phone: (214) 754-8600

ATTORNEYS FOR DEFENDANT

BIRD & RENEKER

By:_____
D. Ronald Reneker
Texas Bar Card 16770000
D. Grant Seabolt, Jr.
Texas Bar Card 17942500
1100 Premier Place
5910 North Central Expressway
Dallas, Texas 75206
Phone: (214) 373-7070

ATTORNEYS FOR INTERVENORS



86-48

01/01/86

ALL - PHASE 1

0 HARBOR LANDING FP

8648

CURVE DATA

NO.	BEARING	CHORD	DELTA	RADIUS	LENGTH	TAN
C1	S75°25'44"E	95.95	29°08'32"	190.70	96.99	49.57
C2	S71°56'07"E	152.11	36°07'46"	245.27	154.66	80.00
C3	S81°47'21"E	176.72	55°50'15"	188.72	183.91	100.00
C4	S74°27'38"E	178.67	70°28'43"	155.88	191.52	110.00
C5	S08°05'18"E	155.89	80°15'01"	155.10	183.10	90.00
C6	S03°55'28"E	180.83	48°55'27"	214.24	186.88	98.73
C7	S57°04'17"E	174.52	58°22'10"	184.75	181.77	99.00
C8	S64°08'11"E	110.07	42°14'23"	152.74	112.81	59.00
C9	S54°10'11"W	185.88	14°22'21"	782.89	196.41	98.72
C10	S38°10'41"W	10.95	8°54'33"	185.50	10.98	5.99
C11	N42°00'41"W	204.71	26°14'58"	450.75	206.51	105.10
C12	N71°38'17"W	243.54	31°03'56"	454.72	246.55	126.38
C13	S00°20'11"E	15.54	5°23'00"	165.50	15.55	7.78
C14	S05°52'57"W	41.87	17°48'18"	134.50	41.84	21.09
C15	S24°12'52"W	44.03	18°50'32"	134.50	44.23	22.32
C16	S00°09'31"E	19.47	5°44'21"	134.50	13.47	8.74
C17	S05°52'57"W	51.27	17°48'18"	165.50	51.48	25.95
C18	S24°12'52"W	54.18	18°50'32"	165.50	54.43	27.46
C19	S28°50'48"E	28.22	87°18'45"	19.00	28.94	18.12
C20	S63°10'41"E	53.53	18°36'54"	165.50	53.77	27.12
C21	S81°47'22"E	288.18	55°50'15"	308.72	300.88	163.58
C22	S44°20'07"E	75.45	130°44'44"	41.50	94.70	90.53
C23	S03°55'28"E	282.11	48°55'27"	334.24	291.24	155.58
C24	S58°27'54"E	282.18	55°08'24"	304.75	293.37	159.17
C25	S65°18'00"E	106.27	37°27'11"	165.50	108.18	56.10
C26	S83°25'38"E	11.01	33°40'27"	19.00	11.17	5.75
C27	N81°58'04"E	27.87	84°20'58"	19.00	31.29	20.50
C28	S82°21'51"E	38.73	16°58'13"	134.50	39.88	20.09
C29	S78°28'08"E	283.58	51°11'48"	338.72	303.58	162.75
C30	S42°00'54"E	108.08	126°08'17"	58.50	130.98	117.04
C31	S03°55'28"E	308.28	48°55'27"	365.24	318.25	170.02
C32	S40°18'37"E	139.08	22°50'51"	335.75	133.88	67.84
C33	S73°28'10"E	128.22	21°08'50"	335.75	123.92	62.67
C34	S88°43'24"E	88.88	34°38'23"	134.50	81.32	41.94
C35	S28°10'17"E	14.88	46°27'51"	18.00	15.41	8.18
C36	S09°31'28"E	25.53	84°25'08"	18.00	27.88	17.23
C37	S37°08'32"W	20.88	8°58'52"	134.50	21.08	10.52
C38	S74°53'41"W	25.53	84°25'08"	18.00	27.88	17.23
C39	S37°08'32"W	25.82	8°38'52"	185.50	25.85	12.85
C40	S00°12'33"E	14.73	5°37'37"	150.00	14.78	7.37
C41	S05°52'57"W	48.47	17°48'18"	150.00	48.88	23.52
C42	S24°12'52"W	48.11	18°50'32"	150.00	48.33	24.88
C43	S84°32'18"E	55.54	21°20'10"	150.00	55.88	28.26
C44	S81°47'21"E	303.81	55°50'15"	324.22	315.97	171.80
C45	S78°28'08"E	288.18	51°11'48"	324.22	288.71	155.38
C46	S44°20'07"E	47.27	130°44'44"	28.88	58.33	58.72
C47	S42°00'54"E	138.71	126°08'17"	75.88	188.87	147.53
C48	S03°55'28"E	285.18	48°55'27"	348.74	384.74	182.81
C49	S58°27'54"E	288.58	55°08'24"	320.25	308.38	187.27
C50	S43°08'03"E	157.27	28°28'42"	320.25	158.88	81.12
C51	S83°32'35"E	[illegible]	41°00'02"	150.00	107.34	56.08
C52	S37°08'32"		8°58'52"	150.00	23.42	11.74

FINAL PLAT

HAROLD L. EVANS CONSULTING ENGINEER 2331 GUS THOMASSON RD. SUITE 102 DALLAS, TEXAS 75228 PHONE (214) 328-8133		
SCALE	DATE	JOB NO.
1"=100'	5-12-86	84186

HARBOR LANDING PHASE ONE

EDWARD TEAL SURVEY ABSTRACT NO. 207

CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

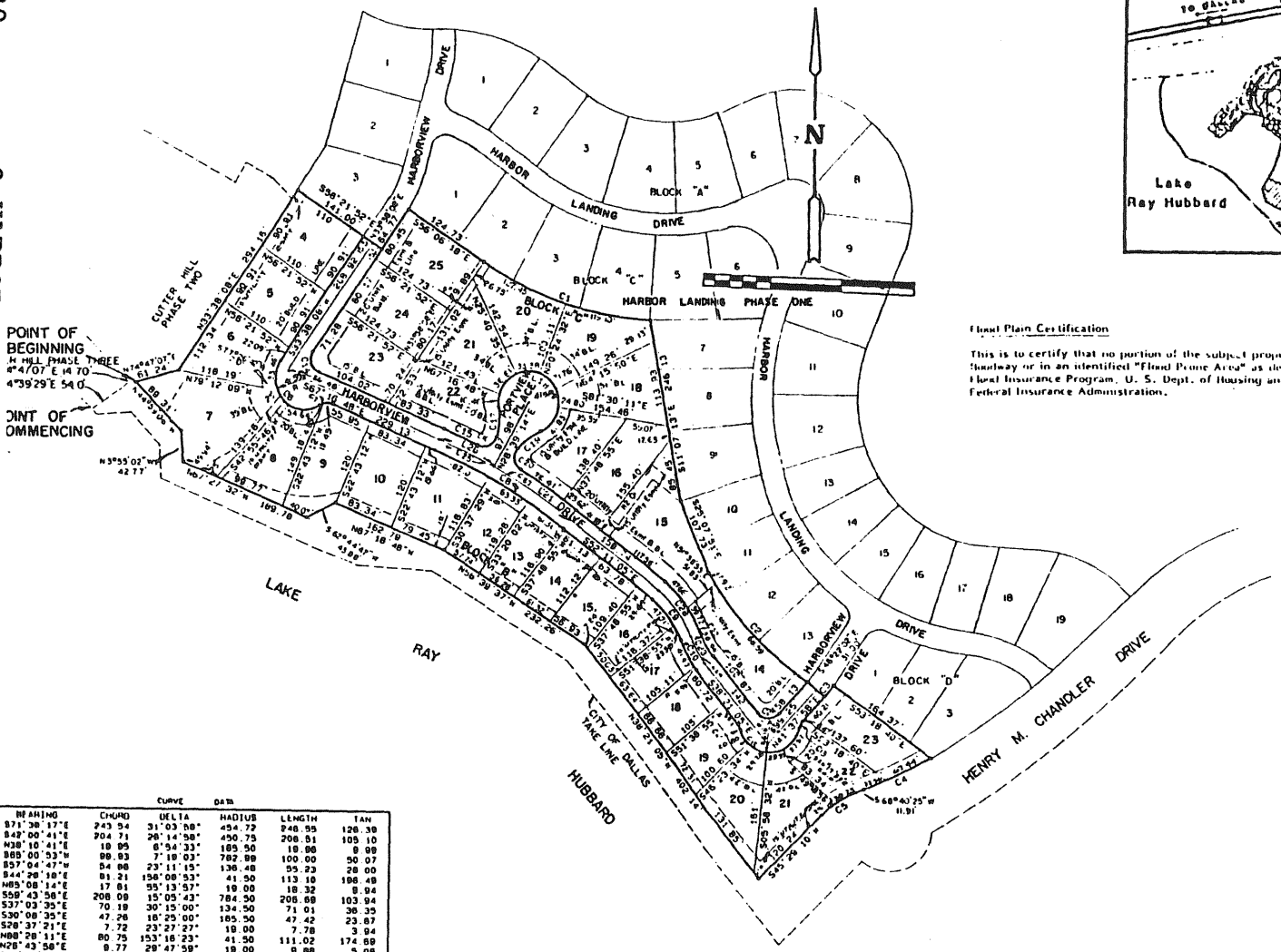
ROCKWALL SOUTH JOINT VENTURE
P.O. BOX 1234 GREENVILLE, TX

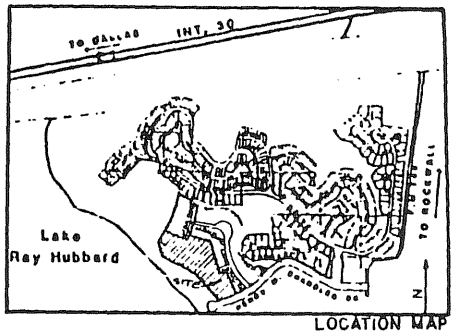
OWNER
214-455

8730

0 HARBOR LANDING FP ALL - PHASE 2

01/01/87





LOCATION MAP

Flood Plain Certification

This is to certify that no portion of the subject property lies within a 100 year floodway or in an identified "Flood Prone Area" as defined by the National Flood Insurance Program, U. S. Dept. of Housing and Urban Development, Federal Insurance Administration.

AREA CALCULATIONS		
LOT NO.	BLOCK	AREA (sq ft)
4	B	10,000
5	B	10,000
6	B	10,013
7	B	15,377
8	B	10,001
9	B	10,000
10	B	10,001
11	B	10,416
12	B	7,168
13	B	7,210
14	B	7,000
15	B	7,000
16	B	7,281
17	B	7,000
18	B	7,000
19	B	7,000
20	B	8,721
21	B	9,379
22	B	7,161
23	B	9,064
14	C	12,151
15	C	16,033
16	C	10,000
17	C	10,000
18	C	10,000
19	C	10,000
20	C	10,000
21	C	10,000
22	C	10,000
23	C	10,142
24	C	10,000
25	C	10,000

27.38

2/8

CURVE DATA					
BEARING	CHORD	DELTA	RADIUS	LENGTH	TAN
S71°38'17"E	243.54	31°03'58"	454.72	246.55	126.38
S42°00'41"E	204.71	26°14'58"	450.75	206.51	105.10
N38°10'41"E	19.95	6°54'33"	185.50	10.00	5.00
S88°00'53"W	98.83	7°19'03"	782.99	100.00	50.07
S57°04'47"W	54.88	23°11'15"	136.48	55.23	28.00
S44°28'18"E	81.21	156°08'53"	41.50	113.10	186.48
N85°08'14"E	17.81	55°13'57"	19.00	18.32	9.94
S59°43'58"E	208.08	15°05'43"	784.50	206.68	103.94
S37°03'35"E	70.19	30°15'00"	134.50	71.01	36.35
S30°08'35"E	47.28	18°25'00"	185.50	47.42	23.87
S28°37'21"E	7.72	23°27'27"	19.00	7.78	3.94
N88°28'11"E	80.75	153°18'23"	41.50	111.02	174.88
N28°43'58"E	8.77	28°47'59"	19.00	9.88	5.06
S18°49'20"E	28.30	100°54'56"	19.00	33.48	23.01
S85°31'13"E	50.08	3°31'09"	815.50	50.08	25.05
N86°10'28"E	29.14	100°07'45"	19.00	33.20	22.70
N03°34'58"E	38.38	25°03'18"	88.50	38.70	19.66
S81°20'48"E	85.78	259°11'48"	41.50	184.84	53.88
S53°43'30"W	38.38	25°03'18"	88.50	38.70	19.66
S08°52'01"E	29.14	100°07'45"	19.00	33.20	22.70
S55°35'28"E	95.87	6°44'48"	815.50	96.03	48.07
S37°03'35"E	88.37	30°15'00"	185.50	87.38	44.73
S30°08'35"E	38.41	18°25'00"	134.50	38.54	19.40
S88°21'24"E	29.11	100°00'57"	19.00	33.17	22.65
S59°43'58"E	210.18	15°05'43"	800.00	210.77	106.00
S84°16'47"E	82.91	5°56'02"	800.00	82.95	41.48
S56°45'55"E	127.78	9°09'41"	800.00	127.92	64.10
S37°03'35"E	78.28	30°15'00"	150.00	78.19	40.54
S30°08'35"E	42.03	16°25'00"	150.00	42.08	21.64

HAROLD L. EVANS CONSULTING ENGINEER		
2331 GUS THOMASSON RD. SUITE 102 DALLAS, TEXAS 75228 PHONE (214) 328-8133		
SCALE	DATE	JOB NO
1" = 100'	4-14-87	8755

HARBOR LANDING PHASE TWO

EDWARD TEAL SURVEY ABSTRACT NO. 207

CITY OF ROCKWALL—ROCKWALL COUNTY, TEXAS

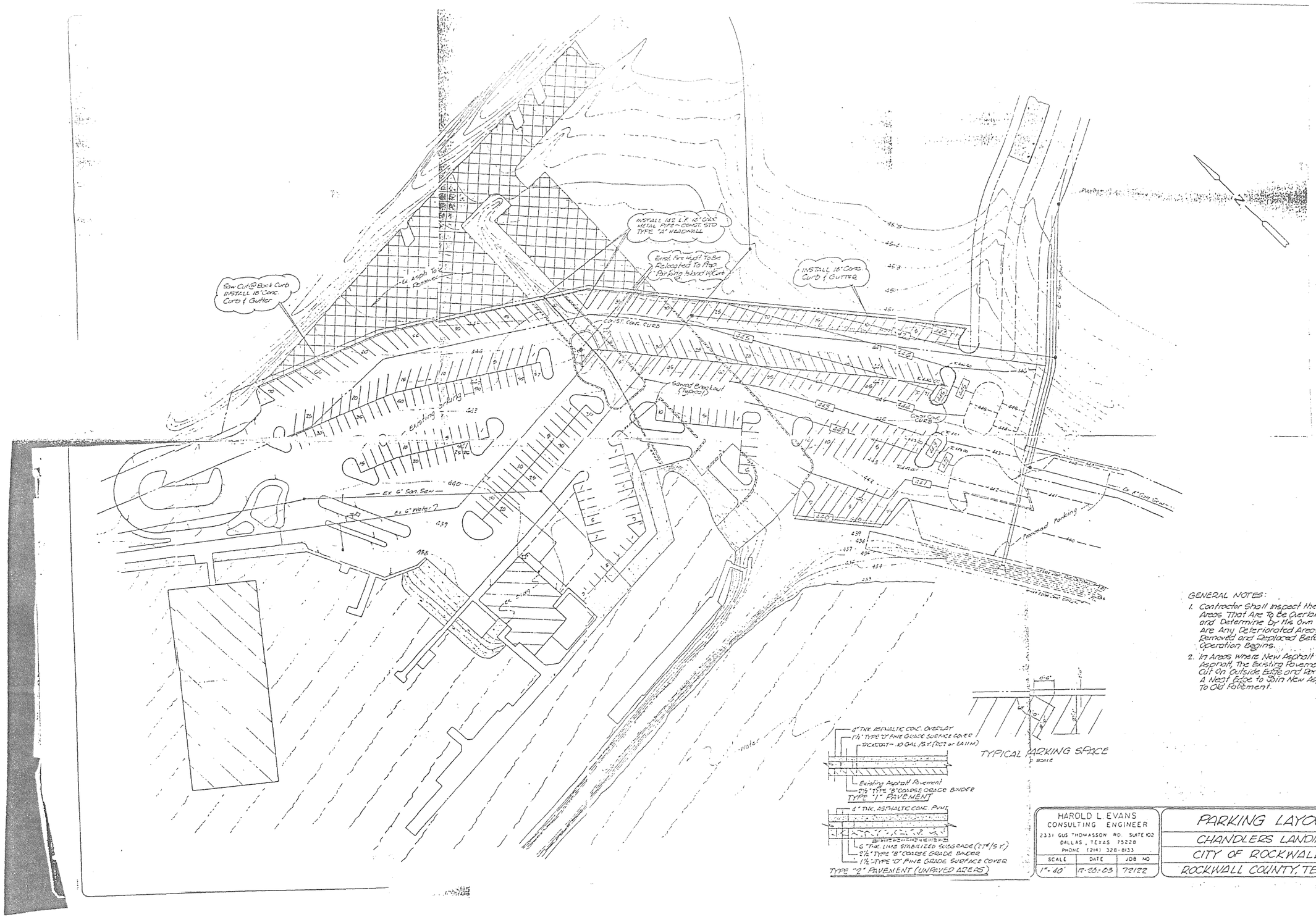
JERRY W. BIESEL OWNER (ph. 357-5676)
970 NORTH TOWER 700 NORTH PEARL DALLAS, TEXAS 75201

VIEW: Pdfile
RESTRICT: PHASE_NO = "MARINA"

SORT: PHASE_NO

P&Z CASE NO	ORDINANCE	PHASE NAME	ACTION	DESCRIPTION
8417	8419	MARINA	Z	LAND USE AND SITE PLAN
8810	0	MARINA	Z	REVISED SITE PLAN (added guardhouse, not indicated herein)

AMENDING PD



GENERAL NOTES:

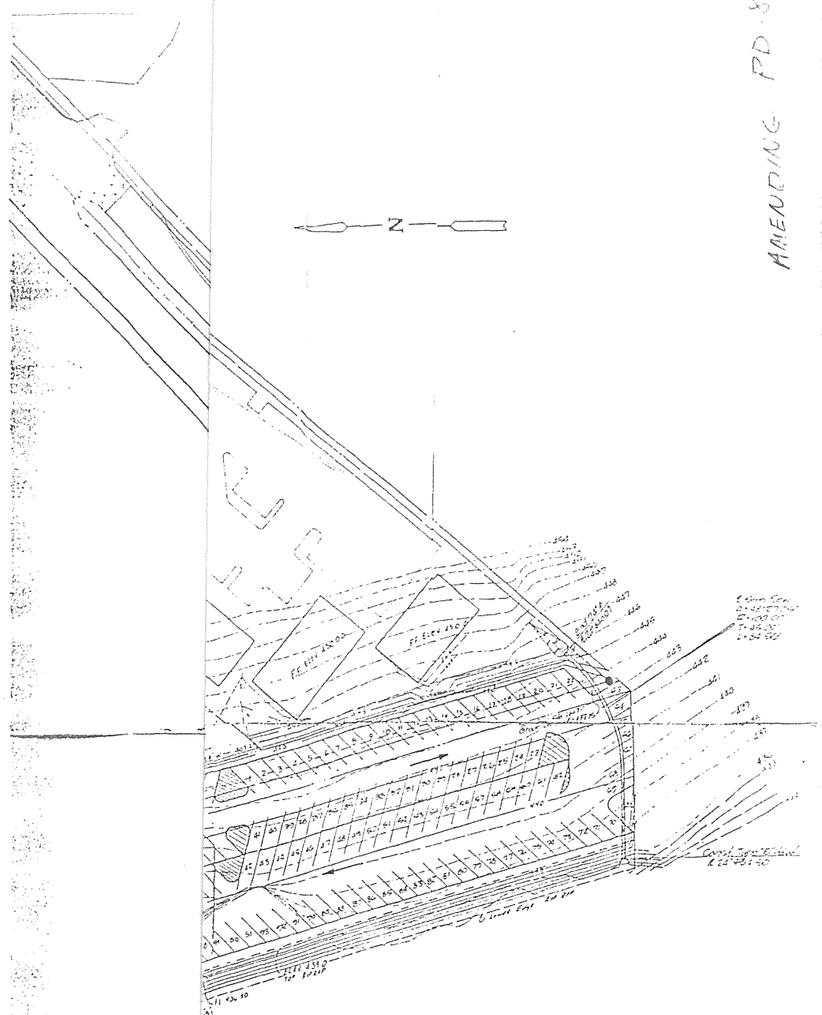
1. Contractor Shall Inspect the Existing Parking Areas That Are To Be Overlaid With Asphalt and Determine by His Own Means If There Are Any Deteriorated Areas That Should Be Removed and Replaced Before the Overlaying Operation Begins.
2. In Areas Where New Asphalt Joins Existing Asphalt, The Existing Pavement Shall Be Saw Cut On Outside Edge and Removed to Provide A Neat Edge to Join New Asphalt Pavement To Old Pavement.

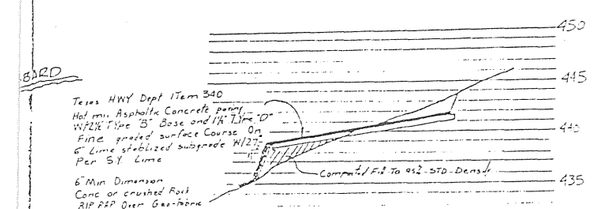
HAROLD L. EVANS
CONSULTING ENGINEER
2331 GUS THOMASSON RD. SUITE 102
DALLAS, TEXAS 75228
PHONE (214) 328-8133

SCALE	DATE	JOB NO
1" = 40'	12-26-83	72122

PARKING LAYOUT
CHANDLERS LANDING
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

AMENDING PD-8





Texas HWY Dept Item 340
Hot mix Asphaltic Concrete paving
W/2½" Type "B" Base and 1½" Type "D"
Fine graded surface Course On
6" Lime stabilized subgrade W/27
Per S.Y. Lime

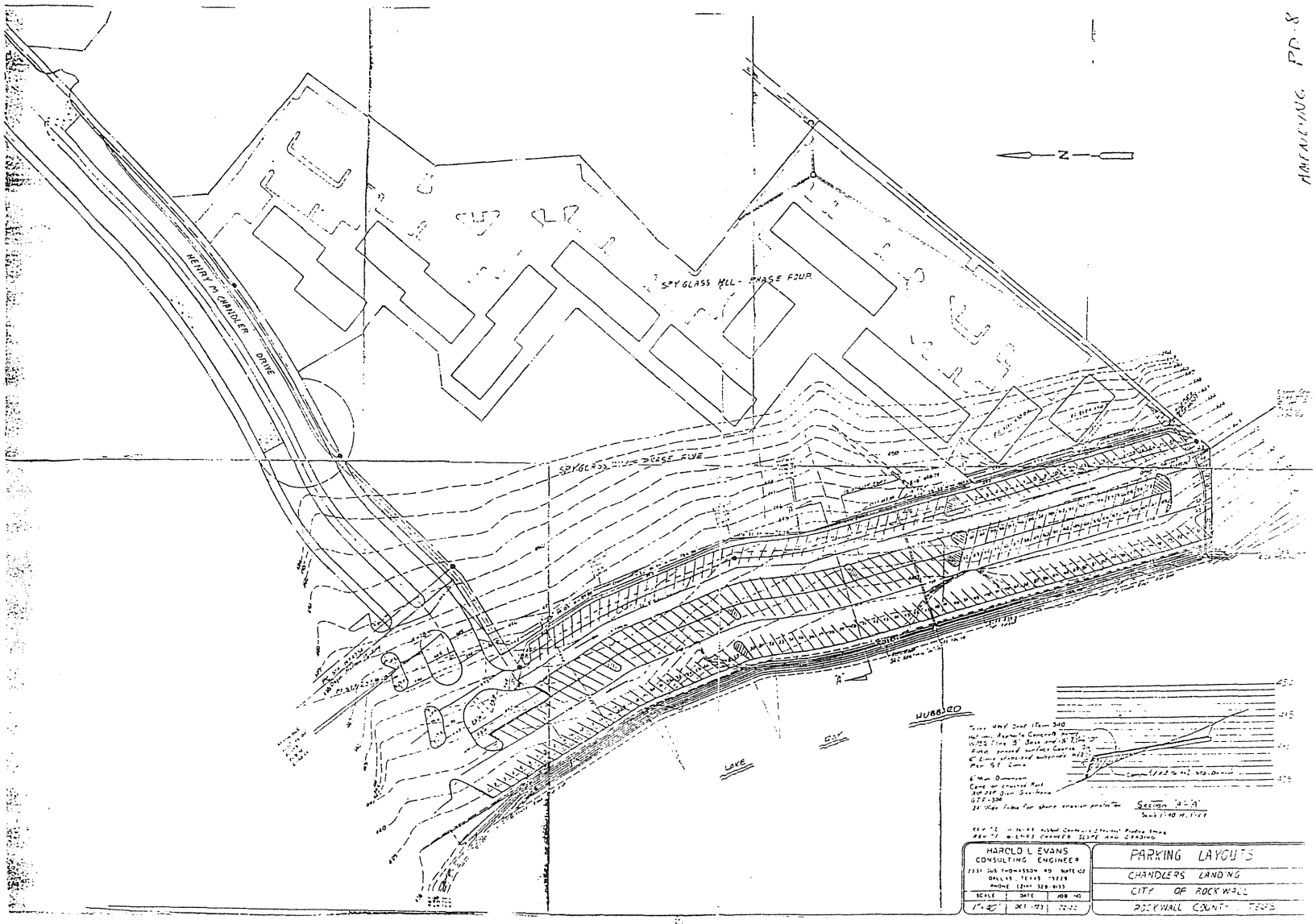
6" Min Dimension
Conc or crushed Rock
RIP RAP Over Geo-fabric
GTF-300
24' Wide Fabic for shore erosion protection

Section "A-A"
Scale 1"=40' H, 1"=1' V

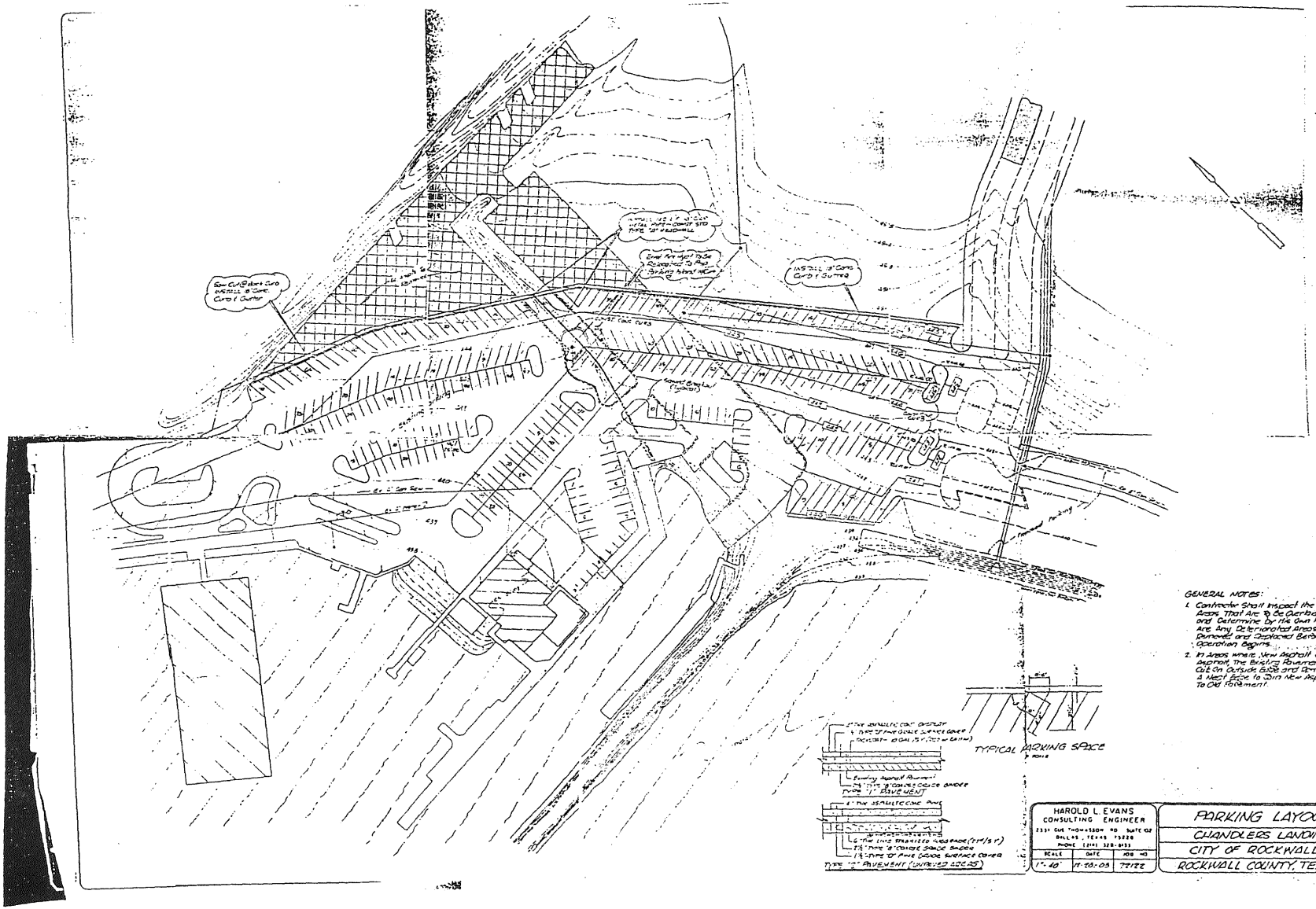
REV #2 11-30-83 Added Contours & Revised RipRap Slope
REV #1 10-27-83 CHANGED SLOPE AND GRADING

HAROLD L EVANS CONSULTING ENGINEER 2331 SUS THOMASSON RD. SUITE 102 DALLAS, TEXAS 75228 PHONE (214) 328-8133			PARKING LAYOUTS CHANDLERS LANDING CITY OF ROCKWALL ROCKWALL COUNTY, TEXAS
SCALE	DATE	JOB NO	
1"=40'	OCT 1983	72122	

AMENDING PD-8



AMENDING PD-8



GENERAL NOTES:

1. Contractor Shall Inspect the Existing Parking Areas That Are To Be Overlaid With Asphalt and Determine by His Own Means If There Are Any Deteriorated Areas That Should Be Removed and Replaced Before the Overlaying Operation Begins.
2. In Areas Where New Asphalt Joins Existing Asphalt, The Existing Pavement Shall Be Saw Cut On Outside Edge and Removed to Provide A Neat Edge to Join New Asphalt Pavement To Old Pavement.

HAROLD L. EVANS CONSULTING ENGINEER 2331 CUE THOMASSON RD SUITE 102 DALLAS, TEXAS 75228 PHONE (214) 328-8133			PARKING LAYOUT
SCALE	DATE	JOB NO	CHANDLERS LANDING
1"=40'	11-28-05	72122	CITY OF ROCKWALL
			ROCKWALL COUNTY, TEXAS

ORDINANCE NO. 84-19

AN ORDINANCE OF THE CITY OF ROCKWALL, TEXAS, AMENDING ORDINANCE NO. 73-48 OF THE CITY OF ROCKWALL AND AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF ROCKWALL AS HERETOFORE AMENDED AND AS RELATES TO PD NO 8 SO AS TO GRANT A CONDITIONAL USE PERMIT FOR A MARINA DRY STORAGE AND PARKING AREA IN PD DISTRICT NO. 8 AND IN AN AGRICULTURAL ZONED DISTRICT ON THE FOLLOWING TRACT: BEING A TRACT OF LAND SITUATED IN THE E. TEAL SURVEY, ABSTRACT NO 207, ROCKWALL COUNTY, TEXAS, AND BEING A PART OF THAT 97.79 ACRE, MORE OR LESS, TRACT KNOWN AS MARINA SITE K, PART OF A TRACT OF LAND CONVEYED TO WHILDEN CONSTRUCTION COMPANY BY DEED RECORDED IN VOLUME 44, PAGE 618, DEED RECORDS, ROCKWALL COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE MOST SOUTHERLY CORNER OF SAID WHILDEN TRACT AND AT THE SOUTHEAST CORNER OF SAID MARINA SITE K; THENCE: WEST, A DISTANCE OF 98.17 FEET ALONG THE SOUTH LINE OF SAID MARINA SITE K TO A POINT FOR A CORNER; THENCE: TRAVERSING SAID MARINA SITE K AS FOLLOWS: NORTH 14° 35' 26" WEST A DISTANCE OF 416.96 FEET TO A POINT FOR A CORNER; NORTH 1° 33' 59" WEST A DISTANCE OF 63.76 FEET TO A POINT FOR A CORNER; NORTH 20° 51' 59" WEST A DISTANCE OF 123.65 FEET TO A POINT FOR A CORNER; NORTH 31° 30' 08" WEST A DISTANCE OF 252.98 FEET TO A POINT FOR A CORNER; NORTH 38° 21' 05" WEST A DISTANCE OF 70.00 FEET TO A POINT FOR A CORNER; NORTH 77° 39' 39" EAST A DISTANCE OF 65.30 FEET TO A POINT FOR A CORNER; AND NORTH 3° 08' 55" EAST, PASSING AT 205.73 FEET THE EAST LINE OF SAID MARINA SITE K AND THE WEST LINE OF SAID WHILDEN TRACT AND CONTINUING A TOTAL DISTANCE OF 251.00 FEET TO A POINT FOR A CORNER; THENCE: TRAVERSING SAID WHILDEN TRACT AS FOLLOWS: SOUTH 38° 21' 05" EAST A DISTANCE OF 325.00 FEET TO A POINT FOR A CORNER; AND SOUTH 54° 29' 10" WEST A DISTANCE OF 30.17 FEET TO A POINT FOR A CORNER ON THE WEST LINE OF SAID WHILDEN TRACT AND THE EAST LINE OF SAID MARINA SITE K; THENCE: ALONG SAID LINE AS FOLLOWS: SOUTH 38° 21' 05" EAST A DISTANCE OF 80.46 FEET TO A POINT FOR A CORNER; AND SOUTH 58° 29' 50" WEST A DISTANCE OF 90.00 FEET TO A POINT FOR A CORNER; THENCE: TRAVERSING SAID WHILDEN TRACT AS FOLLOWS: SOUTH 31° 30' 08" EAST A DISTANCE OF 109.80 FEET TO A POINT FOR A CORNER; SOUTH 20° 51' 59" EAST A DISTANCE OF 156.54 FEET TO A POINT FOR A CORNER; SOUTH 1° 33' 59" EAST A DISTANCE OF 70.75 FEET TO A POINT FOR A CORNER; AND SOUTH 14° 35' 26" EAST A DISTANCE OF 407.29 FEET TO A POINT FOR A CORNER ON THE SOUTH LINE OF SAID WHILDEN TRACT; THENCE: SOUTH 41° 32' 55" WEST A DISTANCE OF 36.13 FEET TO THE POINT OF BEGINNING AND CONTAINING 3.5488 ACRES OF LAND; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF ONE THOUSAND DOLLARS ($1,000.00) FOR EACH OFFENSE; AND DECLARING AN EMERGENCY.

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 due hearings and afforded a full and fair hearing to all property owners generally and to all persons in and situated in the affected rea and in the vicinity thereof, the governing body in the exercise f its legislative discretion has concluded that Ordinance No. 73-48 of the City of Rockwall and the Comprehensive Zoning Ordinance of the City of Rockwall should be amended as follows,

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

SECTION 1. That Ordinance no. 73-48 of the City of Rockwall is hereby amended to add the allowed use of marina dry storage and parking lot as shown on Exhibit "A" attached hereto and made a part hereof.

SECTION 2. That the Comprehensive Zoning Ordinance of the City of Rockwall, Texas, as heretofore amended, be and the same is hereby amended by amending the zoning map of the City of Rockwall so as to grant a Conditional Use Permit for marina dry storage and parking lot on the following described property:

BEING a tract of land situated in the E. Teal Survey, Abstract No. 207, Rockwall County, Texas, and being a part of that 97.79 acre, more or less, tract known as Marina Site K, as on file with the City of Dallas Department of Dallas Department of Parks and Recreation, and also being a part of a tract of land conveyed to Whilden Construction Company by deed recorded in Volume 44, Page 618, Deed Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at the most Southerly corner of said Whilden tract and at the Southeast corner of said Marina Site K;

THENCE; West, a distance of 98.17 feet along the South line of said Marina Site K to a point for a corner;

THENCE: Traversing said Marina Site K as follows: North 14° 35' 26" West a distance of 416.96 feet to a point for a corner; North 1° 33' 59" West a distance of 63.76 feet to a point for a corner; North 20° 51' 59" West a distance of 123.65 feet to a point for a corner; North 31° 30' 08" West a distance of 252.98 feet to a point for a corner; North 38° 21' 05" West a distance of 70.00 feet to a point for a corner; North 77° 39' 39" East a distance of 65.30 feet to a point for a corner; and North 3° 08' 55" East, passing at 205.73 feet the East line of said Marina Site K and the West line of said Whilden Tract and continuing a total distance of 251.00 feet to a point for a corner;

THENCE: Traversing said Whilden tract as follows: South 38° 21' 05" East a distance of 325.00 feet to a point for a corner; and south 54° 29' 10" West a distance of 30.17 feet to a point for a corner on the West line of said Whilden tract and the East line of said Marina Site K;

THENCE: Along said line as follows: South 38° 21' 05" East a distance of 80.46 feet to a point for a corner; and South 58° 29' 50" West a distance of 90.00 feet to a point for a corner;

THENCE: Traversing said Whilden tract as follows: South 31° 30' 08" East a distance of 109.80 feet to a point for a corner; South 20° 51' 59" East a distance of 156.54 feet to a point for a corner; South 1° 33' 59" East a distance of 70.75 feet to a point for a corner; and South 14° 35' 26" East a distance of 407.29 feet to a point for a corner on the South line of said Whilden tract;

THENCE: South 41° 32' 55" West a distance of 36.13 feet to the Point of BEginning and Containing 3.5488 Acres of Land,

as shown on Exhibit "A".

SECTION 3. That the paved area shown on Exhibit "A" must have landscaped screening from the adjacent property in Windward Slope.

SECTION 4. That the paved area must have screening from the area the east generally known as Spyglass Hill when such area shall develop.

SECTION 5. That the expansion shall follow the design included as Exhibit "A".

SECTION 6. That there shall be no time limit on the Conditional Use Permit.

SECTION 7. That the above described tract of land shall be used only in the manner and for the purpose provided for by the Comprehensive Zoning Ordinance of the City of Rockwall as heretofore amended, as amended herein by granting this zoning change, and as may be amended in the future.

SECTION 8. Any person, firm, corporation or firm violating any of the provisions of this ordinance shall be subject to the same penalty as provided for in the Comprehensive Zoning Ordinance of the City of Rockwall as heretofore amended, as amended hereby, and as may be amended in the future, and upon conviction shall be punished by a penalty of ne not to exceed the sum of $1,000.00 for each offense, and each and every day such offense shall continue shall be deemed to constitute a separate offense.

SECTION 9. WHEREAS, it appears that the above described property requires classification so as to grant a Conditional Use Permit for marina dry storage and parking lot in order to permit its proper development and in order to protect the public interest and general welfare of the City of Rockwall, such requirement creates an urgency and an emergency in the preservation of the public welfare and requires that this ordinance 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 by the City Council of the City of Rockwall, Texas, on the 2nd day of April, 1984.

APPROVED:

Mayor

TTEST:

City Secretary

CITY OF ROCKWALL

ORDINANCE NO. 02-50

AN ORDINANCE OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF ROCKWALL AND AMENDING ORDINANCE NO. 84-19, AS PREVIOULSY AMENDED, AS IT RELATES TO PLANNED DEVELOPMENT DISTRICT NO. 8, SO AS TO GRANT A CONDITIONAL USE PERMIT FOR A MARINA DRY STORAGE AND PARKING AREA IN PLANNED DEVELOPMENT DISTRICT NO. 8 AND IN AN "A", AGRICULTURAL ZONED DISTRICT ON THE PROPERTY BEING MORE FULLY DESCRIBED IN EXHIBIT "A"; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings 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, the governing body in the exercise of its legislative discretion has concluded that Ordinance No. 84-19 and the Comprehensive Zoning Ordinance 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 Ordinance No. 84-19 of the City of Rockwall is hereby amended to allow the use of marina dry storage and parking lot as shown on Exhibit "B" attached hereto and made a part thereof.

Section 2. That the tract of land described as Exhibit "A" shall be used only in the manner and for the purposes provided for in the Comprehensive Zoning Ordinance of the City of Rockwall as heretofore amended, as amended herein by granting of this approval shall affect only the property described in the attached Exhibit "A" and said property shall be limited to the uses, density, area, setback and other requirements set forth herein.

Section 3. That development in the area within Exhibit "A" shall be limited to uses and requirements listed in Ordinance No. 73-48 and Ordinance 84-19 and the Conditional Use Permit shall be subject to the following additional conditions:

1. That the property be subject to site plan review and all other development requirements of the City of Rockwall prior to any future development.

2. That marina dry storage and boat sales shall be limited to the paved area south of Henry M. Chandler Drive as indicated on Exhibit "B".

3. That parking of vehicles and parking of boats awaiting repair shall be limited to the paved area north of Henry M. Chandler Drive in the locations specified on Exhibit "B".

4. The storage of "RV", Recreational Vehicles, shall be limited to the marina dry storage area as indicated on Exhibit "B".

5. Parking of "RV", Recreational Vehicles, shall be limited to a maximum of seventy two (72) hours per vehicle for any period of time extending more than one day (24 hours) and shall be limited to the paved parking area north of Henry M. Chandler Drive as indicated on Exhibit "B".

Section 4. 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 offence and each and every day such offense shall continue shall be deemed to constitute a separate offense.

Section 5. If any section paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Comprehensive Zoning Ordinance No. 83-23 of the City of Rockwall, Texas, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable.

Section 6. That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be, and the same are hereby repealed to the extent of that conflict.

Section 7. 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.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, this 4th day of November, 2002.

Ken Jones, Mayor

ATTEST:

Dorothy Brooks, City Secretary

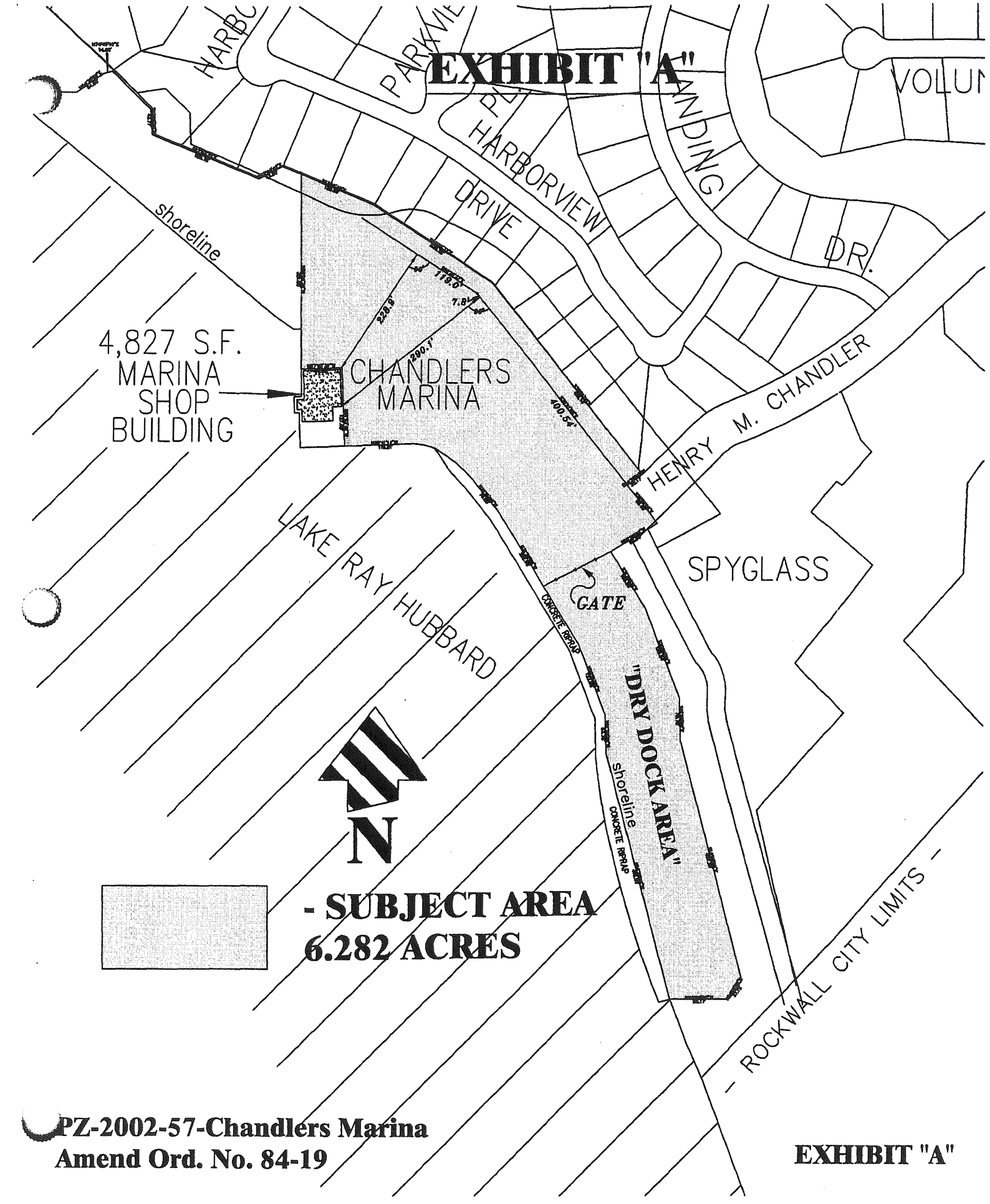
CITY OF ROCKWALL TEXAS
SEAL

APPROVED AS TO FORM:

Pete Eckert, City Attorney

1st Reading: October 21, 2002

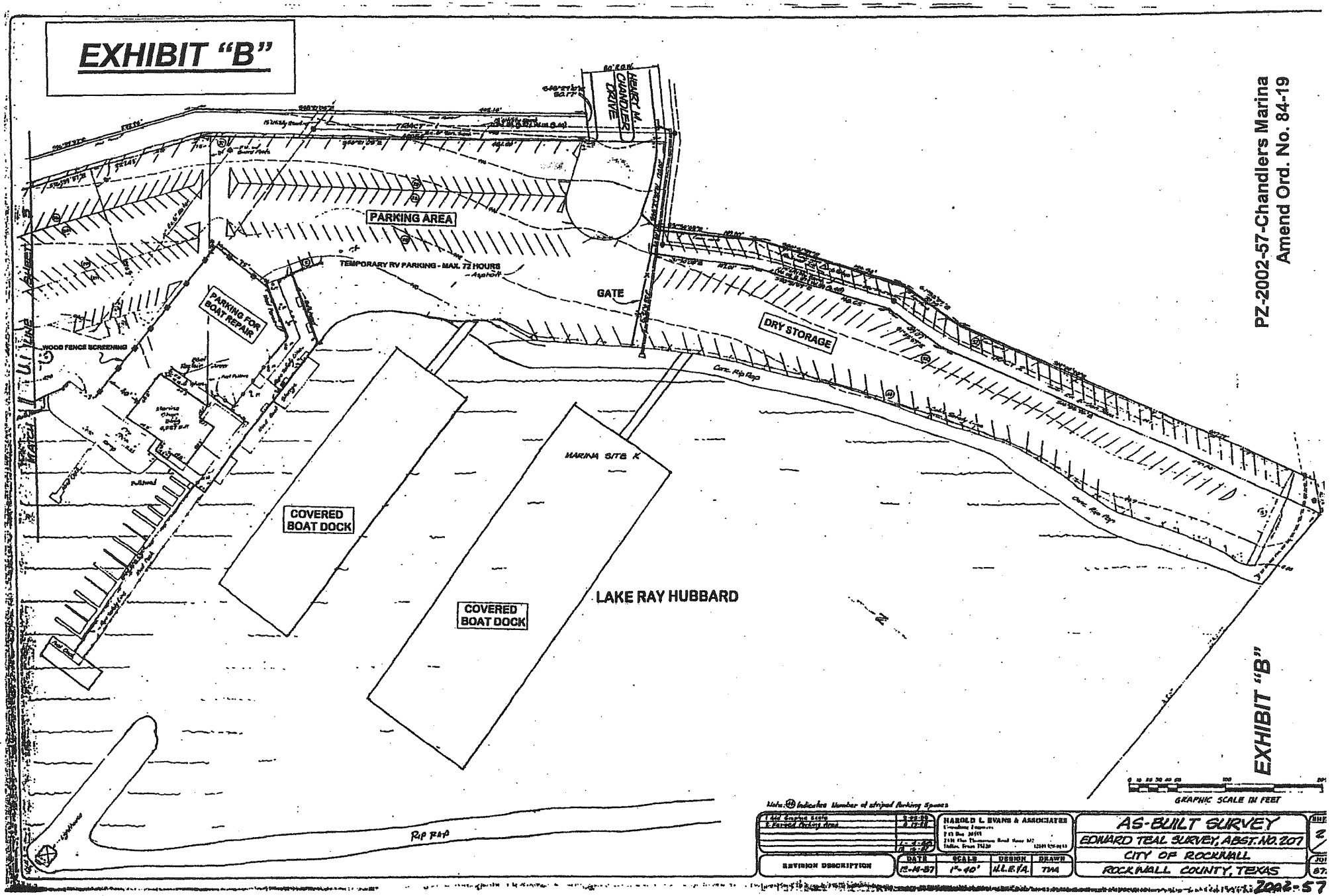
2nd Reading: November 4, 2002



PZ-2002-57-Chandlers Marina
Amend Ord. No. 84-19

EXHIBIT "A"

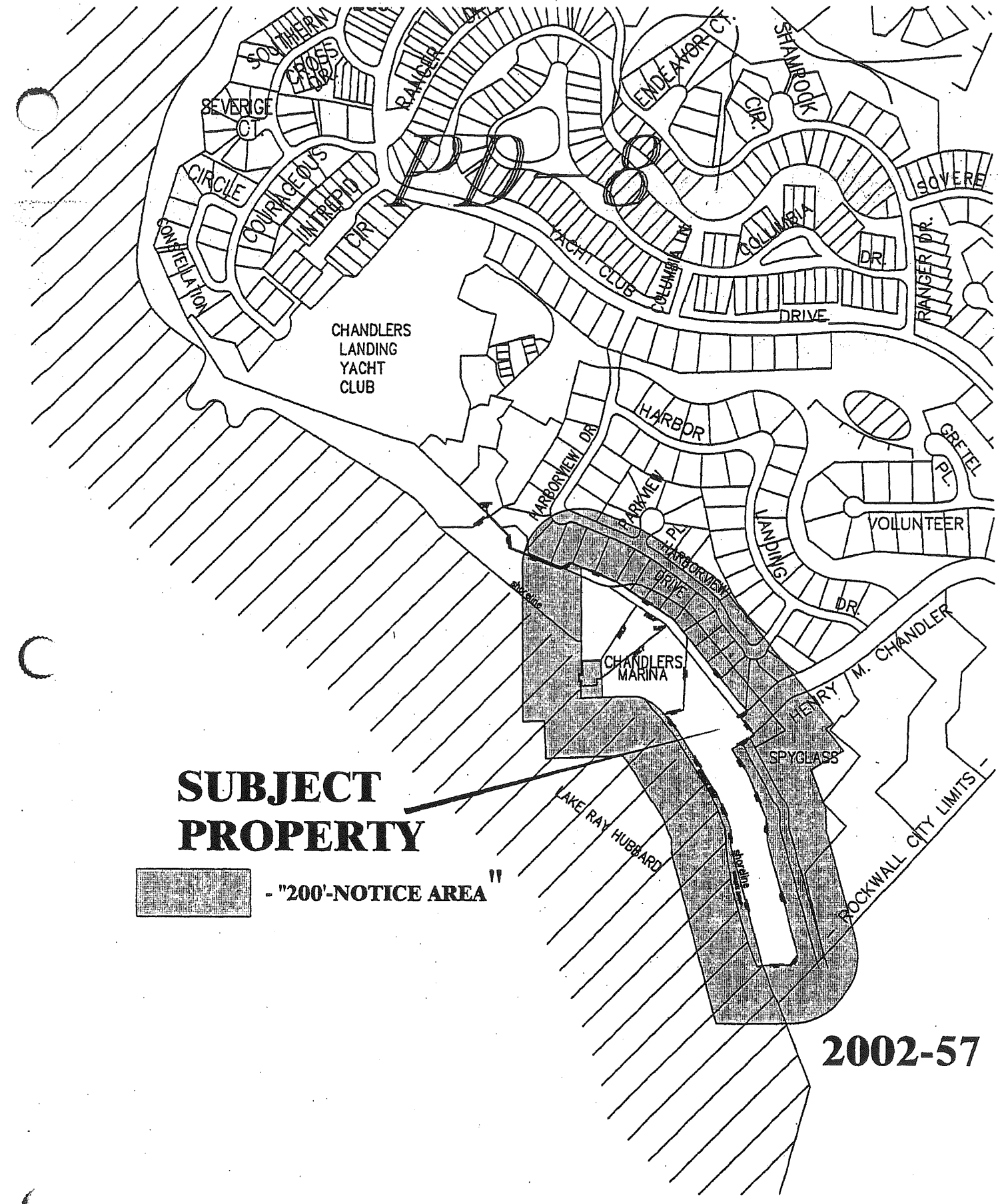
EXHIBIT "B"



PZ-2002-57-Chandlers Marina
Amend Ord. No. 84-19

EXHIBIT "B"

2002-57


SOUTHERN CROSS CIR.
RANGER DR.
ENDEAVOR CT.
SHAMROCK CIR.
SEVERIGE CT.
CIRCLE
COURAGEOUS
INTREPID
CIR.
CONSTELLATION
YACHT CLUB
COLUMBIA LN.
COLUMBIA
DR.
SEVERE
RANGER DR.
DRIVE
CHANDLERS LANDING YACHT CLUB
HARBOR
HARBORVIEW DR.
PARKVIEW
PL.
HARBORVIEW
DRIVE
GRETEL
PL.
VOLUNTEER
LANDING
DR.
CHANDLERS MARINA
HENRY M. CHANDLER
SPYGLASS
LAKE RAY HUBBARD
ROCKWALL CITY LIMITS
SUBJECT PROPERTY
- "200'-NOTICE AREA"

2002-57

VIEW: Pdfile SORT: PHASE_NO
RESTRICT: PHASE_NO = "MARINA VILLAGE"

P&Z CASE NO	ORDINANCE	PHASE NAME	ACTION	DESCRIPTION
9208	9239	MARINA VILLAGE	Z	AR ZLL ALL
9208	0	MARINA VILLAGE	PP	ALL

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:

9208 9239 MARINA VILLAGE Z AR ZLL ALL

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 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;

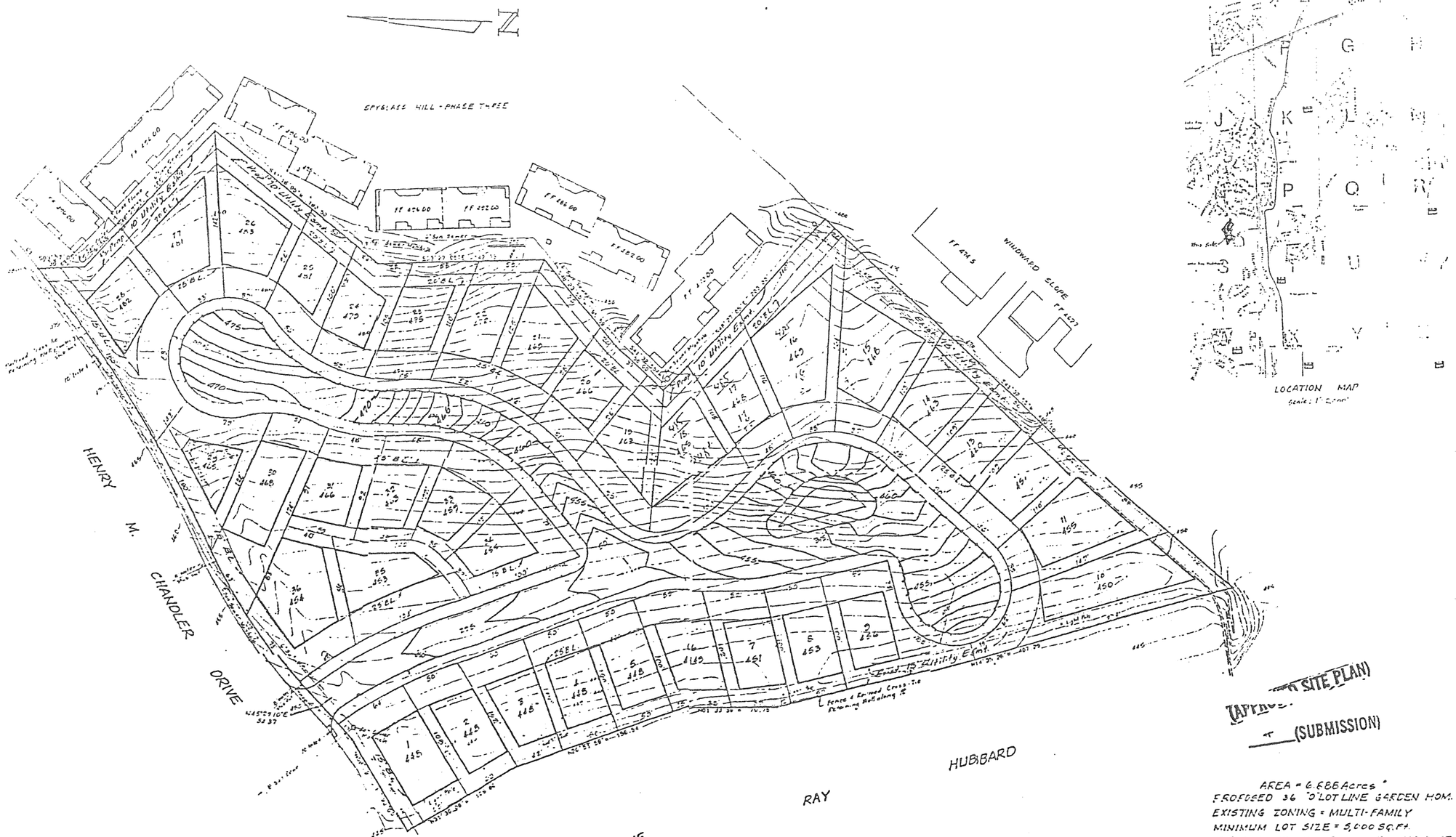
THENCE, along the Southerly line of Henry M. Chandler Drive, the following; North 58 deg. 29' 50" East a distance of 90.00 feet to a 1/2" iron stake set for corner;

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.

EXHIBIT "A"



LOCATION MAP
Scale: 1" = 2000'

AREA = 6.686 Acres ±
PROPOSED 36 'D' LOT LINE GARDEN HOM.
EXISTING ZONING = MULTI-FAMILY
MINIMUM LOT SIZE = 5,000 SQ.FT.
50' WIDE MIN. AT FRONT BUILDING LINE

LEGEND

- 650 — Existing Contour
- 660 — Proposed Contour
- 658 — Proposed Pad Elevation (± 2 Feet)

MARINA VILLAGE

HAROLD L EVANS CONSULTING ENGINEER		
233. GUS THOMASSON RD SUITE 162 DALLAS, TEXAS 75228 PHONE (214) 328-8133		
SCALE	DATE	JOB NO
1"=40	8-10-92	9260

PRELIMINARY SITE & GRADIN.
EDWARD TEAL SURVEY, ABSTRACT NO. 207
CITY OF ROCKWALL, ROCKWALL COUNTY, TE.

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

Exhibit "B"

9208 0 MARINA VILLAGE PP ALL

CITY OF ROCKWALL

ORDINANCE NO. 21-38

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING PLANNED DEVELOPMENT DISTRICT 8 (PD-8) AND THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO AMEND THE PLANNED DEVELOPMENT CONCEPT PLAN AND DEVELOPMENT STANDARDS APPROVED WITH *ORDINANCE NO. 92-39*, BEING A 6.88-ACRE TRACT OF LAND IDENTIFIED AS LOT 4, BLOCK A, SPYGLASS HILL #4 ADDITION AND TRACT 134-12 OF THE E. TEAL SURVEY ABSTRACT NO 207, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE FULLY DESCRIBED HEREIN BY *EXHIBIT 'A'* AND DEPICTED HEREIN BY *EXHIBIT 'B'*; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request by Troy Lewis of Newstream Capital Partners for an amendment to the *Planned Development Concept Plan* and *Development Standards* contained within Planned Development District 8 (PD-8) [*Ordinance No. 92-39*], for a 6.88-acre tract of land identified as Lot 4, Block A, Spyglass Hill #4 Addition and Tract 134-12 of the E. Teal Survey, Abstract No. 207, City of Rockwall, Rockwall County, Texas and more fully described in *Exhibit 'A'* of this ordinance, which hereinafter shall be referred to as the *Subject Property* and incorporated by reference herein; 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 Planned Development District 8 (PD-8) [*Ordinance No. 92-39*] and the Unified Development Code [*Ordinance No. 20-02*] should be amended as follows:

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS:

SECTION 1. That the approval of this ordinance shall supersede all requirements stipulated in *Ordinance No. 92-39*;

SECTION 2. That the *Subject Property* shall be used only in the manner and for the purposes authorized by this Planned Development District Ordinance and the Unified Development Code [*Ordinance No. 20-02*] of the City of Rockwall as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future;

SECTION 3. That development of the *Subject Property* shall generally be in accordance with the *Concept Plan*, depicted in *Exhibit 'C'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'C'*, which is deemed hereby to be a condition of approval of the

amended zoning classification for the *Subject Property*;

SECTION 4. That development of the *Subject Property* shall generally be in accordance with the *Density and Development Standards*, outlined in *Exhibit 'D'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'D'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*;

SECTION 5. That development of the *Subject Property* shall be in conformance with the schedule listed below (*except as set forth below with regard to simultaneous processing and approvals*).

(a) The procedures set forth in the City's subdivision regulations on the date this ordinance is approved by the City, as amended by this ordinance [*including Subsections 5(b) through 5(g) below*], shall be the exclusive procedures applicable to the subdivision and platting of the *Subject Property*.

(b) The following plans and plats shall be required in the order listed below (*except as set forth below with regard to simultaneous processing and approvals*). The City Council shall act on an application for a *Master Parks and Open Space Plan* in accordance with the time period specified in *Section 212.009* of the *Texas Local Government Code*.

(1) Preliminary Plat
(2) PD Site Plan
(3) Final Plat

(c) *Preliminary Plat.* A *Preliminary Plat* for each phase of the *Subject Property*, as depicted in *Exhibit 'C'* of this ordinance, shall be submitted and shall include a *Treescape Plan* for the area being platted.

(d) *PD Site Plan.* A *PD Site Plan* for each phase of the development of the *Subject Property*, as depicted in *Exhibit 'C'* of this ordinance, shall be submitted and shall identify all site/landscape/hardscape plan(s) for all open space, neighborhood parks, trail systems, street buffers and entry features. A *PD Site Plan* application may be processed by the City concurrently with a *Final Plat* application for the development.

(e) *Final Plat.* Prior to the issuance of any building permits, a *Final Plat*, conforming to the *Preliminary Plat*, shall be submitted for approval.

SECTION 6. That 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 7. That if any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Unified Development Code, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable;

SECTION 8. The standards in this ordinance shall control in the event of a conflict between this ordinance and any provision of the Unified Development Code or any provision of the City Code, ordinance, resolution, rule, regulation, or procedure that provides a specific standard that is different from and inconsistent with this ordinance. References to zoning district regulations or other standards in the Unified Development Code (including references to the *Unified Development Code*), and references to overlay districts, in this ordinance or any of the Exhibits hereto are those in effect on the date this ordinance was passed and approved by the City Council of the City of Rockwall, Texas;

SECTION 9. That this ordinance shall take effect immediately from and after its passage;

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 2ND DAY OF AUGUST, 2021.

Kevin Fowler, Mayor

ATTEST:

Kristy Cole, City Secretary

CITY OF ROCKWALL TEXAS
SEAL

APPROVED AS TO FORM:

Frank J. Garza, City Attorney

1st Reading: August 2, 2021

2nd Reading: August 16, 2021

Exhibit 'A':
Legal Description

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 described as follows:

BEGINNING at a point on the South line of Henry M. Chandler Drive, said point being the Northwest corner of Spyglass Hill Condominiums, Phase Three, an addition to the City of Rockwall, as recorded in Slide B, page 175, Map Records, Rockwall County, Texas, a ½" 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 ½" iron stake set for corner;
South 48 deg. 27' 05" East a distance of 160.16 feet to a ½" iron stake set for corner;
South 37 deg. 16' 05" West a distance of 180.50 feet to a ½" iron stake set for corner;
South 03 deg. 27' 05" East a distance of 142.73 feet to a ½" iron stake set for corner;
South 48 deg. 23' 55" West a distance of 95.59 feet to a ½" iron stake set for corner;
South 41 deg. 23 '55" West a distance of 56.00 feet to a ½" iron stake set for corner;
South 48 deg. 27' 05" East a distance of 203.00 feet to a ½" 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 ½" iron stake found for corner;

THENCE North 14 deg. 35' 26" West, a distance of 407.29 feet to a ½" iron stake set for corner;

THENCE North 1 deg. 33' 59" West a distance of 70.75 feet to a ½" iron stake set for corner;

THENCE North 20 deg. 51' 59" West a distance of 156.54 feet to a ½" iron stake set for corner;

THENCE North 31 deg. 30' 08" West a distance of 109.80 feet to a ½" 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 ½" 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 ½" 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 1,040.00 feet, a ½" 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 'B':
Survey

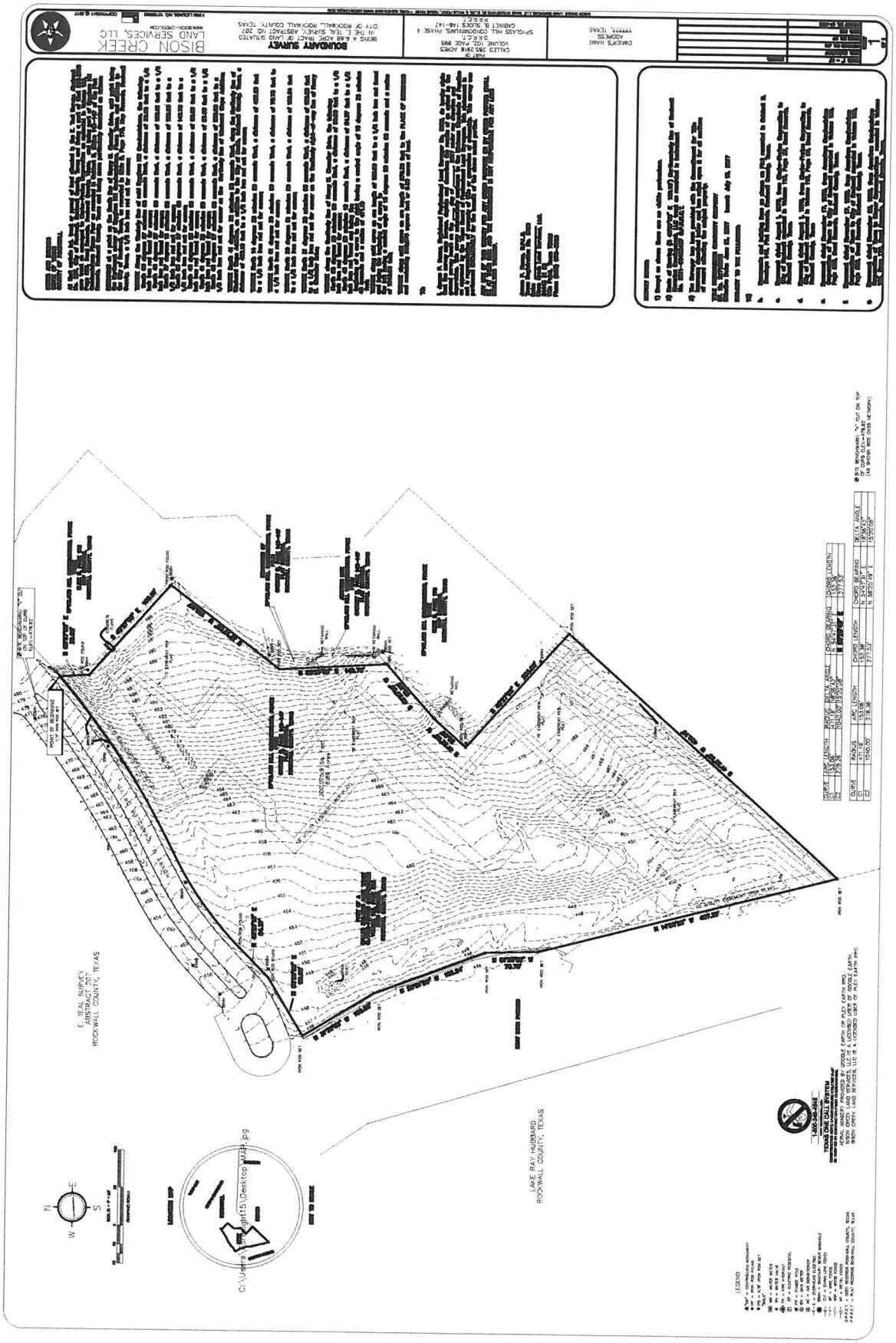


Exhibit 'C':
Concept Plan

Exhibit 'D':
Density and Development Standards

PD Development Standards.

(1) *Permitted Uses*. Unless specifically provided by this Planned Development ordinance, only those uses permitted within the Two Family (2F) District, as stipulated by the *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future are permitted on the *Subject Property*; however, the following additional land uses shall be permitted *by-right*:

☑ Townhomes/Townhouses

(2) *Density and Dimensional Standards*. Unless specifically provided by this Planned Development ordinance, any development on the *Subject Property* shall be subject to the density and dimensional requirements required for a Two Family (2F) District, as stipulated by Article 05, *District Development Standards*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future. In addition, the maximum permissible density for the *Subject Property* shall be *5.23* dwelling units per gross acre of land; however, in no case should the proposed development exceed 36-units. All development on the *Subject Property* shall conform to the standards stipulated by *Table 2: Lot Dimensional Requirements* below, and generally conform to the lot layout depicted in *Exhibit 'B'* of this ordinance.

Table 2: Lot Dimensional Requirements

Minimum Lot Width	30'
Minimum Lot Depth	110'
Minimum Lot Area	3,000 SF
Minimum Front Yard Setback [1]	20'
Minimum Side Yard Setback [2]	0'/10'
Minimum Side Yard Setback (Adjacent to a Street)	15'
Minimum Length of Driveway Pavement from Front Property Line	25'
Maximum Height [3]	30'
Minimum Rear Yard Setback	20'
Minimum Area/Dwelling Unit (SF) [Sum of All Floor Area's]	1,900 SF
Maximum Lot Coverage	90%

General Notes:

[1]: Porches, stoops, bay windows, balconies, eaves and similar architectural features may encroach beyond the *Front Yard Building Setback* by up to five (5) feet for any property; however, the encroachment shall not exceed five (5) feet on *Side Yard Setbacks* where appropriate for such use and shall not encroach into the private right-of-way.

[2]: The side yard setback on the attached side maybe zero (0) if directly abutting a structure on an adjacent lot.

[3]: The Maximum Height shall be measured to the midpoint of the roof of the single-family home, and in no case should any home exceed an elevation of 500-feet above sea level.

(3) *Garage Orientation*. Garages shall be permitted to be forward facing (*i.e. facing onto the private street in a flat front entry configuration*) with a minimum driveway length of 25-feet.

(4) *Building Standards*. The building elevations shall differ in appearance through the use of varying entry features, use of detail and trim, use of materials, articulation and setback, and shall conform to the following requirements:

(i) *Masonry Requirements*. The minimum masonry requirement for the exterior façades of all buildings shall be 90%. For the purposes of this ordinance, the masonry requirement shall

be limited to full width brick, natural stone, and cast stone. Cementaceous fiberboard horizontal lap-siding (*e.g. HardiBoard or Hardy Plank*) and, stucco (*i.e. three [3] part stucco or a comparable -- to be determined by staff*) may be used for up to 50% of the exterior of the building and shall be limited to the anti-monotony restrictions as outlined in this ordinance.

(ii) *Roof Design Requirements*. All buildings shall be designed such that no roof mounted mechanical equipment (*i.e. HVAC, satellite, vents, etc.*) shall be visible from any direction.

Note: Screening of mechanical equipment is necessary for all equipment regardless of location (*i.e. roof mounted, ground mounted, or otherwise attached to the building and/or located on the site*).

(iii) *Architectural Requirements*. All units shall be architecturally finished on all sides of the building with the same materials, detailing and features.

(5) *Anti-Monotony Restrictions*. All development shall adhere to the following anti-monotony restrictions:

(i) Identical brick blends, paint colors and, cementaceous products (*i.e. Hardy Plank lap siding, etc.*) may not occur on adjacent (*i.e. side-by-side*) properties within the development without at least two (2) intervening townhomes of differing materials on the same side of the adjacent townhome beginning with the adjacent property.

(ii) Front building elevations shall not repeat along any block face without at least two (2) intervening homes of differing appearance on the same block face within the development.

(iii) The rear elevation of homes shall not repeat without at least two (2) (*i.e. side-by-side*) intervening homes of differing appearance. Homes are considered to have a differing appearance if any of the following two (2) items deviate:

a) Front Encroachment (*i.e. Porch and/or Sunroom*) Type and Layout
b) Roof Type and Layout
c) Articulation of the Front Façade
d) Differing Primary Exterior Materials

(6) *Landscaping Standards*.

(i) *Landscape Requirements*. Landscaping shall be reviewed and approved with the *PD Site Plan*. All *Canopy/Shade Trees* planted within this development shall be a minimum of four (4) caliper inches in size and all *Accent/Ornamental/Under-Story Trees* shall be a minimum of four (4) feet in total height.

(ii) *Landscape Buffers*. A minimum of a ten (10) foot landscape buffer shall be provided along the frontage of Henry M. Chandler Drive, and shall incorporate a minimum of one (1) canopy tree and one (1) accent tree per 50-feet of linear frontage.

(iii) *Irrigation Requirements*. Irrigation shall be installed for all required landscaping located within common areas, landscape buffers and/or open space. Irrigation installed in these areas shall be designed by a Texas licensed irrigator or landscape architect.

(7) *Trash Dumpster Enclosure*. If proposed trash dumpster enclosures shall be four (4) sided, with eight (8) foot walls constructed and cladded with materials matching the primary structures of the townhomes, and have a self-latching opaque gate. All trash dumpster enclosures shall be internal to the site and not be situated within any established building setbacks or landscape buffers.

(8) *Fence Standards*. All fences shall be required to be wrought iron or a tubular steel fence. Wrought iron/tubular steel fences shall be a minimum of four (4) feet in height; however, may not exceed a maximum of eight (8) feet in height.

(9) *Open Space*. A minimum of 20% open space shall be provided which generally conforms to the *Concept Plan* contained in *Exhibit 'B'* of this ordinance. The Homeowner's Association (HOA) shall be responsible for maintaining all open space areas.

(10) *Private Right-of-Way*. The proposed private right-of-way shall incorporate a minimum of a 29-foot *back-to-back* concrete street built to the City's standards.

(11) *Homeowner's Association (HOA)*. A Homeowner's Association shall be created or the subject property shall be incorporated into the existing Chandler's Landing Homeowner's Association to enforce the restrictions established in accordance with the requirements of *Section 38-15* of the Subdivision Regulations contained within the Municipal Code of Ordinances of the City of Rockwall. The HOA shall also maintain all neighborhood parks, open space and common areas, irrigation, landscaping, screening fences and the private roadways, drive aisles and drive approaches for the subject property associated with this development.

(12) *Variances*. The variance procedures and standards for approval that are set forth in the UDC shall apply to any application for variances to this ordinance

VIEW: Pdfile SORT: PHASE_NO
RESTRICT: PHASE_NO = "SCENIC ESTATES"

P&Z CASE NO	ORDINANCE	PHASE NAME	ACTION	DESCRIPTION
8811	8817	SCENIC ESTATES	Z	LAND USE AND CONDITIONS

ORDINANCE NO. 88-17

AN ORDINANCE OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF ROCKWALL, TEXAS, AS HERETOFORE AMENDED AND AS IT RELATES TO PD-8, SO AS TO GRANT A CHANGE IN ZONING FROM "A" AGRICULTURAL TO "PD-8" PLANNED DEVELOPMENT ON A TRACT OF LAND DESCRIBED HEREIN; CORRECTING THE OFFICIAL ZONING MAP; PROVIDING FOR ORDERLY DEVELOPMENT OF "PD-8"; PROVIDING FOR LAND USE WITHIN PLANNED DEVELOPMENT NO. 8; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING A REPEALER CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, a change in the classification of a zoning district has been requested by Chandlers Landing Development Corporation for the property described as Lot 2, Scenic Estates; 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 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, the governing body in the exercise of its legislative discretion has concluded that the Comprehensive Zoning Ordinance 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 of the City of Rockwall, as heretofore amended, be and the same is hereby amended by amending the zoning map of the City of Rockwall so as to give PD-8 District Classification to the tract of land described as Lot 2, Scenic Estates.

Section 2. That the property described as Lot 2, Scenic Estates shall be used only in the manner and for the purposes provided for in the Comprehensive Zoning Ordinance of the City of Rockwall as heretofore amended, as amended herein by granting of this zoning change, and as may be amended in the future, providing that granting of "PD-8" classification to the above described tract is subject to the following conditions:

A. The tract of land described as Lot 2, Scenic Estates shall only be used for the following uses:

   1. Swimming amenities for PD-8 property owners

8811 8817 SCENIC ESTATES Z LAND USE AND CONDITIONS

2. Community meeting center for small social and meeting functions of community members of PD-8

3. Play area and large toy for children in PD-8

4. Administrative offices for overall project management of PD-8; the facility is not to be used as sales offices

B. All development of this tract shall be in accordance with and regulated by the approved site plan attached as Exhibit "A" and the following requirements:

1. A security fence of not less than six feet in height will be constructed around the sides and rear of the lot and will be of a material stronger than a cedar fence

2. Men and women's restrooms will be constructed outside the house in the pool area

or

direct entry will be provided from the outside to indoor restroom facilities

3. Additional parking will be built in the rear of the house to provide space for a minimum of five (5) vehicles

4. Additional screening/landscaping will be provided in the island area of the front parking lot including closing access to Ridge Road and constructing a berm along the property frontage on FM-740

5. Drive access will be provided from Independence Place to the parking area adjacent to Ridge Road

Section 4. Any person, firm or corporation violating any of the provisions of this ordinance 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 5. 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 of the City of Rockwall, Texas, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance shall remain in full force and effect.

Section 6. 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 7. That this ordinance shall take effect immediately from and after the publication of the caption of said ordinance as the law in such case provides.

DULY PASSED AND APPROVED this 2nd day of May, 1988.

APPROVED:

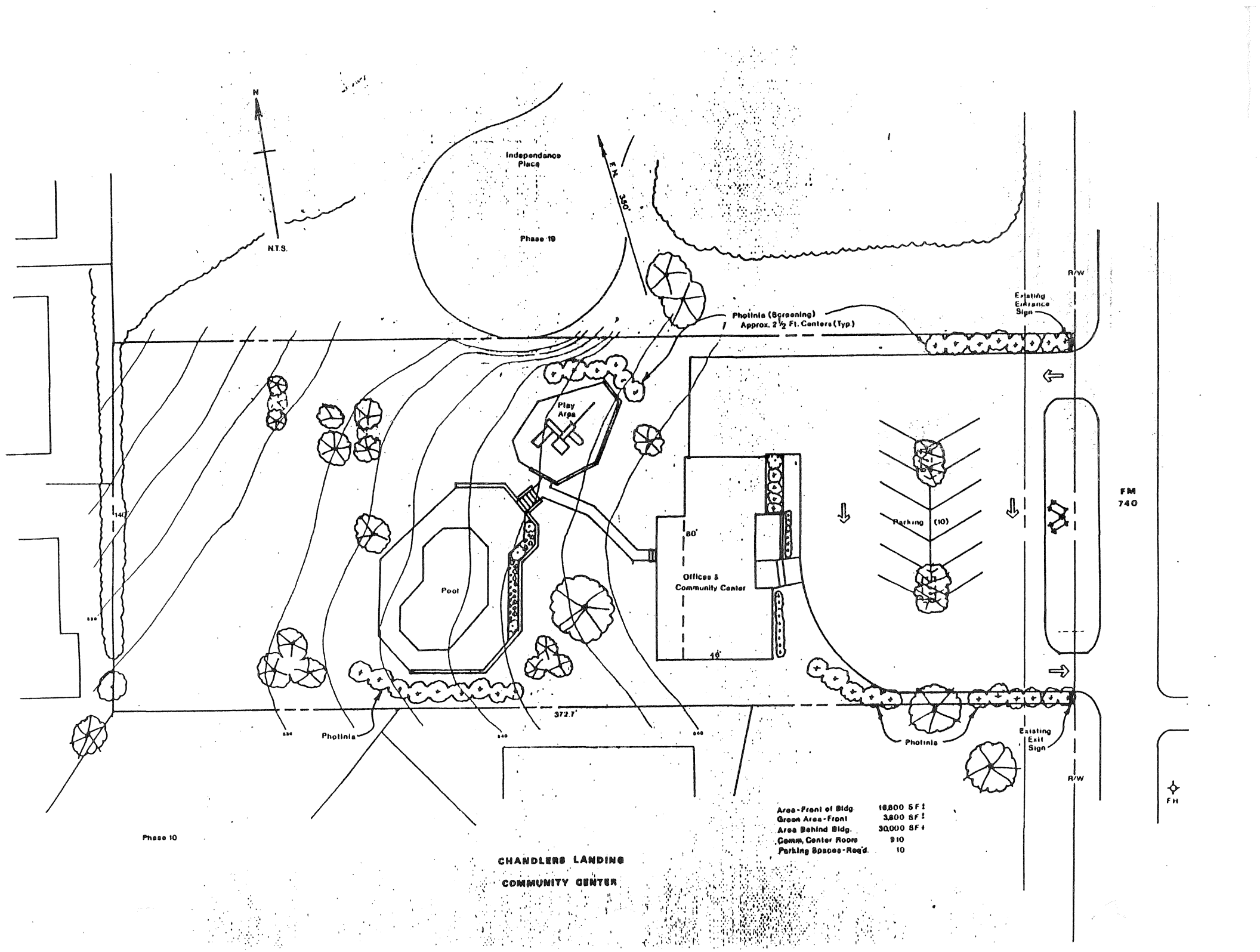
Ted L Miller
Mayor

ATTEST:

By:

1st reading 4/18/88

2nd reading 5/2/88


N
N.T.S.
Independance Place
Phase 19
F M
350'
R/W
Existing Entrance Sign
Photinia (Screening)
Approx. 2½ Ft. Centers (Typ.)
Play Area
Pool
Offices & Community Center
80'
40'
Parking (10)
FM 740
372.7'
Photinia
Photinia
Existing Exit Sign
R/W
F H
Phase 10
Area-Front of Bldg. 16,800 S F ±
Green Area-Front 3,800 S F ±
Area Behind Bldg. 30,000 S F ±
Comm. Center Room 910
Parking Spaces-Req'd. 10
CHANDLERS LANDING
COMMUNITY CENTER

CITY OF ROCKWALL

ORDINANCE NO. 05-30

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE OF THE CITY OF ROCKWALL AND ORDINANCE NO. 88-17, AS HERETOFORE AMENDED, SO AS TO AMEND (PD-8) PLANNED DEVELOPMENT DISTRICT NO. 8 TO ALLOW FOR SINGLE-FAMILY RESIDENTIAL USES ON A 1.21-ACRE TRACT KNOWN AS LOT 2, SCENIC ESTATES AND MORE FULLY DESCRIBED HEREIN AS EXHIBIT "A"; 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 A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request from Kama Roux of the Chandlers Landing Community Association for an amendment to (PD-8), Planned Development District No. 8 to allow for Single-Family Residential uses on a 1.21-acre tract known as Lot 2, Scenic Estates and more fully described herein as Exhibit "A"; 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 Unified Development Code 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 Unified Development Code of the City of Rockwall and Ordinance No. 88-17, as heretofore amended, be and the same are hereby amended by amending the zoning map of the City of Rockwall so as to amend (PD-8), Planned Development District No. 8 to allow for Single-Family Residential uses on a 1.21-acre tract known as Lot 2, Scenic Estates and more fully described herein as Exhibit "A"; and

Section 2. That the property described herein shall be used only in the manner and for the purposes provided for in ***Article V, Section 3.6, Single Family Residential (SF-7) District*** of the Unified Development Code of the City of Rockwall as heretofore amended, as amended herein by granting of this zoning change, and as may be amended in the future and subject to the following additional conditions:

1. No Access shall be permitted from Ridge Road (FM 740).

Section 3. That the official zoning map of the City be corrected to reflect the changes in zoning described herein.

Section 4. Any person, firm, or corporation violating any of the provisions of this ordinance

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 5. 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 Unified Development Code 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 shall remain in full force and effect.

Section 6. 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 7. 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.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, this 5th day of July, 2005.

William R. Cecil

William R. Cecil, Mayor

ATTEST:

Dorothy Brooks

Dorothy Brooks, City Secretary

CITY OF ROCKWALL TEXAS
SEAL

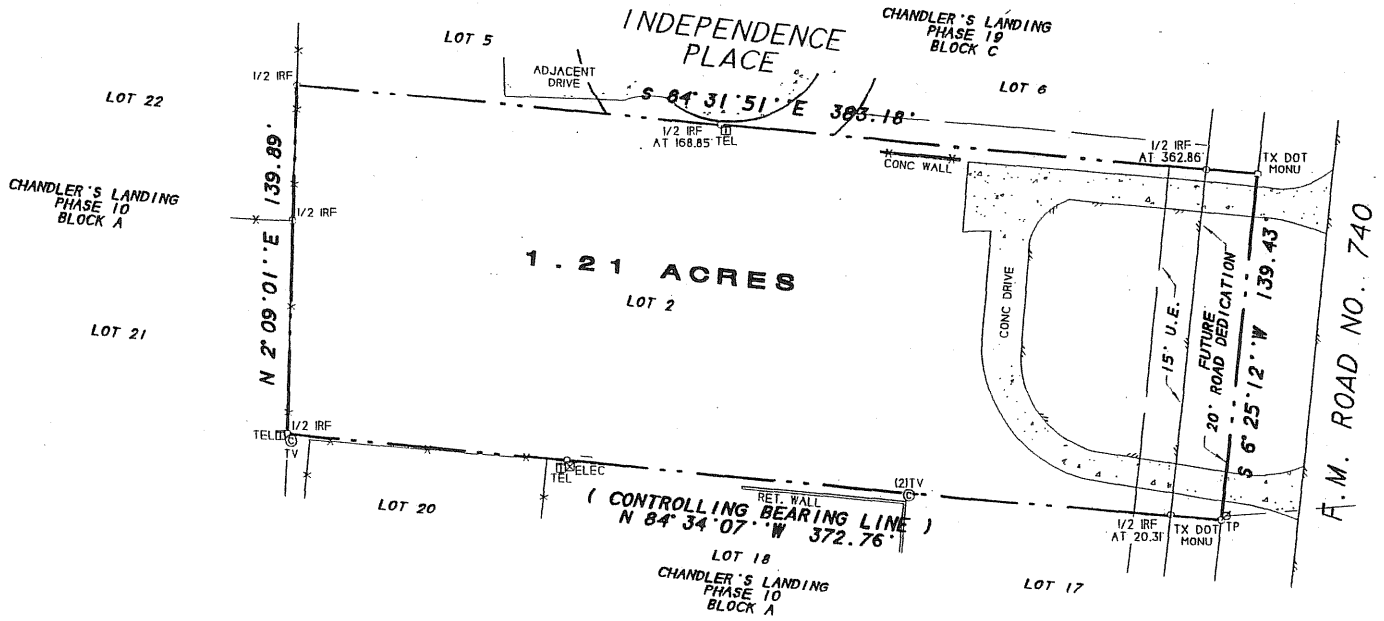
APPROVED AS TO FORM:

Pete Eckert

Pete Eckert, City Attorney

1st Reading: 06-20-05

2nd Reading: 07-05-05



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By

DESCRIPTION

All that certain lot, tract or parcel of land situated in Rockwall County, Texas, and being out of the E. Teal Survey, and being all of Lot (2) of the Scenic Estate Subdivision, according to the Map thereof, recorded in Cabinet A, Slide 42, Map Records of Rockwall County, Texas.

SURVEYOR'S CERTIFICATE

I, Harold D. Fetty, III, Registered Professional Land Surveyor No. 5034, do hereby certify that the above plat of the property surveyed for CHANDLER'S LANDING COMMUNITY ASSOCIATION at F.M. ROAD NO. 740, ROCKWALL County, Texas, is the result of a careful collection of the best evidence available to me and my opinion is based on the facts as found at the time of survey. This survey meets the requirements of the Minimum Standards of Practice as approved and published by the Texas Board of Professional Land Surveying, effective September 1, 1992 and subsequent revisions, and the same was surveyed under my supervision on the ground this the 2nd day of May, 2005.

NOTES

1) According to F.E.M.A. Flood Insurance Rate Map, Community Panel No. 480547 0005 C dated June 16, 1992, this property lies in Zone X. This property does not appear to lie within a 100-year flood plain.

2) BEARING SOURCE: RECORDED PLAT.

3) ALL 1/2" IRS ARE CAPPED WITH YELLOW PLASTIC CAPS "R.S.C.I. RPLS 5034."

SURVEY ACCEPTED BY:

_____ DATE _____

_____ DATE _____

Harold D. Fetty III, R.P.L.S. No. 5034

STATE OF TEXAS
REGISTERED
HAROLD D. FETTY III
5034
PROFESSIONAL
LAND SURVEYOR

SYMBOL LEGEND

TV TELEVISION CABLE RISER	GAS GAS METER	TEL PHONE RISER	FH FIRE HYDRANT	PP POWER POLE
ELEC ELECTRIC METER	TU ELEC BOX SUBSURFACE JUNCTION BOX	WM WATER METER	1/2" IRF IRON ROD FOUND (CORNER)	
FENCE		A/C AIR COND. UNIT	LP LIGHT POLE	PROPANE TANK

PROPERTY LINES

R.S.C.I.
ROCKWALL SURVEYING CO., INC. LAND SURVEYING
1984 S. FM 551 ROYSE CITY, TX 75189 972-772-5434 PHONE 972-772-5443 FAX

SURVEY DATE MAY 2, 2005
SCALE 1" = 50' FILE # 20050733
CLIENT C.L.C.A. GF # NONE

EXHIBIT "A"

FILE COP

2005 023

CITY OF ROCKWALL

ORDINANCE NO. 23-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING PLANNED DEVELOPMENT DISTRICT 8 (PD-8) AND THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO CONSOLIDATE THE REGULATING ORDINANCES OF THE PLANNED DEVELOPMENT DISTRICT, BEING A 230.80-ACRE TRACT OF LAND SITUATED WITHIN THE E. TEAL SURVEY, ABSTRACT NO. 207, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE FULLY DESCRIBED HEREIN BY *EXHIBIT 'A'* AND DEPICTED HEREIN BY *EXHIBIT 'B'*; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Rockwall has initiated an amendment to the Planned Development District 8 (PD-8) for the purpose of consolidating the regulating ordinances [*Ordinance No.'s 73-48, 84-04, 84-16, 84-19, 85-43, 86-04, 86-64, 86-87, 87-45, 88-17, 88-51, 90-38, 91-43, 92-39, 92-41, 92-43, 02-50, 05-30, 14-15, & 21-38* and *Resolution No.'s 87-19 & 87-20*].

WHEREAS, Planned Development District 8 (PD-8) is a 293.80-acre tract of land situated within the E. Teal Survey, Abstract No. 207, City of Rockwall, Rockwall County, Texas and which is more fully described in *Exhibit 'A'* of this ordinance, which hereinafter shall be referred to as the *Subject Property* and incorporated by reference herein; 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 Planned Development District 8 (PD-8) [*Ordinance No.'s 73-48, 84-04, 84-16, 84-19, 85-43, 86-04, 86-64, 86-87, 87-45, 88-17, 88-51, 90-38, 91-43, 92-39, 92-41, 92-43, 02-50, 05-30, 14-15, & 21-38* and *Resolution No.'s 87-19 & 87-20*] and the Unified Development Code [*Ordinance No. 20-02*] should be amended as follows:

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS:

SECTION 1. That the approval of this ordinance shall supersede all requirements stipulated in *Ordinance No.'s 73-48, 84-04, 84-16, 84-19, 85-43, 86-04, 86-64, 86-87, 87-45, 88-17, 88-51, 90-38, 91-43, 92-39, 92-41, 92-43, 02-50, 05-30, 14-15, & 21-38* and *Resolution No.'s 87-19 & 87-20*;

SECTION 2. That the *Subject Property* shall be used only in the manner and for the purposes authorized by this Planned Development District Ordinance and the Unified Development Code [*Ordinance No. 20-02*] of the City of Rockwall as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future;

DRAFT ORDINANCE 06.06.2023

SECTION 3. That development of the *Subject Property* shall generally be in accordance with the *Concept Plan*, depicted in *Exhibit 'C'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'C'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*;

SECTION 4. That development of the *Subject Property* shall generally be in accordance with the *Density and Development Standards*, outlined in *Exhibit 'D'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'D'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*;

SECTION 5. Prior to the issuance of any building permit in Planned Development District 8 (PD-8), a final development plan prepared in accordance with the requirements of the Unified Development Code (UDC) [*Ordinance No. 20-02*] shall be filed with the City Council of the City of Rockwall and shall be approved by said governing body after review and recommendation from the Planning and Zoning Commission and filed as a part of this ordinance. Such required development plan shall set forth the requirements for ingress and egress to the property, public or private streets or drive, with adequate right-of-way to conform to the Master Thoroughfare Plan contain in the OURHometown Vision 2040 Comprehensive Plan of the City of Rockwall, sidewalks, utilities, drainage, parking, open space, all area requirements and maximum lot coverage, screening walls or fences, amenities, greenbelt areas, and all other development and protective requirements considered necessary by the City Council to create a reasonable transition to and protection of the adjacent property. Such approval by the City Council of the detailed final development plan shall be considered as an amendment to this ordinance and shall be applicable to the property involved.

SECTION 6. That 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 7. That if any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Unified Development Code, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable;

SECTION 8. The standards in this ordinance shall control in the event of a conflict between this ordinance and any provision of the Unified Development Code or any provision of the City Code, ordinance, resolution, rule, regulation, or procedure that provides a specific standard that is different from and inconsistent with this ordinance. References to zoning district regulations or other standards in the Unified Development Code (including references to the *Unified Development Code*), and references to overlay districts, in this ordinance or any of the Exhibits hereto are those in effect on the date this ordinance was passed and approved by the City Council of the City of Rockwall, Texas;

SECTION 9. That this ordinance shall take effect immediately from and after its passage;

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 7TH DAY OF AUGUST, 2023.

DRAFT ORDINANCE 06.05.2023

Trace Johannesen, *Mayor*

ATTEST:

Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading: *July 17, 2023*

2nd Reading: *August 7, 2023*

DRAFT ORDINANCE 06.05.2023

Exhibit 'A':
Legal Description

BEING 293.80 acres of land situated in the Abstract 207, E. Teal Survey in the County of Rockwall, Texas and being more particularly described by metes and bounds as follows:

COMMENCING at a point in the North Right of Way of Henry M. Chandler Dr. at the City of Rockwall Geodetic Control Monument #5. (NAD83 Texas State Plane GPS Coordinate (Grid): E 2,589,936.483, N 7,007,500.489 Feet) bearing South 37° 22' 04" East, a distance of 488.384 feet to the *POINT OF BEGINNING*;

BEGINNING at a Southeastern corner of Abstract 207, E. Teal Survey, Tract 134-02, also known as Henry M. Chandler Park, (NAD83 Texas State Plane GPS Coordinate (Grid): E 2,590,225.307, N 7,007,160.123 Feet);

1 *THENCE* North 88°-18'-11" West along the Southern City of Rockwall Limits line, a distance of 582.443 feet to a point;
2 *THENCE* North 89°-48'-59" West continuing along said City Limits line, a distance of 355.507 feet to a point;
3 *THENCE* South 43°-0'-23" West, a distance of 919.737 feet to a point;
4 *THENCE* South 67°-4'-25" West, a distance of 35.098 feet for a corner;
5 *THENCE* North 14°-30'-14" West along the City of Dallas Lake Ray Hubbard Takeline, a distance of 583.017 feet to a point;
6 *THENCE* North 29°-2'-31" West continuing along said Takeline, a distance of 137.581 feet for a corner;
7 *THENCE* North 56°-8'-41" East, a distance of 128.545 feet for a corner;
8 *THENCE* North 30°-32'-7" West, a distance of 69.156 feet to a point;
9 *THENCE* North 37°-8'-45" West, a distance of 390.351 feet to a point;
10 *THENCE* North 52°-36'-21" West, a distance of 145.287 feet to a point;
11 *THENCE* North 58°-32'-34" West, a distance of 118.386 feet to a point;
12 *THENCE* North 69°-16'-12" West, a distance of 73.067 feet to a point;
13 *THENCE* South 74°-15'-59" West, a distance of 77.354 feet to a point;
14 *THENCE* North 65°-43'-7" West, a distance of 256.437 feet to a point;
15 *THENCE* North 51°-11'-9" West, a distance of 281.288 feet to a point;
16 *THENCE* North 51°-53'-10" West, a distance of 279.71 feet to a point;
17 *THENCE* North 62°-32'-22" West, a distance of 447.671 feet to a point;
18 *THENCE* North 17°-20'-59" West, a distance of 37.541 feet to a point;
19 *THENCE* North 26°-11'-34" West, a distance of 17.364 feet to a point;
20 *THENCE* North 23°-38'-49" West, a distance of 92.977 feet to a point;
21 *THENCE* North 29°-3'-32" West, a distance of 15.446 feet to a point;
22 *THENCE* North 75°-11'-11" West, a distance of 79.16 feet to a point;
23 *THENCE* North 40°-51'-30" West, a distance of 103.986 feet to a point;
24 *THENCE* South 48°-53'-36" West, a distance of 22.644 feet to a point;
25 *THENCE* North 24°-19'-40" West, a distance of 248.667 feet to a point;
26 *THENCE* North 26°-7'-15" West, a distance of 28.5 feet to a point;
27 *THENCE* North 17°-59'-7" East, a distance of 281.413 feet to a point;
28 *THENCE* North 57°-36'-17" East, a distance of 106.753 feet to a point;
29 *THENCE* North 3°-51'-8" West, a distance of 137.544 feet to a point;
30 *THENCE* North 44°-49'-51" East, a distance of 136.993 feet to a point;
31 *THENCE* North 15°-21'-46" East, a distance of 138.342 feet to a point;
32 *THENCE* North 39°-56'-11" East, a distance of 15.252 feet to a point;
33 *THENCE* North 57°-56'-35" East, a distance of 236.839 feet to a point;
34 *THENCE* North 28°-19'-43" East, a distance of 98.253 feet to a point;
35 *THENCE* North 29°-9'-48" East, a distance of 92.112 feet to a point;
36 *THENCE* North 36°-59'-49" East, a distance of 15.953 feet to a point;
37 *THENCE* North 40°-49'-32" East, a distance of 64.585 feet to a point;
38 *THENCE* North 39°-57'-21" East, a distance of 79.555 feet to a point;
39 *THENCE* North 40°-17'-52" East, a distance of 102.428 feet to a point;
40 *THENCE* North 39°-59'-46" East, a distance of 45.353 feet to a point;

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09.05.2023

THENCE North 41°-24'-4" East, a distance of 55.609 feet to a point;
THENCE North 39°-1'-18" East, a distance of 102.883 feet to a point;
THENCE North 39°-56'-1" East, a distance of 51.761 feet to a point;
THENCE North 36°-1'-35" East, a distance of 21.146 feet to a point;
THENCE North 40°-3'-54" East, a distance of 55.794 feet to a point;
THENCE North 70°-51'-23" East, a distance of 25.361 feet to a point;
THENCE North 74°-3'-0' East, a distance of 53.495 feet to a point;
THENCE North 71°-19'-43" East, a distance of 59.736 feet to a point;
THENCE North 57°-6'-5" West, a distance of 85.273 feet for a corner;
THENCE North 57°-21'-4" West, a distance of 153.393 feet for a corner;
THENCE North 46°-48'-21" East, a distance of 115.66 feet for a corner;
THENCE South 58°-8'-28" East along the boundary of the Signal Ridge Place Addition, a distance of 390.89 feet to a point;
THENCE South 56°-59'-48" East continuing along said Signal Ridge Place boundary, a distance of 351.404 feet for a corner;
THENCE North 45°-48'-4" East, a distance of 112.664 feet to a point;
THENCE North 44°-19-51" East, a distance of 247.254 feet to a point;
THENCE North 44°-19'-51" East, a distance of 206.252 feet to a point;
THENCE North 46°-3'-5" East, a distance of 314.449 feet to a point;
THENCE North 46°-3'-5" East, a distance of 303.267 feet to a point;
THENCE North 46°-3'-6" East, a distance of 93.323 feet to a point;
THENCE North 44°-27'-14" East, a distance of 188.011 feet to a point;
THENCE North 46°-20'-42" East, a distance of 211.787 feet to a point;
THENCE North 45°-53'-44" East, a distance of 40.132 feet to the beginning of a curve found in the Centerline of Summer Lee Dr.
said being the beginning of a curve to the left having a tangent of 49.883 feet and a radius of 525.622 feet with a chord distance of 99.319 feet and a chord bearing of South 60°-9'-24" East to a point;
THENCE South 46°-32'-42" East, a distance of 65.598 feet to a point;
THENCE South 45°-32'-36" East along the Southern boundary of the Newport Place Addition, a distance of 61.079 feet to a point;
THENCE South 44°-4'-56" East continuing along said Newport Place boundary, a distance of 90.696 feet to a point;
THENCE South 45°-42'-7" East, a distance of 127.883 feet to a point;
THENCE South 44°-41'-28" East, a distance of 93.59 feet to a point;
THENCE South 44°-12'-37" East along the Southern boundary of the Orleans on the Lake Addition, a distance of 91.186 feet to a point;
THENCE South 44°-11'-59" East continuing along said Orleans on the Lake boundary, a distance of 288.305 feet to a point;
THENCE South 44°-9'-51" East, a distance of 140.065 feet to a point;
THENCE South 43°-26'-16" East along said Orleans on the Lake boundary, a distance of 39.385 feet to the beginning of a curve,
said being the beginning of a curve to the left having a tangent of 117.273 feet and a radius of 86.764 feet with a chord distance of 139.499 feet and a chord bearing of North 77°-17'-18" East to a point;
THENCE North 19°-17'-22" East, a distance of 69.972 feet to a point;
THENCE North 19°-8'-59" East, a distance of 101.965 feet to a point;
THENCE North 18°-34'-28" East, a distance of 179.36 feet to a point;
THENCE North 9°-3'-26" East, a distance of 40.216 feet for a corner;
THENCE South 42°-45'-6" East, a distance of 208.889 feet for a corner;
THENCE North 41°-41'-29" East, a distance of 52.007 feet to a point;
THENCE North 38°-39'-57" East to the Centerline of Ridge Road, a distance of 80.613 feet to the beginning of a curve,
said being the beginning of a curve to the left having a tangent of 34.265 feet and a radius of 486.839 feet with a chord distance of 68.36 feet and a chord bearing of South 30°-3'-27" East to the beginning of a curve,
Continuing along a curve to the right having a tangent of 43.415 feet and a radius of 728.077 feet with a chord distance of 86.675 feet and a chord bearing of South 32°-43'-26" East to the beginning

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of a curve,

Continuing along a curve to the right having a tangent of 159.757 feet and a radius of 766.621 feet with a chord distance of 312.794 feet and a chord bearing of South 17°-33'-54" East to a point;

THENCE South 5°-54'-11" East, a distance of 252.075 feet to the beginning of a curve,

said being the beginning of a curve to the left having a tangent of 121.934 feet and a radius of 3593.301 feet with a chord distance of 243.727 feet and a chord bearing of South 6°-48'-53" East to the beginning of a curve,

Continuing along a curve to the left having a tangent of 115.369 feet and a radius of 15094.377 feet with a chord distance of 230.732 feet and a chord bearing of South 8°-49'-25" East to the beginning of a curve,

Continuing along a curve to the right having a tangent of 123.432 feet and a radius of 938.92 feet with a chord distance of 244.758 feet and a chord bearing of South 3°-34'-39" East to a point;

THENCE South 6°-45'-10" West, a distance of 726.609 feet to a point;

THENCE South 6°-36'-9" West, a distance of 894.838 feet to a point;

THENCE South 19°-43'-59" West to a point intersecting the City of Heath City Limits, as described in the adopted Boundary Agreement, City of Rockwall Ordinance 21-15 (exhibit area 1, dated March 23, 2021), a distance of 236.664 feet for a corner;

THENCE North 38°-39'-37" West continuing along said City Limits line, a distance of 88.874 feet to the beginning of a curve,

said being the beginning of a curve to the left having a tangent of 20.272 feet and a radius of 1327.182 feet with a chord distance of 40.539 feet and a chord bearing of North 89°-14'-41" West to the beginning of a curve,

Continuing along a curve to the left having a tangent of 44.837 feet and a radius of 3408.623 feet with a chord distance of 89.666 feet and a chord bearing of South 87°-26'-59" West to the beginning of a curve,

Continuing along a curve to a curve to the left having a tangent of 42.557 feet and a radius of 3577.031 feet with a chord distance of 85.108 feet and a chord bearing of South 84°-41'-24" West to the beginning of a curve,

Continuing along a curve to the left having a tangent of 153.911 feet and a radius of 213.23 feet with a chord distance of 249.594 feet and a chord bearing of South 34°-28'-51" West to a point;

THENCE South 2°-41'-7" East, a distance of 100.099 feet to a point;

THENCE South 5°-36'-7" East, a distance of 80.149 feet to a point;

THENCE South 1°-55'-40" East, a distance of 308.063 feet, to the *POINT OF BEGINNING AND CONTAINING* 293.80 acres of land (12,797,923.461 square feet) more or less.

DRAFT ORDINANCE 06.05.2023

Exhibit 'B':
Survey

DRAFT
08.15.23

Exhibit 'C':
Concept Plan

DRAFT
ORDINANCE

Exhibit 'D':
Density and Development Standards

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Exhibit 'D':
Density and Development Standards

GENERAL REQUIREMENTS

(A) *PD Concept Plan*. Planned Development District 8 (PD-8) shall be developed in accordance with the Concept Plan depicted in Exhibit 'C' of this ordinance, and no substantial change in the development shall be permitted except after obtaining approval of the change in the manner required for amendments as stipulated by the Unified Development Code (UDC) of the City of Rockwall, as heretofore amended, as amended herein by this zoning change, and as maybe amended in the future.

(B) *Development Plan*. Prior to the issuance of any *Building Permit* in Planned Development District 8 (PD-8), a final *Development Plan* prepared in accordance with the requirements of the Unified Development Code (UDC) shall be filed with the City Council of the City of Rockwall and shall be approved by said governing body after review and recommendation by the Planning and Zoning Commission and filed as part of this ordinance. Such required *Development Plan* shall set forth the requirements for ingress and egress to the property, public or private streets or drive, with adequate right-of-way to conform to the Master Thoroughfare Plan of the City of Rockwall, sidewalks, utilities, drainage, parking spaces, all area requirements and maximum lot coverage, yards and open space, screening walls or fences, amenities, greenbelts areas, and all other development and protective requirements considered necessary by the City Council to create a reasonable transition to and protection of the adjacent property. Such approval by the City Council of the detailed final *Development Plan* shall be considered as an amendment to this ordinance and shall be applicable to the property involved.

(C) *Greenbelts and Open Space*.

(1) *Greenbelt 'A'*. That the area north of the existing entrance at the southeast corner of Planned Development District 8 (PD-8) [*designated as Greenbelt 'A' on the Concept Plan depicted in Exhibit 'C' of this ordinance*] shall be designated and maintained as a permanent greenbelt area.

(2) *Greenbelt 'B'*. That the area south of the existing entrance at the southeast corner of Planned Development District 8 (PD-) [*designated as Greenbelt 'B' on the Concept Plan depicted in Exhibit 'C' of this ordinance*] may be developed in a manner that would not interfere with the contemplated realignment and improvement of FM-740 [*i.e. Ridge Road*], and the governing body of the City of Rockwall must consider and specifically approve further development of said area.

(D) *Amenities (Per Ordinance No. 84-04)*. That the construction and development of amenities for Planned Development District 8 (PD-8) for all future development thereof shall be based upon recreational units with each single-family dwelling unit equaling one-half (½) recreation unit and each multi-family dwelling unit equaling one (1) recreation unit, said amenities are to consist of the follow:

(1) *Sports Park*. A sports park will include a combination of one (1) sports court -- *lighted if properly located as not to disturb residences* --, exercise areas, rest areas, basketball, badminton, volleyball, racket tennis, paths and parking. All of the sports parks will be landscaped.

Ratio Required: 1/300 Recreation Unit
Number Required: 3

(2) *Swim Club*. The swim club will contain a minimum of a 1,500 SF swimming pool, 1,800 SF club pavilion, restrooms, manager's office, parking for guests, lighting and landscaping.

Ratio Required: 1/225 Recreation Unit
Number Required: 4

(3) *Play Park*. Each play park will be devoted to the young residents of Chandler's Landing and will have a large self-contained sand area with creative wood play equipment. These parks will be landscaped with shaded rest areas for adults.

Ratio Required: 1/250 Recreation Unit
Number Required: 4

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(4) *Upland Lakes*. These are lakes either existing or to be built. These lakes will be kept clean and maintained to the shoreline for residents to enjoy. No swimming or motorized boating will be allowed.

Ratio Required: 1/300 Recreation Unit
Number Required: 3

(5) *Security Entrances*. These entries will be well lighted, landscaped, and maintained. They are to be secured by guards, or by a mechanical system. These entrances are strategically located throughout the development in order to provide proper ingress and egress.

(6) *Landscape Developments*. These entries are to be paved with a brick or cobblestone pattern. On either side of the landscaped boulevard there will be lush plantings, berms, and decorative fencings.

(7) *Architectural Graphics*. These graphics and signs will be designated in harmony for all developable parcels in the remainder of Chandler's Landing. These signs will be very pleasing and will direct visitors through the development.

(8) *Common Greenbelts and Paths*. These areas will flow through the development following the low areas as designated on the Master Plan. They will have paths for jogging, walking and golf carts. Along some areas of the greenbelts, we are planning an aerobic course.

NOTE: It should be noted that all of the above described recreation uses must be designated in detail at the time of Final Plat.

(E) *Amenities (Per Ordinance No. 85-43)*. That the construction and development of amenities for Planned Development District 8 (PD-8) shall be as depicted in the *Concept Plan* depicted in Subsection (G) below and as follows:

(1) *Yacht Club Area*.

(a) Seven (7) tennis courts to be resurfaced.
(b) A new improved lighting system will be installed on five (5) courts.
(c) Landscaped retaining walls will be constructed around all steep slopes adjacent to the courts.
(d) A subsurface drainage system will be installed to pick up surface run-off.
(e) A new sidewalk system will be installed to accommodate golf carts that is a minimum of six (6) feet wide around the existing golf courts.
(f) Major grading will be performed to improve landscaping and better maintain the erosion ditch.
(g) The courts will have spectator accommodations where the terrain permits.
(h) The existing children's play area will be renovated and enlarged.
(i) Outdoor tennis pavilion.
(j) Additional major improvements will be made to the Yacht Club, which will include better acoustics, carpeting, renovation of Commodore State Room, outside lounging accommodations, structure cosmetics, and landscaping.

(2) *Area 'A': Swimming and Tennis Park*.

(a) Parking.
(b) Swimming Pool.
(c) Gazebo.
(d) Children's Play Area.
(e) Restrooms/Dressing.
(f) Two (2) Tennis Courts with Lights.
(g) General Landscaping.
(h) Large Trees, Small Trees, Shrubs and Ground Cover, Lawn, Elevated Planters and Lights.

(3) *Area 'B': Recreation Park*.

(a) Limited Parking and Access.

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(b) Park Shelter.
(c) Two (2) Children's Play Areas.
(d) Four (4) Picnic Spots.
(e) Volleyball Court.
(f) Half Basketball Court.
(g) Open Lawn Area.
(h) Seven (7) Exercise Stations.
(i) Pedestrian Trail.
(j) Four (4) Bridges.
(k) General Clearing and Channel Work.
(l) Tree Pruning, Stone Boulders, Retaining Walls and Fencing, Flowering Trees, and Plants.

(F) *Amenities (Per Ordinance No. 86-87)*. That the construction and development of amenities for Planned Development District 8 (PD-8) shall be as depicted in *Concept Plan* depicted in Subsection (G) below and as follows:

(1) The tract of land shown in the *Concept Plan* depicted in Subsection (G) shall only be used for park and recreation purposes and as a Community Association maintenance facility.

(2) The development of the tract of land shown in the *Concept Plan* depicted in Subsection (G) shall be in conformance with the *Concept Plan* depicted in Subsection (G) below.

(G) *Concept Plan*.

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Exhibit 'D':
Density and Development Standards

CHANDLER'S LANDING. PHASES 1, 2 & 3

(H) *Land Uses*. Zero Lot Line Homes

(I) *Development Cases*.

PHASE 1.
(1) *Subdivision Plat*. Approved by the Commissioners Court on July 9, 1973.
(2) *1973*: Zoning (*Ordinance No. 73-48*). Adopted on November 12, 1973.

PHASE 2.
(3) *Subdivision Plat*. Approved by the Commissioners Court on July 9, 1973.
(4) *1973*: Zoning (*Ordinance No. 73-48*). Adopted on November 12, 1973.

PHASE 3.
(5) *Subdivision Plat*. Approved by the Commissioners Court on July 9, 1973.
(6) *1973*: Zoning (*Ordinance No. 73-48*). Adopted on November 12, 1973.

(J) *Regulating Ordinance*. *Ordinance No. 73-48*

(K) *Concept Plans*.

PHASE 1. ZERO LOT LINE HOMES.

PHASE 2. ZERO LOT LINE AND SINGLE-FAMILY HOMES.

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Exhibit 'D':
Density and Development Standards

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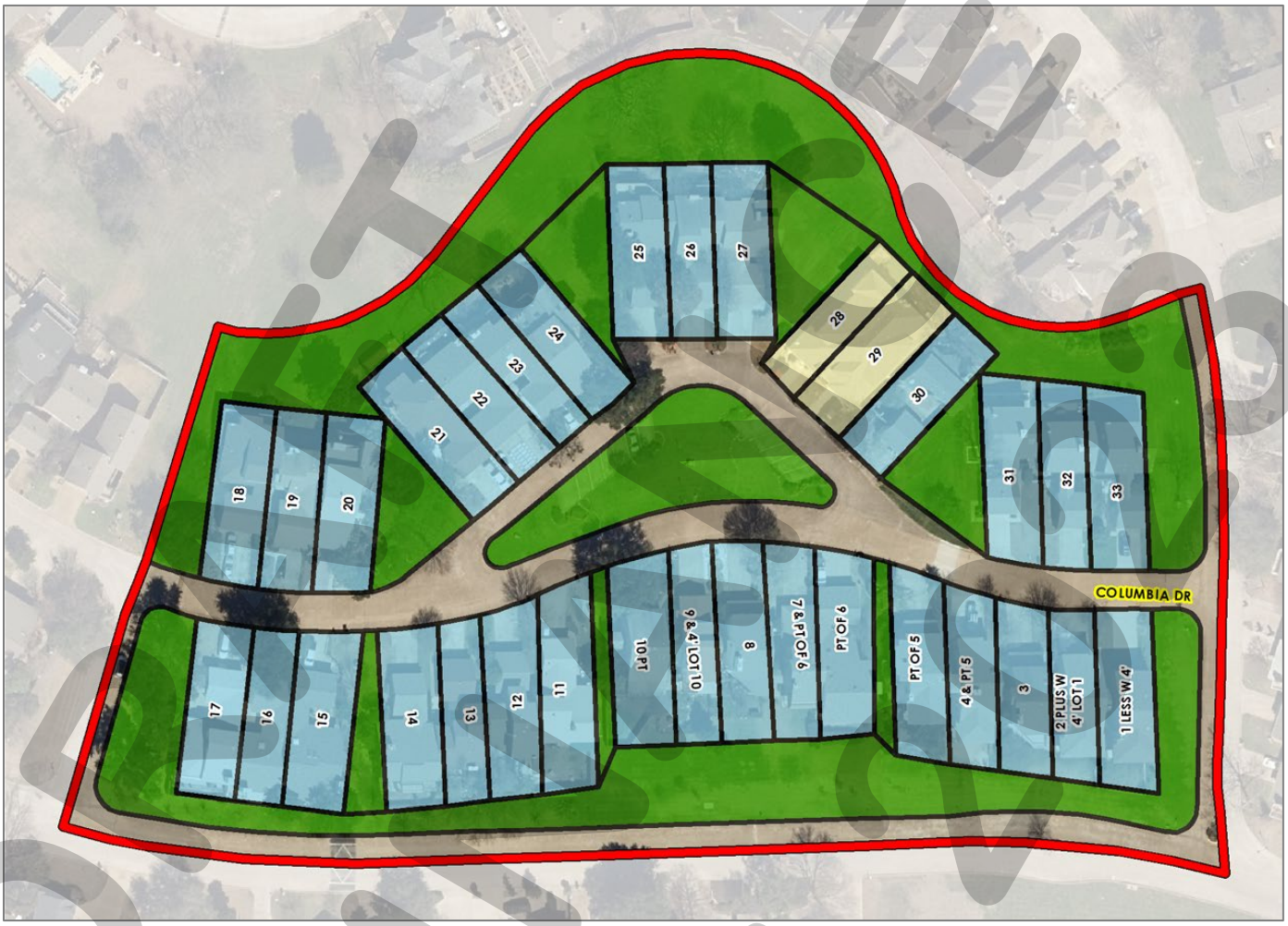
Exhibit 'D':
Density and Development Standards

PHASE 3. ZERO LOT LINE SINGLE-FAMILY ATTACHED HOMES.



(L) *Density and Development Standards*.

	SINGLE-FAMILY	ZERO-LOT-LINE	SINGLE-FAMILY ATTACHED	MULTI-FAMILY OR CONDOMINIUM
MINIMUM LOT WIDTH	50'	40'	20'	70'
MINIMUM LOT DEPTH	100'	100'	100'	100'
MINIMUM LOT AREA	6,000 SF	4,000 SF	3,000 SF	2,000 SF
MINIMUM FRONT YARD SETBACK	25'	25'	25'	25'
MINIMUM SIDE YARD SETBACK	5'	10' [1]	0'	(2) & (3) [3]
MINIMUM REAR YARD SETBACK	10'	10'	10' [2]	10'
MINIMUM PARKING SPACES REQUIRED PER UNIT	2	2	2	1½
MAXIMUM BUILDING COVERAGE	40%	60%	60%	40%

NOTES:
[1]: NO SIDE YARD REQUIRED ON ONE (1) SIDE.
[2]: NONE REQUIRED WHEN ADJOINING A COMMON AREA.
[3]: AS PER 9-602 OF THE 1972 ZONING ORDINANCE:

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(2) MULTIPLE FAMILY DWELLINGS NOT EXCEEDING THREE (3) STORIES IN HEIGHT SHALL PROVIDE A MINIMUM SIDE YARD OF FIFTEEN (15) FEET BETWEEN ANY BUILDING WALL CONTAINING OPENINGS FOR WINDOWS, LIGHT, AND AIR AND ANY SIDE LOT LINE EXCEPT THAT ANY SUCH BUILDING FACE OR WALL NOT EXCEEDING 35-FEET IN WIDTH MAY PROVIDE A MINIMUM SIDE YARD OF TEN (10) FEET. WHERE A BUILDING WAIL CONTAINS NO OPENINGS FOR WINDOWS, LIGHT OR AIR, A MINIMUM SIDE YARD OF TEN (10) FEET SHALL BE PROVIDED BETWEEN SUCH WALL AND THE SIDE LOT LINE.

(3) ON A CORNER LOT, A SIDE YARD ADJACENT TO A STREET FOR A MULTIPLE FAMILY DWELLING NOT EXCEEDING THREE (3) STORIES IN HEIGHT SHALL NOT BE LESS THAN 15-FEET AND NO BALCONY OR PORCH OR ANY PORTION OF THE BUILDING MAY EXTEND INTO SUCH REQUIRED SIDE YARD EXCEPT THAT A ROOF MAY OVERHANG SUCH SIDE YARD NOT TO EXCEED FOUR (4) FEET.

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06.05.2023

Exhibit 'D':
Density and Development Standards

CHANDLER'S LANDING. **PHASE 4**

(A) *Land Uses*. Zero Lot Line Homes

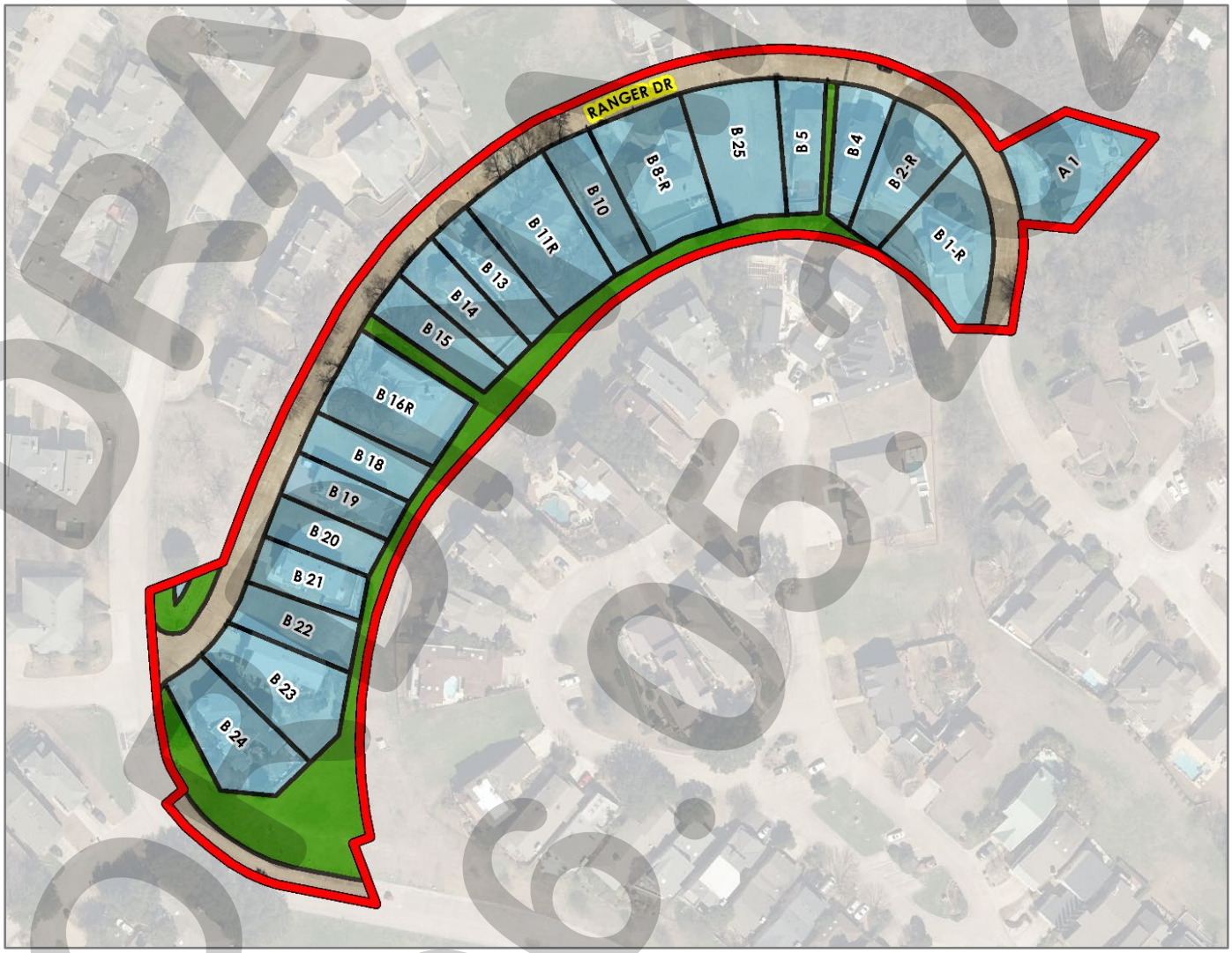
(B) *Development Cases*.

(1) *1973*: Zoning (*Ordinance No. 73-48*). Adopted on November 12, 1973.
(2) *PZ1983-012-01*. Site Plan. Adopted on May 2, 1983.
(3) *PZ1983-037-01*. Preliminary Plat, Site Plan, and Zoning Change [*Ordinance No. 84-04*]. Adopted on January 9, 1984.
(4) *PZ1984-023-01*. Preliminary Plat. Adopted on March 5, 1985.
(5) *PZ1984-023-02*. Concept Plan. Adopted on March 5, 1985.
(6) *PZ1984-045-01*. Final Plat. Adopted on May 7, 1984.
(7) *PZ1996-005-01*. Replat. Adopted on March 18, 1996.
(8) *PZ1999-030-01*. Replat. Adopted on May 17, 1999.

(C) *Original Regulating Ordinance*. *Ordinance No. 84-04*

(D) *Concept Plans*.

PHASE 4. ZERO LOT LINE HOMES.



(E) *Development Standards*.

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Exhibit 'D':
Density and Development Standards

ZERO LOT LINE HOMES.	
MINIMUM LOT WIDTH	40'
MINIMUM LOT DEPTH	100'
MINIMUM LOT AREA	4,000 SF
MINIMUM FRONT YARD SETBACK	20'
MINIMUM SIDE YARD SETBACK	0'/10'
MINIMUM REAR YARD SETBACK	15'
MINIMUM PARKING SPACES REQUIRED [1]	2
MAXIMUM HEIGHT	30'
MINIMUM DISTANCE BETWEEN BUILDINGS	10'
MINIMUM AREA/DWELLING UNIT (SF) [SUM OF ALL FLOOR AREA'S]	1,500 SF
MAXIMUM BUILDING COVERAGE	60%

NOTES:
[1]: EXCLUDING GARAGE SPACES.

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Exhibit 'D':
Density and Development Standards

CHANDLER'S LANDING. **PHASE 5**

(A) *Land Uses*. Single-Family, Single-Family Attached, and Zero Lot Line Homes

(B) *Development Cases*.

(1) *1973*: Zoning (*Ordinance No. 73-48*). Adopted on November 12, 1973.
(2) *1976*. Replat. Adopted on September 7, 1976.
(3) *1977*. Replat. Adopted on March 7, 1977.

(C) *Original Regulating Ordinance*. *Ordinance No. 73-48*

(M) *Concept Plans*.

PHASE 5. SINGLE-FAMILY, SINGLE-FAMILY ATTACHED, AND ZERO LOT LINE HOMES.

(N) *Density and Development Standards*.

	SINGLE-FAMILY	ZERO-LOT-LINE	SINGLE-FAMILY ATTACHED	MULTI-FAMILY OR CONDOMINIUM
MINIMUM LOT WIDTH	50'	40'	20'	70'
MINIMUM LOT DEPTH	100'	100'	100'	100'
MINIMUM LOT AREA	6,000 SF	4,000 SF	3,000 SF	2,000 SF

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Exhibit 'D':
Density and Development Standards

MINIMUM FRONT YARD SETBACK	25'	25'	25'	25'
MINIMUM SIDE YARD SETBACK	5'	10' [1]	0'	(2) & (3) [3]
MINIMUM REAR YARD SETBACK	10'	10'	10' [2]	10'
MINIMUM PARKING SPACES REQUIRED PER UNIT	2	2	2	1½
MAXIMUM BUILDING COVERAGE	40%	60%	60%	40%

NOTES:
[1]: NO SIDE YARD REQUIRED ON ONE (1) SIDE.
[2]: NONE REQUIRED WHEN ADJOINING A COMMON AREA.
[3]: AS PER 9-602 OF THE 1972 ZONING ORDINANCE:

(4) MULTIPLE FAMILY DWELLINGS NOT EXCEEDING THREE (3) STORIES IN HEIGHT SHALL PROVIDE A MINIMUM SIDE YARD OF FIFTEEN (15) FEET BETWEEN ANY BUILDING WALL CONTAINING OPENINGS FOR WINDOWS, LIGHT, AND AIR AND ANY SIDE LOT LINE EXCEPT THAT ANY SUCH BUILDING FACE OR WALL NOT EXCEEDING 35-FEET IN WIDTH MAY PROVIDE A MINIMUM SIDE YARD OF TEN (10) FEET. WHERE A BUILDING WAIL CONTAINS NO OPENINGS FOR WINDOWS, LIGHT OR AIR, A MINIMUM SIDE YARD OF TEN (10) FEET SHALL BE PROVIDED BETWEEN SUCH WALL AND THE SIDE LOT LINE.

(5) ON A CORNER LOT, A SIDE YARD ADJACENT TO A STREET FOR A MULTIPLE FAMILY DWELLING NOT EXCEEDING THREE (3) STORIES IN HEIGHT SHALL NOT BE LESS THAN 15-FEET AND NO BALCONY OR PORCH OR ANY PORTION OF THE BUILDING MAY EXTEND INTO SUCH REQUIRED SIDE YARD EXCEPT THAT A ROOF MAY OVERHANG SUCH SIDE YARD NOT TO EXCEED FOUR (4) FEET.

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Exhibit 'D':
Density and Development Standards

CHANDLER'S LANDING. **PHASE 6**

(A) *Land Uses*. Single-Family, Single-Family Attached, and Zero Lot Line Homes

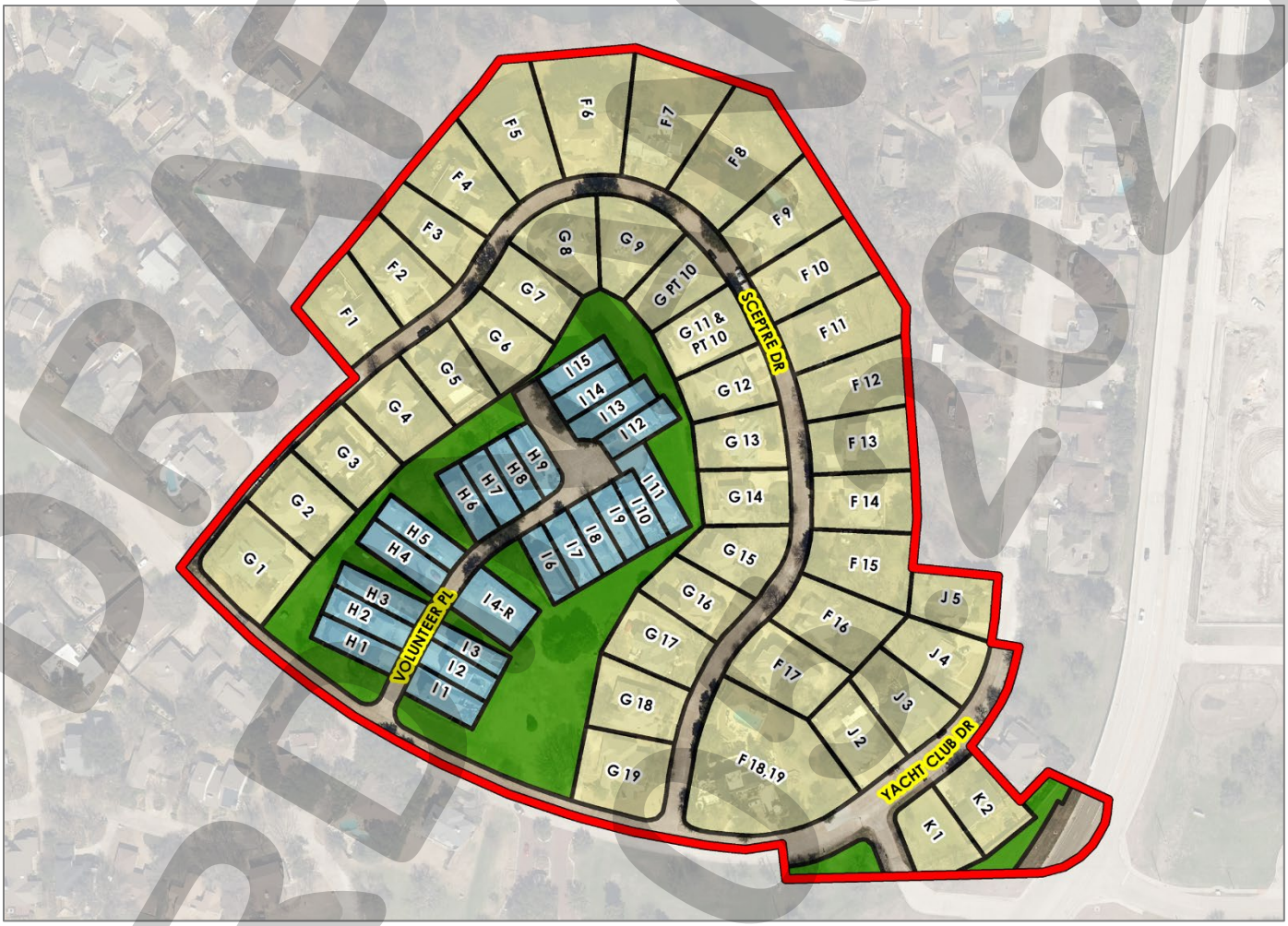
(B) *Development Cases*.

(1) *1973*: Zoning (*Ordinance No. 73-48*). Adopted on November 12, 1973.
(2) *1977*. Replat. Adopted on February 1, 1977.

(C) *Original Regulating Ordinance. Ordinance No. 73-48*

(D) *Concept Plans*.

PHASE 6. SINGLE-FAMILY, SINGLE-FAMILY ATTACHED, AND ZERO LOT LINE HOMES.



(E) *Density and Development Standards*.

	SINGLE-FAMILY	ZERO-LOT-LINE	SINGLE-FAMILY ATTACHED	MULTI-FAMILY OR CONDOMINIUM
MINIMUM LOT WIDTH	50'	40'	20'	70'
MINIMUM LOT DEPTH	100'	100'	100'	100'
MINIMUM LOT AREA	6,000 SF	4,000 SF	3,000 SF	2,000 SF

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Exhibit 'D':
Density and Development Standards

MINIMUM FRONT YARD SETBACK	25'	25'	25'	25'
MINIMUM SIDE YARD SETBACK	5'	10' [1]	0'	(2) & (3) [3]
MINIMUM REAR YARD SETBACK	10'	10'	10' [2]	10'
MINIMUM PARKING SPACES REQUIRED PER UNIT	2	2	2	1½
MAXIMUM BUILDING COVERAGE	40%	60%	60%	40%

NOTES:
[1]: NO SIDE YARD REQUIRED ON ONE (1) SIDE.
[2]: NONE REQUIRED WHEN ADJOINING A COMMON AREA.
[3]: AS PER 9-602 OF THE 1972 ZONING ORDINANCE:

(6) MULTIPLE FAMILY DWELLINGS NOT EXCEEDING THREE (3) STORIES IN HEIGHT SHALL PROVIDE A MINIMUM SIDE YARD OF FIFTEEN (15) FEET BETWEEN ANY BUILDING WALL CONTAINING OPENINGS FOR WINDOWS, LIGHT, AND AIR AND ANY SIDE LOT LINE EXCEPT THAT ANY SUCH BUILDING FACE OR WALL NOT EXCEEDING 35-FEET IN WIDTH MAY PROVIDE A MINIMUM SIDE YARD OF TEN (10) FEET. WHERE A BUILDING WAIL CONTAINS NO OPENINGS FOR WINDOWS, LIGHT OR AIR, A MINIMUM SIDE YARD OF TEN (10) FEET SHALL BE PROVIDED BETWEEN SUCH WALL AND THE SIDE LOT LINE.

(7) ON A CORNER LOT, A SIDE YARD ADJACENT TO A STREET FOR A MULTIPLE FAMILY DWELLING NOT EXCEEDING THREE (3) STORIES IN HEIGHT SHALL NOT BE LESS THAN 15-FEET AND NO BALCONY OR PORCH OR ANY PORTION OF THE BUILDING MAY EXTEND INTO SUCH REQUIRED SIDE YARD EXCEPT THAT A ROOF MAY OVERHANG SUCH SIDE YARD NOT TO EXCEED FOUR (4) FEET.

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Exhibit 'D':
Density and Development Standards

CHANDLER'S LANDING. **PHASE 7**

(A) *Land Uses*. Single-Family Homes

(B) *Development Cases*.

(1) *1973*: Zoning (*Ordinance No. 73-48*). Adopted on November 12, 1973.
(2) *1976*. Final Plat of Phase 7, Installment 1. Adopted on June 7, 1976.
(3) *1976*. Final Plat of Phase 7, Installment 2. Adopted on June 7, 1976.

(C) *Original Regulating Ordinance. Ordinance No. 73-48*

(D) *Concept Plans*.

PHASE 7. SINGLE-FAMILY HOMES.

(E) *Density and Development Standards*.

	SINGLE-FAMILY	ZERO-LOT-LINE	SINGLE-FAMILY ATTACHED	MULTI-FAMILY OR CONDOMINIUM
MINIMUM LOT WIDTH	50'	40'	20'	70'
MINIMUM LOT DEPTH	100'	100'	100'	100'
MINIMUM LOT AREA	6,000 SF	4,000 SF	3,000 SF	2,000 SF

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Exhibit 'D':
Density and Development Standards

MINIMUM FRONT YARD SETBACK	25'	25'	25'	25'
MINIMUM SIDE YARD SETBACK	5'	10' [1]	0'	(2) & (3) [3]
MINIMUM REAR YARD SETBACK	10'	10'	10' [2]	10'
MINIMUM PARKING SPACES REQUIRED PER UNIT	2	2	2	1½
MAXIMUM BUILDING COVERAGE	40%	60%	60%	40%

NOTES:
[1]: NO SIDE YARD REQUIRED ON ONE (1) SIDE.
[2]: NONE REQUIRED WHEN ADJOINING A COMMON AREA.
[3]: AS PER 9-602 OF THE 1972 ZONING ORDINANCE:

(8) MULTIPLE FAMILY DWELLINGS NOT EXCEEDING THREE (3) STORIES IN HEIGHT SHALL PROVIDE A MINIMUM SIDE YARD OF FIFTEEN (15) FEET BETWEEN ANY BUILDING WALL CONTAINING OPENINGS FOR WINDOWS, LIGHT, AND AIR AND ANY SIDE LOT LINE EXCEPT THAT ANY SUCH BUILDING FACE OR WALL NOT EXCEEDING 35-FEET IN WIDTH MAY PROVIDE A MINIMUM SIDE YARD OF TEN (10) FEET. WHERE A BUILDING WAIL CONTAINS NO OPENINGS FOR WINDOWS, LIGHT OR AIR, A MINIMUM SIDE YARD OF TEN (10) FEET SHALL BE PROVIDED BETWEEN SUCH WALL AND THE SIDE LOT LINE.

(9) ON A CORNER LOT, A SIDE YARD ADJACENT TO A STREET FOR A MULTIPLE FAMILY DWELLING NOT EXCEEDING THREE (3) STORIES IN HEIGHT SHALL NOT BE LESS THAN 15-FEET AND NO BALCONY OR PORCH OR ANY PORTION OF THE BUILDING MAY EXTEND INTO SUCH REQUIRED SIDE YARD EXCEPT THAT A ROOF MAY OVERHANG SUCH SIDE YARD NOT TO EXCEED FOUR (4) FEET.

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Exhibit 'D':
Density and Development Standards

CHANDLER'S LANDING. **PHASE 9**

(A) *Land Uses*. Single-Family and Zero Lot Line Homes

(B) *Development Cases*.

(1) *1973*: Zoning (*Ordinance No. 73-48*). Adopted on November 12, 1973.
(2) *1975*. Replat. Adopted on April 1, 1975.

(C) *Original Regulating Ordinance*. *Ordinance No. 73-48*

(D) *Concept Plans*.

PHASE 9. SINGLE-FAMILY AND ZERO LOT LINE HOMES.

(E) *Density and Development Standards*.

	SINGLE-FAMILY	ZERO-LOT-LINE	SINGLE-FAMILY ATTACHED	MULTI-FAMILY OR CONDOMINIUM
MINIMUM LOT WIDTH	50'	40'	20'	70'
MINIMUM LOT DEPTH	100'	100'	100'	100'
MINIMUM LOT AREA	6,000 SF	4,000 SF	3,000 SF	2,000 SF

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Exhibit 'D':
Density and Development Standards

MINIMUM FRONT YARD SETBACK	25'	25'	25'	25'
MINIMUM SIDE YARD SETBACK	5'	10' [1]	0'	(2) & (3) [3]
MINIMUM REAR YARD SETBACK	10'	10'	10' [2]	10'
MINIMUM PARKING SPACES REQUIRED PER UNIT	2	2	2	1½
MAXIMUM BUILDING COVERAGE	40%	60%	60%	40%

NOTES:
[1]: NO SIDE YARD REQUIRED ON ONE (1) SIDE.
[2]: NONE REQUIRED WHEN ADJOINING A COMMON AREA.
[3]: AS PER 9-602 OF THE 1972 ZONING ORDINANCE:

(10) MULTIPLE FAMILY DWELLINGS NOT EXCEEDING THREE (3) STORIES IN HEIGHT SHALL PROVIDE A MINIMUM SIDE YARD OF FIFTEEN (15) FEET BETWEEN ANY BUILDING WALL CONTAINING OPENINGS FOR WINDOWS, LIGHT, AND AIR AND ANY SIDE LOT LINE EXCEPT THAT ANY SUCH BUILDING FACE OR WALL NOT EXCEEDING 35-FEET IN WIDTH MAY PROVIDE A MINIMUM SIDE YARD OF TEN (10) FEET. WHERE A BUILDING WAIL CONTAINS NO OPENINGS FOR WINDOWS, LIGHT OR AIR, A MINIMUM SIDE YARD OF TEN (10) FEET SHALL BE PROVIDED BETWEEN SUCH WALL AND THE SIDE LOT LINE.

(11) ON A CORNER LOT, A SIDE YARD ADJACENT TO A STREET FOR A MULTIPLE FAMILY DWELLING NOT EXCEEDING THREE (3) STORIES IN HEIGHT SHALL NOT BE LESS THAN 15-FEET AND NO BALCONY OR PORCH OR ANY PORTION OF THE BUILDING MAY EXTEND INTO SUCH REQUIRED SIDE YARD EXCEPT THAT A ROOF MAY OVERHANG SUCH SIDE YARD NOT TO EXCEED FOUR (4) FEET.

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Exhibit 'D':
Density and Development Standards

CHANDLER'S LANDING. **PHASE 9, SECTION 1**

(A) *Land Uses*. Single-Family Home

(B) *Development Cases*.

(1) *1973*: Zoning (*Ordinance No. 73-48*). Adopted on November 12, 1973.
(2) *1975*. Replat. Adopted on April 1, 1975.

(C) *Original Regulating Ordinance. Ordinance No. 73-48*

(D) *Concept Plans*.

PHASE 9, SECTION 1. SINGLE-FAMILY HOME.

(E) *Density and Development Standards*.

	SINGLE-FAMILY	ZERO-LOT-LINE	SINGLE-FAMILY ATTACHED	MULTI-FAMILY OR CONDOMINIUM
MINIMUM LOT WIDTH	50'	40'	20'	70'
MINIMUM LOT DEPTH	100'	100'	100'	100'
MINIMUM LOT AREA	6,000 SF	4,000 SF	3,000 SF	2,000 SF

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Exhibit 'D':
Density and Development Standards

MINIMUM FRONT YARD SETBACK	25'	25'	25'	25'
MINIMUM SIDE YARD SETBACK	5'	10' [1]	0'	(2) & (3) [3]
MINIMUM REAR YARD SETBACK	10'	10'	10' [2]	10'
MINIMUM PARKING SPACES REQUIRED PER UNIT	2	2	2	1½
MAXIMUM BUILDING COVERAGE	40%	60%	60%	40%

NOTES:
[1]: NO SIDE YARD REQUIRED ON ONE (1) SIDE.
[2]: NONE REQUIRED WHEN ADJOINING A COMMON AREA.
[3]: AS PER 9-602 OF THE 1972 ZONING ORDINANCE:

(12) MULTIPLE FAMILY DWELLINGS NOT EXCEEDING THREE (3) STORIES IN HEIGHT SHALL PROVIDE A MINIMUM SIDE YARD OF FIFTEEN (15) FEET BETWEEN ANY BUILDING WALL CONTAINING OPENINGS FOR WINDOWS, LIGHT, AND AIR AND ANY SIDE LOT LINE EXCEPT THAT ANY SUCH BUILDING FACE OR WALL NOT EXCEEDING 35-FEET IN WIDTH MAY PROVIDE A MINIMUM SIDE YARD OF TEN (10) FEET. WHERE A BUILDING WAIL CONTAINS NO OPENINGS FOR WINDOWS, LIGHT OR AIR, A MINIMUM SIDE YARD OF TEN (10) FEET SHALL BE PROVIDED BETWEEN SUCH WALL AND THE SIDE LOT LINE.

(13) ON A CORNER LOT, A SIDE YARD ADJACENT TO A STREET FOR A MULTIPLE FAMILY DWELLING NOT EXCEEDING THREE (3) STORIES IN HEIGHT SHALL NOT BE LESS THAN 15-FEET AND NO BALCONY OR PORCH OR ANY PORTION OF THE BUILDING MAY EXTEND INTO SUCH REQUIRED SIDE YARD EXCEPT THAT A ROOF MAY OVERHANG SUCH SIDE YARD NOT TO EXCEED FOUR (4) FEET.

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Exhibit 'D':
Density and Development Standards

CHANDLER'S LANDING. **PHASE 10**

(A) *Land Uses*. Single-Family and Zero Lot Line Homes

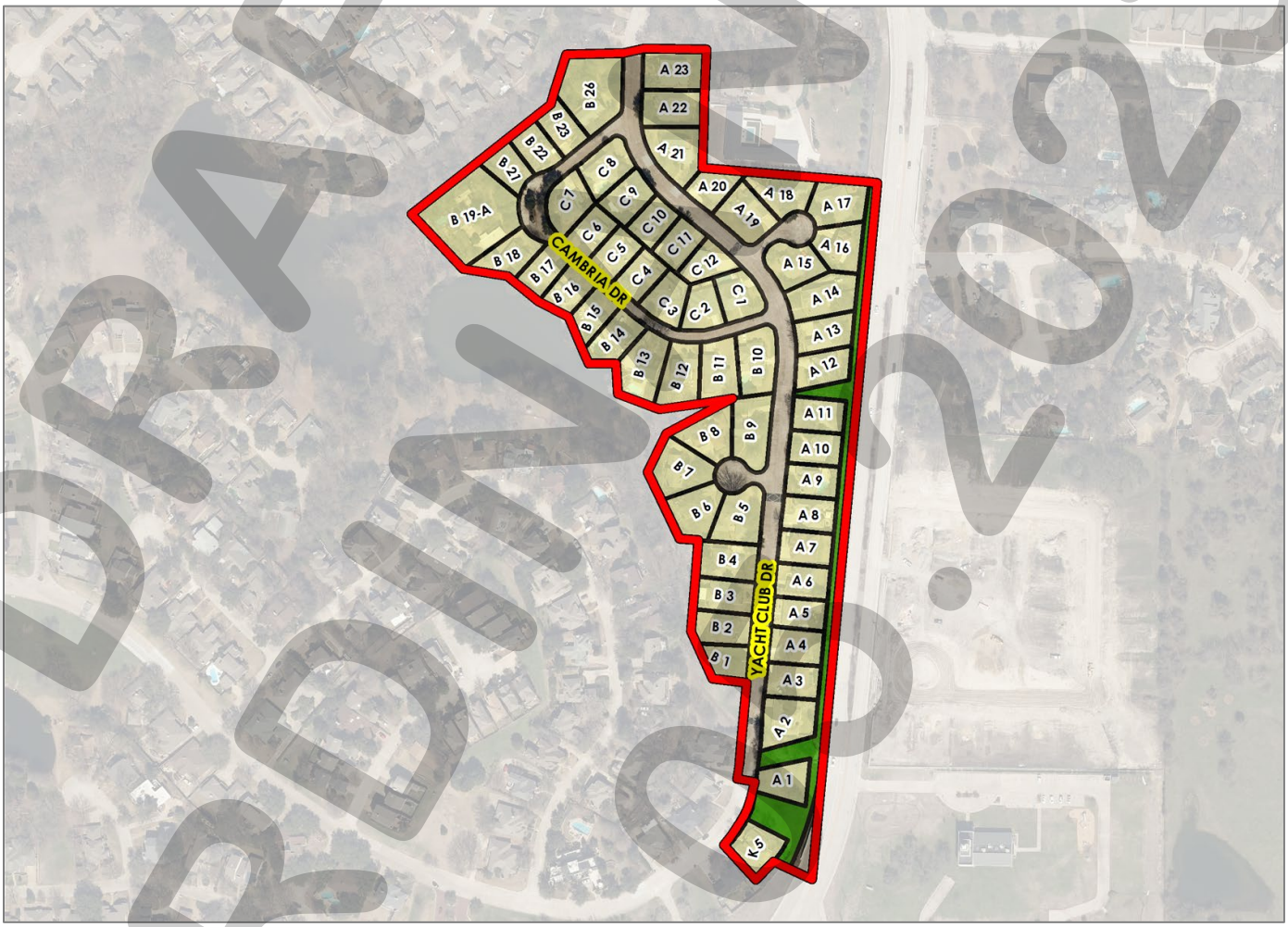
(B) *Development Cases*.

(1) *1973*: Zoning (*Ordinance No. 73-48*). Adopted on November 12, 1973.
(2) *1975*. Replat. Adopted on August 1, 1975.
(3) *PZ1996-051-01*. Replat [*Lot 11 and part of Lot 10*]. Adopted on August 19, 1996.

(C) *Original Regulating Ordinance*. *Ordinance No. 73-48*

(D) *Concept Plans*.

PHASE 10. SINGLE-FAMILY AND ZERO LOT LINE HOMES.



(E) *Density and Development Standards*.

	SINGLE-FAMILY	ZERO-LOT-LINE	SINGLE-FAMILY ATTACHED	MULTI-FAMILY OR CONDOMINIUM
MINIMUM LOT WIDTH	50'	40'	20'	70'
MINIMUM LOT DEPTH	100'	100'	100'	100'
MINIMUM LOT AREA	6,000 SF	4,000 SF	3,000 SF	2,000 SF

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Exhibit 'D':
Density and Development Standards

MINIMUM FRONT YARD SETBACK	25'	25'	25'	25'
MINIMUM SIDE YARD SETBACK	5'	10' [1]	0'	(2) & (3) [3]
MINIMUM REAR YARD SETBACK	10'	10'	10' [2]	10'
MINIMUM PARKING SPACES REQUIRED PER UNIT	2	2	2	1½
MAXIMUM BUILDING COVERAGE	40%	60%	60%	40%

NOTES:
[1]: NO SIDE YARD REQUIRED ON ONE (1) SIDE.
[2]: NONE REQUIRED WHEN ADJOINING A COMMON AREA.
[3]: AS PER 9-602 OF THE 1972 ZONING ORDINANCE:

(14) MULTIPLE FAMILY DWELLINGS NOT EXCEEDING THREE (3) STORIES IN HEIGHT SHALL PROVIDE A MINIMUM SIDE YARD OF FIFTEEN (15) FEET BETWEEN ANY BUILDING WALL CONTAINING OPENINGS FOR WINDOWS, LIGHT, AND AIR AND ANY SIDE LOT LINE EXCEPT THAT ANY SUCH BUILDING FACE OR WALL NOT EXCEEDING 35-FEET IN WIDTH MAY PROVIDE A MINIMUM SIDE YARD OF TEN (10) FEET. WHERE A BUILDING WAIL CONTAINS NO OPENINGS FOR WINDOWS, LIGHT OR AIR, A MINIMUM SIDE YARD OF TEN (10) FEET SHALL BE PROVIDED BETWEEN SUCH WALL AND THE SIDE LOT LINE.

(15) ON A CORNER LOT, A SIDE YARD ADJACENT TO A STREET FOR A MULTIPLE FAMILY DWELLING NOT EXCEEDING THREE (3) STORIES IN HEIGHT SHALL NOT BE LESS THAN 15-FEET AND NO BALCONY OR PORCH OR ANY PORTION OF THE BUILDING MAY EXTEND INTO SUCH REQUIRED SIDE YARD EXCEPT THAT A ROOF MAY OVERHANG SUCH SIDE YARD NOT TO EXCEED FOUR (4) FEET.

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Exhibit 'D':
Density and Development Standards

CHANDLER'S LANDING. **PHASE 14**

(A) *Land Uses*. Single-Family Homes

(B) *Development Cases*.

(1) *1973*: Zoning (*Ordinance No. 73-48*). Adopted on November 12, 1973.
(2) *PZ1983-012-01*. Site Plan [*Phases 4, 14, 15, 16, 17, 18, 18A, 19 & 20*]. Adopted on May 2, 1983.
(3) *PZ1983-037-01*. Preliminary Plat, Site Plan and Zoning Change [*Ordinance No. 84-04*]. Adopted on January 9, 1984.
(4) *PZ1983-040-01*. Preliminary Plat [*Lots 1-21, Block B*]. Adopted on December 5, 1983.
(5) *PZ1983-059-01*. Final Plat. Adopted on December 5, 1983.
(6) *PZ1984-112-01*. Final Plat. Adopted on December 3, 1984.
(7) *PZ1985-039-01*. Zoning [*Ordinance No. 85-43*]. Adopted on August 26, 1985.
(8) *PZ1985-046-01*. Final Plat. Adopted on July 2, 1985.
(9) *PZ1994-030-01*. Replat. Adopted on November 21, 1994.
(10) *PZ1999-045-01*. Replat [*Lots 6 & 7, Block A*]. Adopted on July 19, 1999.
(11) *PZ1999-046-01*. Replat [*Lots 6 & 7, Block B into Lot 6R, Block B*]. Adopted on July 19, 1999.
(12) *PZ1999-111-01*. Replat [*Lots 11 -13, Block B into Lots 11R & 12R, Block B*]. Adopted on January 28, 2000.
(13) *PZ2000-083-01*. Replat [*Lots 3-6, Block D*]. Adopted on October 2, 2000.

(C) *Original Regulating Ordinance*. *Ordinance No. 85-43*

(D) *Concept Plans*.

PHASE 14. SINGLE-FAMILY HOMES.

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(E) *Density and Development Standards*.

BLOCK A. SINGLE-FAMILY HOMES.

MINIMUM LOT WIDTH	50'
MINIMUM LOT DEPTH	100'
MINIMUM LOT AREA	6,500 SF
MAXIMUM UNITS PER LOT	1
MINIMUM FRONT YARD SETBACK	20'
MINIMUM SIDE YARD SETBACK	5'
MINIMUM REAR YARD SETBACK	10'
MINIMUM PARKING SPACES REQUIRED	2
MINIMUM NUMBER OF GARAGE PARKING SPACES	2
MAXIMUM HEIGHT	30'
MINIMUM DISTANCE BETWEEN BUILDINGS ON THE SAME LOT	10'
MINIMUM DISTANCE BETWEEN BUILDINGS	10'
MINIMUM AREA/DWELLING UNIT (SF) [SUM OF ALL FLOOR AREA'S]	1,200 SF
MAXIMUM BUILDING COVERAGE	40%

BLOCK B. PATIO HOMES.

MINIMUM LOT WIDTH [1]	40'
MINIMUM LOT DEPTH	105'
MINIMUM LOT AREA	4,200 SF
MINIMUM FRONT YARD SETBACK	25'
MINIMUM SIDE YARD SETBACK	0'/10'
MINIMUM REAR YARD SETBACK	10'
MINIMUM PARKING SPACES REQUIRED	2
MINIMUM NUMBER OF PARKING SPACES [2]	2
MAXIMUM HEIGHT	28'
MINIMUM DISTANCE BETWEEN BUILDINGS	10'
MINIMUM FLOOR AREA PER DWELLING UNIT	1,500 SF
MAXIMUM BUILDING COVERAGE	60%

NOTES:
[1]: *AT FRONT BUILDING LINE.*
[2]: *EXCLUDING GARAGE PARKING SPACES.*

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Exhibit 'D':
Density and Development Standards

CHANDLER'S LANDING. **PHASE 15**

(A) *Land Uses*. Single-Family Homes

(B) *Development Cases*.

(1) *1973*: Zoning (*Ordinance No. 73-48*). Adopted on November 12, 1973.
(2) *PZ1983-012-01*. Site Plan [*Phases 4, 14, 15, 16, 17, 18, 18A, 19 & 20*]. Adopted on May 2, 1983.
(3) *PZ1983-037-01*. Preliminary Plat, Site Plan and Zoning Change [*Ordinance No. 84-04*]. Adopted on January 9, 1984.
(4) *PZ1983-076-01*. Preliminary Plat. Adopted on January 9, 1984.
(5) *PZ1983-076-02*. Concept Plan. Adopted on January 9, 1984.
(6) *PZ1984-032-01*. Final Plat. Adopted on April 2, 1984.
(7) *PZ1986-045-01*. Zoning [*Ordinance No. 86-64*; *Zero Lot Line and Single-Family Homes*]. Adopted on July 28, 1986.
(8) *PZ1986-058-01*. Final Plat. Adopted on December 15, 1986.
(9) *PZ1992-038-01*. Zoning (*Ordinance No. 92-41; Superseded 84-04 & 86-64*) [*Single-Family Homes*]. Adopted on November 16, 1992.
(10) *PZ1992-043-01*. Preliminary Plat. Adopted on November 16, 1992.
(11) *PZ1994-012-01*. Final Plat. Adopted on November 16, 1992.

(C) *Original Regulating Ordinance*. *Ordinance No. 92-41*

(D) *Concept Plan*.

PHASE 15. SINGLE-FAMILY HOMES.

DRAFT ORDINANCE 06.05.2023

(E) *Development Standards*. Unless specifically provided by this Planned Development ordinance, any development within Chandler's Landing, Phase 15 shall be subject to the density and dimensional requirements required for a property situated within the Single-Family 7 (SF-7) District as stipulated by Article 05, *District Development Standards*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future; however the following additional requirements shall apply:

MINIMUM AREA/DWELLING UNIT (SF) [SUM OF ALL FLOOR AREA'S]	1,500 SF
MINIMUM INTERNAL SIDE YARD SETBACK	5'

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Exhibit 'D':
Density and Development Standards

CHANDLER'S LANDING. **PHASE 16**

(A) *Land Uses*. Zero Lot Line Homes

(B) *Development Cases*.

(1) *1973*: Zoning (*Ordinance No. 73-48*). Adopted on November 12, 1973.
(2) *PZ1983-012-01*. Site Plan [*Phases 4, 14, 15, 16, 17, 18, 18A, 19 & 20*]. Adopted on May 2, 1983.
(3) *PZ1983-037-01*. Preliminary Plat, Site Plan and Zoning Change [*Ordinance No. 84-04*]. Adopted on January 9, 1984.
(4) *PZ1984-009-01*. Preliminary Plat [*Lots 1-19, Block C and Lots 1-7, Block D*]. Adopted on February 6, 1984.
(5) *PZ1984-063-01*. Final Plat. Adopted on June 11, 1984.
(6) *PZ1985-082-01*. Final Plat and Zoning [*Ordinance No. 86-04*; *Lots 1-22, Block E and Lots 1-12, Block F*]. Adopted on January 20, 1986.
(7) *PZ1996-093-01*. Replat [*Lots 1 & 2, Block D*]. Adopted on December 16, 1996.
(8) *PZ1999-034-01*. Replat [*Lots 1 & 2, Block E*]. Adopted on May 17, 1999.
(9) *PZ2000-025-01*. Replat [*Lots 5-9 & 17-19, Block E and Lots 8-10, Block F*]. Adopted on April 3, 2000.

(C) *Original Regulating Ordinance. Ordinance No. 86-04*

(D) *Concept Plan*.

PHASE 16. ZERO LOT LINE HOMES.

(E) *Dimensional Standards*. Unless specifically provided by this Planned Development ordinance, any development within Chandler's Landing, Phase 16 shall be subject to the density and dimensional requirements required for a property

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situated within the Zero Lot Line (ZL-5) District as stipulated by Article 05, *District Development Standards*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future; however the following additional requirements shall apply:

MINIMUM LOT WIDTH	40'
MINIMUM LOT DEPTH	100'
MINIMUM LOT AREA	4,000 SF
MINIMUM FRONT YARD SETBACK	20'
MINIMUM SIDE YARD SETBACK	0'/10'
MINIMUM REAR YARD SETBACK	15'
MINIMUM PARKING SPACES REQUIRED [1]	2
MINIMUM NUMBER OF GARAGE PARKING SPACES	2
MAXIMUM HEIGHT	30'
MINIMUM DISTANCE BETWEEN BUILDINGS	10'
MINIMUM AREA/DWELLING UNIT (SF) [SUM OF ALL FLOOR AREA'S]	1,500 SF
MAXIMUM BUILDING COVERAGE	60%

NOTES:
[1]: EXCLUDING GARAGE SPACES.

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Exhibit 'D':
Density and Development Standards

CHANDLER'S LANDING. **PHASE 17**

(A) *Land Uses*. Townhomes, Single-Family Homes, and Zero Lot Line Homes

(B) *Development Cases*.

(1) *1973:* Zoning (*Ordinance No. 73-48*). Adopted on November 12, 1973.
(2) *PZ1983-012-01*. Site Plan [*Phases 4, 14, 15, 16, 17, 18, 18A, 19 & 20*]. Adopted on May 2, 1983.
(3) *PZ1983-037-01*. Preliminary Plat, Site Plan and Zoning Change [*Ordinance No. 84-04*]. Adopted on January 9, 1984.
(4) *PZ1984-010-01*. Preliminary Plat. Adopted on February 6, 1984.
(5) *PZ1984-046-01*. Final Plat. Adopted on June 11, 1984.
(6) *PZ1985-047-01*. Replat. Adopted on July 2, 1985.
(7) *PZ1987-040-01*: Replat [*Lots 1-4, Block C*]. Adopted on August 17, 1987.
(8) *PZ1987-041-01*. Preliminary Plat and Zoning [*Ordinance No. 87-45; Single-Family to Townhomes*]. Adopted on August 17, 1987.
(9) *PZ1991-025-01*. Replat. Adopted September on 16, 1991.
(10) *PZ1991-025-02*. Zoning [*Ordinance No. 91-43*]. Adopted on October 7, 1991.
(11) *PZ1994-047-01*. Replat [*Lot 21, Block A*]. Adopted on January 12, 1995.
(12) *PZ1996-025-01*. Replat [*Lots 1-6, Block A into Lots 1R – 3R, Block A*]. Adopted on May 20, 1996.
(13) *PZ1996-042-01*. Replat and Zoning Change [*Ordinance No. 96-18; Changed Zoning for Lots 1R – 3R, Block A*]. Adopted on July 1, 1996.
(14) *PZ2002-017-01*. Replat [*Lot 21, Block A*]. Adopted on March 18, 2002.

(C) *Original Regulating Ordinance. Ordinance No.'s 87-45, 91-43 & 96-18*

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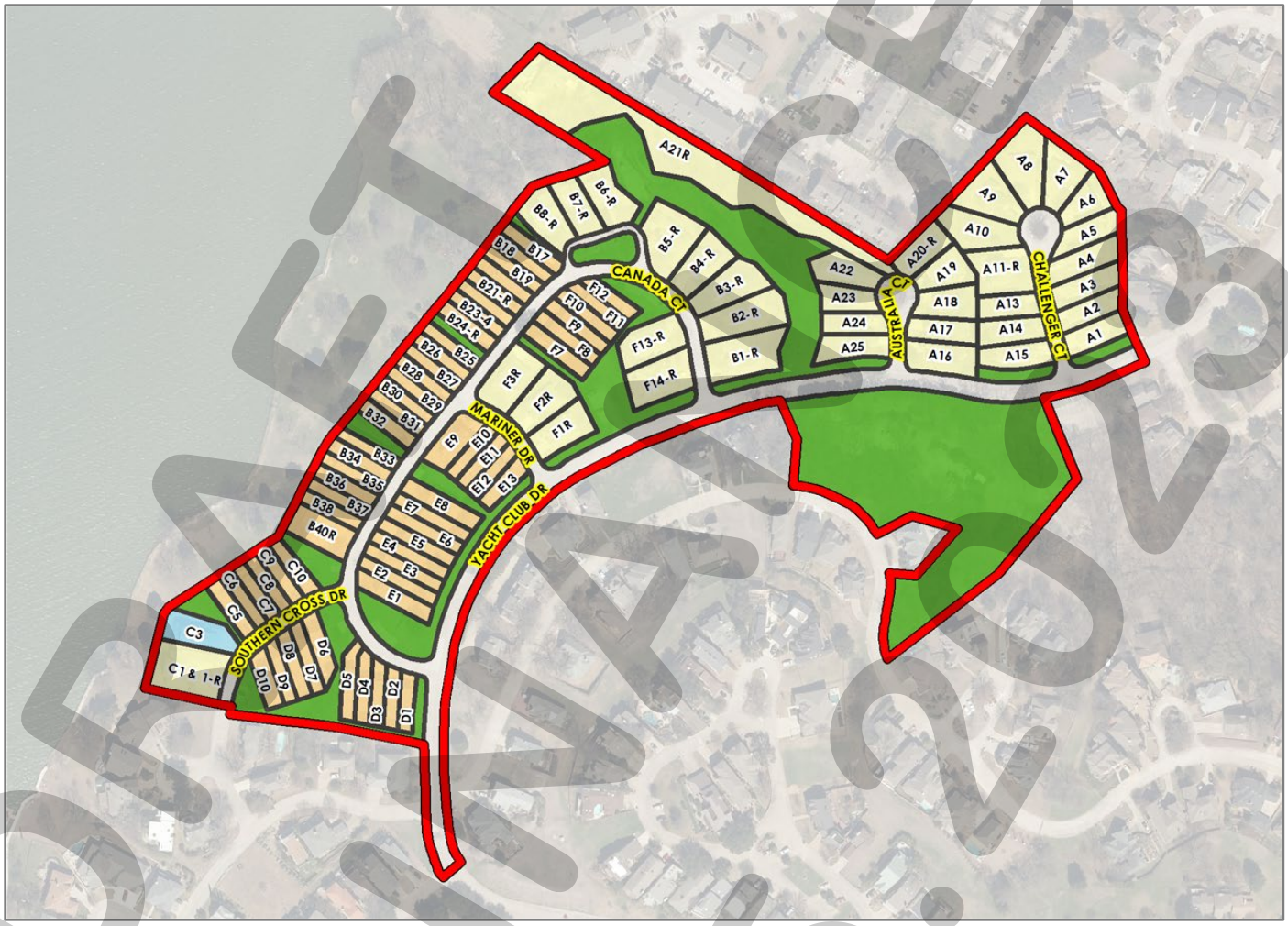
Exhibit 'D':
Density and Development Standards

(D) *Concept Plan*.

PHASE 17. TOWNHOMES, SINGLE-FAMILY HOMES, AND ZERO LOT LINE HOMES.



(E) *Dimensional Standards*.

LOTS 1-25, BLOCK A, CHANDLER'S LANDING PHASE 17.

MINIMUM LOT WIDTH [1]	40'
MINIMUM LOT DEPTH	100'
MINIMUM LOT AREA	4,000 SF
MINIMUM FRONT YARD SETBACK	20'
MINIMUM SIDE YARD SETBACK	0'/10'
MINIMUM REAR YARD SETBACK	15'
MINIMUM PARKING SPACES REQUIRED [2]	2
MAXIMUM HEIGHT	30'
MINIMUM DISTANCE BETWEEN BUILDINGS	10'
MINIMUM AREA/DWELLING UNIT (SF) [SUM OF ALL FLOOR AREA'S]	1,500 SF
MAXIMUM BUILDING COVERAGE	60%

NOTES:
[1]: AT FRONT YARD BUILDING SETBACK.
[2]: EXCLUDING GARAGE SPACES.

BLOCKS B, C, D, E, & F, CHANDLER'S LANDING PHASE 17.

MINIMUM LOT WIDTH	26'

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MINIMUM LOT AREA	3,000 SF
MINIMUM FRONT YARD SETBACK [1]	20'
MINIMUM SIDE YARD SETBACK	0'
MINIMUM SIDE YARD ADJACENT TO A STREET	10'
MINIMUM REAR YARD SETBACK	10'
MAXIMUM HEIGHT	30'
MINIMUM DISTANCE BETWEEN BUILDINGS [2]	10'
MINIMUM AREA/DWELLING UNIT (SF) [SUM OF ALL FLOOR AREA'S]	1,000 SF
MAXIMUM BUILDING COVERAGE	60%

NOTES:
[1]: 15-FEET WITH A SIDE ENTRY GARAGE.
[2]: MINIMUM OF 20-FEET BETWEEN BUILDINGS EVERY 250-FEET.

LOTS 1-4, BLOCK C, CHANDLER'S LANDING PHASE 17.
Unless specifically provided by this Planned Development ordinance, any development on Lots 1-4, Block C, Chandler's Landing, Phase 17 shall be subject to the density and dimensional requirements required for a property situated within the Zero Lot Line (ZL-5) District as stipulated by Article 05, *District Development Standards*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future; however the following additional requirements shall apply:

MINIMUM LOT WIDTH	40'
MINIMUM LOT DEPTH	100'
MINIMUM LOT AREA	5,000 SF
MINIMUM FRONT YARD SETBACK	20'
MINIMUM SIDE YARD SETBACK	0'/10'
MINIMUM PARKING SPACES REQUIRED [1]	2
MINIMUM REAR YARD SETBACK	15'
MAXIMUM HEIGHT	30'
MINIMUM DISTANCE BETWEEN BUILDINGS	10'
MINIMUM AREA/DWELLING UNIT (SF) [SUM OF ALL FLOOR AREA'S]	1,750 SF
MAXIMUM BUILDING COVERAGE	60%

NOTES:
[1]: EXCLUDING GARAGE SPACES.

LOTS 1-R – 8-R, BLOCK B; LOTS 1-R, BLOCK C; AND LOTS 13-R & 14-R, BLOCK F, CHANDLER'S LANDING PHASE 17.
Unless specifically provided by this Planned Development ordinance, any development on Lots 1-R – 8-R, Block B; Lots 1-R, Block C; and Lots 13-R & 14-R, Block F, Chandler's Landing Phase 17 shall be subject to the density and dimensional requirements required for a property situated within the Single-Family 10 (SF-10) District as stipulated by Article 05, *District Development Standards*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future; however the following additional requirements shall apply:

MINIMUM LOT WIDTH	40'
MINIMUM LOT DEPTH	100'
MINIMUM LOT AREA	5,500 SF
MINIMUM FRONT YARD SETBACK	20'
MINIMUM SIDE YARD SETBACK	5'
MINIMUM SIDE YARD ADJACENT TO A STREET	15'
MINIMUM REAR YARD SETBACK	10'
MINIMUM PARKING SPACES REQUIRED [1]	2
MINIMUM GARAGE PARKING SPACES REQUIRED	2
MAXIMUM HEIGHT	30'
MINIMUM DISTANCE BETWEEN BUILDINGS	10'
MINIMUM AREA/DWELLING UNIT (SF) [SUM OF ALL FLOOR AREA'S]	1,750 SF
MAXIMUM BUILDING COVERAGE	40%

NOTES:
[1]: EXCLUDING GARAGE SPACES.

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Exhibit 'D':
Density and Development Standards

CHANDLER'S LANDING. **PHASE 18/SECTION 1**

(A) *Land Uses*. Townhomes and Single-Family Homes

(B) *Development Cases*.

(1) *1973:* Zoning (*Ordinance No. 73-48*). Adopted on November 12, 1973.
(2) *PZ1983-012-01*. Site Plan [*Phases 4, 14, 15, 16, 17, 18, 18A, 19 & 20*]. Adopted on May 2, 1983.
(3) *PZ1983-037-01*. Preliminary Plat, Site Plan and Zoning Change [*Ordinance No. 84-04*]. Adopted on January 9, 1984.
(4) *PZ1984-024-01*. Preliminary Plat and Concept Plan. Adopted on April 2, 1984.
(5) *PZ1985-039-01*. Preliminary Plat, Final Plat, Site Plan, and Zoning [*Ordinance No 85-43*]. Adopted on August 26, 1985.
(6) *PZ1985-048-01*. Final Plat. Adopted on July 2, 1985.
(7) *PZ1991-025-01*. Replat [*Lots 1-10, Block A to Lots 1-R – 5-R, Block A*]. Adopted on September 16, 1991.
(8) *PZ1991-025-02*. Zoning [*Ordinance No. 91-43*; *Lots 1-R – 5-R, Block A*]. Adopted on October 7, 1991.
(9) *PZ1992-041-01*. Replat [*Lots 11-15, Block A to Lots 6-R – 8-R, Block A*] and Zoning [*Ordinance No. 92-43; Lots 6-R – 8-R*]. Adopted on December 7, 1992.
(10) *PZ1994-006-01*. Replat [*Lots 1-R & 2-R, Block A*]. Adopted on March 21, 1994.
(11) *PZ1999-002-01*. Replat [*Lots 7 & 8, Block A to Lot 7RA, Block A*]. Adopted on February 9, 1999.

(C) *Original Regulating Ordinance. Ordinance No.'s 85-43, 91-43 & 92-43*

(F) *Concept Plan*.

PHASE 18/SECTION 1. TOWNHOMES AND SINGLE-FAMILY HOMES.

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(D) *Dimensional Standards*.

TOWNHOMES.

MINIMUM LOT WIDTH [1]	26'
MINIMUM LOT DEPTH	100'
MINIMUM LOT AREA	3,000 SF
MAXIMUM UNITS PER LOT	1
MINIMUM FRONT YARD SETBACK [FRONT ENTRY GARAGE] [2]	20'
MINIMUM SIDE YARD SETBACK	0'
MINIMUM SIDE YARD SETBACK ADJACENT TO A STREET	10'
MINIMUM REAR YARD SETBACK	10'
MINIMUM PARKING SPACES REQUIRED	2
MINIMUM NUMBER OF GARAGE PARKING SPACES	2
MAXIMUM HEIGHT	30'
MINIMUM LENGTH OF DRIVEWAY PAVEMENT ON SIDE OR REAR	20'
MINIMUM DISTANCE BETWEEN BUILDINGS [3]	20'
MAXIMUM NUMBER OF ATTACHED UNITS [4]	8
MAXIMUM DENSITY [DWELLING UNITS PER ACRE]	8
MINIMUM AREA/DWELLING UNIT (SF) [SUM OF ALL FLOOR AREA'S]	1,000 SF
MINIMUM LANDSCAPING PERCENTAGE	10%
MAXIMUM BUILDING COVERAGE	60%

NOTES:
[1]: THE MINIMUM LOT WIDTH SHALL BE MEASURE AT THE FRONT YARD BUILDING SETBACK.
[2]: THE FRONT YARD SETBACK CAN BE REDUCED TO 15-FEET FOR SIDE AND REAR ENTRY GARAGES.
[3]: EVERY 250-FEET.
[4]: UP TO 250-FEET.

LOTS 1-R – 5-R, BLOCK A, CHANDLER'S LANDING PHASE 18/SECTION 1.
Unless specifically provided by this Planned Development ordinance, any development on Lots 1-R – 5-R, Block A, Chandler's Landing Phase 18/Section 1 shall be subject to the density and dimensional requirements required for a property situated within the Single-Family 10 (SF-10) District as stipulated by Article 05, *District Development Standards*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future; however the following additional requirements shall apply:

MINIMUM LOT WIDTH	40'
MINIMUM LOT DEPTH	100'
MINIMUM LOT AREA	6,000 SF
MINIMUM FRONT YARD SETBACK	20'
MINIMUM SIDE YARD SETBACK	5'
MINIMUM SIDE YARD ADJACENT TO A STREET	15'
MINIMUM REAR YARD SETBACK	10'
MINIMUM PARKING SPACES REQUIRED [1]	2
MINIMUM GARAGE PARKING SPACES REQUIRED	2
MAXIMUM HEIGHT	30'
MINIMUM DISTANCE BETWEEN BUILDINGS	10'
MINIMUM AREA/DWELLING UNIT (SF) [SUM OF ALL FLOOR AREA'S]	1,750 SF
MAXIMUM BUILDING COVERAGE	40%

NOTES:
[1]: EXCLUDING GARAGE SPACES.

LOTS 6-R – 8-R, BLOCK A, CHANDLER'S LANDING PHASE 18/SECTION 1.
Unless specifically provided by this Planned Development ordinance, any development on Lots 6-R – 8-R, Block A, Chandler's Landing Phase 18/Section 1 shall be subject to the density and dimensional requirements required for a property situated within the Single-Family 10 (SF-10) District as stipulated by Article 05, *District Development Standards*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future; however the following additional requirements shall apply:

MINIMUM LOT WIDTH	40'

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Exhibit 'D':
Density and Development Standards

MINIMUM LOT DEPTH	100'
MINIMUM LOT AREA	5,700 SF
MINIMUM FRONT YARD SETBACK	25'
MINIMUM SIDE YARD SETBACK	5'
MINIMUM REAR YARD SETBACK	20'
MINIMUM PARKING SPACES REQUIRED [1]	2
MINIMUM GARAGE PARKING SPACES REQUIRED	2
MAXIMUM HEIGHT	30'
MINIMUM DISTANCE BETWEEN BUILDINGS	10'
MINIMUM AREA/DWELLING UNIT (SF) [SUM OF ALL FLOOR AREA'S]	1,750 SF
MAXIMUM BUILDING COVERAGE	40%

NOTES:
[1]: EXCLUDING GARAGE SPACES.

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Exhibit 'D':
Density and Development Standards

CHANDLER'S LANDING. **PHASE 18/SECTION 2**

(A) *Land Uses*. Zero Lot Line Homes and Single-Family Homes

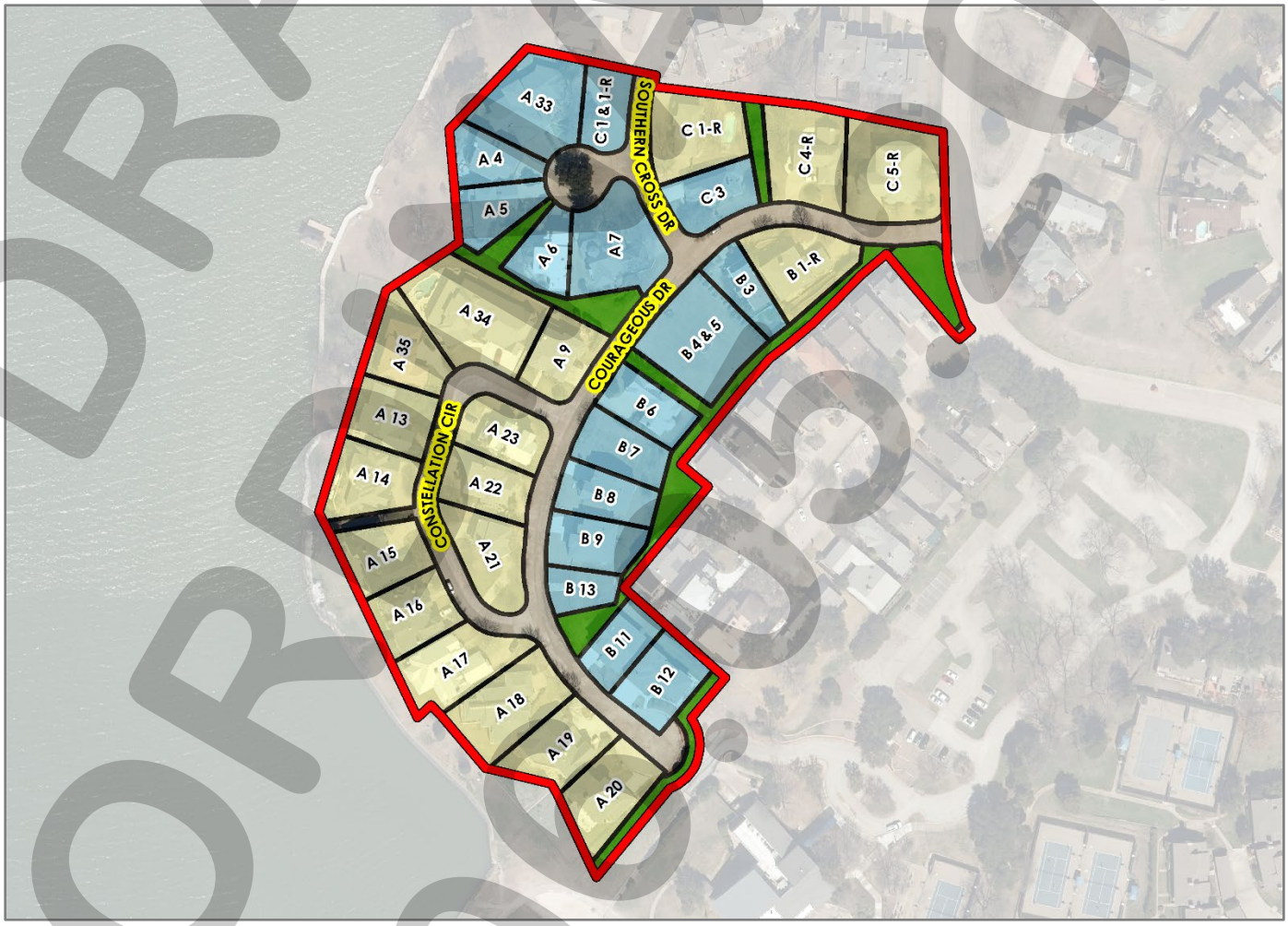
(B) *Development Cases*.

(1) *1973*: Zoning (*Ordinance No. 73-48*). Adopted on November 12, 1973.
(2) *PZ1983-012-01*. Site Plan [*Phases 4, 14, 15, 16, 17, 18, 18A, 19 & 20*]. Adopted on May 2, 1983.
(3) *PZ1983-037-01*. Preliminary Plat, Site Plan and Zoning Change [*Ordinance No. 84-04*]. Adopted on January 9, 1984.
(4) *PZ1984-024-01*. Preliminary Plat and Concept Plan. Adopted on April 2, 1984.
(5) *PZ1985-039-01*. Preliminary Plat, Final Plat, Site Plan, and Zoning [*Ordinance No 85-43*]. Adopted on August 26, 1985.
(6) *PZ1985-048-01*. Final Plat. Adopted on July 2, 1985.
(7) *PZ1988-008-01*. Replat [*Lots 1, 7 & 8, Block A and Lots 1-3, Block C*]. Adopted on May 2, 1988.
(8) *PZ1988-032-01*. Replat [*Lots 1-32, Block A and Lots 4-16, Block B*]. Adopted on August 1, 1988.
(9) *PZ1988-038-01*. Zoning [*Ordinance No. 88-51; Single Family Homes for Lots 9-23, Block A*]. Adopted on October 3, 1988.
(10) *PZ1988-059-01*. Replat [*Lots 1, 7 & 8, Block A and Lots 1-3, Block C*]. Adopted on March 20, 1989.
(11) *PZ1991-025-01*. Replat [*Lots 1-10, Block A to Lots 1-R – 5-R, Block A*]. Adopted on September 16, 1991.
(12) *PZ1991-025-02*. Zoning [*Ordinance No. 91-43*; *Lots 1-R – 5-R, Block A*]. Adopted on October 7, 1991.

(C) *Original Regulating Ordinance*. *Ordinance No.'s 84-04, 88-51 & 91-43*

(D) *Concept Plan*.

PHASE 18/SECTION 2. ZERO LOT LINE HOMES AND SINGLE-FAMILY HOMES



DRAFT ORDINANCE 05.15.2023

(E) *Dimensional Standards*.

ZERO LOT LINE HOMES.

MINIMUM LOT WIDTH [1]	40'
MINIMUM LOT DEPTH	100'
MINIMUM LOT AREA	4,000 SF
MINIMUM FRONT YARD SETBACK	20'
MINIMUM SIDE YARD SETBACK	0'/10'
MINIMUM REAR YARD SETBACK	15'
MINIMUM PARKING SPACES REQUIRED [2]	2
MAXIMUM HEIGHT	30'
MINIMUM DISTANCE BETWEEN BUILDINGS	10'
MINIMUM AREA/DWELLING UNIT (SF) [SUM OF ALL FLOOR AREA'S]	1,750 SF
MAXIMUM BUILDING COVERAGE	60%

NOTES:
[1]: THE MINIMUM LOT WIDTH SHALL BE MEASURE AT THE FRONT YARD BUILDING SETBACK.
[2]: EXCLUDING GARAGE SPACES.

LOTS 9-23, BLOCK A, CHANDLER'S LANDING PHASE 18/SECTION 2 (SINGLE-FAMILY DETACHED HOMES).

MINIMUM LOT WIDTH [1]	45'
MINIMUM LOT DEPTH	100'
MINIMUM LOT AREA	6,500 SF
MAXIMUM HOMES PER LOT	1
MINIMUM FRONT YARD SETBACK	20'
MINIMUM SIDE YARD SETBACK	5'
MINIMUM REAR YARD SETBACK	15'
MINIMUM PARKING SPACES REQUIRED	2
MINIMUM GARAGE PARKING SPACES REQUIRED	2
MAXIMUM HEIGHT	30'
MINIMUM DISTANCE BETWEEN SEPARATE BUILDINGS [2]	10'
MINIMUM DISTANCE BETWEEN BUILDINGS	10'
MINIMUM AREA/DWELLING UNIT (SF) [SUM OF ALL FLOOR AREA'S]	1,500 SF
MAXIMUM BUILDING COVERAGE	40%

NOTES:
[1]: THE MINIMUM LOT WIDTH SHALL BE MEASURE AT THE FRONT YARD BUILDING SETBACK.
[2]: ON THE SAME LOT OR PARCEL OF LAND.

LOT 1-R, BLOCK B AND LOTS 1-R, 4-R & 5-R, BLOCK C, CHANDLER'S LANDING PHASE 18/SECTION 2.
Unless specifically provided by this Planned Development ordinance, any development on Lot 1-R, Block B and Lots 1-R, 4-R, & 5-R, Block C, Chandler's Landing Phase 18/Section 2 shall be subject to the density and dimensional requirements required for a property situated within the Single-Family 10 (SF-10) District as stipulated by Article 05, *District Development Standards*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future; however the following additional requirements shall apply:

MINIMUM LOT WIDTH	40'
MINIMUM LOT DEPTH	100'
MINIMUM LOT AREA	6,000 SF
MINIMUM FRONT YARD SETBACK	20'
MINIMUM SIDE YARD SETBACK	5'
MINIMUM SIDE YARD ADJACENT TO A STREET	15'
MINIMUM REAR YARD SETBACK	10'
MINIMUM PARKING SPACES REQUIRED [1]	2
MINIMUM GARAGE PARKING SPACES REQUIRED	2
MAXIMUM HEIGHT	30'
MINIMUM DISTANCE BETWEEN BUILDINGS	10'
MINIMUM AREA/DWELLING UNIT (SF) [SUM OF ALL FLOOR AREA'S]	1,750 SF
MAXIMUM BUILDING COVERAGE	40%

NOTES:
[1]: EXCLUDING GARAGE SPACES.

DRAFT 06.15.2023

Exhibit 'D':
Density and Development Standards

CHANDLER'S LANDING. **PHASE 19**

(A) *Land Uses*. Single-Family Homes

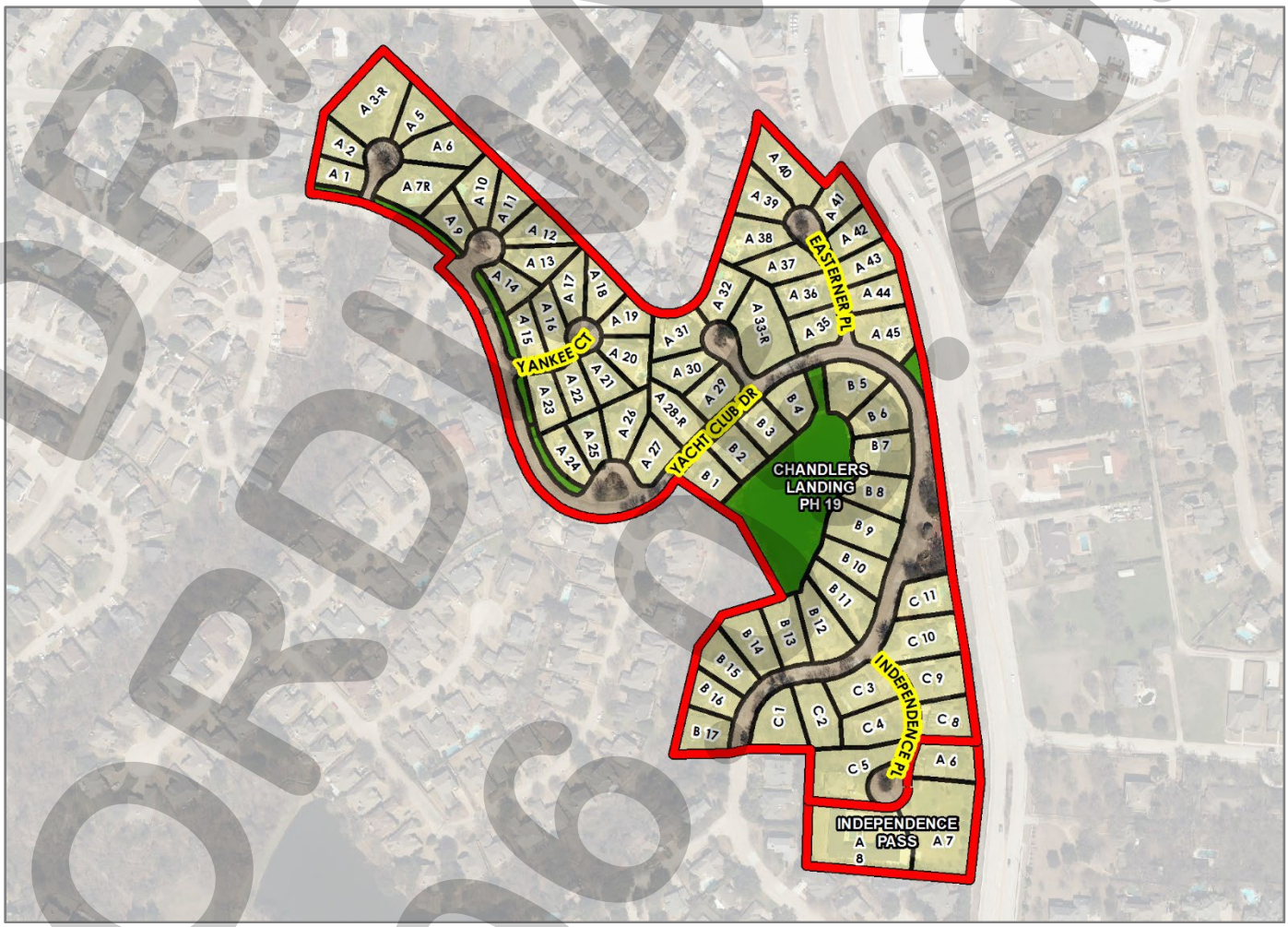
(B) *Development Cases*.

(1) 1973: Zoning (*Ordinance No. 73-48*). Adopted on November 12, 1973.
(2) *PZ1983-012-01*. Site Plan [*Phases 4, 14, 15, 16, 17, 18, 18A, 19 & 20*]. Adopted on May 2, 1983.
(3) *PZ1983-037-01*. Preliminary Plat, Site Plan and Zoning Change [*Ordinance No. 84-04*]. Adopted on January 9, 1984.
(4) *PZ1985-025-01*. Preliminary Plat. Adopted on April 2, 1984.
(5) *PZ1985-025-01*. Concept Plan. Adopted on April 2, 1984.
(6) *PZ1985-039-01*. Preliminary Plat, Final Plat, Site Plan, and Zoning Change [*Ordinance No. 85-43*]. Adopted on July 2, 1985.
(7) *PZ1985-045-01*. Preliminary Plat and Concept Plan. Adopted on July 2, 1985.
(8) *PZ1985-056-01*. Final Plat. Adopted on July 2, 1985.
(9) *PZ1996-015-01*. Replat [*Lots 7 & 8, Block A to Lot 7R, Block A*]. Adopted on May 20, 1996.
(10) *PZ1998-040-01*. Replat [*Lots 33 & 34, Block A*]. Adopted on September 21, 1998.
(11) *PZ1999-015-01*. Replat. Adopted on March 15, 1999.
(12) *PZ2000-009-01*. Replat [*Lot 1R, Block B*]. Adopted on March 20, 2000.

(C) *Original Regulating Ordinance. Ordinance No. 85-43*

(D) *Concept Plan*.

PHASE 19. SINGLE-FAMILY HOMES



DRAFT ORDINANCE 06.06.2023

(E) *Dimensional Standards*.

SINGLE-FAMILY HOMES.

MINIMUM LOT WIDTH	50'
MINIMUM LOT DEPTH	100'
MINIMUM LOT AREA	6,000 SF
MAXIMUM UNITS PER LOT	1
MINIMUM FRONT YARD SETBACK	20'
MINIMUM SIDE YARD SETBACK	5'
MINIMUM REAR YARD SETBACK	10'
MINIMUM PARKING SPACES REQUIRED	2
MINIMUM NUMBER OF GARAGE PARKING SPACES	2
MAXIMUM HEIGHT	30'
MINIMUM DISTANCE BETWEEN BUILDINGS ON THE SAME LOT	10'
MINIMUM DISTANCE BETWEEN BUILDINGS	10'
MINIMUM AREA/DWELLING UNIT (SF) [SUM OF ALL FLOOR AREA'S]	1,200 SF
MAXIMUM BUILDING COVERAGE	40%

DRAFT ORDINANCE 06.05.2023

Exhibit 'D':
Density and Development Standards

CHANDLER'S LANDING. **PHASE 20**

(A) *Land Uses*. Single-Family Homes

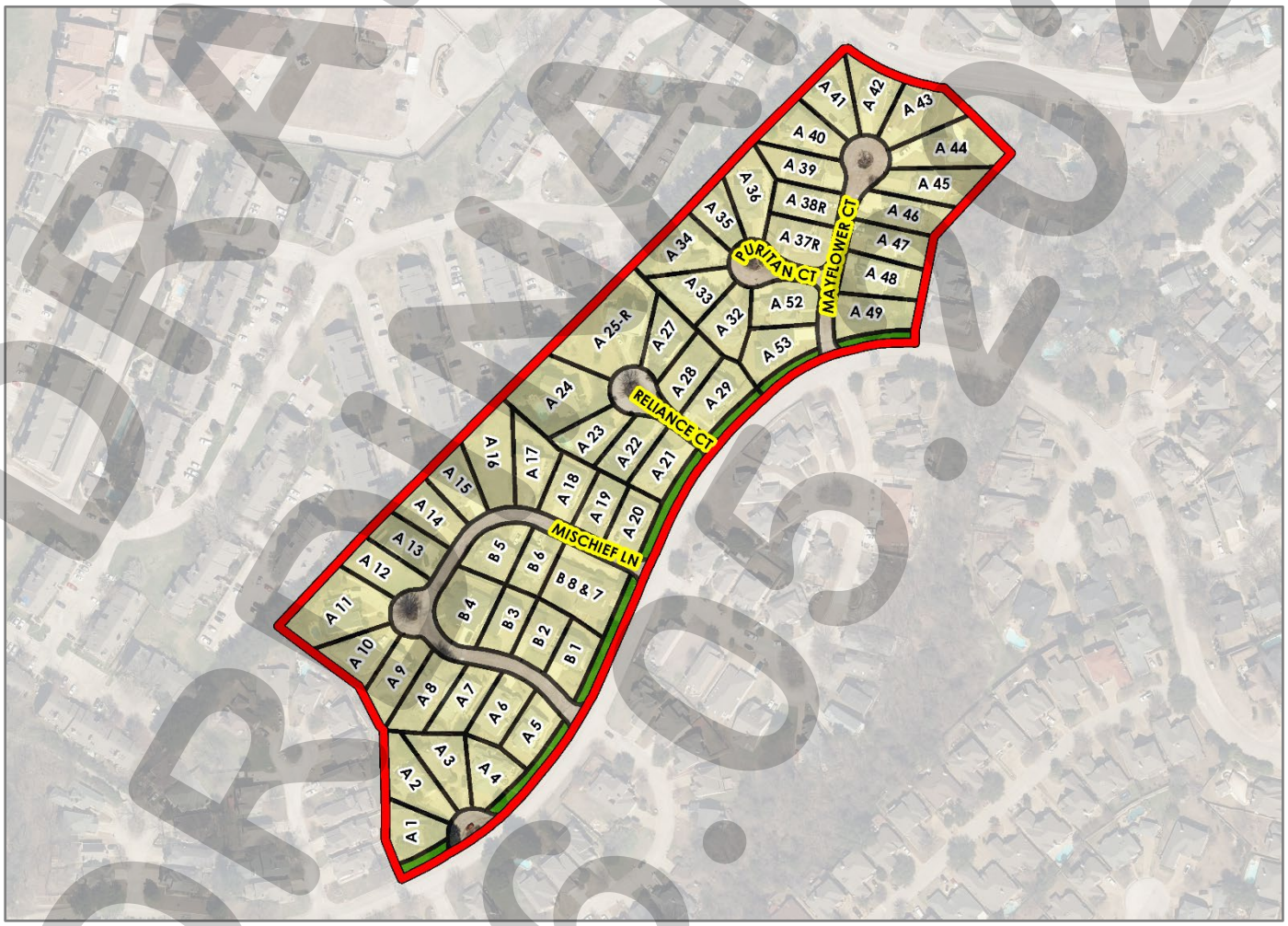
(B) *Development Cases*.

(1) 1973: Zoning (*Ordinance No. 73-48*). Adopted on November 12, 1973.
(2) *PZ1983-012-01*. Site Plan [*Phases 4, 14, 15, 16, 17, 18, 18A, 19 & 20*]. Adopted on May 2, 1983.
(3) *PZ1983-037-01*. Preliminary Plat, Site Plan and Zoning Change [*Ordinance No. 84-04*]. Adopted on January 9, 1984.
(4) *PZ1985-039-01*. Preliminary Plat, Final Plat, Site Plan, and Zoning Change [*Ordinance No. 85-43*]. Adopted on July 2, 1985.
(5) *PZ1985-049-01*. Preliminary Plat and Concept Plan. Adopted on July 2, 1985.
(6) *PZ1985-051-01*. Final Plat. Adopted on July 2, 1985.
(7) *PZ1994*-029-01. Replat. Adopted on November 21, 1994.
(8) *PZ2002*-034-01. Replat [*Lots 37 & 38, Block A to Lot 37A, Block A*]. Adopted on May 20, 2002.

(C) *Original Regulating Ordinance*. *Ordinance No. 85-43*

(D) *Concept Plan*.

PHASE 20. SINGLE-FAMILY HOMES



(E) *Dimensional Standards*.

SINGLE-FAMILY HOMES.

MINIMUM LOT WIDTH	50'

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Exhibit 'D':
Density and Development Standards

MINIMUM LOT DEPTH	100'
MINIMUM LOT AREA	6,000 SF
MAXIMUM UNITS PER LOT	1
MINIMUM FRONT YARD SETBACK	20'
MINIMUM SIDE YARD SETBACK	5'
MINIMUM REAR YARD SETBACK	10'
MINIMUM PARKING SPACES REQUIRED	2
MINIMUM NUMBER OF GARAGE PARKING SPACES	2
MAXIMUM HEIGHT	30'
MINIMUM DISTANCE BETWEEN BUILDINGS ON THE SAME LOT	10'
MINIMUM DISTANCE BETWEEN BUILDINGS	10'
MINIMUM AREA/DWELLING UNIT (SF) [SUM OF ALL FLOOR AREA'S]	1,200 SF
MAXIMUM BUILDING COVERAGE	40%

DRAFT ORDINANCE 06.05.2023

Exhibit 'D':
Density and Development Standards

THE CABANAS AT CHANDLER'S LANDING.

(A) *Land Uses*. Townhomes

(B) *Development Cases*.

(1) *1973*: Zoning (*Ordinance No. 73-48*). Adopted on November 12, 1973.
(2) *PZ1984-081-01*. Development Plan. Adopted on September 10, 1984.
(3) *PZ1985-072-01*. Concept Plan. Adopted on September 10, 1984.
(4) *PZ1990-029-01*. Zoning Change [*Ordinance No. 90-38*]. Adopted on November 5, 1990.
(5) *Z2014-006*. Zoning [*Ordinance No. 14-15*]. Adopted on April 7, 2014.
(6) *P2014-007*. Replat. Adopted on July 7, 2014.

(C) *Original Regulating Ordinance*. *Ordinance No. 14-15*

(D) *Concept Plan*.

THE CABANAS AT CHANDLER'S LANDING. TOWNHOMES

(E) *Development Standards*.

(1) *Purpose*. It was the intent of *Ordinance No. 14-15* to maintain the current conditions of the subject property, while permitting property owners to physically subdivide their properties into lots to delineate the open space that will be dedicated to the *Chandler's Landing Homeowner's Association*.

DRAFT ORDINANCE 06.05.2023

(2) *Permitted Uses*. The following are the only permitted land uses that shall be established on the *Subject Property*:

(a) *Permitted Uses*. Uses permitted *by right* or by *Specific Use Permit (SUP)* in Planned Development District 8 (PD-8). Uses subject to the approval of a *Specific Use Permit (SUP)* shall be required to follow the procedure for requesting a *SUP* as set forth in Article 11, *Development Applications and Review Procedures*, of the Unified Development Code.

(b) *Townhomes*. A single-family dwelling unit constructed in a series, or group of units that share common walls, and are situated on an individual or separate lot.

NOTE: All development of the Subject Property should conform to the Concept Plan depicted above.

(3) *Maximum Number of Units*. The *Subject Property* may contain no more than nine (9) townhomes that conform to the *Concept Plan* depicted above.

(4) *Density and Development Requirements*.

TOWNHOMES

MINIMUM LOT WIDTH	20'
MINIMUM LOT DEPTH	40'
MINIMUM LOT AREA	2,200 SF
MAXIMUM UNITS PER LOT	1
MINIMUM FRONT YARD SETBACK	0'
MINIMUM SIDE YARD SETBACK [1]	0'
MINIMUM REAR YARD SETBACK	0'
MINIMUM OFF-STREET PARKING SPACES REQUIRED	2
MAXIMUM HEIGHT	30'
MAXIMUM BUILDING COVERAGE (AS PERCENTAGE OF LOT AREA)	100%

NOTES:
[1]: THE INTERNAL SIDE YARD SETBACK SHALL BE SUBJECT TO ALL BUILDING CODES AND THE SIDE YARD ABUTTING A STRUCTURE SHALL BE REQUIRED TO BE SEPERATED BY A FIRE-RETARDANT WALL.

(5) *Additional Restrictions*. No fences or any other type of barricade shall be permitted on any property depicted in the *Concept Plan* depicted above.

DRAFT ORDINANCE 06.05.2023

Exhibit 'D':
Density and Development Standards

THE CABANAS.

(A) *Land Uses*. Townhomes

(B) *Development Cases*.

(1) *1973:* Zoning (*Ordinance No. 73-48*). Adopted on November 12, 1973.
(2) *PZ1990-029-01*. Zoning Change [*Ordinance No. 90-38*]. Adopted on November 5, 1990.
(3) *PZ1990-029-02*. Final Plat. Adopted on November 5, 1990.

(C) *Original Regulating Ordinance. Ordinance No. 90-38*

(D) *Concept Plan*.

THE CABANAS. TOWNHOMES

(E) *Development Standards*.

(1) *Permitted Uses*. One (1) attached townhouse unit with fire walls on an individual lot with a maximum of two (2) attached units on two (2) separate lots.

(2) *Density*. Development or redevelopment of the above described tract shall be limited to no more than six (6) single-family townhouse lots.

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ORDINANCE
06.05.2023

(3) *Density and Development Requirements*.

TOWNHOMES

MINIMUM LOT WIDTH [1]	25'
MINIMUM LOT DEPTH	42'
MINIMUM LOT AREA	1,050 SF
MAXIMUM UNITS PER LOT	1
MINIMUM SQUARE FOOT PER DWELLING UNIT	1,200 SF
MINIMUM FRONT YARD SETBACK	0'
MINIMUM SIDE YARD SETBACK [2]	0'
MINIMUM REAR YARD SETBACK	0'
MINIMUM OFF-STREET PAVED PARKING SPACES REQUIRED [3]	2
MAXIMUM HEIGHT	23'
MAXIMUM BUILDING COVERAGE (AS PERCENTAGE OF LOT AREA)	100%

NOTES:
[1]: ON A PUBLIC STREET OR APPROVED PRIVATE ACCESS.
[2]: THE INTERNAL SIDE YARD SETBACK SHALL BE SUBJECT TO ALL BUILDING CODES AND THE SIDE YARD ABUTTING A STRUCTURE SHALL BE REQUIRED TO BE SEPERATED BY A FIRE-RETARDANT WALL.
[3]: REQUIRED FOR EACH RESIDENTIAL DWELLING UNIT.

DRAFT ORDINANCE 06.05.2023

Exhibit 'D':
Density and Development Standards

MATCH POINT.

(A) *Land Uses*. Townhomes

(B) *Development Cases*.

(1) *1973*: Zoning (*Ordinance No. 73-48*). Adopted on November 12, 1973.
(2) *1981*: Final Plat. Adopted on August 5, 1981.

(C) *Original Regulating Ordinance. Ordinance No. 73-48*

(D) *Concept Plan*.

MATCH POINT. MULTI-FAMILY STRUCTURE OR CONDOMINIUM

(E) *Density and Development Standards*.

MULTI-FAMILY STRUCTURE OR CONDOMINIUM

MINIMUM LOT WIDTH	70'
MINIMUM LOT DEPTH	100'
MINIMUM LOT AREA	2,000 SF
MINIMUM FRONT YARD SETBACK	25'
MINIMUM SIDE YARD SETBACK	(2) & (3) [1]
MINIMUM REAR YARD SETBACK	10'

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06.05.2023

Exhibit 'D':
Density and Development Standards

MINIMUM PARKING SPACES REQUIRED PER UNIT	1½
MAXIMUM BUILDING COVERAGE	40%

NOTES:

[1]: AS PER 9-602 OF THE 1972 ZONING ORDINANCE:

(2) MULTIPLE FAMILY DWELLINGS NOT EXCEEDING THREE (3) STORIES IN HEIGHT SHALL PROVIDE A MINIMUM SIDE YARD OF FIFTEEN (15) FEET BETWEEN ANY BUILDING WALL CONTAINING OPENINGS FOR WINDOWS, LIGHT, AND AIR AND ANY SIDE LOT LINE EXCEPT THAT ANY SUCH BUILDING FACE OR WALL NOT EXCEEDING 35-FEET IN WIDTH MAY PROVIDE A MINIMUM SIDE YARD OF TEN (10) FEET. WHERE A BUILDING WAIL CONTAINS NO OPENINGS FOR WINDOWS, LIGHT OR AIR, A MINIMUM SIDE YARD OF TEN (10) FEET SHALL BE PROVIDED BETWEEN SUCH WALL AND THE SIDE LOT LINE.

(3) ON A CORNER LOT, A SIDE YARD ADJACENT TO A STREET FOR A MULTIPLE FAMILY DWELLING NOT EXCEEDING THREE (3) STORIES IN HEIGHT SHALL NOT BE LESS THAN 15-FEET AND NO BALCONY OR PORCH OR ANY PORTION OF THE BUILDING MAY EXTEND INTO SUCH REQUIRED SIDE YARD EXCEPT THAT A ROOF MAY OVERHANG SUCH SIDE YARD NOT TO EXCEED FOUR (4) FEET.

DRAFT ORDINANCE 06.05.2023

Exhibit 'D':
Density and Development Standards

CUTTER HILL. **PHASES 1, 2, & 3**

(A) *Land Uses*. Condominiums

(B) *Development Cases*.

(1) *1973*: Zoning (*Ordinance No. 73-48*). Adopted on November 12, 1973.
(2) *1977*: Final Plat for Phase 1. Adopted on January 4, 1977.
(3) *1977*: Final Plat for Phase 2. Adopted on November 17, 1977.
(4) *1981*: Final Plat for Phase 3. Adopted on June 15, 1981.

(C) *Original Regulating Ordinance*. *Ordinance No. 73-48*

(D) *Concept Plan*.

CUTTER HILL, PHASES 1, 2, & 3. MULTI-FAMILY STRUCTURE OR CONDOMINIUM

(E) *Density and Development Standards*.

MULTI-FAMILY STRUCTURE OR CONDOMINIUM

MINIMUM LOT WIDTH	70'
MINIMUM LOT DEPTH	100'
MINIMUM LOT AREA	2,000 SF
MINIMUM FRONT YARD SETBACK	25'

DRAFT
06.05.2023

Exhibit 'D':
Density and Development Standards

MINIMUM SIDE YARD SETBACK	(2) & (3) [1]
MINIMUM REAR YARD SETBACK	10'
MINIMUM PARKING SPACES REQUIRED PER UNIT	1½
MAXIMUM BUILDING COVERAGE	40%

NOTES:
[1]: AS PER 9-602 OF THE 1972 ZONING ORDINANCE:

(2) MULTIPLE FAMILY DWELLINGS NOT EXCEEDING THREE (3) STORIES IN HEIGHT SHALL PROVIDE A MINIMUM SIDE YARD OF FIFTEEN (15) FEET BETWEEN ANY BUILDING WALL CONTAINING OPENINGS FOR WINDOWS, LIGHT, AND AIR AND ANY SIDE LOT LINE EXCEPT THAT ANY SUCH BUILDING FACE OR WALL NOT EXCEEDING 35-FEET IN WIDTH MAY PROVIDE A MINIMUM SIDE YARD OF TEN (10) FEET. WHERE A BUILDING WAIL CONTAINS NO OPENINGS FOR WINDOWS, LIGHT OR AIR, A MINIMUM SIDE YARD OF TEN (10) FEET SHALL BE PROVIDED BETWEEN SUCH WALL AND THE SIDE LOT LINE.

(3) ON A CORNER LOT, A SIDE YARD ADJACENT TO A STREET FOR A MULTIPLE FAMILY DWELLING NOT EXCEEDING THREE (3) STORIES IN HEIGHT SHALL NOT BE LESS THAN 15-FEET AND NO BALCONY OR PORCH OR ANY PORTION OF THE BUILDING MAY EXTEND INTO SUCH REQUIRED SIDE YARD EXCEPT THAT A ROOF MAY OVERHANG SUCH SIDE YARD NOT TO EXCEED FOUR (4) FEET.

DRAFT ORDINANCE 06.05.2023

Exhibit 'D':
Density and Development Standards

HARBOR LANDING. **PHASES 1 & 2**

(A) *Land Uses*. Single-Family Homes

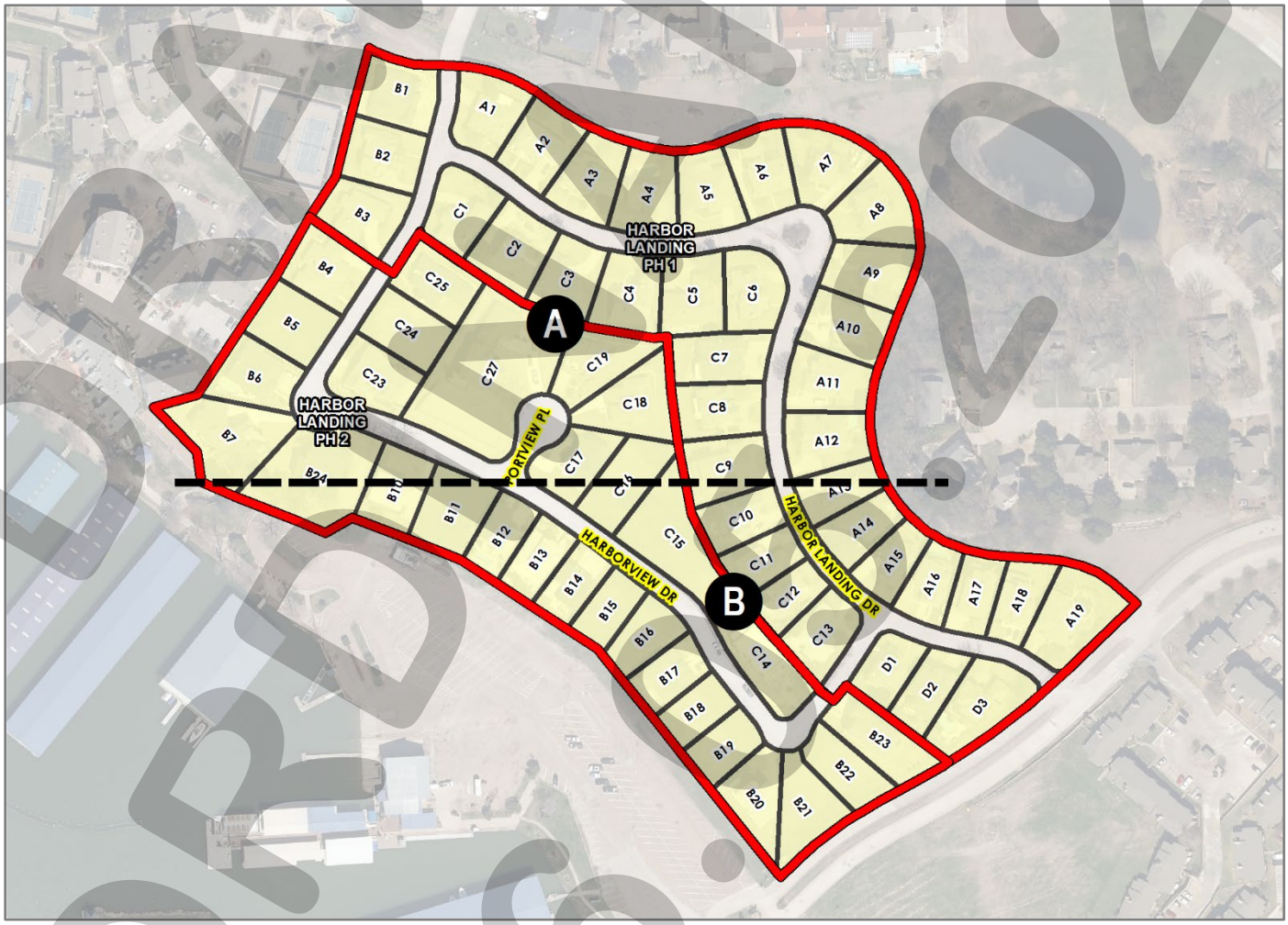
(B) *Development Cases*.

(1) *PZ1984-030-01*: Zoning Change [*Ordinance No. 84-16; Single-Family 10 (SF-10) District & Single-Family 7 (SF-7) District Land Uses*]. Adopted on April 2, 1984.
(2) *PZ1984-030-01*: Resolution [*Resolution No. 87-19; Settlement Agreement*]. Adopted on June 15, 1987.
(3) *PZ1984-030-01*: Resolution [*Resolution No. 87-20; Settlement Agreement*]. Adopted on June 15, 1987.
(4) *PZ1986-048-01*: Final Plat for Phase 1. Adopted on December 15, 1986.
(5) *PZ1987-022-01*: Preliminary Plat for Phase 2. Adopted on April 20, 1987.
(6) *PZ1987-030-01*: Final Plat for Phase 2. Adopted on June 15, 1987.

(C) *Original Regulating Ordinance*. *Ordinance No. 84-16*

(D) *Concept Plan*.

PHASES 1 & 2. SINGLE-FAMILY HOMES



(E) *Elevations Per Settlement Agreement*.

DRAFT ORDINANCE 06.06.2023

BLOCK B.

LOT NO.	MAXIMUM ROOFTOP ELEVATION PER COURT ORDER	MAXIMUM PAD ELEVATION PER COURT ORDER	AS-BUILT PAD ELEVATION	MAXIMUM HEIGHT PER COURT ORDER	ADJUSTED MAXIMUM HEIGHT
4	488.00	466.00		22.00'	
5	488.00	459.00		29.00'	
6	471.00	448.00	450.00	23.00'	21.00'
7	471.00	448.00		23.00'	
8	471.00	448.00		23.00'	
9	469.00	447.00		22.00'	
10	469.00	447.00		22.00'	
11	478.50	452.00		26.50'	
12	489.00	451.00		29.00'	
13	474.50	451.50		23.00'	
14	469.00	446.00		23.00'	
15	469.00	446.00		23.00'	
16	468.00	445.00	446.00	23.00'	22.00'
17	468.00	445.00	447.00	23.00'	21.00'
18	468.00	445.00	448.00	23.00'	20.00'
19	477.00	449.00		28.00'	
20	480.00	450.00		30.00'	
21	477.00	450.00		27.00'	
22	484.00	458.00	454.00	26.00'	30.00'
23	490.00	460.00		30.00'	

BLOCK C.

LOT NO.	MAXIMUM ROOFTOP ELEVATION PER COURT ORDER	MAXIMUM PAD ELEVATION PER COURT ORDER	AS-BUILT PAD ELEVATION	MAXIMUM HEIGHT PER COURT ORDER	ADJUSTED MAXIMUM HEIGHT
14	479.00	456.00	459.00	23.00'	20.00'
15	481.00	456.00		25.00'	
16	482.00	457.00		25.00'	
17	485.50	462.50		23.00'	
18	495.00	470.00		25.00'	
19	496.50	473.50		23.00'	
20	493.00	470.00		23.00'	
21	492.00	466.50		26.50'	
22	478.50	456.00		22.50'	
23	479.00	457.00		22.00'	
24	479.00	457.00		22.00'	
25	489.00	467.00		22.00'	

(F) *Dimensional Standards*. That all development in *Area 'A'* (*i.e. Lots A1 – A12; Lots B1 - B7, & B24; Lots C1 – C9, C17 – C19, C23 – C25; & C27*) on the above *Concept Plan* shall meet the requirements of the Single-Family 10 (SF-10) District as stipulated by the Unified Development Code (UDC). That all development in *Area 'B'* (*i.e. Lots A13 – A19; Lots B10 – B23; C10 – C16; Lots D1 – D3*) on the above *Concept Plan* shall meet the requirements of the Single-Family 7 (SF-7) District as stipulated by the Unified Development Code (UDC).

(G) *Maximum Height*. That all development shall meet the height restrictions of no more than 30-feet above existing grade nor 12-feet above the building line of the uphill lot.

DRAFT ORDINANCE 06.15.2023

MARINA VILLAGE.

(A) *Land Uses*. Townhomes

(B) *Development Cases*.

(1) *PZ1992-008-01*. Zoning Change [*Ordinance No. 92-39*]. Adopted on October 19, 1992.
(2) *PZ1992-008-02*. Preliminary Plat. Adopted on November 5, 1992.
(3) *Z2021-026*. Zoning Change [*Ordinance No. 21-38*]. Adopted on August 16, 2021.

(C) *Original Regulating Ordinance. Ordinance No. 21-38*

(D) *Concept Plan*.

DRAFT ORDINANCE 06.05.2023

MARINA VILLAGE. TOWNHOMES HOMES

DRAFT ORDINANCE 06.09.2023

(E) *Dimensional Standards*.

(1) *Permitted Uses*. Unless specifically provided by this Planned Development ordinance, only those uses permitted within the Two Family (2F) District, as stipulated by the *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future are permitted on the *Subject Property*; however, the following additional land uses shall be permitted *by-right*:

☑ Townhomes/Townhouses

(2) *Density and Dimensional Standards*. Unless specifically provided by this Planned Development ordinance, any development on the *Subject Property* shall be subject to the density and dimensional requirements required for a Two Family (2F) District, as stipulated by Article 05, *District Development Standards*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future. In addition, the maximum permissible density for the *Subject Property* shall be *5.23* dwelling units per gross acre of land; however, in no case should the proposed development exceed 36-units. All development on the *Subject Property* shall conform to the standards stipulated by *Table 2: Lot Dimensional Requirements* below, and generally conform to the lot layout depicted in *Exhibit 'B'* of this ordinance.

Table 2: Lot Dimensional Requirements

MINIMUM LOT WIDTH	30'
MINIMUM LOT DEPTH	100'
MINIMUM LOT AREA	3,000 SF
MINIMUM FRONT YARD SETBACK [1]	20'
MINIMUM SIDE YARD SETBACK [2]	0'/25'
MINIMUM SIDE YARD SETBACK (ADJACENT TO A STREET)	15'
MINIMUM LENGTH OF DRIVEWAY PAVEMENT FROM FRONT PROPERTY LINE	25'
MAXIMUM HEIGHT [3]	30'
MINIMUM REAR YARD SETBACK	10'
MINIMUM AREA/DWELLING UNIT (SF) [SUM OF ALL FLOOR AREA'S]	1,900 SF
MAXIMUM LOT COVERAGE	90%

NOTES:

[1]: PORCHES, STOOPS, BAY WINDOWS, BALCONIES, EAVES AND SIMILAR ARCHITECTURAL FEATURES MAY ENCROACH BEYOND THE *FRONT YARD BUILDING SETBACK* BY UP TO FIVE (5) FEET FOR ANY PROPERTY; HOWEVER, THE ENCROACHMENT SHALL NOT EXCEED FIVE (5) FEET ON *SIDE YARD SETBACKS* WHERE APPROPRIATE FOR SUCH USE AND SHALL NOT ENCROACH INTO THE PRIVATE RIGHT-OF-WAY.

[2]: THE SIDE YARD SETBACK ON THE ATTACHED SIDE MAYBE ZERO (0) IF DIRECTLY ABUTTING A STRUCTURE ON AN ADJACENT LOT.

[3]: THE MAXIMUM HEIGHT SHALL BE MEASURED TO THE MIDPOINT OF THE ROOF OF THE SINGLE-FAMILY HOME, AND IN NO CASE SHOULD ANY HOME EXCEED AN ELEVATION OF 500-FEET ABOVE SEA LEVEL.

(3) *Garage Orientation*. Garages shall be permitted to be forward facing (*i.e. facing onto the private street in a flat front entry configuration*) with a minimum driveway length of 25-feet.

(4) *Building Standards*. The building elevations shall differ in appearance through the use of varying entry features, use of detail and trim, use of materials, articulation and setback, and shall conform to the following requirements:

(i) *Masonry Requirements*. The minimum masonry requirement for the exterior façades of all buildings shall be 90%. For the purposes of this ordinance, the masonry requirement shall be limited to full width brick, natural stone, and cast stone. Cementaceous fiberboard horizontal lap-siding (*e.g. HardiBoard or Hardy Plank*) and, stucco (*i.e. three [3] part stucco or a comparable -- to be determined by staff*) may be used for up to 50% of the exterior of the building and shall be limited to the anti-monotony restrictions as outlined in this ordinance.

(ii) *Roof Design Requirements*. All buildings shall be designed such that no roof mounted mechanical equipment (*i.e. HVAC, satellite, vents, etc.*) shall be visible from any direction.

Note: Screening of mechanical equipment is necessary for all equipment regardless of location (*i.e. roof mounted, ground mounted, or otherwise attached to the building and/or located on the site*).

(iii) *Architectural Requirements*. All units shall be architecturally finished on all sides of the building with the same materials, detailing and features.

(5) *Anti-Monotony Restrictions*. All development shall adhere to the following anti-monotony restrictions:

(i) Identical brick blends, paint colors and, cementaceous products (*i.e. Hardy Plank lap siding, etc.*) may not occur on adjacent (*i.e. side-by-side*) properties within the development without at least two (2) intervening townhomes of differing materials on the same side of the adjacent townhome beginning with the adjacent property.

(ii) Front building elevations shall not repeat along any block face without at least two (2) intervening homes of differing appearance on the same block face within the development.

(iii) The rear elevation of homes shall not repeat without at least two (2) (*i.e. side-by-side*) intervening homes of differing appearance. Homes are considered to have a differing appearance if any of the following two (2) items deviate:

(a) Front Encroachment (*i.e. Porch and/or Sunroom*) Type and Layout
(b) Roof Type and Layout
(c) Articulation of the Front Façade
(d) Differing Primary Exterior Materials

(6) *Landscaping Standards*.

(i) *Landscape Requirements*. Landscaping shall be reviewed and approved with the *PD Site Plan*. All *Canopy/Shade Trees* planted within this development shall be a minimum of four (4) caliper inches in size and all *Accent/Ornamental/Under-Story Trees* shall be a minimum of four (4) feet in total height.

(ii) *Landscape Buffers*. A minimum of a ten (10) foot landscape buffer shall be provided along the frontage of Henry M. Chandler Drive, and shall incorporate a minimum of one (1) canopy tree and one (1) accent tree per 50-feet of linear frontage.

(iii) *Irrigation Requirements*. Irrigation shall be installed for all required landscaping located within common areas, landscape buffers and/or open space. Irrigation installed in these areas shall be designed by a Texas licensed irrigator or landscape architect.

(7) *Trash Dumpster Enclosure*. If proposed trash dumpster enclosures shall be four (4) sided, with eight (8) foot walls constructed and cladded with materials matching the primary structures of the townhomes, and have a self-latching opaque gate. All trash dumpster enclosures shall be internal to the site and not be situated within any established building setbacks or landscape buffers.

(8) *Fence Standards*. All fences shall be required to be wrought iron or a tubular steel fence. Wrought iron/tubular steel fences shall be a minimum of four (4) feet in height; however, may not exceed a maximum of eight (8) feet in height.

(9) *Open Space*. A minimum of 20% open space shall be provided which generally conforms to the *Concept Plan* contained in *Exhibit 'B'* of this ordinance. The Homeowner's Association (HOA) shall be responsible for maintaining all open space areas.

(10) *Private Right-of-Way*. The proposed private right-of-way shall incorporate a minimum of a 29-foot *back-to-back* concrete street built to the City's standards.

(11) *Homeowner's Association (HOA)*. A Homeowner's Association shall be created to enforce the restrictions established in accordance with the requirements of *Section 38-15* of the Subdivision Regulations contained within the Municipal Code of Ordinances of the City of Rockwall. The HOA shall also maintain all neighborhood parks,

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open space and common areas, irrigation, landscaping, screening fences and the private roadways, drive aisles and drive approaches for the subject property associated with this development.

(12) *Variances*. The variance procedures and standards for approval that are set forth in the UDC shall apply to any application for variances to this ordinance

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Exhibit 'D':
Density and Development Standards

SPYGLASS HILL. **PHASES 1, 2, & 3**

(A) *Land Uses*. Condominiums

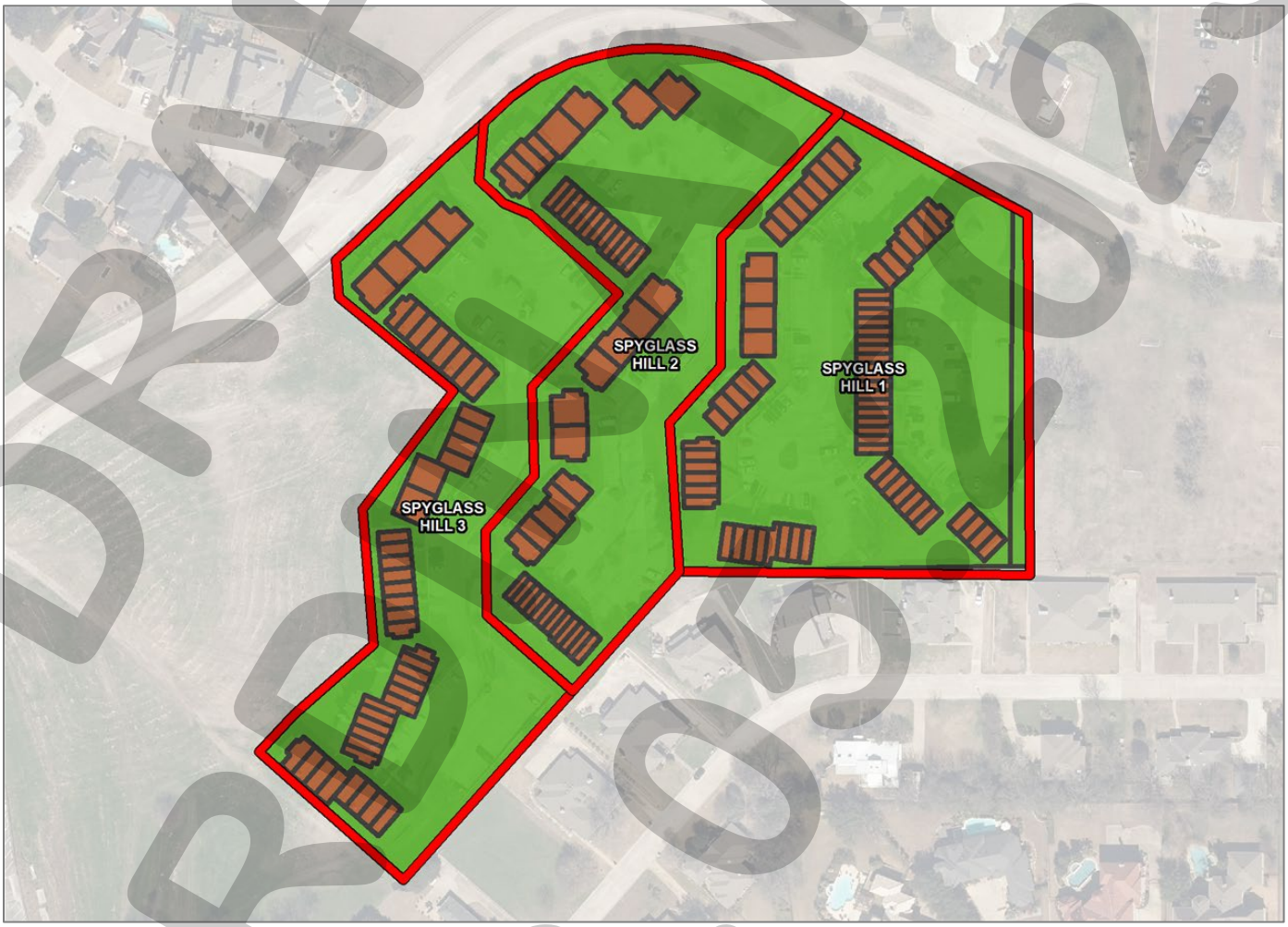
(B) *Development Cases*.

(1) *1973*: Zoning (*Ordinance No. 73-48*). Adopted on November 12, 1973.
(2) *1982*: Final Plat for Phase 1. Adopted on April 5, 1982.
(3) *1982*: Final Plat for Phase 2. Adopted on August 2, 1982.
(4) *1985*: Final Plat for Phase 3. Adopted on January 15, 1985.

(C) *Original Regulating Ordinance*. *Ordinance No. 73-48*

(D) *Concept Plan*.

SPYGLASS HILL, PHASES 1, 2, & 3. MULTI-FAMILY STRUCTURE OR CONDOMINIUM



(E) *Density and Development Standards*.

MULTI-FAMILY STRUCTURE OR CONDOMINIUM

MINIMUM LOT WIDTH	70'
MINIMUM LOT DEPTH	100'
MINIMUM LOT AREA	2,000 SF
MINIMUM FRONT YARD SETBACK	25'

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Exhibit 'D':
Density and Development Standards

MINIMUM SIDE YARD SETBACK	(2) & (3) [1]
MINIMUM REAR YARD SETBACK	10'
MINIMUM PARKING SPACES REQUIRED PER UNIT	1½
MAXIMUM BUILDING COVERAGE	40%

NOTES:
[1]: AS PER 9-602 OF THE 1972 ZONING ORDINANCE:

(4) MULTIPLE FAMILY DWELLINGS NOT EXCEEDING THREE (3) STORIES IN HEIGHT SHALL PROVIDE A MINIMUM SIDE YARD OF FIFTEEN (15) FEET BETWEEN ANY BUILDING WALL CONTAINING OPENINGS FOR WINDOWS, LIGHT, AND AIR AND ANY SIDE LOT LINE EXCEPT THAT ANY SUCH BUILDING FACE OR WALL NOT EXCEEDING 35-FEET IN WIDTH MAY PROVIDE A MINIMUM SIDE YARD OF TEN (10) FEET. WHERE A BUILDING WAIL CONTAINS NO OPENINGS FOR WINDOWS, LIGHT OR AIR, A MINIMUM SIDE YARD OF TEN (10) FEET SHALL BE PROVIDED BETWEEN SUCH WALL AND THE SIDE LOT LINE.

(5) ON A CORNER LOT, A SIDE YARD ADJACENT TO A STREET FOR A MULTIPLE FAMILY DWELLING NOT EXCEEDING THREE (3) STORIES IN HEIGHT SHALL NOT BE LESS THAN 15-FEET AND NO BALCONY OR PORCH OR ANY PORTION OF THE BUILDING MAY EXTEND INTO SUCH REQUIRED SIDE YARD EXCEPT THAT A ROOF MAY OVERHANG SUCH SIDE YARD NOT TO EXCEED FOUR (4) FEET.

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CITY OF ROCKWALL

CITY COUNCIL MEMORANDUM

PLANNING AND ZONING DEPARTMENT
385 S. GOLIAD STREET • ROCKWALL, TX 75087
PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM

TO:	Mayor and City Council
CC:	Mary Smith, *City Manager* Joey Boyd, *Assistant City Manager*
FROM:	Ryan Miller, *Director of Planning and Zoning*
DATE:	June 5, 2023
SUBJECT:	Planned Development District Review

As the City Council is aware, Planned Development Districts have become a common practice within the City's zoning code, with there being over 100 active Planned Development Districts currently regulating the majority of property within the City. When a Planned Development District is created, a regulating ordinance is written, and -- *prior to 2015* -- when a Planned Development District was amended an additional regulating ordinance was written that may have superseded or changed sections of the original regulating ordinance without completely superseding it. The issue with this process is that older Planned Development Districts -- *or Planned Development Districts that have been amended multiple times* -- tend to accumulate a large number of regulating ordinances. In these cases, unless the person interpreting the Planned Development District understands the timing and intent of each of the ordinances, it can be difficult to determine what the actual development requirements are for a particular property. For example, Planned Development District 8 (PD-8) -- *which currently regulates the Chandler's Landing Subdivision* -- consists of over 200 pages of regulations within 20 regulating ordinances and two (2) resolutions and over 100 development cases (*see attached Planned Development District 8 [PD-8]*). To give an idea of the size of this Planned Development District, the current Unified Development Code (UDC) (*i.e. the zoning code for the City of Rockwall*) is only 248 pages.

In 2015, staff changed how Planned Development Districts were amended by writing consolidating ordinances (*i.e. writing one [1] ordinance that superseded all previous ordinances for a Planned Development District*) when a development case proposed amending a Planned Development District. The purpose of instituting this change in procedure was to make zoning easier to understand for the City's external customers (*i.e. developers and citizens*), and also to make it easier for ordinances to be interpreted internally by City staff. The rationale behind making this change was also tied to how the Director interpreted the process of amending a Planned Development District. Prior to 2015, only the property affected by a proposed amendment was considered in the zoning and notification process; however, a Planned Development District is typically centered around an overall concept plan, and all properties within a Planned Development District are affected through changes in a concept plan or development regulations. Based on this rationale, staff started to notify all properties within a Planned Development District when an amendment was proposed. This allowed staff to write consolidating ordinances for Planned Development Districts. This process has been successfully utilized in consolidating PD-1, PD-7, PD-10, PD-32, PD-59, PD-70, and PD-74; however, there are multiple Planned Development Districts that are fully developed and have a low likelihood of being amended, but still which staff deals with interpreting the requirements on a regular basis. This includes Planned Development Districts like PD-2 (*the Lakeside Village and Turtle Cove Subdivisions*), PD-3 (*the Shores Subdivision*), PD-8 (*the Chandler's Landing Subdivision*), PD-9 (*the Hospital/Medical District*), PD-11 (*the Hillcrest Shores Subdivision*), and PD-13 (*the Windmill Ridge Subdivision*). Based on this staff is requesting that the City Council consider directing staff to initiate zoning changes for these Planned Development Districts. It should be noted that the proposed zoning change would not change any development requirements or the concept plans associated with these Planned Development Districts, but would simply consolidate the multiple regulating ordinances that make up these zoning districts for the purpose of making the districts easier to read and interpret. As previously stated, this not only assists staff in understanding these ordinances, but will also make the ordinances easier to read for citizens and developers who may own property or are looking to develop property in these areas.

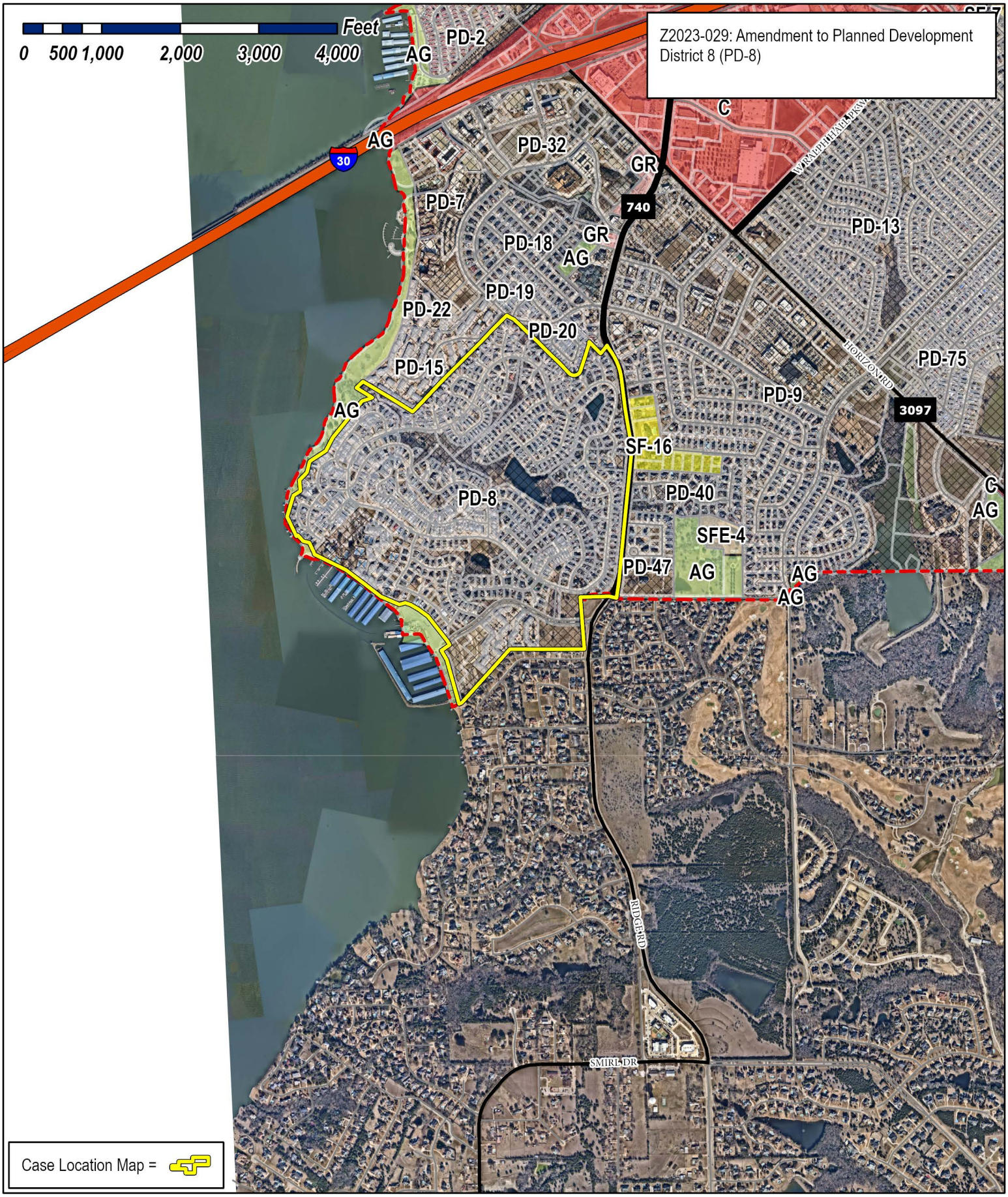
The program that staff is proposing is somewhat similar to a program already referenced by the City's zoning code under Subsection 03.05, *Periodic Review*, of Article 10, *Planned Development Regulations*, the Unified Development Code (UDC). This section calls for the Planning and Zoning Commission to periodically review Planned Development Districts to determine

if a Planned Development District is reflective of the City's current growth patterns or community design policies, and authorizes them to request the City Council initiate zoning to change the requirements of a Planned Development District. This practice was discontinued in 2010, due to the difficulties for a City to change zoning and/or entitlements that have been granted through a previous zoning process without the property owner's consent. In addition, it was determined that many property owners did not want to participate in allowing the City to change their zoning or entitlements. As was stated previously, staff wants to initiate zoning in a similar manner, but not for the purpose of changing the concept plan or development requirements for a Planned Development District; rather, staff is simply proposing to consolidate the regulating ordinances associated with older Planned Development Districts that consist of multiple regulating ordinances. Staff has conferred with the City Attorney, and feels comfortable that what is being proposed avoids any of the aforementioned issues.

To assist the City Council in determining if this program is warranted, staff has prepared a consolidating ordinance for Planned Development District 8 (PD-8) along with the current ordinances associated with the Planned Development District as a comparison. Should the City Council direct staff to proceed, staff will bring the proposed amendment to Planned Development District 8 (PD-8) forward in accordance with the following schedule:

Planning and Zoning Commission Work Session: June 27, 2023
Planning and Zoning Commission [*Public Hearing*]: July 11, 2023
City Council [*Public Hearing/First Reading*]: July 17, 2023
City Council [*Second Reading*]: August 7, 2023

If this process proves to be successful, then staff, with City Council's concurrence, will begin researching and writing consolidating ordinances for the remainder of the multi-ordinance Planned Development Districts. Should the City Council have any questions, staff will be available at the *June 5, 2023* City Council meeting.



City of Rockwall

Planning & Zoning Department
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(P): (972) 771-7745
(W): www.rockwall.com

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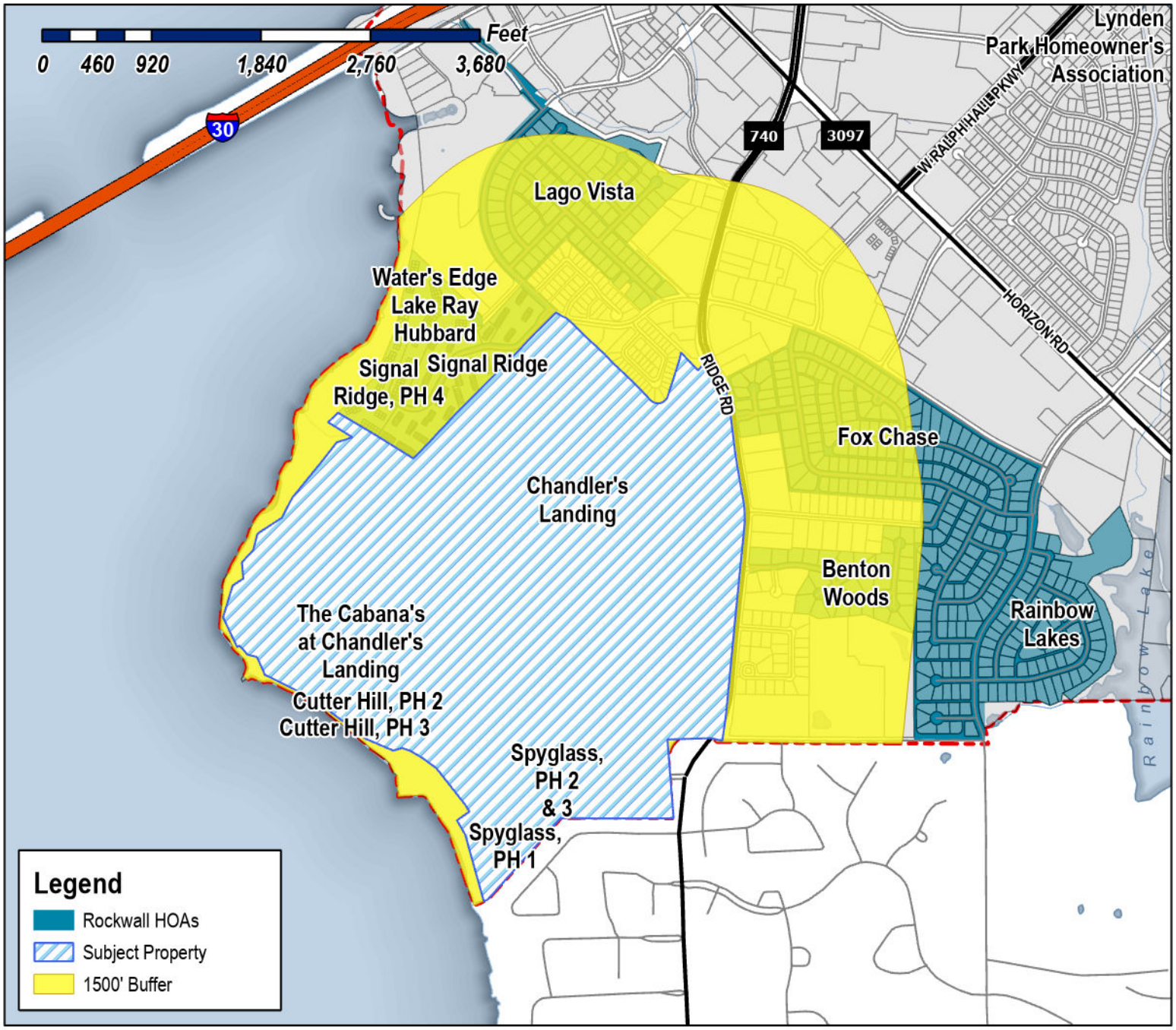
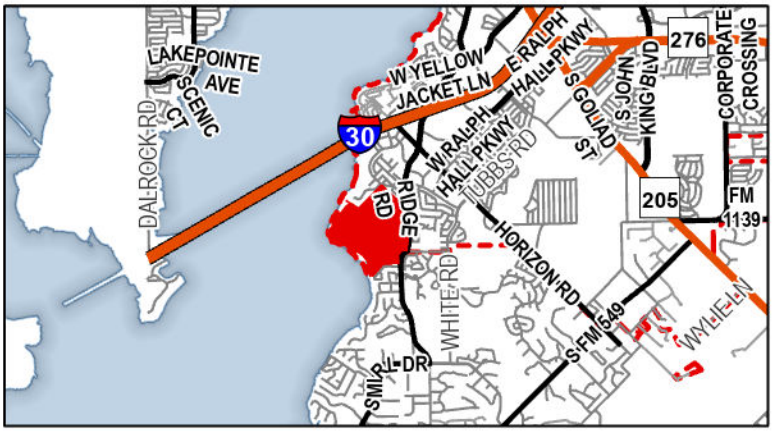


Case Number: Z2023-029
Case Name: Amendment to PD-8
Case Type: Zoning
Zoning: Planned Development District 8 (PD-8)
Case Address: Chandler's Landing Subdivision



Date Saved: 6/15/2023
For Questions on this Case Call (972) 771-7745

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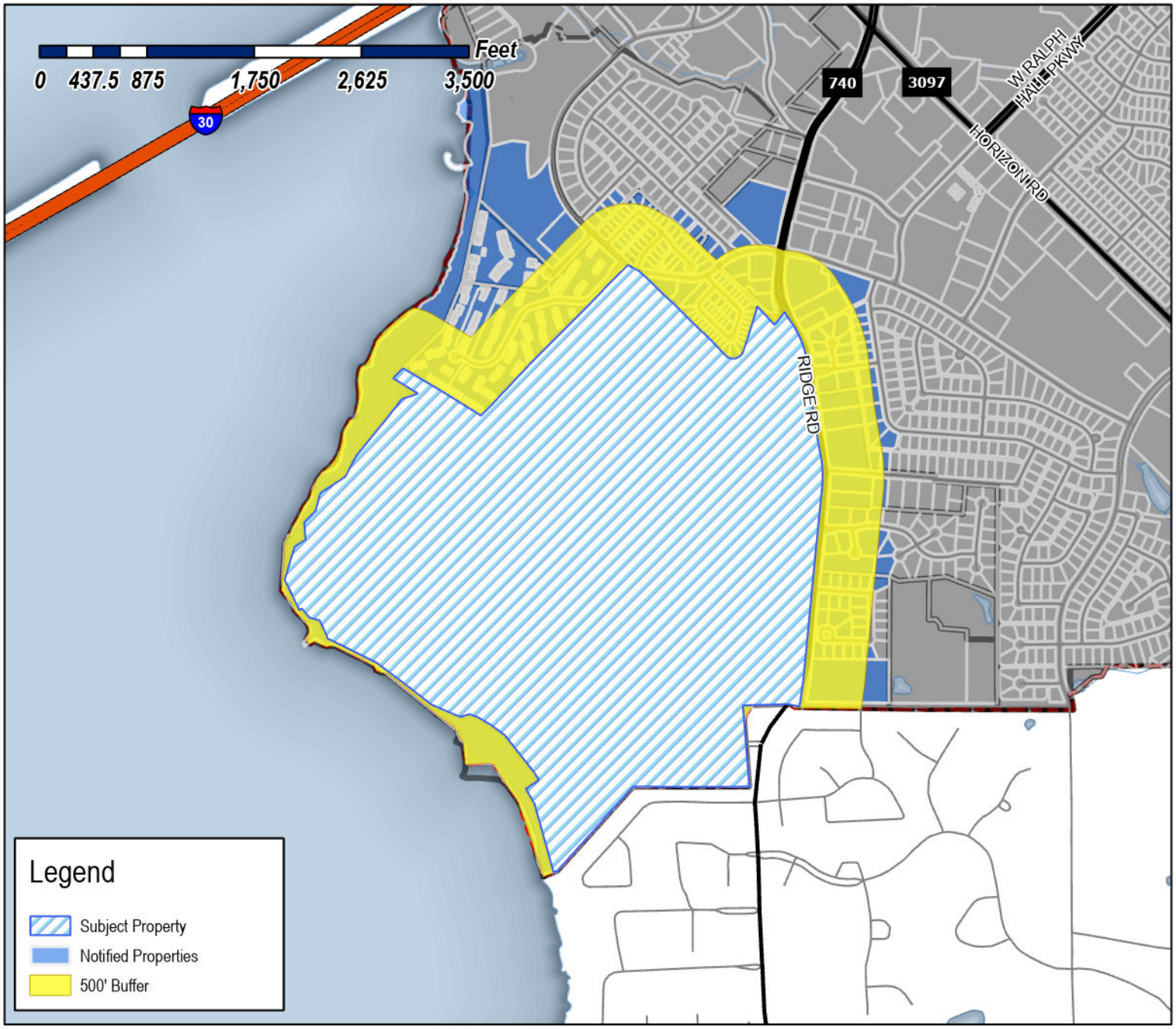
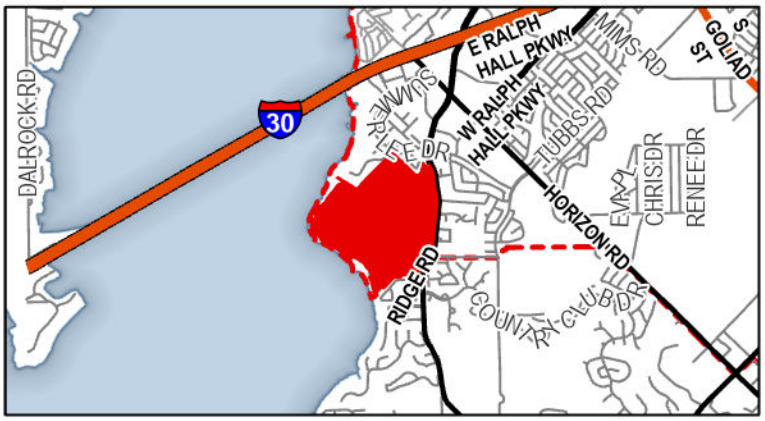


Case Number: Z2023-029
Case Name: Amendment to PD-8
Case Type: Zoning
Zoning: Planned Development District 8 (PD-8)
Case Address: Adjacent to 1 Harborview Drive



Date Saved: 6/14/2023
For Questions on this Case Call: (972) 771-7746

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1 INTREPID CIRCLE
ROCKWALL, TX 75032

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1 SHADY DALE LN
ROCKWALL, TX 75032

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10 CLARKSVILLE ST
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DR DARIAH L MORGAN
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ROCKWALL, TX 75032

PATON FAMILY CHARITABLE TR
10 INTREPID CIR
ROCKWALL, TX 75032

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HEATH, TX 75032

THE DOYLE REVOCABLE TRUST
1000 EVENING SHADE LANE
MCKINNEY, TX 75070

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MCLENDON CHISHOLM, TX 75032

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1001 BELLEVIEW ST APT 607
DALLAS, TX 75215

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1004 SIGNAL RIDGE PL
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1006 SIGNAL RIDGE PLACE
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ROCKWALL, TX 75032

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101 S BROOKSIDE DR APT 2505
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103 GENESTA PL
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MESQUITE, TX 75149

BCL REAL ESTATE LLC
ATTN:TOM LORENZ
103 GROSS RD BLDG A
MESQUITE, TX 75149

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MESQUITE, TX 75149

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BRENDA GAIL SMITH
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MONUMENT, CO 80132

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ZAJDL SALLY A
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SCHUBERT LAURIE LEE
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TURNER CATHERINE
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105 MAYFLOWER CT
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105 THISTLE PLACE
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HOUSER JOSHUA AND SOMMER
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ROCKWALL, TX 75032

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AZORES ROBERT AND KELLEY
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ROCKWALL, TX 75032

DUGAN ADAM TL AND WHITNEY C
106 FRANCE CT
ROCKWALL, TX 75032

MURRAY DAVID T II & AMBER
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ROCKWALL, TX 75032

THACKER IKE AND MARY
106 LIBERTY LANE
ROCKWALL, TX 75032

GRAF DANIEL & JESSICA
106 MISCHIEF LANE
ROCKWALL, TX 75032

CHRISTIAN ANGELA LEE
106 RELIANCE CT
ROCKWALL, TX 75032

HATFIELD GAROLD SCOTT
106 SCEPTRE DR
ROCKWALL, TX 75032

VAN WEY DONALD L
106 VALKYRIE PL
ROCKWALL, TX 75032

MATSON THOMAS AND HEIDI
106 WEATHERLY CIRCLE
ROCKWALL, TX 75032

HENSON KIM A & REBECCA H
106 YANKEE CT
ROCKWALL, TX 75032

RESIDENT
107 HENRY M CHANDLER DR
ROCKWALL, TX 75032

ROARK BOBBIE ETAL
107 DEFENDER CT
ROCKWALL, TX 75032

ALVARENGA OSWALDO JR & JUDITH
107 EASTERNER PL
ROCKWALL, TX 75032

ALLEN REGINALD
107 FREEDOM CT
ROCKWALL, TX 75032

LEAHOVCENCO ALEXANDR
107 INDEPENDENCE PLACE
ROCKWALL, TX 75032

LEAHOVCENCO ALEXANDR AND
YULYIA NESTERENKO
107 INDEPENDENCE PLACE
ROCKWALL, TX 75032

ROPER JOHN & JENNIFER
107 MAYFLOWER CT
ROCKWALL, TX 75032

TOVAR ADAN AND CAROLYNN JEWELL MALICK-
GILBREATH
107 RELIANCE CT
ROCKWALL, TX 75032

CARLTON DONNY
107 SCEPTRE DR
ROCKWALL, TX 75032

GARCIA ANTONIO JR & ROXANN D
107 VALKYRIE PL
ROCKWALL, TX 75032

WASSERMAN JENNIFER CLAIRE
107 YANKEE CT
ROCKWALL, TX 75032

RESIDENT
108 HENRY M CHANDLER DR
ROCKWALL, TX 75032

RESIDENT
108 SCEPTRE DR
ROCKWALL, TX 75032

HUMBLE BRIAN
108 EASTERNER PLACE
ROCKWALL, TX 75032

BROWN JEAN M TRUST
108 FREEDOM CT
ROCKWALL, TX 75032

LONG JOHN AND LINDSAY
108 MAYFLOWER CT
ROCKWALL, TX 75032

CARRILLO VICTOR G
108 MISCHIEF LN
ROCKWALL, TX 75032

PETERSEN CARL S & WENDY
108 RELIANCE CT
ROCKWALL, TX 75032

VECCHIARELLO RICHARD & MELISSA A
108 VALKYRIE PLACE
ROCKWALL, TX 75032

SAATCI YESIM
108 YANKEE CT
ROCKWALL, TX 75032

NORTEX PROPERTIES INC
% JOSEPH L ZEHR
10808 LA CABREAH LN
FORT WAYNE, IN 46845

HAKOPIAN GEORGE AND ANNIE B
10858 WOODWARD AVENUE
LOS ANGELES, CA 91040

RESIDENT
109 HENRY M CHANDLER DR
ROCKWALL, TX 75032

HARTFIELD THOMAS E & EDITH E
109 CLIPPER CT
ROCKWALL, TX 75032

MARINER 508
SERIES OF MONTECITO PTOPERTIES WK LLC
109 DREW LANE
HEATH, TX 75032

ANDREWS LEWIS E AND LINDA
109 EASTERNER PL
ROCKWALL, TX 75032

THOMAS CARLA RENE AND BRIAN ALLEN
109 LIBERTY LANE
ROCKWALL, TX 75032

LYONS ELIZABETH
109 MAYFLOWER COURT
ROCKWALL, TX 75032

HAGIN GARY L & W ANNE
109 MISCHIEF LN
ROCKWALL, TX 75032

REED ANGEL
109 SCEPTRE DRIVE
ROCKWALL, TX 75032

ELCHANAN DANIEL & NANCY B
11 INTREPID CIR
ROCKWALL, TX 75032

RESIDENT
110 DEFENDER CT
ROCKWALL, TX 75032

RESIDENT
110 HENRY M CHANDLER DR
ROCKWALL, TX 75032

RESIDENT
110 MISCHIEF LN
ROCKWALL, TX 75032

HOVEY EMERSON & CATHERINE SMITH HOVEY
110 CLIPPER CT
ROCKWALL, TX 75032

SEALS CLEVELAND L & CARROL LYNN
110 CODY CIR N
SULPHUR SPRINGS, TX 75482

SJCC CONSTRUCTION LLC
110 CROSS PLAINS DR
ALLEN, TX 75013

MAXWELL CAROLE AND GARY
110 EASTERNER PL
ROCKWALL, TX 75032

SOLOMONS DONALD B
110 LIBERTY LN
ROCKWALL, TX 75032

COOPER ELI T & RIKKI J
110 MAYFLOWER CT
ROCKWALL, TX 75032

HOWES JAN
110 SCEPTRE DR
ROCKWALL, TX 75032

CARRUCCI ANTHONY JR
110 YANKEE CT
ROCKWALL, TX 75032

FULTZ PEGGY J & TOMMY G
1101 SIGNAL RIDGE PL
ROCKWALL, TX 75032

FULTZ PEGGY J & TOMMY G
1101 SIGNAL RIDGE PL
ROCKWALL, TX 75032

RESIDENT
1102 SIGNAL RIDGE PL
ROCKWALL, TX 75032

COOK JEAN QUILL
1102 HERITAGE
GARLAND, TX 75043

RESIDENT
1103 SIGNAL RIDGE PL
ROCKWALL, TX 75032

GARZA OLIVIA L AND FIDENCIO
1104 SIGNAL RIDGE #1104
ROCKWALL, TX 75032

RESIDENT
1105 SIGNAL RIDGE PL
ROCKWALL, TX 75032

GARDNER DAVID L REV LIV TR
1105 51ST ST W
BRADENTON, FL 34209

DAVID L GARDNER REVOCABLE LIVING TRUST
1105 51ST ST W
BRADENTON, FL 34209

GARDNER DAVID L REVOCABLE LIVING TRUST
DAVID L GARDNER TRUSTEE
1105 51ST ST W
BRADENTON, FL 34209

FLECK PATRICIA & CORY
1105 51ST STREET WEST
BRADENTON, FL 34209

DAVIS ROBERT NEAL
1105 MELISSA LN
GARLAND, TX 75040

OGLIN THOMAS J & JOYCE L
1106 SIGNAL RIDGE PL
ROCKWALL, TX 75032

RESIDENT
1107 SIGNAL RIDGE PL
ROCKWALL, TX 75032

JOHNS ETHAN
1108 SIGNAL RIDGE PLACE
ROCKWALL, TX 75032

RUBIO CONNIE L
1109 SIGNAL RIDGE PL
ROCKWALL, TX 75032

RESIDENT
111 HENRY M CHANDLER DR
ROCKWALL, TX 75032

STEBBINS GREGORY & KRISTEN
111 DEFENDER CT
ROCKWALL, TX 75032

HEBERT EARL T & LANA G
111 FREEDOM CT
ROCKWALL, TX 75032

RATCLIFFE KATHLEEN C
111 MAYFLOWER CT
ROCKWALL, TX 75032

MILLER DIXIE E AND
MILDRED AND LARRY W STARLING
111 SCEPTRE DR
ROCKWALL, TX 75032

CORDELL-JOHNSON KIMBERLY
1110 SIGNAL RIDGE PLACE
ROCKWALL, TX 75032

RESIDENT
1111 SIGNAL RIDGE PL
ROCKWALL, TX 75032

MILLER JEFFRY AND KATHLEEN
1111 VISTA GRANDE ROAD
EL CAJON, CA 92019

TWOMEY ELIZABETH A
1112 SIGNAL RIDGE PL
ROCKWALL, TX 75032

RESIDENT
1113 SIGNAL RIDGE PL
ROCKWALL, TX 75032

RESIDENT
1114 SIGNAL RIDGE PL
ROCKWALL, TX 75032

MATHERNE JUDITH L
1115 SIGNAL RIDGE PL
ROCKWALL, TX 75032

MAKE READY RENOVATIONS LLC
1116 SIGNAL RIDGE PL
ROCKWALL, TX 75032

MARKHAM DIANNA
1117 SIGNAL RIDGE PLACE
ROCKWALL, TX 75032

CHAKMAKJIAN ZAVEN C
1118 NEWCASTLE DRIVE
ROCKWALL, TX 75032

LEVENTHAL PATRICK J
1118 SIGNAL RIDGE PL
ROCKWALL, TX 75032

BULLOCK JEFFREY B AND
MARGARITA HEREDIA
1119 SIGNAL RIDGE PLACE
ROCKWALL, TX 75032

RESIDENT
112 HENRY M CHANDLER DR
ROCKWALL, TX 75032

HARMON JIMMY R
112 EASTERNER PL
ROCKWALL, TX 75032

ROBERTSON BRANDON & JESSICA
112 FREEDOM COURT
ROCKWALL, TX 75032

TAN DAVID L AND SHANNON K
112 MISCHIEF LANE
ROCKWALL, TX 75032

STRANN MICHAEL RAY
112 OLD GLORY LN
FORNEY, TX 75126

PRITCHETT THOMAS AARON
112 SCEPTRE DR
ROCKWALL, TX 75032

FREEMAN RICHARD WILLIAM
1120 LIVE OAK CIRCLE
SHERMAN, TX 75092

LAMAN FRANCES ANN
1120 SIGNAL RIDGE PLACE
ROCKWALL, TX 75032

RESIDENT
1121 SIGNAL RIDGE PL
ROCKWALL, TX 75032

LAWRENCE ALAN
1122 SIGNAL RIDGE PLACE # 1122
ROCKWALL, TX 75032

RESIDENT
1123 SIGNAL RIDGE PL
ROCKWALL, TX 75032

RESIDENT
1124 SIGNAL RIDGE PL
ROCKWALL, TX 75032

RESIDENT
1125 SIGNAL RIDGE PL
ROCKWALL, TX 75032

GUERRA CHRISTOPHER
1126 SIGNAL RIDGE PLACE
ROCKWALL, TX 75032

RESIDENT
1127 SIGNAL RIDGE PL
ROCKWALL, TX 75032

VAUGHAN CULLY & SARA
1128 SIGNAL RIDGE PL
ROCKWALL, TX 75032

RESIDENT
1129 SIGNAL RIDGE PL
ROCKWALL, TX 75032

RESIDENT
113 CLIPPER CT
ROCKWALL, TX 75032

RESIDENT
113 SCEPTRE DR
ROCKWALL, TX 75032

FOSTER ROBERT L AND RUTH E
113 HENRY M CHANDLER DRIVE
ROCKWALL, TX 75032

PARTEN PAUL E & PATRICIA M
113 LIBERTY LN
ROCKWALL, TX 75032

CASTRO CRISTINA
113 MAYFLOWER CT
ROCKWALL, TX 75032

BIRD MATTHEW AND JANE SCHMANSKI
1130 SIGNAL RIDGE
ROCKWALL, TX 75032

SRP SUB, LLC
1131 W WARNER RD STE 102
SCOTTSDALE, AZ 85284

RESIDENT
114 HENRY M CHANDLER DR
ROCKWALL, TX 75032

MARRIOTT RUSSELL D AND LISA D
114 CLIPPER CT
ROCKWALL, TX 75032

WEAVER C R & KAREN REV LIVING TR
114 DEFENDER CT
ROCKWALL, TX 75032

BENSON CARROLL AND GLENDA
114 LIBERTY LANE
ROCKWALL, TX 75032

FAIRCHILD JOINT REVOCABLE LIVING TRUST
TONI A FAIRCHILD- TRUSTEE
114 MAYFLOWER CT
ROCKWALL, TX 75032

FAIRCHILD REVOCABLE LIVING TRUST
114 MAYFLOWER CT
ROCKWALL, TX 75032

GEORGE ELIZABETH M AND ROBIN J
114 MISCHIEF LANE
ROCKWALL, TX 75032

RIERA CRISTINA
114 SCEPTRE DR
ROCKWALL, TX 75032

RESIDENT
115 HENRY M CHANDLER DR
ROCKWALL, TX 75032

WEBSTER PROPERTIES LTD
115 DEFENDER C
ROCKWALL, TX 75032

WEBSTER LIDIA
115 DEFENDER CT
ROCKWALL, TX 75032

WEBSTER MARY ANN
115 DEFENDER CT
ROCKWALL, TX 75032

WEBSTER MARY ANN
115 DEFENDER CT
ROCKWALL, TX 75032

YU DAVIS & HYUN SOOK
115 FREEDOM CT
ROCKWALL, TX 75032

JURCA JACOB S AND JACLYN J
115 MAYFLOWER CT
ROCKWALL, TX 75032

MORGAN ROBERT AND MICHELE
115 SCEPTRE DRIVE
ROCKWALL, TX 75032

RESIDENT
116 HENRY M CHANDLER DR
ROCKWALL, TX 75032

LETT LORNA
116 MISCHIEF LN
ROCKWALL, TX 75032

SINISCALCHI JOSEPH W & KIMBERLY A
116 OLD VINEYARD LN
ROCKWALL, TX 75032

BRELAND JULIA AND
BARRY W YOUNG
116 SCEPTRE DR
ROCKWALL, TX 75032

THOMPSON FRED AND LINDA
116 SHEPHERDS GLEN RD
ROCKWALL, TX 75032

ROGERS RYAN
117 CLIPPER COURT
ROCKWALL, TX 75032

ROGERS RYAN J
117 CLIPPER CT
ROCKWALL, TX 75032

HAYWORTH DEVON A
117 HENRY M CHANDLER DR UNIT 117, BLDG E
ROCKWALL, TX 75032

BEARD DAVID & SANDY
117 LIBERTY LANE
ROCKWALL, TX 75032

PHAN JOHN
117 SCEPTRE DR
ROCKWALL, TX 75032

RESIDENT
118 HENRY M CHANDLER DR
ROCKWALL, TX 75032

RESIDENT
118 MISCHIEF LN
ROCKWALL, TX 75032

GOETTSCH THADDEAUS DUANE AND MEGAN
118 CLIPPER CT
ROCKWALL, TX 75032

CUMMINGS ATANIA ROLDAN AND ERIC JOSEPH
118 FREEDOM COURT
ROCKWALL, TX 75032

WEBSTER KATHLEEN ANN
118 LIBERTY LN
ROCKWALL, TX 75032

JASIN PAUL A
118 SCEPTRE DR
ROCKWALL, TX 75032

THEPCHATRI PAHK AND SUCHADA
1181 HANNAFORD LANE
JOHNS CREEK, GA 30097

PUSTEJOVSKY MARK
11875 CR 4026
KEMP, TX 75143

HARRIS FAMILY REVOCABLE LIVING TRUST
WILLIAM J HARRIS AND JONNA R HARRIS-
COTRUSTEES
1188 BENTON WOODS DRIVE
ROCKWALL, TX 75032

JONES FELICIA M
119 FREEDOM COURT
ROCKWALL, TX 75032

JONES BRUCE WAYNE
119 HENRY M CHANDLER DR
ROCKWALL, TX 75032

DAVIS JOHN M AND THERESA Y
119 SCEPTRE DRIVE
ROCKWALL, TX 75032

RESIDENT
12 INTREPID CIR
ROCKWALL, TX 75032

RESIDENT
120 HENRY M CHANDLER DR
ROCKWALL, TX 75032

RESIDENT
120 SCEPTRE DR
ROCKWALL, TX 75032

SANCHEZ RAMSES S
120 APPIAN WAY
DALLAS, TX 75216

COOK NATHAN & COURTNEY
120 MISCHIEF LN
ROCKWALL, TX 75032

GONZALEZ KEITH R & DEANNA J
120 PURITAN CT
ROCKWALL, TX 75032

HPA US1 LLC
120 RIVERSIDE PLZ STE 2000
CHICAGO, IL 60606

HPA TEXAS SUB 2017-1 LLC
120 S RIVERSIDE PLZ STE 2000
CHICAGO, IL 60606

HPA BORROWER 2016-1 LLC
120 S RIVERSIDE PLZ SUITE 2000
CHICAGO, IL 60606

HPA II TEXAS SUB 2019-1 LLC
120 SOUTH RIVERSIDE PLAZA SUITE 2000
CHICAGO, IL 60606

SELBY PEGGY
1201 SIGNAL RIDGE PLACE
ROCKWALL, TX 75032

RESIDENT
1202 SIGNAL RIDGE PL
ROCKWALL, TX 75032

FALLER JAMES JUSTIN
1202 WHISPER ROCK DR
HEATH, TX 75032

RESIDENT
1203 CHAPEL DR
ROCKWALL, TX 75032

RESIDENT
1203 SIGNAL RIDGE PL
ROCKWALL, TX 75032

RESIDENT
1204 SIGNAL RIDGE PL
ROCKWALL, TX 75032

RESIDENT
1205 SIGNAL RIDGE PL
ROCKWALL, TX 75032

RESIDENT
1206 SIGNAL RIDGE PL
ROCKWALL, TX 75032

MARCHANT ANGELA K AND MARIE N
1206 WHISPER ROCK DR
ROCKWALL, TX 75032

RESIDENT
1207 SIGNAL RIDGE PL
ROCKWALL, TX 75032

STORY BRYCE BAILEY AND MEADAN GALE
1207 CHAPEL DR
ROCKWALL, TX 75032

ADAMS LINDA RUTH
1208 SIGNAL RIDGE PL
ROCKWALL, TX 75032

RESIDENT
1209 SIGNAL RIDGE PL
ROCKWALL, TX 75032

RESIDENT
121 SCEPTRE DR
ROCKWALL, TX 75032

FAZELIMANESH KAREN & ARDESHIR
121 BLUE HERON LN
HEATH, TX 75032

PINSON REGINALD A & CAROL S
121 CLIPPER CT
ROCKWALL, TX 75032

STOCKS DENISE K
121 HENRY M CHANDLER DR
ROCKWALL, TX 75032

IRIZARRY ALBERTO R & TERESA E
121 LIBERTY LANE
ROCKWALL, TX 75032

ELLISTON DANIEL MARK
121 YACHT CLUB DRIVE
ROCKWALL, TX 75032

RESIDENT
1210 WHISPER ROCK DR
ROCKWALL, TX 75032

VAN BAALE DARWIN HENRY AND KELLY MARIE
1210 SIGNAL RIDGE PLACE
ROCKWALL, TX 75032

RESIDENT
1211 CHAPEL DR
ROCKWALL, TX 75032

LANE DEBRA
1211 SIGNAL RIDGE
ROCKWALL, TX 75032

RESIDENT
1212 SIGNAL RIDGE PL
ROCKWALL, TX 75032

MCCONNELL MICHAEL J
C/O LINDA M DUGO
12123 DRUJON LN
DALLAS, TX 75244

RESIDENT
1213 WHISPER ROCK DRIVE
ROCKWALL, TX 75032

BROWNE STANLEY H & SANDRA R
1213 SIGNAL RIDGE PL
ROCKWALL, TX 75032

RESIDENT
1214 SIGNAL RIDGE PL
ROCKWALL, TX 75032

DEREN JEROME C AND DENISE M
1214 WHISPER ROCK DRIVE
ROCKWALL, TX 75032

BEASLEY COREY B AND ALICIA D
1215 CHAPEL DR
ROCKWALL, TX 75032

BREWER MELODY K
1215 SIGNAL RIDGE PL
ROCKWALL, TX 75032

RESIDENT
1216 CHAPEL DR
ROCKWALL, TX 75032

HAMILTON LARRY WAYNE & REBA DIANE
1216 BENTON WOODS DR
ROCKWALL, TX 75032

DALE ROBERT WAYNE
1216 SIGNAL RIDGE PL
ROCKWALL, TX 75032

RESIDENT
1217 SIGNAL RIDGE PL
ROCKWALL, TX 75032

RESIDENT
1217 WHISPER ROCK DR
ROCKWALL, TX 75032

RESIDENT
1218 CHAPEL DR
ROCKWALL, TX 75032

RESIDENT
1218 SIGNAL RIDGE PL
ROCKWALL, TX 75032

FLADELAND HARVEY T & LORI
1218 WHISPER ROCK DR.
ROCKWALL, TX 75032

RESIDENT
1219 CHAPEL DR
ROCKWALL, TX 75032

PURDY PAULETTE
1219 SIGNAL RIDGE PLACE
ROCKWALL, TX 75032

RESIDENT
122 FREEDOM CT
ROCKWALL, TX 75032

RESIDENT
122 LIBERTY LN
ROCKWALL, TX 75032

JOHNSON TREVOR R & DANA J
122 CLIPPER CT
ROCKWALL, TX 75032

MARENGO-ROWE JUSTINE
122 HENRY M CHANDLER DRIVE #122
ROCKWALL, TX 75032

LOWREY COLT A AND
LEO WISE
122 MISCHIEF LN
ROCKWALL, TX 75032

HORTON TREVOR L AND MEGAN
122 PURITAN COURT
ROCKWALL, TX 75032

CAMIEL JEFFREY M
122 SCEPTRE DR
ROCKWALL, TX 75032

RESIDENT
1220 SIGNAL RIDGE PL
ROCKWALL, TX 75032

MCMURTRE DREW
1220 COIT RD STE 107
PLANO, TX 75075

LASAGE TAMMY
1221 SIGNAL RIDGE PL #1221
ROCKWALL, TX 75032

2022 K.B. CARUSO REVOCABLE TRUST
KEVIN THOMAS CARUSO AND BRANDI NICOLE
CARUSO - TRUSTEES
1221 WHISPER ROCK DRIVE
ROCKWALL, TX 75032

WILLIS PATRICIA D
12218 GLADWICK DR
HOUSTON, TX 77077

RESIDENT
1222 WHISPER ROCK DR
ROCKWALL, TX 75032

HUFFHINES SHANON LYNN
1222 SIGNAL RIDGE PLACE
ROCKWALL, TX 75032

FRANCE'S LANDING LLC
12222 MERIT DRIVE STE 1000
DALLAS, TX 75251

RESIDENT
1223 CHAPEL DR
ROCKWALL, TX 75032

JONES ASHLEY C
1223 SIGNAL RIDGE PLACE
ROCKWALL, TX 75032

RESIDENT
1224 CHAPEL DR
ROCKWALL, TX 75032

MAHAND CLINT
1224 SIGNAL RIDGE PLACE
ROCKWALL, TX 75032

RESIDENT
1225 SIGNAL RIDGE PL
ROCKWALL, TX 75032

KAHINDO FURAHA
1225 TOWN CETER DR APT 1947
PFLUGERVILLE, TX 78660

VICE JUDY
1226 SIGNAL RIDGE PLACE
ROCKWALL, TX 75032

RESIDENT
1227 SIGNAL RIDGE PL
ROCKWALL, TX 75032

SHANKS WILLIAM B
1228 SIGNAL RIDGE PL
ROCKWALL, TX 75032

CHRISTENSEN ALEXANDER
1229 SIGNAL RIDGE
ROCKWALL, TX 75087

RESIDENT
123 HENRY M CHANDLER DR
ROCKWALL, TX 75032

RESIDENT
123 YACHT CLUB DR
ROCKWALL, TX 75032

THOMAS ALAN AND DANA
123 FREEDOM COURT
ROCKWALL, TX 75032

BAKER BOB W
1230 SIGNAL RIDGE PL UNIT 1230
ROCKWALL, TX 75032

WORTHY DENNIS K
1231 SIGNAL RIDGE PLACE
ROCKWALL, TX 75032

REEVES ROBERT E AND ZEARLENE J
1232 SIGNAL RIDGE PLACE
ROCKWALL, TX 75032

THIBODEAUX PAULA
1233 SIGNAL RIDGE PL
ROCKWALL, TX 75032

HALL PRESTON MICHAEL AND
CORI HALL
1234 SIGNAL RIDGE PLACE UNIT 1234
ROCKWALL, TX 75032

RESIDENT
1235 SIGNAL RIDGE PL
ROCKWALL, TX 75032

RESIDENT
1236 SIGNAL RIDGE PL
ROCKWALL, TX 75032

RESIDENT
1237 SIGNAL RIDGE PL
ROCKWALL, TX 75032

MILLS DONNA
1238 SIGNAL RIDGE PLACE
ROCKWALL, TX 75032

RESIDENT
1239 BENTON WOODS DR
ROCKWALL, TX 75032

RESIDENT
1239 SIGNAL RIDGE PL
ROCKWALL, TX 75032

RESIDENT
124 HENRY M CHANDLER DR
ROCKWALL, TX 75032

MONTOYA ASHLEY R & JOSE L
124 MISCHIEF LANE
ROCKWALL, TX 75032

POTISKA PATRICIA
124 PURITAN CT
ROCKWALL, TX 75032

WELCH JERL R & ANNE E
124 SCEPTRE DR
ROCKWALL, TX 75032

NGUYEN KIM LOAN
1240 SIGNAL RIDGE PL
ROCKWALL, TX 75032

INDRA SUSANNA
1241 SIGNAL RIDGE PLACE
ROCKWALL, TX 75032

RESIDENT
1242 SIGNAL RIDGE PL
ROCKWALL, TX 75032

RESIDENT
1243 SIGNAL RIDGE PL
ROCKWALL, TX 75032

RESIDENT
1244 SIGNAL RIDGE PL
ROCKWALL, TX 75032

RESIDENT
125 HENRY M CHANDLER DR
ROCKWALL, TX 75032

RESIDENT
125 MISCHIEF LN
ROCKWALL, TX 75032

CASHMAN GINA L AND
JOEY L RIVER
125 CLIPPER CT
ROCKWALL, TX 75032

STEWART JAMES W
125 SHEPHERDS GLEN RD
ROCKWALL, TX 75032

GOFF SEAN & STEPHANIE BARNES
1250 BENTON WOODS DRIVE
ROCKWALL, TX 75032

DAVIS CODY AUSTIN AND ELISABETH ANNE
1257 BENTON WOODS DRIVE
ROCKWALL, TX 75032

RESIDENT
126 CLIPPER CT
ROCKWALL, TX 75032

RESIDENT
126 HENRY M CHANDLER DR
ROCKWALL, TX 75032

BOLES ALAN L & DANA M
126 FREEDOM CT
ROCKWALL, TX 75032

FRANZA TODD AND KATIE
126 LIBERTY LN
ROCKWALL, TX 75032

LOPEZ CHRIS MARK AND ASHLEY MARIE
126 MISCHIEF LN
ROCKWALL, TX 75087

WINKLES GARY AND KRISTY
126 PURITAN CT
ROCKWALL, TX 75032

COLONIAL ESTATE IRREVOCABLE TRUST
TERRY L BROWN & BARRY R BROWN TRUSTEES
126 SCEPTRE DR
ROCKWALL, TX 75032

OSEE WILSON
12629 EPPS FIELD RD
FARMERS BRANCH, TX 75234

SNIDER MICHAEL AND CASSANDRA
127 FREEDOM CT
ROCKWALL, TX 75032

JONES JONATHAN
127 HENRY M CHANDLER DR
ROCKWALL, TX 75032

TOWNEND DAVID WILLIAM AND JEANMARIE
127 LIBERTY LANE
ROCKWALL, TX 75032

MARTIN NAN YI
127 MICHIEF LANE
ROCKWALL, TX 75032

EVANS BETTY GERBERT
1275 LEMM RD 1
SPRING, TX 77373

RESIDENT
128 HENRY M CHANDLER DR
ROCKWALL, TX 75032

RESIDENT
128 PURITAN CT
ROCKWALL, TX 75032

ROGINA FAMILY TRUST
SERGIO A LOPEZ-ROGINA AND SUSAN D VIDAL-ROGINA- TRUSTEES
128 LIBERTY LANE
ROCKWALL, TX 75032

HALAMA STEVEN
128 MISCHIEF LN
ROCKWALL, TX 75032

SAINT-MU PATRICIA
128 SCEPTRE DR
ROCKWALL, TX 75032

CZECH JOSHUA AND SHARONA
1288 STANFORD DR
ROCKWALL, TX 75087

RESIDENT
129 HENRY M CHANDLER DR
ROCKWALL, TX 75032

MANSFIELD PHYLLIS J
129 MISCHIEF LANE
ROCKWALL, TX 75032

LUCKEY CAROL MALATICH
13 INTREPID CIRCLE
ROCKWALL, TX 75032

RESIDENT
130 HENRY M CHANDLER DR
ROCKWALL, TX 75032

BILLITER MARGARET AND ROGER
130 FREEDOM CT
ROCKWALL, TX 75032

HARGROVE PATRICIA ANN
130 MISCHIEF LANE
ROCKWALL, TX 75032

ZUK ELIZABETH
130 SCEPTRE DR
ROCKWALL, TX 75032

RESIDENT
1301 SUMMER LEE DR
ROCKWALL, TX 75032

QUILLEN BOBBY RAY JR
1307 GUN CLUB CR
RICHARDSON, TX 75081

RESIDENT
131 HENRY M CHANDLER DR
ROCKWALL, TX 75032

WALTON ALLEN NICK & WANDA JEAN
131 FREEDOM CT
ROCKWALL, TX 75032

CHURY JENNIFER LEIGH & BRIAN D
131 MISCHIEF LANE
ROCKWALL, TX 75032

TIMOTHY J AND LAURA D DRAELOS TRUST
TIMOTHY J DRAELOS AND LAURA D DRAELOS TRUSTEES
13117 SANDSTONE PLACE NE
ALBUQUERQUE, NM 87111

RESIDENT
132 HENRY M CHANDLER DR
ROCKWALL, TX 75032

RESIDENT
132 MISCHIEF LN
ROCKWALL, TX 75032

ZIELINSKI THOMAS ROBERT
132 LIBERTY LN
ROCKWALL, TX 75032

RESIDENT
133 HENRY M CHANDLER DR
ROCKWALL, TX 75032

ASHMORE KEITH C & JENNIFER
133 LIBERTY LN
ROCKWALL, TX 75032

COFFEE CHARLES C AND DEBRA P
134 FREEDOM CT
ROCKWALL, TX 75032

CROUCH FAMILY LIVING TRUST
JERROLD F AND KATHLEEN A CROUCH TRUSTEES
134 HENRY M. CHANDLER DR.
ROCKWALL, TX 75032

RESIDENT
135 HENRY M CHANDLER DR
ROCKWALL, TX 75032

ROBISON BRUCE EMERSON
135 FREEDOM COURT
ROCKWALL, TX 75032

RESIDENT
136 HENRY M CHANDLER DR
ROCKWALL, TX 75032

LISTER WILLIAM
136 LIBERTY LN
ROCKWALL, TX 75032

LEDE' HOWARD G AND ANNETTE M
1360 GOLD COAST DRIVE
ROCKWALL, TX 75087

RESIDENT
137 HENRY M CHANDLER DR
ROCKWALL, TX 75032

RESIDENT
137 LIBERTY LN
ROCKWALL, TX 75032

MORRIS NICOLE E
13724 CORDARY AVE UNIT 7
HAWTHORNE, CA 90250

SANFORD JOSHUA K
1375 CLUBHILL DR
ROCKWALL, TX 75087

RESIDENT
138 HENRY M CHANDLER DR
ROCKWALL, TX 75032

ROGERS SHAWN A & BRENDA
138 FREEDOM CT
ROCKWALL, TX 75032

RESIDENT
139 FREEDOM CT
ROCKWALL, TX 75032

RESIDENT
139 HENRY M CHANDLER DR
ROCKWALL, TX 75032

CHADCO INVESTMENTS LLC
13914 OVERLOOK LN
FORNEY, TX 75126

BOHORQUEZ DAVID
1397 GLENWICK DRIVE
ROCKWALL, TX 75032

POURBEIK POUYAN AND TABASOM
14 INTREPID CIR
ROCKWALL, TX 75032

HILL SAMUEL J
14 PARK CENTRAL CIR
ROCKWALL, TX 75087

RESIDENT
140 HENRY M CHANDLER DR
ROCKWALL, TX 75032

CURRENS KYLE ALLEN
140 LIBERTY LANE
ROCKWALL, TX 75032

WALKER SHERRIE G LIFE ESTATE
CYNTHIA SEELY & STEVEN WALKER
141 HENRY M CHANDLER DR
ROCKWALL, TX 75032

BRADLEY DEBRA ANN
141 LIBERTY LANE
ROCKWALL, TX 75032

RESIDENT
142 HENRY M CHANDLER DR
ROCKWALL, TX 75032

NIGH INVESTMENTS LIMITED LIABILITY
COMPANY
1420 PICKWICK LANE
DENTON, TX 76209

LEEDS JULIE
1423 ROLLINS DR
ALLEN, TX 75013

RESIDENT
143 HENRY M CHANDLER DR
ROCKWALL, TX 75032

LANIGAN TIFFANY LEE
143 STEVENSON DR
FATE, TX 75087

AIR REAL ESTATE LLC
1432 AIRPORT BLVD
MESQUITE, TX 75181

RESIDENT
144 HENRY M CHANDLER DR
ROCKWALL, TX 75032

MORRIS NORMA
144 LIBERTY LANE
ROCKWALL, TX 75087

RESIDENT
145 LIBERTY LN
ROCKWALL, TX 75032

TORRES PAULITA T
145 HENRY M CHANDLER DR
ROCKWALL, TX 75032

RESIDENT
146 HENRY M CHANDLER DR
ROCKWALL, TX 75032

RESIDENT
147 HENRY M CHANDLER DR
ROCKWALL, TX 75032

WEAM MONAWAR AND
TAHANI MUNAWAR
1471 ENGLEWOOD DR
ROCKWALL, TX 75032

RESIDENT
148 HENRY M CHANDLER DR
ROCKWALL, TX 75032

SUTHERLAND ETHAN JOHN
148 LIBERTY LN
ROCKWALL, TX 75032

JOHNSON TIFFANY MICHELLE
148 OXFORD
HEATH, TX 75032

HEFFERNAN MARILYN
1480 BLUEBELL DRIVE
ESTES PARK, CO 80517

RESIDENT
149 HENRY M CHANDLER DR
ROCKWALL, TX 75032

L T L FAMILY HOLDINGS LLC
14918 MYSTIC TERRACE LANE
CYPRESS, TX 77429

GLENDINNING ANTHONY AND CHRISTI BOYD
15 INTREPID CIR
ROCKWALL, TX 75032

PARNES DROR & ALEXANDRA
15 KESTREL COURT
ROCKWALL, TX 75032

PARNES ALEXANDRA
15 KESTREL CT
ROCKWALL, TX 75032

48 MKS LTD
15 WINDING LAKE DR
DALLAS, TX 75230

RESIDENT
150 HENRY M CHANDLER DR
ROCKWALL, TX 75032

RESIDENT
1501 SIGNAL RIDGE PL
ROCKWALL, TX 75032

WEST VICTORIA FELICIA
1502 SIGNAL RIDGE
ROCKWALL, TX 75032

LE VASSEUR SANDI
1503 SIGNAL RIDGE PL
ROCKWALL, TX 75032

RESIDENT
1504 SIGNAL RIDGE PL
ROCKWALL, TX 75032

BRINKMAN VICKI LYNN
1505 SIGNAL RIDGE PL
ROCKWALL, TX 75032

WECHES LAND LTD
1505 SUMMER LEE DR
ROCKWALL, TX 75032

RESIDENT
1506 SIGNAL RIDGE PL
ROCKWALL, TX 75032

FITZGERALD LARRY R AND JACQUELINE
1507 SIGNAL RIDGE PL
ROCKWALL, TX 75032

RESIDENT
1508 SIGNAL RIDGE PL
ROCKWALL, TX 75032

RESIDENT
151 HENRY M CHANDLER DR
ROCKWALL, TX 75032

ROBERTS JOSHUA & CHRISTINA
151 LIBERTY LANE
ROCKWALL, TX 75032

COLLINS FAMILY TRUST
EWELL D COLLINS AND JENNIFER R TRUSTEES
1512 SIGNAL RIDGE PL
ROCKWALL, TX 75032

BRAD RHODES REALTY LLC
1514 ANDY DRIVE
SHERMAN, TX 75092

LOAN RANGER CAPITAL INVESTMENTS LLC
1515 S CAPITAL OF TEXAS HWY STE 306
AUSTIN, TX 78746

RESIDENT
1517 SIGNAL RIDGE PL
ROCKWALL, TX 75032

RESIDENT
1518 SIGNAL RIDGE PL
ROCKWALL, TX 75032

GUERRA JUSTIN
1519 SIGNAL RIDGE PLACE
ROCKWALL, TX 75032

RESIDENT
152 HENRY M CHANDLER DR
ROCKWALL, TX 75032

KNOTT STEPHEN D & SUSAN C
152 LIBERTY LN
ROCKWALL, TX 75032

CONFIDENTIAL
152 SHEPHERDS GLEN RD
ROCKWALL, TX 75032

DECKER SARAH E
1520 SIGNAL RIDGE PL
ROCKWALL, TX 75032

MCCLENDON JAMIE
1521 SIGNAL RIDGE PL
ROCKWALL, TX 75032

RESIDENT
1522 SIGNAL RIDGE PL
ROCKWALL, TX 75032

BROWN CORY
1523 SIGNAL RIDGE
ROCKWALL, TX 75032

TABOR MARILYN W
1524 SIGNAL RIDGE PL
ROCKWALL, TX 75032

RESIDENT
1525 SIGNAL RIDGE PL
ROCKWALL, TX 75032

OSBORN LARETHA
1526 SIGNAL RIDGE PLACE UNIT 1526
ROCKWALL, TX 75032

RESIDENT
1527 SIGNAL RIDGE PL
ROCKWALL, TX 75032

VANCLEVE BARRY CURTIS
1528 SIGNAL RIDGE PLACE
ROCKWALL, TX 75032

RESIDENT
1529 SIGNAL RIDGE PL
ROCKWALL, TX 75032

HUGHES LUANN LYTLE AND RICHARD ANDREW
153 HENRY M CHANDLER DR
ROCKWALL, TX 75032

NORWOOD BRYAN AND JENNIFER
153 WESTON CT
ROCKWALL, TX 75032

PINSON JON JEFFREY
1530 SIGNAL RIDGE PLACE BLDG S, UNIT 3
ROCKWALL, TX 75032

RESIDENT
1531 SIGNAL RIDGE PL
ROCKWALL, TX 75032

RESIDENT
1532 SIGNAL RIDGE PL
ROCKWALL, TX 75032

RESIDENT
1533 SIGNAL RIDGE PL
ROCKWALL, TX 75032

RESIDENT
1534 SIGNAL RIDGE PL
ROCKWALL, TX 75032

NALL JODEE WAYNE
1535 SIGNAL RIDGE PL UNIT 3
ROCKWALL, TX 75032

SCHAR KATIE AND ERNST
1536 SIGNAL RIDGE PL UNIT 3
ROCKWALL, TX 75032

RESIDENT
1537 SIGNAL RIDGE PL
ROCKWALL, TX 75032

RESIDENT
1538 SIGNAL RIDGE PL
ROCKWALL, TX 75032

RESIDENT
1539 SIGNAL RIDGE PL
ROCKWALL, TX 75032

RESIDENT
154 HENRY M CHANDLER DR
ROCKWALL, TX 75032

WILLIAMS CHARLES M AND TIFFANY
1540 SIGNAL RIDGE PL
ROCKWALL, TX 75032

LIVELY FRED W & PAULA J
1545 SUMMER LEE DR
ROCKWALL, TX 75032

RESIDENT
155 HENRY M CHANDLER DR
ROCKWALL, TX 75032

RESIDENT
155 HENRY M CHANDLER DR
ROCKWALL, TX 75032

JACKSON STEVEN J AND BARBARA A
1554 MCDONALD RD
ROCKWALL, TX 75032

JACKSON STEVEN J AND BARBARA A
1554 MCDONALD RD
ROCKWALL, TX 75032

RESIDENT
156 HENRY M CHANDLER DR
ROCKWALL, TX 75032

OURSLER JIM & BETTY L
156 LIBERTY LN
ROCKWALL, TX 75032

RESIDENT
157 HENRY M CHANDLER DR
ROCKWALL, TX 75032

RESIDENT
158 HENRY M CHANDLER DR
ROCKWALL, TX 75032

RICKLEFS MARY E
159 HENRY M CHANDLER DR
ROCKWALL, TX 75032

RESIDENT
16 INTREPID CIR
ROCKWALL, TX 75032

CURRENS WAYNE & ARLENE TRUSTEES
BUCHNER/CURRENS FAMILY TRUST
16 LAKEWAY DR
HEATH, TX 75032

CURRENS WAYNE & ARLENE TRUSTEES
BUCHNER/CURRENS FAMILY TRUST
16 LAKEWAY DR
HEATH, TX 75032

RESIDENT
160 HENRY M CHANDLER DR
ROCKWALL, TX 75032

SHELTON CRAIG
160 LIBERTY LN
ROCKWALL, TX 75032

MILLER LYNETTE LIFE ESTATE
ALISON LYN FOX
1601 BAYCREST TRAIL
HEATH, TX 75032

RESIDENT
161 HENRY M CHANDLER DR
ROCKWALL, TX 75032

RAM KULYA
1619 RAINTREE CIR
SULPHER SPRINGS, TX 75482

COUGHLIN DIANE AND BRIAN FOULKS
162 HENRY M CHANDLER DRIVE UNIT 162
ROCKWALL, TX 75032

RESIDENT
163 HENRY M CHANDLER DR
ROCKWALL, TX 75032

RESIDENT
164 HENRY M CHANDLER DR
ROCKWALL, TX 75032

RESIDENT
165 HENRY M CHANDLER DR
ROCKWALL, TX 75032

BISHOP HOLLOW LLC
1650 JOHN KING BLVD #406
ROCKWALL, TX 75032

RESIDENT
166 HENRY M CHANDLER DR
ROCKWALL, TX 75032

KUPERMAN IGOR
166 HENRY M CHANDLER
ROCKWALL, TX 75032

RESIDENT
167 HENRY M CHANDLER DR
ROCKWALL, TX 75032

RAMIREZ KIMBERLIE M AND
JEFFREY T GROSSO
1670 WINDING CREEK LANE
ROCKWALL, TX 75032

BURNETT JAMES AND ELIZABETH
168 HENRY M CHANDLER DR
ROCKWALL, TX 75032

RESIDENT
169 HENRY M CHANDLER DR
ROCKWALL, TX 75032

WILKE PATRICIA LYTLE
17 INTREPID CIR
ROCKWALL, TX 75032

RESIDENT
170 HENRY M CHANDLER DR
ROCKWALL, TX 75032

RESIDENT
171 HENRY M CHANDLER DR
ROCKWALL, TX 75032

SCHULL ROBERT F & MISSY SCHULL
1715 SUMMER LEE DRIVE
ROCKWALL, TX 75032

2019-1 IH BORROWER LP
1717 MAIN SST SUITE 2000
DALLAS, TX 75201

RESIDENT
172 HENRY M CHANDLER DR
ROCKWALL, TX 75032

RESIDENT
173 HENRY M CHANDLER DR
ROCKWALL, TX 75032

RAY HUBBARD SMI JV LLC
17330 PRESTON ROAD SUITE 220A
DALLAS, TX 75252

RAY HUBBARD SMI JV LLC
17330 PRESTON ROAD SUITE 220A
DALLAS, TX 75252

RESIDENT
174 HENRY M CHANDLER DR
ROCKWALL, TX 75032

RESIDENT
175 HENRY M CHANDLER DR
ROCKWALL, TX 75032

LEMMOND BRENTON
175 E INTERSTATE 30
GARLAND, TX 75043

RESIDENT
176 HENRY M CHANDLER DR
ROCKWALL, TX 75032

FERNANDEZ RENEE LINDA
177 HENRY M CHANDLER DR
ROCKWALL, TX 75032

RESIDENT
178 HENRY M CHANDLER DR
ROCKWALL, TX 75032

BLOCKER JAMES ROBERT & MARY KATHERINE
TRUSTEES
JAMES & MARY BLOCKER FAMILY TRUST
1796 MYSTIC STREET
ROCKWALL, TX 75032

ANSARI MOHAMMAD TARIQ
1799 LA COSTA DR
ROCKWALL, TX 75032

RESIDENT
18 INTREPID CIR
ROCKWALL, TX 75032

MEDINA ALEJANDRO
1800 DALROCK #100
ROWLETT, TX 75088

TEEL ALVIN AND EUAMDEUANE
1802 MYSTIC ST
ROCKWALL, TX 75032

DWA EQUITIES LLC
1802 SIGNAL RIDGE
ROCKWALL, TX 75032

DWA EQUITIES LLC
1802 SIGNAL RIDGE
ROCKWALL, TX 75032

REYNOLDS MICHAEL W AND STEPHANE
1803 MYSTIC STREET
ROCKWALL, TX 75032

RESIDENT
1804 SIGNAL RIDGE PL
ROCKWALL, TX 75032

RESIDENT
1804 SIGNAL RIDGE PL
ROCKWALL, TX 75032

RESIDENT
1806 MYSTIC ST
ROCKWALL, TX 75032

MOSS WILLIAM B & COLLEEN W
1806 BRISTOL LN
ROCKWALL, TX 75032

DENYSSCHEN REGENALD R & SALLY
1807 LA COSTA DR
ROCKWALL, TX 75032

LORD DEE A
1809 BRISTOL LN
ROCKWALL, TX 75032

SHIELDS KENNETH L AND SANDRA J
1809 MYSTIC STREET
ROCKWALL, TX 75032

RESIDENT
1810 MYSTIC ST
ROCKWALL, TX 75032

COCANOUGHER TODD M
1810 SIGNAL RIDGE PLACE
ROCKWALL, TX 75032

RESIDENT
1812 BRISTOL LN
ROCKWALL, TX 75032

RIDDLE LARRY W & NANCY
1813 MYSTIC ST
ROCKWALL, TX 75032

ELVIA INV LLC
1814 MYSTIC ST
ROCKWALL, TX 75032

MARTIN GRAHAM S AND
SAMANTHA M BARTELL
1815 BRISTOL LANE
ROCKWALL, TX 75032

GATSON OSCAR D & PATSY M
1816 BRISTOL LN
ROCKWALL, TX 75032

LASPE FAMILY TRUST
FORREST ROBERT LASPE & NANCY KAY LASPE,
TRUSTEES
1817 LA COSTA DR
ROCKWALL, TX 75032

ESPINOZA CARLOS DAVID AND KATIE LYNN
1817 MYSTIC STREET
ROCKWALL, TX 75032

FITZGERALD LARRY AND JEANA MARIE
1818 MYSTIC STREET
ROCKWALL, TX 75032

FLOYD LISA
1819 BRISTOL LN
ROCKWALL, TX 75032

GONZALES KAYLEIGH AND RICHARD
1820 BRISTOL LANE
ROCKWALL, TX 75032

SOMERS CHARLES LEWIS JR AND MICHELLE IRENE
18208 PRESTON RD SUITE D9-408
DALLAS, TX 75252

FUENTES DANIEL & LISA
1821 MYSTIC ST
ROCKWALL, TX 75032

WILSON PATRICIA
1822 MYSTIC ST
ROCKWALL, TX 75032

RESIDENT
1823 BRISTOL LN
ROCKWALL, TX 75032

PATRICK JANET
WILLIAMS PAUL KIRKLAND
1824 BRISTOL LN
ROCKWALL, TX 75032

FORD SAMUEL M & SUSAN D
1825 LA COSTA DR
ROCKWALL, TX 75032

RESIDENT
1827 MYSTIC ST
ROCKWALL, TX 75032

WHITE LISA
1828 MYSTIC ST
ROCKWALL, TX 75032

TIPPS MIGUEL
1829 BRISTOL LN
ROCKWALL, TX 75032

PHILLIPS DEBRA
1830 BRISTOL LN
ROCKWALL, TX 75032

FKH SFR PROPCO A LP
1850 PARKWAY PLACE SUITE 900
MARIETTA, GA 30067

RESIDENT
1872 SIGNAL RIDGE PL
ROCKWALL, TX 75032

GODFREY GREGORY GRANT
1874 SIGNAL RIDGE PL
ROCKWALL, TX 75032

FIELD JACK B
1875 SIGNAL RIDGE PL
ROCKWALL, TX 75032

RESIDENT
1876 SIGNAL RIDGE PL
ROCKWALL, TX 75032

RESIDENT
1877 SIGNAL RIDGE PL
ROCKWALL, TX 75032

RESIDENT
1878 SIGNAL RIDGE PL
ROCKWALL, TX 75032

RESIDENT
1879 SIGNAL RIDGE PL
ROCKWALL, TX 75032

DENNIS JOHN F & COLETTE
1880 SIGNAL RIDGE PL
ROCKWALL, TX 75032

RESIDENT
1881 SIGNAL RIDGE PL
ROCKWALL, TX 75032

KOSANOVICH VALERIE
1882 SIGNAL RIDGE PL
ROCKWALL, TX 75032

PETSCH VICKI & JOHN
1883 SIGNAL RIDGE PLACE
ROCKWALL, TX 75032

URBAN CLARA ELIZABETH
1884 SIGNAL RIDGE PLACE
ROCKWALL, TX 75032

RESIDENT
1885 SIGNAL RIDGE PL
ROCKWALL, TX 75032

POSKA STEPHEN
1886 SIGNAL RIDGE PL
ROCKWALL, TX 75032

RUBLE ROLAND E AND BARBARA R
1887 SIGNAL RIDGE PLACE
ROCKWALL, TX 75032

RESIDENT
1888 SIGNAL RIDGE PL
ROCKWALL, TX 75032

RESIDENT
1889 SIGNAL RIDGE PL
ROCKWALL, TX 75032

RESIDENT
1890 SIGNAL RIDGE PL
ROCKWALL, TX 75032

RESIDENT
1891 SIGNAL RIDGE PL
ROCKWALL, TX 75032

RESIDENT
1893 SIGNAL RIDGE PL
ROCKWALL, TX 75032

HUNT CONNIE S
1902 SIGNAL RIDGE PLACE
ROCKWALL, TX 75032

ROSS DONNA C
1904 SIGNAL RIDGE PL
ROCKWALL, TX 75032

NIPPER JAMES L JR & JEAN G
1906 SIGNAL RIDGE PL
ROCKWALL, TX 75032

BALLARD CARLEY E JR
1907 LAKEVIEW DR
ROCKWALL, TX 75087

RESIDENT
1908 SIGNAL RIDGE PL
ROCKWALL, TX 75032

BREZ RAYMOND C & M LYNNE TRUSTEES
BREZ FAMILY TRUST
1910 SIGNAL RIDGE
ROCKWALL, TX 75032

HOESL DONALD CARL
1912 SIGNAL RIDGE PLACE
ROCKWALL, TX 75032

RESIDENT
1914 SIGNAL RIDGE PL
ROCKWALL, TX 75032

RESIDENT
1916 SIGNAL RIDGE PL
ROCKWALL, TX 75032

MCLEAN SANDRA H
1918 SIGNAL RIDGE PL
ROCKWALL, TX 75032

BOJORQUEZ MANUEL & LYNSEY
19185 PALM VIS
YORBA LINDA, CA 92886

RESIDENT
1920 SIGNAL RIDGE PL
ROCKWALL, TX 75032

OLSEN CATHERINE A
1920 KINGS PASS
HEATH, TX 75032

OLSEN CATHERINE A
1920 KINGS PASS
HEATH, TX 75032

SIDDIQI NAVEED AND TAMARA ABDULWAHAB
194 BURNS ST
FOREST HILLS, NY 11375

SIDDIQI NAVEED & TAMARA ABDUL WAHAB
194 BURNS ST
FOREST HILLS, NY 11375

RESIDENT
1944 SIGNAL RIDGE PL
ROCKWALL, TX 75032

RESIDENT
1946 SIGNAL RIDGE PL
ROCKWALL, TX 75032

ESTEP DONNA GAIL
1948 SIGNAL RIDGE PL
ROCKWALL, TX 75032

RESIDENT
1950 SIGNAL RIDGE PL
ROCKWALL, TX 75032

RESIDENT
1952 SIGNAL RIDGE PL
ROCKWALL, TX 75032

FAIRCLOTH JERRY AND BARBARA
1954 SIGNAL RIDGE RD
ROCKWALL, TX 75032

VREELAND DENISE AND
DAN CALNON
1956 GEAR AVE
FAIRFIELD, IA 52556

STEFANI KIM BERNARD AND PATRICIA HELEN
1956 SIGNAL RIDGE PLACE
ROCKWALL, TX 75032

BROWN WALTER R & MARJORIE C
196 WILLOW OAK WAY
PALM COAST, FL 32137

EYRE JENEVIEVE
1982 SIGNAL RIDGE PL
ROCKWALL, TX 75032

BOYD BARBARA
1984 SIGNAL RIDGE PL
ROCKWALL, TX 75032

RESIDENT
1986 SIGNAL RIDGE PL
ROCKWALL, TX 75032

RESIDENT
1988 SIGNAL RIDGE PL
ROCKWALL, TX 75032

RESIDENT
1990 SIGNAL RIDGE PL
ROCKWALL, TX 75032

JONES HARVEY E & MARY D
1992 SIGNAL RIDGE PL
ROCKWALL, TX 75032

RESIDENT
1995 SUMMER LEE DR
ROCKWALL, TX 75032

5 TO 1 LIVING TRUST
2 INTREPID CIRCLE
ROCKWALL, TX 75032

BYBEE TERRY DON & CATHERINE DENISE
2 SHADYDALE LANE
ROCKWALL, TX 75032

RESIDENT
20 INTREPID CIR
ROCKWALL, TX 75032

VINES GREGORY S
200 VZCR 3710
EDGEWOOD, TX 75117

VINES AMY
200 VZCR 3710
EDGEWOOD, TX 75117

RESIDENT
2000 PORTOFINO DR
ROCKWALL, TX 75032

MILLENNIUM TRUST COMPANY LLC
CUSTODIAN FBO WILLIAM COMPTON
2001 SPRING RD SUITE 700
OAK BROOK, IL 60523

RESIDENT
2003 PORTOFINO DR
ROCKWALL, TX 75032

HARVILLE BRET
2003 PORTOFINO DR
ROCKWALL, TX 75032

DASILVA JOHN M
2009 TOUCH GOLD CT
ROWLETT, TX 75088

RESIDENT
201 HENRY M CHANDLER DR
ROCKWALL, TX 75032

RESIDENT
201 SOVEREIGN CT
ROCKWALL, TX 75032

COMMUNITY BANK OF ROCKWALL
201 E KAUFMAN ST
ROCKWALL, TX 75087

BAXTER ERIKA LEE GARDNER AND SCOTT
201 FREEDON CT
ROCKWALL, TX 75032

MCKNIGHT MARY D
201 HARBOR LANDING DR
ROCKWALL, TX 75032

ROJAS SAMUEL AND
SANDRA ELIZABETH MORALES LEDESMA
201 RAINBOW CIRCLE
ROCKWALL, TX 75032

MACFARLANE VICTOR L TRUST
VICTOR B & THADERINE D MACFARLANE
TRUSTEES
201 SPEAR ST STE 1000
SAN FRANCISCO, CA 94105

WATTERSON RONALD AND MICHAEL M
SAMBOGNA
2011 CEDAR SPRINGS R 604 2011 CEDAR
SPRINGS
DALLAS, TX 75201

RESIDENT
2018 PORTOFINO DR
ROCKWALL, TX 75032

RESIDENT
202 HENRY M CHANDLER DR
ROCKWALL, TX 75032

MATTESON EVAN RICHARD & VIRGINIA ANN
202 GRETEL PL
ROCKWALL, TX 75032

WILSON SEAN
202 HARBOR LANDING DR
ROCKWALL, TX 75032

LAZYDALE PARTNERS LLP
202 N SAN JACINTO
ROCKWALL, TX 75087

SELZER RICHARD M ET UX
202 RAINBOW CIR
ROCKWALL, TX 75032

SELZER DEANNA
202 RAINBOW CIRCLE
ROCKWALL, TX 75032

SELZER DEANNA
202 RAINBOW DR
ROCKWALL, TX 75032

CARTER DAVID F & CYNTHIA W
202 SOVEREIGN CT
ROCKWALL, TX 75032

NILSON ROXIE, TRUSTEE
ROXIE NILSON LIVING TRUST
202 WINDWARD PASSAGE APT 607
CLEARWATER BEACH, FL 33767

RESIDENT
2020 PORTOFINO DR
ROCKWALL, TX 75032

RESIDENT
2022 PORTOFINO DR
ROCKWALL, TX 75032

RESIDENT
2022 SIGNAL RIDGE PL
ROCKWALL, TX 75032

BANNISTER ZACHARY
2023 SIGNAL RIDGE PLACE
ROCKWALL, TX 75032

RESIDENT
2024 PORTOFINO DR
ROCKWALL, TX 75032

RESIDENT
2024 SIGNAL RIDGE PL
ROCKWALL, TX 75032

RESIDENT
2026 PORTOFINO DR
ROCKWALL, TX 75032

RESIDENT
2026 SIGNAL RIDGE PL
ROCKWALL, TX 75032

RESIDENT
2028 PORTOFINO DR
ROCKWALL, TX 75032

RESIDENT
2028 SIGNAL RIDGE PL
ROCKWALL, TX 75032

LARAPINTA LLC
2028 E. BEN WHITE BLVD # 240-5820
AUSTIN, TX 75741

RESIDENT
203 HENRY M CHANDLER DR
ROCKWALL, TX 75032

RESIDENT
203 RAINBOW CIR
ROCKWALL, TX 75032

PETERSON LELAND D & JANET
203 HARBOR LANDING DR
ROCKWALL, TX 75032

RYAN BETTY & JAMES
203 YACHT CLUB DR
ROCKWALL, TX 75032

RESIDENT
2030 PORTOFINO DR
ROCKWALL, TX 75032

THE NORMA J CAULEY LIVING TRUST
NORMA JEAN CAULEY
2030 SIGNAL RIDGE PLACE
ROCKWALL, TX 75032

RESIDENT
2032 PORTOFINO DR
ROCKWALL, TX 75032

RESIDENT
2034 PORTOFINO DR
ROCKWALL, TX 75032

RESIDENT
2034 SIGNAL RIDGE PL
ROCKWALL, TX 75032

RESIDENT
2036 PORTOFINO DR
ROCKWALL, TX 75032

CURRENS KEVIN WAYNE
2036 SIGNAL RIDGE PLACE
ROCKWALL, TX 75032

RESIDENT
2038 PORTOFINO DR
ROCKWALL, TX 75032

COLLIER ROBERT
2038 SIGNAL RIDGE
ROCKWALL, TX 75032

BRUMMETT JOHN W
204 GRETEL PLACE
ROCKWALL, TX 75032

BERNAL LIBIA AMAYA AND
CARLOS AUGUSTO MOSQUERA
204 HARBOR LANDING
ROCKWALL, TX 75032

SHORT KATHRYN FARLEY
204 HENRY M CHANDLER DRIVE
ROCKWALL, TX 75088

YOUNGBLOOD JOLYNN AND TERRY DON
204 RAINBOW CIR
ROCKWALL, TX 75032

ALLEN FRANCIS CONRAD
204 SOVEREIGN CT
ROCKWALL, TX 75032

ROLAND MICHAEL D AND SHARON V
2040 SIGNAL RIDGE PLACE
ROCKWALL, TX 75032

HOMS SALVADOR
2042 SIGNAL RIDGE PL
ROCKWALL, TX 75032

RESIDENT
2044 SIGNAL RIDGE PL
ROCKWALL, TX 75032

RESIDENT
205 HARBOR LANDING DR
ROCKWALL, TX 75032

RESIDENT
205 HENRY M CHANDLER DR
ROCKWALL, TX 75032

KNABLE MICHAEL D REVOCABLE TRUST
MICHAEL D KNABLE TRUSTEE
205 BENTON DRIVE APT 1202
ALLEN, TX 75013

KOCUREK MICHELLE
205 FREEDOM COURT
ROCKWALL, TX 75032

YNIGUEZ THOMAS WAYNE &
MANDY E YNIGUEZ
205 MAGIC LN
SUNNYVALE, TX 75182

PAHMEIER JOHN P AND LANA D
205 RAINBOW CIR
ROCKWALL, TX 75032

SILVA ERNESTO AND
SETH SPAVEN
205 SOVEREIGN COURT
ROCKWALL, TX 75032

GOODCHILD ROBERT R
205 YACHT CLUB DR
ROCKWALL, TX 75032

RESIDENT
206 HENRY M CHANDLER DR
ROCKWALL, TX 75032

SCHROEPFER BRADLEY ROBERT & TAMMY LYNN
206 GRETEL PLACE
ROCKWALL, TX 75032

D'AMBROSIA DEAN AND MUSTAFA OMAR
206 HARBOR LANDING DR
ROCKWALL, TX 75032

ROY BROOKE LEE AND JAMIN LANCE
206 RAINBOW CIRCLE
ROCKWALL, TX 75032

RESIDENT
207 HENRY M CHANDLER DR
ROCKWALL, TX 75032

BARTO GARY J & TERRI
207 RAINBOW CIRCLE
ROCKWALL, TX 75032

GROVE JERRY DAVID
207 YACHT CLUB DR
ROCKWALL, TX 75032

RESIDENT
208 HENRY M CHANDLER DR
ROCKWALL, TX 75032

MOYER JOHN R ETUX CINDY
208 GRETEL PL
ROCKWALL, TX 75032

MCNAMES JOSEPH AND KIRSTEN
208 HARBOR LANDING DRIVE
ROCKWALL, TX 75032

BOESCH PATRICE RENEE
208 LIONHART PL
ROCKWALL, TX 75032

FISHER FRANK C JR & CHRISTINE K KYLE
208 RAINBOW CR
ROCKWALL, TX 75032

SLATE CRAIG AND TANYA
208 S AVENIDA DEL SEMBRADOR
TUSCAN, AZ 85745

RESIDENT
209 HENRY M CHANDLER DR
ROCKWALL, TX 75032

LANE LAWRENCE DALE & HARRIETT B
209 FREEDOM COURT
ROCKWALL, TX 75032

THEO SHEILA L
209 RAINBOW CIRCLE
ROCKWALL, TX 75032

FROST KIMBERLY
209 SOVEREIGN COURT
ROCKWALL, TX 75032

SUMMEY JOSHUA L AND AMANDA L
209 YACHT CLUB DRIVE
ROCKWALL, TX 75032

MORRISON MICHAEL JARED AND
SARAH MARIE GOOCH
210 FREEDOM CT
ROCKWALL, TX 75032

MCKINNEY BEVERLY KAY AND FRANKIE
210 HENRY M CHANDLER DRIVE
ROCKWALL, TX 75032

COLLICHIO KIMBERLY CULLINS
210 RAINBOW CIR
ROCKWALL, TX 75032

CROSS KIMBERLY CULLINS
210 RAINBOW CR
ROCKWALL, TX 75032

STELTE NICHOLAS & CHELSEA
210 SOVEREIGN CT
ROCKWALL, TX 75032

LEWIS COLIN BRAD
2101 BRISBON ST
FATE, TX 75189

LEWIS COLIN BRAD
2101 BRISBON ST
FATE, TX 75189

ROMER ENTERPRISES, LLC
2101 BRISBON STREET
FATE, TX 75189

RESIDENT
211 HENRY M CHANDLER DR
ROCKWALL, TX 75032

COOKE MELANIE
211 YACHT CLUB DRIVE
ROCKWALL, TX 75032

RESIDENT
212 HENRY M CHANDLER DR
ROCKWALL, TX 75032

WILKERSON DARYL R & LYNN
212 LIONHART PL
ROCKWALL, TX 75032

SUTTON MARK
212 RAINBOW CIRCLE
ROCKWALL, TX 75032

ESCH JUDD D & CHRISTINE E
212 SOVEREIGN COURT
ROCKWALL, TX 75032

ZEAL PROPERTY DEVELOPMENT LLC
2121 KINGS PASS
HEATH, TX 75032

RESIDENT
213 HENRY M CHANDLER DR
ROCKWALL, TX 75032

RESIDENT
213 SOVEREIGN CT
ROCKWALL, TX 75032

MONKRESS MONTE R & MARGARET D
213 FREEDOM CT
ROCKWALL, TX 75032

RESIDENT
214 HENRY M CHANDLER DR
ROCKWALL, TX 75032

GENTZEL DUSTIN AND SHANA
214 FREEDOM COURT
ROCKWALL, TX 75032

MOORE GREGORY J
2140 PORTOFINO DR
ROCKWALL, TX 75032

RESIDENT
215 HENRY M CHANDLER DR
ROCKWALL, TX 75032

RESIDENT
216 HENRY M CHANDLER DR
ROCKWALL, TX 75032

YU HEQING & YIN YANG
216 LIONHART PLACE
ROCKWALL, TX 75032

KIRK MARY
216 SOVEREIGN CT
ROCKWALL, TX 75032

RESIDENT
217 HENRY M CHANDLER DR
ROCKWALL, TX 75032

NORRISS KIMBERLY S
217 FREEDOM CT
ROCKWALL, TX 75032

RESIDENT
218 HENRY M CHANDLER DR
ROCKWALL, TX 75032

WILLIAMS HARRY E & MARGARET
218 FREEDOM CT
ROCKWALL, TX 75032

O'CONNOR GLORIA J
219 HENRY M CHANDLER DR #219
ROCKWALL, TX 75032

RESIDENT
220 HENRY M CHANDLER DR
ROCKWALL, TX 75032

RESIDENT
220 LIONHART PL
ROCKWALL, TX 75032

1879 ROCKETEER HOLDINGS LLC
2200 ROSS AVE 3600
DALLAS, TX 75201

MCCASKILL KRISTOFER
221 FREEDOM COURT
ROCKWALL, TX 75032

3 STRANDED CORD, LLC
221 HENRY M CHANDLER DR
ROCKWALL, TX 75032

ARCHER MAX & HELEN MANAGEMENT TRUST
MAX EARL & HELEN GAETA ARCHER CO TRUSTEES
221 SOVEREIGN COURT
ROCKWALL, TX 75032

RESIDENT
222 HENRY M CHANDLER DR
ROCKWALL, TX 75032

AGNEW MICHAEL THOMAS AND KARLA KAY
222 FREEDOM COURT
ROCKWALL, TX 75032

AUSBURN CHARLES NEAL AND
MELVILLE CYRIL BAILEY II
222 SOVEREIGN CT
ROCKWALL, TX 75032

CROWELL ROBERT J AND POLLY
223 SOVEREIGN CT
ROCKWALL, TX 75032

MCCALLUM TERRY
2231 W FM 550
ROCKWALL, TX 75032

RESIDENT
224 SOVEREIGN CT
ROCKWALL, TX 75032

DUNCAN FRANK T AND NORMA E
224 LIONHART PLACE
ROCKWALL, TX 75032

RESIDENT
225 SOVEREIGN CT
ROCKWALL, TX 75032

LUCIANO ANTHONY
225 FREEDOM COURT
ROCKWALL, TX 75032

THORNE ROGER J
226 CREEK CROSSING LN
ROYSE CITY, TX 75189

BELL LINDA W
226 FREEDOM CT
ROCKWALL, TX 75032

CASTER JAMES E
228 HENRY M CHANDLER
ROCKWALL, TX 75087

HOLLIS CODY JONATHAN
228 LIONHART PLACE
ROCKWALL, TX 75032

DYER STACY D
228 SOVEREIGN COURT
ROCKWALL, TX 75032

RESIDENT
229 HENRY M CHANDLER DR
ROCKWALL, TX 75032

TONICK MICHAEL D & JANET A
229 FREEDOM CT
ROCKWALL, TX 75032

RESIDENT
230 HENRY M CHANDLER DR
ROCKWALL, TX 75032

RESIDENT
231 HENRY M CHANDLER DR
ROCKWALL, TX 75032

ROMER ENTERPRISES LLC
2311 NORWICH DR
CARROLLTON, TX 75006

NASH TERRY L & MARGARET SPEAR
232 LIONHART PL
ROCKWALL, TX 75032

BAKKAL RENE & MESUT
232 SOVEREIGN CT
ROCKWALL, TX 75032

HENDERSON DON AND MARIA
234 BRISTOL CT
HEATH, TX 75032

RESIDENT
236 HENRY M CHANDLER DR
ROCKWALL, TX 75032

MOLTZAN HERBERT J & JANET R
236 LIONHART PL
ROCKWALL, TX 75032

SARA M FRANKEL TRUST
SARA M FRANKEL - TRUSTEE
2366 FAYETTEVILLE AVE
HENDERSON, NV 89052

RESIDENT
237 HENRY M CHANDLER DR
ROCKWALL, TX 75032

RESIDENT
238 HENRY M CHANDLER DR
ROCKWALL, TX 75032

RESIDENT
239 HENRY M CHANDLER DR
ROCKWALL, TX 75032

AMH 2014-2 BORROWER LLC
23975 PARK SORRENTO SUITE 300
CALABASAS, CA 91302

AMERICAN HOMES 4 RENT PROPERTIES TWO LLC
23975 PARK SORRENTO SUITE 300
CALABASAS, CA 91302

RESIDENT
240 HENRY M CHANDLER DR
ROCKWALL, TX 75032

SWERCINSKY CAPRICE MICHELLE
240 WILLOWCREST
ROCKWALL, TX 75032

PINK DALLAS LLC
240 WILLOWCREST
ROCKWALL, TX 75032

COGBURN DEWAYNE AND GLENNA
2400 TRINITY COURT
HEATH, TX 75032

ODOM LACEY AND JOSH
2402 YACHT CLUB DR
ROCKWALL, TX 75032

MORALE PATRICIA L
241 HENRY M CHANDLER DR
ROCKWALL, TX 75032

GLENVIEW PROPERTIES LLC
244 MOCKINGBIRD LANE
HEATH, TX 75032

220HMC LLC
245 BARNES BRIDGE RD
SUNNYVALE, TX 75182

PARRISH WENDY R
246 VICTORY LN
ROCKWALL, TX 75032

GATZKE LISA AND JAMES
247 VICTORY LANE
ROCKWALL, TX 75032

RESIDENT
249 HENRY M CHANDLER DR
ROCKWALL, TX 75032

RESIDENT
250 HENRY M CHANDLER DR
ROCKWALL, TX 75032

RAINS BILLIE F
2500 DISCOVERY BLVD SUITE 300
ROCKWALL, TX 75032

ALDI TEXAS LLC
2500 WESTCOURT ROAD
DENTON, TX 76207

RESIDENT
251 HENRY M CHANDLER DR
ROCKWALL, TX 75032

HARRIS ERIC & DEBBIE
251 VICTORY LN
ROCKWALL, TX 75032

ROBERTS GARREN B AND MARY BERNADETTE FIDELMA ROBERTS
25112 SLEEPY HOLLOW
LAKE FOREST, CA 92630

ROBERTS GARREN AND MARY BERNADETTE FIDELMA
25112 SLEEPY HOLLOW
LAKE FOREST, CA 92630

KIM SEOK H
2516 WOODHAVEN DR
FLOWER MOUND, TX 75028

RESIDENT
252 HENRY M CHANDLER DR
ROCKWALL, TX 75032

RESIDENT
253 HENRY M CHANDLER DR
ROCKWALL, TX 75032

LASANCE RICHARD & SHIRLEY
253 VICTORY LN
ROCKWALL, TX 75032

RESIDENT
254 HENRY M CHANDLER DR
ROCKWALL, TX 75032

ROCKWALL LOT 3 OWNER LLC
255 ALHAMBRA CIRCLE SUITE 760
CORAL GABLES, FL 33134

2055 SUMMER LEE ROCKWALL OWNER LLC
255 ALHAMBRA CIRCLE SUITE 760
CORAL GABLES, FL 33134

TONA CHAD J & MARTI
256 VICTORY LANE
ROCKWALL, TX 75032

RESIDENT
257 VICTORY LN
ROCKWALL, TX 75032

POWELL ALEAH D
259 HENRY M CHANDLER DR
ROCKWALL, TX 75032

RESIDENT
260 HENRY M CHANDLER DR
ROCKWALL, TX 75032

RESIDENT
261 HENRY M CHANDLER DR
ROCKWALL, TX 75032

CARNEY DON
262 HENRY M CHANDLER DR
ROCKWALL, TX 75032

HANSEN J D & PATRICIA
262 VICTORY LN
ROCKWALL, TX 75032

RESIDENT
263 HENRY M CHANDLER DR
ROCKWALL, TX 75032

RESIDENT
264 HENRY M CHANDLER DR
ROCKWALL, TX 75032

RESIDENT
264 VICTORY LN
ROCKWALL, TX 75032

DUHON CRAIG AND DONNA
2640 WHITE ROAD
ROCKWALL, TX 75032

RESIDENT
267 HENRY M CHANDLER DR
ROCKWALL, TX 75032

RESIDENT
268 HENRY M CHANDLER DR
ROCKWALL, TX 75032

STUBBLEFIELD SUSAN
268 VICTORY LN
ROCKWALL, TX 75032

FERRIS BETH ANN
269 HENRY M CHANDLER DRIVE UNIT 269
ROCKWALL, TX 75032

RESIDENT
270 HENRY M CHANDLER DR
ROCKWALL, TX 75032

LE LINH
2701 CEDAR COURT
ROCKWALL, TX 75032

MUMPHREY SCHEDRICK RANDTEZ AND
MELODY HOSKINS
2702 FOXCHASE LANE
ROCKWALL, TX 75032

ESTES JACK D & DELORES E
2703 CEDAR CT
ROCKWALL, TX 75032

HOUSTON RICHARD AND
LINDSAY WEATHERREAD
2704 FOXCHASE LANE
ROCKWALL, TX 75032

HOWELL BRIAN K
2704 FOXCHASE LN
ROCKWALL, TX 75032

BOSWELL ROBERT L & AMY S
2705 CEDAR CT
ROCKWALL, TX 75032

NIXON KENNETH G & MARY H
2707 CEDAR CT
ROCKWALL, TX 75032

ALBRECHT LAWRENCE & LINDA
2709 CEDAR CT
ROCKWALL, TX 75032

RESIDENT
271 HENRY M CHANDLER DR
ROCKWALL, TX 75032

LUO JIAN AND KUN
2711 CEDAR CT
ROCKWALL, TX 75032

ARMSTRONG MARY B
2713 CEDAR CT
ROCKWALL, TX 75032

KRUSZ WILLIAM C & EVELYN KAY
2715 CEDAR CT
ROCKWALL, TX 75032

DILOV VANIO
2717 LAKEWOOD
ROWLETT, TX 75088

RESIDENT
272 HENRY M CHANDLER DR
ROCKWALL, TX 75032

FRANCISCO CAROLYN ELLISON
272 VICTORY LN
ROCKWALL, TX 75032

RESIDENT
273 HENRY M CHANDLER DR
ROCKWALL, TX 75032

RESIDENT
274 HENRY M CHANDLER DR
ROCKWALL, TX 75032

MASON JANIS E
275 HENRY M CHANDLER DR UNIT 3
ROCKWALL, TX 75032

CARPENTER CHARLES KENNETH JR AND LIDA L
2752 E FM 552
ROCKWALL, TX 75087

RESIDENT
276 HENRY M CHANDLER DR
ROCKWALL, TX 75032

GALLANT ENTERPRISE LLC
2765 ROKI DELL LANE
ROCKWALL, TX 75032

RESIDENT
277 HENRY M CHANDLER DR
ROCKWALL, TX 75032

BURKETT BENJAMIN HERRINGTON E
MARY R BURKETT CUSTODIAN
277 TERRY LANE
HEATH, TX 75032

BURKETT MARY REBECCA EASON
277 TERRY LN
HEATH, TX 75032

BURKETT MARY R
CUSTODIAN F/BENJAMIN HERRINGTON E
BURKETT
277 TERRY LN
ROCKWALL, TX 75032

BURKETT MARY REBECCA
277 TERRY LN
ROCKWALL, TX 75032

BURKETT MARY REBECCA EASON
277 TERRY LN
HEATH, TX 75032

BURKETT BENJAMIN HERRINGTON E
MARY R BURKETT CUSTODIAN
277 TERRY LN
HEATH, TX 75032

RESIDENT
278 HENRY M CHANDLER DR
ROCKWALL, TX 75032

HENZEN CARLA
278 HENRY M CHANDLER DR
ROCKWALL, TX 75032

CGN SPYGLASS LLC
2807 EASTGROVE LN
HOUSTON, TX 77027

NICKSON SPYGLASS LLC
2807 EASTGROVE LN
HOUSTON, TX 77027

CGN SPYGLASS LLC
2807 EASTGROVE LN
HOUSTON, TX 77027

AMERICAN CONDO CORP OF HOUSTON
2807 EASTGROVE LN
HOUSTON, TX 77027

DEMARS GREGORY SCOTT AND
CYNTHIA LEE FLOYD
281 VICTORY LANE
ROCKWALL, TX 75032

BALLARD AMANDA L &
MATTHEW WEST BALLARD
28106 WHISPERING MAPLE WAY
SPRING, TX 77386

BALLARD M WEST & AMANDA B
28106 WHISPERING MAPLE WAY
SPRING, TX 77386

BALLARD AMANDA L &
MATTHEW WEST BALLARD
28106 WHISPERING MAPLE WAY
SPRING, TX 77386

HALL JASON M & CORI M
284 VICTORY LN
ROCKWALL, TX 75032

BROWN TERRI LYNN
285 VICTORY LN
ROCKWALL, TX 75032

T & B FAMILY LIMITED PARTNERSHIP
2879 LAGO VISTA DR
ROCKWALL, TX 75032

RUBENSTEIN ALAN AND
GINA STRICKLIN
2880 LAGO VISTA LN
ROCKWALL, TX 75032

HEINDEL MATTHEW A & HEATHER
2881 NEWPORT PLACE
ROCKWALL, TX 75032

QUINTERO BERTHA L
2885 NEWPORT DR
ROCKWALL, TX 75032

RESIDENT
2889 NEWPORT DR
ROCKWALL, TX 75032

BYRUM CURTIS R AND SUSAN L
289 VICTORY LN
ROCKWALL, TX 75032

DEVYANI SEEMA T
2905 NEWPORT DRIVE
ROCKWALL, TX 75032

JOHNSON DAVID
291 VICTORY LN
ROCKWALL, TX 75032

BALLARD JUSTIN AND MELODY
2910 GREENWAY DRIVE
ROCKWALL, TX 75087

VEGA EMMANUEL M VILLA
2911 NEWPORT DRIVE
ROCKWALL, TX 75032

RESIDENT
2912 LAGO VISTA LN
ROCKWALL, TX 75032

RESIDENT
2917 NEWPORT DR
ROCKWALL, TX 75032

BAILEY RONALD C AND BETH K
2919 COUNTRY PLACE CIR
CARROLLTON, TX 75006

WAFFER DANNY KAY
2920 LAGO VISTA LANE
ROCKWALL, TX 75032

RESIDENT
2923 NEWPORT DR
ROCKWALL, TX 75032

CRIBARI JAMES & DEBBIE
2928 NEWPORT DRIVE
ROCKWALL, TX 75032

HAGOS SELAMAWIT AND
EMANUELE DI STEFANO
2929 NEWPORT PLACE
ROCKWALL, TX 75032

AMERSON GARY W AND DEBRA J
293 HARBORVIEW DR
ROCKWALL, TX 75032

WOOD JOHN S & LISA MARIE
293 VICTORY LN
ROCKWALL, TX 75032

HOLLOWAY KAREN HOUSTON
2931 RIDGE RD #101-51
ROCKWALL, TX 75032

SALT PROPERTIES LLC
2931 RIDGE ROAD SUITE 101-181
ROCKWALL, TX 75032

SMITH JAY E & KRISTY A
2932 LAGO VISTA LN
ROCKWALL, TX 75032

MONSERATE NIDA S & MACARIO
2934 NEWPORT DR
ROCKWALL, TX 75032

NORTON MONICA JEAN
2935 NEWPORT DR
ROCKWALL, TX 75032

JEON YONG J
2941 NEWPORT DR
ROCKWALL, TX 75032

RESIDENT
2944 LAGO VISTA LN
ROCKWALL, TX 75032

RESIDENT
2944 NEWPORT DR
ROCKWALL, TX 75032

LA VALVA MARAJILL AND RICHARD
2947 NEWPORT DRIVE
ROCKWALL, TX 75032

RESIDENT
295 HARBORVIEW DR
ROCKWALL, TX 75032

RESIDENT
295 VICTORY LN
ROCKWALL, TX 75032

PATEL HIMANSHU S AND NIKITA H
2952 OAK DR
ROCKWALL, TX 75032

CEKA ENKELEJD
2953 NEWPORT DRIVE
ROCKWALL, TX 75032

CONFIDENTIAL
2954 OAK DR
ROCKWALL, TX 75032

WHISMAN RAYMOND V & KATHY M
2956 LAGO VISTA LANE
ROCKWALL, TX 75032

BRELAND JUNIOR L & SERENIAH K
2956 OAK DR
ROCKWALL, TX 75032

JORDAN WILLIAM
2958 OAK DR
ROCKWALL, TX 75032

FRIZZELL BARBARA
2960 OAK DRIVE
ROCKWALL, TX 75032

SEEDS DAVID R
2961 S CHERRY WAY
DENVER, CO 80222

KEVIN T MONK AND LISA M MONK REVOCABLE LIVING TRUST
KEVIN T AND LISA M MONK TRUSTEES
2962 OAK DR
ROCKWALL, TX 75032

SERCY NORMAN W & MARSHA M
2963 LAGO VISTA LN
ROCKWALL, TX 75032

RESIDENT
297 HABORVIEW DR
ROCKWALL, TX 75032

LYNN JASON AND DANIELLE
297 VICTORY LANE
ROCKWALL, TX 75032

PREWITT CARROLL O JR AND MARY E
2970 OAK DR
ROCKWALL, TX 75032

VARNER GLENN MERRILL & CARRIE G
2972 OAK DR
ROCKWALL, TX 75032

BOWERMAN FAMILY TRUST
JACK E AND HELEN R BOWERMAN TRUSTEES
2974 OAK DR
ROCKWALL, TX 75032

CURRA CHRISTOPHER
2975 BLACKBURN ST APT 1019
DALLAS, TX 75204

RAMOS EMILIO & MARIA C
2976 OAK DR
ROCKWALL, TX 75032

BEVILL HELEN M AND
CHANDRA KARLEN
2977 OAK DR
ROCKWALL, TX 75032

FOSTER DONNA JO
2978 OAK DRIVE
ROCKWALL, TX 75032

O'DELL CLAUDETTE & KENNETH
299 HARBORVIEW DRIVE
ROCKWALL, TX 75032

PERRY GEORGE DAVID & SANDRA SUE
299 VICTORY LN
ROCKWALL, TX 75032

PORTER INVESTMENTS LLC
3 COVE CREEK COURT
HEATH, TX 75032

SPARKS PHILIP R
3 INTREPID CIR
ROCKWALL, TX 75032

POPLAR HILLS. LLC SERIES E- 154 HENRY CHANDLER
30 WINDSOR DRIVE
ROCKWALL, TX 75032

RIVERA LUIS
300 S WATTERS RD APT 127
ALLEN, TX 75103

JONES CHRISTOPHER ASHLEY & LESLIE
300 SHAMROCK CIRCLE
ROCKWALL, TX 75032

RESIDENT
301 HARBORVIEW DR
ROCKWALL, TX 75032

RIBAIL LEAH
301 COLUMBIA DR
ROCKWALL, TX 75032

MILLER RICHARD & SHELLAYNE
301 HARBOR LANDING DRIVE
ROCKWALL, TX 75032

MIRFENDERESKI JONAH JAVAD AND
NALINA MICHELLE SHAPIRO
301 VALIANT DRIVE
ROCKWALL, TX 75032

SERRANO CHRISTIAN
301 VILLAGE DR APT 307
KING OF PRUSSIA, PA 19406

AL MUNAJID MOHD NAZIH & SALMA ALHEWANI
302 COLUMBIA DRIVE
ROCKWALL, TX 75032

GENTLE BILL
302 HARBOR LANDING DR
ROCKWALL, TX 75032

RICHARDS JOAN S
302 SHAMROCK CIR
ROCKWALL, TX 75032

RESIDENT
3020 RIDGE RD
ROCKWALL, TX 75032

SULLIVAN MORTIMER M & CAROLYN B
REV LIVING TRUST AGREEMENT
3020 RIDGE RD
ROCKWALL, TX 75032

THACKER N FAMILY TRUST AND
SHEEGOG FAMILY TRUST
3021 RIDGE RD SUITE 26
ROCKWALL, TX 75032

PRESERVE CUSTOM HOMES LLC
3021 RIDGE RD #205
ROCKWALL, TX 75032

ORLEANS ON THE LAKE HOMEOWNERS ASSN
3021 RIDGE RD #A252
ROCKWALL, TX 75032

VANHORN WILLIAM & PENNI
JOSEPH HENRY & KRISTINE ELIZABETH ZYLKA
3021 RIDGE RD SUITE A-66
ROCKWALL, TX 75032

RESIDENT
303 HARBORVIEW DR
ROCKWALL, TX 75032

RESIDENT
303 VALIANT DR
ROCKWALL, TX 75032

WHITE TERRI
303 COLUMBIA DRIVE
ROCKWALL, TX 75032

MUSSER CRAIG AND SHEILA
303 HARBOR LANDING DR
ROCKWALL, TX 75032

ANDERSON MARK ANDREAS
303 HENRY M CHANDLER DR
ROCKWALL, TX 75032

BALLARD CHRISTOPHER AND ANDREA
303 VALIANT DR
ROCKWALL, TX 75032

RESIDENT
304 COLUMBIA DR
ROCKWALL, TX 75032

RESIDENT
304 HENRY M CHANDLER DR
ROCKWALL, TX 75032

RESIDENT
304 SHAMROCK CIR
ROCKWALL, TX 75032

CRIDER MICHAEL & LINDA C
304 HARBOR LANDING DR
ROCKWALL, TX 75032

RESIDENT
305 HENRY M CHANDLER DR
ROCKWALL, TX 75032

CUNNINGHAM KERRI JON
305 COLUMBIA DR
ROCKWALL, TX 75032

POTISKA ANDREA
305 HARBOR LANDING DR
ROCKWALL, TX 75032

CONFIDENTIAL
305 HARBORVIEW DR
ROCKWALL, TX 75032

HALL TABITHA AMY AND
TERESA ADAMS
305 VALIANT DR
ROCKWALL, TX 75032

LAM PROPERTY
3051 N GOLIAD ST
ROCKWALL, TX 75087

RESIDENT
306 HENRY M CHANDLER DR
ROCKWALL, TX 75032

RESIDENT
306 SHAMROCK CIR
ROCKWALL, TX 75032

RESIDENT
306 VICTORY LN
ROCKWALL, TX 75032

DOTSON MICHAEL J
306 COLUMBIA DR
ROCKWALL, TX 75032

CLEATON JERRY LEE
306 HARBOR LANDING DRIVE
ROCKWALL, TX 75032

CAMACHO MARC AND JARITA
306 HARBORVIEW DR
ROCKWALL, TX 75032

WATTERSON RONALD E & MICHAEL E
SAMBOGNA
306 SHAMROCK CIRCLE
ROCKWALL, TX 75032

RESIDENT
3060 RIDGE RD
ROCKWALL, TX 75032

RESIDENT
307 HENRY M CHANDLER DR
ROCKWALL, TX 75032

RIBAIL MAUREEN A
307 COLUMBIA DR
ROCKWALL, TX 75032

CARRINGTON BRADLEY T AND KARI
307 HARBOR LANDING DR
ROCKWALL, TX 75032

CROMEENS SHAN
307 HARORVIEW DR
ROCKWALL, TX 75032

SANFORD TIMOTHY & KELLEE
307 VALIANT DRIVE
ROCKWALL, TX 75032

MCNAIR KELLY
307 VICTORY LN
ROCKWALL, TX 75032

RESIDENT
308 COLUMBIA DR
ROCKWALL, TX 75032

RESIDENT
308 HARBORVIEW DR
ROCKWALL, TX 75032

DE LA GARZA DOLLY ANNE
308 HARBOR LANDING DR
ROCKWALL, TX 75032

MCCLAIN-SMITH GARETH AND
DONNA L WINDSOR
308 HENRY M CHANDLER DR
ROCKWALL, TX 75032

FRY RANOR C AND NORMA L
308 SHAMROCK CIRCLE
ROCKWALL, TX 75032

RESIDENT
3085 RIDGE RD
ROCKWALL, TX 75032

RESIDENT
309 HARBORVIEW DR
ROCKWALL, TX 75032

RESIDENT
309 HENRY M CHANDLER DR
ROCKWALL, TX 75032

RESIDENT
309 VALIANT DR
ROCKWALL, TX 75032

MCKINNEY NANCY C
309 COLUMBIA DR
ROCKWALL, TX 75032

GRIFFIN DAVID L ET UX
309 HARBOR LANDING DR
ROCKWALL, TX 75032

FALLS DAVID & TERRI
309 ROOKERY CT
MARCO ISLAND, FL 34145

GILLEAN AND POTTER REAL ESTATE LLC
3090 RIDGE RD
ROCKWALL, TX 75032

RESIDENT
310 HENRY M CHANDLER DR
ROCKWALL, TX 75032

RESIDENT
310 VICTORY LN
ROCKWALL, TX 75032

BRIDGES MICHAEL AND DEBRA
310 COLUMBIA DR
ROCKWALL, TX 75032

LEWIS DENNIS & CLARISSA
310 HARBOR LANDING DR
ROCKWALL, TX 75032

FENIANOS JOHN
310 HARBORVIEW DR
ROCKWALL, TX 75032

FENIANOS JOHN
310 HARBORVIEW DR <Null>
ROCKWALL, TX 75032

RESIDENT
3100 RIDGE RD
ROCKWALL, TX 75032

VEAL JEREMY
3101 BOURBON ST
ROCKWALL, TX 75032

GARCIA YAHAIRA
3103 BOURBON STREET CIR
ROCKWALL, TX 75032

BELL WILLIAM B AND KRISTA D
3104 BOURBON STREET CIRCLE
ROCKWALL, TX 75032

RESIDENT
3105 BOURBON ST CIR
ROCKWALL, TX 75032

BOSWELL PAMELA
3107 BOURBON STREET CIRCLE
ROCKWALL, TX 75032

PEADEN SPURGEON THOMAS AND WANDA
JOYCE
3108 BOURBON STREET CIRCLE
ROCKWALL, TX 75032

SORRELL PATRICIA
3109 BOURBON ST
ROCKWALL, TX 75032

SORRELL PATRICIA A AND
MARK ANDREWS
3109 BOURBON STREET CIR
ROCKWALL, TX 75032

RESIDENT
311 VALIANT DR
ROCKWALL, TX 75032

JONES JEFFERY S & SHERIDAN D
311 COLUMBIA DR
ROCKWALL, TX 75032

JONES SHERIDAN S
311 COLUMBIA DR
ROCKWALL, TX 75032

TAYLOR ANTHONY
311 HARBOR LANDING
ROCKWALL, TX 75032

RECINOS ARNOLDO AND RUTH LIMA
311 HARBORVIEW DR
ROCKWALL, TX 75032

LONG SHAWN
3110 BOURBON STREET CIR
ROCKWALL, TX 75032

KOZEL ALEXANDER & KIMBERLY
3110 FARM ROAD 195
PARIS, TX 75462

RESIDENT
3111 BOURBON ST CIR
ROCKWALL, TX 75032

RESIDENT
3112 BOURBON ST CIR
ROCKWALL, TX 75032

RESIDENT
3113 BOURBON ST. CIR
ROCKWALL, TX 75032

RESIDENT
3114 BOURBON ST CIR
ROCKWALL, TX 75032

RESIDENT
3115 RIDGE RD
ROCKWALL, TX 75032

BILLY AND VICKIE COLEMAN REVOCABLE TRUST
BILLY C COLEMAN AND VICKIE D COLEMAN -
TRUSTEES
3115 BOURBON ST CIR
ROCKWALL, TX 75032

ANDERSON CLAUDIA
3117 BOURBON STREET CIR
ROCKWALL, TX 75032

KELBERT ERIC R
3119 BOURBON STREET CIR
ROCKWALL, TX 75032

RESIDENT
312 HARBOR LANDING DR
ROCKWALL, TX 75032

WHATLEY JEFF W AND DIANE
312 COLUMBIA DR
ROCKWALL, TX 75032

BARHAM ARTHUR LLOYD JR AND ANITA L
312 PORTVIEW PL
ROCKWALL, TX 75032

IMAN SUE ROFFEE LIVING TRUST
IMAN SUE ROFFEE AND JOSEPH MICHAEL AL-
KIRWI
3121 BOURBON STREET CIRCLE
ROCKWALL, TX 75032

RESIDENT
3123 BOURBON ST CIR
ROCKWALL, TX 75032

RESIDENT
3125 BOURBON ST CIR
ROCKWALL, TX 75032

RESIDENT
3125 RIDGE RD
ROCKWALL, TX 75032

SLAUGHTER CATHY
3127 BOURBON STREET CIR
ROCKWALL, TX 75032

HOUSE CHRISTOPHER W
3129 BOURBON STREET CIR
ROCKWALL, TX 75032

RUDOLPH CLIFFORD CHARLES
313 COLUMBIA DR
ROCKWALL, TX 75032

TCHAKAROV SVETLIN G AND
ROSSITZA I POPOVA
313 HARBOR LANDING DRIVE
ROCKWALL, TX 75032

MASSEY MICHAEL J AND CHERYL R
313 HARBORVIEW DR
HEATH, TX 75032

MORTON JONNA
313 ROCKBROOK DR
ROCKWALL, TX 75087

LOVELESS JERRY L & TOMMIE H
313 VALIANT DR
ROCKWALL, TX 75032

RESIDENT
3131 BOURBON ST CIR
ROCKWALL, TX 75032

HALL KEVIN A & MICHELLE D
3133 BOURBON STREET CIR
ROCKWALL, TX 75032

JOLLEY VICTORIA
3135 BOURBON STREET CIR
ROCKWALL, TX 75032

ANDERSON JO S & G EMORY
3137 BOURBON STREET CIR
ROCKWALL, TX 75032

KING DEBRAH ANN
3139 BOURBON STREET CIRCLE
ROCKWALL, TX 75032

PHILLIPS ROBERT M AND ANNIE A
314 COLUMBIA DR
ROCKWALL, TX 75032

TURCHI ARLENE S
314 HARBOR LANDING DRIVE
ROCKWALL, TX 75032

PENCE DENNIS AND DIANNA
314 PORTVIEW PL
ROCKWALL, TX 75032

SMITH JOSHUA AND
MAEGAN HOLLOWAY
314 VALIANT DR
ROCKWALL, TX 75032

MAY DEBRA AND RODNEY
314 VICTORY LN
ROCKWALL, TX 75032

GARZA ERIC ISAAC AND KARINA RUBIO
3140 BOURBON STREET CIR
ROCKWALL, TX 75032

RESIDENT
3141 BOURBON ST CIR
ROCKWALL, TX 75032

CROWELL SHANNON P
3142 BOURBON STREET CIRCLE
ROCKWALL, TX 75032

RESIDENT
3143 BOURBON ST CIR
ROCKWALL, TX 75032

GIBBONS DAVID AND
JACQUELINE CORDOVA
3144 BOURBON STREET CIR
ROCKWALL, TX 75032

ROJAS SAMUEL & SANDRA E MORALES
LEDESMA
3145 BOURBON ST
ROCKWALL, TX 75032

SALITURE CODY AND BRITTANY
3146 BOURBON STREET CIRCLE
ROCKWALL, TX 75032

PAREKH PRABHAKAR AND NILA
3147 BOURBON STREET CIRCLE
ROCKWALL, TX 75032

COBB CAROL
3148 BOURBON STREET CIR
ROCKWALL, TX 75032

HARMON ROBERT E & CAROLE R
3149 BOURBON STREET CIRCLE
ROCKWALL, TX 75032

RESIDENT
315 COLUMBIA DR
ROCKWALL, TX 75032

THOMPSON JIM B AND LEIGH A
315 HARBOR LANDING DRIVE
ROCKWALL, TX 75032

ROSS THOMAS AND VICKIE
315 HARBORVIEW DR
ROCKWALL, TX 75032

JOHNSTON CAROLINE
315 VALIANT DR
ROCKWALL, TX 75032

ARCE JAIME G
315 VICTORY LN
ROCKWALL, TX 75032

LOREDO SARAHI
315 VICTORY LN
ROCKWALL, TX 75032

SINGH HARMINDERJIT AND
SANDEEP KAUR
3150 BOURBON ST CRICLE
ROCKWALL, TX 75032

CARNEY CANDI
3151 BOURBON STREET CIR
ROCKWALL, TX 75032

RESIDENT
3152 BOURBON ST CIR
ROCKWALL, TX 75032

CUMMINS LAURENCE G III AND DEE ANN
3153 BOURBON STREET CIRCLE
ROCKWALL, TX 75032

LEVINE ERIC HARRIS & MARIO MONZON CUELLAR
3155 BOURBON STREET CIRCLE
ROCKWALL, TX 75032

RESIDENT
316 COLUMBIA DR
ROCKWALL, TX 75032

RESIDENT
316 HARBOR LANDING DR
ROCKWALL, TX 75032

COFFEY JAMES & DEBORAH
316 PORTVIEW PL
ROCKWALL, TX 75032

COFFEY JAMES & DEBORAH
316 PORTVIEW PL
ROCKWALL, TX 75032

RESIDENT
317 VALIANT DR
ROCKWALL, TX 75032

MAHAFFEY BARBARA L
317 COLUMBIA DR
ROCKWALL, TX 75032

QUILLEN BOBBY RAY JR
317 HARBOR LANDING DR
ROCKWALL, TX 75032

WELLS JOEL A AND SHOLANA K
318 COLUMBIA DRIVE
ROCKWALL, TX 75032

NADEAU JESSICA & STEPHEN
318 HARBOR LANDING DR
ROCKWALL, TX 75032

MURPHY CASEY D AND BRIANNA
318 VALIANT DRIVE
ROCKWALL, TX 75032

RESIDENT
3185 S RIDGE RD
ROCKWALL, TX 75032

LEWELLYN DARYL G & SARAH
3187 RIDGE RD
ROCKWALL, TX 75032

RESIDENT
319 HENRY M CHANDLER DR
ROCKWALL, TX 75032

FONTANA APRIL SHIRATSUKI
319 COLUMBIA DR
ROCKWALL, TX 75032

BAILEY WAYNE & JACQUELINE
319 HARBOR LANDING DRIVE
ROCKWALL, TX 75032

SELF JANET
319 HARBORVIEW DR
ROCKWALL, TX 75032

SELF SCOTT L & JAN
319 HARBORVIEW DR
ROCKWALL, TX 75032

ARCHULETA JOSEPH AND KATHY
319 SWEETSPIRE DRIVE
ROYSE CITY, TX 75189

COPPLER GERALD
319 VALIANT DR
ROCKWALL, TX 75032

MARK AND VICTORIA THORESON REVOCABLE TRUST
MARK R THORESON AND VICTORIA L THORESON CO-TRUSTEES
319 YACHT CLUB DR.
ROCKWALL, TX 75032

RESIDENT
320 HENRY M CHANDLER DR
ROCKWALL, TX 75032

STURGEON WILLIAM C & BETTY E
320 COLUMBIA DR
ROCKWALL, TX 75032

LOHR JAMES A & MARGARET P
320 HARBOR LANDING DR
ROCKWALL, TX 75032

POTTS JASON AND ANNA
320 PORTVIEW PLACE
ROCKWALL, TX 75032

HANSEN JOSH AND RACHEL THORNQUIST
320 VALIANT DRIVE
ROCKWALL, TX 75032

ST CLAIR PAUL M & GENEVIEVE J
3201 RIDGE RD
ROCKWALL, TX 75032

RESIDENT
321 HARBORVIEW DR
ROCKWALL, TX 75032

CARRILLO JOHNNY AND SUZETTE
321 COLUMBIA DR
ROCKWALL, TX 75032

LINNSTAEDTER RANDALL AND KIMBERLY
321 HARBOR LANDING DR
ROCKWALL, TX 75032

BLASINGAME DAVID A AND LISA M HOUCHIN
321 VALIANT DR
ROCKWALL, TX 75032

CATHEY MARVA WALKER
321 YACHT CLUB DR
ROCKWALL, TX 75032

WEBSTER ALAN T
322 COLUMBIA DR
ROCKWALL, TX 75032

WOOD GEORGE & EVELYN
322 HARBOR LANDING DR
ROCKWALL, TX 75032

CONDIT TINA
322 VALIANT DRIVE
ROCKWALL, TX 75032

MONTGOMERY JEFFERY RONALD
323 COLUMBIA DRIVE
ROCKWALL, TX 75032

IMRIE DONALD M & CHERYL K
323 HARBOR LANDING DR
ROCKWALL, TX 75032

OWENS MICHAEL V
323 VALIANT DR
ROCKWALL, TX 75032

DERIDDER VIOLETA S
323 YACHT CLUB DRIVE
ROCKWALL, TX 75032

RESIDENT
324 VALIANT DR
ROCKWALL, TX 75032

LIKE LARRY D & MELISA L
324 COLUMBIA DRIVE
ROCKWALL, TX 75032

BRADSHAW MARCKUS LEWIS AND
VANESSA RIZZARI
324 HARBOR LANDING DR
ROCKWALL, TX 75032

CHAPA RUBEN AND MYDA
324 ROSEMARY DR
WYLIE, TX 75098

RESIDENT
325 COLUMBIA DR
ROCKWALL, TX 75032

GRAY RUSSELL LEE
325 HARBOR LANDING DR
ROCKWALL, TX 75032

CULLEN GREGORY L & JEAN C
325 HARBORVIEW DR
ROCKWALL, TX 75032

ROGERS JACY MARIE AND FRANK MARION
325 VALIANT DRIVE
ROCKWALL, TX 75032

SIVILS BOB R & LINDA LUDDEN SIVILS
325 YACHT CLUB DR
ROCKWALL, TX 75032

RESIDENT
326 VALIANT DR
ROCKWALL, TX 75032

JACKSON JAMES THOMAS AND SONYA K
326 COLUMBIA
ROCKWALL, TX 75032

DENIKE SARAH
326 HARBOR LANDING DR
ROCKWALL, TX 75032

LUCIA LODEMA S TRUSTEE
LUCIA REVOCABLE INTER-VIVOS TRUST
326 HARBORVIEW DR
ROCKWALL, TX 75032

KORTES KAREN L
327 COLUMBIA DR
ROCKWALL, TX 75032

WAGONER SHANNON AND JAMES
327 HARBORVIEW DR
ROCKWALL, TX 75032

GENERAL DALE A & KATHRYN
327 VALIANT DR
ROCKWALL, TX 75032

ABOU-HAIDAR ISSA S & LAMORA
327 YACHT CLUB DR
ROCKWALL, TX 75032

HAIDAR LAMORA LUCIA AND ISSA ABOU
327 YACHT CLUB DR
ROCKWALL, TX 75032

PADILLA MANUEL JESUS AND ALICIA PADILLA
REVOCABLE TRUST
32790 BUTTERFLY CIR
WINCHESTER, CA 92596

RESIDENT
328 HARBORVIEW DR
ROCKWALL, TX 75032

BREEDLOVE STEPHEN WENN & NEITA P
328 COLUMBIA DRIVE
ROCKWALL, TX 75032

WHETSELL BETTY R
328 HARBOR LANDING DR
ROCKWALL, TX 75032

RESIDENT
329 HARBORVIEW DR
ROCKWALL, TX 75032

SHEPPARD LYNN & KENNETH
329 COLUMBIA DRIVE
ROCKWALL, TX 75032

IMBURGIA JAMES
329 VALIANT DR
ROCKWALL, TX 75032

BOOKHOUT JAMES M & KATHRYN C
329 YACHT CLUB DR
ROCKWALL, TX 75032

HOLZHEI CAROLYN
33 WILSHIRE DR

OLEKSINSKI MICHAEL A
330 COLUMBIA DR
ROCKWALL, TX 75032

MATTES JOHN AND TONG
330 HARBOR LANDING DR
ROCKWALL, TX 75032

MARTIN SERGIO ROBLEDO AND ANDRESSA HENDLER
330 HARBORVIEW DR
ROCKWALL, TX 75032

BOOKHOUT JAMES C AND NICOLE
331 COLUMBIA DRIVE
ROCKWALL, TX 75032

MERCKLING BRYAN S AND STACY D
331 HARBORVIEW DR
ROCKWALL, TX 75032

LIECHTY SHIRLEY JEAN
C/O MRS AMY JENSEN
331 MOCKINGBIRD LN
AUBURN, AL 36830

LIECHTY SHIRLEY JEAN
C/O MRS AMY JENSEN
331 MOCKINGBIRD LN
AUBURN, AL 36830

STORY BRIAN K AND LANA K
331 VALIANT DRIVE
ROCKWALL, TX 75032

CLARK MELISSA JOYCE & MICHAEL JOHN
331 YACHT CLUB DRIVE
ROCKWALL, TX 75032

HURST RANDY L & CAROL J
332 COLUMBIA DR
ROCKWALL, TX 75032

DAMALUX RENTAL AND REMODELING LLC
3320 AUGUSTA BLVD
ROCKWALL, TX 75087

RESIDENT
333 YACHT CLUB DR
ROCKWALL, TX 75032

BISHOP J PHIL
333 COLUMBIA DR
ROCKWALL, TX 75032

TMCC TRUST
THOMAS V MCCROSSAN- TRUSTEE
333 HARBORVIEW DRIVE
ROCKWALL, TX 75032

LE TAN T AND VIRGINIA I
333 VALIANT DR
ROCKWALL, TX 75032

MARTIN AND LISA MANASCO LIVING TRUST
MARTIN EDWARD MANASCO AND LISA MARIE MANASCO- TRUSTEES
335 HARBORVIEW DR
ROCKWALL, TX 75032

DANIEL SANDRA SUE
335 VALIANT DR
ROCKWALL, TX 75032

RESIDENT
337 VALIANT DR
ROCKWALL, TX 75032

MCCROSSAN LIA AND JAMES
337 HARBORVIEW DRIVE
ROCKWALL, TX 75032

FIRST CHRISTIAN CHURCH
DISCIPLES OF CHRIST
3375 RIDGE ROAD
ROCKWALL, TX 75032

RESIDENT
338 HENRY M CHANDLER DR
ROCKWALL, TX 75032

LEWIS JASMINE
339 HENRY M CHANDLER DR
ROCKWALL, TX 75032

GOVE CHRISTOPHER AND
SHELBY HOLBROOK
34 SLICE WAY
MASHPEE, MA 2649

THOMPSON PAIGE ELIZABETH
340 HENRY M CHANDLER
ROCKWALL, TX 75032

N & S PROPERTIES LLC
3402 ANTHONY CIR
ROWLETT, TX 75088

KEITH BENJAMIN AND
SHERYL KEITH
3403 WATERVIEW TRAIL
ROCKWALL, TX 75087

RESIDENT
341 HENRY M CHANDLER DR
ROCKWALL, TX 75032

BUNYASAI PARIYADA
3416 CAMPUS AVE
CLAREMONT, CA 91711

LESLIE RANDY
349 E ELDORADO DR
SCROGGINS, TX 75480

RESIDENT
351 HENRY M CHANDLER DR
ROCKWALL, TX 75032

STRAHM ROBERT & DENA LYNNE
351 EQUESTRIAN DR
ROCKWALL, TX 75032

GASSNER CECELIA ANN AND
WILLIAM ADAM PARK
352 HENRY M CHANDLER DR
ROCKWALL, TX 75032

RESIDENT
353 HENRY M CHANDLER DR
ROCKWALL, TX 75032

GOULD JAMES F AND BRENDA G
353 MARIAH BAY DR.
HEATH, TX 75032

RESIDENT
354 HENRY M CHANDLER DR
ROCKWALL, TX 75032

RESIDENT
371 HENRY M CHANDLER DR
ROCKWALL, TX 75032

RESIDENT
372 HENRY M CHANDLER DR
ROCKWALL, TX 75032

RESIDENT
373 HENRY M CHANDLER DR
ROCKWALL, TX 75032

RESIDENT
374 HENRY M CHANDLER DR
ROCKWALL, TX 75032

MMAC 300 ROCKWALL TX LLC
C/O MONTECITO MEDICAL REAL ESTATE, ATTN
BRIAN MAAS
3807 CLEGHORN AVENUE SUITE 903
NASHVILLE, TN 37215

JOHNSON BRENT B & LINDA
3810 COVE RD
ROWLETT, TX 75088

JOHNSON BRENT & LINDA
3810 COVE RD
ROWLETT, TX 75088

DOMINGUE JON
3836 PINEBLUFF LN
ROCKWALL, TX 75032

NAIDOO PAUL
3904 ASPEN DR #3123
ROWLETT, TX 75088

ROLAND JOHN ROBERT AND
SUSAN RENEE CANNON
3910 MEDITERRANEAN STREET
ROCKWALL, TX 75087

KELBERT ERIC R
3939 E ALLIN ST UNIT 322
LONG BEACH, CA 90803

FLEMING JOYCE MARIE
4 INTREPID CIR
ROCKWALL, TX 75032

LEPARD RICHARD L
400 ENDEAVOR CT
ROCKWALL, TX 75032

BAXTER STEVE & KARAN
401 COLUMBIA DR
ROCKWALL, TX 75032

KORTEMIER WILLIAM F
401 YACHT CLUB DR
ROCKWALL, TX 75032

MOULEDOUS ALFRED E JR
402 COLUMBIA DR
ROCKWALL, TX 75032

BURNS LORRAINE
403 WEST WASHINGTON
ROCKWALL, TX 75087

KENTOPP RICHARD J & MELODY
403 YACHT CLUB DR
ROCKWALL, TX 75032

RESIDENT
404 COLUMBIA DR
ROCKWALL, TX 75032

HEIN PRISCILLA
404 ENDEAVOR CT
ROCKWALL, TX 75032

RESIDENT
405 YACHT CLUB DR
ROCKWALL, TX 75032

CENSULLO FRANCIS
405 COLUMBIA DR
ROCKWALL, TX 75032

CENSULLO TERESA ANN
405 COLUMBIA DR
ROCKWALL, TX 75032

HUGHES THOMAS AND MADISON
406 COLUMBIA DR
ROCKWALL, TX 75032

HURTADO DAVID RAY II AND
AIKO MINEMOTO
406 ENDEAVOR CT
ROCKWALL, TX 75032

LEROY WALKER AND ZADA WALKER TRUST
LISA PERRY- TRUSTEE
407 COLUMBIA DR
ROCKWALL, TX 75032

WISE RUTHANNE
407 YACHT CLUB DRIVE
ROCKWALL, TX 75032

TULK SHERRY
408 COLUMBIA DR
ROCKWALL, TX 75032

TULK SHARON K
408 COLUMBIA DR
ROCKWALL, TX 75032

TULK SHARON KAYE
408 COLUMBIA DR
ROCKWALL, TX 75032

FARR MATTHEW & AMBER
408 ENDEAVOR COURT
ROCKWALL, TX 75032

SCHREIBER JIMMY D & INEZ
409 COLUMBIA DR
ROCKWALL, TX 75032

BAKER JARROD J & HEATHER M
409 YACHT CLUB DR
ROCKWALL, TX 75032

NELSON JERRY C & MARIBETH TRUSTEES
NELSON FAMILY LIVING TRUST
410 COLUMBIA DR
ROCKWALL, TX 75032

NELSON FAMILY LIVING TRUST
JERRY C NELSON AND MARIBETH NELSON-
TRUSTEES
410 COLUMBIA DRIVE
ROCKWALL, TX 75032

MCKAY WILLIAM R & LINDA S
4109 DESERT GARDEN DR
PLANO, TX 75093

CHRISTENSEN DAVID J & STACEY
411 COLUMBIA DRIVE
ROCKWALL, TX 75032

PALERMO JAMES ALBERT
411 DRIFTWOOD ST
ROCKWALL, TX 75087

WATSON JARRETT A
411 YACHT CLUB DR
ROCKWALL, TX 75032

MARTIN MAX E
412 COLUMBIA DR
ROCKWALL, TX 75032

COMPTON WILLIAM H & JAYNE
412 ENDEAVOR CT
ROCKWALL, TX 75032

HYDEMAN ROBERT B JR
413 COLUMBIA DR
ROCKWALL, TX 75032

MACGILVARY ERIN
413 YACHT CLUB DRIVE
ROCKWALL, TX 75032

KERR DALE LESLIE AND SUSAN ALLEN
414 COLUMBIA DRIVE
ROCKWALL, TX 75032

LILES MICHAEL AND JO ANN
414 ENDEAVOR CT
ROCKWALL, TX 75032

WHITTEN DON AND PATRICE
415 COLUMBIA DR
ROCKWALL, TX 75032

STEVENSON LARRY KEITH
416 COLUMBIA DR
ROCKWALL, TX 75032

BOSWELL RAE ANN AND
AND LUKE SHAFER
417 COLUMBIA DR
ROCKWALL, TX 75032

RESIDENT
419 COLUMBIA DR
ROCKWALL, TX 75032

DJA REAL ESTATE LLC
42 MARY STREET
MOUNT VERNON, TX 75457

BREWER JAMES ASHLEY JR
420 COLUMBIA DR
ROCKWALL, TX 75032

RESIDENT
421 COLUMBIA DR
ROCKWALL, TX 75032

RESIDENT
422 COLUMBIA DR
ROCKWALL, TX 75032

BRIGHT CHRISTOPHER J JOHN
423 COLUMBIA DR
ROCKWALL, TX 75032

FRONTERA JOSE ANTONIO & CAROLINE
4241 BUENA VISTA #18
DALLAS, TX 75205

HANKINS MICHAEL L & VICKI S
425 COLUMBIA DR
ROCKWALL, TX 75032

RESIDENT
426 S YACHT CLUB DR
ROCKWALL, TX 75032

CONINE CHRISTOPHER T
426 YACHT CLUB DR UNIT B
ROCKWALL, TX 75032

JONES AMBER
426 YACHT CLUB DR UNIT H
ROCKWALL, TX 75032

PETTITT GREGORY S AND CONNIE L
426 YACHT CLUB DRIVE APT D
ROCKWALL, TX 75032

WEEKLEY PATRICIA H
426 YACHT CLUB DRIVE #G UNIT C-3
ROCKWALL, TX 75032

YANGER MORRIS & DORIS
427 COLUMBIA DR
ROCKWALL, TX 75032

HUNT JOEL JAMES & RISA DARLENE
427 PRIVATE RD 2939
PITTSBURG, TX 75686

RESIDENT
428 COLUMBIA DR
ROCKWALL, TX 75032

WRIGHT RHONDA LYNN
428 YACHT CLUB DR APT C
ROCKWALL, TX 75032

WRIGHT RHONDA
428C YACHT CLUB DR
ROCKWALL, TX 75032

ROLAND JAMES & DEBRA JAN
429 COLUMBIA DR
ROCKWALL, TX 75032

JR HILLTOP HOMES
429 COLUMBIA DRIVE
ROCKWALL, TX 75032

KANIA-ROLAND
429 COLUMBIA DRIVE
ROCKWALL, TX 75032

JR HILLTOP HOMES
429 COLUMBIA DRIVE
ROCKWALL, TX 75032

RESIDENT
430 S YACHT CLUB DR
ROCKWALL, TX 75032

KAY SUZANNE KAY
430E YACHT CLUB DRIVE
ROCKWALL, TX 75032

KELLY DONNA
431 COLUMBIA DR
ROCKWALL, TX 75032

PONDER KENNETH AND ELMA
431 PELICAN BAY CIR
SACRAMENTO, CA 95835

BARRINGER VAN
4310 COCHRAN CHAPEL CIR
DALLAS, TX 75209

DUDEK JOHN F AND JENNIFER H
432 COLUMBIA DR
ROCKWALL, TX 75032

GESSNER JOHN B
433 COLUMBIA DR
ROCKWALL, TX 75032

LAMBERTH ROBERT B & JENNIFER J
435 COLUMBIA DR
ROCKWALL, TX 75032

MORRISON DEBRA
436 COLUMBIA DR
ROCKWALL, TX 75032

RESIDENT
436 S YACHT CLUB DR
ROCKWALL, TX 75032

BECK JOAN K
436 YACHT CLUB DR APT A
ROCKWALL, TX 75032

MERCKLING BRYAN AND SARAH HUSSAIN
436 YACHT CLUB DRIVE #G
ROCKWALL, TX 75032

HALL DEREK
436C YACHT CLUB DRIVE
ROCKWALL, TX 75032

BENSON CURT R
438 COLUMBIA DRIVE
ROCKWALL, TX 75032

RESIDENT
438 S YACHT CLUB DR
ROCKWALL, TX 75032

WALLACE BRITTANY
438 S YACHT CLUB DR APT H
ROCKWALL, TX 75032

JOHNSTON CAROL RUTH
438 YACHT CLUB #E
ROCKWALL, TX 75032

JAMES DEBRA SUE
438 YACHT CLUB DR APT D
ROCKWALL, TX 75032

BARLOW DAVID ALLEN
438 YACHT CLUB DR APT F
ROCKWALL, TX 75032

TUCKER ASHLEY NICOLE
438 YACHT CLUB DR #G
ROCKWALL, TX 75032

SFIKAS SCOTT
438 YACHT CLUB DRIVE APT C
ROCKWALL, TX 75032

KRISHNAN ASHOK AND
SRIVASTAVA VARUNA
440 COLUMBIA DRIVE
ROCKWALL, TX 75032

RESIDENT
440 S YACHT CLUB DR
ROCKWALL, TX 75032

BROWN CYNTHIA
440 YACHT CLUB UNIT E
ROCKWALL, TX 75032

SERRANO MANUEL
440 YACHT CLUB DR UNIT B
ROCKWALL, TX 75032

FISHER TED Y
4404 PLACIDIA AVE
TOLUCA LAKE, CA 91602

STOUFFER JAMES MITCHELL AND AMY ALLEN
442 COLUMBIA DR
ROCKWALL, TX 75032

RESIDENT
442 S YACHT CLUB DR
ROCKWALL, TX 75032

SPOENEMAN DAVID AND JODI
442A YACHT CLUB APT A
ROCKWALL, TX 75032

SMITH THOMAS M
443 CHIPPENDALE DR
ROCKWALL, TX 75032

PAYNE JOHN R
444 COLUMBIA DR
ROCKWALL, TX 75032

RESIDENT
446 COLUMBIA DR
ROCKWALL, TX 75032

RESIDENT
450 S YACHT CLUB DR
ROCKWALL, TX 75032

ARMSTRONG MARK C
450 YACHT CLUB DRIVE UNIT C
ROCKWALL, TX 75032

RUNYON FLOYD D AND DANA
450 YACHT CLUB DRIVE UNIT # A
ROCKWALL, TX 75032

BRACK KENYATTA AND SELEAN TURNER
4501 YACHT CLUB DRIVE
ROCKWALL, TX 75032

RESIDENT
452 S YACHT CLUB DR
ROCKWALL, TX 75032

SULLIVAN ROBERT MICHAEL
452 YACHT CLUB DR #B
ROCKWALL, TX 75032

XU JINGRU
4529 CROSSTIMBER DR
PLANO, TX 75093

POWELL COQUEACE
454 S YACHT CLUB DRIVE A
ROCKWALL, TX 75032

MADONI DANIEL S AND BRENDA K
456 YACHT CLUB DRIVE, C UNIT 302
ROCKWALL, TX 75032

MCHALE JOHN D JR
457 LAURENCE DRIVE SUTIE 168
HEATH, TX 75032

RESIDENT
458 S YACHT CLUB DR
ROCKWALL, TX 75032

CLAYCOMB DENISE MASUNAS AND JOHN WILLIAM
458 YACHT DRIVE 458A
ROCKWALL, TX 75032

AUSBURN CHARLES NEAL
4614 GILBERT AVE
DALLAS, TX 75219

LIGHT JEFFREY A & LEIGH ANN
4671 GREENBRIAR CT
ROCKWALL, TX 75032

KUMAR ANVITA
4701 COPPER MOUNTAIN LANE
RICHARDSON, TX 75082

BICKLEY AMANDA
4702 STEEPLE CHASE LN
ROCKWALL, TX 75032

PAUL AMANDA K & SEAN K
4702 STEEPLE CHASE LN
ROCKWALL, TX 75032

RESIDENT
4725 BENTON CT
ROCKWALL, TX 75032

ETZ LUCAS COLE AND NANCY JO AND ELAINE COPELAND
4730 PIN OAKS CIR
ROCKWALL, TX 75032

GRAND-LIENARD ROBERT J III AND DIANA L
4741 BENTON CT
ROCKWALL, TX 75032

BAILEY KENNETH AND MEREDITH
4748 PIN OAKS CIR
ROCKWALL, TX 75032

ALLEN FAMILY TRUST
ROBERT E ALLEN AND ELEANOR I ALLEN-TRUSTEES
480 N WINCHESTER BLVD. #7
SANTA CLARA, CA 95050

RESIDENT
4804 SOUTHWIND DR
ROCKWALL, TX 75032

FLETCHER GAIL
4805 SOUTHWIND DR
ROCKWALL, TX 75032

FLETCHER GAIL
4805 SOUTHWIND DR
ROCKWALL, TX 75032

RESIDENT
4808 SOUTHWIND DR
ROCKWALL, TX 75032

RESIDENT
4812 SOUTHWIND DR
ROCKWALL, TX 75032

RESIDENT
4816 CHAPEL DR
ROCKWALL, TX 75032

DAVIS NITA
5 DARR ROAD
HEATH, TX 75032

AURINGER JENNIFER & JONATHAN
5 INTREPID CIR
ROCKWALL, TX 75032

SLABAS KAREN AND JEFFREY
50 SHADY DALE LN
ROCKWALL, TX 75032

RESIDENT
501 YACHT CLUB DR
ROCKWALL, TX 75032

UDSTUEN ERIKA ANN
501 COLUMBIA DRIVE
ROCKWALL, TX 75032

VILLARREAL ANDRES II
502 COLUMBIA DRIVE
ROCKWALL, TX 75032

LIECHTY FAMILY PARTNERSHIP LP
502 TERRY LN
HEATH, TX 75032

LIECHTY FAMILY PARTNERSHIP LP AND STANLEY B AND GERALDINE M SCOTT
502 TERRY LN
HEATH, TX 75032

RESIDENT
503 MARINER DR
ROCKWALL, TX 75032

NORTHCUTT BENJAMIN CHARLES AND LEIGH ANN
503 COLUMBIA DRIVE
ROCKWALL, TX 75032

RESIDENT
504 MARINER DR
ROCKWALL, TX 75032

BYRUM JO ANN
504 N ALAMO ROAD
ROCKWALL, TX 75087

RESIDENT
505 MARINER DR
ROCKWALL, TX 75032

FORSSELL MARI ANNIKA &
KINGSLEY CHRISTOPHER DAVID
505 COLUMBIA DR.
ROCKWALL, TX 75032

OIWA TAKAAKI
C/O OPEN HOUSE CO LTD
5050 QUORUM DRIVE SUITE 610
DALLAS, TX 75254

YANO SHINYA
C/O OPEN HOUSE CO., LTD,
5050 QUORUM DRIVE SUITE 610
DALLAS, TX 75254

IRWIN PATRICIA ANN
506 COLUMBIA DRIVE
ROCKWALL, TX 75032

RESIDENT
507 MARINER DR
ROCKWALL, TX 75032

RESIDENT
508 MARINER DR
ROCKWALL, TX 75032

BLAKELY SARA
508 COLUMBIA DR
ROCKWALL, TX 75032

BLAKELY DENNIS DALE AND SARA ALLEN
508 COLUMBIA DRIVE
ROCKWALL, TX 75032

JUDD MANO
508 MARIAH BAY DR
ROCKWALL, TX 75032

KUIPERS ROY & KATHY SALFEN
508 MARIAH BAY DR
ROCKWALL, TX 75032

RESIDENT
509 MARINER DR
ROCKWALL, TX 75032

SUTTON KRISTINA
510 COLUMBIA DR
ROCKWALL, TX 75032

SELZER DEANNA
510 TURTLE COVE BLVD STE 109
ROCKWALL, TX 75087

HONEYCUTT WELDON & LINDA
5102 YACHT CLUB DR
ROCKWALL, TX 75032

BUSS LARRY D & KAREN K
5103 YACHT CLUB DR
ROCKWALL, TX 75032

BOUGHTON JANENE
MARK STUERTZ
5104 YACHT CLUB DR
ROCKWALL, TX 75032

SOUTHAM THOMAS & MELISSA
5106 YACHT CLUB DRIVE
ROCKWALL, TX 75032

FEKADU HENOK
5108 YACHT CLUB DR
ROCKWALL, TX 75032

RESIDENT
511 MARINER DR
ROCKWALL, TX 75032

DEBENDER RACHEL M AND
MADELINE A GEARY
512 COLUMBIA DR
ROCKWALL, TX 75032

RUMBO PAUL
512 MARINER DR
ROCKWALL, TX 75032

BOUSSERT ANNE S & CHRISTIAN B
516 CAMELIA AVE
BATON ROUGE, LA 70806

LAQUEY DIANA
516 LAS LOMAS DR
HEATH, TX 75032

HAMMOND LIVING TRUST
519 E I30 #704
ROCKWALL, TX 75087

HAMMOND HUDDLE LIVING TRUST
EUGENE WESLEY HUDDLE AND JANE
HAMMOND, TRUSTEES
519 E I-30 #704
ROCKWALL, TX 75087

HAMMOND HUDDLE LIVING TRUST
EUGENE WESLEY HUDDLE AND JANE
HAMMOND, TRUSTEES
519 E I-30 #704
ROCKWALL, TX 75087

KING LINDA D REV LIVING TR
LINDA D KING TRUSTEE
519 E INTERSTATE 30
ROCKWALL, TX 75087

HARMON H VICTOR
519 E INTERSTATE 30 PMB 212
ROCKWALL, TX 75087

HARMON H VICTOR ETUX
519 E INTERSTATE 30 PMB 212
ROCKWALL, TX 75087

HARMON HOSEA VICTOR & ELIZABETH C
519 E INTERSTATE 30 PMB 212
ROCKWALL, TX 75087

HARMON H VICTOR
519 E INTERSTATE 30 PMB 212
ROCKWALL, TX 75087

LAYENDECKER TIMOTHY P & SHAHLA
519 INTERSTATE 30 #629
ROCKWALL, TX 75087

RESIDENT
52 SHADYDALE LN
ROCKWALL, TX 75032

THOMAS JERRY & MARSHA
5202 YACHT CLUB DR
ROCKWALL, TX 75032

BARRY JOYCE
5204 YACHT CLUB DR
ROCKWALL, TX 75032

RESIDENT
5206 YACHT CLUB DR
ROCKWALL, TX 75032

METRY GREGORY K
5208 YACHT CLUB DRIVE
ROCKWALL, TX 75032

HOGAN CANDICE LYNN AND
KEVIN PETER CRANTZ
522 YACHT CLUB DRIVE
ROCKWALL, TX 75032

GOODE FAMILY TRUST A
5231 FM 3227
CANTON, TX 75103

PERRY JAMES L AND SONDRA S
5233 SARASOTA DRIVE
GARLAND, TX 75043

HUGHES RONALD L AND RITA GAYLE
524 YACHT CLUB DRIVE
ROCKWALL, TX 75032

RESIDENT
526 YACHT CLUB DR
ROCKWALL, TX 75032

RESIDENT
528 YACHT CLUB DR
ROCKWALL, TX 75032

RESIDENT
530 YACHT CLUB DR
ROCKWALL, TX 75032

DAVIES DAVID B & HELEN J
5302 YACHT CLUB DR
ROCKWALL, TX 75032

NORTON JO ANN
5303 YACHT CLUB DR
ROCKWALL, TX 75032

HOLMGREN DENNIS M AND JO ANN
5303 YACHT CLUB DRIVE
ROCKWALL, TX 75032

RANSON DEBRA POOVEY
5304 YACHT CLUB DR
ROCKWALL, TX 75032

MARTIN CAREN
5305 YACHT CLUB DR
ROCKWALL, TX 75032

ADRIAN AMANDA C AND MICHAEL S
5306 YACHT CLUB DR
ROCKWALL, TX 75032

ADDISON MARAVIN G AND FAYE
5308 YACHT CLUB DR.
ROCKWALL, TX 75033

RESIDENT
532 YACHT CLUB DR
ROCKWALL, TX 75032

SCHARF ALLEN J
532 HUNTZINGER ROAD
WERNERSVILLE, PA 19565

ROSHAN KC
5335 BROADWAY BLVD #210
GARLAND, TX 75043

SALT PROPERTIES LLC
534 YACHT CLUB DRIVE
ROCKWALL, TX 75032

TROTTER STEVEN DOUGLAS & LISA ANN
534 YACHT CLUB DRIVE
ROCKWALL, TX 75032

TYBONE PROPERTIES LLC
536 LOMA VISTA
HEATH, TX 75032

PEARMAN JANICE
536 YACHT CLUB DR
ROCKWALL, TX 75032

RESIDENT
538 YACHT CLUB DR
ROCKWALL, TX 75032

RESIDENT
54 SHADY DALE LN
ROCKWALL, TX 75032

RESIDENT
540 YACHT CLUB DR
ROCKWALL, TX 75032

VAN AMBURGH GORDON D JR & JEANNE M
540 LOMA VIST
HEATH, TX 75032

DUNCAN HAL & EILEEN
5401 RANGER DR
ROCKWALL, TX 75032

ODOM JOSHUA D-WAYNE AND LACEY ALEXANDRA
5402 YACHT CLUB DRIVE
ROCKWALL, TX 75032

JANAK JUDY A AND MICHAEL K BOX
5403 RANGER DR
ROCKWALL, TX 75032

RESIDENT
5405 RANGER DR
ROCKWALL, TX 75032

MONTGOMERY WILLIAM C & DIANE
5406 YACHT CLUB DR
ROCKWALL, TX 75032

MAYFIELD STEPHEN ANDREW
5407 RANGER DRIVE
ROCKWALL, TX 75032

COLEMAN WILL
5408 YACHT CLUB DR
ROCKWALL, TX 75032

RESIDENT
5409 RANGER DR
ROCKWALL, TX 75032

RICH JEFFREY M
5411 RANGER DRIVE
ROCKWALL, TX 75032

RESIDENT
5412 RANGER DR
ROCKWALL, TX 75032

RESIDENT
5413 RANGER DR
ROCKWALL, TX 75032

RESIDENT
5414 RANGER DR
ROCKWALL, TX 75032

COOK GREGORY
5416 RANGER DRIVE
ROCKWALL, TX 75032

KUIPERS KATHY & ROY
5418 RANGER DR
ROCKWALL, TX 75032

KOMP STEPHEN J
5419 RANGER DRIVE
ROCKWALL, TX 75032

RESIDENT
542 YACHT CLUB DR
ROCKWALL, TX 75032

OTTEN STEVEN E
5420 RANDER DR
ROCKWALL, TX 75032

RESIDENT
5421 RANGER DR
ROCKWALL, TX 75032

RESIDENT
5422 RANGER DR
ROCKWALL, TX 75032

FULLER JULIE
5425 BYERS AVE
FORT WORTH, TX 76107

LUND MICHAEL J AKA
MICHAEL LUND AND CHIZUKO T LUND AKA
CHIZUKO LUND
5425 RANGER DRIVE
ROCKWALL, TX 75032

THOMAS VICKIE SUE
5427 RANGER DR
ROCKWALL, TX 75032

THOMAS VICKI
5427 RANGER DRIVE
ROCKWALL, TX 75032

THOMAS VICKI
5427 RANGER DRIVE
ROCKWALL, TX 75032

CONFIDENTIAL
5433 RANGER DR
ROCKWALL, TX 75032

RAINEY JOEL A & PAULA N
5434 RANGER DR
ROCKWALL, TX 75032

DOVE JAMES & BARBARA
5436 RANGER DR
ROCKWALL, TX 75032

LIKE JOHN MILES
5437 RANGER DR
ROCKWALL, TX 75032

RESIDENT
5438 RANGER DR
ROCKWALL, TX 75032

RESIDENT
544 YACHT CLUB DR
ROCKWALL, TX 75032

RESIDENT
5440 RANGER DR
ROCKWALL, TX 75032

RESIDENT
5441 RANGER DR
ROCKWALL, TX 75032

PIXLEY SUZANNE M
5442 RANGER DR
ROCKWALL, TX 75032

RESIDENT
5445 RANGER DR
ROCKWALL, TX 75032

DEATON AMANDA
5446 RANGER DRIVE
ROCKWALL, TX 75032

STENBERG SHANE & TRACY ENGLISH
5449 MARTEL
DALLAS, TX 75206

GILL ATLANTA PROPERTIES LLC
545 KIRNWOOD DRIVE
DALLAS, TX 75232

MAYS JOHN
5450 MERRIMAC AVENUE
DALLAS, TX 75206

GARCIA SERGIO AND
SAGRARIO MENA NAVA
5453 RANGER DR
ROCKWALL, TX 75032

MONTONEY LAUREN D
5455 RANGER DR
ROCKWALL, TX 75032

DOHERTY COURTNEY AND RYAN
5457 RANGER DRIVE
ROCKWALL, TX 75032

RESIDENT
546 YACHT CLUB DR
ROCKWALL, TX 75032

SOLOMON MARION C
5461 RANGER DR
ROCKWALL, TX 75032

GIBSON JEANETTE L
548 YACHT CLUB DR
ROCKWALL, TX 75032

VEGA DAVID AND ALICIA C
550 MCDONALD ROAD
HEATH, TX 75032

BYRD MANUEL NICKLOUS & EVA RHINE
550 YACHT CLUB
ROCKWALL, TX 75032

AVIZENIS ANTHONY JR AND MICHELLE
5500 RANGER DRIVE
ROCKWALL, TX 75032

RESIDENT
5501 CANADA CT
ROCKWALL, TX 75032

SCHULTZ KATHY L & LARRY R
5501 RANGER DR
ROCKWALL, TX 75032

CULLEN SETH LAWRENCE AND GABRIELLE
5501 YACHT CLUB DR
ROCKWALL, TX 75032

RESIDENT
5502 AUSTRALIA CT
ROCKWALL, TX 75032

SCHLETT KARLA AND SCOTT SHEPHERD
5502 CANADA CT
ROCKWALL, TX 75032

MARSHALL SAMUEL AND DIANA
5502 CHALLENGER CT
ROCKWALL, TX 75032

DAVIS WILLIAM H & PATRICIA L
5502 YACHT CLUB DR
ROCKWALL, TX 75032

RESIDENT
5503 YACHT CLUB DR
ROCKWALL, TX 75032

LORENZ CONSTANCE JOAN
5503 CANADA COURT
ROCKWALL, TX 75032

DENNEY ZACHARY LEWIS
5503 RANGER DR
ROCKWALL, TX 75032

LINLEY ZACHARY AND ELIZABETH HOLLAND-
5504 AUSTRALIA COURT
ROCKWALL, TX 75032

JAMES JUSTIN & LINDSEY
5504 CANADA COURT
ROCKWALL, TX 75032

MCKAY ADRIAN AND ROBERTA
5504 CHALLENGER CT
ROCKWALL, TX 75032

HENRY SUE E
5504 YACHT CLUB DR
ROCKWALL, TX 75032

RESIDENT
5505 YACHT CLUB DR
ROCKWALL, TX 75032

GARRETT TAYLOR B
5505 RANGER DR
ROCKWALL, TX 75032

RESIDENT
5506 CHALLENGER CT
ROCKWALL, TX 75032

WILSON STEPHEN MICHAEL AND LISA MARIE
5506 AUSTRALIA COURT
ROCKWALL, TX 75032

FELLERS CAROL
5506 CANADA CT
ROCKWALL, TX 75032

TURNBULL DENNIS AND SYLVIA
5507 YACHT CLUB DRIVE
ROCKWALL, TX 75032

RESIDENT
5508 CAMBRIA DR
ROCKWALL, TX 75032

YOUNG SHERRY WHITE
5508 AUSTRALIA CT
ROCKWALL, TX 75032

DAVIS JASON SCOTT
5508 CANADA COURT
ROCKWALL, TX 75032

NORTON ANGELA
5508 CHALLENGER CT
ROCKWALL, TX 75032

LATIMER TAMMY & DONALD
5509 RANGER DR
ROCKWALL, TX 75032

DESROSIERS RONALD J
5510 AUSTRALIA CT
HEATH, TX 75032

BULLARD SANDRA
5510 CANADA COURT
ROCKWALL, TX 75032

BRADSHAW ADRIAN
5510 CHALLENGER COURT
ROCKWALL, TX 75032

TAYLOR JOE & CINDY
5511 AUSTRALIA CT
ROCKWALL, TX 75032

RESIDENT
5512 CHALLENGER CT
ROCKWALL, TX 75032

GARCIA LUIS
5512 CANADA CT
ROCKWALL, TX 75032

LANCE DONNIE C & MARY
5514 AUSTRALIA CT
ROCKWALL, TX 75032

PETERS LEONARD R AND SANDY JO
5514 CANADA CT
ROCKWALL, TX 75032

STARBIRD RYAN D AND LAUREN
5514 CHALLENGER CT
ROCKWALL, TX 75032

CLARK TAWANA
5516 AUSTRALIA CT
ROCKWALL, TX 75032

SEAY JIMMY & CYNTHIA F
5516 CANADA CT
ROCKWALL, TX 75032

CABANISS CHAR CHERICE
DAVID R DE LA CERDA
5516 CHALLENGER CT
ROCKWALL, TX 75032

RESIDENT
5518 AUSTRALIA CT
ROCKWALL, TX 75032

FREDERIKSEN JOHN C & ARLENE C REV LIV TR
JOHN C & ARLENE C FREDERIKSEN TRUSTEES
5518 CHALLENGER CT
ROCKWALL, TX 75032

MORRISON MICHAEL S
552 YACHT CLUB DRIVE
ROCKWALL, TX 75032

RESIDENT
5520 AUSTRALIA CT
ROCKWALL, TX 75032

RESIDENT
5520 CHALLENGER CT
ROCKWALL, TX 75032

CHESLIK EDWIN ALLEN JR AND AMBER NICHOLE CARREON
5522 CHALLENGER CT
ROCKWALL, TX 75032

CONFIDENTIAL
5526 CHALLENGER COURT
ROCKWALL, TX 75032

SHELTON ROBERT M
5528 CHALLENGER CT
ROCKWALL, TX 75032

WATKINS JAMES & ELLEN
5530 CHALLENGER CT
ROCKWALL, TX 75032

WILLIAMS MARLENE
5533 CANADA COURT
ROCKWALL, TX 75032

IPPOLITO TERRI L AND JOHN J
5534 CANADA CT
ROCKWALL, TX 75032

MAXCEY THOMAS CHRISTOPHER & KIRSTEN JOANN
5535 CANADA CT
ROCKWALL, TX 75032

RESIDENT
5536 CANADA CT
ROCKWALL, TX 75032

RESIDENT
5537 CANADA CT
ROCKWALL, TX 75032

CHURCHMAN MICHAEL B AND
LAURIE PATERNOSTER
5538 CANADA CT
ROCKWALL, TX 75032

BYRUM TADD AUSTIN
5539 CANADA CT
ROCKWALL, TX 75032

2016 BLUM REVOCABLE TRUST
JENNIFER REBECCA BLUM, TRUSTEE
554 YACHT CLUB
ROCKWALL, TX 75032

MULLENIX DIANE
5541 CANADA COURT
ROCKWALL, TX 75032

MUNDO JOE AND PAM
5542 CANADA CT
ROCKWALL, TX 75032

MUNDO JOSEPH C & PAMELA J
5542 CANADA CT
ROCKWALL, TX 75032

RESIDENT
5543 CANADA CT
ROCKWALL, TX 75032

JONES KEITH AND TERESA K
5544 CHANDLERS COURT
ROCKWALL, TX 75032

OWEN JAMI HUBER
5546 CANADA COURT
ROCKWALL, TX 75032

RESIDENT
5548 CANADA CT
ROCKWALL, TX 75032

FREEMAN STEPHEN M
5550 CANADA CT
ROCKWALL, TX 75032

RESIDENT
5552 CANADA CT
ROCKWALL, TX 75032

SCHOENEMAN JAMES B
5554 CANADA CT
ROCKWALL, TX 75032

RUSH REGINA AND
JENNIFER REBECCA BLUM
5556 CANADA CT
ROCKWALL, TX 75032

BLUM JENNIFER REBECCA
5556 CANADA CT
ROCKWALL, TX 75032

2016 BLUM REVOCABLE TRUST
JENNIFER REBECCA BLUM- TRUSTEE
5556 CANADA CT
ROCKWALL, TX 75032

JORDAN RICHARD WAYNE
5558 CANADA COURT
ROCKWALL, TX 75032

VAUGHAN SANDRA K
556 YACHT CLUB DR UNIT 1
ROCKWALL, TX 75032

PIXLEY SUZANNE M & ANDREA J
5560 CANADA COURT
ROCKWALL, TX 75032

PIXLEY SUZANNE AND ANDREA J
5560 CANADA COURT
ROCKWALL, TX 75032

PIXLEY ANDREA J AND SUZANNE M
5560 CANADA CT
ROCKWALL, TX 75032

PIXLEY ANDREA AND
SUZANNE PIXLEY
5560 CANADA CT
ROCKWALL, TX 75032

PIXLEY ANDREA J AND SUZANNE M
5560 CANADA CT
ROCKWALL, TX 75032

PIXLEY ENTERPRISES AND
ANDREA PIXLEY
5560 CANADA CT
ROCKWALL, TX 75032

PIXLEY ANDREA
5560 CANADA CT
ROCKWALL, TX 75032

RESIDENT
5562 CANADA CT
ROCKWALL, TX 75032

RESIDENT
5564 CANADA CT
ROCKWALL, TX 75032

RESIDENT
5566 CANADA CT
ROCKWALL, TX 75032

PERRY ADAM J AND CLARICE
5568 CANADA CT
ROCKWALL, TX 75032

PUSCH CHRISTA
5569 CANADA CT
ROCKWALL, TX 75032

KRAVETZ STEVEN M ETUX
5570 CANADA CT
ROCKWALL, TX 75032

RESIDENT
5571 CANADA CT
ROCKWALL, TX 75032

RESIDENT
5572 CANADA CT
ROCKWALL, TX 75032

RESIDENT
5573 CANADA CT
ROCKWALL, TX 75032

RESIDENT
5574 CANADA CT
ROCKWALL, TX 75032

MCCLOY STEPHANIE JOAN
5575 CANADA CT
ROCKWALL, TX 75032

MCCLOY STEPHANIE JOAN
5575 CANADA CT
ROCKWALL, TX 75032

MCCLOY STEPHANIE JOAN
5575 CANADA CT
ROCKWALL, TX 75032

M & H PROPERTIES INC
5575 CANADA CT
ROCKWALL, TX 75032

MCCLOY STEPHANIE JOAN
5575 CANADA CT
ROCKWALL, TX 75032

HETTINGER HAYS V & MARGARET A
5576 CANADA CT
ROCKWALL, TX 75032

RESIDENT
5577 CANADA CT
ROCKWALL, TX 75032

PALMER TODD P AND NEELIE HUFF
5579 CANADA CT
ROCKWALL, TX 75032

RESIDENT
558 YACHT CLUB DR
ROCKWALL, TX 75032

HAWN LESLEE AND WILLIAM RUSSELL
5580 CANADA CT
ROCKWALL, TX 75032

AUBREY Q & YVONNE M PATTERSON
REVOCABLE LIVING TRUST
AUBREY Q & YVONNE M PATTERSON TRUSTEES
5581 CANADA COURT
ROCKWALL, TX 75032

MARTIN GREGORY LAWRENCE AND CHRISTIN
BRADLEY
5583 CANADA CT
ROCKWALL, TX 75032

KIBBY ROAD LLC
559 W MAIN ST
MERCED, CA 95340

RESIDENT
560 YACHT CLUB DR
ROCKWALL, TX 75032

MILLER DAVID W & GAIL M
5601 CAMBRIA DRIVE
ROCKWALL, TX 75032

MARTIN FREDERICK & SONJA
5601 RANGER DR
ROCKWALL, TX 75032

MARTIN LAKESHORE PROPERTIES LLC
5601 RANGER DR
ROCKWALL, TX 75032

BLOCKER LINDA SUE
5601 YACHT CLUB DRIVE
ROCKWALL, TX 75032

HOLLOWAY KAREN HOUSTON
5602 CAMBRIA DRIVE
ROCKWALL, TX 75032

JACKSON DESHANNON
5602 CANADA COURT
ROCKWALL, TX 75032

WOMACK NATALIE AND
JACOB BAYS
5602 YACHT CLUB DRIVE
ROCKWALL, TX 75032

SMITH MICHAEL A
5603 CAMBRIA DR
ROCKWALL, TX 75032

KING RONALD H AND
DEBBIE D RENFROW
5603 YACHT CLUB DRIVE
ROCKWALL, TX 75032

RESIDENT
5604 YACHT CLUB DR
ROCKWALL, TX 75032

DUDLEY KAREN
5604 CAMBRIA DRIVE
ROCKWALL, TX 75032

FARIS CHARLES M AND DAWN M
5604 CANADA CT
ROCKWALL, TX 75032

WANDREY ERIN
5605 CAMBRIA DRIVE
ROCKWALL, TX 75032

CLEVENGER JOHN
5605 RANGER DRIVE
ROCKWALL, TX 75032

RESIDENT
5606 CANADA CT
ROCKWALL, TX 75032

RESIDENT
5606 YACHT CLUB DR
ROCKWALL, TX 75032

WHITE DAVID RANDALL
5606 CAMBRIA DR
ROCKWALL, TX 75032

SANDKNOP RYAN TERRANCE AND KATIE ANN
5606 RANGER DR
ROCKWALL, TX 75032

CRUZ SVEN CHRISTIAN AND
JAMIE MCCORMICK
5607 CAMBRIA DR
ROCKWALL, TX 75032

NEEL COURTNEY B
5607 RANGER DRIVE
ROCKWALL, TX 75032

RESIDENT
5608 YACHT CLUB DR
ROCKWALL, TX 75032

BUTTLES HOLLI M LOVELESS
5608 CANADA CT
ROCKWALL, TX 75032

GARNER LAURA
5609 CAMBRIA DR
ROCKWALL, TX 75032

PROFFER PAUL D & CAROL W
5610 CAMBRIA DR
ROCKWALL, TX 75032

ROBISON AARON AND AMY M
5610 CANADA CT
ROCKWALL, TX 75032

LALONDE SCOTT M AND MEGAN B
5610 YACHT CLUB DRIVE
ROCKWALL, TX 75032

RESIDENT
5611 CAMBRIA DR
ROCKWALL, TX 75032

FUENTES GERARDO & GENISE
5612 CAMBRIA DRIVE
ROCKWALL, TX 75032

GARDNER MICHAEL J
5613 CAMBRIA DR
ROCKWALL, TX 75032

SANCHEZ DIANA AND JERRY
5614 CAMBRIA DRIVE
ROCKWALL, TX 75032

ELLIOTT LARRY & MARY
5616 CAMBRIA DR
ROCKWALL, TX 75032

BAILEY KENNETH R & DEBBIE A
5618 CAMBRIA DRIVE
ROCKWALL, TX 75032

WONG PAUL C & POLLY W
5620 CAMBRIA DR
ROCKWALL, TX 75032

RESIDENT
5622 CAMBRIA DR
ROCKWALL, TX 75032

COOPER NEAL B
5624 CAMBRIA DR
ROCKWALL, TX 75032

WALLACE JOSHUA RAY AND
MANDI LYNN HEATHERLY
5626 CAMBRIA DRIVE
ROCKWALL, TX 75032

ARNOLD TIMOTHY S AND SHELLEY R
5700 RANGER DR
ROCKWALL, TX 75032

WEST JAKE EDWARD AND RACHEL
5701 YACHT CLUB
ROCKWALL, TX 75032

ROMERO VICTOR H MATA AND FILOMENA
MATA
5702 RANGER DR
ROCKWALL, TX 75032

OWEN DONALD H
5702 SOUTHERN CROSS
ROCKWALL, TX 75032

FERGUSON MICHEAL & DEBBIE
5703 RANGER DR
ROCKWALL, TX 75032

LANG JOSEPH W III &
LISA PAPANICOLAS-LANG
5703 YACHT CLUB DR
ROCKWALL, TX 75032

COGGESHALL LON CHRISTIAN
5704 RANGER DRIVE
ROCKWALL, TX 75032

NOLAN STEPHEN
5704 SOUTHERN CROSS DR
ROCKWALL, TX 75032

MALAK RICHARD J AND BARBARA E
5704 YACHT CLUB DRIVE
ROCKWALL, TX 75032

RESIDENT
5705 YACHT CLUB DR
ROCKWALL, TX 75032

LAROUX TONI D
5705 RANGER DR
ROCKWALL, TX 75032

SORENSEN DEBORAH R & ROBERT S
5705 SOUTHERN CROSS DR
ROCKWALL, TX 75032

CROUCH DANIEL AND CHRISTINA
5706 RANGER DR
ROCKWALL, TX 75032

HAMAD JASON
5706 SOUTHERN CROSS DRIVE
ROCKWALL, TX 75032

DOUGLAS-GRAY ANTONE & DAKOTA
5707 RANGER DR
ROCKWALL, TX 75032

KING SHILA
5707 SOUTHERN CROSS DRIVE
ROCKWALL, TX 75032

GANDY JAMES BRADY & EDNA
5707 YACHT CLUB DRIVE
ROCKWALL, TX 75032

RESIDENT
5708 SOUTHERN CROSS DR
ROCKWALL, TX 75032

RESIDENT
5709 SOUTHERN CROSS DR
ROCKWALL, TX 75032

RESIDENT
5709 YACHT CLUB DR
ROCKWALL, TX 75032

REYNOLDS TIM A
5709 RANGER DR
ROCKWALL, TX 75032

DEFRANCO JOHN
5710 SOUTHERN CROSS
ROCKWALL, TX 75032

DEFRANCO JOHN S & DIANE B
5710 SOUTHERN CROSS DR
ROCKWALL, TX 75032

VILLAROMAN LEO D MD & MARIA E
5711 RANGER DRIVE
ROCKWALL, TX 75032

MARK BRIAN POESCHEL & AURORA POESCHEL LIVING TRUST
MARK BRIAN POESCHEL & AURORA POESCHEL-TRUSTEES
5711 SOUTHERN CROSS DRIVE
ROCKWALL, TX 75032

WHITE GUY B AND
JESSICA CANTON
5711 YACHT CLUB DRIVE
ROCKWALL, TX 75032

LEMASTER MARK & JILL
5712 SOUTHERN CROSS DR
ROCKWALL, TX 75032

BOWERS WILLIAM AND STEPHANIE
5713 RANGER DR
ROCKWALL, TX 75032

RUSHING ROGER D & DEBORAH C
5713 SOUTHERN CROSS DR
ROCKWALL, TX 75032

CURTIN DENIS ELLIOT
5715 RANGER DR
ROCKWALL, TX 75032

JENNISON FAMILY HOMESTEAD TRUST
JEROME R JENNISON AND NANCY E JENNISON-TRUSTEES
5716 SOUTHERN CROSS DRIVE
ROCKWALL, TX 75032

CHESNA THOMAS E &
VICTORIA D CHESNA LIVING TR
5720 SOUTHERN CROSS DR
ROCKWALL, TX 75032

BRANCO ANTHONY J
5731 SOUTHERN CROSS DR
ROCKWALL, TX 75032

WITT CAROLINE L
5735 SOUTHERN CROSS DRIVE
ROCKWALL, TX 75032

RESIDENT
5801 RANGER DR
ROCKWALL, TX 75032

BIXLER JOY S
5801 YACHT CLUB DR
ROCKWALL, TX 75032

ALVARADO PAUL AND ELSA
5802 CONSTELLATION CIR
ROCKWALL, TX 75032

RESIDENT
5803 RANGER DR
ROCKWALL, TX 75032

WRIGHTSON DAVID J SR
5803 YACHT CLUB DR
ROCKWALL, TX 75032

WRIGHTSON DAVID J & LUCY S
5803 YACHT CLUB DR
ROCKWALL, TX 75032

RESIDENT
5804 YACHT CLUB DR
ROCKWALL, TX 75032

MARQUES LILIAN
5805 RANGER DRIVE
ROCKWALL, TX 75032

MINCKLER JOSEPH M & INGRID E
5805 YACHT CLUB DR
ROCKWALL, TX 75032

INMAN CAROL AND DANNY REVOCABLE TRUST
DANNY DALE INMAN & CAROL ANNETTE CO-TRUSTEES
5806 CONSTELLATION
ROCKWALL, TX 75032

HUMES JENNIFER
5806 YACHT CLUB DRIVE
ROCKWALL, TX 75032

RESIDENT
5807 YACHT CLUB DR
ROCKWALL, TX 75032

ARCE JEAN PAUL
5807 RANGER DR
ROCKWALL, TX 75032

RESIDENT
5808 CONSTELLATION CIR
ROCKWALL, TX 75032

LANG NICOLE
5808 YACHT CLUB DR
ROCKWALL, TX 75032

CAMPOS RUBEN
5809 RANGER DR
ROCKWALL, TX 75032

MORALES JOSE LUIS JR
5809 YACHT CLUB DR
ROCKWALL, TX 75032

STROUD SUZETTE AND
LINA NIKOLE SWIZE
581 LOUDER WAY
FATE, TX 75087

PT SHARAMITARO FAMILY TRUST
PAUL J SHARAMITARO AND TINA L
SHARAMITARO- TRUSTEES
5810 CONSTELLATION CIRCLE
ROCKWALL, TX 75032

DEWITT MADALENA M
5811 YACHT CLUB DRIVE
ROCKWALL, TX 75032

SEALS SCOTT RYAN AND SHANNA LOUISE
5812 CONSTELLATION CIR
ROCKWALL, TX 75032

RESIDENT
5813 YACHT CLUB DR
ROCKWALL, TX 75032

DEMAGGIO ANNEMIEKE W & ANTHONY J
5813 CONSTELLATION CIR
ROCKWALL, TX 75032

HYVL BRUCE ALAN AND MIRANDA RENEE
5814 CONSTELLATION CIRCLE
ROCKWALL, TX 75032

RENTFROW JAMEY AND LEEANN
5816 CONSTELLATION CIRCLE
ROCKWALL, TX 75032

DICKSTEIN JUSTIN
5817 CONSTELLATION CIR
ROCKWALL, TX 75032

OSTRANDER MARK & TAMMY
5818 CONSTELLATION CIRCLE
ROCKWALL, TX 75032

RESIDENT
5901 VOLUNTEER PL
ROCKWALL, TX 75032

RESIDENT
5901 YACHT CLUB DR
ROCKWALL, TX 75032

PALMER VANDI
5901 RANGER DR
ROCKWALL, TX 75032

BRIGHT ANDREA STEFANIE SCHMAZ AND
CHRISTOPHER COLIN KATO
5901 SCEPTRE DRIVE
ROCKWALL, TX 75032

MARENICH JENNIFER CORA AND ROBERT
ANDREW
5902 YACHT CLUB DRIVE
ROCKWALL, TX 75032

PIERCE D F
5903 RANGER DR
ROCKWALL, TX 75032

FIALA MARZENA AND GEORGE
5903 SCEPTRE DR
ROCKWALL, TX 75032

HENDRICKS LORI L
5903 VOLUNTEER PL
ROCKWALL, TX 75032

HENDRICKS LORI L
5903 VOLUNTEER PLACE
ROCKWALL, TX 75032

MANN ERIK AND ABBY
5903 YACHT CLUB DR
ROCKWALL, TX 75032

RESIDENT
5904 YACHT CLUB DR
ROCKWALL, TX 75032

MOORE JAMES SETH & KIMBERLY N
5904 SCEPTRE DRIVE
ROCKWALL, TX 75032

WILLIS TOMMY LEE
5905 RANGER DR
ROCKWALL, TX 75032

MILLAGER JOSHUA & KRASSY
5905 SCEPTRE DR
ROCKWALL, TX 75032

NEWCOMER JORDAN AND DARA
5905 VOLUNTEER PLACE
ROCKWALL, TX 75032

PHILLIPS KYLONI
5906 SCEPTRE DR
ROCKWALL, TX 75032

JONES BRADLEY
5906 YACHT CLUB DR
ROCKWALL, TX 75032

BLOCKER LANA HICE
5907 SCEPTRE DR
ROCKWALL, TX 75032

ODELL JEFFERY T & TONYA
5907 VOLUNTEER PL
ROCKWALL, TX 75032

CONFIDENTIAL
5907 YACHT CLUB DR
ROCKWALL, TX 75032

DAHL MICHAEL K & SHEILA
5908 SCEPTRE DRIVE
ROCKWALL, TX 75032

TURNER LESLIE D
5908 YACHT CLUB DR
ROCKWALL, TX 75032

GRIMLAND MIKE W AND
WENDY D SMITH
5909 SCEPTRE DR
ROCKWALL, TX 75032

ULMEN PEGGY SUE
5909 VOLUNTEER PL
ROCKWALL, TX 75032

ULMEN PEGGY SUE
5909 VOLUNTEER PLACE
ROCKWALL, TX 75032

MALAK DANIEL & CYNTHIA
5910 SCEPTRE DR
ROCKWALL, TX 75032

RESIDENT
5911 VOLUNTEER PL
ROCKWALL, TX 75032

YANCEY JERRY W & YEA ZONG
5911 SCEPTRE DR
ROCKWALL, TX 75032

RABAH MILENA
5912 YACHT CLUB DRIVE
ROCKWALL, TX 75032

HALL GLENN D
5913 SCEPTRE DR
ROCKWALL, TX 75032

GRIMES BEVERLY BOYCE
5913 VOLUNTEER PL
ROCKWALL, TX 75032

KALAJDZIC BOJAN
5914 VOLUNTEER PLACE
ROCKWALL, TX 75032

RESIDENT
5915 VOLUNTEER PL
ROCKWALL, TX 75032

WALKER SHARLA
5915 SCEPTRE DRIVE
ROCKWALL, TX 75032

BRANTLEY RITA JANELLE
5916 VOLUNTEER PLACE
ROCKWALL, TX 75032

OBENSHAIN LOUISE V
5917 VOLUNTEER PLACE
ROCKWALL, TX 75032

RESIDENT
5918 VOLUNTEER PL
ROCKWALL, TX 75032

RESIDENT
5919 VOLUNTEER PL
ROCKWALL, TX 75032

FIELDS S A
5920 VOLUNTEER PL
ROCKWALL, TX 75032

BOBO ANN MARIE
5921 VOLUNTEER PLACE
ROCKWALL, TX 75032

LENOX NANCY H
5922 VOLUNTEER PL
ROCKWALL, TX 75032

RESIDENT
5924 VOLUNTEER PL
ROCKWALL, TX 75032

RESIDENT
5925 VOLUNTEER PL
ROCKWALL, TX 75032

BANKS GENELLE MARIE
5926 VOLUNTEER PL
ROCKWALL, TX 75032

STOUT JEFFREY AND SHERI
5927 VOLUNTEER PL
ROCKWALL, TX 75032

MOMSEN LEO JOHN
5928 VOLUNTEER PLACE
ROCKWALL, TX 75032

SCHIRATO LISA
5929 VOLUNTEER PLACE
ROCKWALL, TX 75032

LEATHERWOOD CATHY R
5930 VOLUNTEER PLACE
ROCKWALL, TX 75032

BROWN DORLISKA WADSWORTH IV
6 INTREPID CIRCLE
ROCKWALL, TX 75032

COLLICHIO STEVEN JAMES
6002 VOLUNTEER PL
ROCKWALL, TX 75032

DALY PETER H & CARLA S BRICE
6003 VOLUNTEER PL
ROCKWALL, TX 75032

WOOD TERESA E
6004 VOLUNTEER PL
ROCKWALL, TX 75032

DEAN ANGIE D & ROY M
6005 VOLUNTEER PL
ROCKWALL, TX 75032

FUNDARO ANTHONY J AND MARTINA
6007 VOLUNTEER PL
ROCKWALL, TX 75032

RICHARDSON CHESTER AND SHELLEY
604 COURAGEOUS DR
ROCKWALL, TX 75032

TONOLI KEITH M & ROSEMARY E
604 SEVERIGE CT
ROCKWALL, TX 75032

RESIDENT
605 COURAGEOUS DR
ROCKWALL, TX 75032

JORDAN PAMELLA W
605 SCENIC DR
ROCKWALL, TX 75032

LANGER KATHERINE
606 SEVERIGE CT
RROCKWALL, TX 75032

HILL KENYON B
608 SEVERIGE CT
ROCKWALL, TX 75032

MARSHALL LISA AND WILLIAM C
609 COURAGEOUS DR
ROCKWALL, TX 75032

HALLBACK ERIK & ANIKO
610 SEVERIGE CT
ROCKWALL, TX 75032

DWYER REX W AND AMY
6101 VOLUNTEER PL
ROCKWALL, TX 75032

RESIDENT
6102 VOLUNTEER PL
ROCKWALL, TX 75032

WEBSTER MARY ANN
6103 VOLUNTEER PLACE
ROCKWALL, TX 75032

RESIDENT
6104 VOLUNTEER PL
ROCKWALL, TX 75032

BRENDA BEJARANO REVOCABLE TRUST
BRENDA BEJARANO- TRUSTEE
6105 VOLUNTEER PLACE
ROCKWALL, TX 75032

RESIDENT
6106 VOLUNTEER PL
ROCKWALL, TX 75032

BRYNE PATRICK AND LAURA KRUSE
6107 VOLUNTEER PLACE
ROCKWALL, TX 75032

DRAPER CHARLES E & JANICE M
6108 VOLUNTEER PL
ROCKWALL, TX 75032

MARSH ELIZABETH AND JACK
6109 VOLUNTEER PL
ROCKWALL, TX 75032

NEAL RYAN & ALLYSON
6110 VOLUNTEER PLACE
ROCKWALL, TX 75032

BROWN BRYAN K
6111 VOLUNTEER PL
ROCKWALL, TX 75032

MAZUR MELISSA
6112 VOLUNTEER PL
ROCKWALL, TX 75032

JOHNSON EARL & ERA WILLIAMS
612 SEVERIGE COURT
ROCKWALL, TX 75032

RESIDENT
615-619 COURAGEOUS DR
ROCKWALL, TX 75032

BLASSINGAME KENNETH E ETUX
6227 HIGHGATE LN
DALLAS, TX 75214

ATASHIRANG GHASSEM
623 COURAGEOUS DR
ROCKWALL, TX 75032

HUMES GEORGE D & MARY A
624 COURAGEOUS DR
ROCKWALL, TX 75032

RIDGE ROAD REAL ESTATE LLC
6245 RYEWORTH DR
FRISCO, TX 75035

RESIDENT
625 COURAGEOUS DR
ROCKWALL, TX 75032

RESIDENT
627 COURAGEOUS DR
ROCKWALL, TX 75032

JOHNSON FAMILY TRUST
628 SHADOW WOOD LN
HEATH, TX 75032

JUAREZ JAIME L
629 COURAGEOUS DR
ROCKWALL, TX 75032

CRUTCHFIELD DAVID S & MARY W
630 COURAGEOUS DR
ROCKWALL, TX 75032

RESIDENT
631 COURAGEOUS DR
ROCKWALL, TX 75032

MELTON STEVEN C & BEVERLY G
632 COURAGEOUS DR
ROCKWALL, TX 75032

SANTANO INVESTMENTS LLC
632 SORITA CIRCLE
HEATH, TX 75032

KORSH ERIC S AND DIANE
633 COURAGEOUS DRIVE
ROCKWALL, TX 75032

MCKINSTRY FRITZ & KATHY, TRUSTEES
FRITZ & KATHY MCKINSTRY LIVING TRUST
634 COURAGEOUS DR
ROCKWALL, TX 75032

MCKINSTRY FRITZ AND KATHY LIVING TRUST
634 COURAGEOUS DR
ROCKWALL, TX 75032

LACORTE PASQUALE JR AND LANEY LACORTE
635 COURAGEOUS DRIVE
ROCKWALL, TX 75032

HAYS DANNY W & JOAN
639 STAFFORD CIR
ROCKWALL, TX 75087

HAYS DANNY W AND JOAN A
639 STAFFORD CIRCLE
ROCKWALL, TX 75087

HAYS DANNY W AND JOAN A
639 STAFFORD CIRCLE
ROCKWALL, TX 75087

ROCKWALL PROPERTY SOLUTIONS
643 TURTLE COVE BLVD
ROCKWALL, TX 75087

COOPER KAREN AND CRAIG
6498 GOLDEN CLUB DR
MIRA LOMA, CA 91752

MUNGER JEFFREY K AND GAIL SLOANE
6558 FOXDALE CIRCLE
COLORADO SPRINGS, CO 80919

ROBERTSON RONALD H AND
BILLY C ROBERTSON
661 SORITA CIRCLE
HEATH, TX 75032

ARBAT, LLC
6629 ISLA DEL RAY
EL PASO, TX 79912

CORL JON & KIMBERLY BETH CORL AND
ELIZABETH EDWARDS
668 FEATHERSTONE DRIVE
ROCKWALL, TX 75087

EMERIROCK LLC
DBA EMERITUS SENIOR LIVING
6737 W WASHINGTON ST STE 2300
MILWAUKEE, WI 53214

RESIDENT
7 GREENBELT
ROCKWALL, TX 75032

DEFORD ERA JANE
7 INTREPID CIRCLE
ROCKWALL, TX 75032

STIEGELMAR RICHARD L AND DORA L
7 MAGNOLIA DR
MEXICO BEACH, FL 32456

JONES W GRIFFIN & BARBARA STEWART JONES
701 YACHT CLUB DR
ROCKWALL, TX 75032

RAMSEY TERESA GALE AND
LORI RAMSEY
7047 LAVISTA DRIVE
DALLAS, TX 75214

UTHLAUT WILLIAM & JACQUELINE C
7057 W BELMONT DR
LITTLETON, CO 80123

UTHLAUT WILLIAM S
7057 W BELMONT DR
LITTLETON, CO 80123

STAMPS GAYLON JR
7120 SPRING VALLEY RD
DALLAS, TX 75254

PILARC KAREN
718 7TH STREET SOUTHEAST
AUBURN, WA 98002

VELASCO ALEJANDRO PORTOCARRERO AND
STEPHANIE G ARAMAYO
7205 STONE MEADOW CIR
ROWLETT, TX 75088

CID EVELYN DEL
7226 ENCLAVE WAY
DALLAS, TX 75218

CID EVELYN DEL
7226 ENCLAVE WAY
DALLAS, TX 75218

CID EVELYN DEL
7226 ENCLAVE WAY
DALLAS, TX 75218

THOMAS VELIA
7317 LOUGHEED PLZ
PLANO, TX 75025

GKD PROPERTIES LLC
732 AVALON DRIVE
HEATH, TX 75032

ROCK SOUTH INVESTMENTS LTD. A TEXAS
LIMITED PARTNERSHIP
756 RIDGE HOLLOW RD
ROCKWALL, TX 75032

ABARCA CARLOS ALBERTO RIVERS
7709 BRIARCREST CT
IRVING, TX 75063

JACOBS MICHAEL TYLER AND ASHLEE BROOKS
PATTON
ASHLEE BROOKS PATTON
7818 GASTON DR
SAN DIEGO, CA 92126

PATTERSON WILLIAM L JR AND DWAYLA L
REVOCABLE LIVING TRUST
782 HANOVER DR
ROCKWALL, TX 75087

PATTERSON WILLIAM L JR AND DWAYLA L
REVOCABLE LIVING TRUST
782 HANOVER DR
ROCKWALL, TX 75087

BENTON EMILY AND
LORI BENTON
785 WINDING RIDGE LN
ROCKWALL, TX 75032

BOWSHER KATHERINE M
8 INTREPID CIRCLE
ROCKWALL, TX 75032

RESIDENT
801 SIGNAL RIDGE PL
ROCKWALL, TX 75032

RESIDENT
801 SIGNAL RIDGE PL
ROCKWALL, TX 75032

RESIDENT
801 SIGNAL RIDGE PL
ROCKWALL, TX 75032

LONON DEBORAH J
802 SIGNAL RIDGE PLACE
ROCKWALL, TX 75032

RESIDENT
803 SIGNAL RIDGE PL
ROCKWALL, TX 75032

PROSEK SHERI L
803 VILLAGE GREEN DR
ROCKWALL, TX 75087

BROWN NIGEL M.H.O.
8039 WESTOVER DR
DALLAS, TX 75231

RESIDENT
804 SIGNAL RIDGE PL
ROCKWALL, TX 75032

ARMSTRONG D
804 EAGLE PASS
HEATH, TX 75032

ARMSTRONG JOHN D III AND INDIVIDUAL
804 EAGLE PASS
HEATH, TX 75032

ARMSTRONG D
804 EAGLE PASS
HEATH, TX 75032

ARMSTRONG JOHN D
804 EAGLE PASS
HEATH, TX 75032

KING JON JOSHUA
805 SAHARA DRIVE
GREENVILLE, TX 75402

PATTON ROXANNE LOUISE & KURTIS LEE
805 SIGNAL RIDGE PLACE
ROCKWALL, TX 75032

WALKER RAYMOND B & PHYLLIS F REVOCABLE
TRUST
RAYMOND B & PHYLLIS F WALKER TRUSTEES
806 SIGNAL RIDGE PLACE UNIT 806
ROCKWALL, TX 75032

POPP LEILA
807 SIGNAL RIDGE PL
ROCKWALL, TX 75032

PETERSON STEVEN R & DONNA R
808 SIGNAL RIDGE
ROCKWALL, TX 75032

BRAY SHAWN & HANNAH GRACE LEHMANN-BRAY
809 SIGNAL RIDGE
ROCKWALL, TX 75032

KLINE LINDA ANN MULLANE
8090 FRANKFORD RD APT 119
DALLAS, TX 75252

KLINE LINDA ANN MULLANE
8090 FRANKFORD RD APT 119
DALLAS, TX 75252

GERAULT JANET
810 SIGNAL RIDGE PL
ROCKWALL, TX 75032

RESIDENT
811 SIGNAL RIDGE PL
ROCKWALL, TX 75032

RESIDENT
812 SIGNAL RIDGE PL
ROCKWALL, TX 75032

DUNN FAMILY TRUST AND DUNN MARITAL TRUST
ALMA JEAN DEAN- TRUSTEE
813 SIGNAL RIDGE PLACE
ROCKWALL, TX 75032

BRASHEARS KARI
814 SIGNAL RIDGE PL
ROCKWALL, TX 75032

ANDREW JONATHON
815 SIGNAL RIDGE
ROCKWALL, TX 75032

RESIDENT
816 SIGNAL RIDGE PL
ROCKWALL, TX 75032

KOLLECK THOMAS A AND TAMARA DESIERTO
8175 W BARRANCA RD
PAYSON, AZ 85541

CROW BILL CHARLES & RUTH ELIZABETH
828 CR 1035
COOPER, TX 75432

SN DFW LLC
8390 E VIA DE VENTURA F-110 #303
SCOTTSDALE, AZ 85258

STARNES KIMBERLY DAWN
8545 MIDWAY RD
DALLAS, TX 75209

ESPARZA KRISTIN
8565 PLAINFIELD ROAD
LYONS, IL 60534

BEST JAMES AND KIMBERLY
870 W INTERSTATE SUITE 100
GARLAND, TX 75043

DALTON PAMELA JOY, TRUSTEE
PAMELA JOY DALTON LIVING TRUST
872 RATHBONE CIRCLE
FOLSOM, CA 95630

SEIBERT PETE
9 INTREPID CIR
ROCKWALL, TX 75032

C SCOTT LEWIS HOMS INC
900 HEATHLAND CROSSING
HEATH, TX 75032

RRDC LTD
900 HEATHLAND CROSSING
HEATH, TX 75032

STEPHENSON ROBIN AND LARRY JR
9005 BRIARCREST DR
ROWLETT, TX 75089

RESIDENT
901 SIGNAL RIDGE PL
ROCKWALL, TX 75032

ESTRERA PHILIP
9011 CLEARHURST DRIVE
DALLAS, TX 75238

LOYCE HOPKINS 2017 REVOCABLE TRUST
LOYCE ANN HOPKINS TRUSTEE
902 SIGNAL RIDGE PLACE
ROCKWALL, TX 75032

TURANO DEBRA SUE
903 SIGNAL RIDGE PL
ROCKWALL, TX 75032

RESIDENT
904 SIGNAL RIDGE PL
ROCKWALL, TX 75032

CHAPMAN LAURA J AND RONALD L
905 SIGNAL RIDGE PL
ROCKWALL, TX 75032

GOODALL JOYCE ANN & JILL NICOLE COOPER
906 SIGNAL RIDGE PLACE 5
ROCKWALL, TX 75032

RESIDENT
907 SIGNAL RIDGE PL
ROCKWALL, TX 75032

EFFLE MANDY E AND
JOSH DEATON
908 SIGNAL RIDGE
ROCKWALL, TX 75032

RESIDENT
909 SIGNAL RIDGE PL
ROCKWALL, TX 75032

ROCKWALL HOMES LLC
C/O SAUNDRA HOLLAND
909 CULLINS RD
ROCKWALL, TX 75032

LANCE A HOLLAND FAMILY TRUST
SAUNDRA G HOLLAND TRUSTEE
909 CULLINS ROAD
ROCKWALL, TX 75032

RESIDENT
910 SIGNAL RIDGE PL
ROCKWALL, TX 75032

WHITE DEBORAH
912 SIGNAL RIDGE PL
ROCKWALL, TX 75032

DISMUKE JAMIE M
913 SIGNAL RIDGE PLACE #913
ROCKWALL, TX 75032

TUCKER JANA
914 IVY LN
ROCKWALL, TX 75087

GARRIS LISA AND RANDALL
914 SIGNAL RIDGE PLACE
ROCKWALL, TX 75032

RESIDENT
915 SIGNAL RIDGE PL
ROCKWALL, TX 75032

RESIDENT
916 SIGNAL RIDGE PL
ROCKWALL, TX 75032

DEZEE CAROLE H
917 SIGNAL RIDGE PL
ROCKWALL, TX 75032

RESIDENT
918 SIGNAL RIDGE PL
ROCKWALL, TX 75032

RESIDENT
919 SIGNAL RIDGE PL
ROCKWALL, TX 75032

INZILLO FRANCA
920 SIGNAL RIDGE PL
ROCKWALL, TX 75032

RESIDENT
921 SIGNAL RIDGE PL
ROCKWALL, TX 75032

RESIDENT
921 SIGNAL RIDGE PL
ROCKWALL, TX 75032

BEST JAMES AND DEBRA
922 SENDERA LN
ROCKWALL, TX 75087

MURRAY NORMA C
922 SIGNAL RIDGE PL
ROCKWALL, TX 75032

RESIDENT
923 SIGNAL RIDGE PL
ROCKWALL, TX 75032

RESIDENT
924 SIGNAL RIDGE PL
ROCKWALL, TX 75032

RESIDENT
925 SIGNAL RIDGE PL
ROCKWALL, TX 75032

RESIDENT
926 SIGNAL RIDGE PL
ROCKWALL, TX 75032

RESIDENT
927 SIGNAL RIDGE PL
ROCKWALL, TX 75032

WILEY ALEXANDRIA AND JOHN WESLEY
SHELTON
928 SIGNAL RIDGE PL
ROCKWALL, TX 75032

LIDE SUSAN L
933 GANNON HTS
ROCKWALL, TX 75087

MALLARD DAVID S & SHERRY A
9405 WAYNE AVE
LUBBOCK, TX 79424

GREEN MAUREEN
945 BREEZY HILL LANE
ROCKWALL, TX 75087

HARRIS SUSAN
9660 ALPHA LN
QUINLAN, TX 75474

ARA MANAGEMENT LLC
9906 LINCOLNSHIRE LN
ROCKWALL, TX 75087

TAYLOR LIVING TRUST
KEVIN ASHLEY TAYLOR AND ANNETTE
ELIZABETH TAYLOR-COTRUSTEES
9918 LINCOLNSHIRE CT
ROCKWALL, TX 75087

ENGEL MARIA
LISA THOMPSON- EXECUTOR
992 GREEN RIVER RD
WAYNESBORO, TN 38485

DEVOS FAMILY REVOCABLE LIVING TRUST
DEVOS MARTIN L AND LILY K - TRUSTEES
9929 COPPEDGE LN
DALLAS, TX 75220

PRICE MOLLIE L TRUST
MOLLIE L PRICE TRUSTEE
C/O CHARLES LINEVILLE P O BOX 743612
DALLAS, TX 75374

SELF BILLY & KATIE
C/O PRO SOAP 321 HARBORVIEW DR
ROCKWALL, TX 75032

AMHILL FINANCIAL, LP
P. O. BOX 1179
ROCKWALL, TX 75087

AMHILL FINANCIAL L.P.
P. O. BOX 1179
ROCKWALL, TX 75087

PAIGE RYAN PROPERTIES LLC
P. O. BOX 853
WYLIE, TX 75098

THE SPACE PLACE, SERIES LLC, SERIES I
P.O. BOX 1271
MOUNT PLEASANT, TX 75456

LOGAN PAULINE K
P.O. BOX 2198
ROCKWALL, TX 75087

MCMINN KIMBERLY
PMB 239 11654 PLAZA AMERICA DR
RESTON, VA 20190

OUR STUFF LLC
PO BOX 100
STANTON, TX 79782

KELLEY CYNTHIA JANE
IRREVOCABLE FAMILY TRUST
PO BOX 109
ROWLETT, TX 75030

RICHMOND JANET M & TOM R
PO BOX 1145
ROCKWALL, TX 75087

AMHILL FINANCIAL LP
ATTN JIM PETERS
PO BOX 1179
ROCKWALL, TX 75087

KJT FLYING PROPERTIES LLC
PO BOX 1476
ROCKWALL, TX 75087

SRYGLEY JAMES
PO BOX 1928
ROCKWALL, TX 75087

MACALIK OTTO JEFFREY
PO BOX 2110
ROCKWALL, TX 75087

JDM RENTALS I LLC
PO BOX 2110
ROCKWALL, TX 75087

LOGAN PAULINE K
PO BOX 2198
ROCKWALL, TX 75087

#23 INVESTMENTS LLC
PO BOX 2292
ROCKWALL, TX 75087

MARICH ENTERPRISE CORPORATION
PO BOX 2319
ROCKWALL, TX 75087

HOWELL STEVE & SHARON
PO BOX 397
CRANDALL, TX 75114

CHANDLERS LANDING COMMUNITY
ASSOCIATION INC
PO BOX 638
ROCKWALL, TX 75087

HAQ REZA AHMED & SHELINA KARIM
PO BOX 6952
HUNTSVILLE, AL 35813

PRICE MOLLIE L TRUST
MOLLIE PRICE TRUSTEE
PO BOX 743612
DALLAS, TX 75374

RUSH MAJOR
PO BOX 760794
GARLAND, TX 75046

DEVILL HOMES INC
PO BOX 764166
DALLAS, TX 75376

PARAMOUNT LAURELS LLC
PO BOX 786
WYLIE, TX 75098

STOKES RICHARD & JULIE
PO BOX 8
ROCKWALL, TX 75087

WALTERS PATRICIA ANN AND JEFFERY MICHAEL
LYAN
PO BOX 833073
RICHARDSON, TX 75083

RAND PARTNERS LP
PO BOX B
TERRELL, TX 75160

June 16, 2023

TO: The Residents of the Chandler's Landing Subdivision

FROM: Ryan Miller, AICP
City of Rockwall Planning and Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087

SUBJECT: Case No. Z2023-029; Amendment to Planned Development District 8 (PD-8)

Property Owners and/or Residents of the Chandler's Landing Subdivision,

The City of Rockwall has initiated an amendment to the Planned Development District 8 (PD-8) for the purpose of consolidating the regulating ordinances contained within this Planned Development District. Currently, Planned Development District 8 (PD-8) -- *which currently regulates the Chandler's Landing Subdivision* -- consists of over 200 pages of regulations within 20 regulating ordinances, two (2) resolutions, and over 100 development cases. The proposed amendment *does not* change the land uses, development requirements, or the concept plans associated with these ordinances. The proposed amendment will, however, consolidate these ordinances, resolutions, and development cases into a single Planned Development District ordinance. The purpose of making this change is to make the document easier to read and understand for residents and home builders looking to do work in the Chandler's Landing Subdivision.

WHY AM I GETTING THIS NOTICE?
The Local Government Code for the State of Texas requires notices to be sent to all property owners and occupants effected by a zoning change. The City of Rockwall establishes a 500-foot notification buffer around the subject property as the notice areas. This means that you are receiving this notice because you either live within the Chandler's Landing Subdivision or within 500-feet of its boundaries. The attached map is a visual representation of the subject property *(i.e. Chandler's Landing Subdivision)* and the 500-foot notification buffer surrounding the zoning area.

DOES THIS CHANGE MY PROPERTY'S ZONING?
NO. The proposed amendment to Planned Development District 8 (PD-8) will not change your zoning or any development requirements associated with your property or any other properties located within Chandler's Landing Subdivision. It will *only* make it easier to find the development requirements associated with property for property owners, home builders, and city staff. Any property that is located within the 500-foot notification area -- *but is not situated within the Chandler's Landing Subdivision* -- will not be affected by the proposed zoning change.

WHEN CAN I LEARN MORE ABOUT THIS AMENDMENT?
The Planning and Zoning Commission will hold a *PUBLIC HEARING* on Tuesday, July 11, 2023 at 6:00 PM, and the City Council will hold a *Public Hearing* on Monday, July 17, 2023 at 6:00 PM. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street. Should a resident wish to attend these meetings they will be open to the public. In addition, all meetings will be available to be streamed live (*or after the meeting is over*) through the City's website (*i.e. www.rockwall.com*). If you have specific questions about the amendment you can contact the Rockwall Planning and Zoning Department at (972) 772-6441 or email planning@rockwall.com.

Ryan Miller, AICP
Director of Planning and Zoning

VIEW: Pdfile SORT: PHASE_NO
RESTRICT: PHASE_NO = "AMENITIES"

P&Z CASE NO	ORDINANCE	PHASE NAME	ACTION	DESCRIPTION
8539	8543	AMENITIES	Z	REVISED MASTER PARTIAL
8662	8687	AMENITIES	Z	REVISED MASTER
8753	0	AMENITIES	SP	REVISED SITE PLAN

ORDINANCE NO. 85-43

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

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings 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 No. 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 84-4 of the City of Rockwall, Texas, as heretofore amended, be and the same are hereby amended by amending the zoning map of the City of Rockwall so as to approve a zoning change and change in the preliminary plan for "PD" Planned Development District Number 8: Chandlers Landing on the property described in Exhibit "A".

PD-8

8539 8543 AMENITIES Z REVISED MASTER PARTIAL

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

A. Prior to issuance of any building permit in Planned Development District No. 8: Chandlers Landing, Phases 14, 18 Section 1, 19 and 20, a comprehensive development plan shall be filed with the Planning and Zoning Commission, and after hearing, the City Council shall approve a final development plan, which shall be filed and included as Exhibit "B" and made a part of this ordinance for all purposes. Such development plan shall set forth in detail the requirements for ingress and egress to the property, public or private streets or drives, with adequate right-of-way to conform to the Thoroughfare Plan of the City of Rockwall, sidewalks, utilities, drainage, parking space, height of buildings, maximum lot coverage, yards and open spaces, screening walls or fences and other development and protective requirements considered necessary by the City Council so as to create a reasonable transition to and protection of the adjacent property.

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

C. Development of Planned Development No. 8: Chandlers Landing Phases 14, 18 Section 1, 19 and 20 shall be regulated by the requirements listed in Exhibit "C".

D. Development of the amenities of Planned Development No. 8: Chandlers Landing shall be regulated by the requirements listed in Exhibit "D".

E. Prior to the construction of streets and utilities in Phase 19, the developer must escrow the funds for 115% of the cost of 24 ft. of concrete paving along FM-740, including storm drainage, curb and gutter, sidewalk, and engineering.

F. The new entrance off FM-740 can only be used for semi-trailer trucks until a southbound deceleration lane on FM-740 is constructed. The truck entrance must be chained and locked when not in use.

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

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

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

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

DULY PASSED AND APPROVED this 26th day of August, 1985.

APPROVED:

Mayor

ATTEST:

City Secretary

1st reading 8/5/85

2nd reading 8/26/85

EXHIBIT D

AMENITY IMPROVEMENTS

Yacht Club Area

1. Seven (7) tennis courts to be re-surfaced.
2. A new improved lighting system will be installed on five (5) courts.
3. Landscaped retaining walls will be constructed around all steep slopes adjacent to the courts.
4. A sub-surface drainage system will be installed to pick up surface run-off.
5. A new sidewalk system will be installed to accommodate golf carts - 6 ft. wide around existing tennis courts.
6. Major grading will be performed to improve landscaping and better maintenance - erosion ditch.
7. The courts will have spectator accommodations where the terrain permits.
8. The existing children's play area will be renovated and enlarged.
9. Outdoor tennis pavillion.
10. Additional major improvements will be made to the Yacht Club which include better accoustics, carpeting, renovation of Commodore State Room, outside lounging accommodations, structure cosmetics and landscaping.

Area A - Swimming & Tennis Park

1. Parking
2. Swimming pool
3. Gazebo
4. Children's play area
5. Restrooms/dressing
6. tennis courts (2), lights
7. General landscaping.
8. Large trees, small trees, shrubs and ground cover, lawn, elevated planters, lighting

Area B: Recreation Park

1. Limited parking and access
2. Park shelter
3. Children's play area (2)
4. Picnic spots (4)
5. Volleyball court
6. Half basketball court
7. Open lawn area
8. Exercise stations (7)
9. Pedestrian trail
10. Bridges (4)
11. General clearing and channel work
12. Tree pruning, stone boulders, retaining walls and fencing, flowering trees, and plants

AMENITIES SCHEDULE

I. Recreation Park

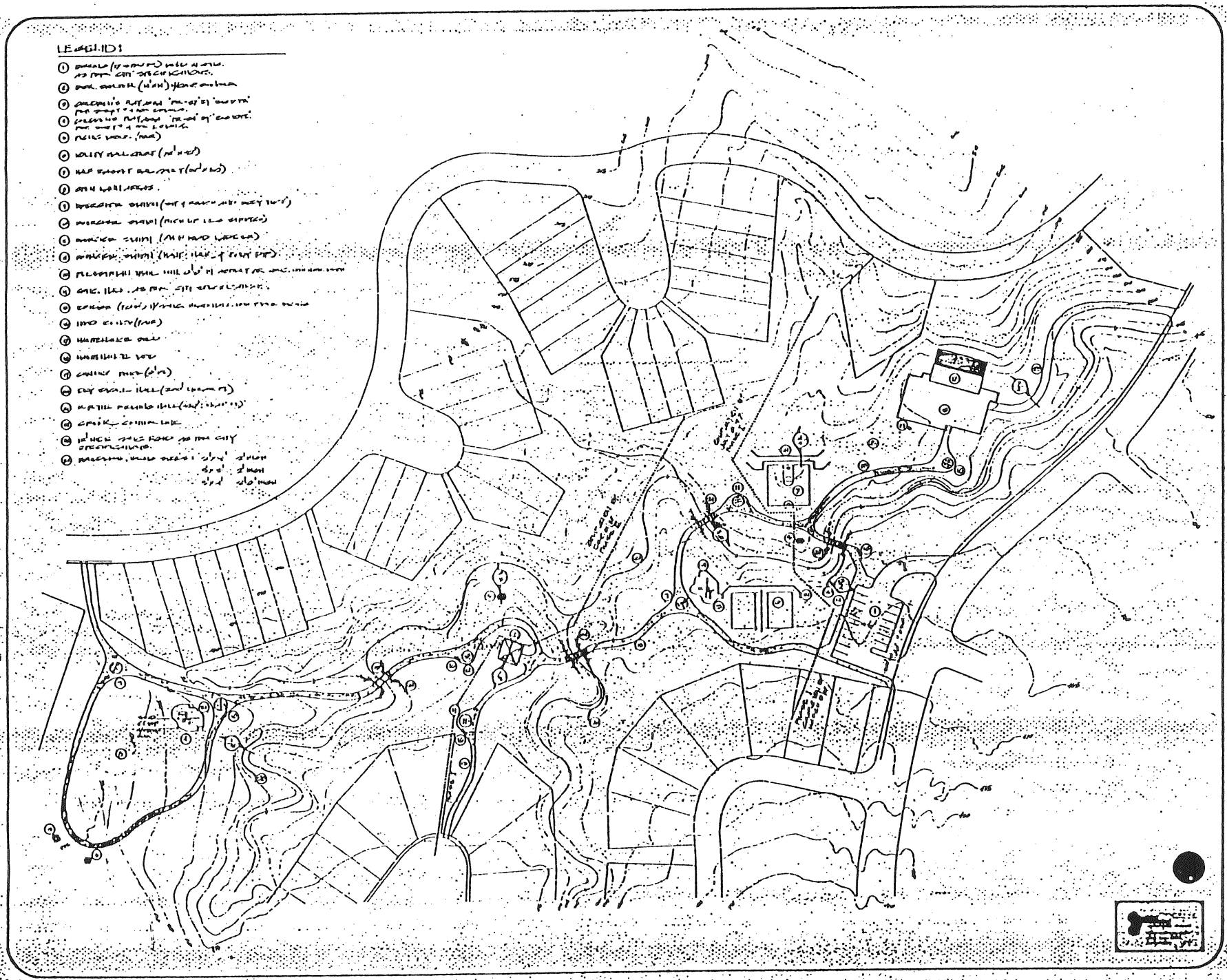
Start Fall. 1985
Open lawn area, Spring 1986
Completion, Fall 1987

II. Amenity Improvements for Yacht Club

Start Summer 1985
Completion Spring 1986

III. Swimming and Tennis Park

Start Spring 1986
Completion Fall 1987


LEGEND:

PD-8

ORDINANCE No. 86-87

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

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

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

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

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

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

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

2. Community Association maintenance facility as shown on Exhibit "B".

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

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

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

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

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

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

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

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

APPROVED:

Mayor

ATTEST:

BY: _____

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

Exhibit "A"

RECREATION PARK

STATE OF TEXAS
COUNTY OF ROCKWALL

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

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

Continued.....Page 2

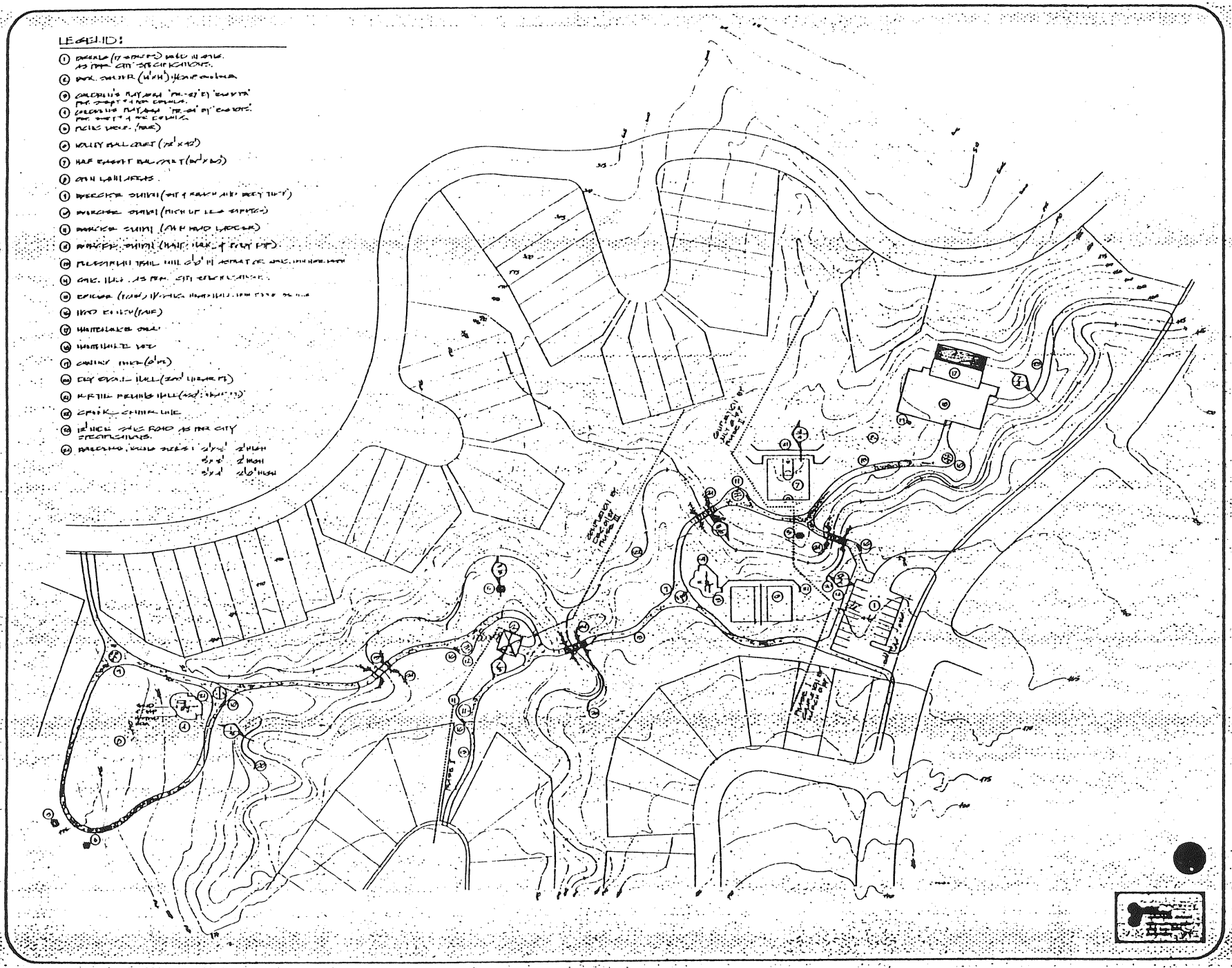
THENCE: North 73° 51' 06" West a distance of 86.96 feet to a point for a corner;
THENCE: South 62° 17' 57" West a distance of 70.90 feet to a point for a corner in the Northerly R.O.W. line of Ranger Drive (31 foot R.O.W.) and the beginning of a circular curve to the left, said curve having a chord bearing of North 53° 25' 54" West, a chord of 137.18 feet, a central angle of 47° 26' 29" and a radius of 170.50 feet;
THENCE: In a Northwesterly direction along the Northerly R.O.W. line of Ranger Drive an arc distance of 141.18 feet to a point for a corner;
THENCE: North 77° 09' 08" West along the Northerly R.O.W. line of Ranger Drive a distance of 43.93 feet to the Point of Beginning and Containing 8.8497 Acres of Land.

Harold L. Evans, Consulting Engineer

July 2, 1985

EXHIBIT "B"

SITE PROFILE
an environmental design project - for
CHANDLERS LANDING PARK
ROCKWALL
TEXAS
revisions
dwn
chk
app
project
date
scale
shown
sheet



revisions

dwn

chk

app

an environmental design project for

CHANDLERS LANDING PARK

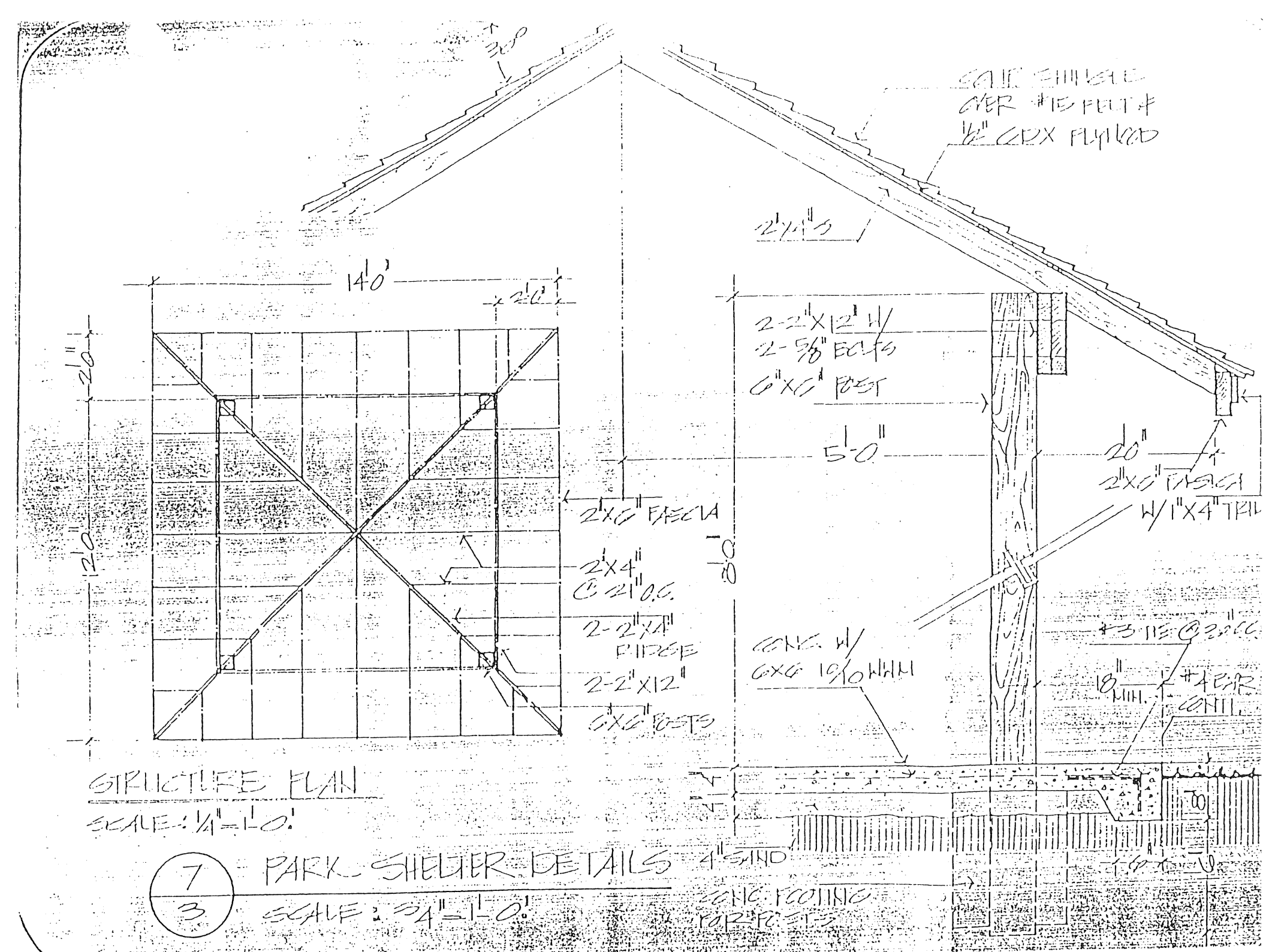
project

date

scale

shown

sheet

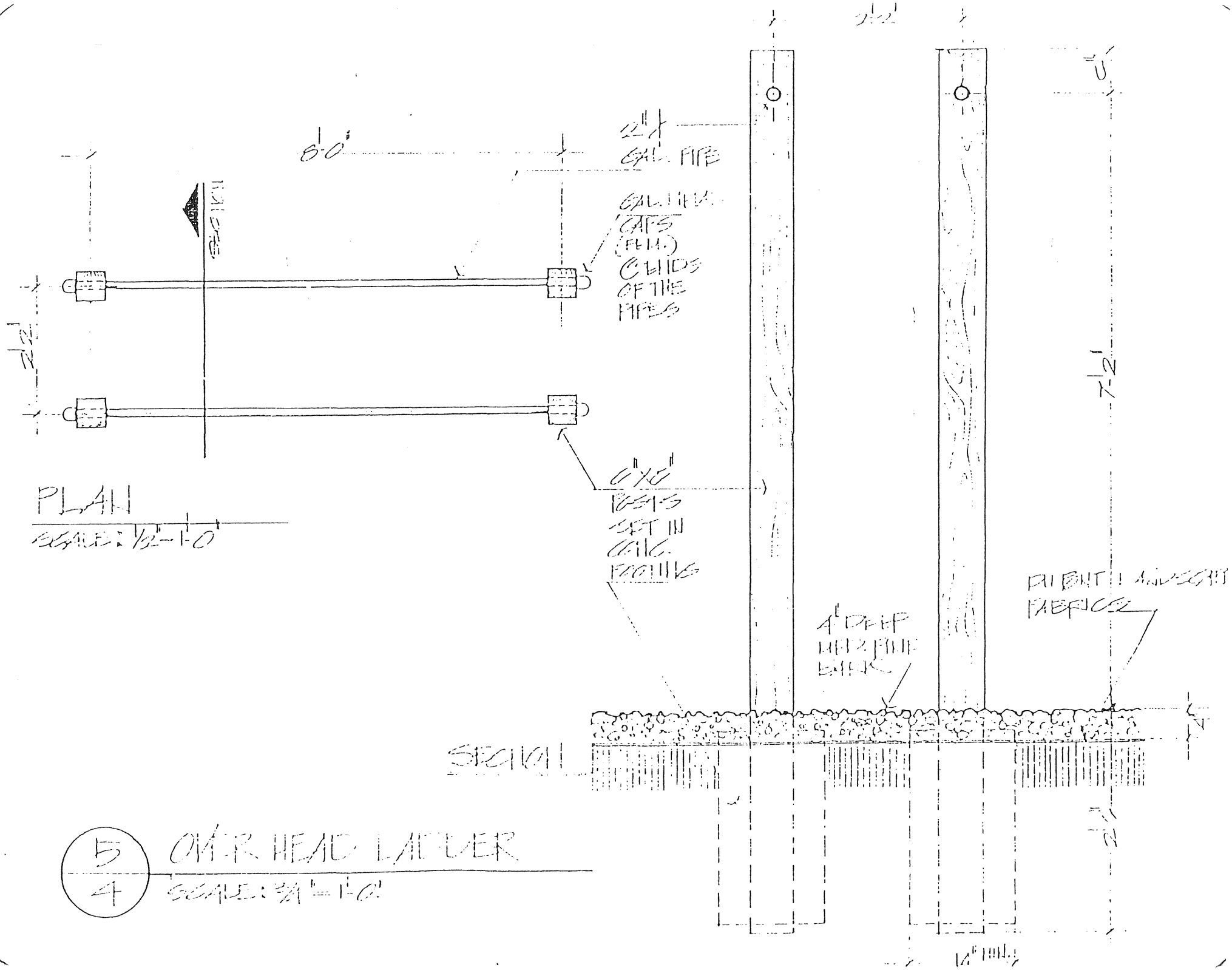


STRUCTURE PLAN

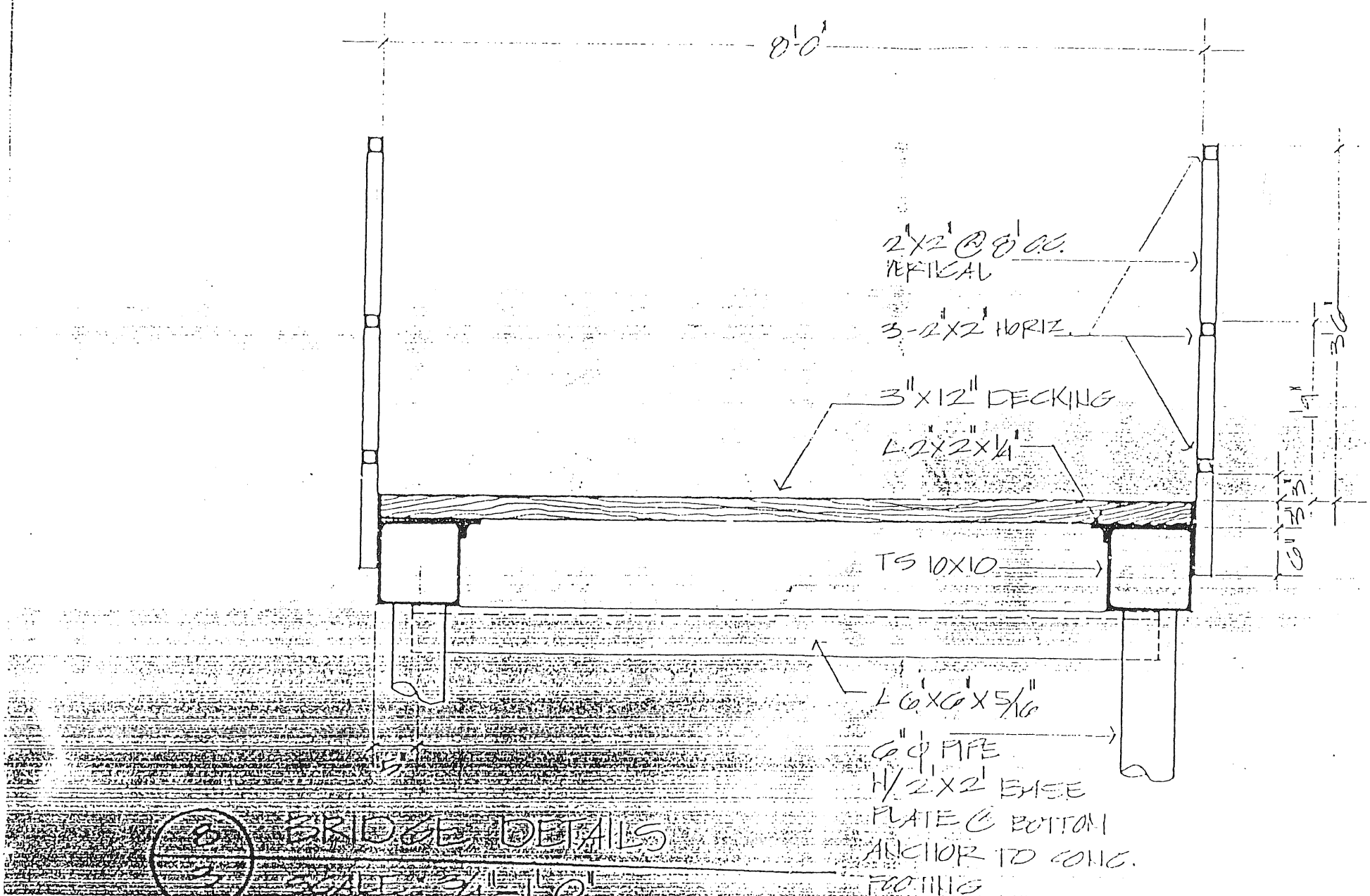
SCALE: 1/4"=1'-0"

7/3 PARK SHELTER DETAILS

SCALE: 3/4"=1'-0"

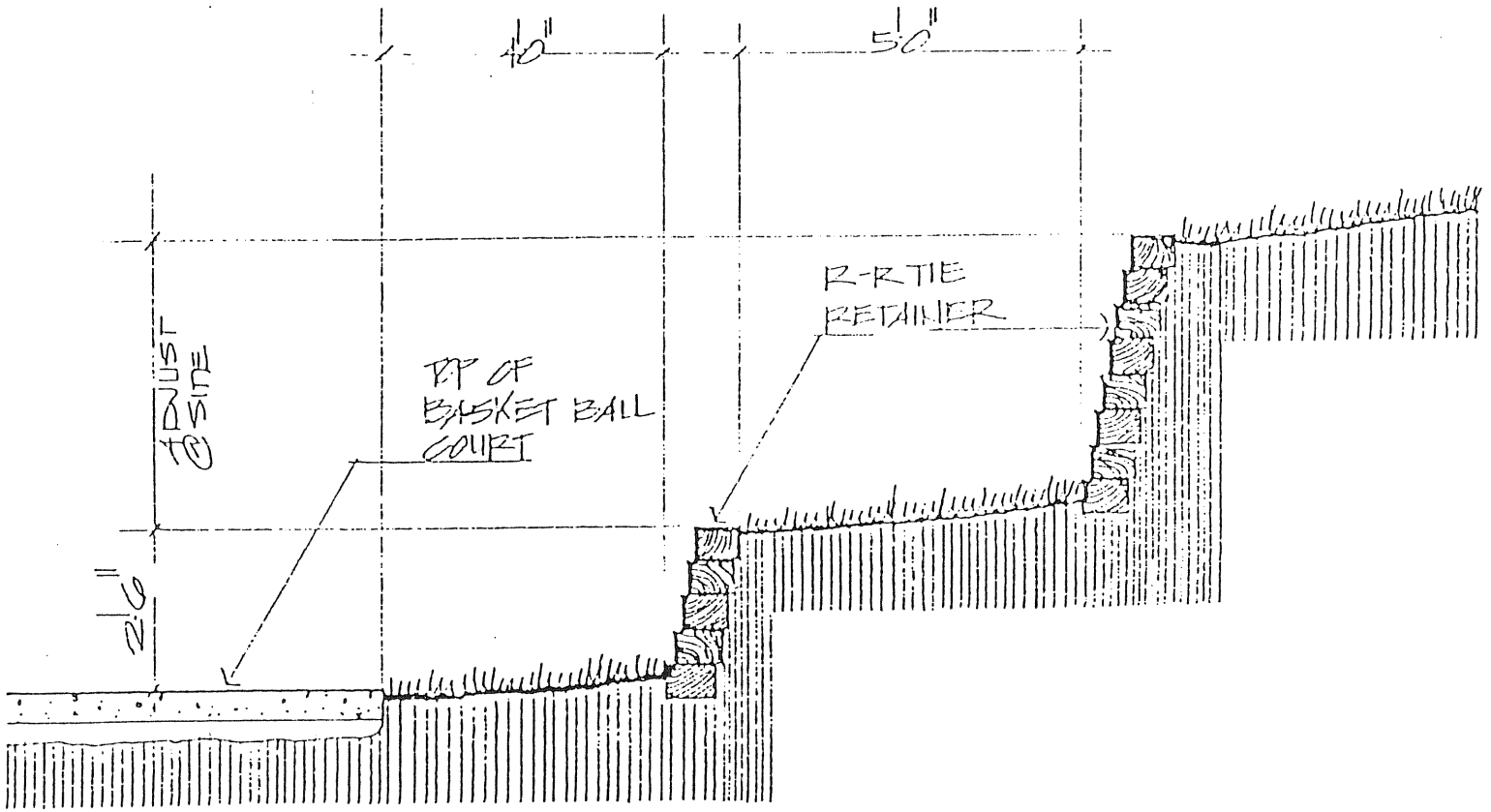


8'-0"
2'-2"
2" GAL. PIPE
GAL. MALE CAPS (FEM.) @ ENDS OF THE PIPES
6"x6" POSTS SET IN CONC. FOOTING
PLAN
SCALE: 1/2"=1'-0"
SECTION
4" DEEP MED. PINE BARK
DUPONT LANDSCAPE FABRICS
7'-2"
5/4 OVER HEAD LADDER
SCALE: 3/4"=1'-0"



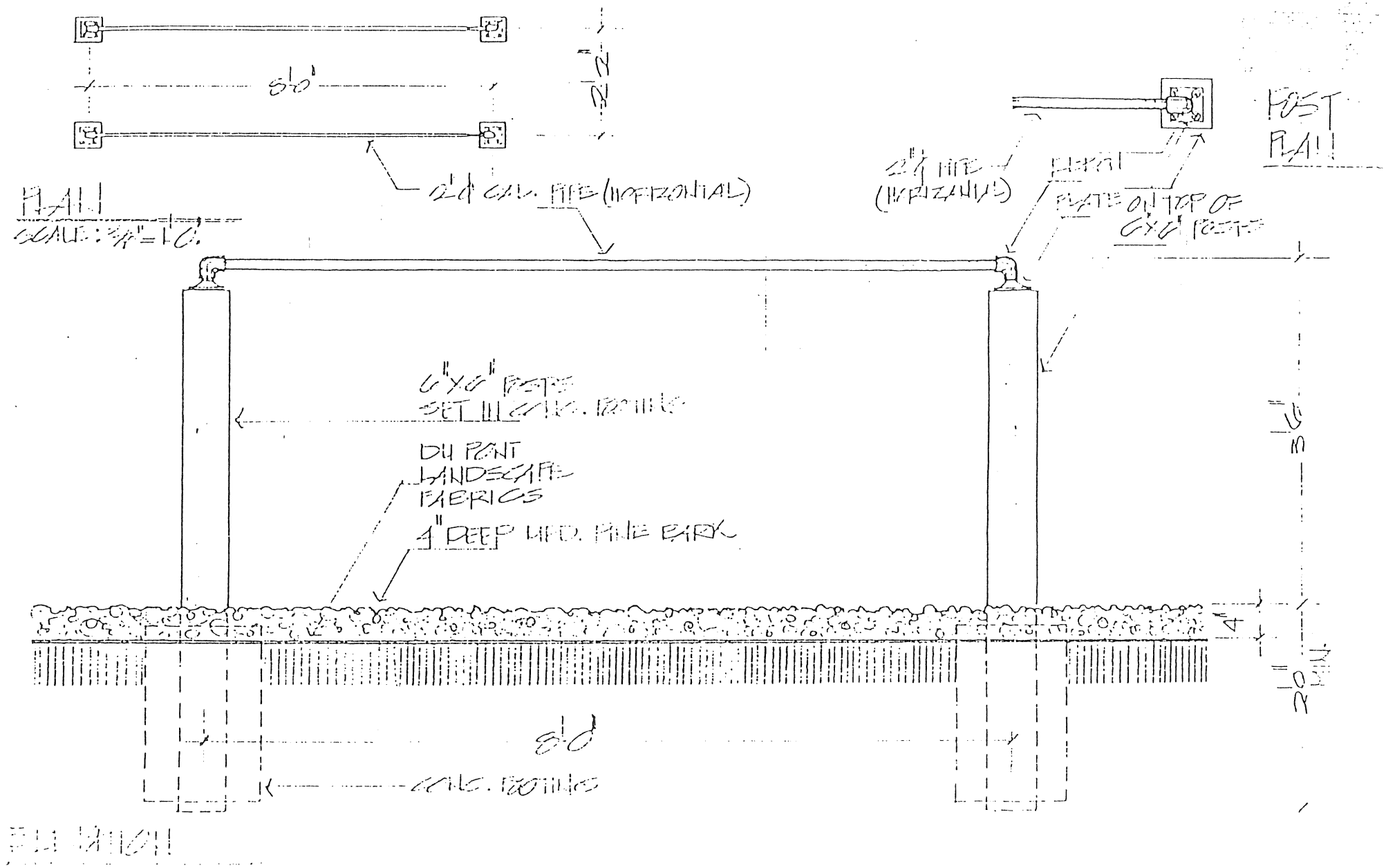
BRIDGE DETAILS

SCALE: 3/4" = 1'-0"



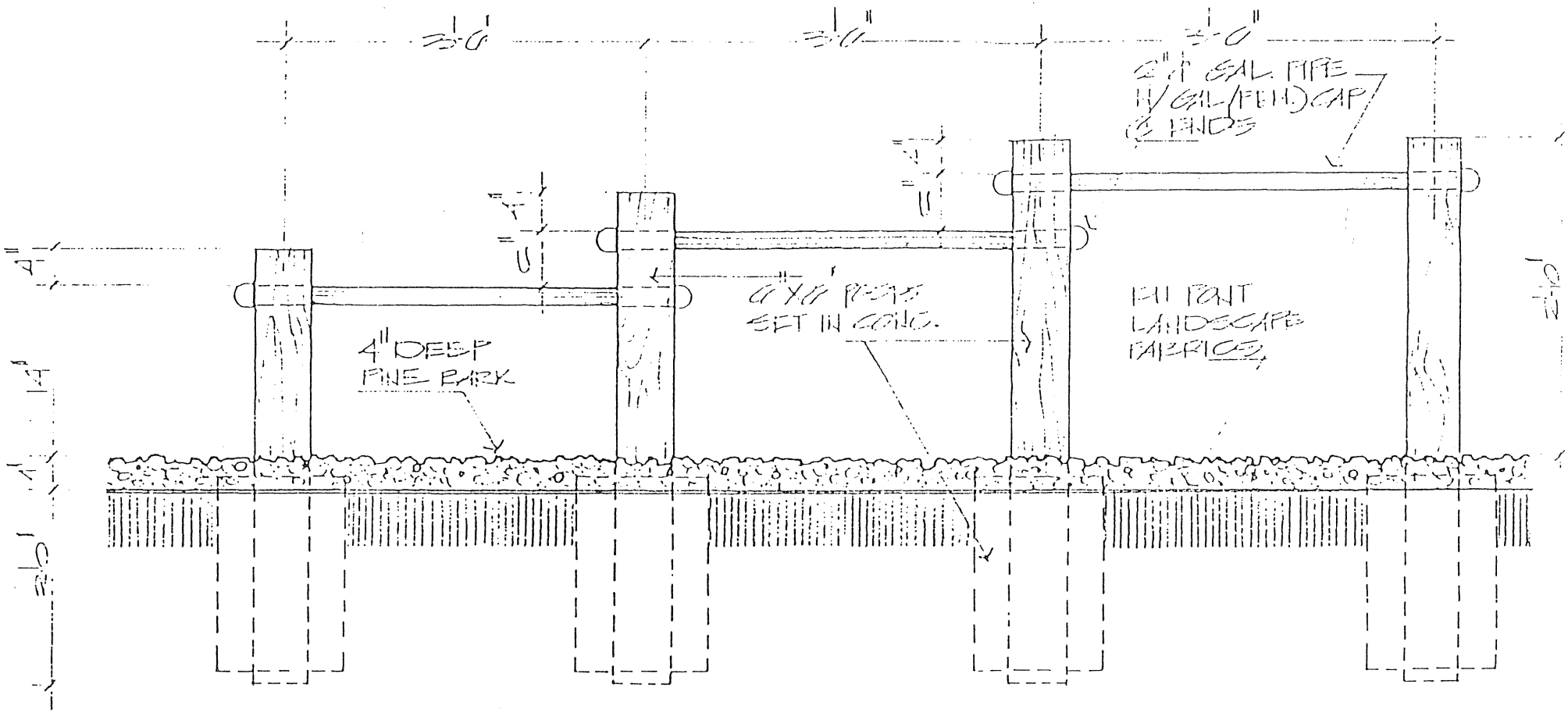
4/4 R-R TIE RETAINING WALL

SCALE : 3/4"=1'-0"



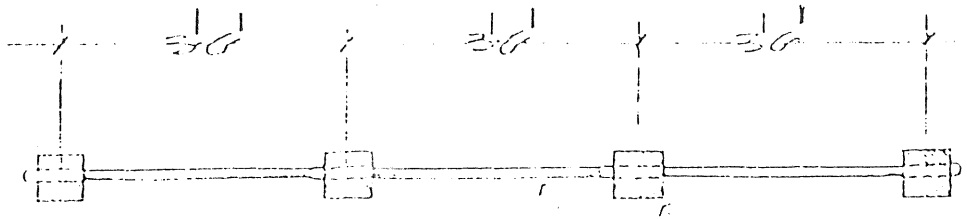
1/4 HAND WALK & BODY DIP BAR DET.

SCALE: 3/4"=1'-0"



ELEVATION

SCALE: 3/4"=1'-0"



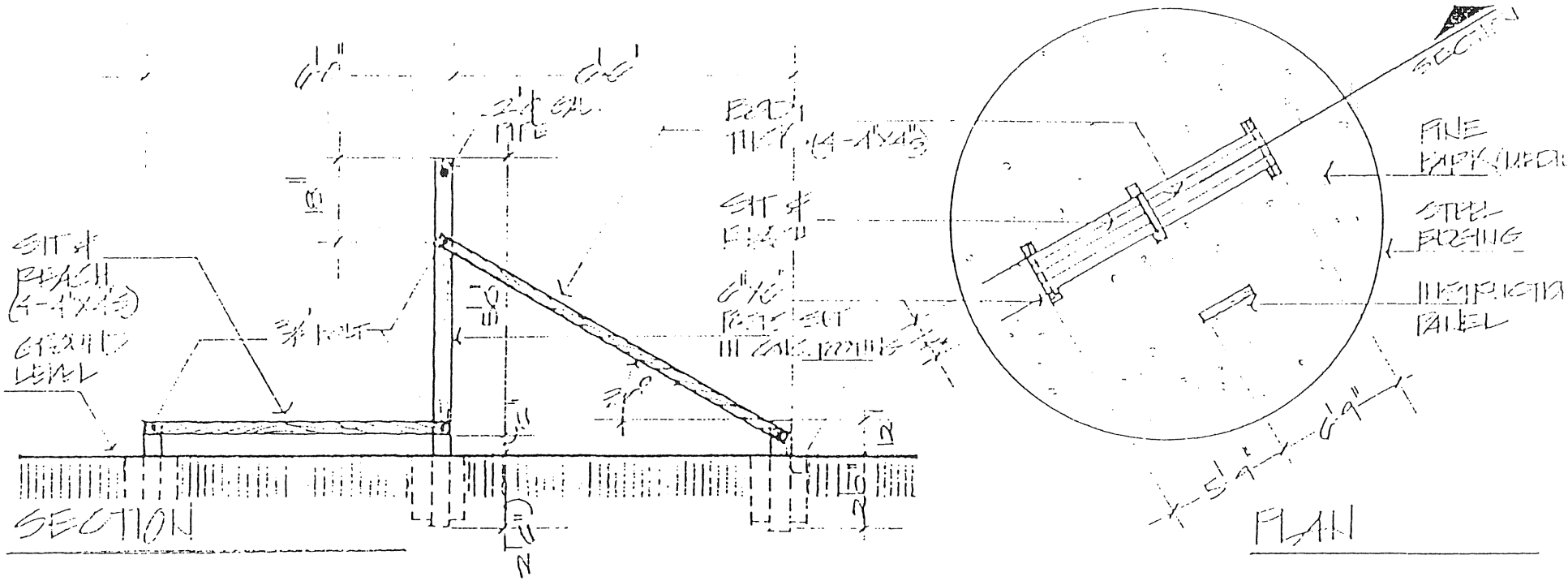
PLAN

SCALE: 3/4"=1'-0"

PUSH UP + LOG SPEECH

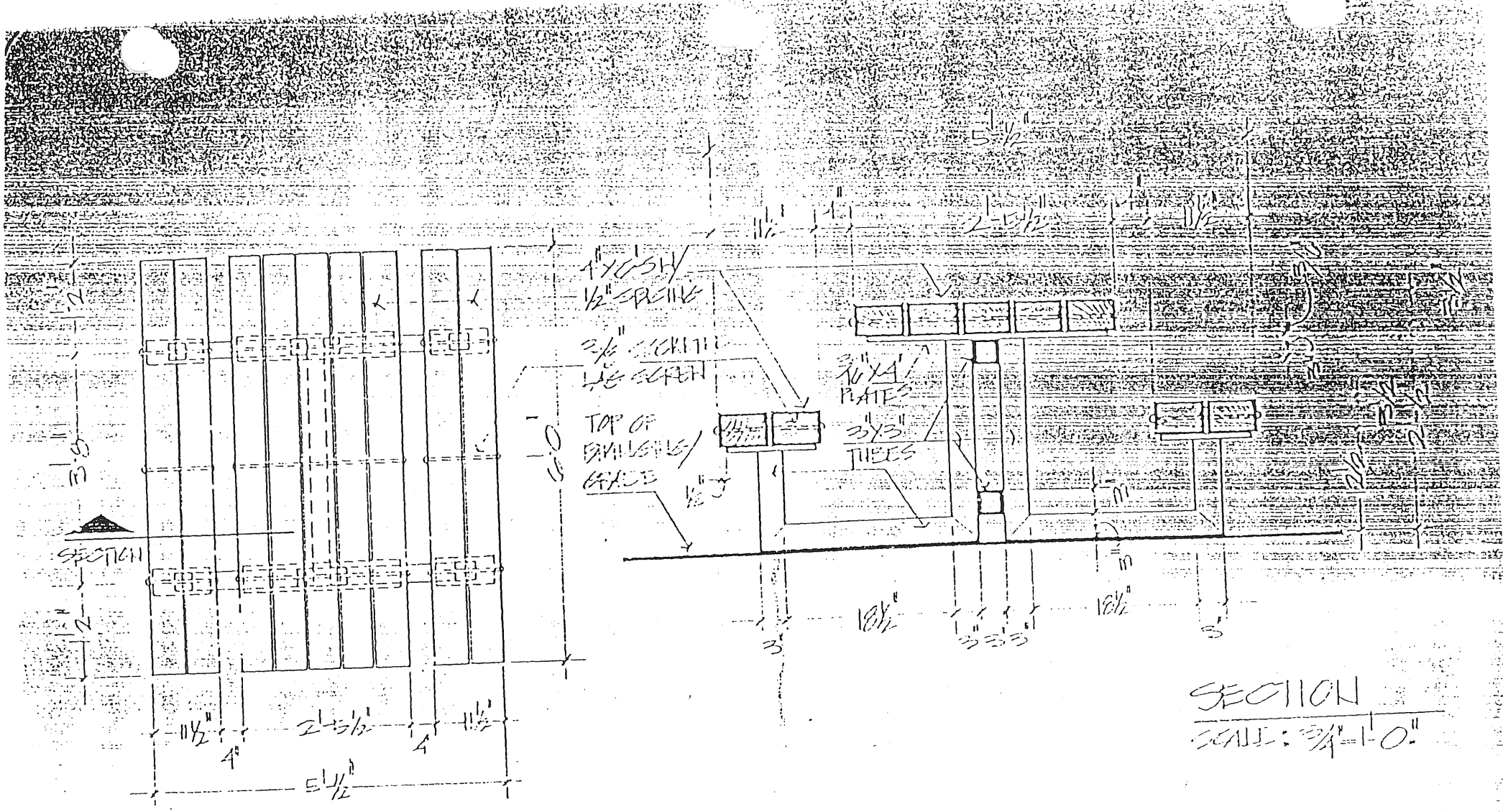
2/4

SCALE: AS SHOWN



3/4 EXERCISE STATION

NOT TO SCALE



PLAN

SCALE: 1/2"=1'-0"

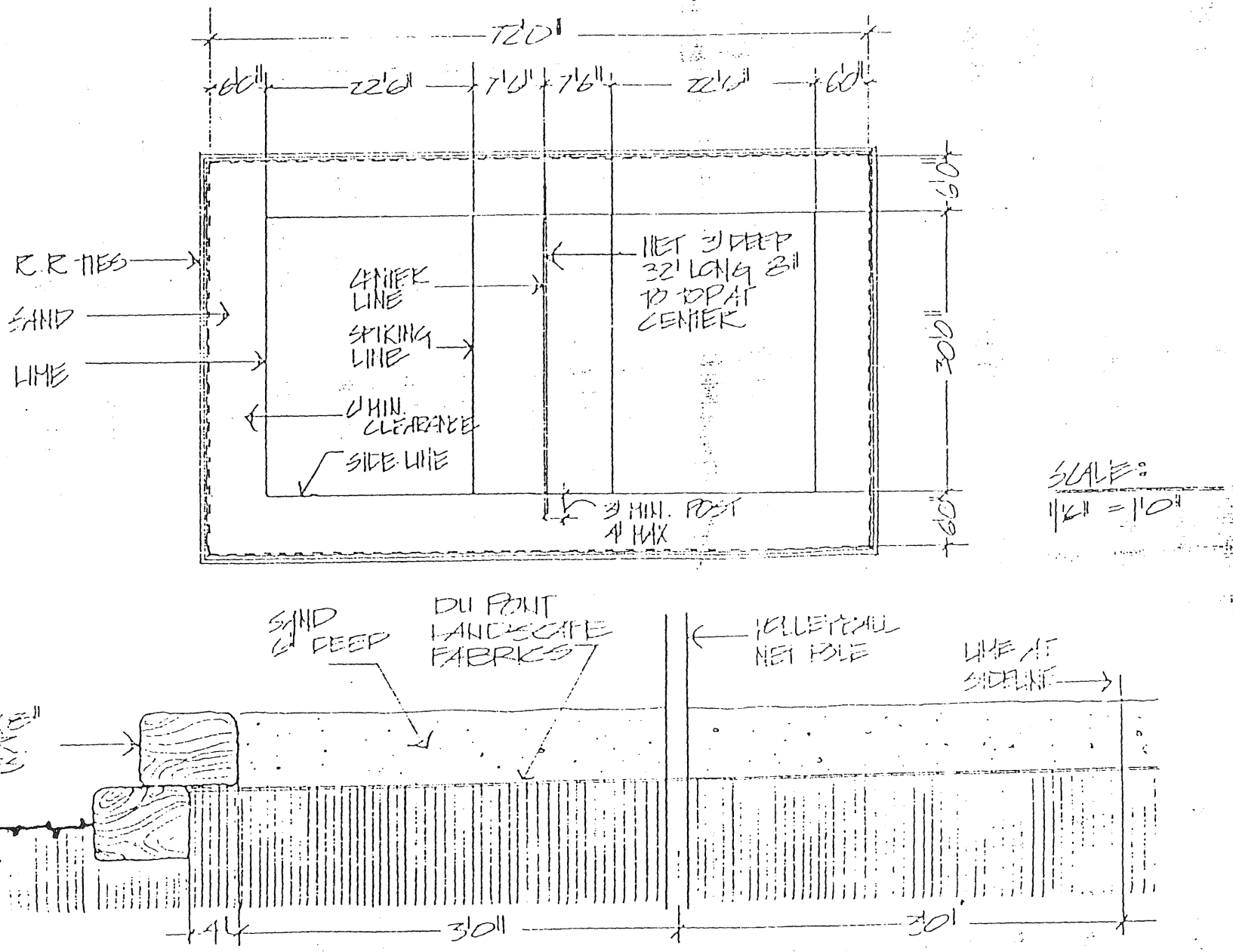
SECTION

SCALE: 3/4"=1'-0"

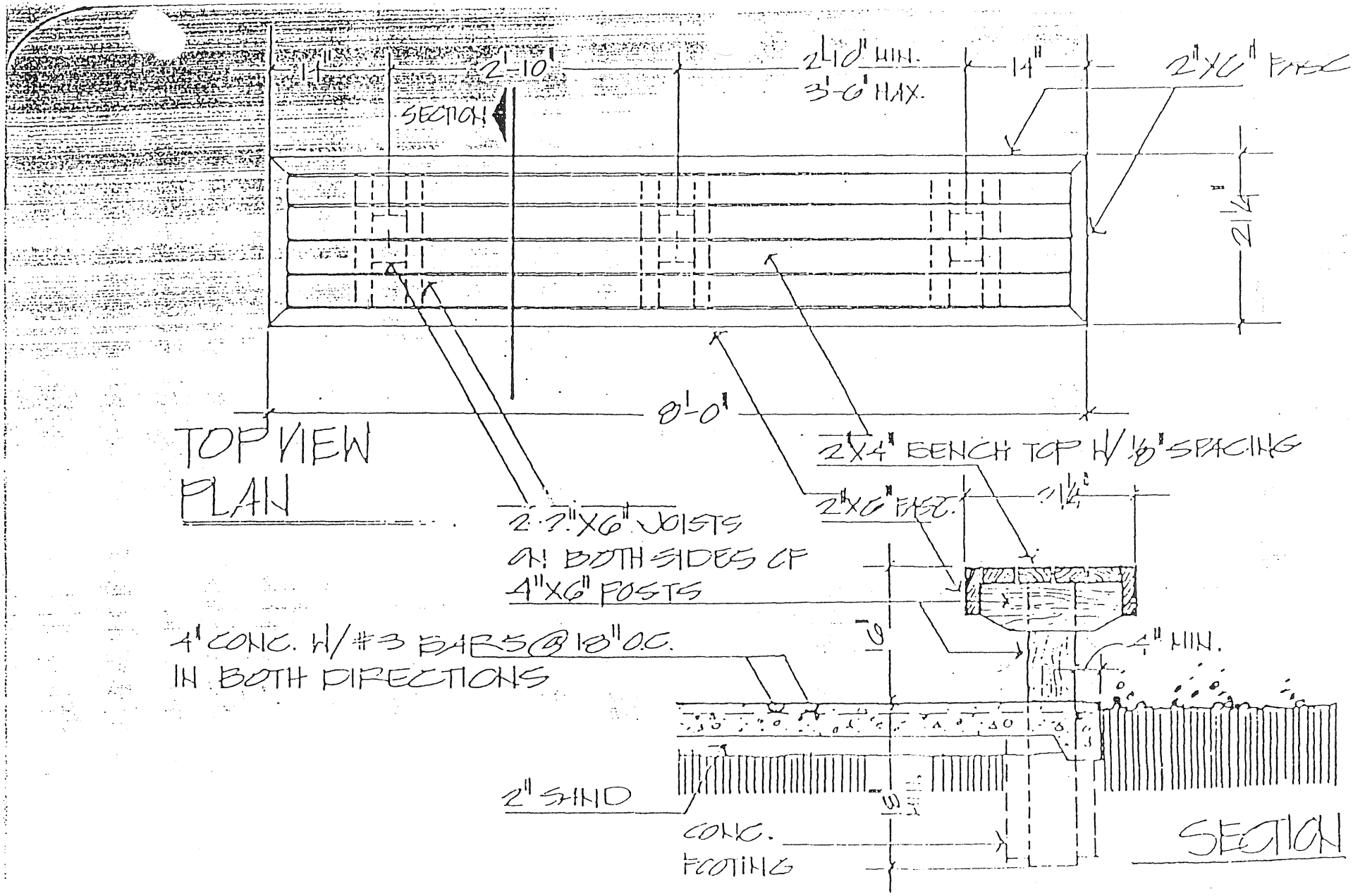
PICNIC TABLE WITH METAL FRAME

6/3

SCALE: AS SHOWN



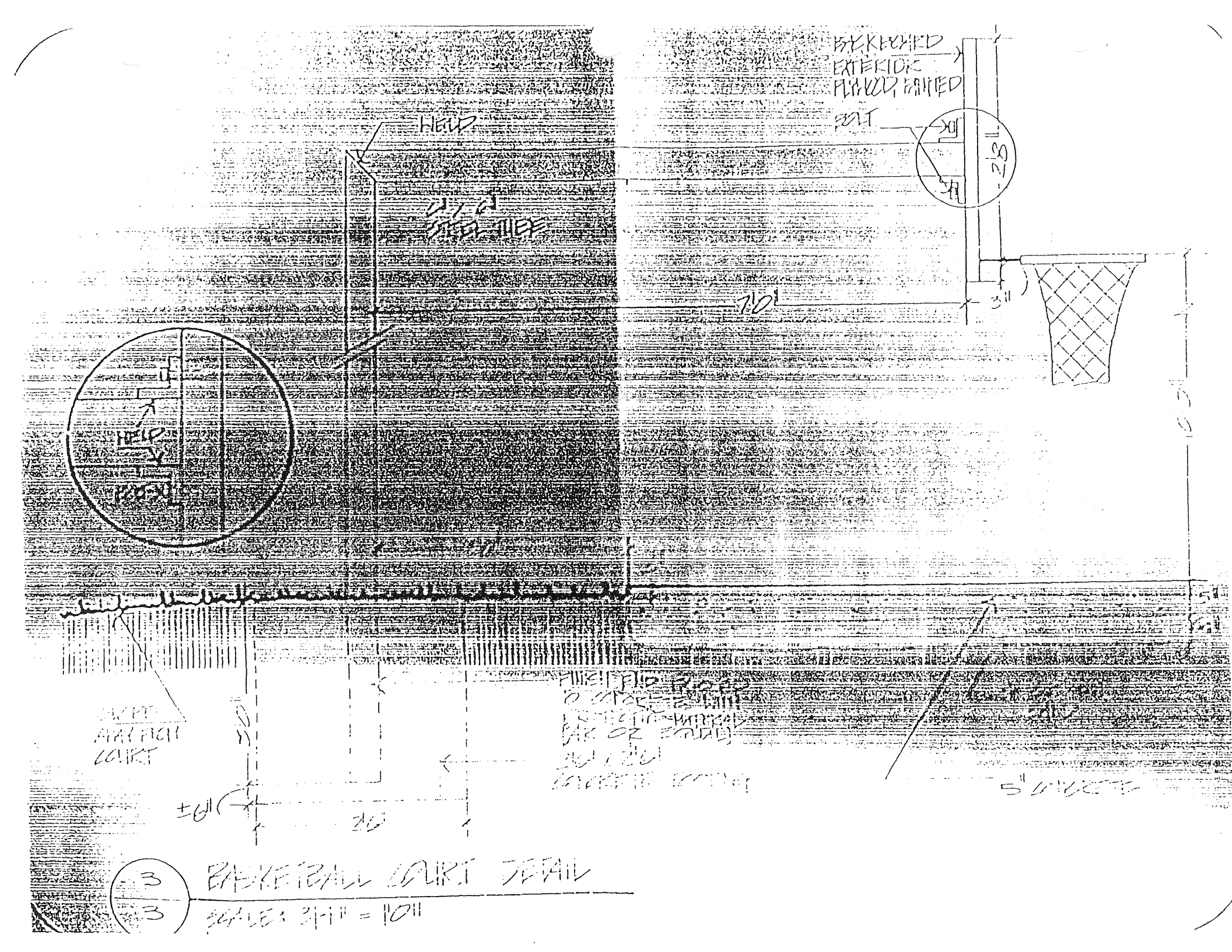
VOLLEYBALL COURT LAYOUT PLAN.



WOOD BENCH (8' LONG)

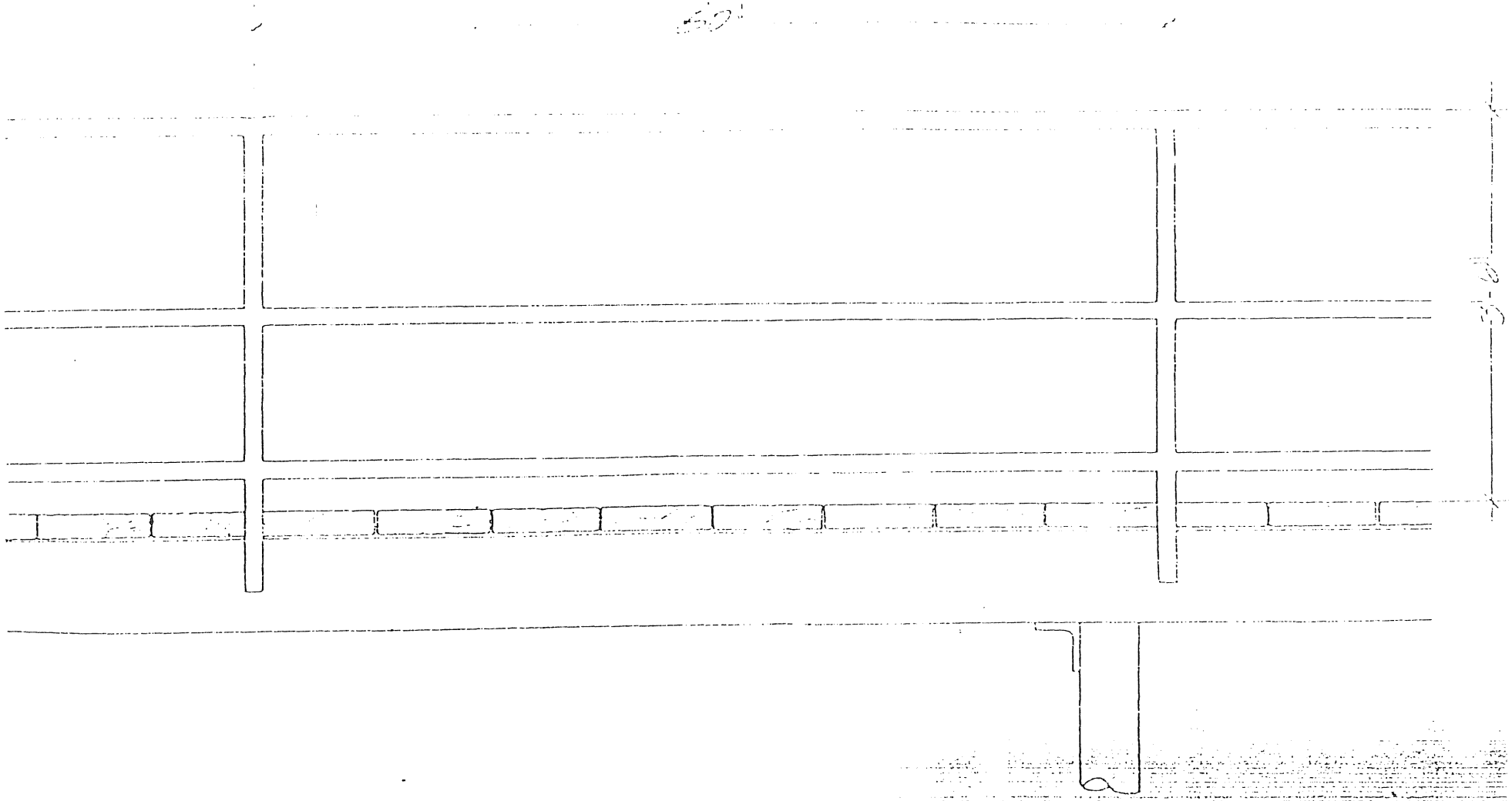
4/3

SCALE: 3/4" = 1'-0"



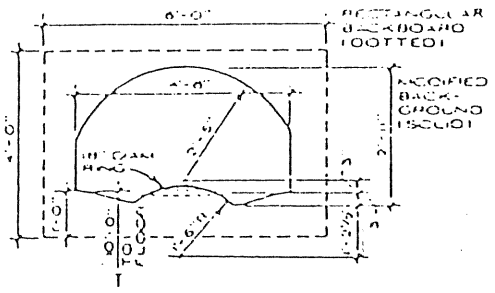
3/3 BASKETBALL COURT DETAIL

SCALE: 3/4" = 1'0"

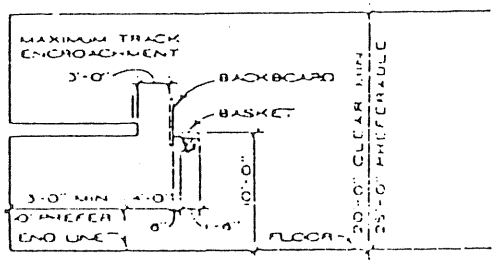


9/3 PARTIAL BRIDGE ELEVATION

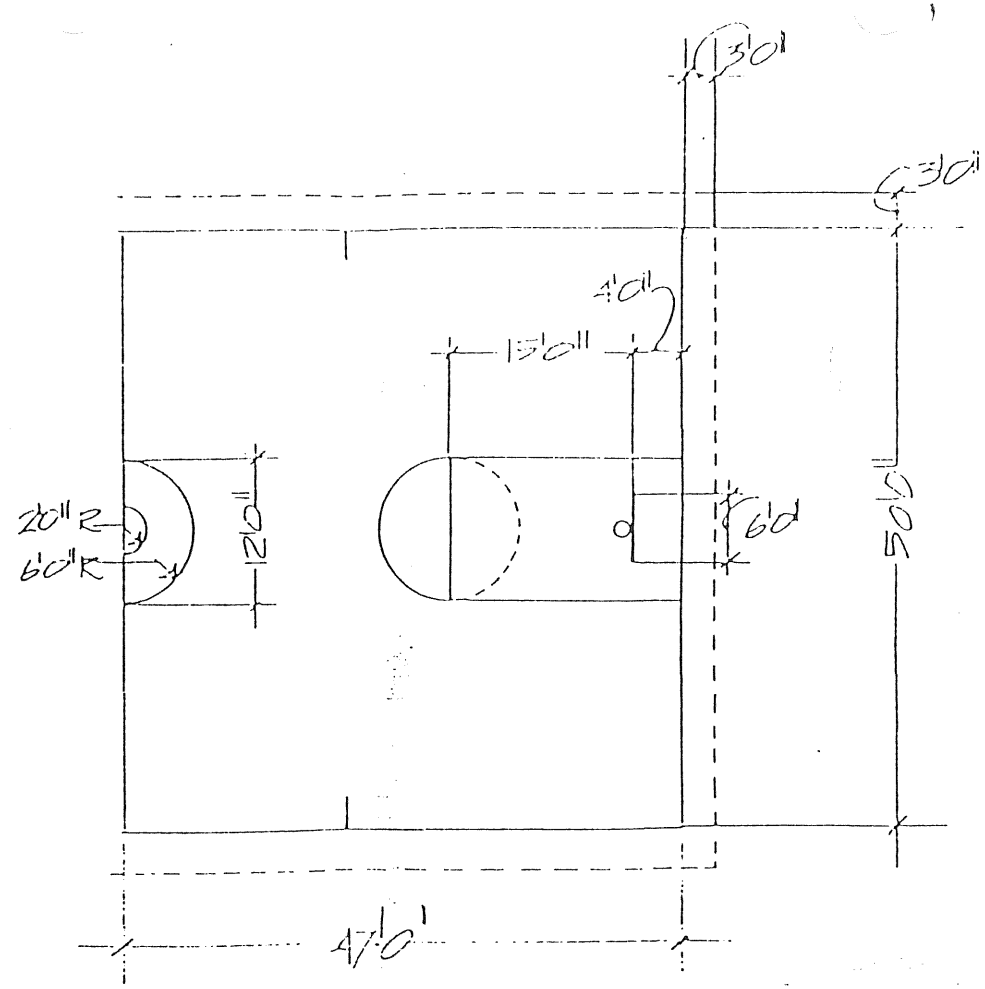
SCALE: 3/4"=1'-0"



BACKBOARD DETAIL
COLLEGE – TRANSPARENT RECTANGULAR BACKBOARD
HIGH SCHOOL – EITHER TYPE WITH FAN SHAPE REQUIRED IN NEW EQUIPMENT

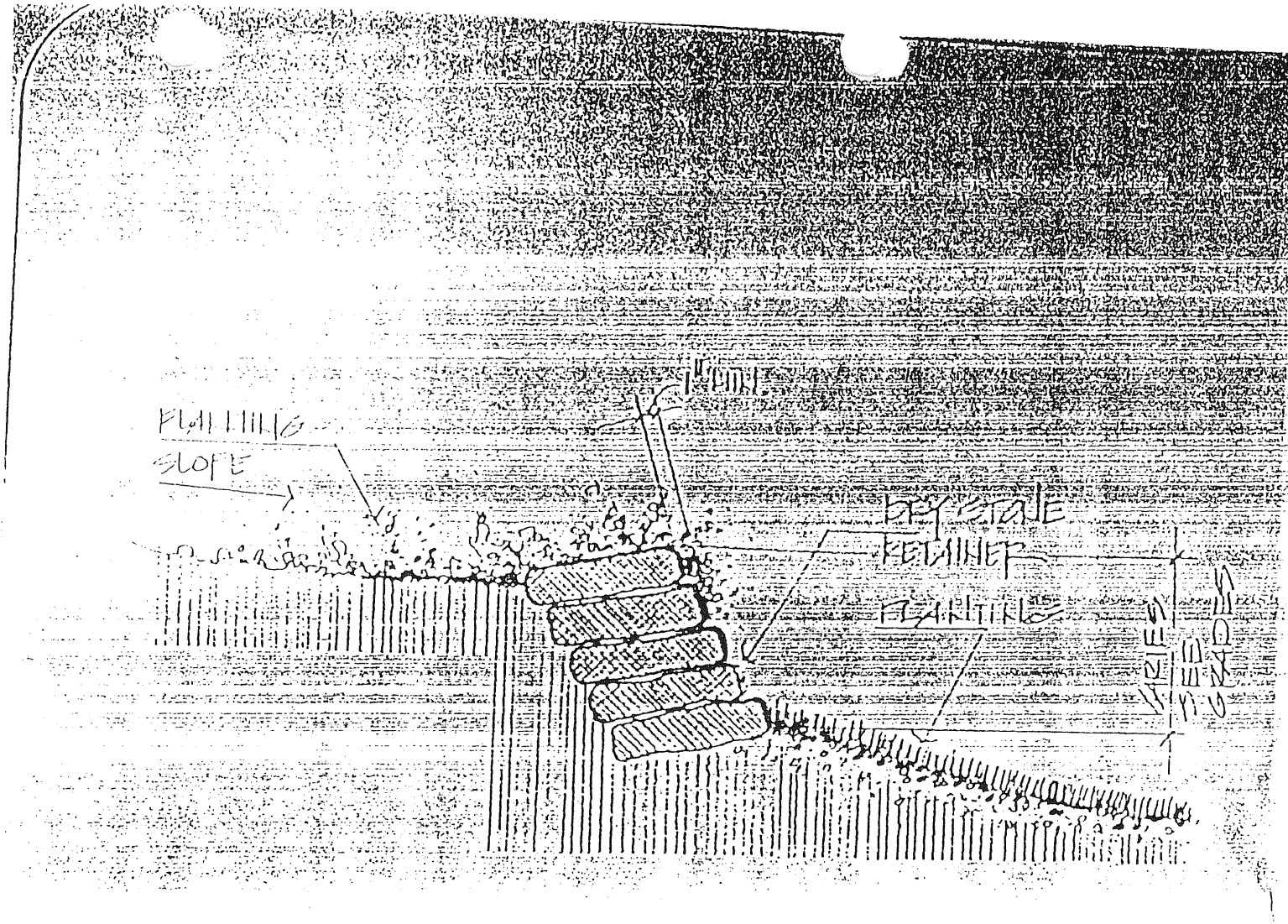


SECTION SHOWING BASKET AND ENCROACHMENTS



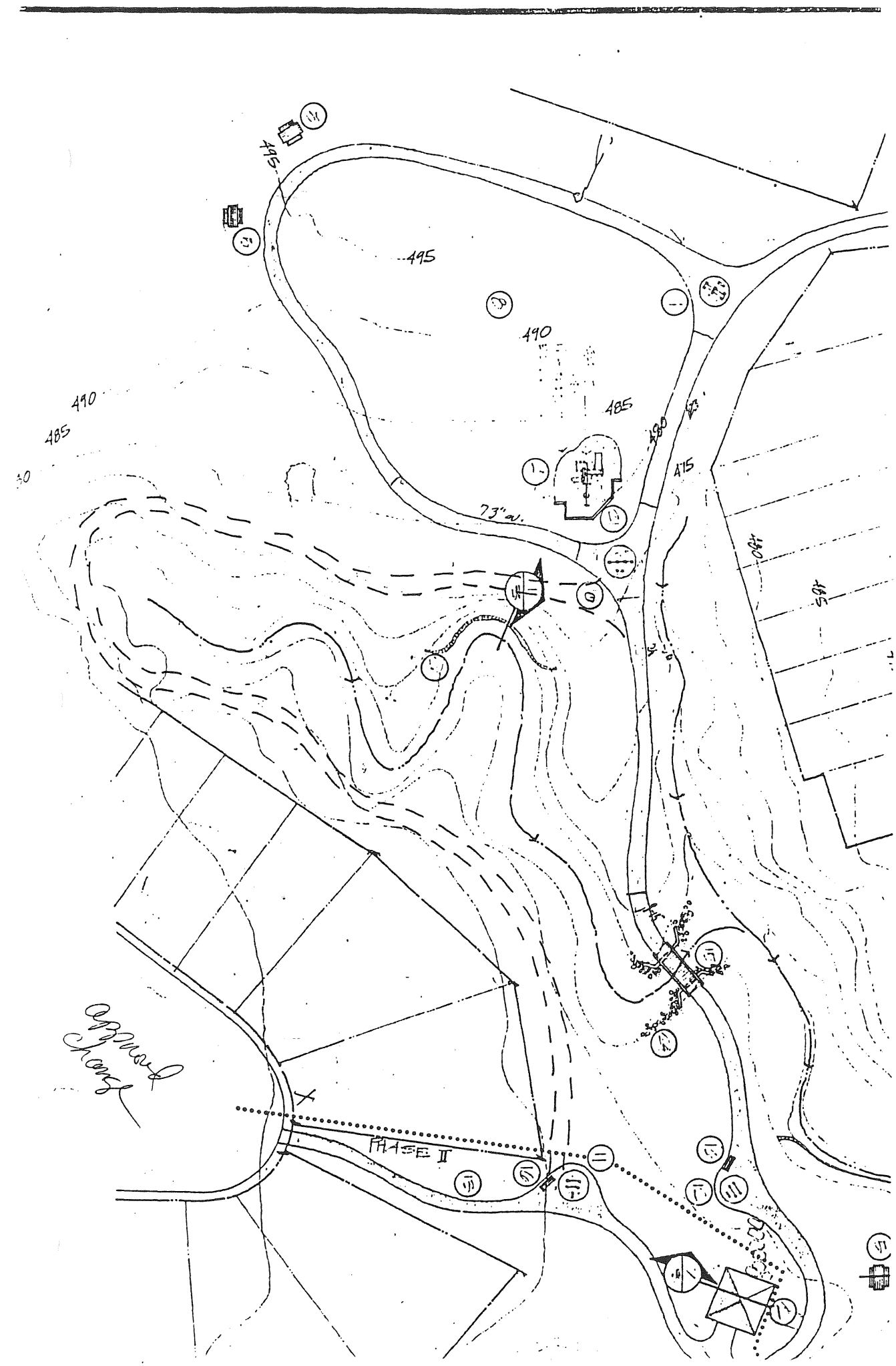
2/3 BASKETBALL COURT LAYOUT PLAN

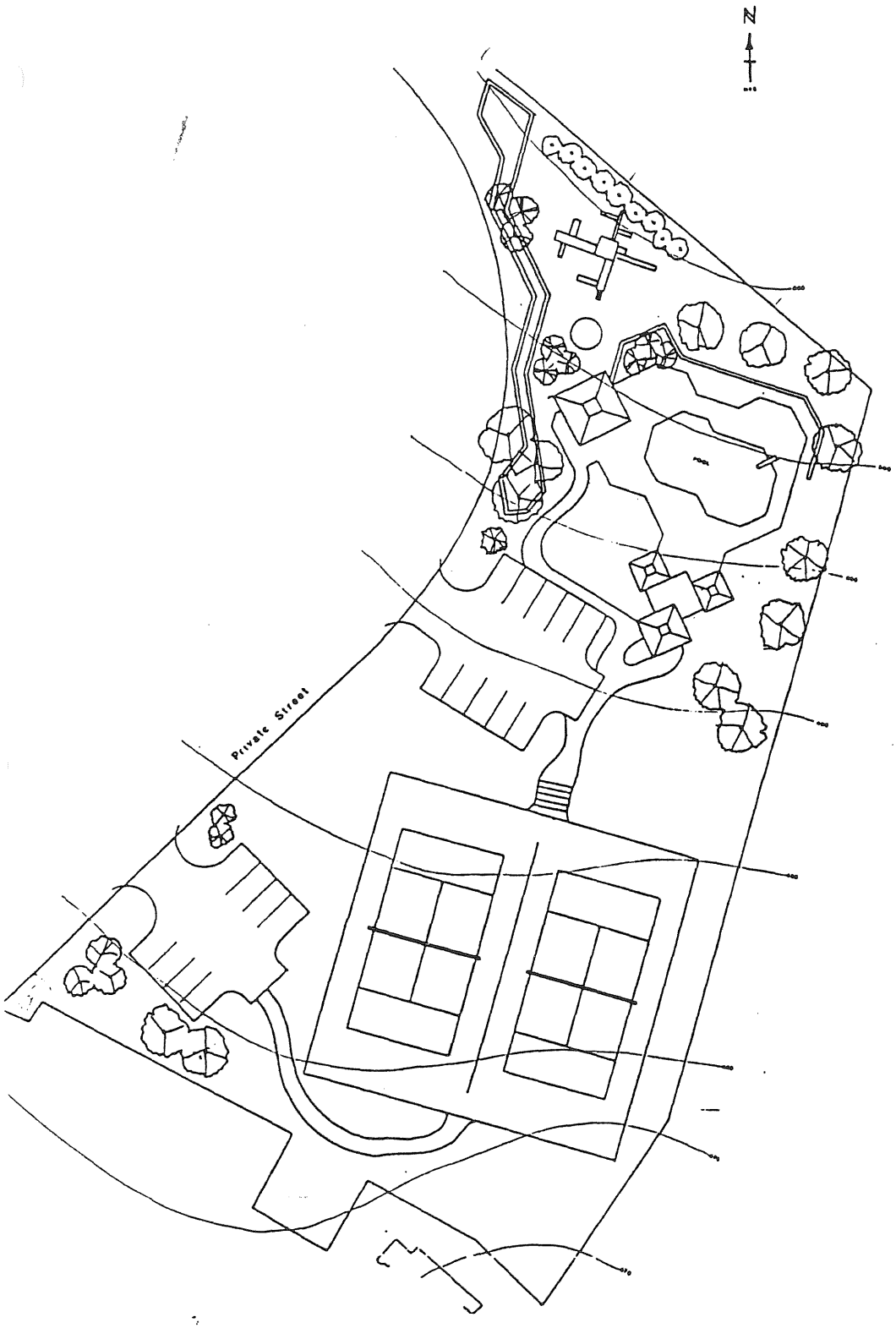
SCALE: 1/16" = 1'-0"



1/3 DRY STONE RET. WALL DET.

SCALE: 3/4" = 1'


495
490
485
480
475
73" av.
PHASE II



Swim And Tennis Park
Chandlers Landing

8753 0 AMENITIES SP REVISED SITE PLAN

CITY OF ROCKWALL

"THE NEW HORIZON"

February 25, 1988

Mr. Larry Walker
Chandlers Landing Development Co.
1717 South Boulder
Tulsa, Oklahoma 75119

Re: Completion of Amenities in Chandlers Landing

Dear Mr. Walker:

This letter is to verify that, based on field inspections, the required improvements relating to the swim and tennis park in Chandlers Landing have been completed in compliance with the requirements of the site plans and ordinances applicable to these improvements.

If you have any other questions, please don't hesitate to contact us.

Sincerely,

Julie Couch
Assistant City Manager

JC/mmp

205 West Rusk Rockwall, Texas 75087 (214) 722-1111

VIEW: Pdfile SORT: PHASE_NO
RESTRICT: PHASE_NO = "CABANAS" "

P&Z CASE NO	ORDINANCE	PHASE NAME	ACTION	DESCRIPTION
9029	9038	CABANAS	Z	AR TOWNHOUSE
9029	0	CABANAS	RPP	TOWNHOUSE LOTS 1-6

ORDINANCE NO. 90-38

AN ORDINANCE OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE AND ORDINANCE NO. 84-4 OF THE CITY OF ROCKWALL AS HERETOFORE AMENDED SO AS TO AMEND THE PRELIMINARY PLAN FOR PD-8 CHANDLERS LANDING, MORE FULLY DESCRIBED HEREIN; PROVIDING SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the state of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings 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, the governing body in the exercise of its legislative discretion has concluded that the Comprehensive Zoning Ordinance and No. 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 of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to a change in the preliminary plan for "PD" Planned Development District Number 8: Chandlers Landing on the property described in Exhibit "A".

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

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

B. Development or redevelopment of the above described tract shall conform to the building style as shown on the attached exhibit "C".

9029 9038 CABANAS Z AR TOWNHOUSE

C. Development or redevelopment of the above described tract shall be limited to no more than six (6) single family townhouse lots.

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 ordinance 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 case provides.

DULY PASSED AND APPROVED this 5th day of November 1990

APPROVED:

Jack C Miller

Mayor

ATTEST:

BY Mary A Nichols

City Secretary

1st reading 10/15/90

2nd reading 11/5/90

CABANAS CHANDLERS LANDING
LAND USE SPECIFICATIONS

I. PLANNED DEVELOPMENT SINGLE FAMILY

A. Permitted Uses

1. One attached townhouse unit with fire walls on an individual lot with a maximum of two attached units on two separate lots.

B. Area Requirements

1. Minimum lot area - 1,050 square feet

2. Maximum number of single family attached dwelling units per lot - 1

3. Minimum square footage per dwelling unit - 1200 square feet

4. Minimum lot frontage on a public street or approved private access - 25 feet

5. Minimum lot depth - 42 feet

6. Minimum depth of front setback - 0 feet

7. Minimum depth of rear setback - 0 feet

8. Minimum width of side setback -

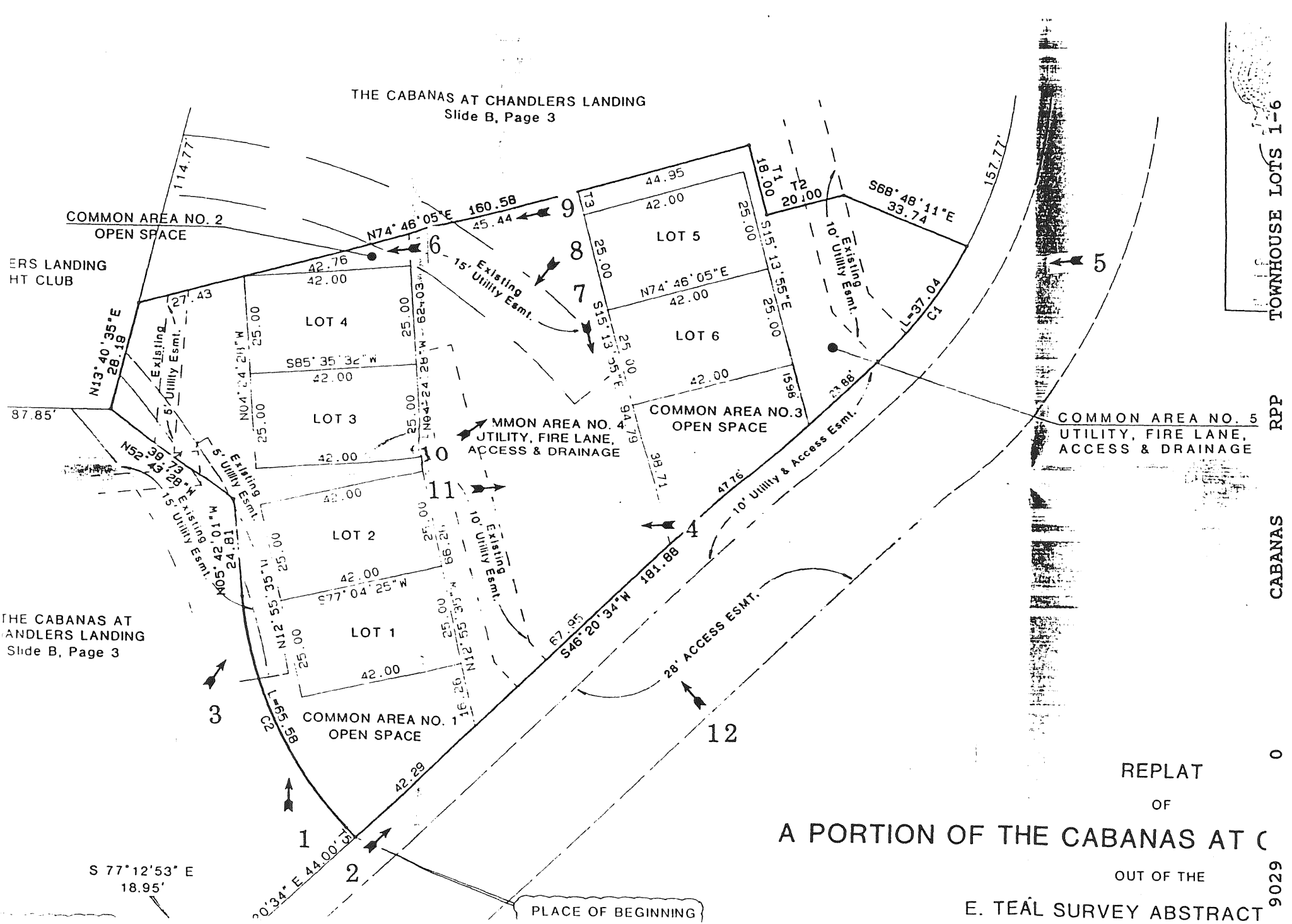
   a. Abutting Structures - separated by fire retardant walls - 0 feet

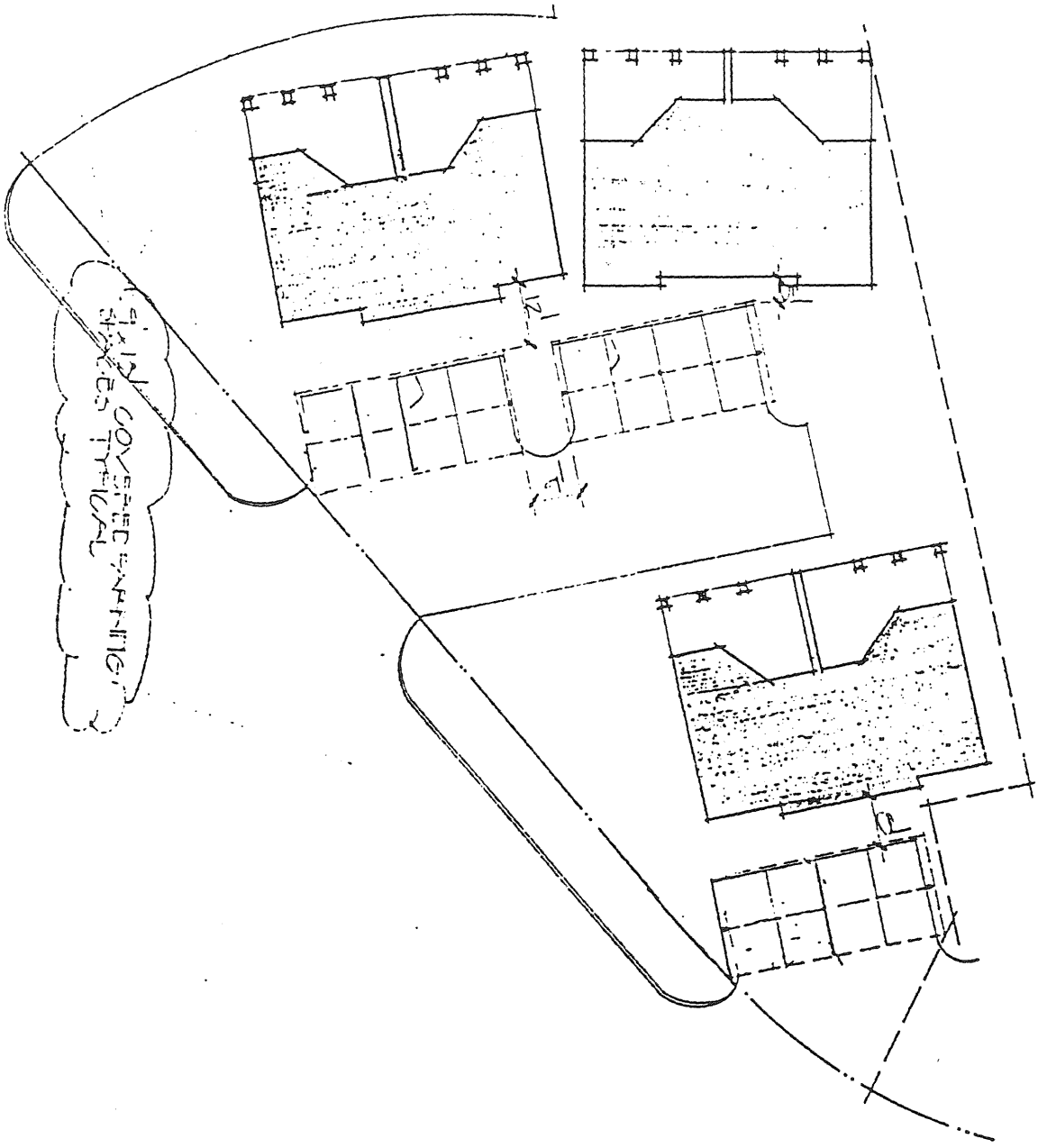
   b. Internal Lot - 0 feet meeting all building code requirements

9. Maximum building coverage as a percentage of lot area - 100% of lot area

10. Maximum height of structures - 23 feet

11. Minimum number of paved parking spaces required for each residential dwelling unit - 2 off street spaces


THE CABANAS AT CHANDLERS LANDING
Slide B, Page 3
COMMON AREA NO. 2
OPEN SPACE
ERS LANDING
HT CLUB
N74° 46' 05"E 160.58
45.44
114.77'
N13° 40' 35"E
28.18'
27.43
87.85'
42.76
42.00
LOT 4
LOT 3
LOT 2
LOT 1
LOT 5
LOT 6
S85° 35' 32"W
42.00
25.00
6
7
8
9
13
15' Existing Utility Esmt.
5' Utility Esmt.
N52° 39' 43"W
28.73'
15' Utility Esmt.
N05° 42' 01"W
24.81
N12° 55' 35"W
66.21'
S77° 04' 25"W
S15° 13' 55"E
44.95
T1
18.00
T2
20.00
S68° 48' 11"E
33.74
157.77'
10' Utility Esmt.
L=37.04
C1
5
COMMON AREA NO. 4
UTILITY, FIRE LANE,
ACCESS & DRAINAGE
COMMON AREA NO. 3
OPEN SPACE
64.79
38.71'
15.96'
23.88'
10
11
4
47.76'
10' Utility & Access Esmt.
COMMON AREA NO. 5
UTILITY, FIRE LANE,
ACCESS & DRAINAGE
S46° 20' 34"W 181.88
67.95
28' ACCESS ESMT.
12
3
C2
L=65.58
COMMON AREA NO. 1
OPEN SPACE
16.26'
42.29
1
2
S 77°12'53" E
18.95'
PLACE OF BEGINNING
THE CABANAS AT
ANDLERS LANDING
Slide B, Page 3
REPLAT
OF
A PORTION OF THE CABANAS AT (
OUT OF THE
E. TEAL SURVEY ABSTRACT
TOWNHOUSE LOTS 1-6
CABANAS
RPP
9029
0



Existing Development Plan
Matchpoint Homes

CITY OF ROCKWALL

ORDINANCE NO. 14-15

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING PLANNED DEVELOPMENT DISTRICT 8 (PD-8) [*ORDINANCE NO. 73-48 & 84-04*] AND THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 04-38*] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED SO AS TO FURTHER AMEND THE DENSITY AND DIMENSIONAL REQUIREMENTS STIPULATED BY PLANNED DEVELOPMENT DISTRICT 8 (PD-8) FOR A 1.131-ACRE PORTION OF A PARCEL OF LAND IDENTIFIED AS THE CABANAS AT CHANDLER'S LANDING, ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE SPECIFICALLY DESCRIBED IN EXHIBIT 'A' OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request by the Cabana's at Chandler's Landing Homeowner's Association on behalf of the residents of the Cabana's at Chandler's Landing, for an amendment to the density and development standards contained within Planned Development District 8 (PD-8) [specifically contained within *Ordinance No. 73-48 & 84-04*] and the Unified Development Code [*Ordinance No. 04-38*] of the City of Rockwall to allow for a lot layout similar to the lot layout depicted in *Exhibit 'B'* of this ordinance, which herein after shall be referred to as the *Zoning Exhibit* and incorporated by reference herein, for a 1.131-acre portion of a parcel of land identified as the Cabanas at Chandler's Landing, Rockwall, Rockwall County, Texas and more fully described in *Exhibit 'A'* of this ordinance, which hereinafter shall be referred to as the *Subject Property* and incorporated by reference herein; 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 Planned Development District 8 [*Ordinance No. 73-48 & 84-04*] and the Unified Development Code [*Ordinance No. 04-38*] should be amended as follows:

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS:

Section 1. That the *Subject Property* shall be used only in the manner and for the purposes authorized by Planned Development District 8 (PD-8) [*Ordinance No. 73-48 & 84-04*] and the Unified Development Code [*Ordinance No. 04-38*] of the City of Rockwall as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future;

Section 2. That the subdivision of the *Subject Property* shall generally be in accordance with the *Zoning Exhibit*, described in *Exhibit 'B'* of this ordinance, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*;

Section 3. That the development or redevelopment of the *Subject Property* shall generally be in

accordance with the *PD Development Standards*, described in *Exhibit 'C'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'C'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*;

Section 4. The *Official Zoning Map* of the City of Rockwall, Texas shall be amended to reflect the change in zoning for the *Subject Property* as described in this ordinance;

Section 5. That 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 6. That if any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Unified Development Code, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable;

Section 7. The standards in this ordinance shall control in the event of a conflict between this ordinance and any provision of the Unified Development Code or any provision of the City Code, ordinance, resolution, rule, regulation, or procedure that provides a specific standard that is different from and inconsistent with this ordinance. References to zoning district regulations or other standards in the Unified Development Code (including references to the *Unified Development Code*), and references to overlay districts, in this ordinance or any of the Exhibits hereto are those in effect on the date this ordinance was passed and approved by the City Council of the City of Rockwall, Texas;

Section 8. 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;

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 7TH DAY OF APRIL, 2014.

David Sweet, *Mayor*

ATTEST:

Kristy Ashberry, *City Secretary*

CITY OF ROCKWALL TEXAS SEAL

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading: *March 17, 2014*

2nd Reading: *April 7, 2014*

Exhibit 'A':
Legal Description

BEING a tract or parcel of land situated in the E. Teal Survey, Abstract No. 207, Rockwall County, Texas, and being a part of the Cabanas at Chandlers Landing, an addition to the city of Rockwall, recorded in Slide B, Page 3 & 4, Plat Records Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at an iron rod at the North corner of said Cabanas at Chandlers Landing, said iron rod bears North 6° 20' 10" West, a distance of 950.39 feet from City of Dallas Take Line monument for Lake Ray Hubbard marked T-13-1 and T-11-6, said iron rod being on a circular curve to the left having a central angle of 24° 27' 31", a radius of 168.23 feet, and a chord that bears South 56° 35' 00" East, a distance of 71.27 feet;

THENCE: Along said curve and with the Northeast line of said Cabanas at Chandlers Landing an arc distance of 71.82 feet to an iron rod at the point of tangency of said curve;

THENCE: South 68° 48' 46" East a distance of 17.62 feet continuing along said Northeast line to an iron rod at the point of curvature of a circular curve to the right having a central angle of 15° 29' 42" and a radius of 114.09 feet;

THENCE: Along said curve and along said Northeast line an arc distance of 30.86 feet to an iron rod at the point of tangency of said curve;

THENCE: South 53° 19' 04" East, a distance of 103.07 feet continuing along said Northeast line to an iron rod at the point of curvature of a circular curve to the right having a central angle of 80° 42' 31" and a radius of 112.00 feet;

THENCE: Along said curve and continuing along said Northeast and then the East line an arc distance of 157.77 feet to an iron rod for a corner;

THENCE: Leaving said East line and traversing said Addition as follows: North 68° 48' 11" West, a distance of 33.74 feet to an iron rod for a corner, South 74° 46' 05" West a distance of 20.00 feet to an iron rod for a corner, North 15° 13' 55" West, a distance of 18.00 feet to an iron rod for a corner, South 74° 46' 05" West, a distance of 160.58 feet to an iron rod for a corner, on a Westerly line of said Addition;

THENCE: North 13° 40' 35" East, a distance of 114.76 feet with said Westerly line to an iron rod for a corner;

THENCE: Along the most Northerly South lines of said Addition as follows:
North 76° 19' 25" West, a distance of 36.34 feet to an iron rod for a corner, North 69° 07' 25" West, a distance of 28.00 feet to an iron rod for a corner, and North 61° 59' 55" west, a distance of 79.50 feet to an iron rod for a corner at the most Northerly West corner of said Addition;

THENCE: North 20° 52' 35" East, a distance of 79.84 feet along the most Northerly Northwest line of said Addition to an iron rod for a corner; said iron rod being on a circular curve to the left having a central angle of 18° 44' 09", a radius of 234.00 feet, and a chord that bears North 60° 29' 27" East, a distance of 76.18 feet;

THENCE: Along said curve an arc distance of 76.52 feet to an iron rod at the point of compound curvature of a circular curve to the left having a central angle of 0° 32' 08" and a radius of 300.00 feet;

THENCE: Along said curve an arc distance of 2.80 feet to the Point of Beginning and containing 49,268 square feet or 1.131 Acres of Land.

FILED: 5th DAY OF: Oct. 19820 9:20A M.
RECORDED 7th DAY OF Oct. 19820 3:00P M.
JUNE WIMPEE, COUNTY CLERK, ROCKWALL COUNTY, TEXAS
BY: Ina Davis DEPUTY

Exhibit 'B':
Zoning Exhibit

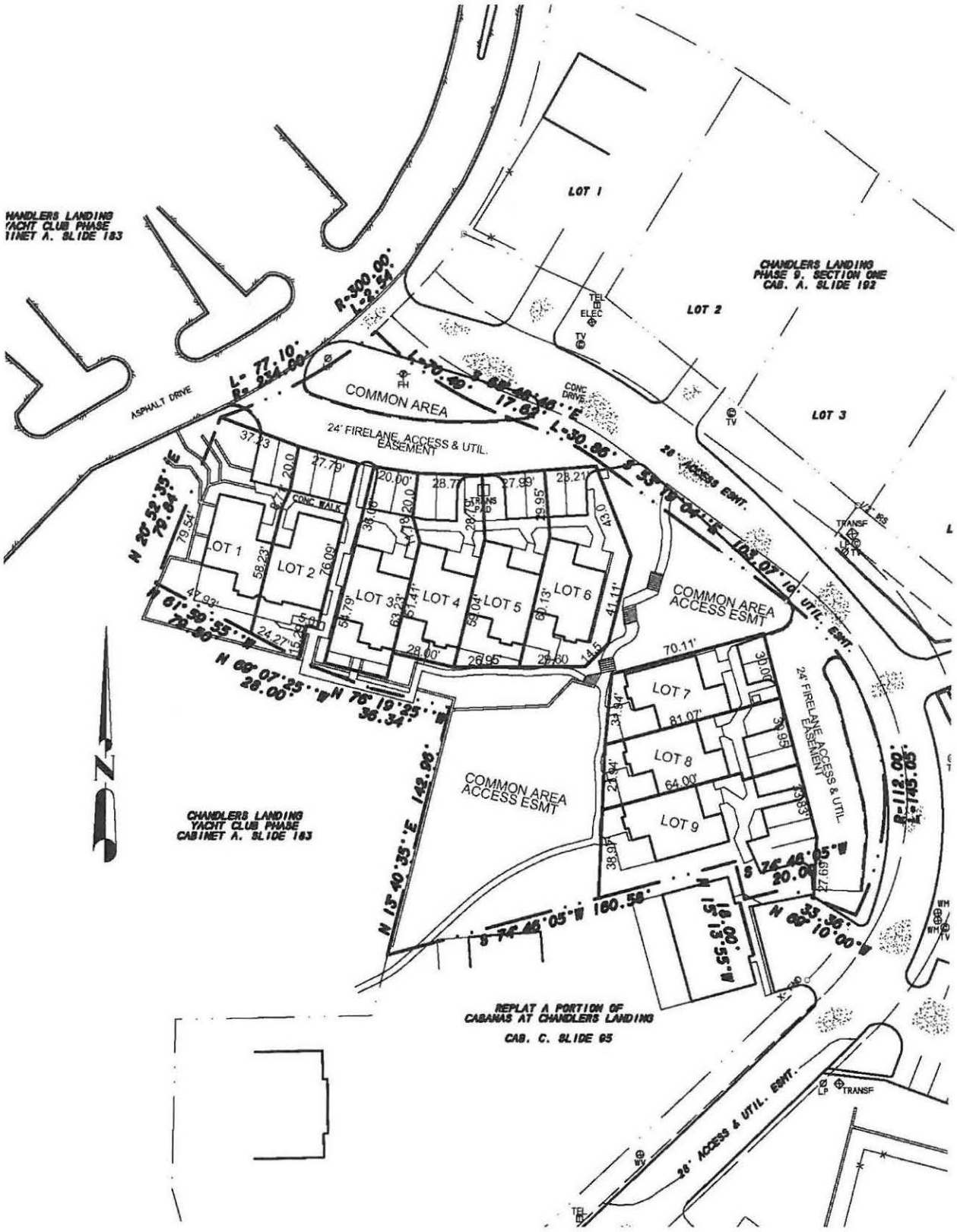


Exhibit 'C':
PD Development Standards

PD Development Standards.

1. *Purpose.* It is the intent of this zoning ordinance to maintain the current conditions of the subject property, while permitting property owners to physically subdivide their properties into lots to delineate the open space that will be dedicated to the *Chandler's Landing Homeowner's Association*.

2. *Allowed Uses.* The following are the only permitted land uses that shall be established on the *Subject Property*:

    a. *Permitted Uses.* Uses permitted *by right* or by *Specific Use Permit (SUP)* in Planned Development District 8 (PD-8) [*Ordinance No. 73-48 & 84-04*]. Uses subject to the approval of a *Specific Use Permit (SUP)* shall be required to follow the procedure for requesting an *SUP* as set forth in Article XI, *Zoning-Related Applications*, of the Unified Development Code.

    b. *Townhomes.* A single family dwelling unit constructed in a series, or group of units that share common walls, and are situated on an individual or separate lot.

    NOTE: All development of the Subject Property should conform to the Zoning Exhibit in Exhibit 'B'.

3. *Maximum Number of Units.* The *Subject Property* may contain no more than nine (9) townhomes that conform to the *Zoning Exhibit* in *Exhibit 'B'*.

4. *Area Requirements.*

    i. *Minimum Lot Area:* 2,200 Square Feet

    ii. *Minimum Lot Width:* 20 Feet

    iii. *Minimum Lot Depth:* 40 Feet

    iv. *Maximum Number of Dwelling Units per Lot:* One

    v. *Minimum Front Yard Building Setback:* 0 Feet

    vi. *Minimum Rear Yard Setback:* 0 Feet

    vii. Minimum Side Yard Setback:

        a. *Internal Side Yard Setback:* 0 Feet [*subject to all building code requirements*]

        b. *Side Yard Abutting a Structure:* 0 Feet [*required to be separated by a fire retardant wall*]

    viii. *Maximum Lot Coverage:* 100% [*as a percentage of lot area*]

    ix. *Maximum Height:* 30 Feet

    x. *Minimum Number of Paved Parking Spaces per Lot:* Two (2) Off-Street Spaces

5. *Additional Restrictions.* No fences or any other type of barricade shall be permitted on any property depicted in the *Zoning Exhibit* in *Exhibit 'B'*.

VIEW: Pdfile SORT: PHASE_NO
RESTRICT: PHASE_NO = "CHAND" ES"

P&Z CASE NO	ORDINANCE	PHASE NAME	ACTION	DESCRIPTION
1	7348	CHAND	Z	MASTER PLAN ORIGINAL
2	8404	CHAND	Z	MASTER PLAN REVISED
8539	8543	chand	z	various changes

ORDINANCE NO. 73-48

AN ORDINANCE OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE, AS HERETOFORE AMENDED, SO AS TO GIVE THE FOLLOWING-DESCRIBED TRACTS OF LAND A "PD" PLANNED DEVELOPMENT DISTRICT CLASSIFICATION ZONING FOR A COMBINATION OF SINGLE-FAMILY, MULTIPLE-FAMILY AND OTHER USES AS SET OUT HEREIN, TO BE DESIGNATED AS PLANNED DEVELOPMENT DISTRICT NUMBER 8, SAID PLANNED DEVELOPMENT DISTRICT BEING DESCRIBED ON THE PLAT ATTACHED HERETO; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO HUNDRED DOLLARS ($200.00) FOR EACH OFFENSE; AND DECLARING AN EMERGENCY.

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 due 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, the governing body, in the exercise of its legislative discretion, has concluded that the Comprehensive Zoning Ordinance 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 of the City of Rockwall, as heretofore amended, be, and the same is hereby, amended by amending the Zoning Map of the City of Rockwall so as to give the following-described property the zoning classification hereinafter set out, to-wit:

SECTION 2. The granting of the Planned Development District Number 8 to the above-described property is subject to the following Special Conditions:

(1) Planned Development District Number 8 shall be developed generally in accordance with the site plan for said area, which is attached to and made a part hereof as Exhibit "A."

(2) That all development of property covered by this ordinance shall be in accordance with the approved site plan, and no substantial change in the development shall be permitted except after obtaining approval of the change of such site plan in the manner required for change and amendments to the Comprehensive Zoning Ordinance.

(3) Prior to the issuance of any building permit in Planned Development District Number 8, a Comprehensive Site Plan of the Development shall be filed with the City Council of the City and shall be approved by them and filed as a part of this ordinance. Such required detailed plan shall set forth the requirements for ingress and egress to the property, public or private streets or drives, with adequate right-of-way to conform to the thoroughfare plan of the City of Rockwall, sidewalks, utilities, drainage, parking space, height of buildings, maximum lot coverage, yards and open spaces, screening walls or fences and other development and protective requirements considered necessary by the City Council to create a reasonable transition to and protection of the adjacent property. Such approval by the City Council of the detailed site plan shall be considered as an amendment to this ordinance and shall be applicable to the property involved.

(4) Area 1. of Planned Development District No. 8 shall contain no more than 500 dwelling units, subject to the setbacks, yards, parking spaces and other requirements set out in Exhibit "B" hereto.

(5) Area 2. of Planned Development District No. 8 shall contain any single-family, multiple-family or non-residential use permitted in a Planned Development District under the Comprehensive Zoning Ordinance of the City of Rockwall, except the following:

(a) Automobile-type uses under Section 8-106;

(b) Retail and service-type uses under Section 8-107;

(c) Commercial and service-type uses under Section 8-108;

(d) Industrial uses under Section 8-109.

(6) The number of dwelling units in Area 2. shall not exceed six (6) per gross acre, or 1,520 unit total.

TRACT I.

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

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

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

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

TRACT II.

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

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

SECTION 3. That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance 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 4. That the above-described tract of land shall be used only in the manner and for the purposes provided for by the Comprehensive Zoning Ordinance of the City of Rockwall, as heretofore amended, and as amended herein, by the granting of this zoning change.

SECTION 5. Any person, firm or corporation violating any of the provisions of this ordinance shall be subject to the same penalty as provided for in the Comprehensive Zoning Ordinance of the City of Rockwall, as heretofore amended, and as amended hereby, and upon conviction shall be punished by a fine not to exceed the sum of Two Hundred Dollars ($200.00) for each offense, and each and every day such offense shall continue shall be deemed to constitute a separate offense.

SECTION 6. Whereas, it appears that the above-described property requires classification as a Planned Development District in order to permit its proper development and in order to protect the public interest and general welfare of the City of Rockwall, such requirement creates an urgency and an emergency in the preservation of the public welfare and requires that this ordinance 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 by the City Council of the City of Rockwall, Texas, on the 12th day of November, 1973.

APPROVED:

Harold Myers
MAYOR

ATTEST:

Dawn C. Williams
CITY SECRETARY

APPROVED AS TO FORM:

CITY ATTORNEY

Set Backs, Yards, Pa[illegible] Spaces, Etc., Proposed

	Min. Residential Lot Area	Min. Residential Lot Width	Min. Residential Lot Depth	Max. Building Coverage	Min. Front Yard	Min. Side Yard	Min. Rear Yard	Min. Number of Parking Spaces
Single-Family Structures With Side Yards On Both Sides	6000 sq. ft.	50 ft.	100 ft.	40%	25 ft.	5 ft.	10 ft.	2 per unit
Single-Family Structures With Side Yard On One Side Only.	4000 sq. ft.	40 ft.	100 ft.	60%	25 ft.	10 ft.*	10 ft.	2 per unit
Single-Family Structure With No Side Yard	3000 sq. ft.	20 ft.	100 ft.	60%	25 ft.	-	10 ft.**	2 per unit
Multi-Family Structure Or Condominium	2000 sq. ft. per unit	70 ft.	100 ft.	40%	25 ft.	as per 9-602 (2)&(3)	10 ft.	1 1/2 per unit
Non-Residential	-	-	-	40%	25 ft.	None	10 ft.	As per 10-102

* No side yard required on one side

** Except none required where adjoining a common area

EXHIBIT B

PLANNED DEVELOPMENT DISTRICT NO. 8

EXHIBIT "B"

NDLERS LANDING

ASTER SITE PLAN

Kiyotaki/Ball & Associates

itects & Land Planners

REVISED P D

ORDINANCE NO. 84-4

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING ORDINANCE NO. 73-48 OF THE CITY OF ROCKWALL AND AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF ROCKWALL AS HERETOFORE AMENDED AND AS RELATES TO PLANNED DEVELOPMENT DISTRICT NUMBER 8, SAID PLANNED DEVELOPMENT DISTRICT BEING DESCRIBED ON THE PRELIMINARY SITE PLAN ATTACHED HERETO: PROVIDING FOR ORDERLY DEVELOPMENT OF SAID PLANNED DEVELOPMENT DISTRICT NO. 8; PROVIDING FOR LAND USE WITHIN SAID PLANNED DEVELOPMENT DISTRICT NUMBER 8 AND AREA REQUIREMENTS, AMENITIES AND DENSITIES OF DEVELOPMENT; DIRECTING THE PLANNING AND ZONING COMMISSION OF THE CITY OF ROCKWALL TO INSTITUTE A STUDY OF THE BEST LAND USE OF THE AREA PREVIOUSLY DESIGNATED 1-A OF PLANNED DEVELOPMENT DISTRICT NUMBER 8; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF A FINE NOT TO EXCEED THE SUM OF ONE THOUSAND DOLLARS ($1,000) FOR EACH OFFENSE AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the Laws of The State of Texas and the Ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise and have held due 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, the governing body, in the exercise of its legislative discretion, has concluded that Ordinance No. 73-48 of the City of Rockwall and the Comprehensive Zoning Ordinance of the City of Rockwall as relates to Planned Development District Number 8 should be amended as set forth herein; and

WHEREAS, the governing body of The City of Rockwall has determined that a substantial change in circumstances and of land usages and development has occurred in Planned Development District Number 8 as authorized by Ordinance No. 73-48 of the City of Rockwall since the passage and effective date of said Ordinance, and that such changed circumstances, land uses and development necessitate amendment of said Ordinance No. 73-48 of the City of Rockwall as set forth herein:

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

Section 1. That Ordinance No. 73-48 of the City of Rockwall is hereby amended by deleting in its entirety Section 2 thereof and by adding a new section to be numbered Section 2 and to read as follows:

8404 CHAND Z MASTER PLAN REVISED

Section 2.

The granting of the Planned Development Number 8 to the above described property is subject to the following special conditions and provisions:

(1) Planned Development District Number 8 shall be developed in accordance with the preliminary development plan for said area which is attached hereto and made a part hereof as Exhibit "A".

(2) That all development of the property covered by this Ordinance shall be in accordance with the approved preliminary plan attached hereto as Exhibit "A", and no substantial change in the development shall be permitted except after obtaining approval of the change of such preliminary plan in the manner required for amendments to the Comprehensive Zoning Ordinance.

(3) Prior to the issuance of any Building Permit in Planned Development District Number 8, a final development plan prepared in accordance with the requirements of the Comprehensive Zoning Ordinance shall be filed with the City Council of the City of Rockwall and shall be approved by said governing body after review and recommendation by the Planning and Zoning Commission and filed as a part of this Ordinance. Such required development plan shall set forth the requirements for ingress and egress to the property, public or private streets or drive, with adequate right-of-way to conform to the thoroughfare plan of the City of Rockwall, sidewalks, utilities, drainage, parking, space, all area requirements and maximum lot coverage, yards and open spaces, screening walls or

fences, amenities, greenbelt areas and all other development and protective requirements considered necessary by the City Council to create a reasonable transition to and protection of the adjacent property. Such approval by the City Council of the detailed final development plan shall be considered as an amendment to this Ordinance and shall be applicable to the property involved.

(4) That all development of Planned Development District Number 8 shall generally occur in the sequence according to the phasing plan consisting of six (6) separate phases as graphically depicted in Exhibit "B" which is attached hereto and made a part hereof.

(5) That the area North of the existing entrance at the Southeast corner of Planned Development District Number 8 (designated on Exhibit "A" as Greenbelt A) be designated and maintained as permanent greenbelt area, and that the area South of the existing entrance at the Southeast corner of Planned Development District Number 8 (designated on Exhibit "A" as Greenbelt B) may be developed in a manner that would not interfere with the contemplated realignment and improvement of FM 740, and the governing body of the City of Rockwall must consider and specifically approve further development of said area. That all development, construction and other improvements be in strict accordance with the Comprehensive Zoning Ordinance (Ordinance No. 83-23) of the City of Rockwall as presently existing, as amended herein, or hereafter amended prior to any such development, construction or improvement,

except to the extent that the minimum square footages specifically stated on the preliminary development Plan attached hereto as Exhibit "A" exceed the minimum requirements of the Comprehensive Zoning Ordinance in which case said minimum square footages as specifically stated on Exhibit "A" attached hereto shall be applicable, and with the further exception relating to zero lot line requirements which shall be as follows:

- Minimum floor area per unit See Master Plan for minimum floor areas for any given tract.	1200 - 1500 sq. ft.
- Maximum building height	30 ft.
- Minimum lot width	40 ft.
- Minimum lot depth	100 ft.
- Minimum front yard	20 ft.
- Minimum side yard	0 ft. and 10 ft.
- Minimum rear yard	15 ft.
- Minimum lot area	4000 ft.
- Maximum building coverage	60%
- Minimum distance between building	15 ft.
- Building setback from less dense use (One story construction)	25 ft.
- Building setback from less dense use (Two story construction)	35 ft.
- Minimum garage space	one car
- Minimum number of parking spaces/unit	2 spaces

(6) That the area North of the existing Cutter Hill multi-family development within Planned Development District Number 8 shall be designated as recreational area. (On Exhibit "A" attached hereto.)

(7) That all densities of development as stated on Exhibit "A" attached hereto shall be construed as exact maximum densities of development and not approximations.

(8) That the construction and development of amenities for Planned Development District Number 8 for all future development thereof shall be based upon recreational units

with each single family dwelling unit equalling one-half recreation unit and each multi-family dwelling unit equalling one recreation unit, said minimum amenities to consist of the following;

	ITEM	NUMBER	RATIO
a.	Sports Park	3	one per 300 Rec. Unit
b.	Swim Club	4	one per 225 Rec. Unit
c.	Play Parks	4	one per 250 Rec. Unit
d.	Upland Lakes (two existing to be improved)	3	one per 300 Rec. Unit
e.	Security Entrances		
f.	Landscape Entry Developments		
g.	Architectural Graphic and Signs		
h.	Common Greenbelts and Paths		

(9) That each amenity provided for herein shall be in accordance with the description of same attached hereto as Exhibit "C" and made a part hereof.

(10) That all multi-family development permitted hereby, as designated on Exhibit "A" North of Yacht Club Drive shall not exceed thirteen (13) dwelling units per acre.

(11) That all multi-family development permitted hereby North of Yacht Club Drive shall contain a minimum square footage of 1300 square feet per dwelling unit, and no more than fifteen percent (15%) of the total multi-family dwelling units shall be developed at such minimum square footage requirement and all other such multifamily dwelling units shall be in excess thereof.

(12) That all references herein to multi-family dwelling units and all such references contained on any attachments hereto, shall refer specifically to condominiums as defined in the

Comprehensive Zoning Ordinance of The City of Rockwall and shall specifically exclude any authorization for the development of apartment projects, all multi-family units shall be built to condominium construction standards.

(13) That the residential product types that are permitted hereby as designated on Exhibit "A" are as specifically stated in Exhibit "D" attached hereto and made a part hereof.

(14) That the governing body of the City of Rockwall does not by this Ordinance authorize the development of any specific total number of dwelling units, but authorizes the maximum densities for residential development, as designated on the preliminary plan attached hereto as Exhibit "A".

(15) That the governing body of the City of Rockwall hereby directs the Planning and Zoning Commission of the City of Rockwall to institute a study of possible and appropriate land usages for the development of the area designated as I-A in the Site Plan attached as Exhibit "A".

Section 2. That Ordinance No. 73-48 of the City of Rockwall is hereby amended by deleting in its entirety Section 5 thereof and by adding a new Section to be numbered Section 5 to read as follows:

Section 5.

Any person, firm or corporation who violates any provisions of this Ordinance shall be deemed guilty of a misdemeanor and upon conviction thereof in the Municipal Court, shall be subject to a fine of not more than ONE THOUSAND DOLLARS ($1,000) for each offense, and each and every day that the violation of

the Ordinance shall be permitted to continue shall constitute a separate offense.

Section 3. This Ordinance shall take effect and be in full force on and after the 9th day of January, 1984, and upon the publication of the caption as the law in such cases required.

PASSED AND APPROVED this 9th day of January, 1984.

APPROVED:

MAYOR

ATTEST:

CITY SECRETARY

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

Beginning at a point for a corner at the northerly northwest corner in the City of Dallas Take-Line in Lake Ray Hubbard, said point being the southwest corner of Kirby Albright 26.954 acre tract, as recorded in Deed Records of Rockwall County, Texas; Thence S 56 degrees 53' 59" E, 732.68 feet to a point for a corner; Thence N 44 degrees 37' 56" E, 1751.07 feet to a point for corner; Thence S 45 degrees 29' 25" E, 1101.25 feet to the beginning of a circular curve to the left having a radius of 80.00 feet; Thence Southeasterly, to Northeasterly, along said circular curve to the left, thru a central angle of 116 degrees 29' 35", an arc distance of 162.66 feet to the point of tangency; Thence N 18 degrees 01' E, 375.02 feet to a point for a corner, in the Southwesterly line of a Public Road; Thence S 45 degrees 18' 28" E, along the said Southwesterly line of a Public Road, 200.00 feet to a point for a corner; Thence N 39 degrees 48' 39" E, 51.22 feet to a point for corner, in the above-referenced Westerly line of Farm-Market Highway 740; Thence S 37 degrees 03' 22" E, continuing along the said Westerly line of Farm-Market Highway 740, 225.40 feet to an angle point; Thence S 12 degrees 02' 06" E, continuing along the said Westerly line of Farm-Market Highway 740, 241.20 feet to an angle point; Thence S 8 degrees 24' 31" E, continuing along the said Westerly line of Farm-Market Highway 740, 848.05 feet to a point for corner at northeast corner of Scenic Estates Subdivision; Thence N 84 degrees 34' 07" West along the north line of Lot 1 of the above said Scenic Estate Subdivision, 391.10 feet to a point for corner; Thence S 2 degrees 06' 52" W, along the Westerly line of the above said Scenic Estates Subdivision, 559.82 feet to a point for a corner, said point being the Southwesterly corner of Lot 4, of said subdivision; Thence S 84 degrees 34' 07" E, along the Southerly line of the above said Lot 4, 352.30 feet to a point for a corner, in the above referenced West line of Farm-Market Highway 740; Thence S 6 degrees 05' 20" W, along the said Westerly line of Farm-Market Highway 740, 310.00 feet to a point for corner; Thence N 89 degrees 17' 49" W 4268.99 feet to a point for corner in the City of Dallas TakeLine for Lake Ray Hubbard; Thence, the following courses and distances along the existing and proposed City of Dallas TakeLine for Lake Ray Hubbard: N 17 degrees 56' 12" E 235.24 feet; N 17 degrees 48' 56" E, 45.55 feet; N 57 degrees 22' 11" E 107.47 feet; N 4 degrees 36' 56" W, 137.44 feet; N 44 degrees 11' 50" E, 137.84 feet; N 14 degrees 30' 54" E, 137.19 feet; N 56 degrees 08' 28" E, 255.03 feet; N 28 degrees 15' 05" E, 192.07 feet; N 39 degrees 23' 13" E, 599.08 feet; N 72 degrees 30' 52" E, 138.00 feet; N 57 degrees 05' 40" W, 236.77 feet; N 46 degrees 18' 05" E, 120.00 feet to the Point of Beginning and containing 162.6 acres of land.

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

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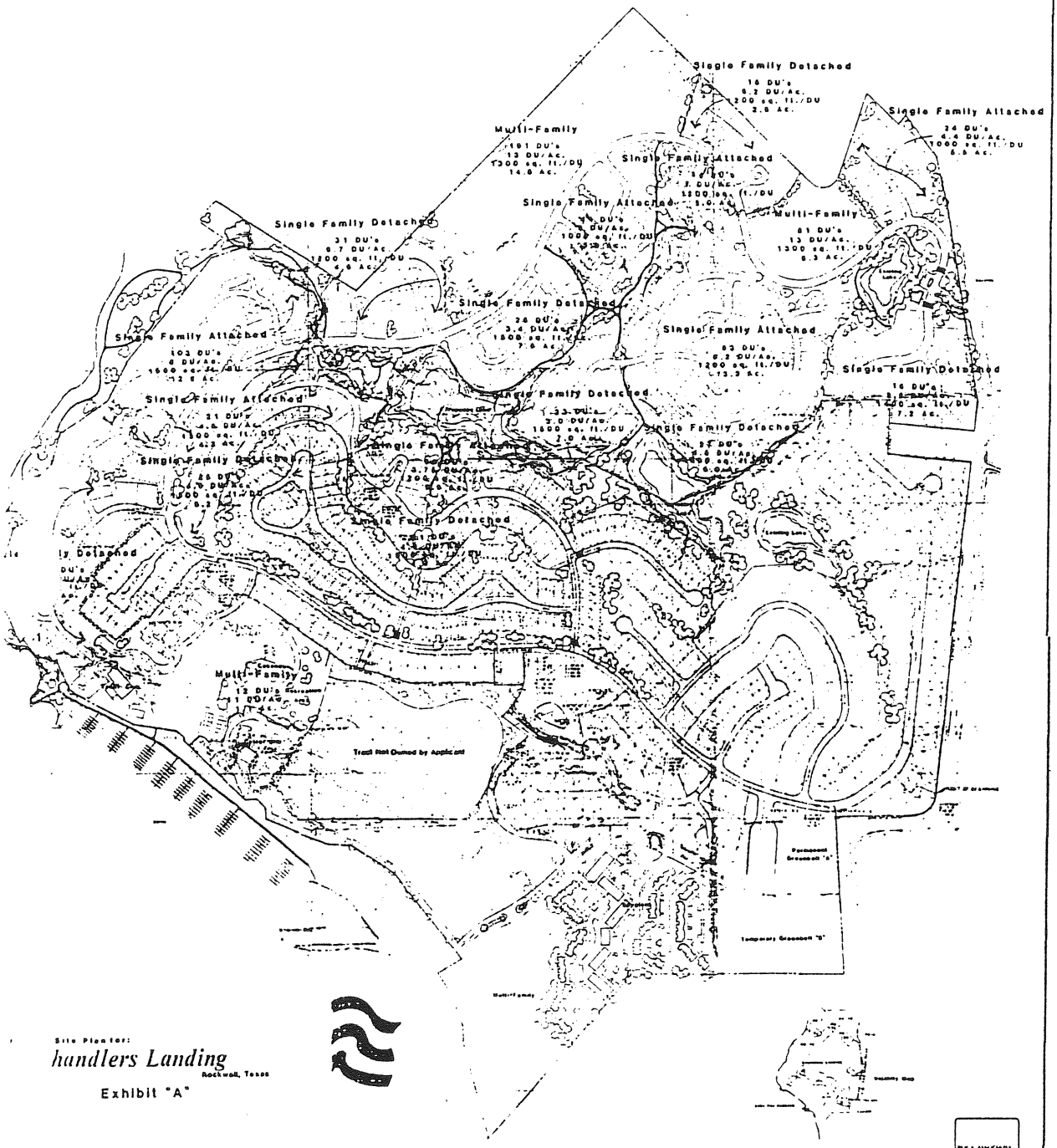

Site Plan for:

handlers Landing

Rockwall, Texas

Exhibit "A"

1/9/84

REVISED PD-8

a.d 84-4

EXHIBIT C

AMENITY DESCRIPTIONS

a. SPORTS PARK - A sports park will include a combination of one sports court, (lighted if properly located as not to disturb residences), exercise areas, rest areas, basketball, badminton, volleyball, racket tennis, paths and parking. All of the sports parks will be landscaped.

b. SWIM CLUB - The swim club will contain a minimum of a 1,500 sq. ft. swimming pool, 1,800 sq. ft. club pavilion, restrooms, manager's office, parking for guests, lighting and landscaping.

c. PLAY PARK - Each play park will be devoted to the young residents of Chandlers Landing and will have a large self-contained sand area with creative wood play equipment. These parks will be landscaped with shaded rest areas for adults. Each park will be strategically located for the benefit of the selected neighborhood.

d. UPLAND LAKES - These are lakes either existing or to be built. These lakes will be kept clean and maintained to the shore line for residents to enjoy. No swimming or motorized boating will be allowed.

e. SECURITY ENTRANCES - These entries will be well lighted, landscaped and maintained. They are to be secured by guards, or by a mechanical system. These entrances are strategically located throughout the development in order to provide proper ingress and egress.

LANDSCAPED ENTRY DEVELOPMENTS - These entries are to be paved with a brick or cobblestone pattern. On either side of the landscaped boulevard there will be lush plantings, berms, and decorative fencings.

g. ARCHITECTURAL GRAPHICS - These graphics and signs will be designed in harmony for all developable parcels in the remainder of Chandlers Landing. These signs will be very pleasing and will direct visitors through the development.

h. COMMON GREENBELTS AND PATHS - These areas will flow through the development following the low areas as designated on the Master Plan. They will have paths for jogging, walking and golf carts. Along some areas of the greenbelts, we are planning an aerobic course.

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

EXHIBIT D

PRODUCT TYPES

S LE FAMILY DETACHED (Type "A") homes will consist of single family detached units that are clustered in groups of a slightly higher density than conventional single family homes. This concept promotes a slightly higher density in the area that is actually developed while creating more open space which is commonly owned and maintained by the homeowners and/or the Property Owners' Association. Ownership of these homes will involve the units as well as the lot on which the units are sited. These lots will have front, rear and side yards. These units will be one and one and a half story structures. This type unit will meet the area requirements for zero lot line units as specified in Section 2.(5) herein, except for side yard requirements which shall meet the requirements of the townhouse zoning district for side yards not constructed on the zero lot line.

SINGLE FAMILY DETACHED (Type "B") units are proposed as another form of single family detached housing being attached only by means of a garden wall. These units are proposed as zero lot line homes in which a unit is sited on one of the lot lines. This concept provides a more efficient use of the lot, having three yards instead of four, and therefore creates more open space within the common areas. Ownership of these homes involves the unit as well as the lot. This type unit shall meet the requirements for zero lot line units as specified in section 2.(5) herein.

SINGLE FAMILY DETACHED (Type "C") dwelling units are proposed as another form of detached housing. These lots will consist of parcels of land having access and frontage on a private road. Ownership of these homes would involve the unit as well as the lot. This type unit shall meet the area requirements of the "SF-7" Zoning District.

Note: The Single Family Detached unit Type "A", "B", and "C" shall be designated on each development plan as submitted.

SINGLE FAMILY ATTACHED UNITS are proposed as single family attached homes with party walls. The units are characteristically built as individual units in a series of four to eight units with common walls between units, and a side yard on the end units only. These units would be two story construction, and in some cases with enclosed garages that may or may not be attached. Ownership of these units would involve the unit as well as the lot. Greenspace would be commonly owned through the Community Owners' Association. This type unit shall meet the area requirements of the "TH" Townhouse Zoning District.

MULTIFAMILY ATTACHED UNITS shall meet the densities as established on Exhibit "A" attached herein, and shall meet the applicable area requirements as set forth in section 2.(11) herein, and as set forth in the Comprehensive Zoning Ordinance.

Note: A minimum of 20' will be maintained along both sides of the proposed collector road for landscape purposes.

All units located within the interior portion of the proposed collector road will be a maximum of 30' in height.

ORDINANCE NO. 85-43

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

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings 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 No. 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 84-4 of the City of Rockwall, Texas, as heretofore amended, be and the same are hereby amended by amending the zoning map of the City of Rockwall so as to approve a zoning change and change in the preliminary plan for "PD" Planned Development District Number 8: Chandlers Landing on the property described in Exhibit "A".

PD-8

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

A. Prior to issuance of any building permit in Planned Development District No. 8: Chandlers Landing, Phases 14, 18 Section 1, 19 and 20, a comprehensive development plan shall be filed with the Planning and Zoning Commission, and after hearing, the City Council shall approve a final development plan, which shall be filed and included as Exhibit "B" and made a part of this ordinance for all purposes. Such development plan shall set forth in detail the requirements for ingress and egress to the property, public or private streets or drives, with adequate right-of-way to conform to the Thoroughfare Plan of the City of Rockwall, sidewalks, utilities, drainage, parking space, height of buildings, maximum lot coverage, yards and open spaces, screening walls or fences and other development and protective requirements considered necessary by the City Council so as to create a reasonable transition to and protection of the adjacent property.

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

C. Development of Planned Development No. 8: Chandlers Landing Phases 14, 18 Section 1, 19 and 20 shall be regulated by the requirements listed in Exhibit "C".

D. Development of the amenities of Planned Development No. 8: Chandlers Landing shall be regulated by the requirements listed in Exhibit "D".

E. Prior to the construction of streets and utilities in Phase 19, the developer must escrow the funds for 115% of the cost of 24 ft. of concrete paving along FM-740, including storm drainage, curb and gutter, sidewalk, and engineering.

F. The new entrance off FM-740 can only be used for semi-trailer trucks until a southbound deceleration lane on FM-740 is constructed. The truck entrance must be chained and locked when not in use.

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

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

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

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

DULY PASSED AND APPROVED this 26th day of August, 1985.

APPROVED:

Mayor

ATTEST:

City Secretary

1st reading 8/5/85

2nd reading 8/26/85

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

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EXHIBIT C

CHANDLERS LANDING, PHASE 14, BLOCK A

AREA REQUIREMENTS

1.	Minimum lot area	6,500 ft.
2.	Maximum Units per lot	1
3.	Minimum dwelling unit	1,200 sq. ft.
4.	Minimum lot width	50 ft.
5.	Minimum lot depth	100 ft.
6.	Minimum front setback	20 ft.
7.	Minimum rear setback	10 ft.
8.	Minimum side setback	5 ft.
9.	Minimum distance between buildings on same lot	10 ft.
10.	Maximum building coverage	40%
11.	Maximum height	30 ft.
12.	Minimum distance between buildings	10 ft.
13.	Minimum parking	2 spaces
14.	Minimum garage	2 car

EXHIBIT C

CHANDLERS LANDING PHASE 18, SECTION 1

TOWNHOUSE AREA REQUIREMENTS

1.	Minimum lot area	3,000 sq. ft.
2.	Maximum dwelling units per lot	1
3.	Minimum sq. ft. per dwelling unit	1,000 sq. ft.
4.	Minimum lot width	26 ft. at building line
5.	Minimum lot depth	100 ft.
6.	Minimum front setback	
	front entry garage	20 ft.
	side or rear	15 ft.
7.	Minimum rear setback	10 ft.
8.	Minimum side setback	0 ft.
	abutting street	10 ft.
9.	Minimum separation between attached buildings	20 ft. every 250 ft.
10.	Minimum length of driveway pavement on side or rear yard	20 ft.
11.	Minimum landscaping	10%
12.	Maximum density	8 per acre
13.	Maximum height	30 ft.
14.	Minimum off street parking	2 spaces
15.	Minimum garage	2 car
16.	Maximum number attached units	8 up to 250 ft.
17.	Maximum building coverage	60%

EXHIBIT C

CHANDLERS LANDING, PHASES 19 and 20

AREA REQUIREMENTS

1.	Minimum lot area	6,000 sq. ft.
2.	Maximum units per lot	1
3.	Minimum dwelling unit	1,200 sq. ft.
4.	Minimum lot width	50 ft.
5.	Minimum lot depth	100 ft.
6.	Minimum front setback	20 ft.
7.	Minimum rear setback	10 ft.
8.	Minimum side setback	5 ft.
9.	Minimum distance between buildings on same lot	10 ft.
10.	Maximum building coverage	40%
11.	Maximum height	30 ft.
12.	Minimum distance between buildings	10 ft.
13.	Minimum parking	2 spaces
14.	Minimum garage	2 car

EXHIBIT D

AMENITY IMPROVEMENTS

Yacht Club Area

1. Seven (7) tennis courts to be re-surfaced.
2. A new improved lighting system will be installed on five (5) courts.
3. Landscaped retaining walls will be constructed around all steep slopes adjacent to the courts.
4. A sub-surface drainage system will be installed to pick up surface run-off.
5. A new sidewalk system will be installed to accommodate golf carts - 6 ft. wide around existing tennis courts.
6. Major grading will be performed to improve landscaping and better maintenance - erosion ditch.
7. The courts will have spectator accommodations where the terrain permits.
8. The existing children's play area will be renovated and enlarged.
9. Outdoor tennis pavillion.
10. Additional major improvements will be made to the Yacht Club which include better accoustics, carpeting, renovation of Commodore State Room, outside lounging accommodations, structure cosmetics and landscaping.

Area A - Swimming & Tennis Park

1. Parking
2. Swimming pool
3. Gazebo
4. Children's play area
5. Restrooms/dressing
6. tennis courts (2), lights
7. General landscaping.
8. Large trees, small trees, shrubs and ground cover, lawn, elevated planters, lighting

EXHIBIT D

Area B: Recreation Park

1. Limited parking and access
2. Park shelter
3. Children's play area (2)
4. Picnic spots (4)
5. Volleyball court
6. Half basketball court
7. Open lawn area
8. Exercise stations (7)
9. Pedestrian trail
10. Bridges (4)
11. General clearing and channel work
12. Tree pruning, stone boulders, retaining walls and fencing, flowering trees, and plants

AMENITIES SCHEDULE

I. Recreation Park

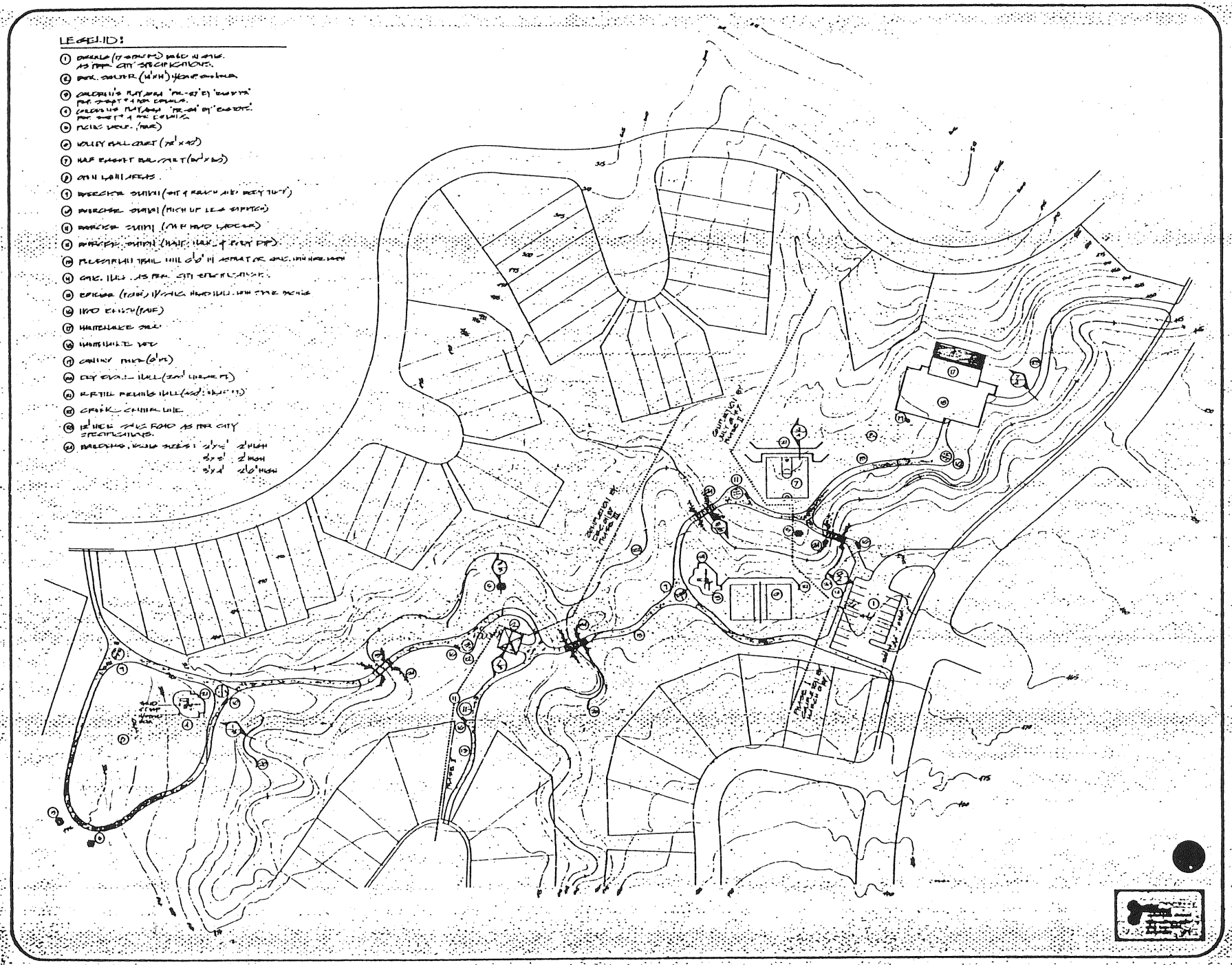
Start Fall. 1985
Open lawn area, Spring 1986
Completion, Fall 1987

II. Amenity Improvements for Yacht Club

Start Summer 1985
Completion Spring 1986

III. Swimming and Tennis Park

Start Spring 1986
Completion Fall 1987



dwn
chk
app

an environmental design project for
CHANDLERS LANDING PARK

project
date
scale
shown
sheet

VIEW: Pdfile SORT: PHASE_NO
RESTRICT: PHASE_NO = "CHAND 4" TATES"

P&Z CASE NO	ORDINANCE	PHASE NAME	ACTION	DESCRIPTION
8423	0	CHAND 4	PP	AR ZLL ALL ESTAB.
8445	0	CHAND 4	FP	ALL

7516 Chantilly Ct. in Rockwall

CHANDLERS LANDING/PHASE 4
January 20, 1984

AREA REQUIREMENTS:

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

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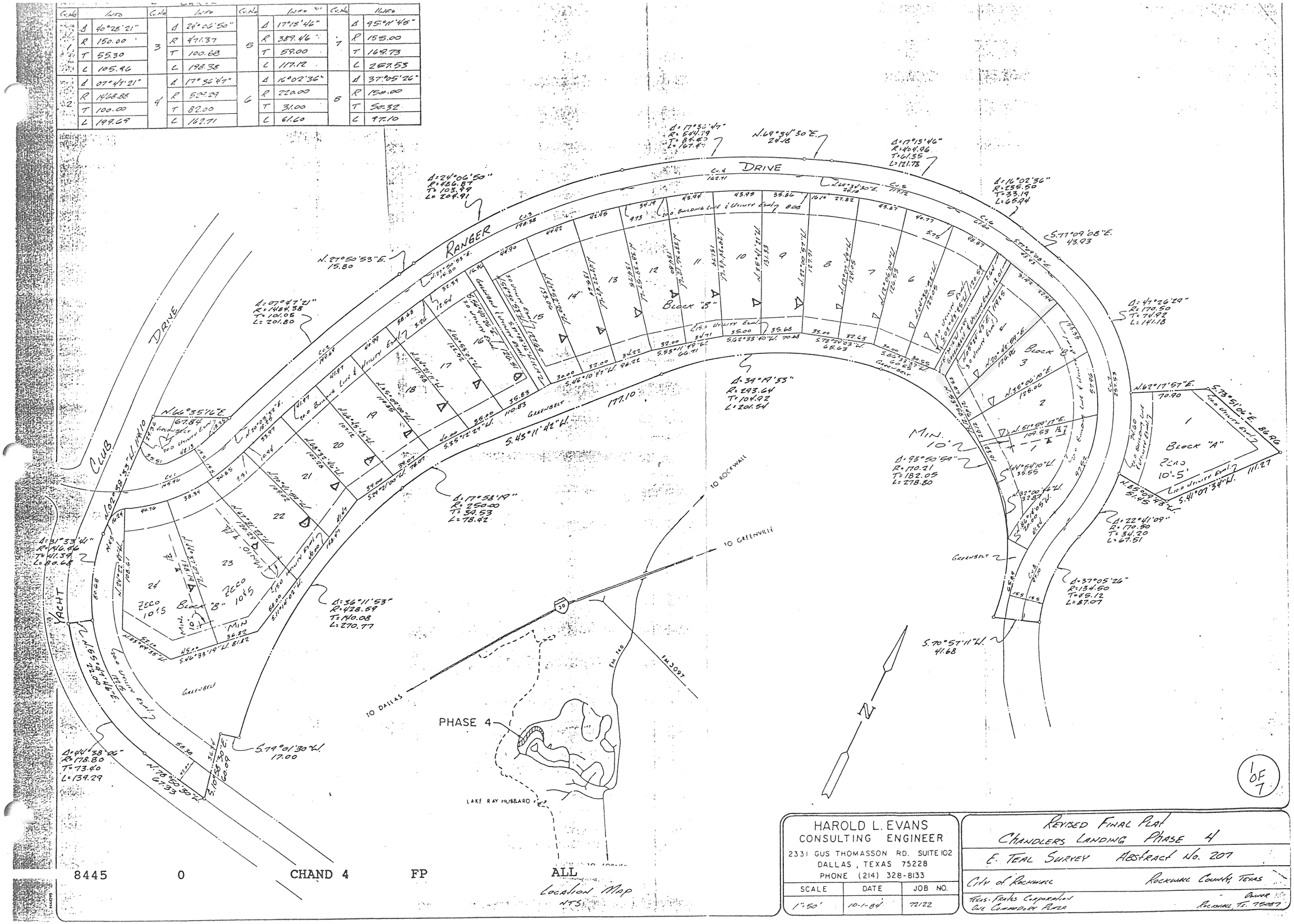
Cv. No.		Info	Cv. No.		Info	Cv. No.		Info	Cv. No.		Info
1	Δ	40°28'21"	3	Δ	24°06'50"	5	Δ	17°15'46"	7	Δ	95°11'45"
	R	150.00		R	471.37		R	389.46		R	155.00
	T	55.30		T	100.68		T	59.00		T	169.73
	L	105.96		L	198.38		L	117.12		L	257.53
2	Δ	07°41'21"	4	Δ	17°35'47"	6	Δ	16°02'36"	8	Δ	37°05'26"
	R	1468.88		R	520.29		R	220.00		R	150.00
	T	100.00		T	82.00		T	31.00		T	50.32
	L	199.69		L	162.71		L	61.60		L	97.10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VIEW: Pdfile SORT: PHASE_NO
RESTRICT: PHASE_NO = "CHAND 17"

P&Z CASE NO	ORDINANCE	PHASE NAME	ACTION	DESCRIPTION
8410	0	CHAND 17	PP	AR-ZLL A,-TH B,C,D,E,F
8446	0	CHAND 17	FP	ALL
8547	0	CHAND 17	RPP	A1-25
8740	8745	CHAND 17	Z	AR ZLL C1-4
8740	0	CHAND 17	RPP	PARTIAL, C1-4 (C1-3)
9125	9143	CHAND 17	Z	AR SFD B1-8R,F13-14R,C1R
9125	0	CHAND 17	RPP	B1-16,F13-17,C1-2SEE ABOV

Lots 1-25, Block A

AREA REQUIREMENTS:

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

Ord 84-C

Block B, C, D, E, F

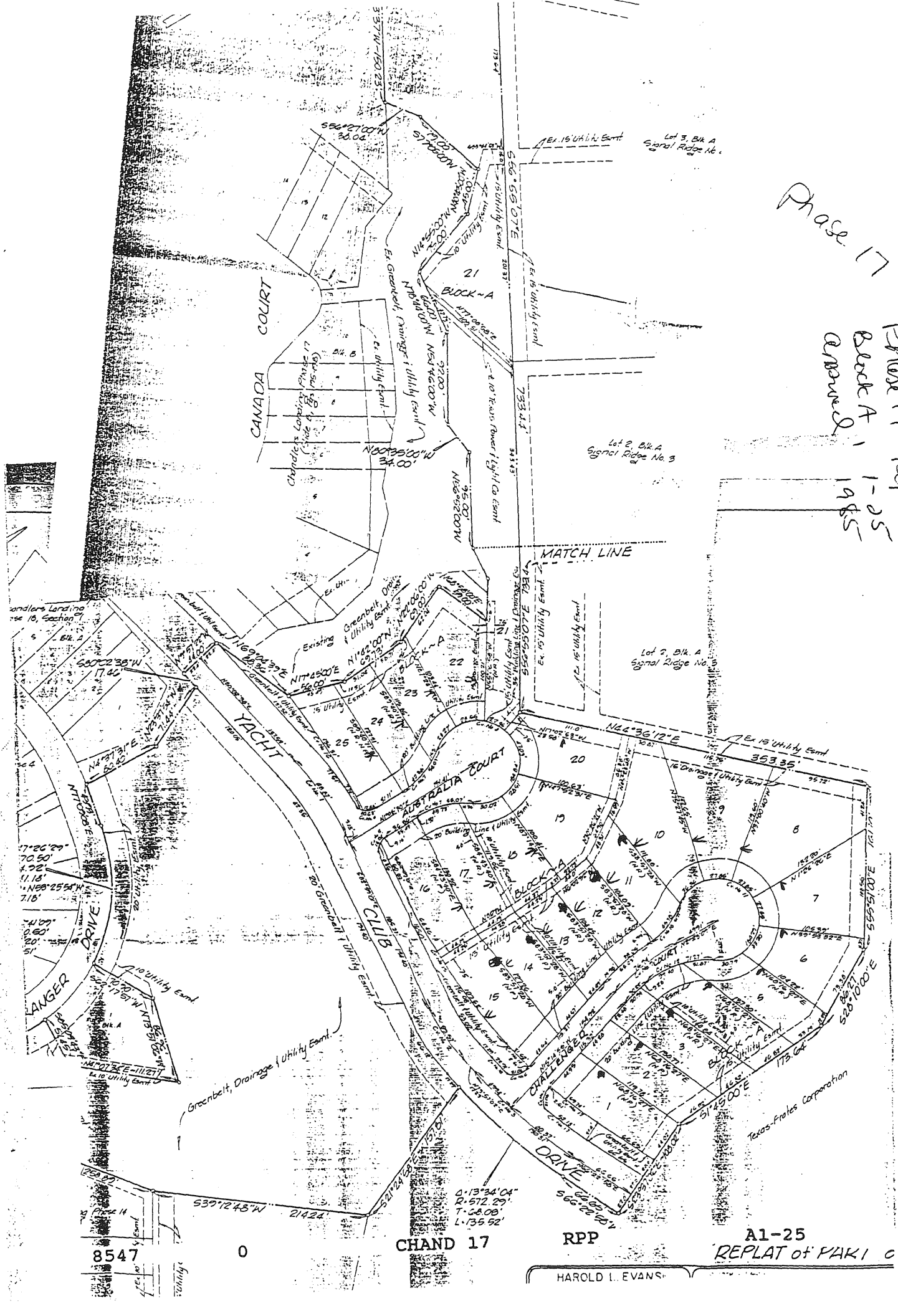
AREA REQUIREMENTS:

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

1-25 Block A

PATIO HOMES: LOTS ~~51-73~~, BLOCK B

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


Phase 17
Phase 17 Replat
Block A, 1-25
Approved 1985
CANADA COURT
BLOCK-A
Lot 3, Blk A
Signal Ridge No.
Lot 2, Blk. A
Signal Ridge No. 3
MATCH LINE
YACHT CLUB DRIVE
AUSTRALIA COURT
CHALLENGER COURT
Texas-Frates Corporation
Greenbelt, Drainage & Utility Esmt.
Existing Greenbelt, Drainage & Utility Esmt.
Ex. 15' Utility Esmt.
Δ=13°34'04"
R=572.29'
T=68.08'
L=135.52'
S39°12'48"W
214.24'
S66°22'58"W
S56°55'07"E
N44°36'12"E
353.35'
S55°51'00"E
S28°10'00"E
S1°45'00"E
173.64'
N80°35'00"W
34.00'
S80°02'38"W
17.46'
N69°04'39"E
N17°45'00"E
N1°42'00"W
N4°37'31"E
S56°27'00"W
38.04'
Phase 14
8547
0
CHAND 17
RPP
A1-25
REPLAT of PARI
HAROLD L. EVANS

Phase 17

ORDINANCE NO. 87-45

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

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings 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 No. 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" Planned Development District No. 8, Chandlers Landing, on the property described as Block C, Lots 1-4, Phase 17. Chandlers Landing.

Section 2. That the above described tract of land 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. The above described tract of land shall be developed for Zero Lot Line single family dwellings meeting the requirements listed on Exhibit "A" attached hereto and made a part hereof.

B. Development of the above described tract of land shall comply with the development plan attached hereto as Exhibit "B" and made a part hereof.

Section3. Any person, firm or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of ONE THOUSAND DOLLARS ($1,000.00) for each offense and each and every day such offense shall continue shall be deemed to constitute a separate offense.

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

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

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

DULY PASSED AND APPROVED this 17th day of August, 1987.

APPROVED:

Mayor

ATTEST:

By

1st reading 8/3/87
2nd reading 8/17/87

ORDINANCE NO. 87-45

EXHIBIT "A"

ZERO LOT LINE DEVELOPMENT

Block C, Lots 1-4, Phase 17

Area Requirements

Minimum Lot area----------5,000 sq. ft.

Minimum Floor Area per Dwelling Unit----------1,750 sq. ft.

Minimum Lot Frontage----------40 ft.

Minimum Lot Depth----------100 ft.

Minimum Front Setback----------20 ft.

Minimum Rear Setback----------15 ft.

Minimum Side Yard----------0 ft. & 10 ft.

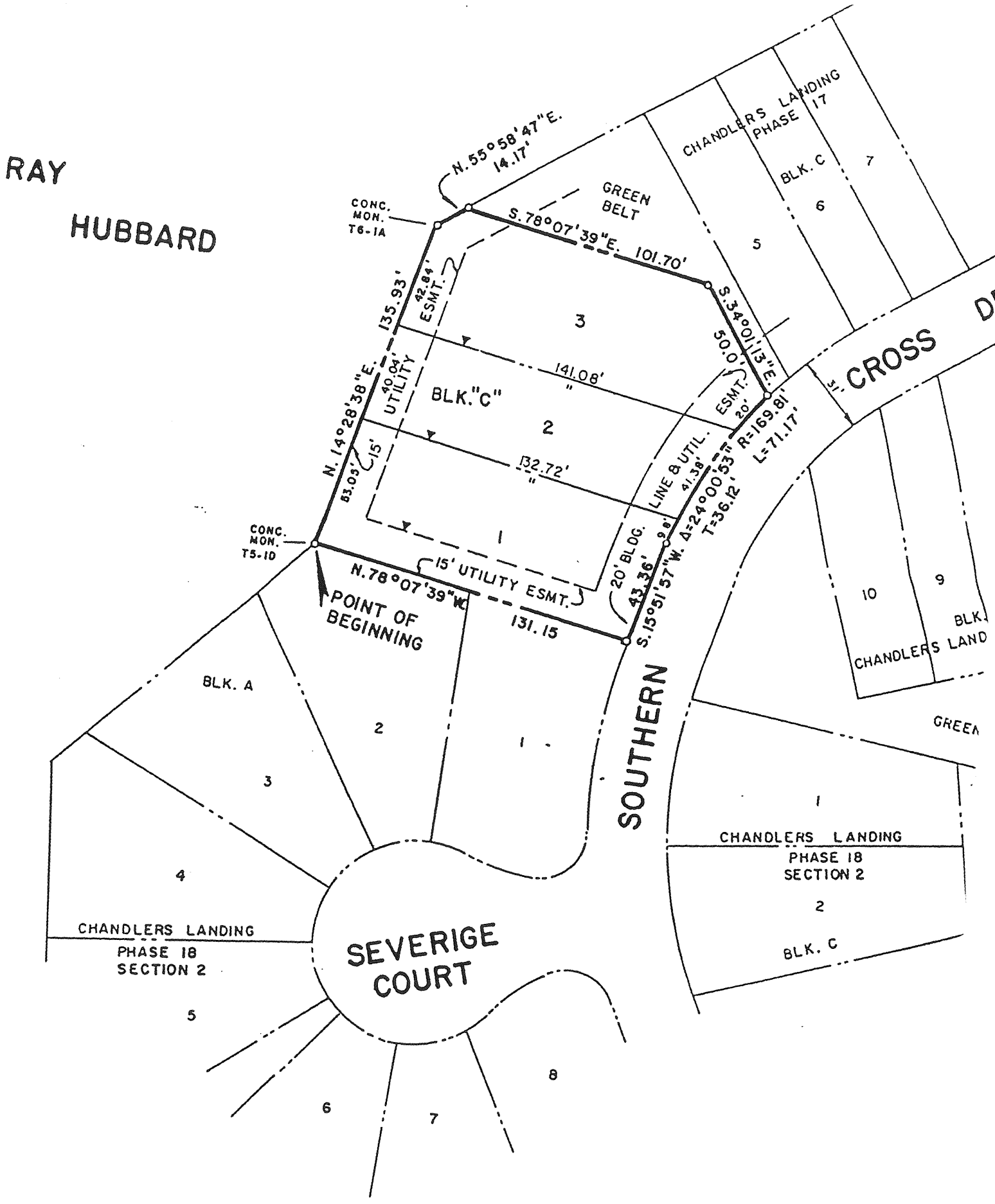
Minimum Building Separation----------10 ft.

Maximum Building Coverage----------60%

Maximum Building Height----------30 ft.

Minimum Off-Street Parking----------2 spaces/unit (excluding garage)

All other area requirements of "ZLL-5" Zero Lot Line classification not specifically addressed above are hereby incorporated as area requirements for Block C, Lots 1-4, Phase 17.


RAY
HUBBARD
CONC. MON. T6-1A
N. 55°58'47" E. 14.17'
GREEN BELT
S. 78°07'39" E. 101.70'
CHANDLERS LANDING PHASE 17
BLK. C
7
6
5
135.93'
42.84' ESMT.
3
S. 34°01'13" E. 50.0'
141.08'
40.04' UTILITY
BLK. "C"
2
ESMT. 20'
N. 14°28'38" E.
83.03'
15'
132.72'
LINE & UTIL. 41.38'
R=169.81'
L=71.17'
CROSS
CONC. MON. T5-1D
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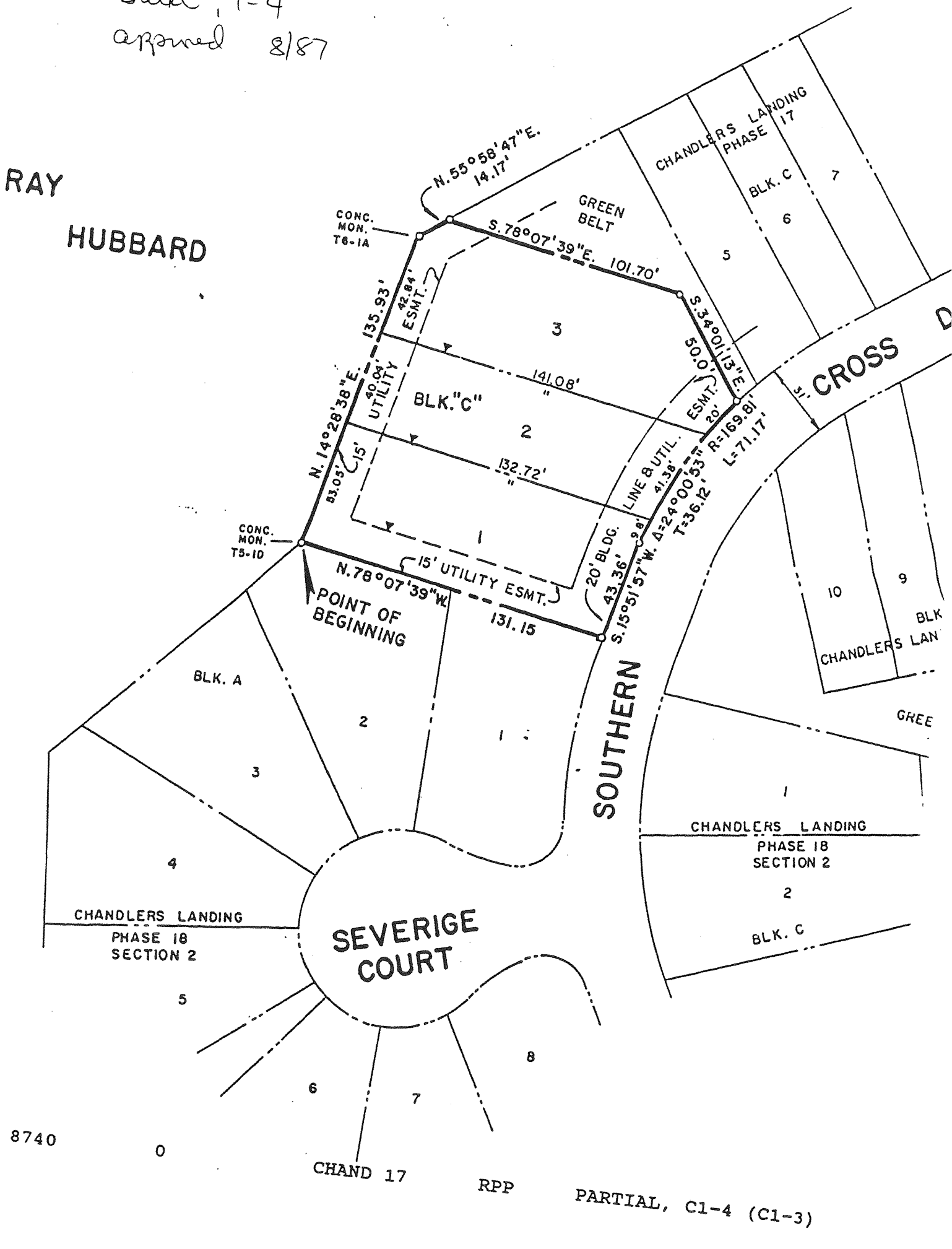
9.8'
20' BLDG. 43.36'
T=36.12'
Δ=24°00'53"
S. 15°51'57" W.
15' UTILITY ESMT.
N. 78°07'39" W. 131.15
POINT OF BEGINNING
SOUTHERN
10
9
BLK.
CHANDLERS LAND
GREEN
BLK. A
2
3
1
4
CHANDLERS LANDING
PHASE 18
SECTION 2
SEVERIGE COURT
5
8
6
7
CHANDLERS LANDING
PHASE 18
SECTION 2
2
BLK. C

Replat Phase 17
Block C, 1-4
approved 8/87



Phase 17

ORDINANCE NO. 91-43

AN ORDINANCE OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE AND ORDINANCE NO. 84-4 OF THE CITY OF ROCKWALL, TEXAS, AS HERETOFORE AMENDED, SO AS TO GRANT A ZONING CHANGE AND AMEND A PRELIMINARY PLAN FOR PD-8, CHANDLERS LANDING, MORE FULLY DESCRIBED HEREINAFTER; 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 REPEALER CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall have given the requisite notices by publication and otherwise, and have held public hearings 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 (see attachments for lot description).

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 to the Comprehensive Zoning Ordinance.

B. Development of those portions of Planned Development, Chandlers Landing Phase 17, Phase 18, Section 1 and Phase 18, Section 2 as described herein shall be regulated by the requirements as specified on Exhibit "A" attached hereto and made a part hereof. All area requirements not specifically listed herein shall comply with the requirements set forth in the corresponding standard zoning classification for each use.

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 7th day of October 1991, 1991.

APPROVED:

Frank R Miller

Mayor

ATTEST:

By: Mary Nichols

1st reading September 16, 1991

2nd reading October 7, 1991

ORDINANCE NO._____

EXHIBIT "A"

AREA REQUIREMENTS

CHANDLERS LANDING PHASE 17

LOTS 1-R THROUGH 8-R, BLOCK B; AND 13-R, & 14-R, BLOCK F

Minimum Lot Area	5,500 sq. ft.
Minimum Floor Area per Dwelling Unit	1,750 sq. ft.
Minimum Lot Frontage	40 ft.
Minimum Average Lot Depth	100 ft.
Minimum Front Set Back	20 Lin. Ft.
Minimum Rear Set Back	10 ft.
Minimum Side Yard (internal lot)	5 ft.
Minimum Side Yard (adjacent to a side street)	15 ft.
Minimum Building Separation	10 ft.
Maximum Building Coverage	40%
Maximum Building Height	30 ft.
Minimum Off-Street Parking (excluding garage)	2 sps./unit
Minimum Garage Space	2 vehicles

All other area requirements of "SF-10" Single Family zoning classification not specifically addressed above are hereby incorporated as area requirements for Lots 1-R through 8-R, Block 6, and 13-R & 14-R, Block F, Phase 17.

ORDINANCE NO._____

EXHIBIT "A"

AREA REQUIREMENTS

CHANDLERS LANDING PHASE 17

LOTS 1-R, BLOCK C

Minimum Lot Area	5,500 sq. ft.
Minimum Floor Area per Dwelling Unit	1,750 sq. ft.
Minimum Lot Frontage	40 ft.
Minimum Lot Depth	100 ft.
Minimum Front Set Back	20 ft.
Minimum Rear Set Back	10 ft.
Minimum Side Yard (internal lot)	5 ft.
Minimum Side Yard (adjacent to a street)	15 ft.
Minimum Building Separation	10 ft.
Maximum Building Coverage	40%
Maximum Building Height	30 ft.
Minimum Off-Street Parking (excluding garage)	2 sps./unit
Minimum Garage Space	2 vehicles

All other area requirements of "SF-10" Single Family zoning classification not specifically addressed above are hereby incorporated as area requirements for Lot 1-R, Block C, Phase 17.

ORDINANCE NO._____

EXHIBIT "A"

AREA REQUIREMENTS

CHANDLERS LANDING PHASE 18, SECTION 1

LOTS 1-R, 2-R, 3-R, 4-R, AND 5-R, BLOCK A

Minimum Lot Area	6,000 sq. ft.
Minimum Floor Area per Dwelling Unit	1,750 sq. ft.
Minimum Lot Frontage	40 ft.
Minimum Lot Depth	100 ft.
Minimum Front Set Back	20 ft.
Minimum Rear Set Back	10 ft.
Minimum Side Yard (internal lot)	5 ft.
Minimum Side Yard (adjacent to a street)	15 ft.
Minimum Building Separation	10 ft.
Maximum Building Coverage	40%
Maximum Building Height	30 ft.
Minimum Off-Street Parking (excluding garage)	2 sps./unit
Minimum Garage Space	2 vehicles

All other area requirements of "SF-10" Single Family zoning classification not specifically addressed above are hereby incorporated as area requirements for Lot 1-R, 2-R, 3-R, 4-R, and 5-R, Block A, Phase 18, Section 1.

ORDINANCE NO._____

EXHIBIT "A"

AREA REQUIREMENTS

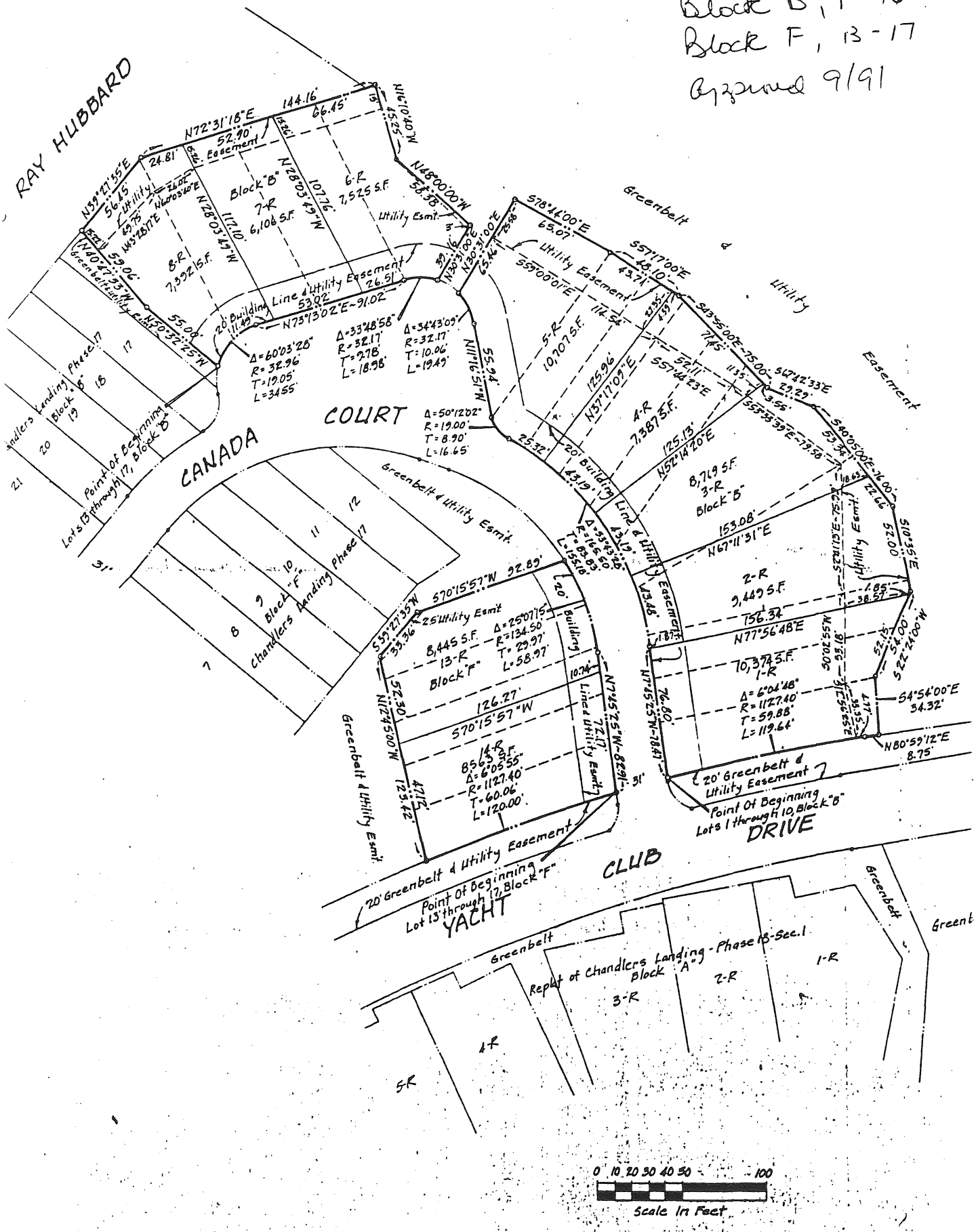
CHANDLERS LANDING PHASE 18, SECTION 2

LOTS 1-R, BLOCK B AND LOTS 1-R, 4-R, AND 5-R, BLOCK C

Minimum Lot Area	6,000 sq. ft.
Minimum Floor Area per Dwelling Unit	1,750 sq. ft.
Minimum Lot Frontage	40 ft.
Minimum Lot Depth	100 ft.
Minimum Front Set Back	20 ft.
Minimum Rear Set Back	10 ft.
Minimum Side Yard (internal lot)	5 ft.
Minimum Side Yard (adjacent to a street)	15 ft.
Minimum Building Separation	10 ft.
Maximum Building Coverage	40%
Maximum Building Height	30 ft.
Minimum Off-Street Parking (excluding garage)	2 sps./unit
Minimum Garage Space	2 vehicles

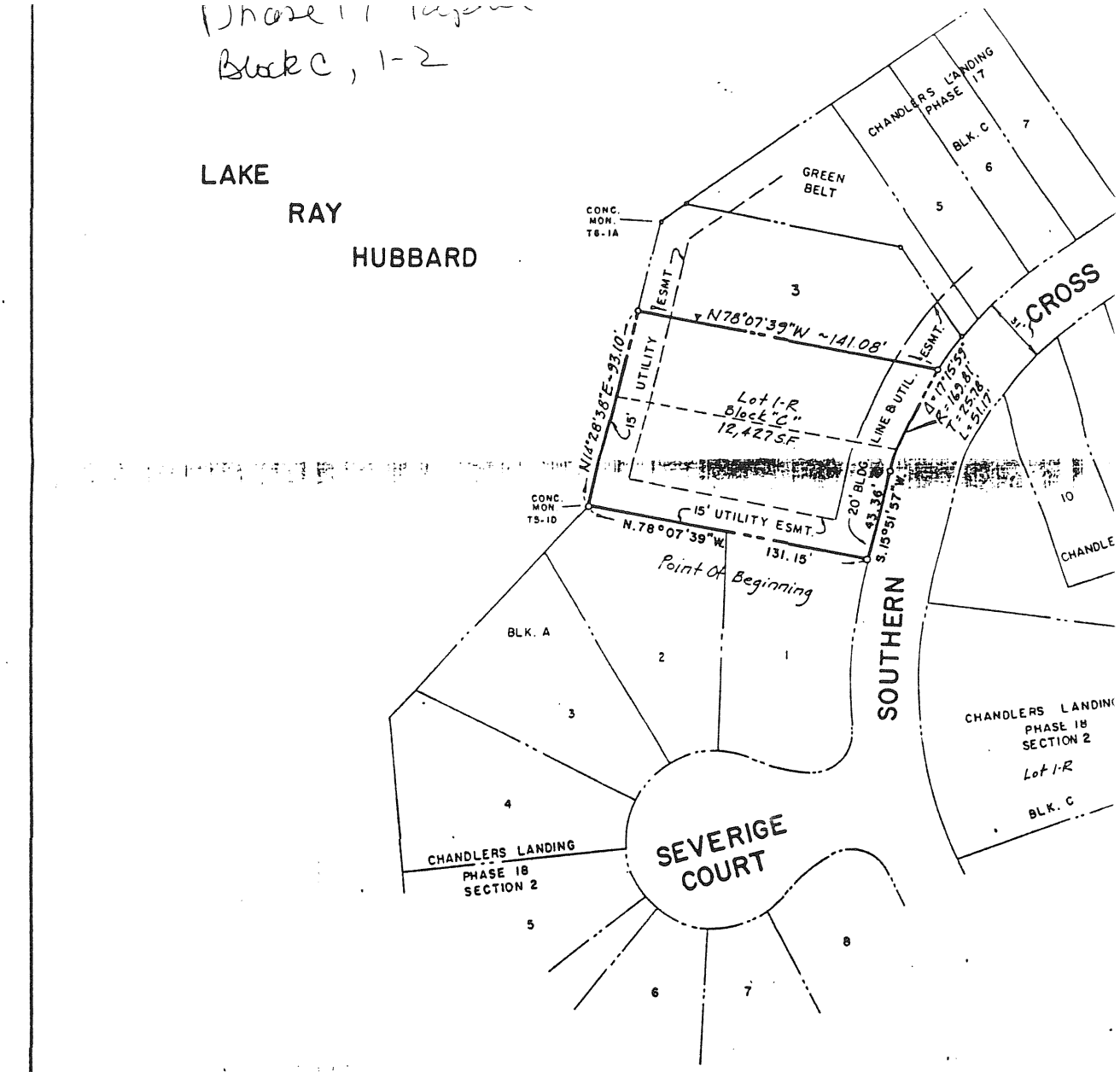
All other area requirements of "SF-10" Single Family zoning classification not specifically addressed above are hereby incorporated as area requirements for Lots 1-R, Block B and Lots 1-R, 4-R, and 5-R, Block C, Phase 18, Section 2.

Replat Phase 17
Block B, 1-16
Block F, 13-17
Approved 9/91



9125 0 CHAND 17 RPP B1-16,F13-17,C1-2SEE ABOV

Phase II Replat
Block C, 1-2



Approved
9/91

TELEDYNE POST N7174

phase II

VICINITY MAP

NOTE: 1. Numbers in parentheses indicate curves. Curve data is tabulated on page 4 of 5 for this plat. Arc lengths are shown for each curve on this sheet and are shown for the centerline of the streets shown hereon are hereby designated as Fire Lanes.

2. The area within 8'± Left & Rt. Right of the Centerline of the Streets shown

UTILITY EASEMENT

BLOCK "C"

Replatted & Rezoned to SF 9/91

BLOCK "D"

SOUTHERN CROSS DRIVE

CANADA COURT

BLOCK "E"

BLOCK "F"

BLOCK "A"

13-R

14-R

YACHT CLUB DRIVE

FILE PLAT PHASE SEVEN

Replatted & Rezoned to SF 9/91

Block A Replatted 1955

CHAND 17 FP ALL

VIEW: Pdfile SORT: PHASE_NO
RESTRICT: PHASE_NO = "CHAND 18-1"

P&Z CASE NO	ORDINANCE	PHASE NAME	ACTION	DESCRIPTION
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8424	0	CHAND 18-1	PP	ALL
8469	0	CHAND 18-1	FP	ALL
9125	9143	CHAND 18-1	Z	AR SFD BLOCK A,1R-5R
9241	9243	CHAND 18-1	Z	AR SFD BLOCK A, 6R-8R
9125	0	CHAND 18-1	RPP	BLOCK A, 1-10(1R-5R)
9241	0	CHAND 18-1	RPP	BLOCK A, 11-15(6R-8R)

* See "Chand" master Plan section for full ordinance

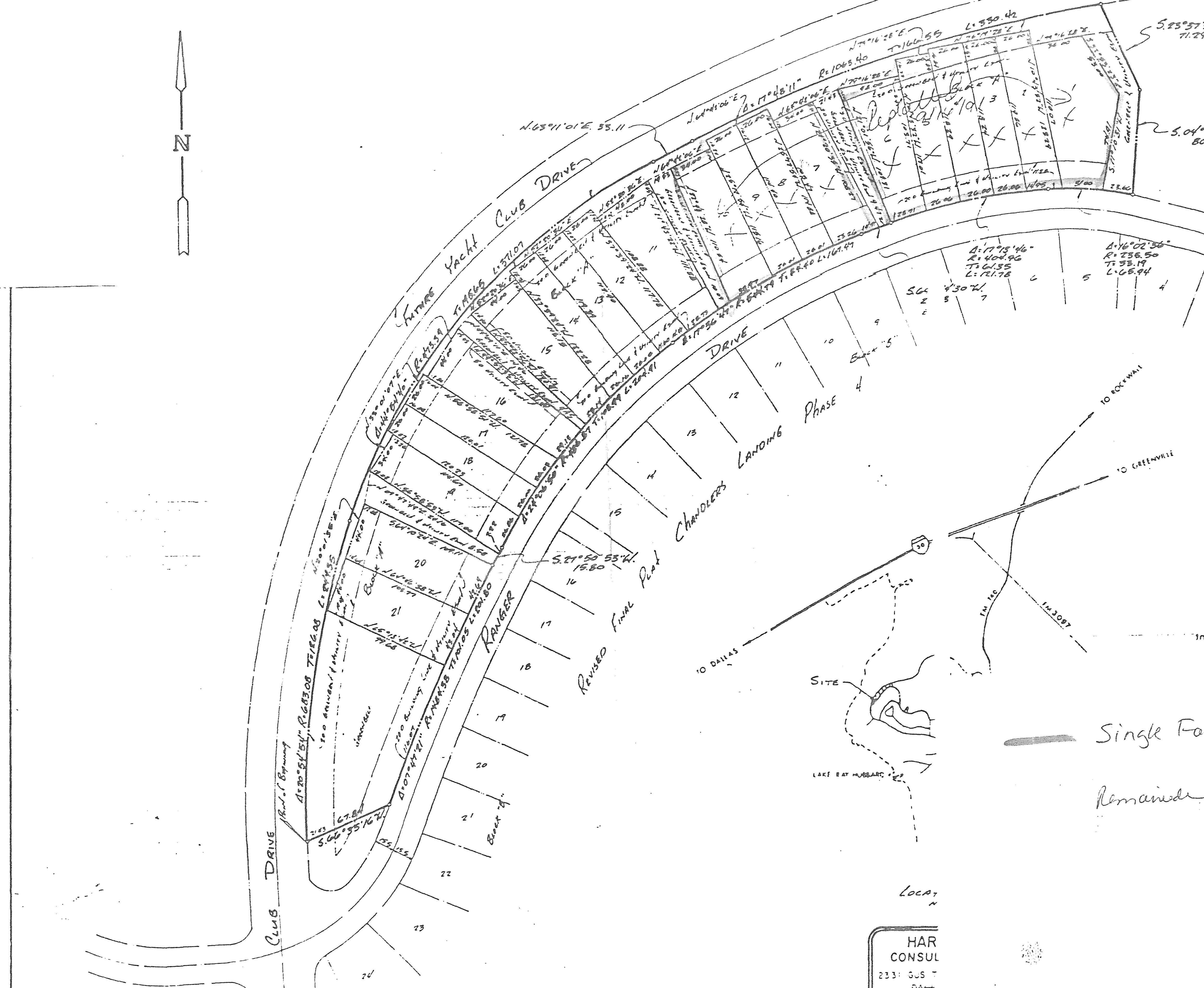
EXHIBIT C

CHANDLERS LANDING PHASE 18, SECTION 1

TOWNHOUSE AREA REQUIREMENTS

1.	Minimum lot area	3,000 sq. ft.
2.	Maximum dwelling units per lot	1
3.	Minimum sq. ft. per dwelling unit	1,000 sq. ft.
4.	Minimum lot width	26 ft. at building line
5.	Minimum lot depth	100 ft.
6.	Minimum front setback	
	front entry garage	20 ft.
	side or rear	15 ft.
7.	Minimum rear setback	10 ft.
8.	Minimum side setback	0 ft.
	abutting street	10 ft.
9.	Minimum separation between attached buildings	20 ft. every 250 ft.
10.	Minimum length of driveway pavement on side or rear yard	20 ft.
11.	Minimum landscaping	10%
12.	Maximum density	8 per acre
13.	Maximum height	30 ft.
14.	Minimum off street parking	2 spaces
15.	Minimum garage	2 car
16.	Maximum number attached units	8 up to 250 ft.
17.	Maximum building coverage	60%

8539 8543 CHAND 18-1 Z AR ALL TH



Single Family Detached Use

Remainder Townhouse

8469 C Chand. 18-1 FP R11

ORDINANCE NO. 91-43

AN ORDINANCE OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE AND ORDINANCE NO. 84-4 OF THE CITY OF ROCKWALL, TEXAS, AS HERETOFORE AMENDED, SO AS TO GRANT A ZONING CHANGE AND AMEND A PRELIMINARY PLAN FOR PD-8, CHANDLERS LANDING, MORE FULLY DESCRIBED HEREINAFTER; 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 REPEALER CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall have given the requisite notices by publication and otherwise, and have held public hearings 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 (see attachments for lot description).

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 to the Comprehensive Zoning Ordinance.

B. Development of those portions of Planned Development, Chandlers Landing Phase 17, Phase 18, Section 1 and Phase 18, Section 2 as described herein shall be regulated by the requirements as specified on Exhibit "A" attached hereto and made a part hereof. All area requirements not specifically listed herein shall comply with the requirements set forth in the corresponding standard zoning classification for each use.

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 7th day of October 1991, 1991.

APPROVED:

Frank R Miller

Mayor

ATTEST:

By: Mary Nichols

1st reading September 16, 1991

2nd reading October 7, 1991

ORDINANCE NO._____

EXHIBIT "A"

AREA REQUIREMENTS

CHANDLERS LANDING PHASE 17

LOTS 1-R THROUGH 8-R, BLOCK B; AND 13-R, & 14-R, BLOCK F

Minimum Lot Area	5,500 sq. ft.
Minimum Floor Area per Dwelling Unit	1,750 sq. ft.
Minimum Lot Frontage	40 ft.
Minimum Average Lot Depth	100 ft.
Minimum Front Set Back	20 Lin. Ft.
Minimum Rear Set Back	10 ft.
Minimum Side Yard (internal lot)	5 ft.
Minimum Side Yard (adjacent to a side street)	15 ft.
Minimum Building Separation	10 ft.
Maximum Building Coverage	40%
Maximum Building Height	30 ft.
Minimum Off-Street Parking (excluding garage)	2 sps./unit
Minimum Garage Space	2 vehicles

All other area requirements of "SF-10" Single Family zoning classification not specifically addressed above are hereby incorporated as area requirements for Lots 1-R through 8-R, Block 6, and 13-R & 14-R, Block F, Phase 17.

ORDINANCE NO._____

EXHIBIT "A"

AREA REQUIREMENTS

CHANDLERS LANDING PHASE 17

LOTS 1-R, BLOCK C

Minimum Lot Area	5,500 sq. ft.
Minimum Floor Area per Dwelling Unit	1,750 sq. ft.
Minimum Lot Frontage	40 ft.
Minimum Lot Depth	100 ft.
Minimum Front Set Back	20 ft.
Minimum Rear Set Back	10 ft.
Minimum Side Yard (internal lot)	5 ft.
Minimum Side Yard (adjacent to a street)	15 ft.
Minimum Building Separation	10 ft.
Maximum Building Coverage	40%
Maximum Building Height	30 ft.
Minimum Off-Street Parking (excluding garage)	2 sps./unit
Minimum Garage Space	2 vehicles

All other area requirements of "SF-10" Single Family zoning classification not specifically addressed above are hereby incorporated as area requirements for Lot 1-R, Block C, Phase 17.

ORDINANCE NO._____

EXHIBIT "A"

AREA REQUIREMENTS

CHANDLERS LANDING PHASE 18, SECTION 1

LOTS 1-R, 2-R, 3-R, 4-R, AND 5-R, BLOCK A

Minimum Lot Area	6,000 sq. ft.
Minimum Floor Area per Dwelling Unit	1,750 sq. ft.
Minimum Lot Frontage	40 ft.
Minimum Lot Depth	100 ft.
Minimum Front Set Back	20 ft.
Minimum Rear Set Back	10 ft.
Minimum Side Yard (internal lot)	5 ft.
Minimum Side Yard (adjacent to a street)	15 ft.
Minimum Building Separation	10 ft.
Maximum Building Coverage	40%
Maximum Building Height	30 ft.
Minimum Off-Street Parking (excluding garage)	2 sps./unit
Minimum Garage Space	2 vehicles

All other area requirements of "SF-10" Single Family zoning classification not specifically addressed above are hereby incorporated as area requirements for Lot 1-R, 2-R, 3-R, 4-R, and 5-R, Block A, Phase 18, Section 1.

ORDINANCE NO._____

EXHIBIT "A"

AREA REQUIREMENTS

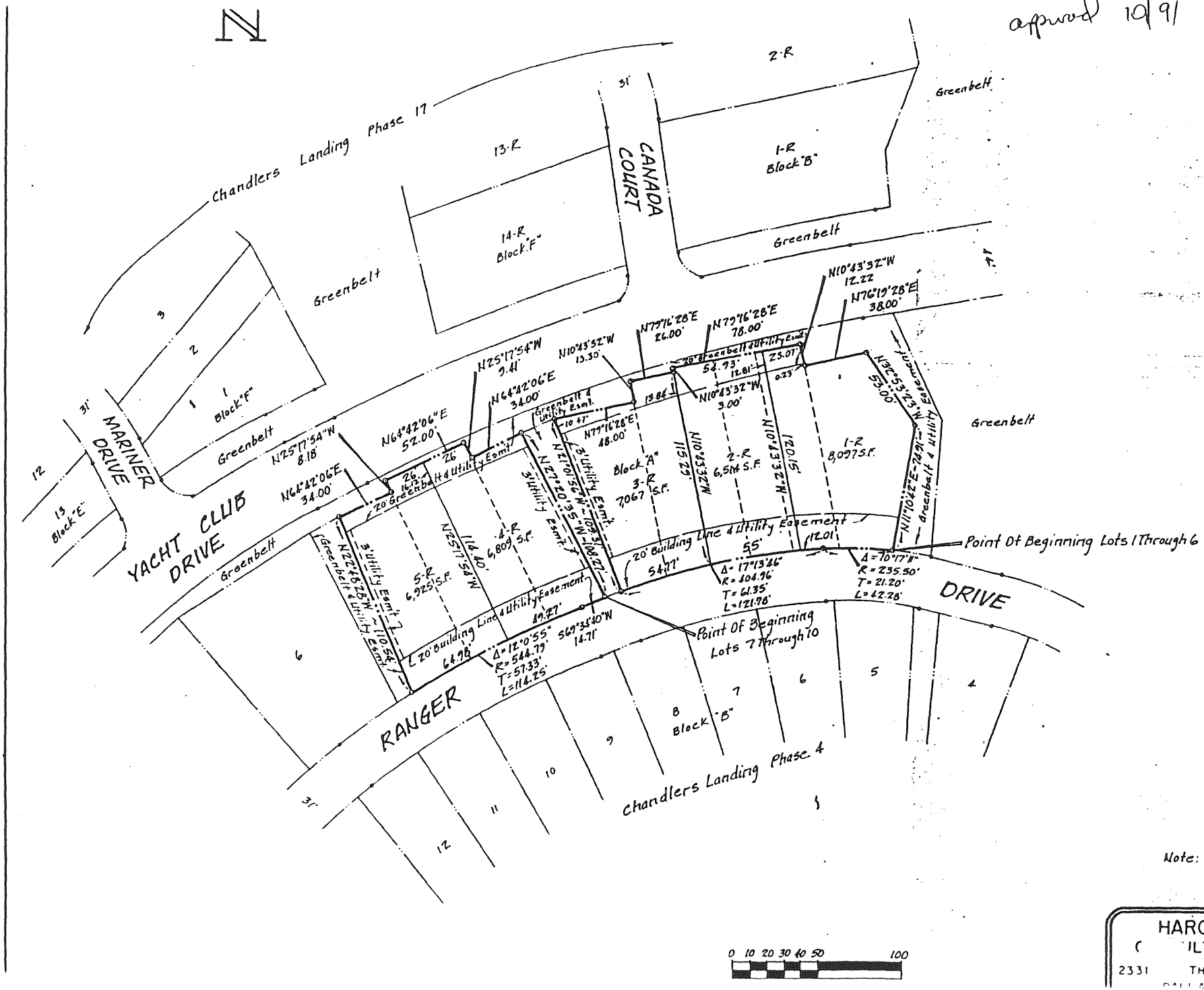
CHANDLERS LANDING PHASE 18, SECTION 2

LOTS 1-R, BLOCK B AND LOTS 1-R, 4-R, AND 5-R, BLOCK C

Minimum Lot Area	6,000 sq. ft.
Minimum Floor Area per Dwelling Unit	1,750 sq. ft.
Minimum Lot Frontage	40 ft.
Minimum Lot Depth	100 ft.
Minimum Front Set Back	20 ft.
Minimum Rear Set Back	10 ft.
Minimum Side Yard (internal lot)	5 ft.
Minimum Side Yard (adjacent to a street)	15 ft.
Minimum Building Separation	10 ft.
Maximum Building Coverage	40%
Maximum Building Height	30 ft.
Minimum Off-Street Parking (excluding garage)	2 sps./unit
Minimum Garage Space	2 vehicles

All other area requirements of "SF-10" Single Family zoning classification not specifically addressed above are hereby incorporated as area requirements for Lots 1-R, Block B and Lots 1-R, 4-R, and 5-R, Block C, Phase 18, Section 2.

Replat Phase 18-1
Block A, 1-10
approved 10/91



CHAND 18-1 RPP BLOCK A, 1-10(1R-5R)

0 9125

Note: All property are ... iron

HAROLD ... EV
... ILTING ... EN
2331 THOMAS ... N F
DALLAS ...

ORDINANCE NO. 92-43

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 TOWNHOUSE TO SINGLE FAMILY DETACHED LAND USE 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 zero lot line residential to single family detached residential was submitted by C.B.N. Development Corporation on Lots 6-R,7-R, and 8-R, Block A, Phase 18, Section 1, Chandlers Landing; 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 as Lots 6-R,7-R, and 8-R, Block A, Phase 18, Section 1, Chandlers Landing.

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 Single Family Detached residential development and shall be regulated by the area requirements as set forth on Exhibit "A", attached hereto and made a part hereof.

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

Section 3. Any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of 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 7th day of December, 1992, 1992.

APPROVED:

Mayor

ATTEST:

By: Hilda Crangle

1st reading 11/16/92

2nd reading 12/7/92

AREA REQUIREMENTS

CHANDLERS LANDING PHASE 18, SECTION 1

LOTS 6-R, 7-R AND 8-R, BLOCK A

Minimum Lot Area.....5,700 Sq. FT

Minimun Floor Area per Dwelling Unit.....1,750 Sq. Ft.

Minimum Lot Frontage.....40 Lin. Ft

Minimum Lot Depth.....100 Lin. Ft.

Minimum Front Set Back.....25 Lin. Ft.

Minimum Rear Set Back.....20 Lin. Ft.

Minimum Side Yard (internal lot).....5 Lin. Ft.

Minimum Building Separation.....10 Lin. Ft.

Maximum Building Coverage.....40 %

Maximum Building Height.....30 Vert. Ft.

Minimum Off-Street Parking (Excluding Garage).....2 Sps./Unit

Minimum Garage Space.....2 Vehicles

All other area requirements of "SF-10" Single Family zoning classfication, not specifically addressed above, are hereby incorporated as area requirements for lots 6-R, 7-R and 8-R, Block A, Phase 18, Section 1.

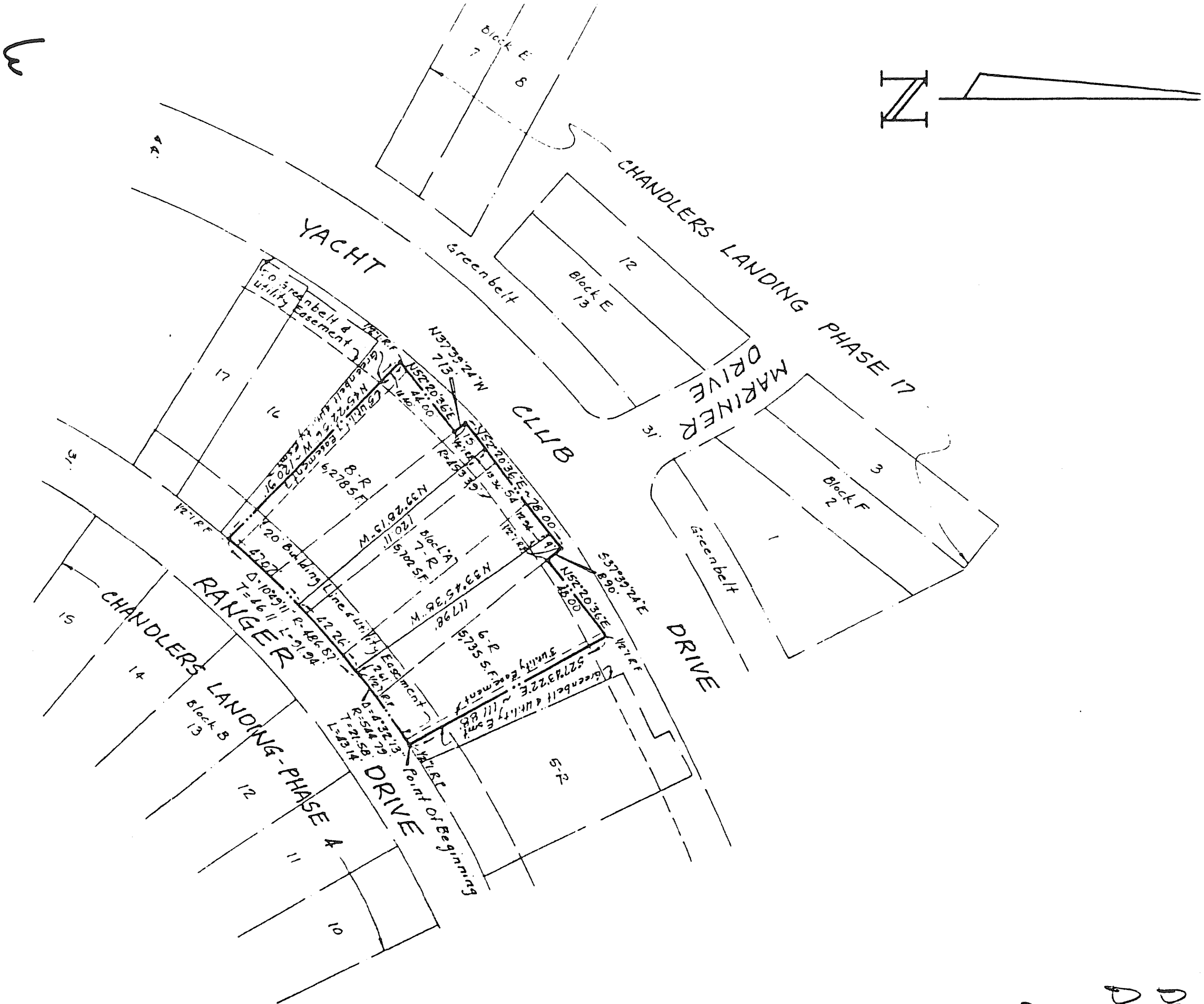
ATTACHMENT "A"

OWNER's CERTIFICATE

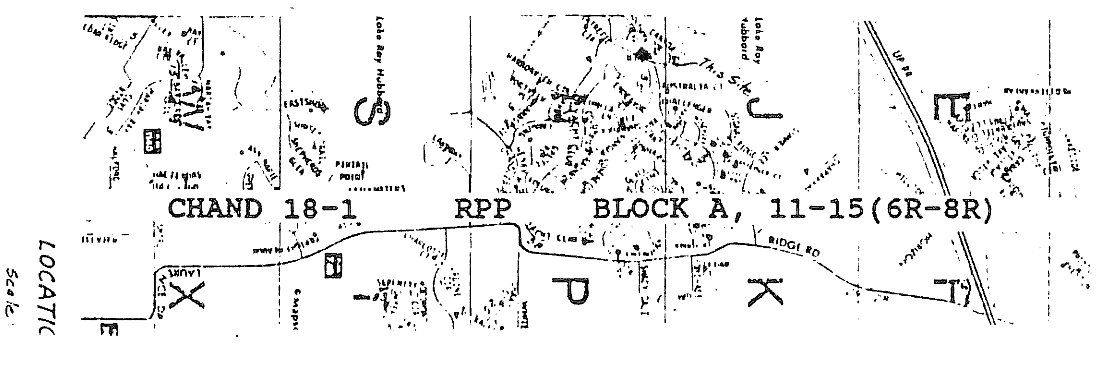
STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS, CBN Development Corporation is the owner of a tract of land situated in the E. Teal Survey, Abstract No. 207, Rockwall County, Texas, and being all of Lots 11 through 15, Block A of Chandlers Landing, Phase 1B, Section 1, an addition to the City of Rockwall, recorded in Slide B, Page 163, Plat Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found at the East corner of said Lot 11 and on the Northwesterly line of Ranger Drive, a 31 foot roadway, said point being on a curve to the left, having a central angle of 4° 32' 13", a radius of 544.79 feet, and a chord that bears South 54° 13' 50" West a distance of 43.13 feet;
THENCE: Along said curve and with said Northwesterly line an arc distance of 43.14 feet to a 1/2" iron rod found at the point of compound curvature of a curve to the left, having a central angle of 10° 49' 11", a radius of 486.87 feet, and a chord that bears South 46° 33' 07" West a distance of 91.80 feet;
THENCE: Along said curve and continuing with said Northwesterly line an arc distance of 91.94 feet to a 1/2" iron rod found at the South corner of said Lot 15;
THENCE: North 45° 22' 56" West a distance of 120.91 feet to a 1/2" iron rod found at the West corner of said Lot 15;
THENCE: Along the Northwesterly lines of Lots 15, 14, 13, 12, and 11, all to 1/2" iron rods found for corners as follows: North 52° 20' 36" East a distance of 44.00 feet; North 37° 39' 24" West a distance of 7.13 feet; North 52° 20' 36" East a distance of 78.00 feet; South 37° 39' 24" East a distance of 8.90 feet; and North 52° 20' 36" East a distance of 48.00 feet, the North corner of said Lot 11;
THENCE: South 27° 43' 22" East a distance of 111.88 feet to the Point of Beginning and containing 0.4067 acres of land.



Phase 18-1
Partial Replat
Block A, 11-15
approved 11/92



9241 0 CHAND 18-1 RPP BLOCK A, 11-15(6R-8R)

VIEW: Pdfile SORT: PHASE_NO
RESTRICT: PHASE_NO = "CHAND 18-2" GE"

P&Z CASE NO	ORDINANCE	PHASE NAME	ACTION	DESCRIPTION
8424	0	CHAND 18-2	PP	AR ZLL ALL
8477	0	CHAND 18-2	FP	ALL
8808	0	CHAND 18-2	RPP	A1,7,8, C1-3(VOID)
8832	0	CHAND 18-2	RPP	A9-32(9-23), B4-16(4-13)
8838	8851	CHAND 18-2	Z	AR SFD BLOCK A9-23
8859	0	CHAND 18-2	RPP	A1,7,8(1,7), C1-3(1-3)
9125	9143	CHAND 18-2	Z	AR SFD B1-R;C1-R,4-R,5-R
9125	0	CHAND 18-2	RPP	B1-2(1R);C1,2,4-7(1,4-5R)

AREA REQUIREMENTS:

Minimum Lot Area	4000	sq.ft.
Minimum Floor Area per D.U.	1,750	sq.ft.
Minimum Lot Frontage	40	ft.(at bldg.line)
Minimum Lot Depth	100	ft.
Minimum Front Setback	20	ft.
Minimum Rear Setback	15	ft.
Minimum Side Yard	0	ft. and 10 ft.
Minimum Bldg. Separation	10	ft.
Maximum Bldg. Coverage	60	%
Maximum Bldg. Height	30	ft.
Minimum Off-Street Parking (excluding garage)	2	spaces/unit

LAKE RAY HUBBARD
Phase 18 Section 2
Replatted 3/89 (See Replat)
Replatted 1/88 (See Replat)
Replatted 10/91 (See Replat)
Redesignated to SFD
Remainder of Land Use Zero lot line
LANDING PHASE 18 SECTION 2
SURVEY ABSTRACT No. 207
ROCKWALL COUNTY, TEXAS
8477 0 Chand 18-2 FP Q11

ORDINANCE NO. 85-51

AN ORDINANCE OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE AND ORDINANCE NO. 84-4 OF THE CITY OF ROCKWALL, TEXAS, AS HERETOFORE AMENDED, SO AS TO GRANT A ZONING CHANGE AND AMEND A PRELIMINARY PLAN FOR PD-8, CHANDLERS LANDING, MORE FULLY DESCRIBED HEREIN; PROVIDING SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall have given the requisite notices by publication and otherwise, and have held public hearings 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 as Lots 9 through 23, Block A, Section II, Chandlers Landing, Phase 18.

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. Prior to issuance of any building permit in Planned Development District No. 8, Chandlers Landing, a comprehensive development plan shall be filed with the Planning and Zoning Commission, and after hearing, the City Council shall approve a final development plan, which shall be filed and included as Exhibit "A" and made a part of this ordinance for all purposes. Such development plan shall set forth in detail the requirements for ingress and egress to the property, public or private streets or drives, with adequate right-of-way to conform to the Thoroughfare Plan of the City of Rockwall, sidewalks, utilities, drainage, parking space, height of buildings, maximum lot coverage, yards and open spaces, screening walls or fences and other development and protective requirements considered necessary by the City Council so as to create a reasonable transition to and protection of the adjacent property.

B. All development of property covered by Planned Development District No.

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

C. Development of Planned Development No. 8, Chandlers Landing Phase 18 as described herein shall be regulated by the requirements as follows. All area requirements not specifically listed herein shall comply with the requirements set forth in the corresponding standard zoning classification for each use.

Use-Single Family Detached

AREA REQUIREMENTS

CHANDLERS LANDING PHASE 18, SECTION 2

LOTS 9 THROUGH 23, BLOCK A

1. Minimum lot area - 6,500 square feet

2. Maximum number of single family detached dwelling units per lot - 1

3. Minimum square footage per dwelling unit - 1,500 square feet

4. Minimum lot width - 45 feet at building line

5. Minimum lot depth - 100 feet

6. Minimum depth of front setback - 20 feet

7. Minimum depth of rear setback - 15 feet

8. Minimum width of side setback - 5 feet

9. Minimum distance between separate buildings on the same lot or parcel of land - 10 feet

10. Maximum building coverage as a percentage of lot area - 40 percent

11. Maximum height of structures - 30 feet

12. Minimum distance between buildings - 10 feet

13. Minimum garage space - 2 cars

14. Minimum number of parking spaces/unit - 2 spaces

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 3rd day of October, 1988.

APPROVED:

Frank R Miller
Mayor

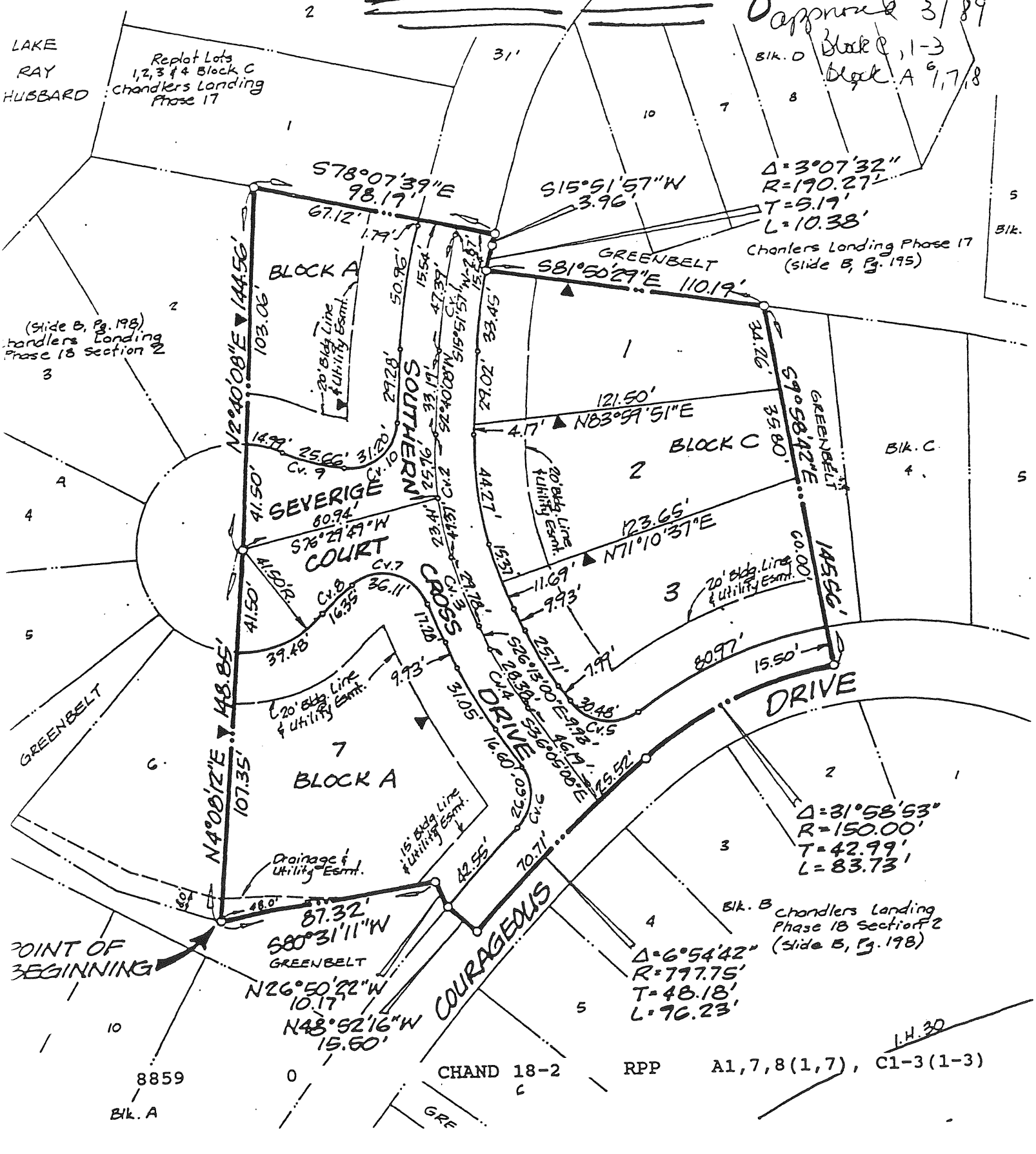
ATTEST:

By Julie Couch

1st reading 9/19/88
2nd reading 10/3/88

and with said centerline an arc distance of 83.73 feet to the point of compound curvature of a ci
entral angle of 6° 54' 42", and a radius of 797.75 feet;
and with said centerline, passing at an arc distance of 25.52 feet the existing centerline intersec
Courageous Drive, and continuing a total arc distance of 96.23 feet to a point for a corner;
West a distance of 15.50 feet to the Southwest corner of Lot 8, Block A;
West a distance of 10.17 feet to the Southeast corner of Lot 7, Block A;
W a distance of 87.32 feet to the Point of Beginning and Containing 51,050 Square Feet or 1.

~~PLAT OF~~ ~~PROPOSED~~ REPLAT of Phase 18-2
approved 3/89



Phase 1 & 2

ORDINANCE NO. 91-43

AN ORDINANCE OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE AND ORDINANCE NO. 84-4 OF THE CITY OF ROCKWALL, TEXAS, AS HERETOFORE AMENDED, SO AS TO GRANT A ZONING CHANGE AND AMEND A PRELIMINARY PLAN FOR PD-8, CHANDLERS LANDING, MORE FULLY DESCRIBED HEREINAFTER; 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 REPEALER CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall have given the requisite notices by publication and otherwise, and have held public hearings 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 (see attachments for lot description).

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 to the Comprehensive Zoning Ordinance.

B. Development of those portions of Planned Development, Chandlers Landing Phase 17, Phase 18, Section 1 and Phase 18, Section 2 as described herein shall be regulated by the requirements as specified on Exhibit "A" attached hereto and made a part hereof. All area requirements not specifically listed herein shall comply with the requirements set forth in the corresponding standard zoning classification for each use.

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 7th day of October 1991, 1991.

APPROVED:

Frank R Miller

Mayor

ATTEST:

By: Mary Nichols

1st reading September 16, 1991

2nd reading October 7, 1991

ORDINANCE NO._____

EXHIBIT "A"

AREA REQUIREMENTS

CHANDLERS LANDING PHASE 17

LOTS 1-R THROUGH 8-R, BLOCK B; AND 13-R, & 14-R, BLOCK F

Minimum Lot Area	5,500 sq. ft.
Minimum Floor Area per Dwelling Unit	1,750 sq. ft.
Minimum Lot Frontage	40 ft.
Minimum Average Lot Depth	100 ft.
Minimum Front Set Back	20 Lin. Ft.
Minimum Rear Set Back	10 ft.
Minimum Side Yard (internal lot)	5 ft.
Minimum Side Yard (adjacent to a side street)	15 ft.
Minimum Building Separation	10 ft.
Maximum Building Coverage	40%
Maximum Building Height	30 ft.
Minimum Off-Street Parking (excluding garage)	2 sps./unit
Minimum Garage Space	2 vehicles

All other area requirements of "SF-10" Single Family zoning classification not specifically addressed above are hereby incorporated as area requirements for Lots 1-R through 8-R, Block 6, and 13-R & 14-R, Block F, Phase 17.

ORDINANCE NO._____

EXHIBIT "A"

AREA REQUIREMENTS

CHANDLERS LANDING PHASE 17

LOTS 1-R, BLOCK C

Minimum Lot Area	5,500 sq. ft.
Minimum Floor Area per Dwelling Unit	1,750 sq. ft.
Minimum Lot Frontage	40 ft.
Minimum Lot Depth	100 ft.
Minimum Front Set Back	20 ft.
Minimum Rear Set Back	10 ft.
Minimum Side Yard (internal lot)	5 ft.
Minimum Side Yard (adjacent to a street)	15 ft.
Minimum Building Separation	10 ft.
Maximum Building Coverage	40%
Maximum Building Height	30 ft.
Minimum Off-Street Parking (excluding garage)	2 sps./unit
Minimum Garage Space	2 vehicles

All other area requirements of "SF-10" Single Family zoning classification not specifically addressed above are hereby incorporated as area requirements for Lot 1-R, Block C, Phase 17.

ORDINANCE NO._____

EXHIBIT "A"
Page 4 of 4

AREA REQUIREMENTS

CHANDLERS LANDING PHASE 18, SECTION 1

LOTS 1-R, 2-R, 3-R, 4-R, AND 5-R, BLOCK A

Minimum Lot Area	6,000 sq. ft.
Minimum Floor Area per Dwelling Unit	1,750 sq. ft.
Minimum Lot Frontage	40 ft.
Minimum Lot Depth	100 ft.
Minimum Front Set Back	20 ft.
Minimum Rear Set Back	10 ft.
Minimum Side Yard (internal lot)	5 ft.
Minimum Side Yard (adjacent to a street)	15 ft.
Minimum Building Separation	10 ft.
Maximum Building Coverage	40%
Maximum Building Height	30 ft.
Minimum Off-Street Parking (excluding garage)	2 sps./unit
Minimum Garage Space	2 vehicles

All other area requirements of "SF-10" Single Family zoning classification not specifically addressed above are hereby incorporated as area requirements for Lot 1-R, 2-R, 3-R, 4-R, and 5-R, Block A, Phase 18, Section 1.

ORDINANCE NO._____

EXHIBIT "A"
Page 3 of 4

AREA REQUIREMENTS

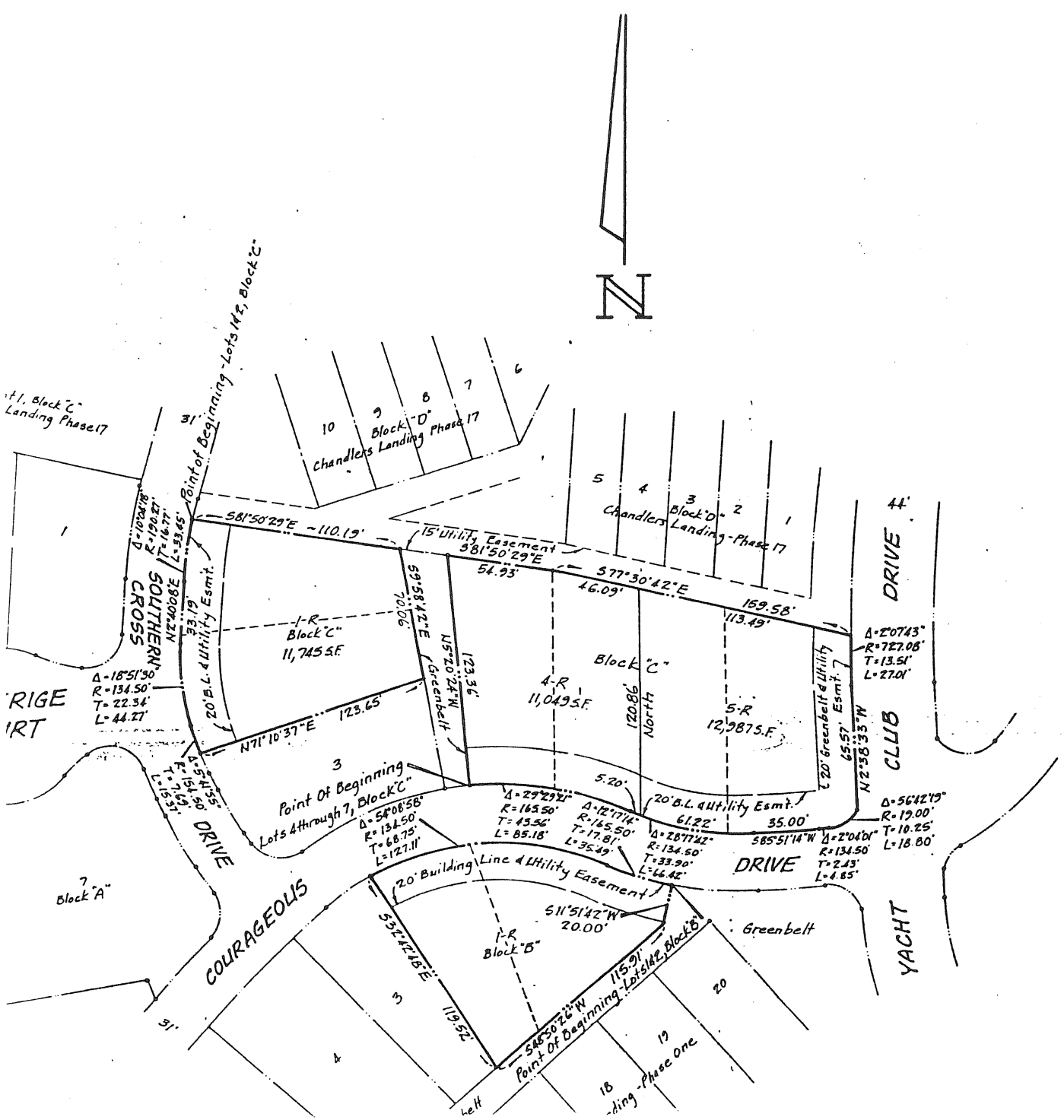
CHANDLERS LANDING PHASE 18, SECTION 2

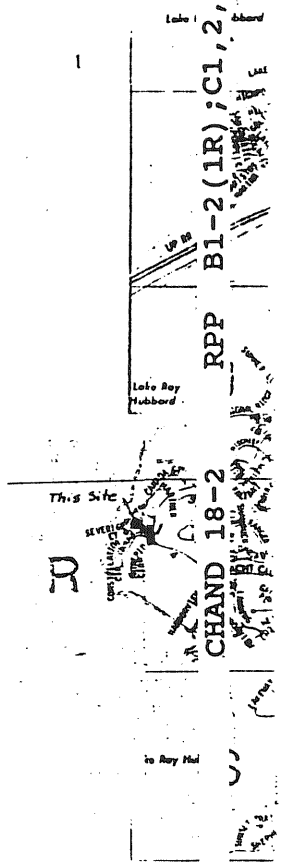
LOTS 1-R, BLOCK B AND LOTS 1-R, 4-R, AND 5-R, BLOCK C

Minimum Lot Area	6,000 sq. ft.
Minimum Floor Area per Dwelling Unit	1,750 sq. ft.
Minimum Lot Frontage	40 ft.
Minimum Lot Depth	100 ft.
Minimum Front Set Back	20 ft.
Minimum Rear Set Back	10 ft.
Minimum Side Yard (internal lot)	5 ft.
Minimum Side Yard (adjacent to a street)	15 ft.
Minimum Building Separation	10 ft.
Maximum Building Coverage	40%
Maximum Building Height	30 ft.
Minimum Off-Street Parking (excluding garage)	2 sps./unit
Minimum Garage Space	2 vehicles

All other area requirements of "SF-10" Single Family zoning classification not specifically addressed above are hereby incorporated as area requirements for Lots 1-R, Block B and Lots 1-R, 4-R, and 5-R, Block C, Phase 18, Section 2.

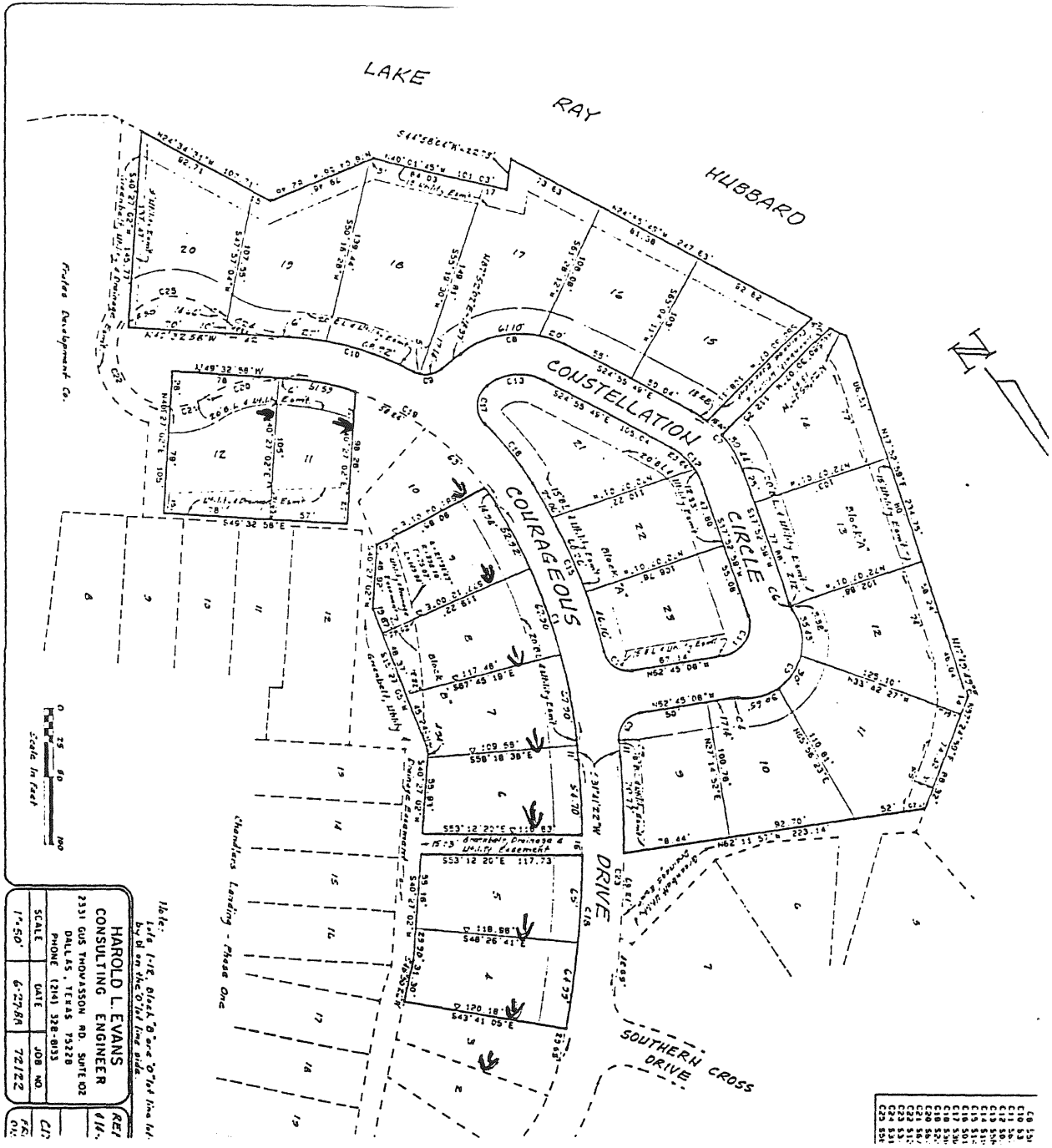
Replat Phase 18-2
Block B, 1-2
Block C, 1,2,4,5,6,7
10/91





CHAND 18-2 RPP B1-2(1R);C1,2,4-7(1,4-5R)

9125



~~Proposed~~ Replat
Phase 8-2
approved 11 8

8832 0 CHAND 18-2 RPP A9-32(9-23), B4-16(4-13)

VIEW: Pdfile SORT: PHASE_NO
RESTRICT: PHASE_NO = "CHAND 19"

P&Z CASE NO	ORDINANCE	PHASE NAME	ACTION	DESCRIPTION
8525	0	CHAND 19	PP	ALL
8545	0	CHAND 19	PP	REVISED ALL
8556	0	CHAND 19	FP	ALL
8539	8543*	CHAND 19	Z	AR SFD ALL

* See "Chand" master Plan for full ordinance

EXHIBIT C

CHANDLERS LANDING, PHASES 19 and 20

AREA REQUIREMENTS

1.	Minimum lot area	6,000 sq. ft.
2.	Maximum units per lot	1
3.	Minimum dwelling unit	1,200 sq. ft.
4.	Minimum lot width	50 ft.
5.	Minimum lot depth	100 ft.
6.	Minimum front setback	20 ft.
7.	Minimum rear setback	10 ft.
8.	Minimum side setback	5 ft.
9.	Minimum distance between buildings on same lot	10 ft.
10.	Maximum building coverage	40%
11.	Maximum height	30 ft.
12.	Minimum distance between buildings	10 ft.
13.	Minimum parking	2 spaces
14.	Minimum garage	2 car

8539 8543 CHAND 19 Z AR SFD ALL

The Council then considered the final plat of the Smith Addition submitted by John Smith. Mr. Smith explained to the Council his one lot residential subdivision. Couch explained that this plat was adjacent to the Chenault residential subdivision. She also explained that Smith was agreeable to dedication of additional right-of-way to meet the requirements of the Thoroughfare Plan, but, as was the case with the Chenault residential subdivision, he was requesting that he not be required to place funds in escrow for improvement of the State highway.

Gournay made a motion that the final plat for the Smith Addition be approved with a waiver of the requirements for escrowing of funds with the restriction that if the use becomes anything other than single family the waiver would expire. Bullock seconded the motion. The motion was voted on and passed unanimously.

The Council then considered vacating a portion of Chandlers Landing, Phase 15 and approval of a final plat on Chandlers Landing, Phase 19. Couch explained the items under consideration.

Welborn made a motion that the Council approve vacating a portion of Chandlers Landing, Phase 15 and approve a final plat for Chandlers Landing, Phase 19 subject to the following stipulations:

1. That the designation labeled "area of widening" be changed to read "right-of-way".

2. That the right-of-way be obtained from the center of the existing right-of-way line rather than the center of the existing pavement.

3. That funds be escrowed for paving 24 ft. of FM-740 and for curb, gutter, and engineering to be paid prior to construction of any portion of this phase.

4. That a deceleration lane be built prior to construction of any portion of this phase.

5. That the street name "Lavonia Court" be changed since there is already such a street so named on file with the County Clerk.

6. That the variances from the City's horizontal and vertical curve standards be granted.

7. That credit for the turn lane be given for the amount of pavement used in the deceleration lane in calculation of the amount of funds to be escrowed.

Eubanks seconded the motion. The motion was voted on and carried unanimously.

The Council then considered a resolution requesting the rural water supply corporations to reconsider their contracts with

of this sort was by property ownership and told the Council that this was the method under which the Staff would proceed.

Davis asked if Freese and Nichols had looked into the possibility of taking sewer north to Camp Creek Basin. Eisen stated taht he would discuss this matter with Freese and Nichols and told the Council that the City of Lavon would be making a presentation to the Council on the subject of bringing sewage to the Rockwall system. He stated that Lavon was making this request based on recommendations from the North Central Texas Council of Governments.

Eisen reported on the status of improving traffic flow at SH-205 and SH-66 as requested at a previous meeting by Davis. Eisen stated that several alternatives had been considered and that his recommendation involved re-striping of several areas. He presented the detailed plan for the Council to comment on. The Council indicated support for the proposal as presented and expressed their appreciation for the work done on the plan. Tuttle stated that the Council had previously made a commitment about eighteen months ago to continue the improvements made to the Square and asked if it would be possible to take the sidewalks in to obtain more room for the street.

Eubanks suggested that the City also consider the need that no-parking periods be provided in the morning as well as in the afternoon to accommodate the traffic generated by school traffic. Eisen indicated that this option would be considered.

Welborn asked if the Staff had completed work toward providing a plan for additional planning in the downtown area. Eisen indicated that the Staff had been trying to schedule a meeting with the committee of downtown merchants to discuss this matter but had not, as yet, held the meeting. Tuttle stated that it was his opinion that for the plan improving the traffic flow to be acceptable, it would be necessary for the City to offer additional parking. He stated that it was his feeling that the old City Hall site would have to be opened along with the plans being discussed for the intersection of Goliad and SH-66.

Eisen stated that if there was no objecion the City would proceed with the improvements on the northbound lanes and continue to work on the other aspects of the problem.

The Council then considered approval of a preliminary plat development plan for Phase 19 of Chandlers Landing. Couch reviewed the recommendations of the Staff and the Planning and Zoning Commission.

Welborn made a motion to approve the preliminary plat development plan for Phase 19 of Chandlers Landing with the following stipulations:

1. That a determination of whether "eyebrow" streets proposed meet the City's engineering requirements be made.

2. That the ten lots fronting on Yacht Club Drive be required to have circular driveways.

3. That a deceleration and acceleration lane be required to be built on SH-740 simultaneously with the opening of the construction entrance to this phase as well as a left turn lane for traffic going north on SH-740 (contingent upon Texas Department of Highways and Public Transportation approval).

4. That dedication and escrowing of funds in accordance with present City ordinances be required at the time of final platting of any portion of Phase 19.

Eubanks seconded the motion. The motion was voted on and passed unanimously.

Tuttle agreed with a suggestion by Davis that it might be advantageous to meet with representatives from the City of Heath regarding planning in areas near that City. He suggested that Eisen contact Mayor Burns for establishing groundwork for such meetings and suggested use of Council committees to work out these details.

The Council then considered approval of a preliminary plat development plan for Phase 20 of Chandlers Landing. Couch stated that comments from Staff were the same as had been discussed under the previous items. She reviewed these matters in the motion.

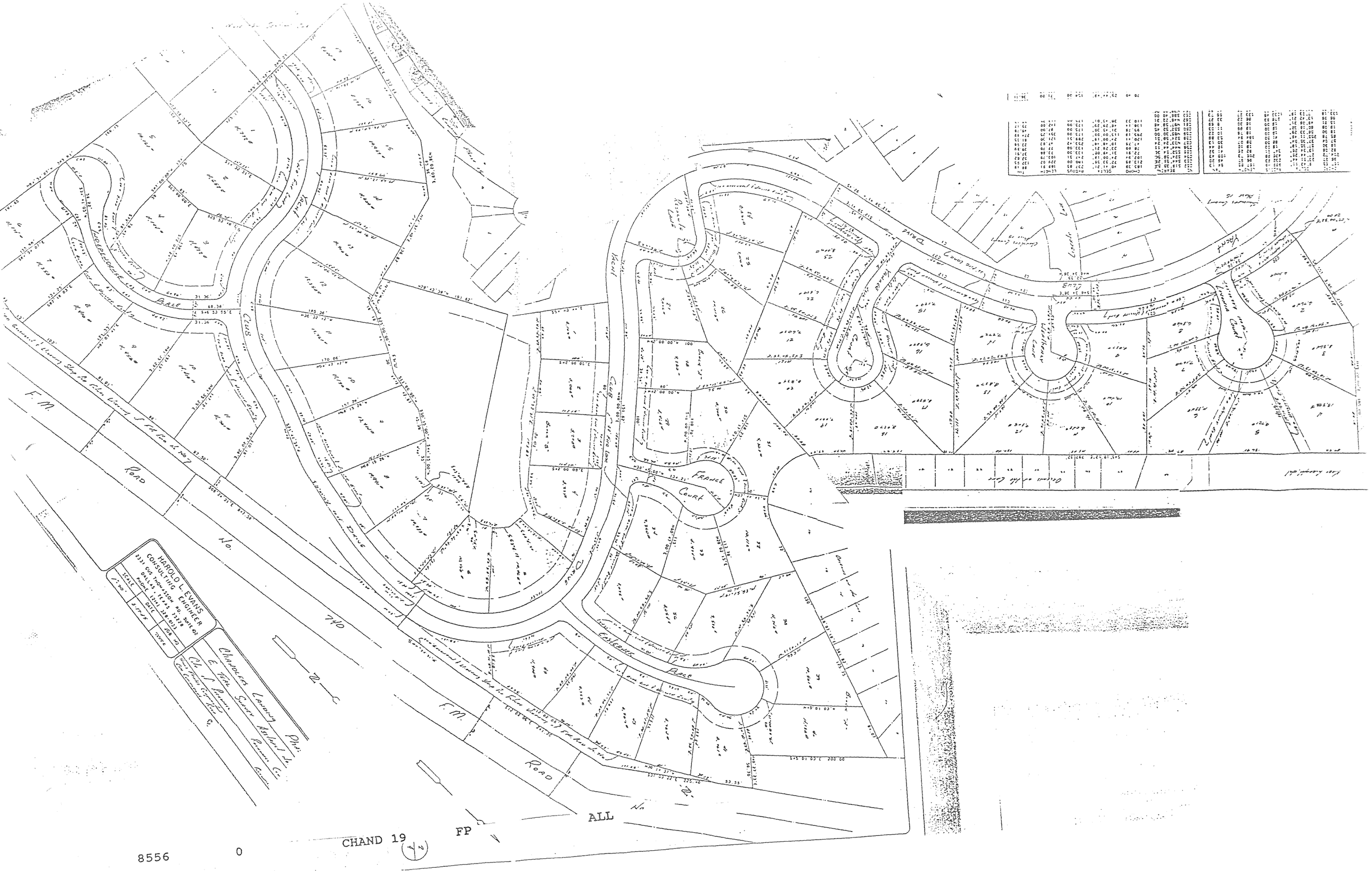
Motion was made by Welborn that the preliminary plat development plan for Phase 20 of Chandlers Landing be approved subject to engineering review of "eyebrow" streets to insure they meet the City standards. Eubanks seconded the motion. The motion was voted on and passed unanimously.

Van Hall, representing Chandlers Landing, told the Council that the developers had gone to a great deal of engineering expense to preserve trees and natural areas in the development. He explained that this produced some odd-shaped cul-de-sacs to preserve the natural terrain. He asked the Council to ask the Staff to work with them in engineering review of the-odd shaped cul-de-sacs and noncompliant curves. The Council generally agreed that such review could be done by the Staff and that if the Staff and developers were unable to come to agreement, the developer could come back to the Council for final resolution of any such problems.

The Council then considered vacating the existing plats on Phases 8 and 14 and approving a replat of Chandlers Landing, Phase 14. Couch pointed out that as a part of the preliminary plan already considered the previous night the land use involved changing a portion of Phase 14 from Townhome to Single Family Detached. She stated that the Council would need to take three actions to revise the plat:

1. Vacate existing Phase 14 and approve the replatting of Phase 14.

2. Vacate old Phase 8 plat which was platted in the new Phase 14.



Yacht
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HAROLD L. EVANS
CONSULTING ENGINEER
Chandlers Landing Ph.
ALL
CHAND 19
FP
8556
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VIEW: Pdfile
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SORT: PHASE_NO

P&Z CASE NO	ORDINANCE	PHASE NAME	ACTION	DESCRIPTION
8539	8543*	CHAND 20	Z	AR SFD ALL
8549	0	CHAND 20	PP	ALL
8551	0	CHAND 20	FP	ALL

* See "Chand" Master Plan Section for full ordinance

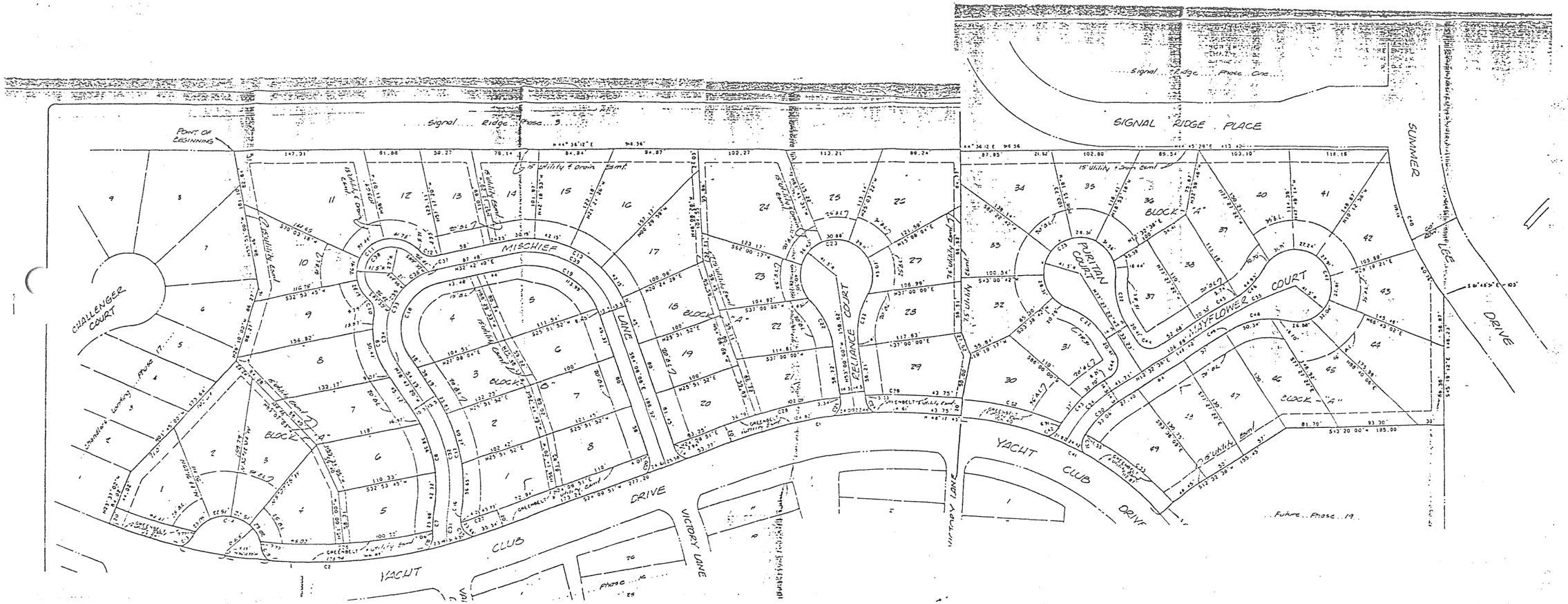
EXHIBIT C

CHANDLERS LANDING, PHASES 19 and 20

AREA REQUIREMENTS

1.	Minimum lot area	6,000 sq. ft.
2.	Maximum units per lot	1
3.	Minimum dwelling unit	1,200 sq. ft.
4.	Minimum lot width	50 ft.
5.	Minimum lot depth	100 ft.
6.	Minimum front setback	20 ft.
7.	Minimum rear setback	10 ft.
8.	Minimum side setback	5 ft.
9.	Minimum distance between buildings on same lot	10 ft.
10.	Maximum building coverage	40%
11.	Maximum height	30 ft.
12.	Minimum distance between buildings	10 ft.
13.	Minimum parking	2 spaces
14.	Minimum garage	2 car

8539 8543 CHAND 20 Z AR SFD ALL



8551 0 CHAND 20 FP ALL

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CASE_NO	ORD_NO	PHASE_NO	TYPE	DESC	ADOPTED
8430	8416	HARBOR LANDING	Z	AR SFD SF-10, SF-7	00/00/00
8430	8416	HARBOR LANDING		RES 87-19 SETTLEMENT	00/00/00
8430	8416	HARBOR LANDING		RES 87-20 SETTLEMENT	00/00/00
8648	0	HARBOR LANDING	FP	ALL - PHASE 1	01/01/86
8722	0	HARBOR LANDING	PP	ALL - PHASE 2	01/01/87
8730	0	HARBOR LANDING	FP	ALL - PHASE 2	01/01/87

Jeffrey -into

Exhibit "C"
Harbor Landing Phase 2

BLOCK B

Lot #	Maximum Rooftop Elevation Per Court Order	Maximum Pad Elevation Per Court Order	As-Built Pad Elevation	Maximum House Height Per Court Order	Adjusted Maximum House Height
4	488	466		22'	
5	488	459		29'	
6	471	448	450	23'	21'
7	471	448		23'	
8	471	448		23'	
9	469	447		22'	
10	469	447		22'	
11	478.5	452		26.5'	
12	489	451		29'	
13	474.5	451.5		23'	
14	469	446		23'	
15	469	446		23'	
16	468	445	446	23'	22'
17	468	445	447	23'	21'
18	468	445	448	23'	20'
19	477	449		28'	
20	480	450		30'	
21	477	450		27'	
22	484	458	454	26'	30'
23	490	460		30'	

BLOCK C

Lot #	Maximum Rooftop Elevation Per Court Order	Maximum Pad Elevation Per Court Order	As-Built Pad Elevation	Maximum House Height Per Court Order	Adjusted Maximum House Height
14	479	456	459	23'	20'
15	481	456		25'	
16	482	457		25'	
17	485.5	462.5		23'	
18	495	470		25'	
19	496.5	473.5		23'	
20	493	470		23'	
21	492	466.5		26.5'	
22	478.5	456		22.5'	
23	479	457		22'	
24	479	457		22'	
25	489	467		22'	

REVISED PD-8

ORDINANCE NO. 84-16

AN ORDINANCE OF THE CITY OF ROCKWALL, TEXAS, AMENDING ORDINANCE NO. 73-48 OF THE CITY OF ROCKWALL AND AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF ROCKWALL AS HERETOFORE AMENDED AND AS RELATES TO TRACT I-A OF PLANNED DEVELOPMENT DISTRICT NUMBER 8, SAID TRACT BEING DESCRIBED ON THE PRELIMINARY SITE PLAN ATTACHED HERETO; PROVIDING FOR ORDERLY DEVELOPMENT OF SAID TRACT I-A OF PLANNED DEVELOPMENT DISTRICT NUMBER 8; PROVIDING FOR LAND USE WITHIN SAID TRACT I-A OF PLANNED DEVELOPMENT DISTRICT NUMBER 8 AND AREA REQUIREMENTS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF ONE THOUSAND DOLLARS ($1,000.00) FOR EACH OFFENSE AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the Laws of the State of Texas and the Ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held due 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, the governing body, in the exercise of its legislative discretion, has concluded that Ordinance No. 73-48 of the City of Rockwall and the Comprehensive Zoning Ordinance f the City of Rockwall as relates to Tract I-A of Planned Development District Number 8 should be amended as set forth herein; and

WHEREAS, the governing body of the City of Rockwall has determined that a substantial change in circumstances and of land usages and development has occurred in Planned Development District Number 8 as authorized by Ordinance No. 73-48 of the City of Rockwall since the passage and effective date of said development necessitate amendment of said Ordinance No. 73-48 of the City of Rockwall as set forth herein:

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

SECTION 1. That Ordinance No. 73-48 of the City of Rockwall is hereby amended by adding a new section to be numbered Section 2a and to read as follows:

Section 2a. The granting of the Planned Development Number 8 to to the above described property is subject to the following special conditions and provisions:

(1) Tract IA of Planned Development District Number 8 shall be developed in accordance with the preliminary development plan for said area which is

attached hereto and made a part hereof as Exhibit "A".

(2) That all development of the property covered by this Ordinance shall be in accordance with the approved preliminary plan attached hereto as Exhibit "A", and no substantial change in the development shall be permitted except after obtaining approval of the change of such preliminary plan in the manner required for amendments to the Comprehensive Zoning Ordinance.

(3) Prior to the issuance of any Building Permit in Tract I-A of Planned Development District Number 8, a final development plan prepared in accordance with the requirements of the Comprehensive Zoning Ordinance shall be filed with the City Council of the City of Rockwall and shall be approved by said governing body after review and recommendation by the Planning and Zoning Commission and filed as a part of this Ordinance. Such required development plan shall set forth the requirements for ingress and egress to the property, public or private streets of drive, with adequate right-of-way to conform to the thorougfare plan of the City of Rockwall, sidewalks, utilities, drainage, parking space, all area requirements and maximum lot coverage, yards and open spaces, screening walls or fences, amenities, greenbelt areas and all other development and protective requirements considered necessary by the City Council to create a reasonable transition to and protection of the adjacent property. Such approval by the City Council of the detailed final development plan shall be considered as an amendment to this Ordinance and shall be applicable to the property involved.

(4) That all development in Area "A" on the attached site plan meet the requirements of "SF-10" Single Family Residential District.

(5) That all development in area "B" on the attached site plan meet the requirements of "SF-7" Single Family Residential district.

(6) That all development shall meet the height restrictions of no more than 30 feet above existing grade nor 12 feet above the building line of the uphill lot.

SECTION 3. This ordinance shall take effect immediately from and after its passage and the publication of the caption as the law in such cases requires.

PASSED AND APPROVED this 2nd day of April, 1984.

APPROVED:

Mayor

ATTEST:

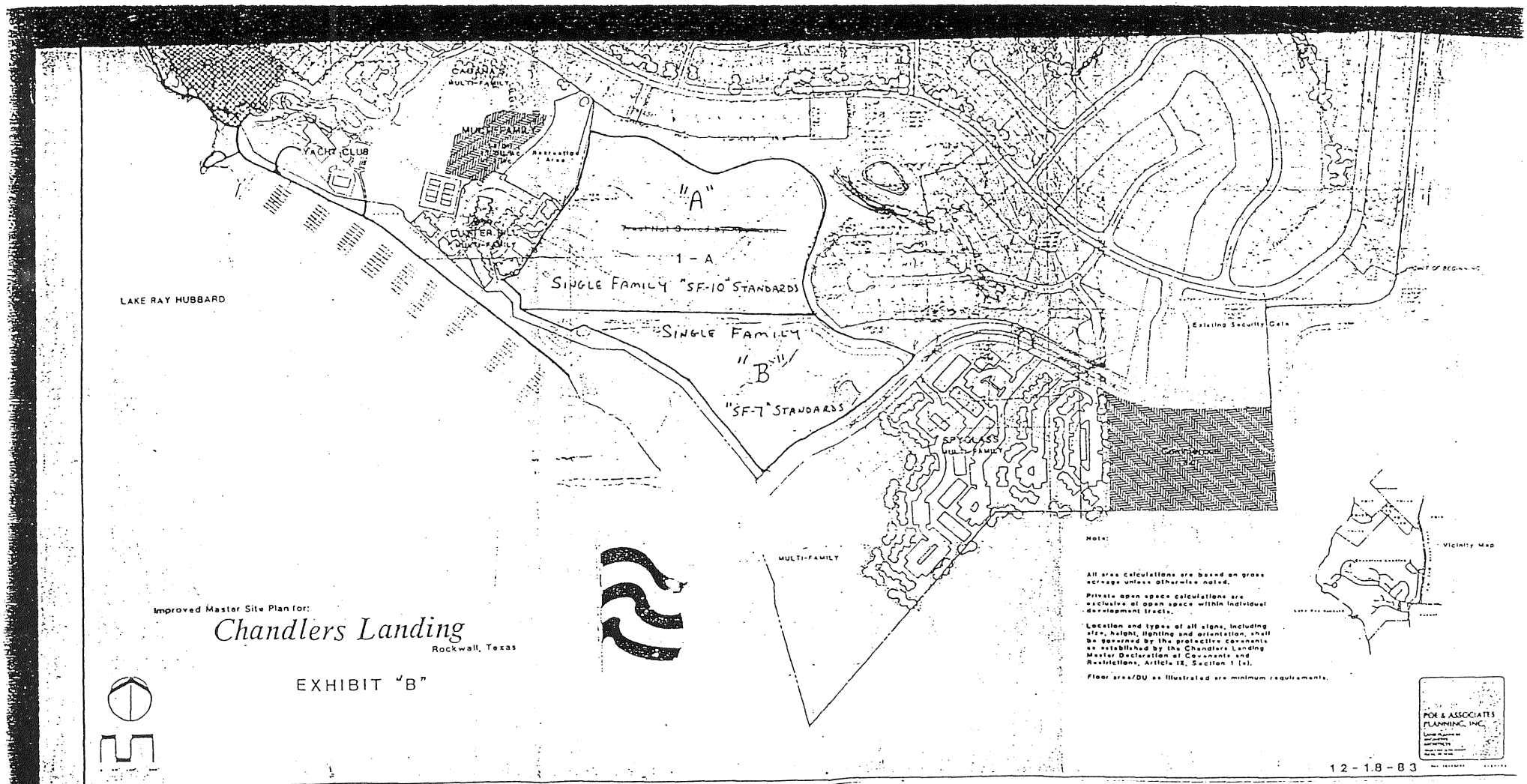
ty Secretary

TRACT IA

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

COMMENCING at the most southerly Southeast corner of Cutter Hill, Phase Three an addition to the City of Rockwall, Rockwall County, Texas, as recorded in Slide A, Page 399 of the Deed Records of Rockwall County, Texas said commencing point being on the City of Dallas take line for Lake Ray Hubbard and also being North 46° 18' 55" West, a distance of 132.23 feet from the City of Dallas monument T 13-1 and T 11-6.
THENCE: Along the Southerly line of the said Cutter Hill, Phase Three, North 54° 39' 29" East, a distance of 54 feet to an iron rod for a corner;
THENCE: North 74° 47' 07" East, a distance of 24.70 feet to an iron rod for a corner and the Point of Beginning of this tract.
THENCE: North 74° 47' 07" East, along the Southeast line of Cutter Hill, hase Two, an addition to the City of Rockwall, Rockwall County, Texas recorded in Slide A, Page 285 of the Deed Records of Rockwall County, exas, a distance of 61.24 feet to an iron rod for a corner;
THENCE; North 33° 38' 08" East, continuing along the Southeast line of the said Cutter Hill, Phase Two, a distance of 363 feet to an iron rod for a corner;
THENCE; North 14° 47' 36" East, a distance of 191.50 feet to an iron rod for a corner and the beginning of a circular curve to the left, said curve having a chord bearing of South 75° 25' 44" East, a central angle of 29° 08' 32" and a radius of 190.70 feet;
THENCE: In an Easterly direction with said curve to the left, an arc distance of 96.99 feet to an iron rod for a corner;
THENCE: East, a distance of 20 feet to an iron rod for a corner and the beginning of circular curve to the right, said curve having a central angle of 36° 07' 46" and a radius of 245.27 feet.
THENCE: In an Easterly direction with said curve to the right, an arc distance of 154.66 feet to an iron rod for a corner;
THENCE: South 53° 52' 14" East, a distance of 67.62 feet to an iron rod for a corner and the beginning of a circular curve to the left, said curve having a central angle of 55° 50' 15" and a radius of 188.72 feet;
THENCE: In an Easterly direction with said curve to the left, an arc distance of 183.91 feet to an iron rod for a corner;
THENCE: North 70° 17' 31" East, a distance of 74.68 feet to an iron rod for a corner and the beginning of a circular curve to the right, said curve having a central angle of 70° 29' 43" and a radius of 155.66 feet.
THENCE: In an Easterly direction with said curve to the right, an arc distance of 191.52 feet to an iron rod for a corner;
THENCE: South 39° 12' 46" East, a distance of 10.38 feet to an iron rod for a corner and the beginning of a circular curve to the right, said curve having a central angle of 60° 15' 01" and a radius of 155.10 feet.
THENCE: In a Southerly direction with said curve to the right, an arc distance of 163.10 feet to an iron rod for a corner;
THENCE: South 21° 02' 15" West, a distance of 130.62 feet to an iron od for a corner and the beginning of a circular curve to the left, said urve having a central angle of 49° 55' 27" and a radius of 214.24 feet.
THENCE: In a Southerly direction with a curve to the left, an arc distance of 186.68 feet to an iron rod for a corner and the point of compound curvature of a circular curve to the left having a central angle of 56° 22' 10" and a radius of 184.75 feet;
THENCE: In a Southeasterly direction with said curve to the left, an arc distance of 181.77 feet to an iron rod for a corner;

THENCE: South 85° 15' 22" East, a distance of 83.83 feet to an iron rod for a corner and the beginning of a circular curve to the right, said curve having a central angle of 42° 14' 23" and a radius of 152.74 ft.;
THENCE: In a Southeasterly direction with said curve to the right, an arc distance of 112.61 feet to an iron rod for a corner;
THENCE: South 43° 0' 59" East, a distance of 19.74 feet to an iron rod for a corner in the Northerly right-of-way line of Henry M. Chandler Drive;
THENCE: South 46° 59' 01" West, along the Northerly right-of-way line of Henry M. Chandler Drive, a distance of 153.61 feet to an iron rod for a corner and the beginning of a circular curve to the right having a central angle of 21° 41' 24" and a radius of 782.99 feet;
THENCE: In a Southwesterly direction with said curve to the right, an arc distance of 296.41 feet to an iron rod for a corner;
THENCE: South 68° 40' 25" West, a distance of 11.91 feet to an iron rod for a corner and the beginning of a circular curve to the left having a central angle of 23° 11' 15" and a radius of 136.48 feet;
THENCE: In a Southwesterly direction with said curve to the left, an arc distance of 55.23 feet to an iron rod for a corner;
THENCE: South 45° 29' 10" West, a distance of 120.24 feet to an iron rod for a corner;
THENCE: North 38° 21' 05" West, a distance of 402.14 feet to an iron rod for a corner;
THENCE: North 56° 39' 37" West, a distance of 232.26 feet to an iron rod for a corner;
THENCE: North 67° 16' 48" West, a distance of 162.79 feet to an iron rod for a corner;
THENCE: South 62° 44' 42" West, a distance of 43.88 feet to an iron rod for a corner;
THENCE: North 67° 27' 32" West, a distance of 189.78 feet to an iron rod for a corner;
THENCE: North 3° 55' 02" West, a distance of 42.77 feet to an iron rod for a corner;
THENCE: North 44° 59' 06" West, a distance of 89.31 feet to the Point of Beginning and containing 17.7348 acres (772,529 sq. ft.) of land.


CABANAS
MULTI-FAMILY
MULTI-FAMILY
YACHT CLUB
Recreation Area
CLUSTER HILL
MULTI-FAMILY
"A"
1 - A
SINGLE FAMILY "SF-10" STANDARDS
LAKE RAY HUBBARD
SINGLE FAMILY
"B"
"SF-7" STANDARDS
SPYGLASS
MULTI-FAMILY
Existing Security Gate
MULTI-FAMILY
Improved Master Site Plan for:
Chandlers Landing
Rockwall, Texas
EXHIBIT "B"
Note:
All area calculations are based on gross acreage unless otherwise noted.
Private open space calculations are exclusive of open space within individual development tracts.
Location and types of all signs, including size, height, lighting and orientation, shall be governed by the protective covenants as established by the Chandlers Landing Master Declaration of Covenants and Restrictions, Article IX, Section 1 (a).
Floor area/DU as illustrated are minimum requirements.
Vicinity Map
POE & ASSOCIATES
PLANNING, INC.
12-1.8-83

RESOLUTION NUMBER 87-19

A RESOLUTION AUTHORIZING THE AGREEMENT AND SETTLEMENT OF ALL MATTERS IN CONTROVERSY BETWEEN THE CITY OF ROCKWALL AND PLAINTIFF AND INTERVENORS IN THAT CERTAIN ACTION STYLED ROCKWALL HARBOR LANDING, INC., A TEXAS CORPORATION VS. CITY OF ROCKWALL, TEXAS, CAUSE NUMBER 87-124; AND PROVIDING FOR AN EFFECTIVE DATE.

BE IT RESOLVED BY THE COUNCIL OF THE CITY OF ROCKWALL, TEXAS:

Section 1

That the Mayor is hereby authorized to sign an agreement settling and compromising all matters in controversy between the City of Rockwall and Plaintiff and Intervenors in that certin action styled Rockwall Harbor Landing, Inc., A Texas Corporation vs. City of Rockwall, Texas, as shown on the attached Exhibit "A".

Section 2

That this Resolution shall in no way be construed to be an admission of liability by the City of Rockwall with respect to any matter in controversy between the City and Plaintiff and Intervenors.

Section 3

That this Resolution shall take effect immediately from and after its passage.

PASSED AND APPROVED: June 15, 1987.

CITY OF ROCKWALL, TEXAS

MAYOR

ATTESTED TO BY:

CITY SECRETARY

APPROVED AS TO FORM:

CITY ATTORNEY

No. 87-124

OCKWALL HARBOR LANDING, INC., A TEXAS CORPORATION, Plaintiff,	)	IN THE DISTRICT COURT
VS.	)	86TH JUDICIAL DISTRICT
CITY OF ROCKWALL, TEXAS, Defendant.	)	ROCKWALL COUNTY, TEXAS

AGREED JUDGMENT

On the _____ day of _____, 1987, came on to be heard the above-entitled and numbered cause wherein Rockwall Harbor Landing, Inc., hereinafter referred to as Plaintiff, City of Rockwall, Texas, hereinafter referred to as Defendant and Rick S. Burgy, Leigh Burgy, Charles N. Capri, Thelma L. Capri, Claude F. Fulton, Francis Fulton, Peter G. Oetking, Maude Oetking, and Revival Tabernacle Association, Inc., hereinafter referred to as Intervenors, appeared in person and by their attorneys of record. Defendant, having been duly and legally cited to appear and answer, has filed n answer in this matter, Intervenors have duly appeared and filed their Plea Of ntervention; all parties have reached an agreement to settle all matters of controversy pending before the Court and have agreed to the terms and conditions of this Agreed Judgment.

The parties have announced to the Court that they have reached an agreement in this cause and have executed a Settlement Agreement, which has been filed with the Court, the terms of said Settlement Agreement are incorporated herein by reference as if set forth anew. The Court, after having reviewed the Settlement Agreement, approves said Settlement Agreement and the terms and conditions recited therein, and after considering same,

IT IS THEREFORE, ORDERED, ADJUDGED AND DECREED by the Court that, subject to the terms and conditions of the Settlement Agreement, the above-entitled

and numbered cause of action be in all things dismissed, and that all costs of court are to be taxed against the party incurring same.

SIGNED AND ENTERED this _____ day of _____, 1987.

_____
JUDGE PRESIDING

AGREED AS TO FORM AND CONTENT:

SALLINGER, NICHOLS, JACKSON,
KIRK & DILLARD

By:_____
Robert E. Hager
Texas Bar Card 08689500
1800 Lincoln Plaza
Dallas, Texas 75201
Phone: (214) 954-3333

ATTORNEYS FOR PLAINTIFF

HUTCHISON PRICE BOYLE & BROOKS

y:_____
Pete Eckert
Texas Bar Card 06399000
Kent S. Hofmeister
Texas Bar Card 09791700
3900 First City Center
Dallas, Texas 75201-4622
Phone: (214) 754-8600

ATTORNEYS FOR DEFENDANT

BIRD & RENEKER

By:_____
D. Ronald Reneker
Texas Bar Card 16770000
D. Grant Seabolt, Jr.
Texas Bar Card 17942500
1100 Premier Place
5910 North Central Expressway
Dallas, Texas 75206
Phone: (214) 373-7070

ATTORNEYS FOR INTERVENORS

RESOLUTION NO. 87-20

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, CLARIFYING THE CONTENT OF ORDINANCE NUMBER 84-16

WHEREAS, the zoning and platting of a subdivision within the City of Rockwall named Harbor Landing Phase I has been approved by the City Council, and

WHEREAS, a lawsuit has been filed against the City of Rockwall by Rockwall Harbor Landing, Inc., and

WHEREAS, the lawsuit seeks from the Court a judicial interpretation of the meaning of Section 1(6) of Ordinance Number 84-16, and

WHEREAS, certain residents of the area adjacent to Harbor Landing Phase I have intervened in this lawsuit, and

WHEREAS, the City of Rockwall, Rockwall Harbor Landing, Inc., and the intervenors in the lawsuit have agreed to the interpretation and application of the Ordinance Number 84-16 as it pertains to Harbor Landing Phase I, and

WHEREAS, the agreed interpretation and application specifies the building pad elevations and maximum elevations of buildings in the subdivision, as shown in "Exhibit A" to this resolution, and the term "house height" shall be defined as the distance between a monument located at the front building line of each lot and the highest point of the structure on each such lot; and

WHEREAS, the Rockwall Harbor Landing, Inc., Plaintiff in the lawsuit, has agreed to dismiss with prejudice all claims as to each party to the lawsuit upon the approval and enactment of this resolution.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Rockwall that:

1. It is the intent of the City Council that Ordinance Number 84-16 be interpreted, applied and enforced as specified in Exhibit A, and

2. The City Manager is instructed to enforce Ordinance Number 84-16 in such a manner that the pad elevations and maximum building elevations shown in Exhibit A are adhered to.

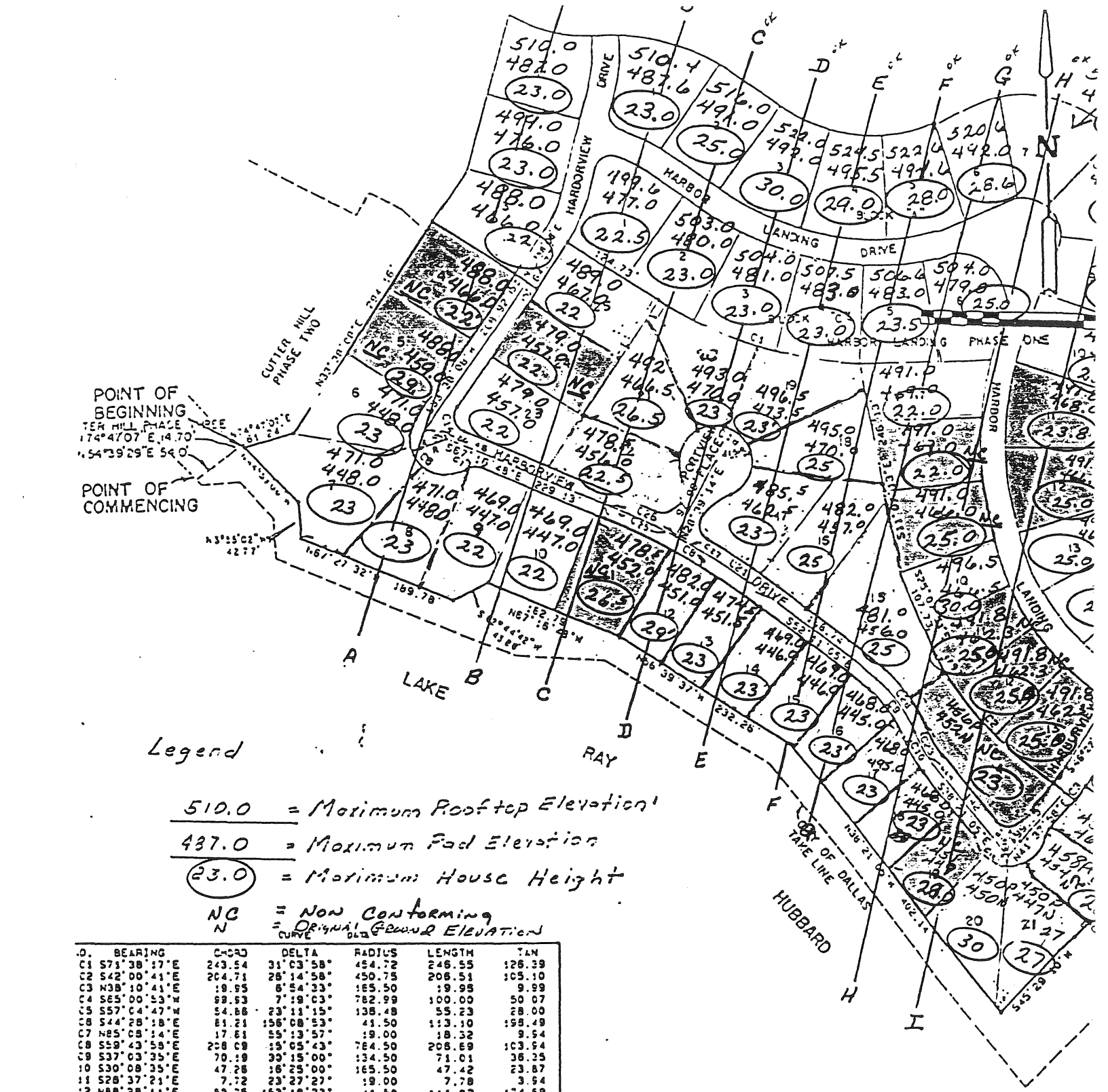
PASSED AND APPROVED the 15th day of June, 1987.

APPROVED:

ATTEST:

By

0320h/5



Legend

510.0 = Maximum Rooftop Elevation

437.0 = Maximum Pad Elevation

(23.0) = Maximum House Height

NC = Non Conforming

N = Original Ground Elevation

NO.	BEARING	CHORD	DELTA	RADIUS	LENGTH	TAN
C1	S71°38'17"E	243.54	31°03'58"	454.72	246.55	126.39
C2	S42°00'41"E	204.71	26°14'58"	450.75	206.51	105.10
C3	N38°10'41"E	19.95	6°54'33"	165.50	19.95	9.99
C4	S65°00'53"W	89.53	7°19'03"	782.99	100.00	50.07
C5	S57°04'47"W	54.86	23°11'15"	138.48	55.23	28.00
C6	S44°28'18"E	81.21	156°08'53"	41.50	113.10	195.49
C7	N85°08'14"E	17.61	55°13'57"	19.00	18.32	9.94
C8	S59°43'58"E	208.09	15°05'43"	784.50	206.69	103.94
C9	S37°03'35"E	70.19	30°15'00"	134.50	71.01	36.35
C10	S30°08'35"E	47.28	16°25'00"	165.50	47.42	23.87
C11	S28°37'21"E	7.72	23°27'27"	19.00	7.78	3.94
C12	N88°28'11"E	80.75	153°18'23"	41.50	111.02	174.69
C13	N28°43'58"E	9.77	29°47'59"	19.00	9.88	5.06
C14	S18°49'20"E	29.30	100°54'56"	19.00	33.48	23.01
C15	S65°31'13"E	50.08	3°31'08"	815.50	50.09	25.05
C16	N88°10'28"E	29.14	100°07'45"	19.00	33.20	22.70
C17	N03°34'58"E	38.39	25°03'18"	88.50	38.70	19.68
C18	S81°20'46"E	65.78	255°11'48"	41.50	184.84	53.89
C19	S53°43'30"W	38.39	25°03'18"	88.50	38.70	19.68
C20	S08°52'01"E	29.14	100°07'45"	19.00	33.20	22.70
C21	S55°33'28"E	65.67	8°44'48"	815.50	68.03	48.07
C22	S37°03'35"E	89.37	30°15'00"	165.50	87.38	44.73
C23	S30°08'35"E	38.41	16°25'00"	134.50	38.54	19.40
C24	S88°21'34"E	28.53	100°00'57"	19.00	33.17	22.65
C25	S59°43'58"E	219.18	15°05'43"	800.00	210.77	105.90
C26	S84°18'47"E	82.81	5°58'02"	800.00	82.85	41.48
C27	S58°45'55"E	127.78	8°08'41"	800.00	127.92	64.10
C28	S37°03'35"E	78.78	30°15'00"	150.00	79.19	40.54
C29	S30°08'35"E	42.83	16°25'00"	150.00	42.98	21.64

Revised June 3 1987

Revised June 10, 1987

No. 87-124

ROCKWALL HARBOR LANDING, INC., A TEXAS CORPORATION, Plaintiff,	)	IN THE DISTRICT COURT
VS.	)	86TH JUDICIAL DISTRICT
CITY OF ROCKWALL, TEXAS, Defendant.	)	ROCKWALL COUNTY, TEXAS

SETTLEMENT AGREEMENT

THIS AGREEMENT is made and entered into this _____ day of _____, 1987, by and between Rockwall Harbor Landing, Inc., hereinafter referred to as Plaintiff, City of Rockwall, Texas, hereinafter referred to as Defendant and Rick S. Burgy, Leigh Burgy, Charles N. Capri, Thelma L. Capri, Claude F. Fulton, Francis Fulton, Peter G. Oetking, Maude Oetking, and Revival Tabernacle Association, Inc., hereinafter referred to as Intervenors.

WHEREAS, Plaintiff has filed a suit in the 86th Judicial District Court in Rockwall County, Texas, against Defendant in Cause Number 87-124; the City has duly appeared and filed an Answer in said proceeding; and, Intervenors have duly appeared and filed their Plea of Intervention in said proceedings.

WHEREAS, the parties have reached an agreement to settle the matters in controversy recited in Plaintiff's Original Petition and have agreed to enter into an Agreed Judgment to dismiss the pending litigation, subject to the provisions recited therein.

NOW THEREFORE, in consideration of the terms, conditions and covenants recited herein, the parties agree as follows:

1. Approval of Plat Plan. Defendant, by and through the authorized actions of its City Council, hereby approves for all purposes the Plat Plan which is attached hereto and incorporated herein as Exhibit "A", which sets forth the maximum

roof top elevation, maximum building pad elevation and maximum height for single family residences in Rockwall Harbor Landing Phase I. Defendant agrees and acknowledges that under its Zoning Ordinance 84-16, attached hereto as Exhibit "B", and the previously filed Plat applicable to Plaintiff's property which is described in Exhibit "C" attached hereto and incorporated herein by reference, Plaintiff may sell and/or construct single family residences on its property. The approval of Exhibit "A" does hereby interpret the Zoning Ordinance 84-16, attached hereto as Exhibit "B", and specifically incorporates the terms of this Agreement as the official interpretation of said ordinance.

Defendant recognizes and agrees that Plaintiff or any subsequent purchaser of Plaintiff's property shall have the right to construct single family residences on said property subject to (i) the terms recited in Exhibit "A" and (ii) compliance with other standard requirements (in addition to site plan approval) required by city ordinances to obtain a building permit for single family residences.

2. Plat Restrictions. The parties agree, that pursuant to Resolution Number _____, concerning the attached Exhibit "A" submitted by Plaintiff for the Rockwall Harbor Landing Plat, in connection therewith, the attached Exhibit "A" establishes for each lot within said Plat the following: (i) maximum roof-top elevation; (ii) maximum building pad elevation; (iii) maximum height for single-family residences. Intervenors and Defendant agree to take no action of any kind to amend, alter, revise or relocate in any manner the restrictions contained in Exhibit "A" which would interfere or impede Plaintiff's development of said property. Defendant further agrees that no action of any nature is pending or contemplated to attempt to amend Ordinance number 84-16, or to otherwise change or restrict the current use allowed under the existing ordinances and as provided in the filed plat, as amended herein.

3. Settlement of Litigation. The parties agree that upon the approval of Resolution number _____, the parties shall execute and deliver to the 86th Judicial

Court of Rockwall County, Texas, the Agreed Judgment in the form attached hereto as Exhibit "D", to be entered in the pending litigation referenced above. Pursuant to the terms of the Agreed Judgment, the pending cause of action and claims of Plaintiff and Intervenors shall be dismissed and all court costs assessed against the party incurring the same. Further, in consideration of the terms and conditions recited herein, Plaintiff hereby agrees that upon the occurrence of the Conditions Precedent recited above, and the performance by Defendant of the terms recited herein, Plaintiff shall release, remise and discharge Defendant from all claims, demands, damages, costs and expenses of any nature, including attorney's fees, alleged in Plaintiffs' Original Petition filed in the pending litigation. Defendant, in consideration of the release by Plaintiff recited herein, shall hereby release, remise and discharge Plaintiff from any and all claims, demands, damages, costs and expenses, including attorney's fees, arising from Plaintiff's Original Petition or any other action of Plaintiff's related thereto. Intervenors, in consideration of the release by Plaintiff and Defendant recited herein, shall hereby release, remise and discharge Plaintiff and Defendant from any and all claims, demands, damages, costs and expenses, including attorney's fees, arising from Intervenors' Plea Of Intervention or any other action of Intervenors' related thereto. All parties acknowledge that this Agreement has been executed of their own free will and volition, and that each party has consulted its own counsel to review and advise them of the matter contained herein prior to execution of this Agreement. Further, this Agreement is binding and fully enforceable against the parties recited herein and may be introduced into evidence in any court proceedings related to the matters referenced herein.

4. Invalidity. Except as expressly provided to the contrary herein, each section, part, term or provision of this Agreement shall be considered severable; and if for any reason any section, part, term or provision herein is determined to be invalid and contrary to or in conflict with any existing or future law or regulation by a Court or agency having valid jurisdicaiton, such determination shall not impair the operation

of or have any other affect on other sections, parts, terms or provisions of this agreement as may remain otherwise intelligible, and the latter shall cotninue to be given full force and effect and bind the parties hereto, and said invalid sections, parts, terms or provisions shall not be deemed to be a part of this Agreement.

5. State Law. This Agreement has been executed and delivered in the State of Texas and shall be construed in accordance with the laws of the State of Texas. Any action brought to enforce or interpret this Agreement shall be brought in the court of appropriate jurisdiction in Rockwall County, Texas. Should any provision of this Agreement require judicial interpretation, it is agreed that the court interpreting or considering same shall not apply the presumption that the terms hereof shall be more strictly construed against a party by reason of the rule or conclusion that a document should be construed more strictly against the party who itself or through its agent prepared the same, it being agreed that all parties hereto have participated in the preparation of this Agreement and that legal counsel was consulted by each responsible party before the execution of this Agreement.

6. Successors and Assigns. This Agreement and the terms and provisions hereof shall inure to the benefit of and binding upon the parties hereto and their respective successors and assigns whenever the context so requires or permits.

EXECUTED this _____ day of _____, 1987.

Plaintiff:

ROCKWALL HARBOR LANDING, INC., A
TEXAS CORPORATION

By: _____

Title: _____

Defendant:

CITY OF ROCKWALL, TEXAS

By: _____

Title: _____

Intervenors:

_____
Rick S. Burgy

_____
Leigh Burgy

_____
Charles N. Capri

_____
Thelma L. Capri

_____
Claude F. Fulton

_____
Francis Fulton

_____
Peter G. Oetking

_____
Maude Oetking

REVIVAL TABERNACLE ASSOCIATION, INC.

By:_____

Title:_____

AGREED AS TO FORM AND CONTENT:

SALLINGER, NICHOLS, JACKSON,
KIRK & DILLARD

By:_____
Robert E. Hager
Texas Bar Card 08689500
1800 Lincoln Plaza
Dallas, Texas 75201
Phone: (214) 954-3333

ATTORNEYS FOR PLAINTIFF

HUTCHISON PRICE BOYLE & BROOKS

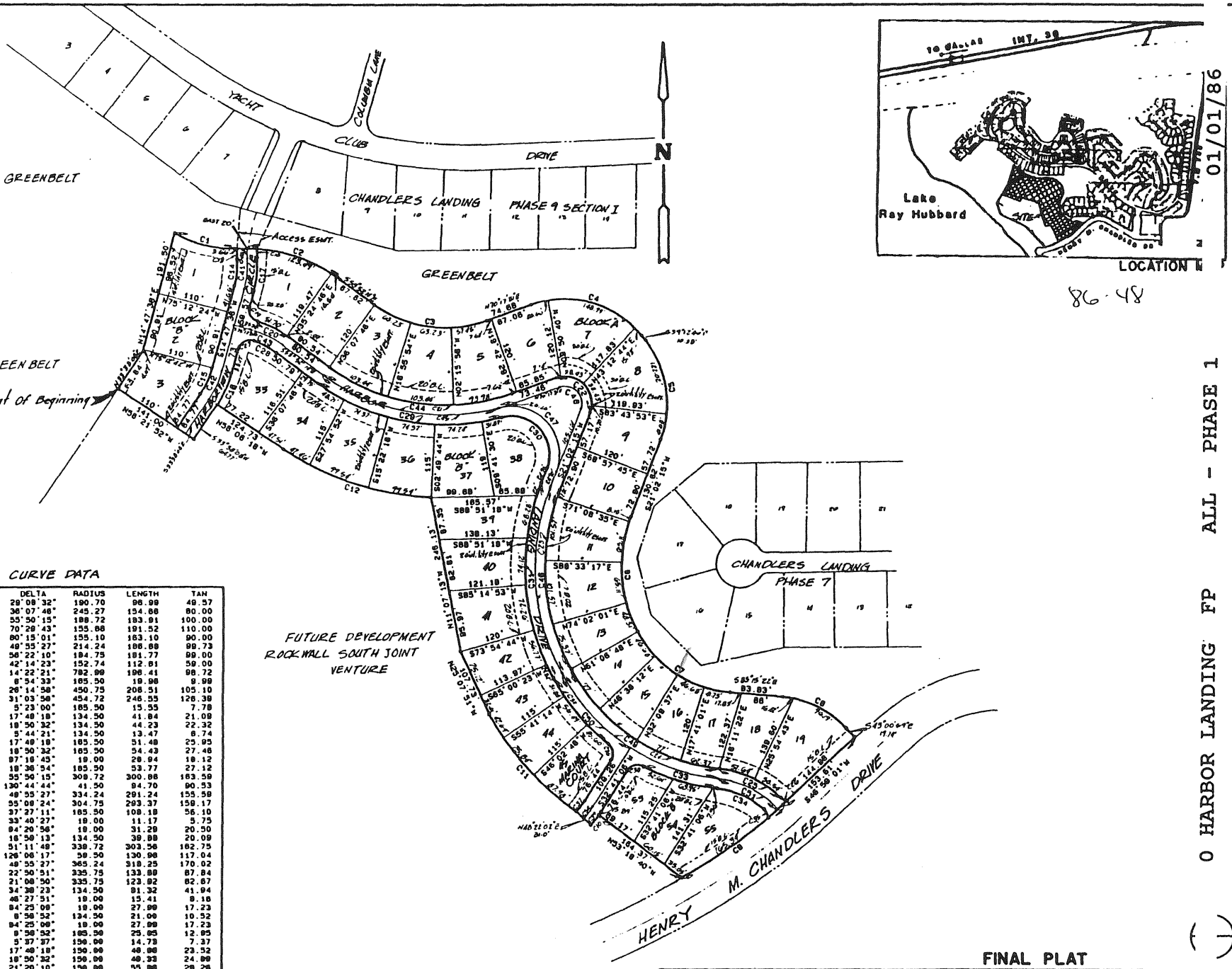
By:_____
Pete Eckert
Texas Bar Card 06399000
Kent S. Hofmeister
Texas Bar Card 09791700
3900 First City Center
Dallas, Texas 75201-4622
Phone: (214) 754-8600

ATTORNEYS FOR DEFENDANT

BIRD & RENEKER

By:_____
D. Ronald Reneker
Texas Bar Card 16770000
D. Grant Seabolt, Jr.
Texas Bar Card 17942500
1100 Premier Place
5910 North Central Expressway
Dallas, Texas 75206
Phone: (214) 373-7070

ATTORNEYS FOR INTERVENORS



86-48

01/01/86

ALL - PHASE 1

0 HARBOR LANDING FP

8648

CURVE DATA

NO.	BEARING	CHORD	DELTA	RADIUS	LENGTH	TAN
C1	S75°25'44"E	95.95	29°08'32"	190.70	96.99	49.57
C2	S71°56'07"E	152.11	36°07'46"	245.27	154.66	80.00
C3	S81°47'21"E	176.72	55°50'15"	188.72	183.91	100.00
C4	S74°27'38"E	178.67	70°28'43"	155.88	191.52	110.00
C5	S08°05'18"E	155.89	80°15'01"	155.10	183.10	90.00
C6	S03°55'28"E	180.83	48°55'27"	214.24	186.88	98.73
C7	S57°04'17"E	174.52	58°22'10"	184.75	181.77	99.00
C8	S64°08'11"E	110.07	42°14'23"	152.74	112.81	59.00
C9	S54°10'11"W	185.88	14°22'21"	782.89	196.41	98.72
C10	S38°10'41"W	10.95	8°54'33"	185.50	10.98	5.99
C11	N42°00'41"W	204.71	26°14'58"	450.75	206.51	105.10
C12	N71°38'17"W	243.54	31°03'56"	454.72	246.55	126.38
C13	S00°20'11"E	15.54	5°23'00"	165.50	15.55	7.78
C14	S05°52'57"W	41.87	17°48'18"	134.50	41.84	21.09
C15	S24°12'52"W	44.03	18°50'32"	134.50	44.23	22.32
C16	S00°09'31"E	19.47	5°44'21"	134.50	13.47	8.74
C17	S05°52'57"W	51.27	17°48'18"	165.50	51.48	25.95
C18	S24°12'52"W	54.18	18°50'32"	165.50	54.43	27.46
C19	S28°50'48"E	28.22	87°18'45"	19.00	28.94	18.12
C20	S63°10'41"E	53.53	18°36'54"	165.50	53.77	27.12
C21	S81°47'22"E	288.18	55°50'15"	308.72	300.88	163.58
C22	S44°20'07"E	75.45	130°44'44"	41.50	94.70	90.53
C23	S03°55'28"E	282.11	48°55'27"	334.24	291.24	155.58
C24	S58°27'54"E	282.18	55°08'24"	304.75	293.37	159.17
C25	S65°18'00"E	106.27	37°27'11"	165.50	108.18	56.10
C26	S83°25'38"E	11.01	33°40'27"	19.00	11.17	5.75
C27	N81°58'04"E	27.87	84°20'58"	19.00	31.29	20.50
C28	S82°21'51"E	38.73	16°58'13"	134.50	39.88	20.09
C29	S78°28'08"E	283.58	51°11'48"	338.72	303.58	162.75
C30	S42°00'54"E	108.08	126°08'17"	58.50	130.98	117.04
C31	S03°55'28"E	308.28	48°55'27"	365.24	318.25	170.02
C32	S40°18'37"E	139.08	22°50'51"	335.75	133.88	67.84
C33	S73°28'10"E	128.22	21°08'50"	335.75	123.92	62.67
C34	S88°43'24"E	88.88	34°38'23"	134.50	81.32	41.94
C35	S28°10'17"E	14.88	46°27'51"	18.00	15.41	8.18
C36	S09°31'28"E	25.53	84°25'08"	18.00	27.88	17.23
C37	S37°08'32"W	20.88	8°58'52"	134.50	21.08	10.52
C38	S74°53'41"W	25.53	84°25'08"	18.00	27.88	17.23
C39	S37°08'32"W	25.82	8°38'52"	185.50	25.85	12.85
C40	S00°12'33"E	14.73	5°37'37"	150.00	14.78	7.37
C41	S05°52'57"W	48.47	17°48'18"	150.00	48.88	23.52
C42	S24°12'52"W	48.11	18°50'32"	150.00	48.33	24.88
C43	S84°32'18"E	55.54	21°20'10"	150.00	55.88	28.26
C44	S81°47'21"E	303.81	55°50'15"	324.22	315.97	171.80
C45	S78°28'08"E	288.18	51°11'48"	324.22	288.71	155.38
C46	S44°20'07"E	47.27	130°44'44"	28.88	58.33	58.72
C47	S42°00'54"E	138.71	126°08'17"	75.88	188.87	147.53
C48	S03°55'28"E	285.18	48°55'27"	348.74	384.74	182.81
C49	S58°27'54"E	288.58	55°08'24"	320.25	308.38	187.27
C50	S43°08'03"E	157.27	28°28'42"	320.25	158.88	81.12
C51	S83°32'35"E	[illegible]	41°00'02"	150.00	107.34	56.08
C52	S37°08'32"		8°58'52"	150.00	23.42	11.74

FINAL PLAT

HAROLD L. EVANS CONSULTING ENGINEER 2331 GUS THOMASSON RD. SUITE 102 DALLAS, TEXAS 75228 PHONE (214) 328-8133		
SCALE	DATE	JOB NO.
1"=100'	5-12-86	84186

HARBOR LANDING PHASE ONE

EDWARD TEAL SURVEY ABSTRACT NO. 207

CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

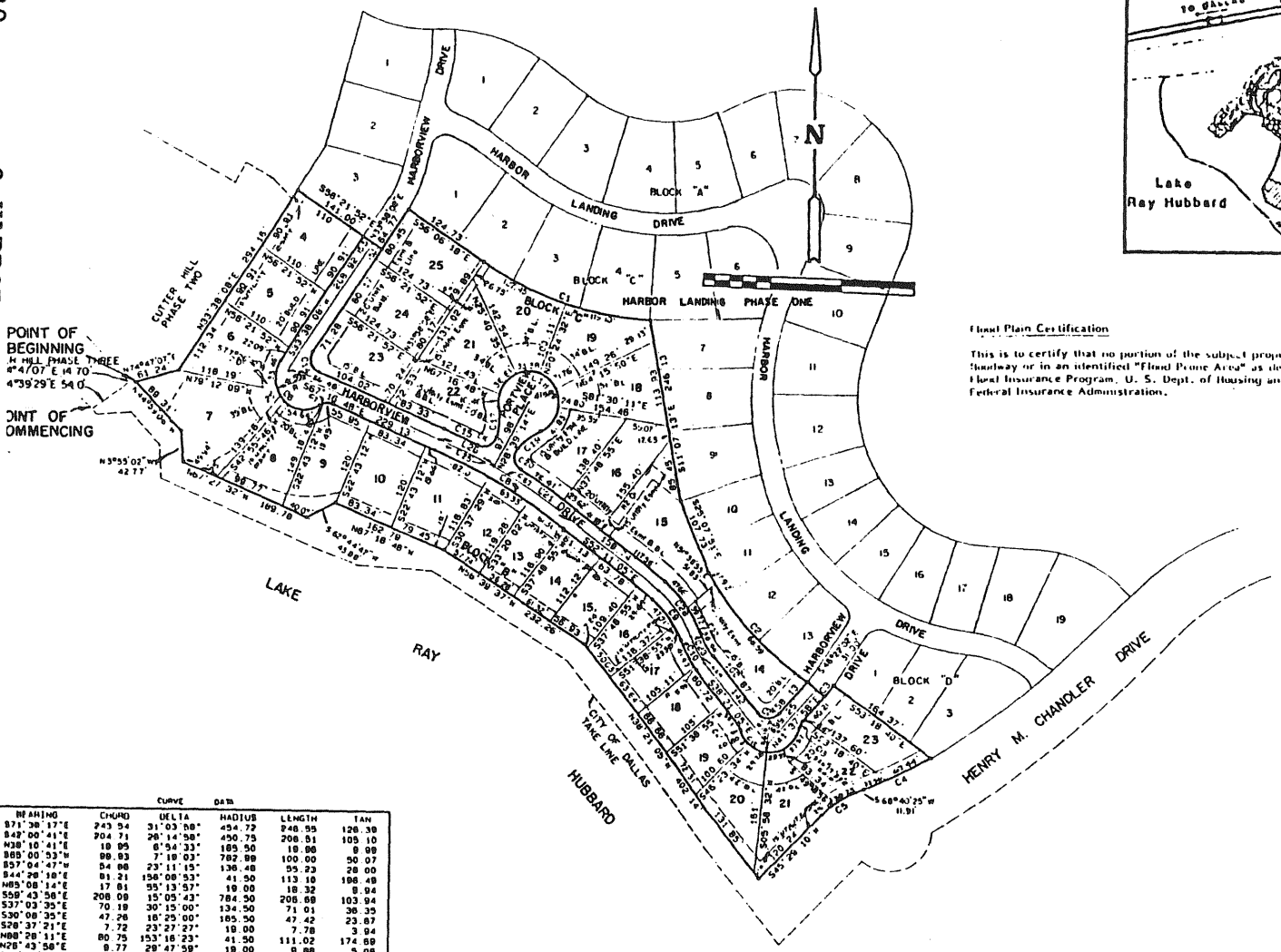
ROCKWALL SOUTH JOINT VENTURE
P.O. BOX 1234 GREENVILLE, TX

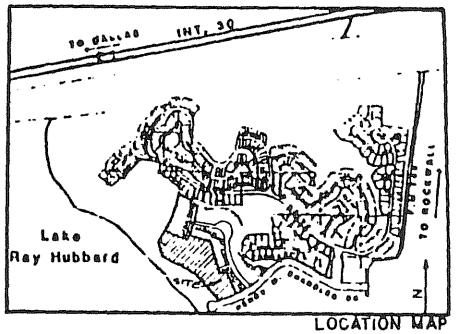
OWNER
214-455

8730

0 HARBOR LANDING FP ALL - PHASE 2

01/01/87





LOCATION MAP

Flood Plain Certification

This is to certify that no portion of the subject property lies within a 100 year floodway or in an identified "Flood Prone Area" as defined by the National Flood Insurance Program, U. S. Dept. of Housing and Urban Development, Federal Insurance Administration.

AREA CALCULATIONS		
LOT NO.	BLOCK	AREA (sq ft)
4	B	10,000
5	B	10,000
6	B	10,013
7	B	15,377
8	B	10,001
9	B	10,000
10	B	10,001
11	B	10,416
12	B	7,168
13	B	7,210
14	B	7,000
15	B	7,000
16	B	7,281
17	B	7,000
18	B	7,000
19	B	7,000
20	B	8,721
21	B	9,379
22	B	7,161
23	B	9,064
14	C	12,151
15	C	16,033
16	C	10,000
17	C	10,000
18	C	10,000
19	C	10,000
20	C	10,000
21	C	10,000
22	C	10,000
23	C	10,142
24	C	10,000
25	C	10,000

27.38

2/8

CURVE DATA					
BEARING	CHORD	DELTA	RADIUS	LENGTH	TAN
S71°38'17"E	243.54	31°03'58"	454.72	246.55	126.38
S42°00'41"E	204.71	26°14'58"	450.75	206.51	105.10
N38°10'41"E	19.95	6°54'33"	185.50	10.00	5.00
S88°00'53"W	98.83	7°19'03"	782.99	100.00	50.07
S57°04'47"W	54.88	23°11'15"	136.48	55.23	28.00
S44°28'18"E	81.21	156°08'53"	41.50	113.10	186.48
N85°08'14"E	17.81	55°13'57"	19.00	18.32	9.94
S59°43'58"E	208.08	15°05'43"	784.50	206.68	103.94
S37°03'35"E	70.19	30°15'00"	134.50	71.01	36.35
S30°08'35"E	47.28	18°25'00"	185.50	47.42	23.87
S28°37'21"E	7.72	23°27'27"	19.00	7.78	3.94
N88°28'11"E	80.75	153°18'23"	41.50	111.02	174.88
N28°43'58"E	8.77	28°47'59"	19.00	9.88	5.06
S18°49'20"E	28.30	100°54'56"	19.00	33.48	23.01
S85°31'13"E	50.08	3°31'09"	815.50	50.08	25.05
N86°10'28"E	29.14	100°07'45"	19.00	33.20	22.70
N03°34'58"E	38.38	25°03'18"	88.50	38.70	19.66
S81°20'48"E	85.78	259°11'48"	41.50	184.84	53.88
S53°43'30"W	38.38	25°03'18"	88.50	38.70	19.66
S08°52'01"E	29.14	100°07'45"	19.00	33.20	22.70
S55°35'28"E	95.87	6°44'48"	815.50	96.03	48.07
S37°03'35"E	88.37	30°15'00"	185.50	87.38	44.73
S30°08'35"E	38.41	18°25'00"	134.50	38.54	19.40
S88°21'24"E	29.11	100°00'57"	19.00	33.17	22.65
S59°43'58"E	210.18	15°05'43"	800.00	210.77	106.00
S84°16'47"E	82.91	5°56'02"	800.00	82.95	41.48
S56°45'55"E	127.78	9°09'41"	800.00	127.92	64.10
S37°03'35"E	78.28	30°15'00"	150.00	78.19	40.54
S30°08'35"E	42.03	16°25'00"	150.00	42.08	21.64

HAROLD L. EVANS CONSULTING ENGINEER		
2331 GUS THOMASSON RD. SUITE 102 DALLAS, TEXAS 75228 PHONE (214) 328-8133		
SCALE	DATE	JOB NO
1" = 100'	4-14-87	8755

HARBOR LANDING PHASE TWO

EDWARD TEAL SURVEY ABSTRACT NO. 207

CITY OF ROCKWALL—ROCKWALL COUNTY, TEXAS

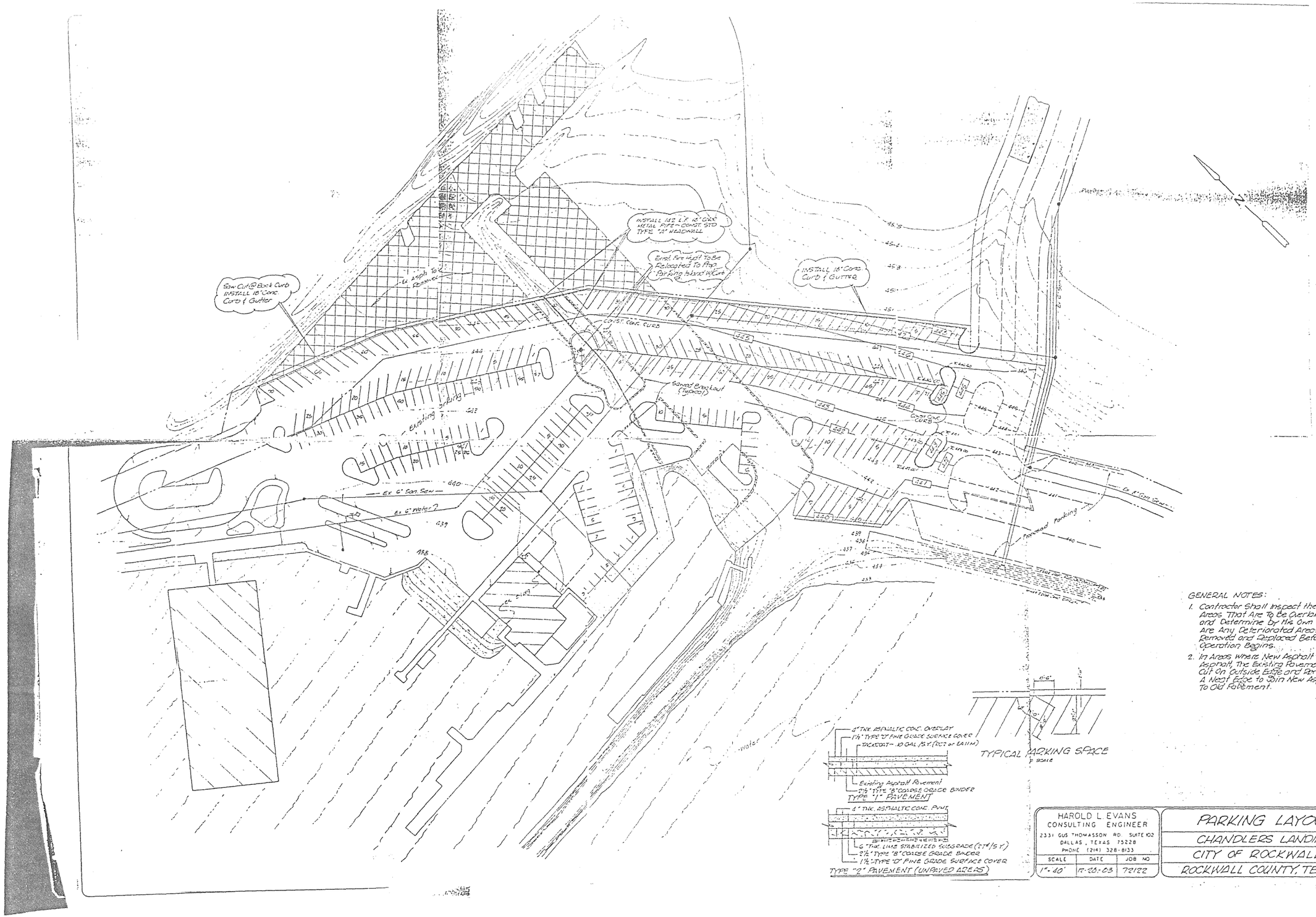
JERRY W. BIESEL OWNER (ph. 357-5676)
970 NORTH TOWER 700 NORTH PEARL DALLAS, TEXAS 75201

VIEW: Pdfile
RESTRICT: PHASE_NO = "MARINA"

SORT: PHASE_NO

P&Z CASE NO	ORDINANCE	PHASE NAME	ACTION	DESCRIPTION
8417	8419	MARINA	Z	LAND USE AND SITE PLAN
8810	0	MARINA	Z	REVISED SITE PLAN (added guardhouse, not indicated herein)

AMENDING PD

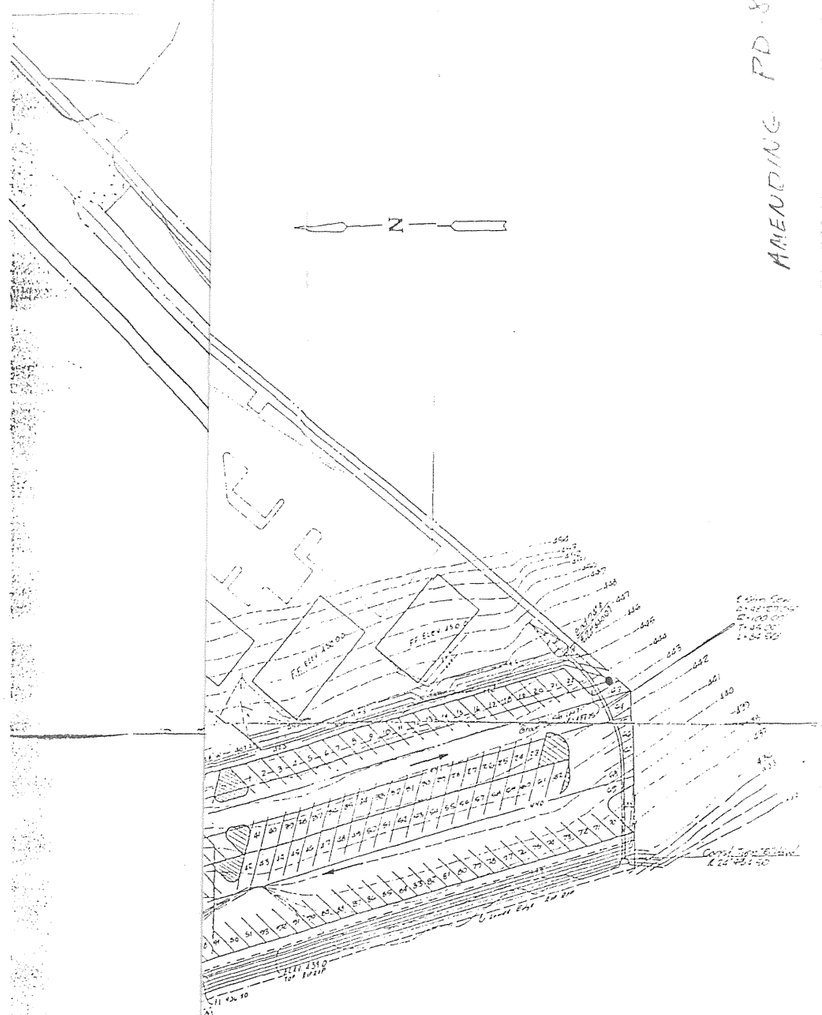


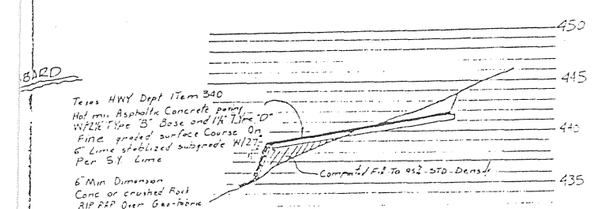
GENERAL NOTES:

1. Contractor Shall Inspect the Existing Parking Areas That Are To Be Overlaid With Asphalt and Determine by His Own Means If There Are Any Deteriorated Areas That Should Be Removed and Replaced Before the Overlaying Operation Begins.
2. In Areas Where New Asphalt Joins Existing Asphalt, The Existing Pavement Shall Be Saw Cut On Outside Edge and Removed to Provide A Neat Edge to Join New Asphalt Pavement To Old Pavement.

HAROLD L. EVANS CONSULTING ENGINEER 2331 GUS THOMASSON RD. SUITE 102 DALLAS, TEXAS 75228 PHONE (214) 328-8133			PARKING LAYOUT
SCALE	DATE	JOB NO	CHANDLERS LANDING
1" = 40'	12-26-83	72122	CITY OF ROCKWALL
			ROCKWALL COUNTY, TEXAS

AMENDING PD-8





Texas HWY Dept Item 340
Hot mix Asphaltic Concrete paving
W/2½" Type "B" Base and 1½" Type "D"
Fine graded surface Course On
6" Lime stabilized subgrade W/27
Per S.Y. Lime

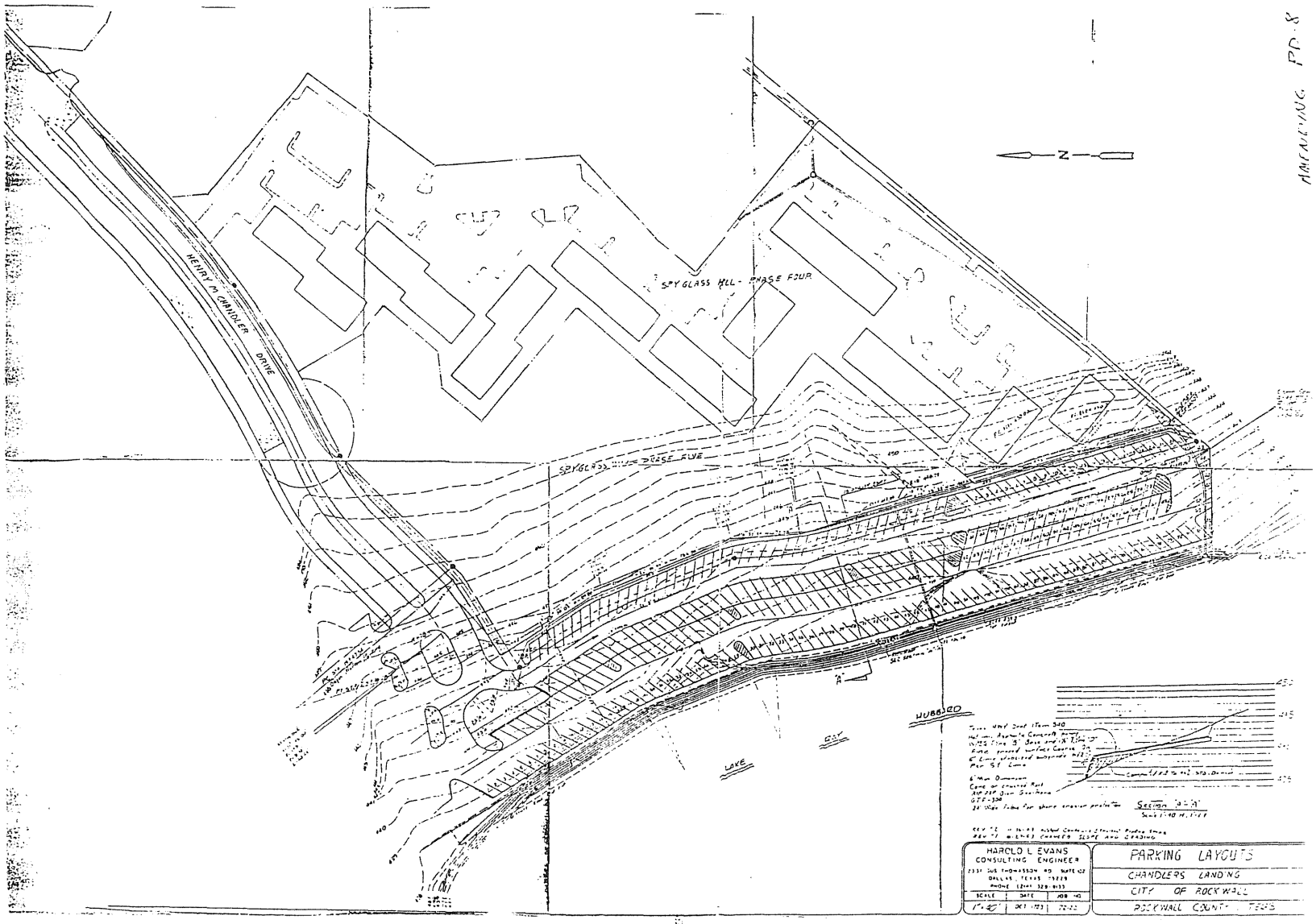
6" Min Dimension
Conc or crushed Rock
RIP RAP Over Geo-fabric
GTF-300
24' Wide Fabic for shore erosion protection

Section "A-A"
Scale 1"=40' H, 1"=1' V

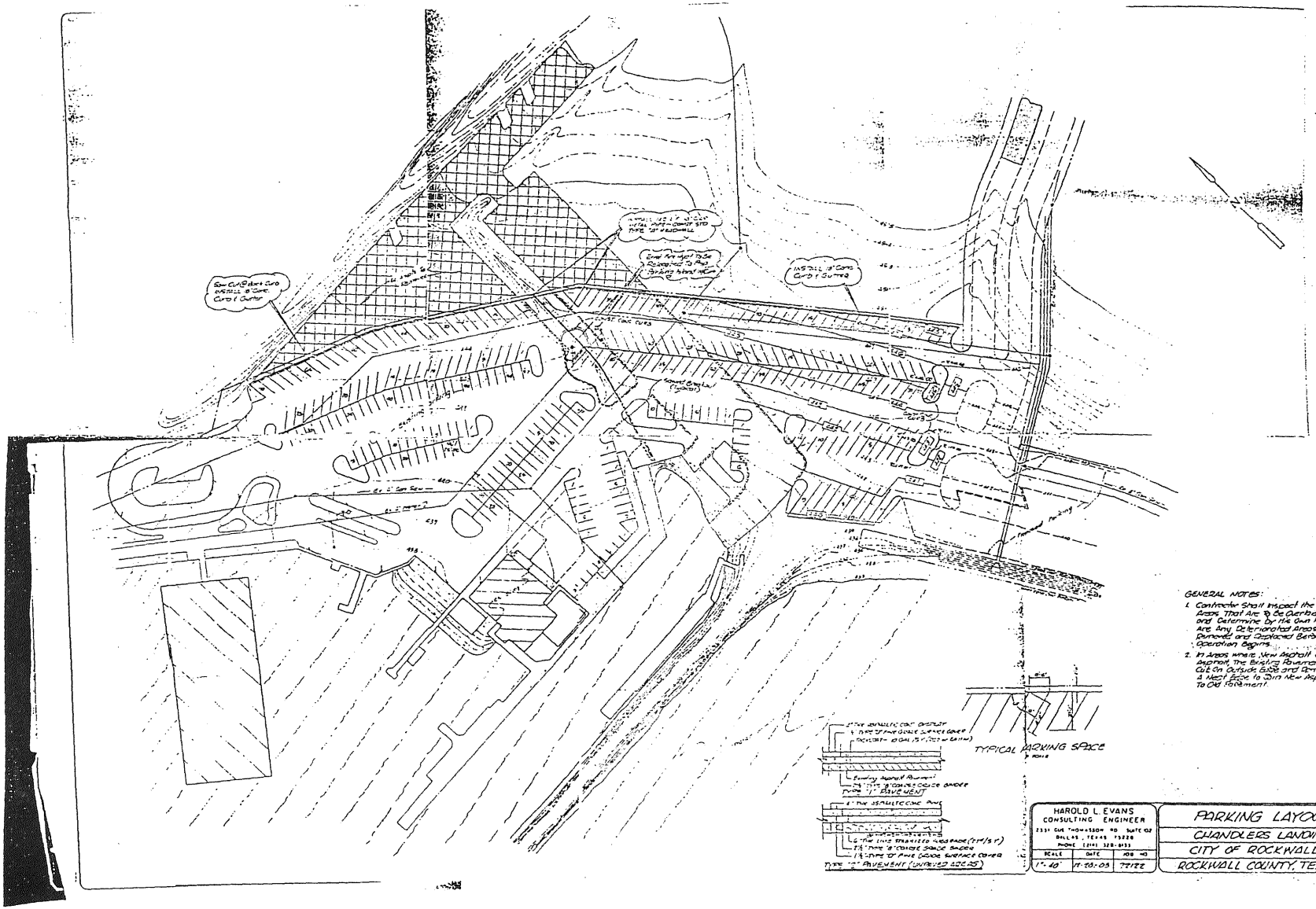
REV #2 11-30-83 Added Contours & Revised RipRap Slope
REV #1 10-27-83 CHANGED SLOPE AND GRADING

HAROLD L EVANS CONSULTING ENGINEER 2331 SUS THOMASSON RD. SUITE 102 DALLAS, TEXAS 75228 PHONE (214) 328-8133			PARKING LAYOUTS CHANDLERS LANDING CITY OF ROCKWALL ROCKWALL COUNTY, TEXAS
SCALE	DATE	JOB NO	
1"=40'	OCT 1983	72122	

AMENDING PD-8



AMENDING PD-8



GENERAL NOTES:

1. Contractor Shall Inspect the Existing Parking Areas That Are To Be Overlaid With Asphalt and Determine by His Own Means If There Are Any Deteriorated Areas That Should Be Removed and Replaced Before the Overlaying Operation Begins.
2. In Areas Where New Asphalt Joins Existing Asphalt, The Existing Pavement Shall Be Saw Cut On Outside Edge and Removed to Provide A Neat Edge to Join New Asphalt Pavement To Old Pavement.

HAROLD L. EVANS CONSULTING ENGINEER 2331 CUE THOMASSON RD SUITE 102 DALLAS, TEXAS 75228 PHONE (214) 328-8133			PARKING LAYOUT
SCALE	DATE	JOB NO	CHANDLERS LANDING
1"=40'	11-28-05	72122	CITY OF ROCKWALL
			ROCKWALL COUNTY, TEXAS

ORDINANCE NO. 84-19

AN ORDINANCE OF THE CITY OF ROCKWALL, TEXAS, AMENDING ORDINANCE NO. 73-48 OF THE CITY OF ROCKWALL AND AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF ROCKWALL AS HERETOFORE AMENDED AND AS RELATES TO PD NO 8 SO AS TO GRANT A CONDITIONAL USE PERMIT FOR A MARINA DRY STORAGE AND PARKING AREA IN PD DISTRICT NO. 8 AND IN AN AGRICULTURAL ZONED DISTRICT ON THE FOLLOWING TRACT: BEING A TRACT OF LAND SITUATED IN THE E. TEAL SURVEY, ABSTRACT NO 207, ROCKWALL COUNTY, TEXAS, AND BEING A PART OF THAT 97.79 ACRE, MORE OR LESS, TRACT KNOWN AS MARINA SITE K, PART OF A TRACT OF LAND CONVEYED TO WHILDEN CONSTRUCTION COMPANY BY DEED RECORDED IN VOLUME 44, PAGE 618, DEED RECORDS, ROCKWALL COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE MOST SOUTHERLY CORNER OF SAID WHILDEN TRACT AND AT THE SOUTHEAST CORNER OF SAID MARINA SITE K; THENCE: WEST, A DISTANCE OF 98.17 FEET ALONG THE SOUTH LINE OF SAID MARINA SITE K TO A POINT FOR A CORNER; THENCE: TRAVERSING SAID MARINA SITE K AS FOLLOWS: NORTH 14° 35' 26" WEST A DISTANCE OF 416.96 FEET TO A POINT FOR A CORNER; NORTH 1° 33' 59" WEST A DISTANCE OF 63.76 FEET TO A POINT FOR A CORNER; NORTH 20° 51' 59" WEST A DISTANCE OF 123.65 FEET TO A POINT FOR A CORNER; NORTH 31° 30' 08" WEST A DISTANCE OF 252.98 FEET TO A POINT FOR A CORNER; NORTH 38° 21' 05" WEST A DISTANCE OF 70.00 FEET TO A POINT FOR A CORNER; NORTH 77° 39' 39" EAST A DISTANCE OF 65.30 FEET TO A POINT FOR A CORNER; AND NORTH 3° 08' 55" EAST, PASSING AT 205.73 FEET THE EAST LINE OF SAID MARINA SITE K AND THE WEST LINE OF SAID WHILDEN TRACT AND CONTINUING A TOTAL DISTANCE OF 251.00 FEET TO A POINT FOR A CORNER; THENCE: TRAVERSING SAID WHILDEN TRACT AS FOLLOWS: SOUTH 38° 21' 05" EAST A DISTANCE OF 325.00 FEET TO A POINT FOR A CORNER; AND SOUTH 54° 29' 10" WEST A DISTANCE OF 30.17 FEET TO A POINT FOR A CORNER ON THE WEST LINE OF SAID WHILDEN TRACT AND THE EAST LINE OF SAID MARINA SITE K; THENCE: ALONG SAID LINE AS FOLLOWS: SOUTH 38° 21' 05" EAST A DISTANCE OF 80.46 FEET TO A POINT FOR A CORNER; AND SOUTH 58° 29' 50" WEST A DISTANCE OF 90.00 FEET TO A POINT FOR A CORNER; THENCE: TRAVERSING SAID WHILDEN TRACT AS FOLLOWS: SOUTH 31° 30' 08" EAST A DISTANCE OF 109.80 FEET TO A POINT FOR A CORNER; SOUTH 20° 51' 59" EAST A DISTANCE OF 156.54 FEET TO A POINT FOR A CORNER; SOUTH 1° 33' 59" EAST A DISTANCE OF 70.75 FEET TO A POINT FOR A CORNER; AND SOUTH 14° 35' 26" EAST A DISTANCE OF 407.29 FEET TO A POINT FOR A CORNER ON THE SOUTH LINE OF SAID WHILDEN TRACT; THENCE: SOUTH 41° 32' 55" WEST A DISTANCE OF 36.13 FEET TO THE POINT OF BEGINNING AND CONTAINING 3.5488 ACRES OF LAND; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF ONE THOUSAND DOLLARS ($1,000.00) FOR EACH OFFENSE; AND DECLARING AN EMERGENCY.

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 due hearings and afforded a full and fair hearing to all property owners generally and to all persons in and situated in the affected rea and in the vicinity thereof, the governing body in the exercise f its legislative discretion has concluded that Ordinance No. 73-48 of the City of Rockwall and the Comprehensive Zoning Ordinance of the City of Rockwall should be amended as follows,

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

SECTION 1. That Ordinance no. 73-48 of the City of Rockwall is hereby amended to add the allowed use of marina dry storage and parking lot as shown on Exhibit "A" attached hereto and made a part hereof.

SECTION 2. That the Comprehensive Zoning Ordinance of the City of Rockwall, Texas, as heretofore amended, be and the same is hereby amended by amending the zoning map of the City of Rockwall so as to grant a Conditional Use Permit for marina dry storage and parking lot on the following described property:

BEING a tract of land situated in the E. Teal Survey, Abstract No. 207, Rockwall County, Texas, and being a part of that 97.79 acre, more or less, tract known as Marina Site K, as on file with the City of Dallas Department of Dallas Department of Parks and Recreation, and also being a part of a tract of land conveyed to Whilden Construction Company by deed recorded in Volume 44, Page 618, Deed Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at the most Southerly corner of said Whilden tract and at the Southeast corner of said Marina Site K;

THENCE; West, a distance of 98.17 feet along the South line of said Marina Site K to a point for a corner;

THENCE: Traversing said Marina Site K as follows: North 14° 35' 26" West a distance of 416.96 feet to a point for a corner; North 1° 33' 59" West a distance of 63.76 feet to a point for a corner; North 20° 51' 59" West a distance of 123.65 feet to a point for a corner; North 31° 30' 08" West a distance of 252.98 feet to a point for a corner; North 38° 21' 05" West a distance of 70.00 feet to a point for a corner; North 77° 39' 39" East a distance of 65.30 feet to a point for a corner; and North 3° 08' 55" East, passing at 205.73 feet the East line of said Marina Site K and the West line of said Whilden Tract and continuing a total distance of 251.00 feet to a point for a corner;

THENCE: Traversing said Whilden tract as follows: South 38° 21' 05" East a distance of 325.00 feet to a point for a corner; and south 54° 29' 10" West a distance of 30.17 feet to a point for a corner on the West line of said Whilden tract and the East line of said Marina Site K;

THENCE: Along said line as follows: South 38° 21' 05" East a distance of 80.46 feet to a point for a corner; and South 58° 29' 50" West a distance of 90.00 feet to a point for a corner;

THENCE: Traversing said Whilden tract as follows: South 31° 30' 08" East a distance of 109.80 feet to a point for a corner; South 20° 51' 59" East a distance of 156.54 feet to a point for a corner; South 1° 33' 59" East a distance of 70.75 feet to a point for a corner; and South 14° 35' 26" East a distance of 407.29 feet to a point for a corner on the South line of said Whilden tract;

THENCE: South 41° 32' 55" West a distance of 36.13 feet to the Point of BEginning and Containing 3.5488 Acres of Land,

as shown on Exhibit "A".

SECTION 3. That the paved area shown on Exhibit "A" must have landscaped screening from the adjacent property in Windward Slope.

SECTION 4. That the paved area must have screening from the area the east generally known as Spyglass Hill when such area shall develop.

SECTION 5. That the expansion shall follow the design included as Exhibit "A".

SECTION 6. That there shall be no time limit on the Conditional Use Permit.

SECTION 7. That the above described tract of land shall be used only in the manner and for the purpose provided for by the Comprehensive Zoning Ordinance of the City of Rockwall as heretofore amended, as amended herein by granting this zoning change, and as may be amended in the future.

SECTION 8. Any person, firm, corporation or firm violating any of the provisions of this ordinance shall be subject to the same penalty as provided for in the Comprehensive Zoning Ordinance of the City of Rockwall as heretofore amended, as amended hereby, and as may be amended in the future, and upon conviction shall be punished by a penalty of ne not to exceed the sum of $1,000.00 for each offense, and each and every day such offense shall continue shall be deemed to constitute a separate offense.

SECTION 9. WHEREAS, it appears that the above described property requires classification so as to grant a Conditional Use Permit for marina dry storage and parking lot in order to permit its proper development and in order to protect the public interest and general welfare of the City of Rockwall, such requirement creates an urgency and an emergency in the preservation of the public welfare and requires that this ordinance 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 by the City Council of the City of Rockwall, Texas, on the 2nd day of April, 1984.

APPROVED:

Mayor

TTEST:

City Secretary

CITY OF ROCKWALL

ORDINANCE NO. 02-50

AN ORDINANCE OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF ROCKWALL AND AMENDING ORDINANCE NO. 84-19, AS PREVIOULSY AMENDED, AS IT RELATES TO PLANNED DEVELOPMENT DISTRICT NO. 8, SO AS TO GRANT A CONDITIONAL USE PERMIT FOR A MARINA DRY STORAGE AND PARKING AREA IN PLANNED DEVELOPMENT DISTRICT NO. 8 AND IN AN "A", AGRICULTURAL ZONED DISTRICT ON THE PROPERTY BEING MORE FULLY DESCRIBED IN EXHIBIT "A"; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings 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, the governing body in the exercise of its legislative discretion has concluded that Ordinance No. 84-19 and the Comprehensive Zoning Ordinance 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 Ordinance No. 84-19 of the City of Rockwall is hereby amended to allow the use of marina dry storage and parking lot as shown on Exhibit "B" attached hereto and made a part thereof.

Section 2. That the tract of land described as Exhibit "A" shall be used only in the manner and for the purposes provided for in the Comprehensive Zoning Ordinance of the City of Rockwall as heretofore amended, as amended herein by granting of this approval shall affect only the property described in the attached Exhibit "A" and said property shall be limited to the uses, density, area, setback and other requirements set forth herein.

Section 3. That development in the area within Exhibit "A" shall be limited to uses and requirements listed in Ordinance No. 73-48 and Ordinance 84-19 and the Conditional Use Permit shall be subject to the following additional conditions:

1. That the property be subject to site plan review and all other development requirements of the City of Rockwall prior to any future development.

2. That marina dry storage and boat sales shall be limited to the paved area south of Henry M. Chandler Drive as indicated on Exhibit "B".

3. That parking of vehicles and parking of boats awaiting repair shall be limited to the paved area north of Henry M. Chandler Drive in the locations specified on Exhibit "B".

4. The storage of "RV", Recreational Vehicles, shall be limited to the marina dry storage area as indicated on Exhibit "B".

5. Parking of "RV", Recreational Vehicles, shall be limited to a maximum of seventy two (72) hours per vehicle for any period of time extending more than one day (24 hours) and shall be limited to the paved parking area north of Henry M. Chandler Drive as indicated on Exhibit "B".

Section 4. 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 offence and each and every day such offense shall continue shall be deemed to constitute a separate offense.

Section 5. If any section paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Comprehensive Zoning Ordinance No. 83-23 of the City of Rockwall, Texas, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable.

Section 6. That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be, and the same are hereby repealed to the extent of that conflict.

Section 7. 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.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, this 4th day of November, 2002.

Ken Jones, Mayor

ATTEST:

Dorothy Brooks, City Secretary

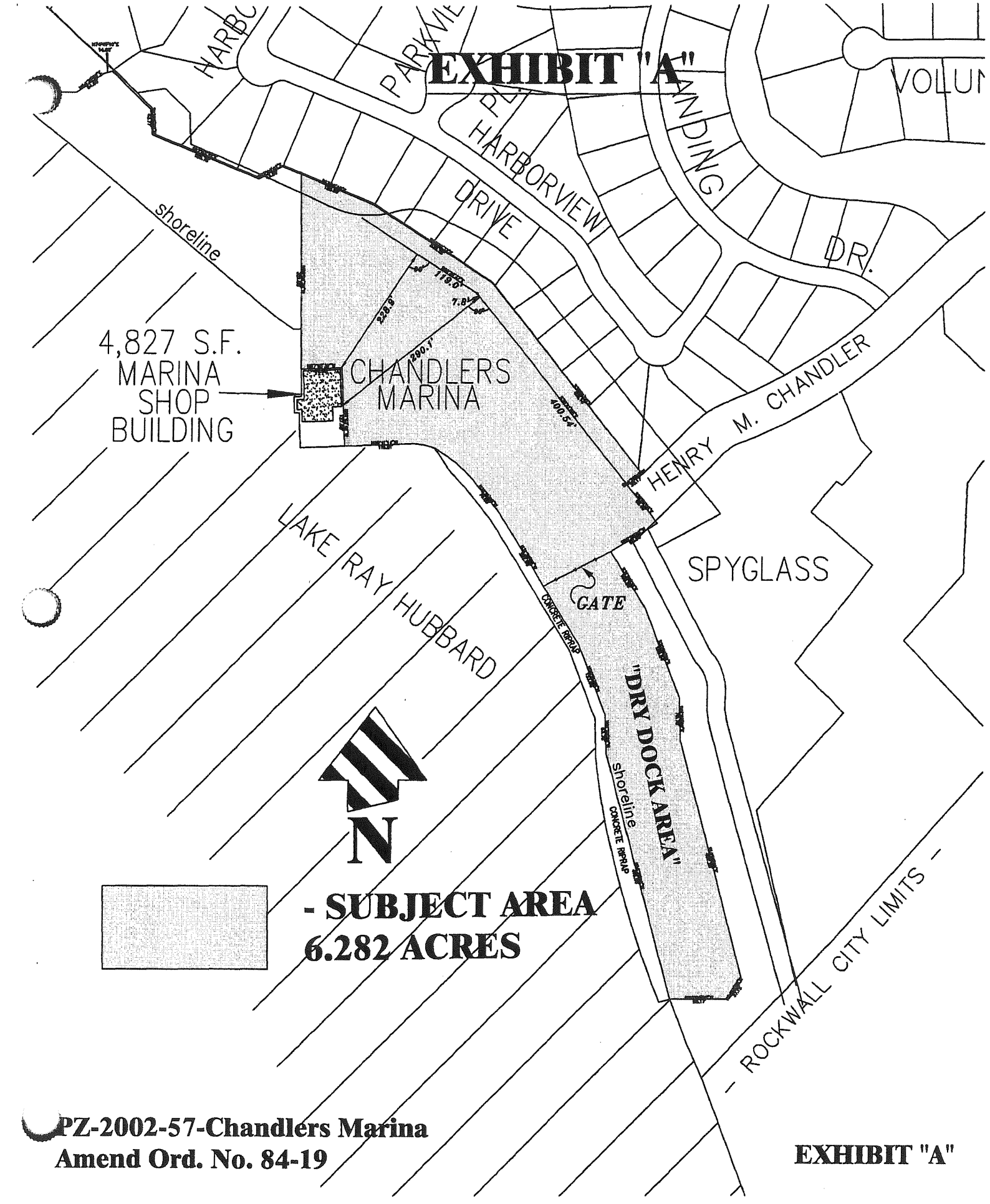
CITY OF ROCKWALL TEXAS
SEAL

APPROVED AS TO FORM:

Pete Eckert, City Attorney

1st Reading: October 21, 2002

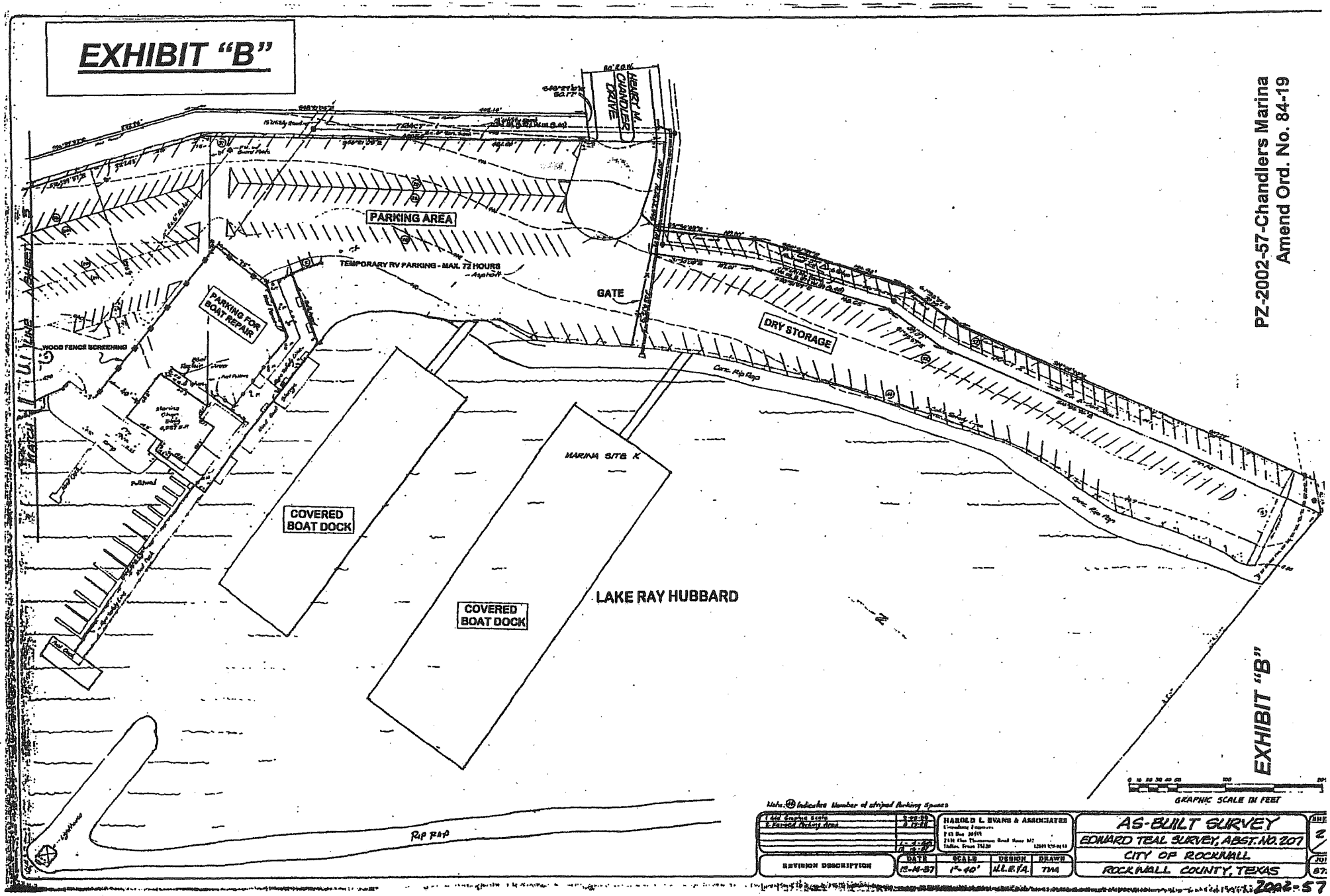
2nd Reading: November 4, 2002



PZ-2002-57-Chandlers Marina
Amend Ord. No. 84-19

EXHIBIT "A"

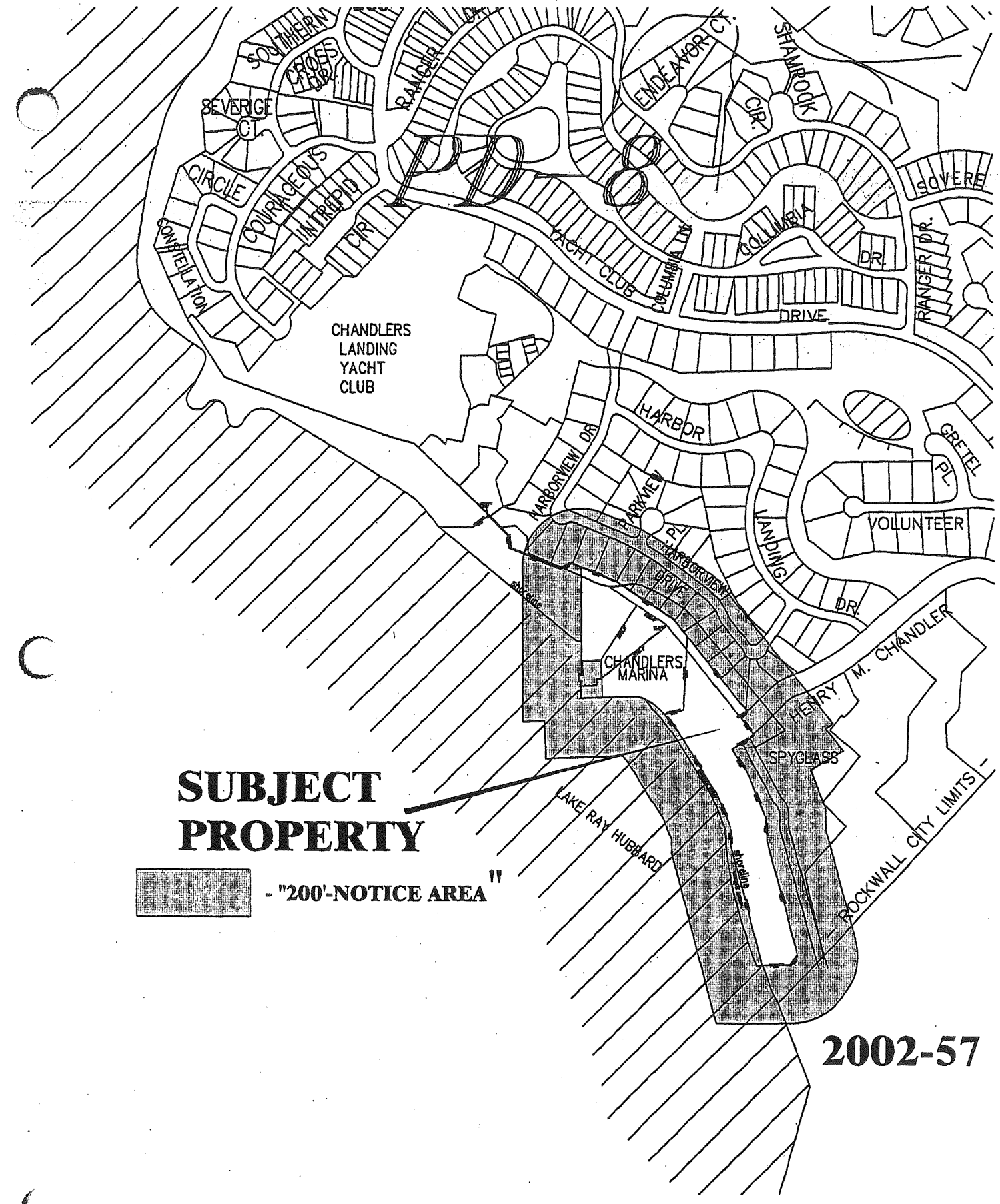
EXHIBIT "B"



PZ-2002-57-Chandlers Marina
Amend Ord. No. 84-19

EXHIBIT "B"

2002-57


SOUTHERN CROSS CIR.
RANGER DR.
ENDEAVOR CT.
SHAMROCK CIR.
SEVERIGE CT.
CIRCLE
COURAGEOUS
INTREPID
CIR.
CONSTELLATION
YACHT CLUB
COLUMBIA LN.
COLUMBIA
DR.
SEVERE
RANGER DR.
DRIVE
CHANDLERS LANDING YACHT CLUB
HARBOR
HARBORVIEW DR.
PARKVIEW
PL.
HARBORVIEW
DRIVE
GRETEL
PL.
VOLUNTEER
LANDING
DR.
CHANDLERS MARINA
HENRY M. CHANDLER
SPYGLASS
LAKE RAY HUBBARD
ROCKWALL CITY LIMITS
SUBJECT PROPERTY
- "200'-NOTICE AREA"

2002-57

VIEW: Pdfile SORT: PHASE_NO
RESTRICT: PHASE_NO = "MARINA VILLAGE"

P&Z CASE NO	ORDINANCE	PHASE NAME	ACTION	DESCRIPTION
9208	9239	MARINA VILLAGE	Z	AR ZLL ALL
9208	0	MARINA VILLAGE	PP	ALL

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:

9208 9239 MARINA VILLAGE Z AR ZLL ALL

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 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;

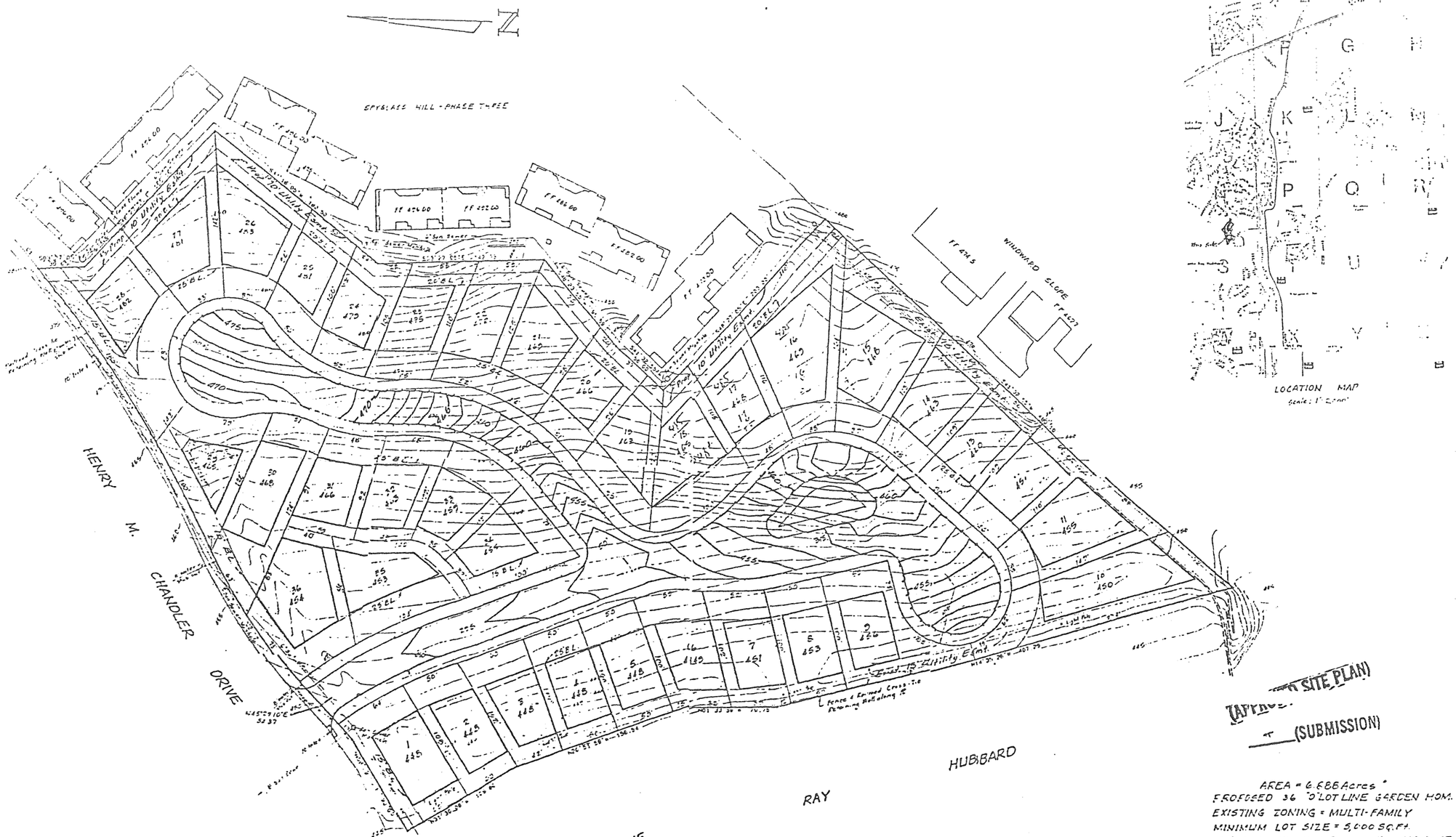
THENCE, along the Southerly line of Henry M. Chandler Drive, the following; North 58 deg. 29' 50" East a distance of 90.00 feet to a 1/2" iron stake set for corner;

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.

EXHIBIT "A"



LOCATION MAP
Scale: 1" = 2000'

AREA = 6.686 Acres ±
PROPOSED 36 'D' LOT LINE GARDEN HOM.
EXISTING ZONING = MULTI-FAMILY
MINIMUM LOT SIZE = 5,000 SQ.FT.
50' WIDE MIN. AT FRONT BUILDING LINE

LEGEND

- 650 — Existing Contour
- 660 — Proposed Contour
- 658 — Proposed Pad Elevation (± 2 Feet)

MARINA VILLAGE

HAROLD L EVANS CONSULTING ENGINEER		
233. GUS THOMASSON RD SUITE 162 DALLAS, TEXAS 75228 PHONE (214) 328-8133		
SCALE	DATE	JOB NO
1"=40	8-10-92	9260

PRELIMINARY SITE & GRADIN.
EDWARD TEAL SURVEY, ABSTRACT NO. 207
CITY OF ROCKWALL, ROCKWALL COUNTY, TE.

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

Exhibit "B"

9208 0 MARINA VILLAGE PP ALL

CITY OF ROCKWALL

ORDINANCE NO. 21-38

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING PLANNED DEVELOPMENT DISTRICT 8 (PD-8) AND THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO AMEND THE PLANNED DEVELOPMENT CONCEPT PLAN AND DEVELOPMENT STANDARDS APPROVED WITH *ORDINANCE NO. 92-39*, BEING A 6.88-ACRE TRACT OF LAND IDENTIFIED AS LOT 4, BLOCK A, SPYGLASS HILL #4 ADDITION AND TRACT 134-12 OF THE E. TEAL SURVEY ABSTRACT NO 207, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE FULLY DESCRIBED HEREIN BY *EXHIBIT 'A'* AND DEPICTED HEREIN BY *EXHIBIT 'B'*; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request by Troy Lewis of Newstream Capital Partners for an amendment to the *Planned Development Concept Plan* and *Development Standards* contained within Planned Development District 8 (PD-8) [*Ordinance No. 92-39*], for a 6.88-acre tract of land identified as Lot 4, Block A, Spyglass Hill #4 Addition and Tract 134-12 of the E. Teal Survey, Abstract No. 207, City of Rockwall, Rockwall County, Texas and more fully described in *Exhibit 'A'* of this ordinance, which hereinafter shall be referred to as the *Subject Property* and incorporated by reference herein; 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 Planned Development District 8 (PD-8) [*Ordinance No. 92-39*] and the Unified Development Code [*Ordinance No. 20-02*] should be amended as follows:

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS:

SECTION 1. That the approval of this ordinance shall supersede all requirements stipulated in *Ordinance No. 92-39*;

SECTION 2. That the *Subject Property* shall be used only in the manner and for the purposes authorized by this Planned Development District Ordinance and the Unified Development Code [*Ordinance No. 20-02*] of the City of Rockwall as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future;

SECTION 3. That development of the *Subject Property* shall generally be in accordance with the *Concept Plan*, depicted in *Exhibit 'C'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'C'*, which is deemed hereby to be a condition of approval of the

amended zoning classification for the *Subject Property*;

SECTION 4. That development of the *Subject Property* shall generally be in accordance with the *Density and Development Standards*, outlined in *Exhibit 'D'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'D'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*;

SECTION 5. That development of the *Subject Property* shall be in conformance with the schedule listed below (*except as set forth below with regard to simultaneous processing and approvals*).

(a) The procedures set forth in the City's subdivision regulations on the date this ordinance is approved by the City, as amended by this ordinance [*including Subsections 5(b) through 5(g) below*], shall be the exclusive procedures applicable to the subdivision and platting of the *Subject Property*.

(b) The following plans and plats shall be required in the order listed below (*except as set forth below with regard to simultaneous processing and approvals*). The City Council shall act on an application for a *Master Parks and Open Space Plan* in accordance with the time period specified in *Section 212.009* of the *Texas Local Government Code*.

(1) Preliminary Plat
(2) PD Site Plan
(3) Final Plat

(c) *Preliminary Plat.* A *Preliminary Plat* for each phase of the *Subject Property*, as depicted in *Exhibit 'C'* of this ordinance, shall be submitted and shall include a *Treescape Plan* for the area being platted.

(d) *PD Site Plan.* A *PD Site Plan* for each phase of the development of the *Subject Property*, as depicted in *Exhibit 'C'* of this ordinance, shall be submitted and shall identify all site/landscape/hardscape plan(s) for all open space, neighborhood parks, trail systems, street buffers and entry features. A *PD Site Plan* application may be processed by the City concurrently with a *Final Plat* application for the development.

(e) *Final Plat.* Prior to the issuance of any building permits, a *Final Plat*, conforming to the *Preliminary Plat*, shall be submitted for approval.

SECTION 6. That 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 7. That if any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Unified Development Code, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable;

SECTION 8. The standards in this ordinance shall control in the event of a conflict between this ordinance and any provision of the Unified Development Code or any provision of the City Code, ordinance, resolution, rule, regulation, or procedure that provides a specific standard that is different from and inconsistent with this ordinance. References to zoning district regulations or other standards in the Unified Development Code (including references to the *Unified Development Code*), and references to overlay districts, in this ordinance or any of the Exhibits hereto are those in effect on the date this ordinance was passed and approved by the City Council of the City of Rockwall, Texas;

SECTION 9. That this ordinance shall take effect immediately from and after its passage;

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 2ND DAY OF AUGUST, 2021.

Kevin Fowler, Mayor

ATTEST:

Kristy Cole, City Secretary

CITY OF ROCKWALL TEXAS
SEAL

APPROVED AS TO FORM:

Frank J. Garza, City Attorney

1st Reading: August 2, 2021

2nd Reading: August 16, 2021

Exhibit 'A':
Legal Description

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 described as follows:

BEGINNING at a point on the South line of Henry M. Chandler Drive, said point being the Northwest corner of Spyglass Hill Condominiums, Phase Three, an addition to the City of Rockwall, as recorded in Slide B, page 175, Map Records, Rockwall County, Texas, a ½" 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 ½" iron stake set for corner;
South 48 deg. 27' 05" East a distance of 160.16 feet to a ½" iron stake set for corner;
South 37 deg. 16' 05" West a distance of 180.50 feet to a ½" iron stake set for corner;
South 03 deg. 27' 05" East a distance of 142.73 feet to a ½" iron stake set for corner;
South 48 deg. 23' 55" West a distance of 95.59 feet to a ½" iron stake set for corner;
South 41 deg. 23 '55" West a distance of 56.00 feet to a ½" iron stake set for corner;
South 48 deg. 27' 05" East a distance of 203.00 feet to a ½" 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 ½" iron stake found for corner;

THENCE North 14 deg. 35' 26" West, a distance of 407.29 feet to a ½" iron stake set for corner;

THENCE North 1 deg. 33' 59" West a distance of 70.75 feet to a ½" iron stake set for corner;

THENCE North 20 deg. 51' 59" West a distance of 156.54 feet to a ½" iron stake set for corner;

THENCE North 31 deg. 30' 08" West a distance of 109.80 feet to a ½" iron stake found for corner;

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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 ½" 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 1,040.00 feet, a ½" 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 'B':
Survey

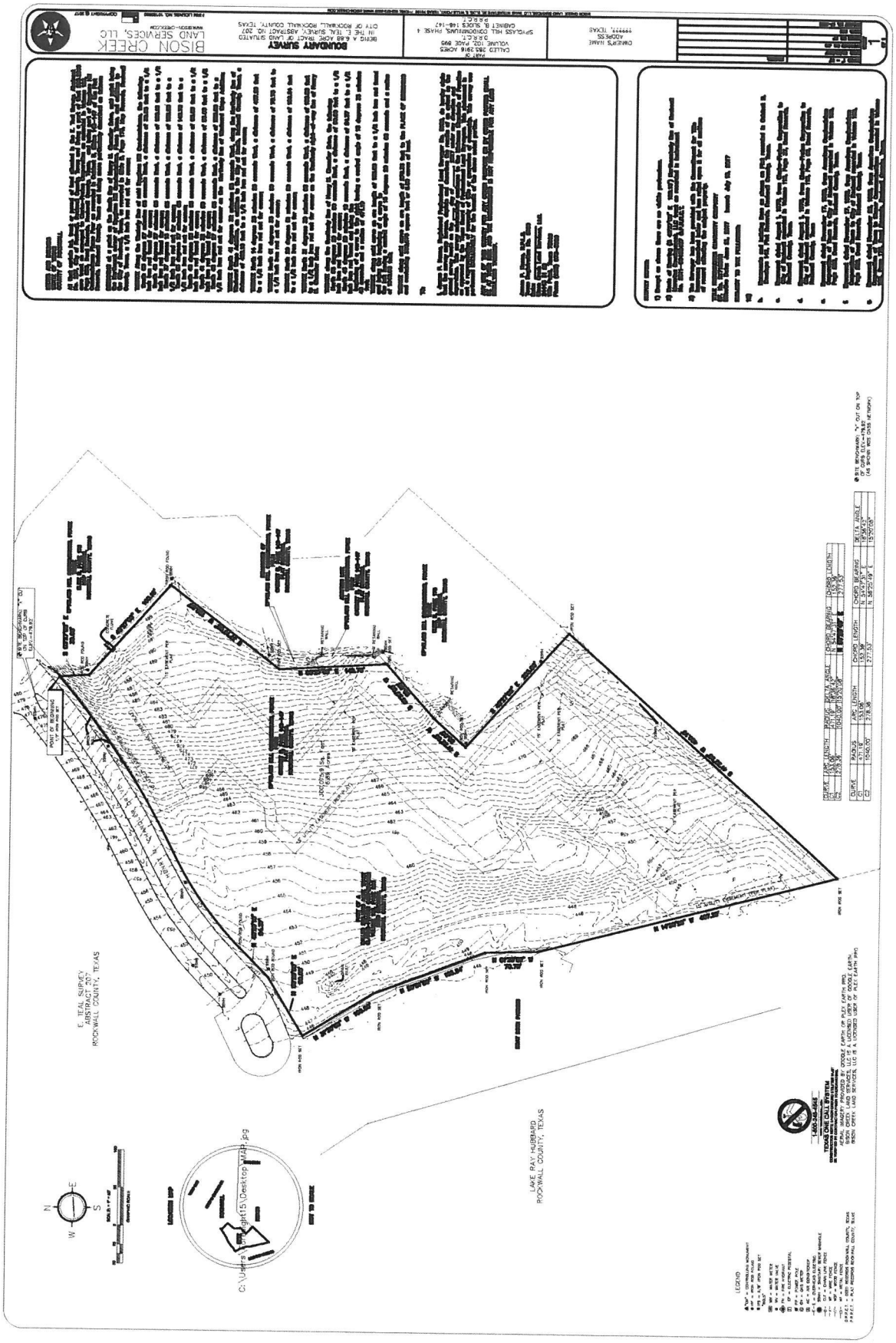


Exhibit 'C':
Concept Plan

Exhibit 'D':
Density and Development Standards

PD Development Standards.

(1) *Permitted Uses*. Unless specifically provided by this Planned Development ordinance, only those uses permitted within the Two Family (2F) District, as stipulated by the *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future are permitted on the *Subject Property*; however, the following additional land uses shall be permitted *by-right*:

☑ Townhomes/Townhouses

(2) *Density and Dimensional Standards*. Unless specifically provided by this Planned Development ordinance, any development on the *Subject Property* shall be subject to the density and dimensional requirements required for a Two Family (2F) District, as stipulated by Article 05, *District Development Standards*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future. In addition, the maximum permissible density for the *Subject Property* shall be *5.23* dwelling units per gross acre of land; however, in no case should the proposed development exceed 36-units. All development on the *Subject Property* shall conform to the standards stipulated by *Table 2: Lot Dimensional Requirements* below, and generally conform to the lot layout depicted in *Exhibit 'B'* of this ordinance.

Table 2: Lot Dimensional Requirements

Minimum Lot Width	30'
Minimum Lot Depth	110'
Minimum Lot Area	3,000 SF
Minimum Front Yard Setback [1]	20'
Minimum Side Yard Setback [2]	0'/10'
Minimum Side Yard Setback (Adjacent to a Street)	15'
Minimum Length of Driveway Pavement from Front Property Line	25'
Maximum Height [3]	30'
Minimum Rear Yard Setback	20'
Minimum Area/Dwelling Unit (SF) [Sum of All Floor Area's]	1,900 SF
Maximum Lot Coverage	90%

General Notes:

[1]: Porches, stoops, bay windows, balconies, eaves and similar architectural features may encroach beyond the *Front Yard Building Setback* by up to five (5) feet for any property; however, the encroachment shall not exceed five (5) feet on *Side Yard Setbacks* where appropriate for such use and shall not encroach into the private right-of-way.

[2]: The side yard setback on the attached side maybe zero (0) if directly abutting a structure on an adjacent lot.

[3]: The Maximum Height shall be measured to the midpoint of the roof of the single-family home, and in no case should any home exceed an elevation of 500-feet above sea level.

(3) *Garage Orientation*. Garages shall be permitted to be forward facing (*i.e. facing onto the private street in a flat front entry configuration*) with a minimum driveway length of 25-feet.

(4) *Building Standards*. The building elevations shall differ in appearance through the use of varying entry features, use of detail and trim, use of materials, articulation and setback, and shall conform to the following requirements:

(i) *Masonry Requirements*. The minimum masonry requirement for the exterior façades of all buildings shall be 90%. For the purposes of this ordinance, the masonry requirement shall

be limited to full width brick, natural stone, and cast stone. Cementaceous fiberboard horizontal lap-siding (*e.g. HardiBoard or Hardy Plank*) and, stucco (*i.e. three [3] part stucco or a comparable -- to be determined by staff*) may be used for up to 50% of the exterior of the building and shall be limited to the anti-monotony restrictions as outlined in this ordinance.

(ii) *Roof Design Requirements*. All buildings shall be designed such that no roof mounted mechanical equipment (*i.e. HVAC, satellite, vents, etc.*) shall be visible from any direction.

Note: Screening of mechanical equipment is necessary for all equipment regardless of location (*i.e. roof mounted, ground mounted, or otherwise attached to the building and/or located on the site*).

(iii) *Architectural Requirements*. All units shall be architecturally finished on all sides of the building with the same materials, detailing and features.

(5) *Anti-Monotony Restrictions*. All development shall adhere to the following anti-monotony restrictions:

(i) Identical brick blends, paint colors and, cementaceous products (*i.e. Hardy Plank lap siding, etc.*) may not occur on adjacent (*i.e. side-by-side*) properties within the development without at least two (2) intervening townhomes of differing materials on the same side of the adjacent townhome beginning with the adjacent property.

(ii) Front building elevations shall not repeat along any block face without at least two (2) intervening homes of differing appearance on the same block face within the development.

(iii) The rear elevation of homes shall not repeat without at least two (2) (*i.e. side-by-side*) intervening homes of differing appearance. Homes are considered to have a differing appearance if any of the following two (2) items deviate:

a) Front Encroachment (*i.e. Porch and/or Sunroom*) Type and Layout
b) Roof Type and Layout
c) Articulation of the Front Façade
d) Differing Primary Exterior Materials

(6) *Landscaping Standards*.

(i) *Landscape Requirements*. Landscaping shall be reviewed and approved with the *PD Site Plan*. All *Canopy/Shade Trees* planted within this development shall be a minimum of four (4) caliper inches in size and all *Accent/Ornamental/Under-Story Trees* shall be a minimum of four (4) feet in total height.

(ii) *Landscape Buffers*. A minimum of a ten (10) foot landscape buffer shall be provided along the frontage of Henry M. Chandler Drive, and shall incorporate a minimum of one (1) canopy tree and one (1) accent tree per 50-feet of linear frontage.

(iii) *Irrigation Requirements*. Irrigation shall be installed for all required landscaping located within common areas, landscape buffers and/or open space. Irrigation installed in these areas shall be designed by a Texas licensed irrigator or landscape architect.

(7) *Trash Dumpster Enclosure*. If proposed trash dumpster enclosures shall be four (4) sided, with eight (8) foot walls constructed and cladded with materials matching the primary structures of the townhomes, and have a self-latching opaque gate. All trash dumpster enclosures shall be internal to the site and not be situated within any established building setbacks or landscape buffers.

(8) *Fence Standards*. All fences shall be required to be wrought iron or a tubular steel fence. Wrought iron/tubular steel fences shall be a minimum of four (4) feet in height; however, may not exceed a maximum of eight (8) feet in height.

(9) *Open Space*. A minimum of 20% open space shall be provided which generally conforms to the *Concept Plan* contained in *Exhibit 'B'* of this ordinance. The Homeowner's Association (HOA) shall be responsible for maintaining all open space areas.

(10) *Private Right-of-Way*. The proposed private right-of-way shall incorporate a minimum of a 29-foot *back-to-back* concrete street built to the City's standards.

(11) *Homeowner's Association (HOA)*. A Homeowner's Association shall be created or the subject property shall be incorporated into the existing Chandler's Landing Homeowner's Association to enforce the restrictions established in accordance with the requirements of *Section 38-15* of the Subdivision Regulations contained within the Municipal Code of Ordinances of the City of Rockwall. The HOA shall also maintain all neighborhood parks, open space and common areas, irrigation, landscaping, screening fences and the private roadways, drive aisles and drive approaches for the subject property associated with this development.

(12) *Variances*. The variance procedures and standards for approval that are set forth in the UDC shall apply to any application for variances to this ordinance

VIEW: Pdfile SORT: PHASE_NO
RESTRICT: PHASE_NO = "SCENIC ESTATES"

P&Z CASE NO	ORDINANCE	PHASE NAME	ACTION	DESCRIPTION
8811	8817	SCENIC ESTATES	Z	LAND USE AND CONDITIONS

ORDINANCE NO. 88-17

AN ORDINANCE OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF ROCKWALL, TEXAS, AS HERETOFORE AMENDED AND AS IT RELATES TO PD-8, SO AS TO GRANT A CHANGE IN ZONING FROM "A" AGRICULTURAL TO "PD-8" PLANNED DEVELOPMENT ON A TRACT OF LAND DESCRIBED HEREIN; CORRECTING THE OFFICIAL ZONING MAP; PROVIDING FOR ORDERLY DEVELOPMENT OF "PD-8"; PROVIDING FOR LAND USE WITHIN PLANNED DEVELOPMENT NO. 8; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING A REPEALER CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, a change in the classification of a zoning district has been requested by Chandlers Landing Development Corporation for the property described as Lot 2, Scenic Estates; 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 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, the governing body in the exercise of its legislative discretion has concluded that the Comprehensive Zoning Ordinance 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 of the City of Rockwall, as heretofore amended, be and the same is hereby amended by amending the zoning map of the City of Rockwall so as to give PD-8 District Classification to the tract of land described as Lot 2, Scenic Estates.

Section 2. That the property described as Lot 2, Scenic Estates shall be used only in the manner and for the purposes provided for in the Comprehensive Zoning Ordinance of the City of Rockwall as heretofore amended, as amended herein by granting of this zoning change, and as may be amended in the future, providing that granting of "PD-8" classification to the above described tract is subject to the following conditions:

A. The tract of land described as Lot 2, Scenic Estates shall only be used for the following uses:

   1. Swimming amenities for PD-8 property owners

8811 8817 SCENIC ESTATES Z LAND USE AND CONDITIONS

2. Community meeting center for small social and meeting functions of community members of PD-8

3. Play area and large toy for children in PD-8

4. Administrative offices for overall project management of PD-8; the facility is not to be used as sales offices

B. All development of this tract shall be in accordance with and regulated by the approved site plan attached as Exhibit "A" and the following requirements:

1. A security fence of not less than six feet in height will be constructed around the sides and rear of the lot and will be of a material stronger than a cedar fence

2. Men and women's restrooms will be constructed outside the house in the pool area

or

direct entry will be provided from the outside to indoor restroom facilities

3. Additional parking will be built in the rear of the house to provide space for a minimum of five (5) vehicles

4. Additional screening/landscaping will be provided in the island area of the front parking lot including closing access to Ridge Road and constructing a berm along the property frontage on FM-740

5. Drive access will be provided from Independence Place to the parking area adjacent to Ridge Road

Section 4. Any person, firm or corporation violating any of the provisions of this ordinance 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 5. 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 of the City of Rockwall, Texas, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance shall remain in full force and effect.

Section 6. 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 7. That this ordinance shall take effect immediately from and after the publication of the caption of said ordinance as the law in such case provides.

DULY PASSED AND APPROVED this 2nd day of May, 1988.

APPROVED:

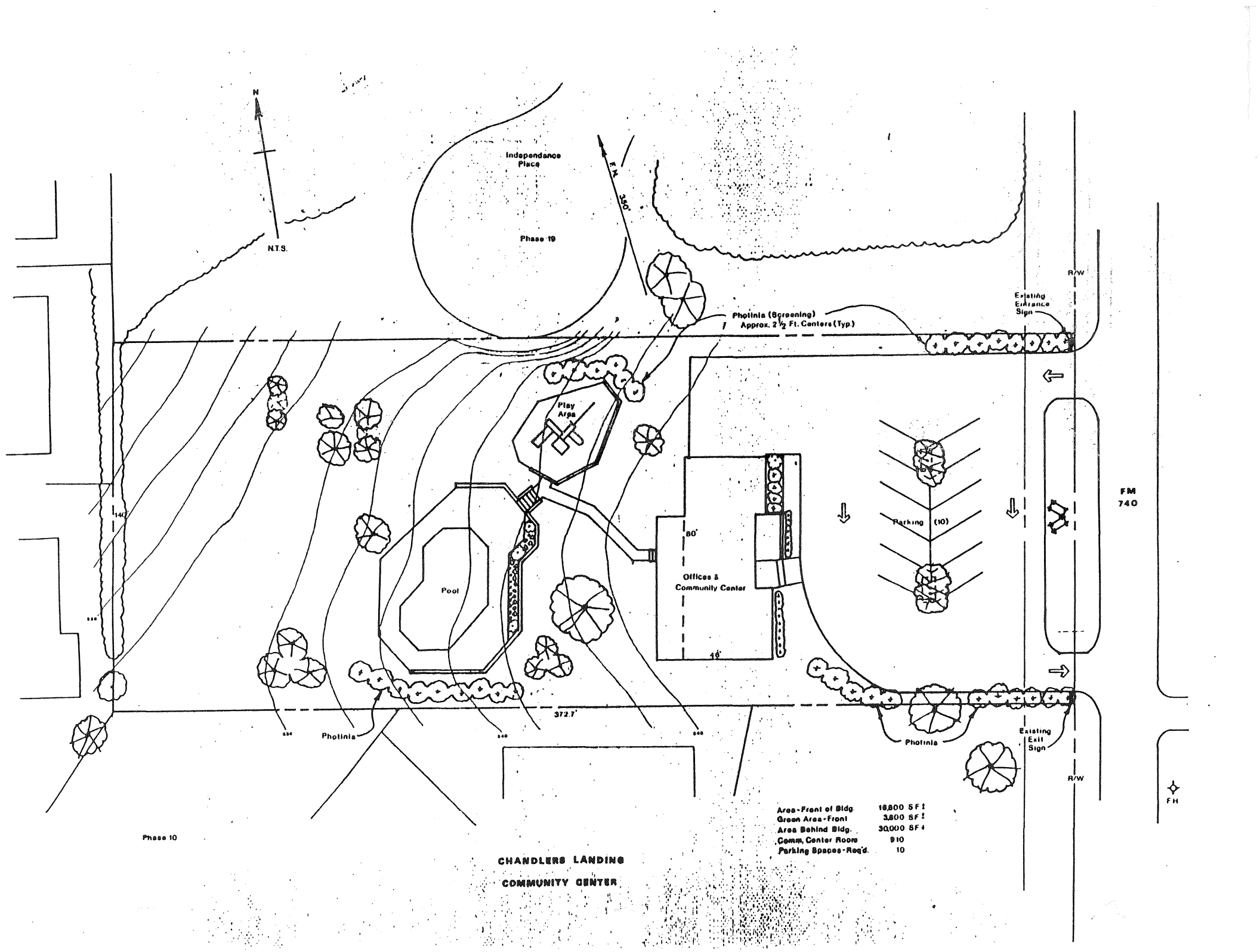
Ted L Miller
Mayor

ATTEST:

By:

1st reading 4/18/88

2nd reading 5/2/88


N
N.T.S.
Independance Place
Phase 19
F M
350'
R/W
Existing Entrance Sign
Photinia (Screening)
Approx. 2½ Ft. Centers (Typ.)
Play Area
Pool
Offices & Community Center
80'
40'
Parking (10)
FM 740
372.7'
Photinia
Photinia
Existing Exit Sign
R/W
F H
Phase 10
Area-Front of Bldg. 16,800 S F ±
Green Area-Front 3,800 S F ±
Area Behind Bldg. 30,000 S F ±
Comm. Center Room 910
Parking Spaces-Req'd. 10
CHANDLERS LANDING
COMMUNITY CENTER

CITY OF ROCKWALL

ORDINANCE NO. 05-30

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE OF THE CITY OF ROCKWALL AND ORDINANCE NO. 88-17, AS HERETOFORE AMENDED, SO AS TO AMEND (PD-8) PLANNED DEVELOPMENT DISTRICT NO. 8 TO ALLOW FOR SINGLE-FAMILY RESIDENTIAL USES ON A 1.21-ACRE TRACT KNOWN AS LOT 2, SCENIC ESTATES AND MORE FULLY DESCRIBED HEREIN AS EXHIBIT "A"; 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 A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request from Kama Roux of the Chandlers Landing Community Association for an amendment to (PD-8), Planned Development District No. 8 to allow for Single-Family Residential uses on a 1.21-acre tract known as Lot 2, Scenic Estates and more fully described herein as Exhibit "A"; 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 Unified Development Code 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 Unified Development Code of the City of Rockwall and Ordinance No. 88-17, as heretofore amended, be and the same are hereby amended by amending the zoning map of the City of Rockwall so as to amend (PD-8), Planned Development District No. 8 to allow for Single-Family Residential uses on a 1.21-acre tract known as Lot 2, Scenic Estates and more fully described herein as Exhibit "A"; and

Section 2. That the property described herein shall be used only in the manner and for the purposes provided for in ***Article V, Section 3.6, Single Family Residential (SF-7) District*** of the Unified Development Code of the City of Rockwall as heretofore amended, as amended herein by granting of this zoning change, and as may be amended in the future and subject to the following additional conditions:

1. No Access shall be permitted from Ridge Road (FM 740).

Section 3. That the official zoning map of the City be corrected to reflect the changes in zoning described herein.

Section 4. Any person, firm, or corporation violating any of the provisions of this ordinance

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 5. 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 Unified Development Code 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 shall remain in full force and effect.

Section 6. 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 7. 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.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, this 5th day of July, 2005.

William R. Cecil

William R. Cecil, Mayor

ATTEST:

Dorothy Brooks

Dorothy Brooks, City Secretary

CITY OF ROCKWALL TEXAS
SEAL

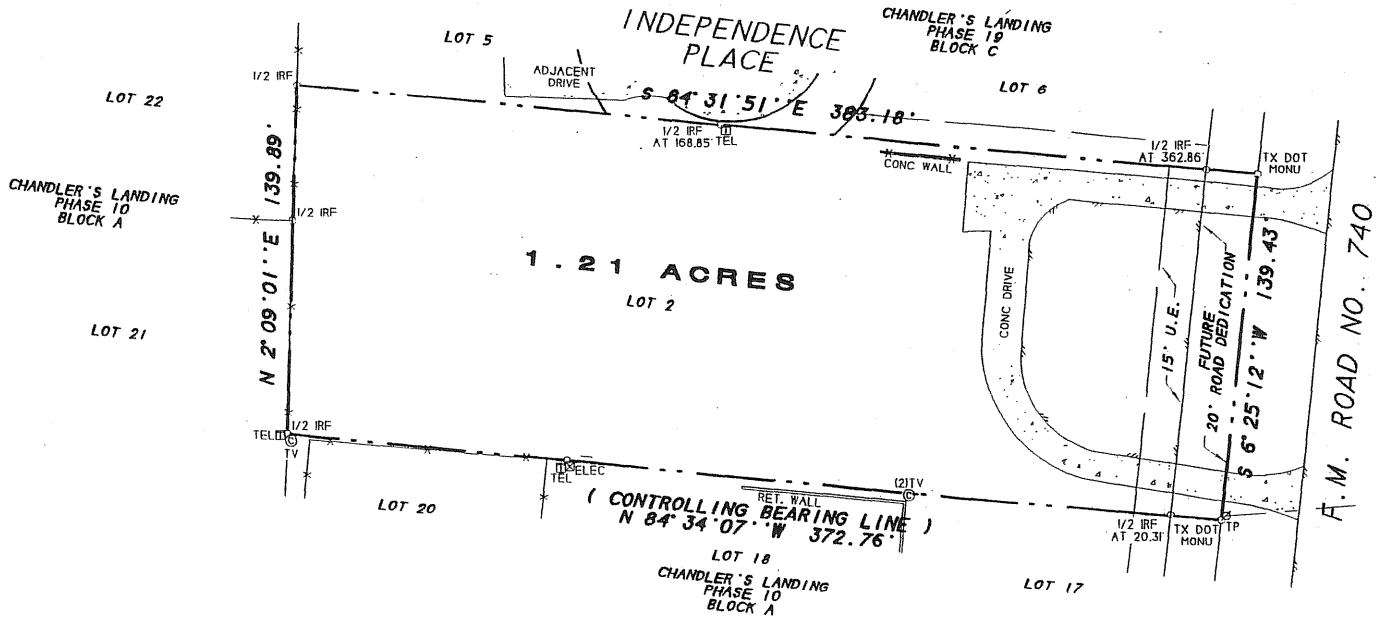
APPROVED AS TO FORM:

Pete Eckert

Pete Eckert, City Attorney

1st Reading: 06-20-05

2nd Reading: 07-05-05



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By

DESCRIPTION

All that certain lot, tract or parcel of land situated in Rockwall County, Texas, and being out of the E. Teal Survey, and being all of Lot (2) of the Scenic Estate Subdivision, according to the Map thereof, recorded in Cabinet A, Slide 42, Map Records of Rockwall County, Texas.

SURVEYOR'S CERTIFICATE

I, Harold D. Fetty, III, Registered Professional Land Surveyor No. 5034, do hereby certify that the above plat of the property surveyed for CHANDLER'S LANDING COMMUNITY ASSOCIATION at F.M. ROAD NO. 740, ROCKWALL County, Texas, is the result of a careful collection of the best evidence available to me and my opinion is based on the facts as found at the time of survey. This survey meets the requirements of the Minimum Standards of Practice as approved and published by the Texas Board of Professional Land Surveying, effective September 1, 1992 and subsequent revisions, and the same was surveyed under my supervision on the ground this the 2nd day of May, 2005.

NOTES

1) According to F.E.M.A. Flood Insurance Rate Map, Community Panel No. 480547 0005 C dated June 16, 1992, this property lies in Zone X. This property does not appear to lie within a 100-year flood plain.

2) BEARING SOURCE: RECORDED PLAT.

3) ALL 1/2" IRS ARE CAPPED WITH YELLOW PLASTIC CAPS "R.S.C.I. RPLS 5034."

SURVEY ACCEPTED BY:

_____ DATE _____

_____ DATE _____

Harold D. Fetty III, R.P.L.S. No. 5034

STATE OF TEXAS
REGISTERED
HAROLD D. FETTY III
5034
PROFESSIONAL
LAND SURVEYOR

SYMBOL LEGEND

TV TELEVISION CABLE RISER	GAS GAS METER	TEL PHONE RISER	FH FIRE HYDRANT	PP POWER POLE
ELEC ELECTRIC METER	TU ELEC BOX SUBSURFACE JUNCTION BOX	WM WATER METER	1/2" IRF IRON ROD FOUND (CORNER)	
FENCE		A/C AIR COND. UNIT	LP LIGHT POLE	PROPANE TANK

PROPERTY LINES

R.S.C.I.
ROCKWALL SURVEYING CO., INC. LAND SURVEYING
1984 S. FM 551 ROYSE CITY, TX 75189 972-772-5434 PHONE 972-772-5443 FAX

SURVEY DATE MAY 2, 2005
SCALE 1" = 50' FILE # 20050733
CLIENT C.L.C.A. GF # NONE

EXHIBIT "A"

FILE COP

2005 023

CITY OF ROCKWALL

ORDINANCE NO. 23-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING PLANNED DEVELOPMENT DISTRICT 8 (PD-8) AND THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO CONSOLIDATE THE REGULATING ORDINANCES OF THE PLANNED DEVELOPMENT DISTRICT, BEING A 230.80-ACRE TRACT OF LAND SITUATED WITHIN THE E. TEAL SURVEY, ABSTRACT NO. 207, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE FULLY DESCRIBED HEREIN BY *EXHIBIT 'A'* AND DEPICTED HEREIN BY *EXHIBIT 'B'*; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Rockwall has initiated an amendment to the Planned Development District 8 (PD-8) for the purpose of consolidating the regulating ordinances [*Ordinance No.'s 73-48, 84-04, 84-16, 84-19, 85-43, 86-04, 86-64, 86-87, 87-45, 88-17, 88-51, 90-38, 91-43, 92-39, 92-41, 92-43, 02-50, 05-30, 14-15, & 21-38* and *Resolution No.'s 87-19 & 87-20*].

WHEREAS, Planned Development District 8 (PD-8) is a 293.80-acre tract of land situated within the E. Teal Survey, Abstract No. 207, City of Rockwall, Rockwall County, Texas and which is more fully described in *Exhibit 'A'* of this ordinance, which hereinafter shall be referred to as the *Subject Property* and incorporated by reference herein; 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 Planned Development District 8 (PD-8) [*Ordinance No.'s 73-48, 84-04, 84-16, 84-19, 85-43, 86-04, 86-64, 86-87, 87-45, 88-17, 88-51, 90-38, 91-43, 92-39, 92-41, 92-43, 02-50, 05-30, 14-15, & 21-38* and *Resolution No.'s 87-19 & 87-20*] and the Unified Development Code [*Ordinance No. 20-02*] should be amended as follows:

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS:

SECTION 1. That the approval of this ordinance shall supersede all requirements stipulated in *Ordinance No.'s 73-48, 84-04, 84-16, 84-19, 85-43, 86-04, 86-64, 86-87, 87-45, 88-17, 88-51, 90-38, 91-43, 92-39, 92-41, 92-43, 02-50, 05-30, 14-15, & 21-38* and *Resolution No.'s 87-19 & 87-20*;

SECTION 2. That the *Subject Property* shall be used only in the manner and for the purposes authorized by this Planned Development District Ordinance and the Unified Development Code [*Ordinance No. 20-02*] of the City of Rockwall as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future;

DRAFT 06.27.2023

SECTION 3. That development of the *Subject Property* shall generally be in accordance with the *Concept Plan*, depicted in *Exhibit 'C'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'C'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*;

SECTION 4. That development of the *Subject Property* shall generally be in accordance with the *Density and Development Standards*, outlined in *Exhibit 'D'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'D'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*;

SECTION 5. Prior to the issuance of any building permit in Planned Development District 8 (PD-8), a final development plan prepared in accordance with the requirements of the Unified Development Code (UDC) [*Ordinance No. 20-02*] shall be filed with the City Council of the City of Rockwall and shall be approved by said governing body after review and recommendation from the Planning and Zoning Commission and filed as a part of this ordinance. Such required development plan shall set forth the requirements for ingress and egress to the property, public or private streets or drive, with adequate right-of-way to conform to the Master Thoroughfare Plan contain in the OURHometown Vision 2040 Comprehensive Plan of the City of Rockwall, sidewalks, utilities, drainage, parking, open space, all area requirements and maximum lot coverage, screening walls or fences, amenities, greenbelt areas, and all other development and protective requirements considered necessary by the City Council to create a reasonable transition to and protection of the adjacent property. Such approval by the City Council of the detailed final development plan shall be considered as an amendment to this ordinance and shall be applicable to the property involved.

SECTION 6. That 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 7. That if any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Unified Development Code, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable;

SECTION 8. The standards in this ordinance shall control in the event of a conflict between this ordinance and any provision of the Unified Development Code or any provision of the City Code, ordinance, resolution, rule, regulation, or procedure that provides a specific standard that is different from and inconsistent with this ordinance. References to zoning district regulations or other standards in the Unified Development Code (including references to the *Unified Development Code*), and references to overlay districts, in this ordinance or any of the Exhibits hereto are those in effect on the date this ordinance was passed and approved by the City Council of the City of Rockwall, Texas;

SECTION 9. That this ordinance shall take effect immediately from and after its passage;

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 7TH DAY OF AUGUST, 2023.

DRAFT ORDINANCE 06.21.2023

Trace Johannesen, *Mayor*

ATTEST:

Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading: *July 17, 2023*

2nd Reading: *August 7, 2023*

DRAFT ORDINANCE 06.27.2023

Exhibit 'A':
Legal Description

BEING 293.80 acres of land situated in the Abstract 207, E. Teal Survey in the County of Rockwall, Texas and being more particularly described by metes and bounds as follows:

COMMENCING at a point in the North Right of Way of Henry M. Chandler Dr. at the City of Rockwall Geodetic Control Monument #5. (NAD83 Texas State Plane GPS Coordinate (Grid): E 2,589,936.483, N 7,007,500.489 Feet) bearing South 37° 22' 04" East, a distance of 488.384 feet to the *POINT OF BEGINNING*;

BEGINNING at a Southeastern corner of Abstract 207, E. Teal Survey, Tract 134-02, also known as Henry M. Chandler Park, (NAD83 Texas State Plane GPS Coordinate (Grid): E 2,590,225.307, N 7,007,160.123 Feet);

1 *THENCE* North 88°-18'-11" West along the Southern City of Rockwall Limits line, a distance of 582.443 feet to a point;
2 *THENCE* North 89°-48'-59" West continuing along said City Limits line, a distance of 355.507 feet to a point;
3 *THENCE* South 43°-0'-23" West, a distance of 919.737 feet to a point;
4 *THENCE* South 67°-4'-25" West, a distance of 35.098 feet for a corner;
5 *THENCE* North 14°-30'-14" West along the City of Dallas Lake Ray Hubbard Takeline, a distance of 583.017 feet to a point;
6 *THENCE* North 29°-2'-31" West continuing along said Takeline, a distance of 137.581 feet for a corner;
7 *THENCE* North 56°-8'-41" East, a distance of 128.545 feet for a corner;
8 *THENCE* North 30°-32'-7" West, a distance of 69.156 feet to a point;
9 *THENCE* North 37°-8'-45" West, a distance of 390.351 feet to a point;
10 *THENCE* North 52°-36'-21" West, a distance of 145.287 feet to a point;
11 *THENCE* North 58°-32'-34" West, a distance of 118.386 feet to a point;
12 *THENCE* North 69°-16'-12" West, a distance of 73.067 feet to a point;
13 *THENCE* South 74°-15'-59" West, a distance of 77.354 feet to a point;
14 *THENCE* North 65°-43'-7" West, a distance of 256.437 feet to a point;
15 *THENCE* North 51°-11'-9" West, a distance of 281.288 feet to a point;
16 *THENCE* North 51°-53'-10" West, a distance of 279.71 feet to a point;
17 *THENCE* North 62°-32'-22" West, a distance of 447.671 feet to a point;
18 *THENCE* North 17°-20'-59" West, a distance of 37.541 feet to a point;
19 *THENCE* North 26°-11'-34" West, a distance of 17.364 feet to a point;
20 *THENCE* North 23°-38'-49" West, a distance of 92.977 feet to a point;
21 *THENCE* North 29°-3'-32" West, a distance of 15.446 feet to a point;
22 *THENCE* North 75°-11'-11" West, a distance of 79.16 feet to a point;
23 *THENCE* North 40°-51'-30" West, a distance of 103.986 feet to a point;
24 *THENCE* South 48°-53'-36" West, a distance of 22.644 feet to a point;
25 *THENCE* North 24°-19'-40" West, a distance of 248.667 feet to a point;
26 *THENCE* North 26°-7'-15" West, a distance of 28.5 feet to a point;
27 *THENCE* North 17°-59'-7" East, a distance of 281.413 feet to a point;
28 *THENCE* North 57°-36'-17" East, a distance of 106.753 feet to a point;
29 *THENCE* North 3°-51'-8" West, a distance of 137.544 feet to a point;
30 *THENCE* North 44°-49'-51" East, a distance of 136.993 feet to a point;
31 *THENCE* North 15°-21'-46" East, a distance of 138.342 feet to a point;
32 *THENCE* North 39°-56'-11" East, a distance of 15.252 feet to a point;
33 *THENCE* North 57°-56'-35" East, a distance of 236.839 feet to a point;
34 *THENCE* North 28°-19'-43" East, a distance of 98.253 feet to a point;
35 *THENCE* North 29°-9'-48" East, a distance of 92.112 feet to a point;
36 *THENCE* North 36°-59'-49" East, a distance of 15.953 feet to a point;
37 *THENCE* North 40°-49'-32" East, a distance of 64.585 feet to a point;
38 *THENCE* North 39°-57'-21" East, a distance of 79.555 feet to a point;
39 *THENCE* North 40°-17'-52" East, a distance of 102.428 feet to a point;
40 *THENCE* North 39°-59'-46" East, a distance of 45.353 feet to a point;

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CITY COPY
2023

THENCE North 41°-24'-4" East, a distance of 55.609 feet to a point;
THENCE North 39°-1'-18" East, a distance of 102.883 feet to a point;
THENCE North 39°-56'-1" East, a distance of 51.761 feet to a point;
THENCE North 36°-1'-35" East, a distance of 21.146 feet to a point;
THENCE North 40°-3'-54" East, a distance of 55.794 feet to a point;
THENCE North 70°-51'-23" East, a distance of 25.361 feet to a point;
THENCE North 74°-3'-0' East, a distance of 53.495 feet to a point;
THENCE North 71°-19'-43" East, a distance of 59.736 feet to a point;
THENCE North 57°-6'-5" West, a distance of 85.273 feet for a corner;
THENCE North 57°-21'-4" West, a distance of 153.393 feet for a corner;
THENCE North 46°-48'-21" East, a distance of 115.66 feet for a corner;
THENCE South 58°-8'-28" East along the boundary of the Signal Ridge Place Addition, a distance of 390.89 feet to a point;
THENCE South 56°-59'-48" East continuing along said Signal Ridge Place boundary, a distance of 351.404 feet for a corner;
THENCE North 45°-48'-4" East, a distance of 112.664 feet to a point;
THENCE North 44°-19-51" East, a distance of 247.254 feet to a point;
THENCE North 44°-19'-51" East, a distance of 206.252 feet to a point;
THENCE North 46°-3'-5" East, a distance of 314.449 feet to a point;
THENCE North 46°-3'-5" East, a distance of 303.267 feet to a point;
THENCE North 46°-3'-6" East, a distance of 93.323 feet to a point;
THENCE North 44°-27'-14" East, a distance of 188.011 feet to a point;
THENCE North 46°-20'-42" East, a distance of 211.787 feet to a point;
THENCE North 45°-53'-44" East, a distance of 40.132 feet to the beginning of a curve found in the Centerline of Summer Lee Dr.
said being the beginning of a curve to the left having a tangent of 49.883 feet and a radius of 525.622 feet with a chord distance of 99.319 feet and a chord bearing of South 60°-9'-24" East to a point;
THENCE South 46°-32'-42" East, a distance of 65.598 feet to a point;
THENCE South 45°-32'-36" East along the Southern boundary of the Newport Place Addition, a distance of 61.079 feet to a point;
THENCE South 44°-4'-56" East continuing along said Newport Place boundary, a distance of 90.696 feet to a point;
THENCE South 45°-42'-7" East, a distance of 127.883 feet to a point;
THENCE South 44°-41'-28" East, a distance of 93.59 feet to a point;
THENCE South 44°-12'-37" East along the Southern boundary of the Orleans on the Lake Addition, a distance of 91.186 feet to a point;
THENCE South 44°-11'-59" East continuing along said Orleans on the Lake boundary, a distance of 288.305 feet to a point;
THENCE South 44°-9'-51" East, a distance of 140.065 feet to a point;
THENCE South 43°-26'-16" East along said Orleans on the Lake boundary, a distance of 39.385 feet to the beginning of a curve,
said being the beginning of a curve to the left having a tangent of 117.273 feet and a radius of 86.764 feet with a chord distance of 139.499 feet and a chord bearing of North 77°-17'-18" East to a point;
THENCE North 19°-17'-22" East, a distance of 69.972 feet to a point;
THENCE North 19°-8'-59" East, a distance of 101.965 feet to a point;
THENCE North 18°-34'-28" East, a distance of 179.36 feet to a point;
THENCE North 9°-3'-26" East, a distance of 40.216 feet for a corner;
THENCE South 42°-45'-6" East, a distance of 208.889 feet for a corner;
THENCE North 41°-41'-29" East, a distance of 52.007 feet to a point;
THENCE North 38°-39'-57" East to the Centerline of Ridge Road, a distance of 80.613 feet to the beginning of a curve,
said being the beginning of a curve to the left having a tangent of 34.265 feet and a radius of 486.839 feet with a chord distance of 68.36 feet and a chord bearing of South 30°-3'-27" East to the beginning of a curve,
Continuing along a curve to the right having a tangent of 43.415 feet and a radius of 728.077 feet with a chord distance of 86.675 feet and a chord bearing of South 32°-43'-26" East to the beginning

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of a curve,

Continuing along a curve to the right having a tangent of 159.757 feet and a radius of 766.621 feet with a chord distance of 312.794 feet and a chord bearing of South 17°-33'-54" East to a point;

THENCE South 5°-54'-11" East, a distance of 252.075 feet to the beginning of a curve,

said being the beginning of a curve to the left having a tangent of 121.934 feet and a radius of 3593.301 feet with a chord distance of 243.727 feet and a chord bearing of South 6°-48'-53" East to the beginning of a curve,

Continuing along a curve to the left having a tangent of 115.369 feet and a radius of 15094.377 feet with a chord distance of 230.732 feet and a chord bearing of South 8°-49'-25" East to the beginning of a curve,

Continuing along a curve to the right having a tangent of 123.432 feet and a radius of 938.92 feet with a chord distance of 244.758 feet and a chord bearing of South 3°-34'-39" East to a point;

THENCE South 6°-45'-10" West, a distance of 726.609 feet to a point;

THENCE South 6°-36'-9" West, a distance of 894.838 feet to a point;

THENCE South 19°-43'-59" West to a point intersecting the City of Heath City Limits, as described in the adopted Boundary Agreement, City of Rockwall Ordinance 21-15 (exhibit area 1, dated March 23, 2021), a distance of 236.664 feet for a corner;

THENCE North 38°-39'-37" West continuing along said City Limits line, a distance of 88.874 feet to the beginning of a curve,

said being the beginning of a curve to the left having a tangent of 20.272 feet and a radius of 1327.182 feet with a chord distance of 40.539 feet and a chord bearing of North 89°-14'-41" West to the beginning of a curve,

Continuing along a curve to the left having a tangent of 44.837 feet and a radius of 3408.623 feet with a chord distance of 89.666 feet and a chord bearing of South 87°-26'-59" West to the beginning of a curve,

Continuing along a curve to a curve to the left having a tangent of 42.557 feet and a radius of 3577.031 feet with a chord distance of 85.108 feet and a chord bearing of South 84°-41'-24" West to the beginning of a curve,

Continuing along a curve to the left having a tangent of 153.911 feet and a radius of 213.23 feet with a chord distance of 249.594 feet and a chord bearing of South 34°-28'-51" West to a point;

THENCE South 2°-41'-7" East, a distance of 100.099 feet to a point;

THENCE South 5°-36'-7" East, a distance of 80.149 feet to a point;

THENCE South 1°-55'-40" East, a distance of 308.063 feet, to the *POINT OF BEGINNING AND CONTAINING* 293.80 acres of land (12,797,923.461 square feet) more or less.

DRAFT ORDINANCE 06.27.2023

Exhibit 'B':
Survey

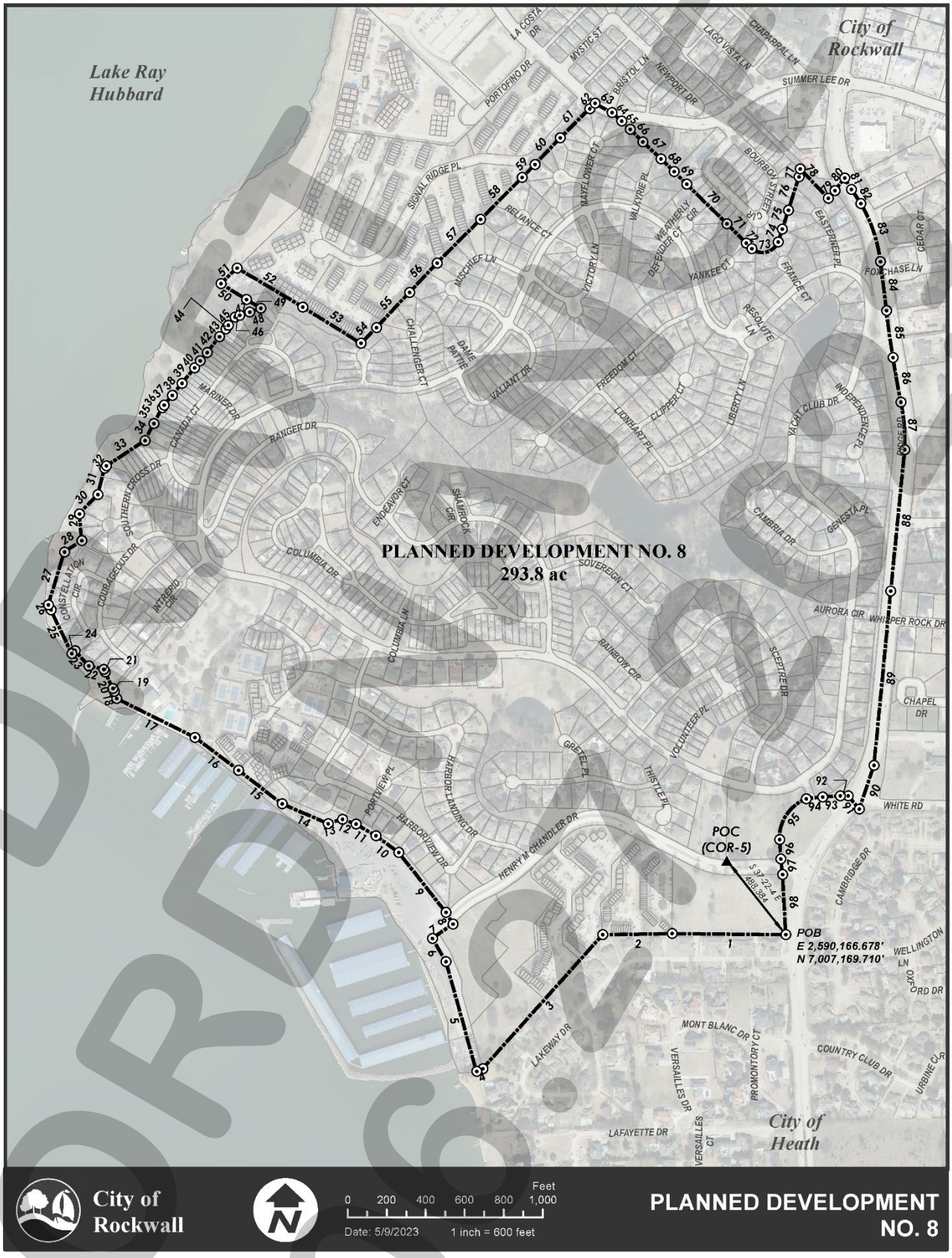

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Exhibit 'C':
Concept Plan

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ORDINANCE

Exhibit 'D':
Density and Development Standards

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DRAFT ORDINANCE 06.27.2023

Exhibit 'D':
Density and Development Standards

GENERAL REQUIREMENTS

(A) *PD Concept Plan*. Planned Development District 8 (PD-8) shall be developed in accordance with the Concept Plan depicted in Exhibit 'C' of this ordinance, and no substantial change in the development shall be permitted except after obtaining approval of the change in the manner required for amendments as stipulated by the Unified Development Code (UDC) of the City of Rockwall, as heretofore amended, as amended herein by this zoning change, and as maybe amended in the future.

(B) *Development Plan*. Prior to the issuance of any *Building Permit* in Planned Development District 8 (PD-8), a final *Development Plan* prepared in accordance with the requirements of the Unified Development Code (UDC) shall be filed with the City Council of the City of Rockwall and shall be approved by said governing body after review and recommendation by the Planning and Zoning Commission and filed as part of this ordinance. Such required *Development Plan* shall set forth the requirements for ingress and egress to the property, public or private streets or drive, with adequate right-of-way to conform to the Master Thoroughfare Plan of the City of Rockwall, sidewalks, utilities, drainage, parking spaces, all area requirements and maximum lot coverage, yards and open space, screening walls or fences, amenities, greenbelts areas, and all other development and protective requirements considered necessary by the City Council to create a reasonable transition to and protection of the adjacent property. Such approval by the City Council of the detailed final *Development Plan* shall be considered as an amendment to this ordinance and shall be applicable to the property involved.

(C) *Greenbelts and Open Space*.

(1) *Greenbelt 'A'*. That the area north of the existing entrance at the southeast corner of Planned Development District 8 (PD-8) [*designated as Greenbelt 'A' on the Concept Plan depicted in Exhibit 'C' of this ordinance*] shall be designated and maintained as a permanent greenbelt area.

(2) *Greenbelt 'B'*. That the area south of the existing entrance at the southeast corner of Planned Development District 8 (PD-) [*designated as Greenbelt 'B' on the Concept Plan depicted in Exhibit 'C' of this ordinance*] may be developed in a manner that would not interfere with the contemplated realignment and improvement of FM-740 [*i.e. Ridge Road*], and the governing body of the City of Rockwall must consider and specifically approve further development of said area.

(D) *Amenities (Per Ordinance No. 84-04)*. That the construction and development of amenities for Planned Development District 8 (PD-8) for all future development thereof shall be based upon recreational units with each single-family dwelling unit equaling one-half (½) recreation unit and each multi-family dwelling unit equaling one (1) recreation unit, said amenities are to consist of the follow:

(1) *Sports Park*. A sports park will include a combination of one (1) sports court -- *lighted if properly located as not to disturb residences* --, exercise areas, rest areas, basketball, badminton, volleyball, racket tennis, paths and parking. All of the sports parks will be landscaped.

Ratio Required: 1/300 Recreation Unit
Number Required: 3

(2) *Swim Club*. The swim club will contain a minimum of a 1,500 SF swimming pool, 1,800 SF club pavilion, restrooms, manager's office, parking for guests, lighting and landscaping.

Ratio Required: 1/225 Recreation Unit
Number Required: 4

(3) *Play Park*. Each play park will be devoted to the young residents of Chandler's Landing and will have a large self-contained sand area with creative wood play equipment. These parks will be landscaped with shaded rest areas for adults.

Ratio Required: 1/250 Recreation Unit
Number Required: 4

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(4) *Upland Lakes*. These are lakes either existing or to be built. These lakes will be kept clean and maintained to the shoreline for residents to enjoy. No swimming or motorized boating will be allowed.

Ratio Required: 1/300 Recreation Unit
Number Required: 3

(5) *Security Entrances*. These entries will be well lighted, landscaped, and maintained. They are to be secured by guards, or by a mechanical system. These entrances are strategically located throughout the development in order to provide proper ingress and egress.

(6) *Landscape Developments*. These entries are to be paved with a brick or cobblestone pattern. On either side of the landscaped boulevard there will be lush plantings, berms, and decorative fencings.

(7) *Architectural Graphics*. These graphics and signs will be designated in harmony for all developable parcels in the remainder of Chandler's Landing. These signs will be very pleasing and will direct visitors through the development.

(8) *Common Greenbelts and Paths*. These areas will flow through the development following the low areas as designated on the Master Plan. They will have paths for jogging, walking and golf carts. Along some areas of the greenbelts, we are planning an aerobic course.

NOTE: It should be noted that all of the above described recreation uses must be designated in detail at the time of Final Plat.

(E) *Amenities (Per Ordinance No. 85-43)*. That the construction and development of amenities for Planned Development District 8 (PD-8) shall be as depicted in the *Concept Plan* depicted in Subsection (G) below and as follows:

(1) *Yacht Club Area*.

(a) Seven (7) tennis courts to be resurfaced.
(b) A new improved lighting system will be installed on five (5) courts.
(c) Landscaped retaining walls will be constructed around all steep slopes adjacent to the courts.
(d) A subsurface drainage system will be installed to pick up surface run-off.
(e) A new sidewalk system will be installed to accommodate golf carts that is a minimum of six (6) feet wide around the existing golf courts.
(f) Major grading will be performed to improve landscaping and better maintain the erosion ditch.
(g) The courts will have spectator accommodations where the terrain permits.
(h) The existing children's play area will be renovated and enlarged.
(i) Outdoor tennis pavilion.
(j) Additional major improvements will be made to the Yacht Club, which will include better acoustics, carpeting, renovation of Commodore State Room, outside lounging accommodations, structure cosmetics, and landscaping.

(2) *Area 'A': Swimming and Tennis Park*.

(a) Parking.
(b) Swimming Pool.
(c) Gazebo.
(d) Children's Play Area.
(e) Restrooms/Dressing.
(f) Two (2) Tennis Courts with Lights.
(g) General Landscaping.
(h) Large Trees, Small Trees, Shrubs and Ground Cover, Lawn, Elevated Planters and Lights.

(3) *Area 'B': Recreation Park*.

(a) Limited Parking and Access.

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(b) Park Shelter.
(c) Two (2) Children's Play Areas.
(d) Four (4) Picnic Spots.
(e) Volleyball Court.
(f) Half Basketball Court.
(g) Open Lawn Area.
(h) Seven (7) Exercise Stations.
(i) Pedestrian Trail.
(j) Four (4) Bridges.
(k) General Clearing and Channel Work.
(l) Tree Pruning, Stone Boulders, Retaining Walls and Fencing, Flowering Trees, and Plants.

(F) *Amenities (Per Ordinance No. 86-87)*. That the construction and development of amenities for Planned Development District 8 (PD-8) shall be as depicted in *Concept Plan* depicted in Subsection (G) below and as follows:

(1) The tract of land shown in the *Concept Plan* depicted in Subsection (G) shall only be used for park and recreation purposes and as a Community Association maintenance facility.

(2) The development of the tract of land shown in the *Concept Plan* depicted in Subsection (G) shall be in conformance with the *Concept Plan* depicted in Subsection (G) below.

(G) *Concept Plan*.

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Exhibit 'D':
Density and Development Standards

CHANDLER'S LANDING. PHASES 1, 2 & 3

(H) *Land Uses*. Zero Lot Line Homes

(I) *Development Cases*.

PHASE 1.
(1) *Subdivision Plat*. Approved by the Commissioners Court on July 9, 1973.
(2) *1973*: Zoning (*Ordinance No. 73-48*). Adopted on November 12, 1973.

PHASE 2.
(3) *Subdivision Plat*. Approved by the Commissioners Court on July 9, 1973.
(4) *1973*: Zoning (*Ordinance No. 73-48*). Adopted on November 12, 1973.

PHASE 3.
(5) *Subdivision Plat*. Approved by the Commissioners Court on July 9, 1973.
(6) *1973*: Zoning (*Ordinance No. 73-48*). Adopted on November 12, 1973.

(J) *Regulating Ordinance*. *Ordinance No. 73-48*

(K) *Concept Plans*.

PHASE 1. ZERO LOT LINE HOMES.

PHASE 2. ZERO LOT LINE AND SINGLE-FAMILY HOMES.

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Exhibit 'D':
Density and Development Standards

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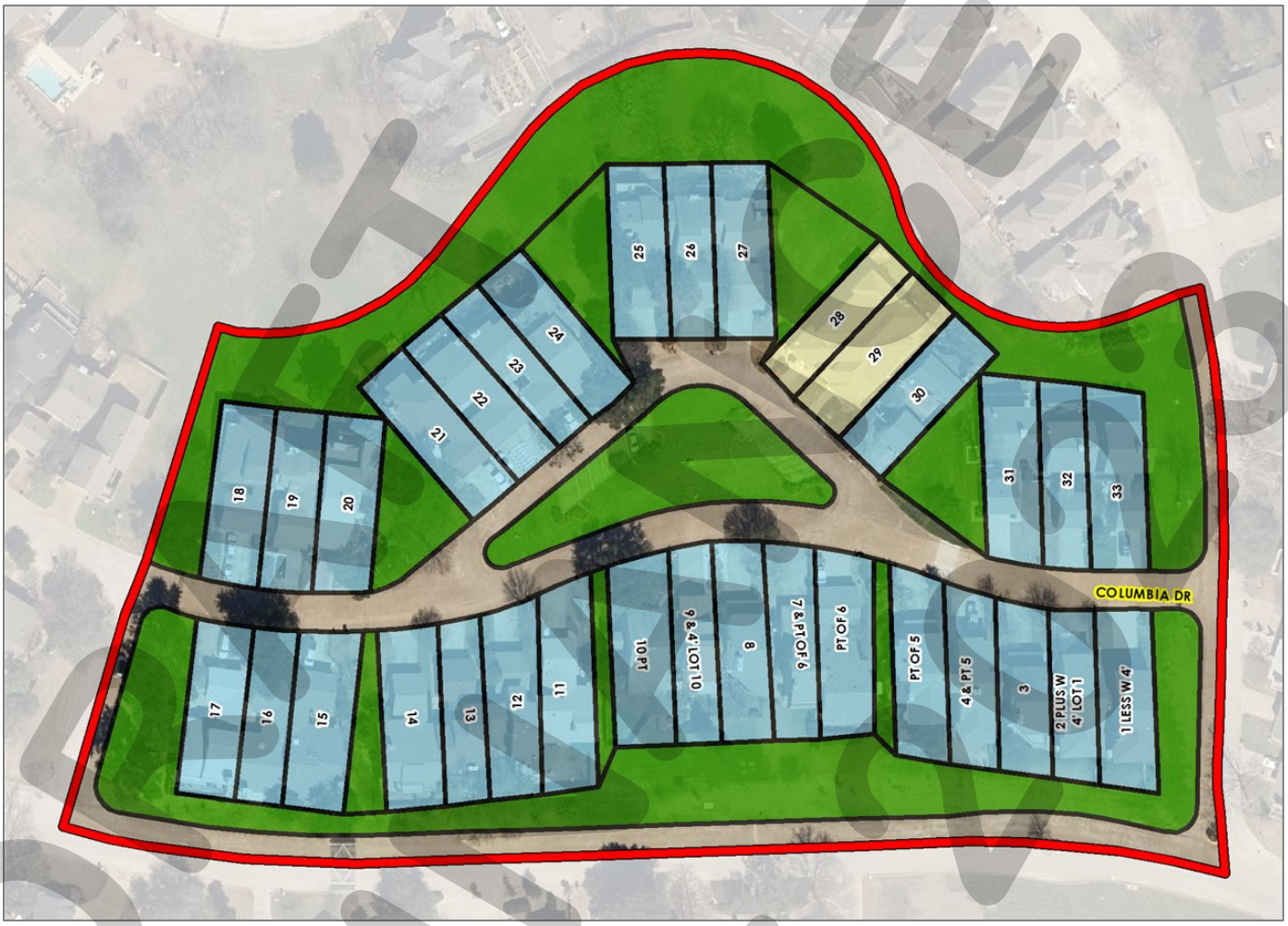
Exhibit 'D':
Density and Development Standards

PHASE 3. ZERO LOT LINE SINGLE-FAMILY ATTACHED HOMES.



(L) *Density and Development Standards*.

	SINGLE-FAMILY	ZERO-LOT-LINE	SINGLE-FAMILY ATTACHED	MULTI-FAMILY OR CONDOMINIUM
MINIMUM LOT WIDTH	50'	40'	20'	70'
MINIMUM LOT DEPTH	100'	100'	100'	100'
MINIMUM LOT AREA	6,000 SF	4,000 SF	3,000 SF	2,000 SF
MINIMUM FRONT YARD SETBACK	25'	25'	25'	25'
MINIMUM SIDE YARD SETBACK	5'	10' [1]	0'	(2) & (3) [3]
MINIMUM REAR YARD SETBACK	10'	10'	10' [2]	10'
MINIMUM PARKING SPACES REQUIRED PER UNIT	2	2	2	1½
MAXIMUM BUILDING COVERAGE	40%	60%	60%	40%

NOTES:
[1]: NO SIDE YARD REQUIRED ON ONE (1) SIDE.
[2]: NONE REQUIRED WHEN ADJOINING A COMMON AREA.
[3]: AS PER 9-602 OF THE 1972 ZONING ORDINANCE:

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(2) MULTIPLE FAMILY DWELLINGS NOT EXCEEDING THREE (3) STORIES IN HEIGHT SHALL PROVIDE A MINIMUM SIDE YARD OF FIFTEEN (15) FEET BETWEEN ANY BUILDING WALL CONTAINING OPENINGS FOR WINDOWS, LIGHT, AND AIR AND ANY SIDE LOT LINE EXCEPT THAT ANY SUCH BUILDING FACE OR WALL NOT EXCEEDING 35-FEET IN WIDTH MAY PROVIDE A MINIMUM SIDE YARD OF TEN (10) FEET. WHERE A BUILDING WAIL CONTAINS NO OPENINGS FOR WINDOWS, LIGHT OR AIR, A MINIMUM SIDE YARD OF TEN (10) FEET SHALL BE PROVIDED BETWEEN SUCH WALL AND THE SIDE LOT LINE.

(3) ON A CORNER LOT, A SIDE YARD ADJACENT TO A STREET FOR A MULTIPLE FAMILY DWELLING NOT EXCEEDING THREE (3) STORIES IN HEIGHT SHALL NOT BE LESS THAN 15-FEET AND NO BALCONY OR PORCH OR ANY PORTION OF THE BUILDING MAY EXTEND INTO SUCH REQUIRED SIDE YARD EXCEPT THAT A ROOF MAY OVERHANG SUCH SIDE YARD NOT TO EXCEED FOUR (4) FEET.

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Exhibit 'D':
Density and Development Standards

CHANDLER'S LANDING. **PHASE 4**

(A) *Land Uses*. Zero Lot Line Homes

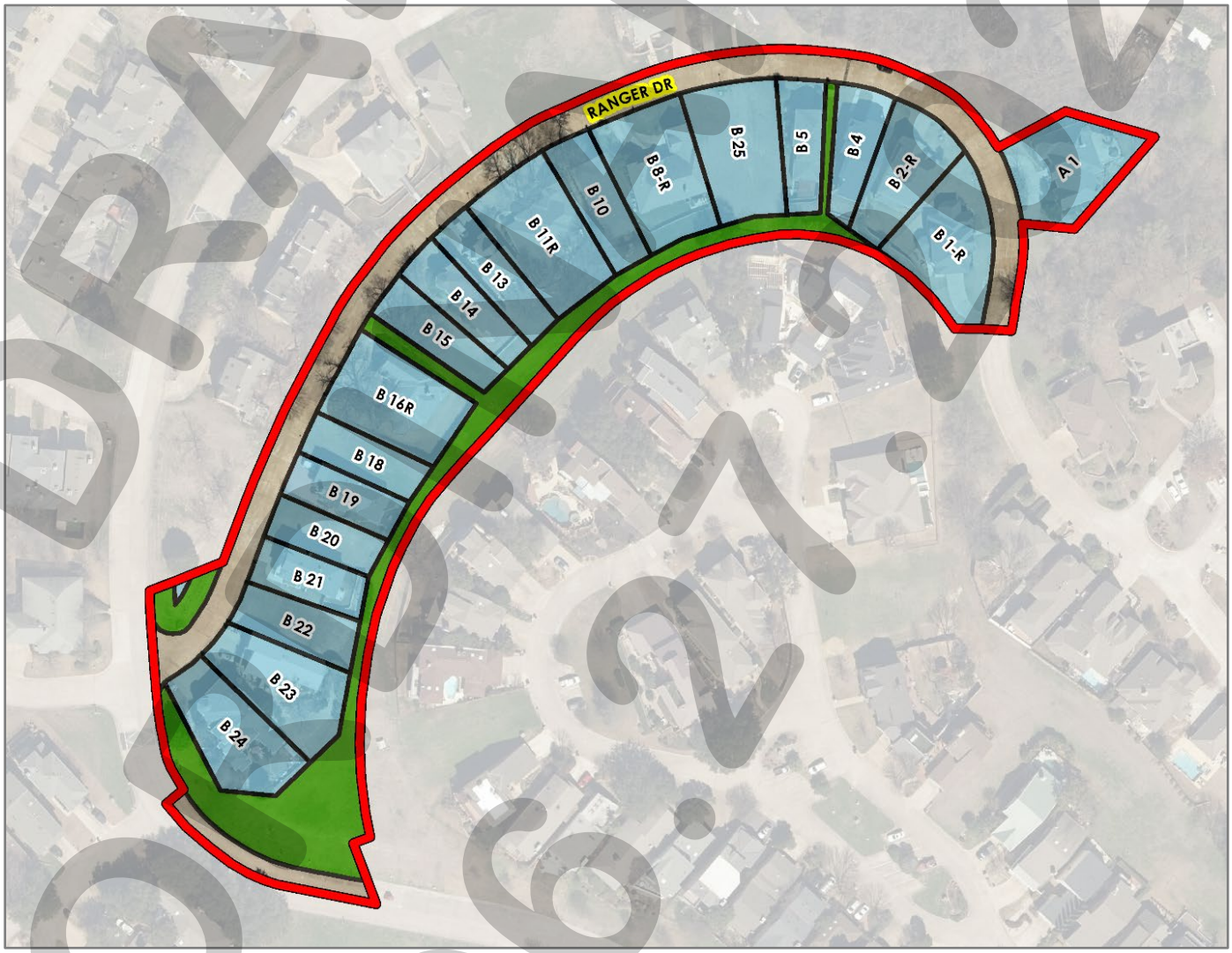
(B) *Development Cases*.

(1) *1973*: Zoning (*Ordinance No. 73-48*). Adopted on November 12, 1973.
(2) *PZ1983-012-01*. Site Plan. Adopted on May 2, 1983.
(3) *PZ1983-037-01*. Preliminary Plat, Site Plan, and Zoning Change [*Ordinance No. 84-04*]. Adopted on January 9, 1984.
(4) *PZ1984-023-01*. Preliminary Plat. Adopted on March 5, 1985.
(5) *PZ1984-023-02*. Concept Plan. Adopted on March 5, 1985.
(6) *PZ1984-045-01*. Final Plat. Adopted on May 7, 1984.
(7) *PZ1996-005-01*. Replat. Adopted on March 18, 1996.
(8) *PZ1999-030-01*. Replat. Adopted on May 17, 1999.

(C) *Original Regulating Ordinance*. *Ordinance No. 84-04*

(D) *Concept Plans*.

PHASE 4. ZERO LOT LINE HOMES.



(E) *Development Standards*.

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Exhibit 'D':
Density and Development Standards

ZERO LOT LINE HOMES.

MINIMUM LOT WIDTH	40'
MINIMUM LOT DEPTH	100'
MINIMUM LOT AREA	4,000 SF
MINIMUM FRONT YARD SETBACK	20'
MINIMUM SIDE YARD SETBACK	0'/10'
MINIMUM REAR YARD SETBACK	15'
MINIMUM PARKING SPACES REQUIRED [1]	2
MAXIMUM HEIGHT	30'
MINIMUM DISTANCE BETWEEN BUILDINGS	10'
MINIMUM AREA/DWELLING UNIT (SF) [SUM OF ALL FLOOR AREA'S]	1,500 SF
MAXIMUM BUILDING COVERAGE	60%

NOTES:
[1]: EXCLUDING GARAGE SPACES.

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Exhibit 'D':
Density and Development Standards

CHANDLER'S LANDING. **PHASE 5**

(A) *Land Uses*. Single-Family, Single-Family Attached, and Zero Lot Line Homes

(B) *Development Cases*.

(1) *1973*: Zoning (*Ordinance No. 73-48*). Adopted on November 12, 1973.
(2) *1976*. Replat. Adopted on September 7, 1976.
(3) *1977*. Replat. Adopted on March 7, 1977.

(C) *Original Regulating Ordinance*. *Ordinance No. 73-48*

(M) *Concept Plans*.

PHASE 5. SINGLE-FAMILY, SINGLE-FAMILY ATTACHED, AND ZERO LOT LINE HOMES.

(N) *Density and Development Standards*.

	SINGLE-FAMILY	ZERO-LOT-LINE	SINGLE-FAMILY ATTACHED	MULTI-FAMILY OR CONDOMINIUM
MINIMUM LOT WIDTH	50'	40'	20'	70'
MINIMUM LOT DEPTH	100'	100'	100'	100'
MINIMUM LOT AREA	6,000 SF	4,000 SF	3,000 SF	2,000 SF

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Exhibit 'D':
Density and Development Standards

MINIMUM FRONT YARD SETBACK	25'	25'	25'	25'
MINIMUM SIDE YARD SETBACK	5'	10' [1]	0'	(2) & (3) [3]
MINIMUM REAR YARD SETBACK	10'	10'	10' [2]	10'
MINIMUM PARKING SPACES REQUIRED PER UNIT	2	2	2	1½
MAXIMUM BUILDING COVERAGE	40%	60%	60%	40%

NOTES:
[1]: NO SIDE YARD REQUIRED ON ONE (1) SIDE.
[2]: NONE REQUIRED WHEN ADJOINING A COMMON AREA.
[3]: AS PER 9-602 OF THE 1972 ZONING ORDINANCE:

(4) MULTIPLE FAMILY DWELLINGS NOT EXCEEDING THREE (3) STORIES IN HEIGHT SHALL PROVIDE A MINIMUM SIDE YARD OF FIFTEEN (15) FEET BETWEEN ANY BUILDING WALL CONTAINING OPENINGS FOR WINDOWS, LIGHT, AND AIR AND ANY SIDE LOT LINE EXCEPT THAT ANY SUCH BUILDING FACE OR WALL NOT EXCEEDING 35-FEET IN WIDTH MAY PROVIDE A MINIMUM SIDE YARD OF TEN (10) FEET. WHERE A BUILDING WAIL CONTAINS NO OPENINGS FOR WINDOWS, LIGHT OR AIR, A MINIMUM SIDE YARD OF TEN (10) FEET SHALL BE PROVIDED BETWEEN SUCH WALL AND THE SIDE LOT LINE.

(5) ON A CORNER LOT, A SIDE YARD ADJACENT TO A STREET FOR A MULTIPLE FAMILY DWELLING NOT EXCEEDING THREE (3) STORIES IN HEIGHT SHALL NOT BE LESS THAN 15-FEET AND NO BALCONY OR PORCH OR ANY PORTION OF THE BUILDING MAY EXTEND INTO SUCH REQUIRED SIDE YARD EXCEPT THAT A ROOF MAY OVERHANG SUCH SIDE YARD NOT TO EXCEED FOUR (4) FEET.

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Exhibit 'D':
Density and Development Standards

CHANDLER'S LANDING. **PHASE 6**

(A) *Land Uses*. Single-Family, Single-Family Attached, and Zero Lot Line Homes

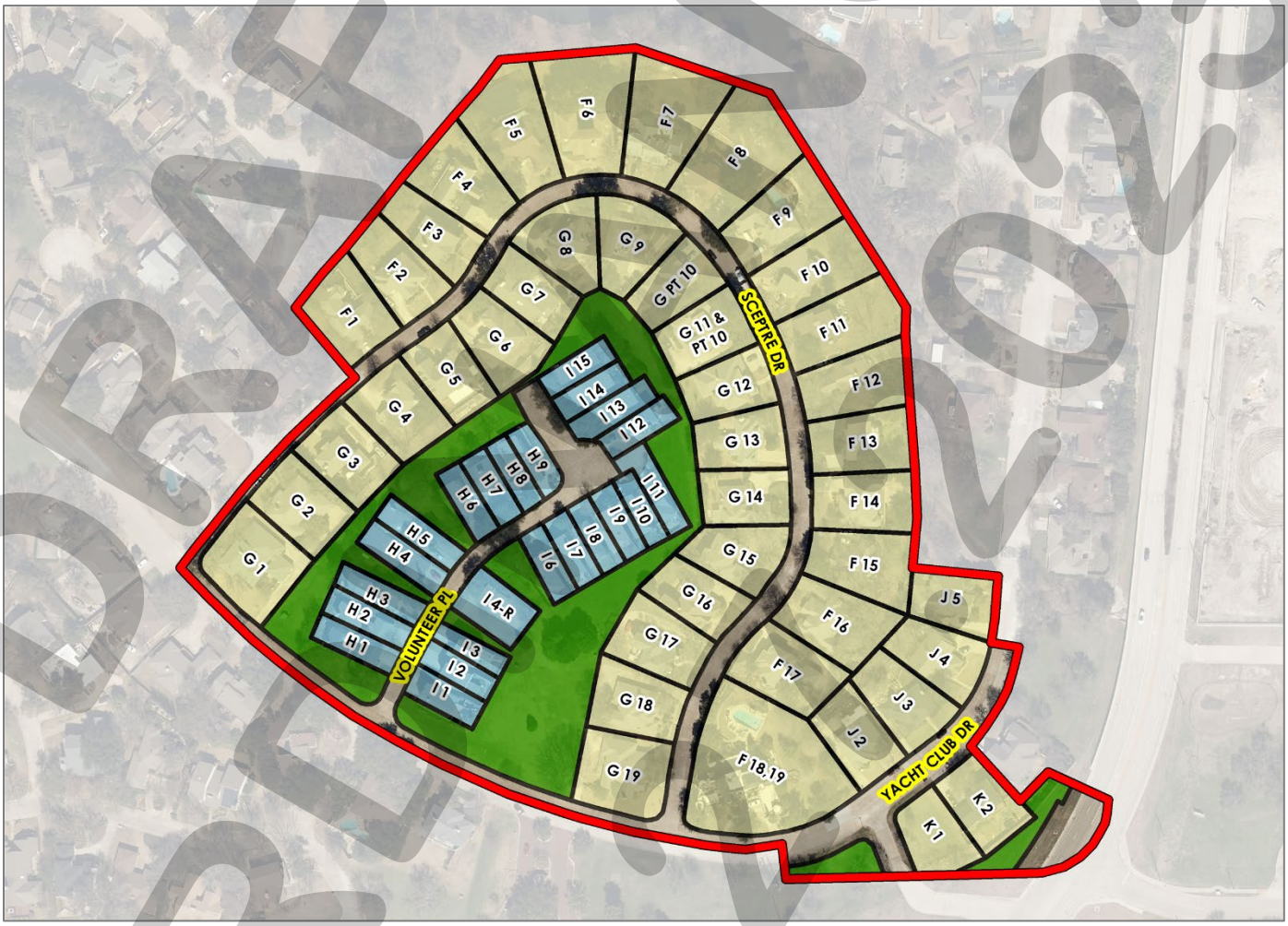
(B) *Development Cases*.

(1) *1973*: Zoning (*Ordinance No. 73-48*). Adopted on November 12, 1973.
(2) *1977*. Replat. Adopted on February 1, 1977.

(C) *Original Regulating Ordinance. Ordinance No. 73-48*

(D) *Concept Plans*.

PHASE 6. SINGLE-FAMILY, SINGLE-FAMILY ATTACHED, AND ZERO LOT LINE HOMES.



(E) *Density and Development Standards*.

	SINGLE-FAMILY	ZERO-LOT-LINE	SINGLE-FAMILY ATTACHED	MULTI-FAMILY OR CONDOMINIUM
MINIMUM LOT WIDTH	50'	40'	20'	70'
MINIMUM LOT DEPTH	100'	100'	100'	100'
MINIMUM LOT AREA	6,000 SF	4,000 SF	3,000 SF	2,000 SF

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Exhibit 'D':
Density and Development Standards

MINIMUM FRONT YARD SETBACK	25'	25'	25'	25'
MINIMUM SIDE YARD SETBACK	5'	10' [1]	0'	(2) & (3) [3]
MINIMUM REAR YARD SETBACK	10'	10'	10' [2]	10'
MINIMUM PARKING SPACES REQUIRED PER UNIT	2	2	2	1½
MAXIMUM BUILDING COVERAGE	40%	60%	60%	40%

NOTES:
[1]: NO SIDE YARD REQUIRED ON ONE (1) SIDE.
[2]: NONE REQUIRED WHEN ADJOINING A COMMON AREA.
[3]: AS PER 9-602 OF THE 1972 ZONING ORDINANCE:

(6) MULTIPLE FAMILY DWELLINGS NOT EXCEEDING THREE (3) STORIES IN HEIGHT SHALL PROVIDE A MINIMUM SIDE YARD OF FIFTEEN (15) FEET BETWEEN ANY BUILDING WALL CONTAINING OPENINGS FOR WINDOWS, LIGHT, AND AIR AND ANY SIDE LOT LINE EXCEPT THAT ANY SUCH BUILDING FACE OR WALL NOT EXCEEDING 35-FEET IN WIDTH MAY PROVIDE A MINIMUM SIDE YARD OF TEN (10) FEET. WHERE A BUILDING WAIL CONTAINS NO OPENINGS FOR WINDOWS, LIGHT OR AIR, A MINIMUM SIDE YARD OF TEN (10) FEET SHALL BE PROVIDED BETWEEN SUCH WALL AND THE SIDE LOT LINE.

(7) ON A CORNER LOT, A SIDE YARD ADJACENT TO A STREET FOR A MULTIPLE FAMILY DWELLING NOT EXCEEDING THREE (3) STORIES IN HEIGHT SHALL NOT BE LESS THAN 15-FEET AND NO BALCONY OR PORCH OR ANY PORTION OF THE BUILDING MAY EXTEND INTO SUCH REQUIRED SIDE YARD EXCEPT THAT A ROOF MAY OVERHANG SUCH SIDE YARD NOT TO EXCEED FOUR (4) FEET.

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Exhibit 'D':
Density and Development Standards

CHANDLER'S LANDING. **PHASE 7**

(A) *Land Uses*. Single-Family Homes

(B) *Development Cases*.

(1) *1973*: Zoning (*Ordinance No. 73-48*). Adopted on November 12, 1973.
(2) *1976*. Final Plat of Phase 7, Installment 1. Adopted on June 7, 1976.
(3) *1976*. Final Plat of Phase 7, Installment 2. Adopted on June 7, 1976.

(C) *Original Regulating Ordinance. Ordinance No. 73-48*

(D) *Concept Plans*.

PHASE 7. SINGLE-FAMILY HOMES.

(E) *Density and Development Standards*.

	SINGLE-FAMILY	ZERO-LOT-LINE	SINGLE-FAMILY ATTACHED	MULTI-FAMILY OR CONDOMINIUM
MINIMUM LOT WIDTH	50'	40'	20'	70'
MINIMUM LOT DEPTH	100'	100'	100'	100'
MINIMUM LOT AREA	6,000 SF	4,000 SF	3,000 SF	2,000 SF

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Exhibit 'D':
Density and Development Standards

MINIMUM FRONT YARD SETBACK	25'	25'	25'	25'
MINIMUM SIDE YARD SETBACK	5'	10' [1]	0'	(2) & (3) [3]
MINIMUM REAR YARD SETBACK	10'	10'	10' [2]	10'
MINIMUM PARKING SPACES REQUIRED PER UNIT	2	2	2	1½
MAXIMUM BUILDING COVERAGE	40%	60%	60%	40%

NOTES:
[1]: NO SIDE YARD REQUIRED ON ONE (1) SIDE.
[2]: NONE REQUIRED WHEN ADJOINING A COMMON AREA.
[3]: AS PER 9-602 OF THE 1972 ZONING ORDINANCE:

(8) MULTIPLE FAMILY DWELLINGS NOT EXCEEDING THREE (3) STORIES IN HEIGHT SHALL PROVIDE A MINIMUM SIDE YARD OF FIFTEEN (15) FEET BETWEEN ANY BUILDING WALL CONTAINING OPENINGS FOR WINDOWS, LIGHT, AND AIR AND ANY SIDE LOT LINE EXCEPT THAT ANY SUCH BUILDING FACE OR WALL NOT EXCEEDING 35-FEET IN WIDTH MAY PROVIDE A MINIMUM SIDE YARD OF TEN (10) FEET. WHERE A BUILDING WAIL CONTAINS NO OPENINGS FOR WINDOWS, LIGHT OR AIR, A MINIMUM SIDE YARD OF TEN (10) FEET SHALL BE PROVIDED BETWEEN SUCH WALL AND THE SIDE LOT LINE.

(9) ON A CORNER LOT, A SIDE YARD ADJACENT TO A STREET FOR A MULTIPLE FAMILY DWELLING NOT EXCEEDING THREE (3) STORIES IN HEIGHT SHALL NOT BE LESS THAN 15-FEET AND NO BALCONY OR PORCH OR ANY PORTION OF THE BUILDING MAY EXTEND INTO SUCH REQUIRED SIDE YARD EXCEPT THAT A ROOF MAY OVERHANG SUCH SIDE YARD NOT TO EXCEED FOUR (4) FEET.

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Exhibit 'D':
Density and Development Standards

CHANDLER'S LANDING. **PHASE 9**

(A) *Land Uses*. Single-Family and Zero Lot Line Homes

(B) *Development Cases*.

(1) *1973*: Zoning (*Ordinance No. 73-48*). Adopted on November 12, 1973.
(2) *1975*. Replat. Adopted on April 1, 1975.

(C) *Original Regulating Ordinance. Ordinance No. 73-48*

(D) *Concept Plans*.

PHASE 9. SINGLE-FAMILY AND ZERO LOT LINE HOMES.

(E) *Density and Development Standards*.

	SINGLE-FAMILY	ZERO-LOT-LINE	SINGLE-FAMILY ATTACHED	MULTI-FAMILY OR CONDOMINIUM
MINIMUM LOT WIDTH	50'	40'	20'	70'
MINIMUM LOT DEPTH	100'	100'	100'	100'
MINIMUM LOT AREA	6,000 SF	4,000 SF	3,000 SF	2,000 SF

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Exhibit 'D':
Density and Development Standards

MINIMUM FRONT YARD SETBACK	25'	25'	25'	25'
MINIMUM SIDE YARD SETBACK	5'	10' [1]	0'	(2) & (3) [3]
MINIMUM REAR YARD SETBACK	10'	10'	10' [2]	10'
MINIMUM PARKING SPACES REQUIRED PER UNIT	2	2	2	1½
MAXIMUM BUILDING COVERAGE	40%	60%	60%	40%

NOTES:
[1]: NO SIDE YARD REQUIRED ON ONE (1) SIDE.
[2]: NONE REQUIRED WHEN ADJOINING A COMMON AREA.
[3]: AS PER 9-602 OF THE 1972 ZONING ORDINANCE:

(10) MULTIPLE FAMILY DWELLINGS NOT EXCEEDING THREE (3) STORIES IN HEIGHT SHALL PROVIDE A MINIMUM SIDE YARD OF FIFTEEN (15) FEET BETWEEN ANY BUILDING WALL CONTAINING OPENINGS FOR WINDOWS, LIGHT, AND AIR AND ANY SIDE LOT LINE EXCEPT THAT ANY SUCH BUILDING FACE OR WALL NOT EXCEEDING 35-FEET IN WIDTH MAY PROVIDE A MINIMUM SIDE YARD OF TEN (10) FEET. WHERE A BUILDING WAIL CONTAINS NO OPENINGS FOR WINDOWS, LIGHT OR AIR, A MINIMUM SIDE YARD OF TEN (10) FEET SHALL BE PROVIDED BETWEEN SUCH WALL AND THE SIDE LOT LINE.

(11) ON A CORNER LOT, A SIDE YARD ADJACENT TO A STREET FOR A MULTIPLE FAMILY DWELLING NOT EXCEEDING THREE (3) STORIES IN HEIGHT SHALL NOT BE LESS THAN 15-FEET AND NO BALCONY OR PORCH OR ANY PORTION OF THE BUILDING MAY EXTEND INTO SUCH REQUIRED SIDE YARD EXCEPT THAT A ROOF MAY OVERHANG SUCH SIDE YARD NOT TO EXCEED FOUR (4) FEET.

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Exhibit 'D':
Density and Development Standards

CHANDLER'S LANDING. **PHASE 9, SECTION 1**

(A) *Land Uses*. Single-Family Home

(B) *Development Cases*.

(1) *1973*: Zoning (*Ordinance No. 73-48*). Adopted on November 12, 1973.
(2) *1975*. Replat. Adopted on April 1, 1975.

(C) *Original Regulating Ordinance. Ordinance No. 73-48*

(D) *Concept Plans*.

PHASE 9, SECTION 1. SINGLE-FAMILY HOME.

(E) *Density and Development Standards*.

	SINGLE-FAMILY	ZERO-LOT-LINE	SINGLE-FAMILY ATTACHED	MULTI-FAMILY OR CONDOMINIUM
MINIMUM LOT WIDTH	50'	40'	20'	70'
MINIMUM LOT DEPTH	100'	100'	100'	100'
MINIMUM LOT AREA	6,000 SF	4,000 SF	3,000 SF	2,000 SF

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Exhibit 'D':
Density and Development Standards

MINIMUM FRONT YARD SETBACK	25'	25'	25'	25'
MINIMUM SIDE YARD SETBACK	5'	10' [1]	0'	(2) & (3) [3]
MINIMUM REAR YARD SETBACK	10'	10'	10' [2]	10'
MINIMUM PARKING SPACES REQUIRED PER UNIT	2	2	2	1½
MAXIMUM BUILDING COVERAGE	40%	60%	60%	40%

NOTES:
[1]: NO SIDE YARD REQUIRED ON ONE (1) SIDE.
[2]: NONE REQUIRED WHEN ADJOINING A COMMON AREA.
[3]: AS PER 9-602 OF THE 1972 ZONING ORDINANCE:

(12) MULTIPLE FAMILY DWELLINGS NOT EXCEEDING THREE (3) STORIES IN HEIGHT SHALL PROVIDE A MINIMUM SIDE YARD OF FIFTEEN (15) FEET BETWEEN ANY BUILDING WALL CONTAINING OPENINGS FOR WINDOWS, LIGHT, AND AIR AND ANY SIDE LOT LINE EXCEPT THAT ANY SUCH BUILDING FACE OR WALL NOT EXCEEDING 35-FEET IN WIDTH MAY PROVIDE A MINIMUM SIDE YARD OF TEN (10) FEET. WHERE A BUILDING WAIL CONTAINS NO OPENINGS FOR WINDOWS, LIGHT OR AIR, A MINIMUM SIDE YARD OF TEN (10) FEET SHALL BE PROVIDED BETWEEN SUCH WALL AND THE SIDE LOT LINE.

(13) ON A CORNER LOT, A SIDE YARD ADJACENT TO A STREET FOR A MULTIPLE FAMILY DWELLING NOT EXCEEDING THREE (3) STORIES IN HEIGHT SHALL NOT BE LESS THAN 15-FEET AND NO BALCONY OR PORCH OR ANY PORTION OF THE BUILDING MAY EXTEND INTO SUCH REQUIRED SIDE YARD EXCEPT THAT A ROOF MAY OVERHANG SUCH SIDE YARD NOT TO EXCEED FOUR (4) FEET.

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Exhibit 'D':
Density and Development Standards

CHANDLER'S LANDING. **PHASE 10**

(A) *Land Uses*. Single-Family and Zero Lot Line Homes

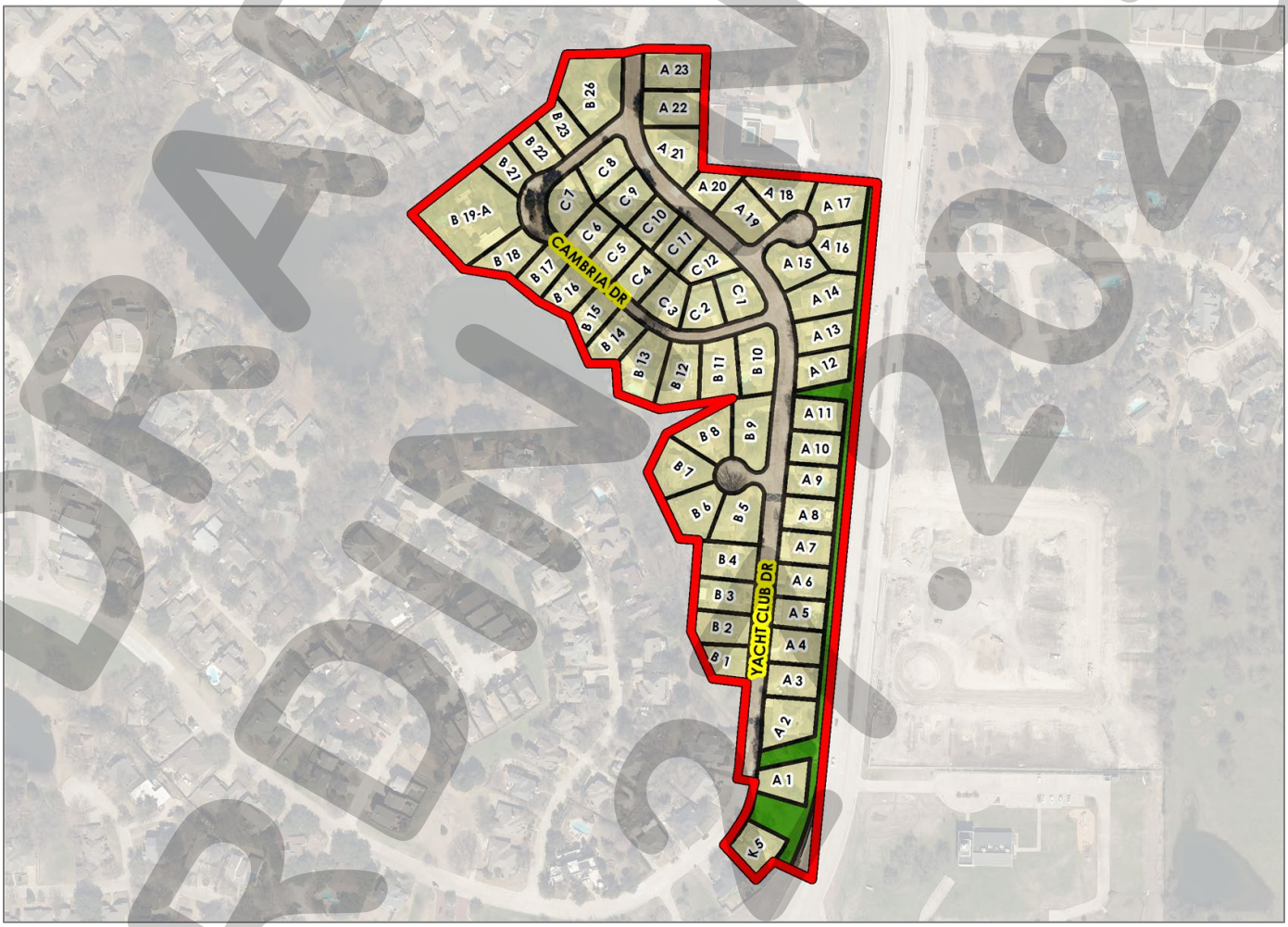
(B) *Development Cases*.

(1) *1973*: Zoning (*Ordinance No. 73-48*). Adopted on November 12, 1973.
(2) *1975*. Replat. Adopted on August 1, 1975.
(3) *PZ1996-051-01*. Replat [*Lot 11 and part of Lot 10*]. Adopted on August 19, 1996.

(C) *Original Regulating Ordinance*. *Ordinance No. 73-48*

(D) *Concept Plans*.

PHASE 10. SINGLE-FAMILY AND ZERO LOT LINE HOMES.



(E) *Density and Development Standards*.

	SINGLE-FAMILY	ZERO-LOT-LINE	SINGLE-FAMILY ATTACHED	MULTI-FAMILY OR CONDOMINIUM
MINIMUM LOT WIDTH	50'	40'	20'	70'
MINIMUM LOT DEPTH	100'	100'	100'	100'
MINIMUM LOT AREA	6,000 SF	4,000 SF	3,000 SF	2,000 SF

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Exhibit 'D':
Density and Development Standards

MINIMUM FRONT YARD SETBACK	25'	25'	25'	25'
MINIMUM SIDE YARD SETBACK	5'	10' [1]	0'	(2) & (3) [3]
MINIMUM REAR YARD SETBACK	10'	10'	10' [2]	10'
MINIMUM PARKING SPACES REQUIRED PER UNIT	2	2	2	1½
MAXIMUM BUILDING COVERAGE	40%	60%	60%	40%

NOTES:
[1]: NO SIDE YARD REQUIRED ON ONE (1) SIDE.
[2]: NONE REQUIRED WHEN ADJOINING A COMMON AREA.
[3]: AS PER 9-602 OF THE 1972 ZONING ORDINANCE:

(14) MULTIPLE FAMILY DWELLINGS NOT EXCEEDING THREE (3) STORIES IN HEIGHT SHALL PROVIDE A MINIMUM SIDE YARD OF FIFTEEN (15) FEET BETWEEN ANY BUILDING WALL CONTAINING OPENINGS FOR WINDOWS, LIGHT, AND AIR AND ANY SIDE LOT LINE EXCEPT THAT ANY SUCH BUILDING FACE OR WALL NOT EXCEEDING 35-FEET IN WIDTH MAY PROVIDE A MINIMUM SIDE YARD OF TEN (10) FEET. WHERE A BUILDING WAIL CONTAINS NO OPENINGS FOR WINDOWS, LIGHT OR AIR, A MINIMUM SIDE YARD OF TEN (10) FEET SHALL BE PROVIDED BETWEEN SUCH WALL AND THE SIDE LOT LINE.

(15) ON A CORNER LOT, A SIDE YARD ADJACENT TO A STREET FOR A MULTIPLE FAMILY DWELLING NOT EXCEEDING THREE (3) STORIES IN HEIGHT SHALL NOT BE LESS THAN 15-FEET AND NO BALCONY OR PORCH OR ANY PORTION OF THE BUILDING MAY EXTEND INTO SUCH REQUIRED SIDE YARD EXCEPT THAT A ROOF MAY OVERHANG SUCH SIDE YARD NOT TO EXCEED FOUR (4) FEET.

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Exhibit 'D':
Density and Development Standards

CHANDLER'S LANDING. **PHASE 14**

(A) *Land Uses*. Single-Family Homes

(B) *Development Cases*.

(1) *1973*: Zoning (*Ordinance No. 73-48*). Adopted on November 12, 1973.
(2) *PZ1983-012-01*. Site Plan [*Phases 4, 14, 15, 16, 17, 18, 18A, 19 & 20*]. Adopted on May 2, 1983.
(3) *PZ1983-037-01*. Preliminary Plat, Site Plan and Zoning Change [*Ordinance No. 84-04*]. Adopted on January 9, 1984.
(4) *PZ1983-040-01*. Preliminary Plat [*Lots 1-21, Block B*]. Adopted on December 5, 1983.
(5) *PZ1983-059-01*. Final Plat. Adopted on December 5, 1983.
(6) *PZ1984-112-01*. Final Plat. Adopted on December 3, 1984.
(7) *PZ1985-039-01*. Zoning [*Ordinance No. 85-43*]. Adopted on August 26, 1985.
(8) *PZ1985-046-01*. Final Plat. Adopted on July 2, 1985.
(9) *PZ1994-030-01*. Replat. Adopted on November 21, 1994.
(10) *PZ1999-045-01*. Replat [*Lots 6 & 7, Block A*]. Adopted on July 19, 1999.
(11) *PZ1999-046-01*. Replat [*Lots 6 & 7, Block B into Lot 6R, Block B*]. Adopted on July 19, 1999.
(12) *PZ1999-111-01*. Replat [*Lots 11 -13, Block B into Lots 11R & 12R, Block B*]. Adopted on January 28, 2000.
(13) *PZ2000-083-01*. Replat [*Lots 3-6, Block D*]. Adopted on October 2, 2000.

(C) *Original Regulating Ordinance*. *Ordinance No. 85-43*

(D) *Concept Plans*.

PHASE 14. SINGLE-FAMILY HOMES.

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(E) *Density and Development Standards*.

BLOCK A. SINGLE-FAMILY HOMES.

MINIMUM LOT WIDTH	50'
MINIMUM LOT DEPTH	100'
MINIMUM LOT AREA	6,500 SF
MAXIMUM UNITS PER LOT	1
MINIMUM FRONT YARD SETBACK	20'
MINIMUM SIDE YARD SETBACK	5'
MINIMUM REAR YARD SETBACK	10'
MINIMUM PARKING SPACES REQUIRED	2
MINIMUM NUMBER OF GARAGE PARKING SPACES	2
MAXIMUM HEIGHT	30'
MINIMUM DISTANCE BETWEEN BUILDINGS ON THE SAME LOT	10'
MINIMUM DISTANCE BETWEEN BUILDINGS	10'
MINIMUM AREA/DWELLING UNIT (SF) [SUM OF ALL FLOOR AREA'S]	1,200 SF
MAXIMUM BUILDING COVERAGE	40%

BLOCK B. PATIO HOMES.

MINIMUM LOT WIDTH [1]	40'
MINIMUM LOT DEPTH	105'
MINIMUM LOT AREA	4,200 SF
MINIMUM FRONT YARD SETBACK	25'
MINIMUM SIDE YARD SETBACK	0'/10'
MINIMUM REAR YARD SETBACK	10'
MINIMUM PARKING SPACES REQUIRED	2
MINIMUM NUMBER OF PARKING SPACES [2]	2
MAXIMUM HEIGHT	28'
MINIMUM DISTANCE BETWEEN BUILDINGS	10'
MINIMUM FLOOR AREA PER DWELLING UNIT	1,500 SF
MAXIMUM BUILDING COVERAGE	60%

NOTES:
[1]: AT FRONT BUILDING LINE.
[2]: EXCLUDING GARAGE PARKING SPACES.

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Exhibit 'D':
Density and Development Standards

CHANDLER'S LANDING. **PHASE 15**

(A) *Land Uses*. Single-Family Homes

(B) *Development Cases*.

(1) *1973*: Zoning (*Ordinance No. 73-48*). Adopted on November 12, 1973.
(2) *PZ1983-012-01*. Site Plan [*Phases 4, 14, 15, 16, 17, 18, 18A, 19 & 20*]. Adopted on May 2, 1983.
(3) *PZ1983-037-01*. Preliminary Plat, Site Plan and Zoning Change [*Ordinance No. 84-04*]. Adopted on January 9, 1984.
(4) *PZ1983-076-01*. Preliminary Plat. Adopted on January 9, 1984.
(5) *PZ1983-076-02*. Concept Plan. Adopted on January 9, 1984.
(6) *PZ1984-032-01*. Final Plat. Adopted on April 2, 1984.
(7) *PZ1986-045-01*. Zoning [*Ordinance No. 86-64*; *Zero Lot Line and Single-Family Homes*]. Adopted on July 28, 1986.
(8) *PZ1986-058-01*. Final Plat. Adopted on December 15, 1986.
(9) *PZ1992-038-01*. Zoning (*Ordinance No. 92-41; Superseded 84-04 & 86-64*) [*Single-Family Homes*]. Adopted on November 16, 1992.
(10) *PZ1992-043-01*. Preliminary Plat. Adopted on November 16, 1992.
(11) *PZ1994-012-01*. Final Plat. Adopted on November 16, 1992.

(C) *Original Regulating Ordinance*. *Ordinance No. 92-41*

(D) *Concept Plan*.

PHASE 15. SINGLE-FAMILY HOMES.

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(E) *Development Standards*. Unless specifically provided by this Planned Development ordinance, any development within Chandler's Landing, Phase 15 shall be subject to the density and dimensional requirements required for a property situated within the Single-Family 7 (SF-7) District as stipulated by Article 05, *District Development Standards*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future; however the following additional requirements shall apply:

MINIMUM AREA/DWELLING UNIT (SF) [SUM OF ALL FLOOR AREA'S]	1,500 SF
MINIMUM INTERNAL SIDE YARD SETBACK	5'

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Exhibit 'D':
Density and Development Standards

CHANDLER'S LANDING. **PHASE 16**

(A) *Land Uses*. Zero Lot Line Homes

(B) *Development Cases*.

(1) *1973*: Zoning (*Ordinance No. 73-48*). Adopted on November 12, 1973.
(2) *PZ1983-012-01*. Site Plan [*Phases 4, 14, 15, 16, 17, 18, 18A, 19 & 20*]. Adopted on May 2, 1983.
(3) *PZ1983-037-01*. Preliminary Plat, Site Plan and Zoning Change [*Ordinance No. 84-04*]. Adopted on January 9, 1984.
(4) *PZ1984-009-01*. Preliminary Plat [*Lots 1-19, Block C and Lots 1-7, Block D*]. Adopted on February 6, 1984.
(5) *PZ1984-063-01*. Final Plat. Adopted on June 11, 1984.
(6) *PZ1985-082-01*. Final Plat and Zoning [*Ordinance No. 86-04*; *Lots 1-22, Block E and Lots 1-12, Block F*]. Adopted on January 20, 1986.
(7) *PZ1996-093-01*. Replat [*Lots 1 & 2, Block D*]. Adopted on December 16, 1996.
(8) *PZ1999-034-01*. Replat [*Lots 1 & 2, Block E*]. Adopted on May 17, 1999.
(9) *PZ2000-025-01*. Replat [*Lots 5-9 & 17-19, Block E and Lots 8-10, Block F*]. Adopted on April 3, 2000.

(C) *Original Regulating Ordinance. Ordinance No. 86-04*

(D) *Concept Plan*.

PHASE 16. ZERO LOT LINE HOMES.

(E) *Dimensional Standards*. Unless specifically provided by this Planned Development ordinance, any development within Chandler's Landing, Phase 16 shall be subject to the density and dimensional requirements required for a property

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situated within the Zero Lot Line (ZL-5) District as stipulated by Article 05, *District Development Standards*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future; however the following additional requirements shall apply:

MINIMUM LOT WIDTH	40'
MINIMUM LOT DEPTH	100'
MINIMUM LOT AREA	4,000 SF
MINIMUM FRONT YARD SETBACK	20'
MINIMUM SIDE YARD SETBACK	0'/10'
MINIMUM REAR YARD SETBACK	15'
MINIMUM PARKING SPACES REQUIRED [1]	2
MINIMUM NUMBER OF GARAGE PARKING SPACES	2
MAXIMUM HEIGHT	30'
MINIMUM DISTANCE BETWEEN BUILDINGS	10'
MINIMUM AREA/DWELLING UNIT (SF) [SUM OF ALL FLOOR AREA'S]	1,500 SF
MAXIMUM BUILDING COVERAGE	60%

NOTES:
[1]: EXCLUDING GARAGE SPACES.

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Exhibit 'D':
Density and Development Standards

CHANDLER'S LANDING. **PHASE 17**

(A) *Land Uses*. Townhomes, Single-Family Homes, and Zero Lot Line Homes

(B) *Development Cases*.

(1) *1973:* Zoning (*Ordinance No. 73-48*). Adopted on November 12, 1973.
(2) *PZ1983-012-01*. Site Plan [*Phases 4, 14, 15, 16, 17, 18, 18A, 19 & 20*]. Adopted on May 2, 1983.
(3) *PZ1983-037-01*. Preliminary Plat, Site Plan and Zoning Change [*Ordinance No. 84-04*]. Adopted on January 9, 1984.
(4) *PZ1984-010-01*. Preliminary Plat. Adopted on February 6, 1984.
(5) *PZ1984-046-01*. Final Plat. Adopted on June 11, 1984.
(6) *PZ1985-047-01*. Replat. Adopted on July 2, 1985.
(7) *PZ1987-040-01*: Replat [*Lots 1-4, Block C*]. Adopted on August 17, 1987.
(8) *PZ1987-041-01*. Preliminary Plat and Zoning [*Ordinance No. 87-45; Single-Family to Townhomes*]. Adopted on August 17, 1987.
(9) *PZ1991-025-01*. Replat. Adopted September on 16, 1991.
(10) *PZ1991-025-02*. Zoning [*Ordinance No. 91-43*]. Adopted on October 7, 1991.
(11) *PZ1994-047-01*. Replat [*Lot 21, Block A*]. Adopted on January 12, 1995.
(12) *PZ1996-025-01*. Replat [*Lots 1-6, Block A into Lots 1R – 3R, Block A*]. Adopted on May 20, 1996.
(13) *PZ1996-042-01*. Replat and Zoning Change [*Ordinance No. 96-18; Changed Zoning for Lots 1R – 3R, Block A*]. Adopted on July 1, 1996.
(14) *PZ2002-017-01*. Replat [*Lot 21, Block A*]. Adopted on March 18, 2002.

(C) *Original Regulating Ordinance. Ordinance No.'s 87-45, 91-43 & 96-18*

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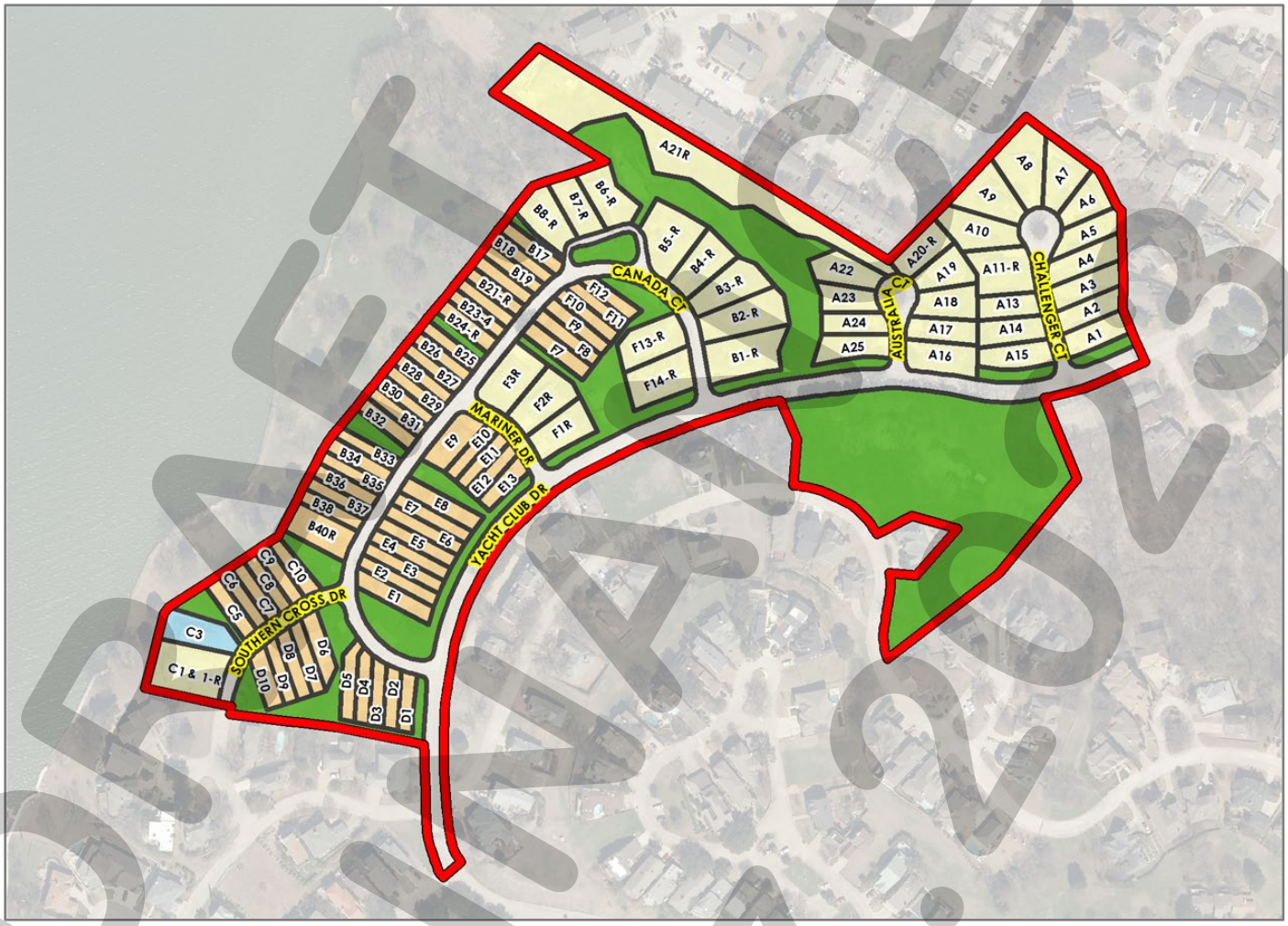
Exhibit 'D':
Density and Development Standards

(D) *Concept Plan*.

PHASE 17. TOWNHOMES, SINGLE-FAMILY HOMES, AND ZERO LOT LINE HOMES.



(E) *Dimensional Standards*.

LOTS 1-25, BLOCK A, CHANDLER'S LANDING PHASE 17.

MINIMUM LOT WIDTH [1]	40'
MINIMUM LOT DEPTH	100'
MINIMUM LOT AREA	4,000 SF
MINIMUM FRONT YARD SETBACK	20'
MINIMUM SIDE YARD SETBACK	0'/10'
MINIMUM REAR YARD SETBACK	15'
MINIMUM PARKING SPACES REQUIRED [2]	2
MAXIMUM HEIGHT	30'
MINIMUM DISTANCE BETWEEN BUILDINGS	10'
MINIMUM AREA/DWELLING UNIT (SF) [SUM OF ALL FLOOR AREA'S]	1,500 SF
MAXIMUM BUILDING COVERAGE	60%

NOTES:
[1]: AT FRONT YARD BUILDING SETBACK.
[2]: EXCLUDING GARAGE SPACES.

BLOCKS B, C, D, E, & F, CHANDLER'S LANDING PHASE 17.

MINIMUM LOT WIDTH	26'

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MINIMUM LOT AREA	3,000 SF
MINIMUM FRONT YARD SETBACK [1]	20'
MINIMUM SIDE YARD SETBACK	0'
MINIMUM SIDE YARD ADJACENT TO A STREET	10'
MINIMUM REAR YARD SETBACK	10'
MAXIMUM HEIGHT	30'
MINIMUM DISTANCE BETWEEN BUILDINGS [2]	10'
MINIMUM AREA/DWELLING UNIT (SF) [SUM OF ALL FLOOR AREA'S]	1,000 SF
MAXIMUM BUILDING COVERAGE	60%

NOTES:
[1]: 15-FEET WITH A SIDE ENTRY GARAGE.
[2]: MINIMUM OF 20-FEET BETWEEN BUILDINGS EVERY 250-FEET.

LOTS 1-4, BLOCK C, CHANDLER'S LANDING PHASE 17.
Unless specifically provided by this Planned Development ordinance, any development on Lots 1-4, Block C, Chandler's Landing, Phase 17 shall be subject to the density and dimensional requirements required for a property situated within the Zero Lot Line (ZL-5) District as stipulated by Article 05, *District Development Standards*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future; however the following additional requirements shall apply:

MINIMUM LOT WIDTH	40'
MINIMUM LOT DEPTH	100'
MINIMUM LOT AREA	5,000 SF
MINIMUM FRONT YARD SETBACK	20'
MINIMUM SIDE YARD SETBACK	0'/10'
MINIMUM PARKING SPACES REQUIRED [1]	2
MINIMUM REAR YARD SETBACK	15'
MAXIMUM HEIGHT	30'
MINIMUM DISTANCE BETWEEN BUILDINGS	10'
MINIMUM AREA/DWELLING UNIT (SF) [SUM OF ALL FLOOR AREA'S]	1,750 SF
MAXIMUM BUILDING COVERAGE	60%

NOTES:
[1]: EXCLUDING GARAGE SPACES.

LOTS 1-R – 8-R, BLOCK B; LOTS 1-R, BLOCK C; AND LOTS 13-R & 14-R, BLOCK F, CHANDLER'S LANDING PHASE 17.
Unless specifically provided by this Planned Development ordinance, any development on Lots 1-R – 8-R, Block B; Lots 1-R, Block C; and Lots 13-R & 14-R, Block F, Chandler's Landing Phase 17 shall be subject to the density and dimensional requirements required for a property situated within the Single-Family 10 (SF-10) District as stipulated by Article 05, *District Development Standards*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future; however the following additional requirements shall apply:

MINIMUM LOT WIDTH	40'
MINIMUM LOT DEPTH	100'
MINIMUM LOT AREA	5,500 SF
MINIMUM FRONT YARD SETBACK	20'
MINIMUM SIDE YARD SETBACK	5'
MINIMUM SIDE YARD ADJACENT TO A STREET	15'
MINIMUM REAR YARD SETBACK	10'
MINIMUM PARKING SPACES REQUIRED [1]	2
MINIMUM GARAGE PARKING SPACES REQUIRED	2
MAXIMUM HEIGHT	30'
MINIMUM DISTANCE BETWEEN BUILDINGS	10'
MINIMUM AREA/DWELLING UNIT (SF) [SUM OF ALL FLOOR AREA'S]	1,750 SF
MAXIMUM BUILDING COVERAGE	40%

NOTES:
[1]: EXCLUDING GARAGE SPACES.

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Exhibit 'D':
Density and Development Standards

CHANDLER'S LANDING. **PHASE 18/SECTION 1**

(A) *Land Uses*. Townhomes and Single-Family Homes

(B) *Development Cases*.

(1) *1973:* Zoning (*Ordinance No. 73-48*). Adopted on November 12, 1973.
(2) *PZ1983-012-01*. Site Plan [*Phases 4, 14, 15, 16, 17, 18, 18A, 19 & 20*]. Adopted on May 2, 1983.
(3) *PZ1983-037-01*. Preliminary Plat, Site Plan and Zoning Change [*Ordinance No. 84-04*]. Adopted on January 9, 1984.
(4) *PZ1984-024-01*. Preliminary Plat and Concept Plan. Adopted on April 2, 1984.
(5) *PZ1985-039-01*. Preliminary Plat, Final Plat, Site Plan, and Zoning [*Ordinance No 85-43*]. Adopted on August 26, 1985.
(6) *PZ1985-048-01*. Final Plat. Adopted on July 2, 1985.
(7) *PZ1991-025-01*. Replat [*Lots 1-10, Block A to Lots 1-R – 5-R, Block A*]. Adopted on September 16, 1991.
(8) *PZ1991-025-02*. Zoning [*Ordinance No. 91-43*; *Lots 1-R – 5-R, Block A*]. Adopted on October 7, 1991.
(9) *PZ1992-041-01*. Replat [*Lots 11-15, Block A to Lots 6-R – 8-R, Block A*] and Zoning [*Ordinance No. 92-43; Lots 6-R – 8-R*]. Adopted on December 7, 1992.
(10) *PZ1994-006-01*. Replat [*Lots 1-R & 2-R, Block A*]. Adopted on March 21, 1994.
(11) *PZ1999-002-01*. Replat [*Lots 7 & 8, Block A to Lot 7RA, Block A*]. Adopted on February 9, 1999.

(C) *Original Regulating Ordinance. Ordinance No.'s 85-43, 91-43 & 92-43*

(F) *Concept Plan*.

PHASE 18/SECTION 1. TOWNHOMES AND SINGLE-FAMILY HOMES.

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(D) *Dimensional Standards*.

TOWNHOMES.

MINIMUM LOT WIDTH [1]	26'
MINIMUM LOT DEPTH	100'
MINIMUM LOT AREA	3,000 SF
MAXIMUM UNITS PER LOT	1
MINIMUM FRONT YARD SETBACK [FRONT ENTRY GARAGE] [2]	20'
MINIMUM SIDE YARD SETBACK	0'
MINIMUM SIDE YARD SETBACK ADJACENT TO A STREET	10'
MINIMUM REAR YARD SETBACK	10'
MINIMUM PARKING SPACES REQUIRED	2
MINIMUM NUMBER OF GARAGE PARKING SPACES	2
MAXIMUM HEIGHT	30'
MINIMUM LENGTH OF DRIVEWAY PAVEMENT ON SIDE OR REAR	20'
MINIMUM DISTANCE BETWEEN BUILDINGS [3]	20'
MAXIMUM NUMBER OF ATTACHED UNITS [4]	8
MAXIMUM DENSITY [DWELLING UNITS PER ACRE]	8
MINIMUM AREA/DWELLING UNIT (SF) [SUM OF ALL FLOOR AREA'S]	1,000 SF
MINIMUM LANDSCAPING PERCENTAGE	10%
MAXIMUM BUILDING COVERAGE	60%

NOTES:
[1]: THE MINIMUM LOT WIDTH SHALL BE MEASURE AT THE FRONT YARD BUILDING SETBACK.
[2]: THE FRONT YARD SETBACK CAN BE REDUCED TO 15-FEET FOR SIDE AND REAR ENTRY GARAGES.
[3]: EVERY 250-FEET.
[4]: UP TO 250-FEET.

LOTS 1-R – 5-R, BLOCK A, CHANDLER'S LANDING PHASE 18/SECTION 1.
Unless specifically provided by this Planned Development ordinance, any development on Lots 1-R – 5-R, Block A, Chandler's Landing Phase 18/Section 1 shall be subject to the density and dimensional requirements required for a property situated within the Single-Family 10 (SF-10) District as stipulated by Article 05, *District Development Standards*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future; however the following additional requirements shall apply:

MINIMUM LOT WIDTH	40'
MINIMUM LOT DEPTH	100'
MINIMUM LOT AREA	6,000 SF
MINIMUM FRONT YARD SETBACK	20'
MINIMUM SIDE YARD SETBACK	5'
MINIMUM SIDE YARD ADJACENT TO A STREET	15'
MINIMUM REAR YARD SETBACK	10'
MINIMUM PARKING SPACES REQUIRED [1]	2
MINIMUM GARAGE PARKING SPACES REQUIRED	2
MAXIMUM HEIGHT	30'
MINIMUM DISTANCE BETWEEN BUILDINGS	10'
MINIMUM AREA/DWELLING UNIT (SF) [SUM OF ALL FLOOR AREA'S]	1,750 SF
MAXIMUM BUILDING COVERAGE	40%

NOTES:
[1]: EXCLUDING GARAGE SPACES.

LOTS 6-R – 8-R, BLOCK A, CHANDLER'S LANDING PHASE 18/SECTION 1.
Unless specifically provided by this Planned Development ordinance, any development on Lots 6-R – 8-R, Block A, Chandler's Landing Phase 18/Section 1 shall be subject to the density and dimensional requirements required for a property situated within the Single-Family 10 (SF-10) District as stipulated by Article 05, *District Development Standards*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future; however the following additional requirements shall apply:

MINIMUM LOT WIDTH	40'

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Exhibit 'D':
Density and Development Standards

MINIMUM LOT DEPTH	100'
MINIMUM LOT AREA	5,700 SF
MINIMUM FRONT YARD SETBACK	25'
MINIMUM SIDE YARD SETBACK	5'
MINIMUM REAR YARD SETBACK	20'
MINIMUM PARKING SPACES REQUIRED [1]	2
MINIMUM GARAGE PARKING SPACES REQUIRED	2
MAXIMUM HEIGHT	30'
MINIMUM DISTANCE BETWEEN BUILDINGS	10'
MINIMUM AREA/DWELLING UNIT (SF) [SUM OF ALL FLOOR AREA'S]	1,750 SF
MAXIMUM BUILDING COVERAGE	40%

NOTES:
[1]: EXCLUDING GARAGE SPACES.

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Exhibit 'D':
Density and Development Standards

CHANDLER'S LANDING. **PHASE 18/SECTION 2**

(A) *Land Uses*. Zero Lot Line Homes and Single-Family Homes

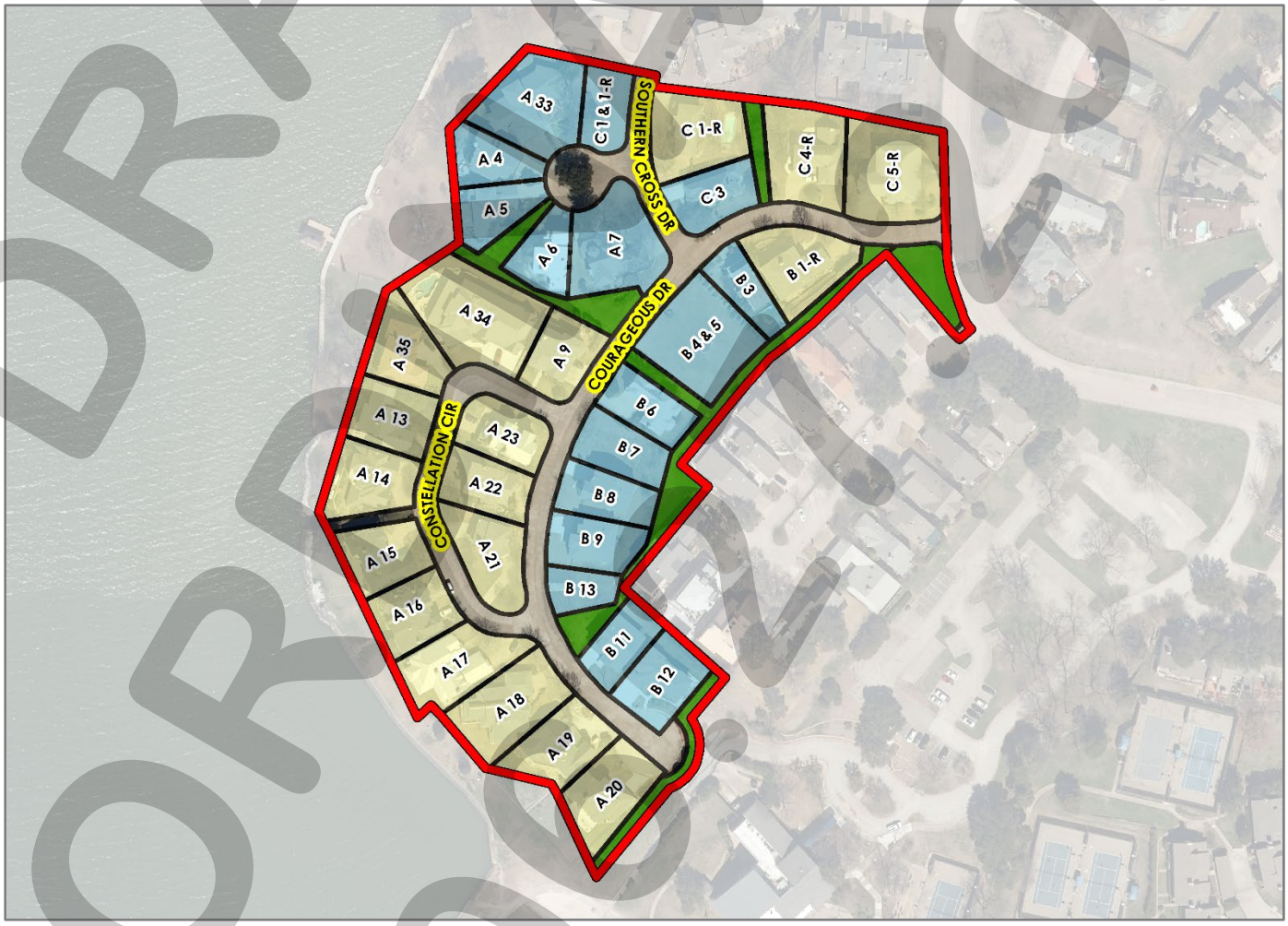
(B) *Development Cases*.

(1) *1973*: Zoning (*Ordinance No. 73-48*). Adopted on November 12, 1973.
(2) *PZ1983-012-01*. Site Plan [*Phases 4, 14, 15, 16, 17, 18, 18A, 19 & 20*]. Adopted on May 2, 1983.
(3) *PZ1983-037-01*. Preliminary Plat, Site Plan and Zoning Change [*Ordinance No. 84-04*]. Adopted on January 9, 1984.
(4) *PZ1984-024-01*. Preliminary Plat and Concept Plan. Adopted on April 2, 1984.
(5) *PZ1985-039-01*. Preliminary Plat, Final Plat, Site Plan, and Zoning [*Ordinance No 85-43*]. Adopted on August 26, 1985.
(6) *PZ1985-048-01*. Final Plat. Adopted on July 2, 1985.
(7) *PZ1988-008-01*. Replat [*Lots 1, 7 & 8, Block A and Lots 1-3, Block C*]. Adopted on May 2, 1988.
(8) *PZ1988-032-01*. Replat [*Lots 1-32, Block A and Lots 4-16, Block B*]. Adopted on August 1, 1988.
(9) *PZ1988-038-01*. Zoning [*Ordinance No. 88-51; Single Family Homes for Lots 9-23, Block A*]. Adopted on October 3, 1988.
(10) *PZ1988-059-01*. Replat [*Lots 1, 7 & 8, Block A and Lots 1-3, Block C*]. Adopted on March 20, 1989.
(11) *PZ1991-025-01*. Replat [*Lots 1-10, Block A to Lots 1-R – 5-R, Block A*]. Adopted on September 16, 1991.
(12) *PZ1991-025-02*. Zoning [*Ordinance No. 91-43*; *Lots 1-R – 5-R, Block A*]. Adopted on October 7, 1991.

(C) *Original Regulating Ordinance*. *Ordinance No.'s 84-04, 88-51 & 91-43*

(D) *Concept Plan*.

PHASE 18/SECTION 2. ZERO LOT LINE HOMES AND SINGLE-FAMILY HOMES



DRAFT ORDINANCE 02.17.2023

(E) *Dimensional Standards*.

ZERO LOT LINE HOMES.

MINIMUM LOT WIDTH [1]	40'
MINIMUM LOT DEPTH	100'
MINIMUM LOT AREA	4,000 SF
MINIMUM FRONT YARD SETBACK	20'
MINIMUM SIDE YARD SETBACK	0'/10'
MINIMUM REAR YARD SETBACK	15'
MINIMUM PARKING SPACES REQUIRED [2]	2
MAXIMUM HEIGHT	30'
MINIMUM DISTANCE BETWEEN BUILDINGS	10'
MINIMUM AREA/DWELLING UNIT (SF) [SUM OF ALL FLOOR AREA'S]	1,750 SF
MAXIMUM BUILDING COVERAGE	60%

NOTES:
[1]: THE MINIMUM LOT WIDTH SHALL BE MEASURE AT THE FRONT YARD BUILDING SETBACK.
[2]: EXCLUDING GARAGE SPACES.

LOTS 9-23, BLOCK A, CHANDLER'S LANDING PHASE 18/SECTION 2 (SINGLE-FAMILY DETACHED HOMES).

MINIMUM LOT WIDTH [1]	45'
MINIMUM LOT DEPTH	100'
MINIMUM LOT AREA	6,500 SF
MAXIMUM HOMES PER LOT	1
MINIMUM FRONT YARD SETBACK	20'
MINIMUM SIDE YARD SETBACK	5'
MINIMUM REAR YARD SETBACK	15'
MINIMUM PARKING SPACES REQUIRED	2
MINIMUM GARAGE PARKING SPACES REQUIRED	2
MAXIMUM HEIGHT	30'
MINIMUM DISTANCE BETWEEN SEPARATE BUILDINGS [2]	10'
MINIMUM DISTANCE BETWEEN BUILDINGS	10'
MINIMUM AREA/DWELLING UNIT (SF) [SUM OF ALL FLOOR AREA'S]	1,500 SF
MAXIMUM BUILDING COVERAGE	40%

NOTES:
[1]: THE MINIMUM LOT WIDTH SHALL BE MEASURE AT THE FRONT YARD BUILDING SETBACK.
[2]: ON THE SAME LOT OR PARCEL OF LAND.

LOT 1-R, BLOCK B AND LOTS 1-R, 4-R & 5-R, BLOCK C, CHANDLER'S LANDING PHASE 18/SECTION 2.
Unless specifically provided by this Planned Development ordinance, any development on Lot 1-R, Block B and Lots 1-R, 4-R, & 5-R, Block C, Chandler's Landing Phase 18/Section 2 shall be subject to the density and dimensional requirements required for a property situated within the Single-Family 10 (SF-10) District as stipulated by Article 05, *District Development Standards*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future; however the following additional requirements shall apply:

MINIMUM LOT WIDTH	40'
MINIMUM LOT DEPTH	100'
MINIMUM LOT AREA	6,000 SF
MINIMUM FRONT YARD SETBACK	20'
MINIMUM SIDE YARD SETBACK	5'
MINIMUM SIDE YARD ADJACENT TO A STREET	15'
MINIMUM REAR YARD SETBACK	10'
MINIMUM PARKING SPACES REQUIRED [1]	2
MINIMUM GARAGE PARKING SPACES REQUIRED	2
MAXIMUM HEIGHT	30'
MINIMUM DISTANCE BETWEEN BUILDINGS	10'
MINIMUM AREA/DWELLING UNIT (SF) [SUM OF ALL FLOOR AREA'S]	1,750 SF
MAXIMUM BUILDING COVERAGE	40%

NOTES:
[1]: EXCLUDING GARAGE SPACES.

DRAFT 06.12.2023

Exhibit 'D':
Density and Development Standards

CHANDLER'S LANDING. **PHASE 19**

(A) *Land Uses*. Single-Family Homes

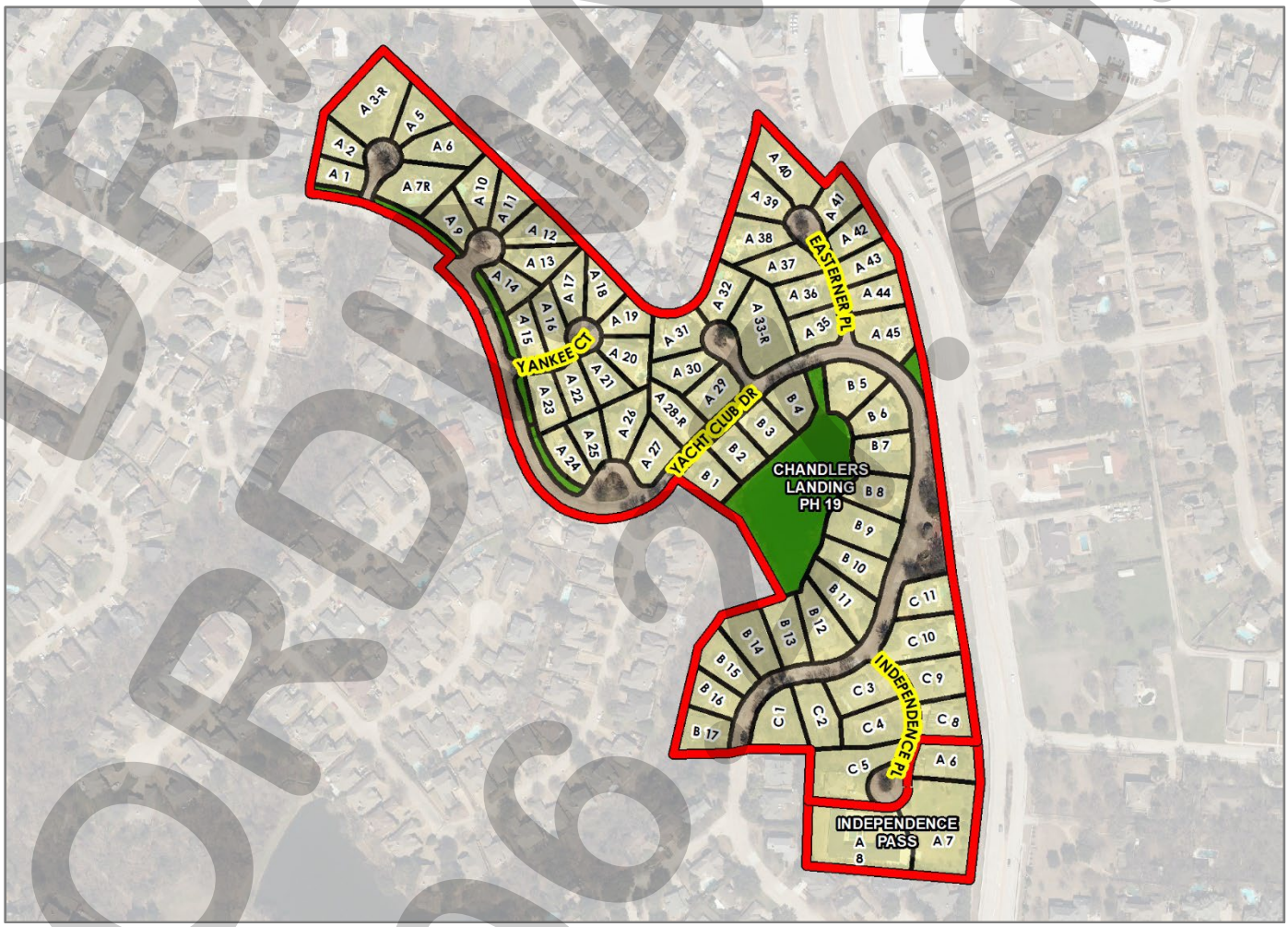
(B) *Development Cases*.

(1) 1973: Zoning (*Ordinance No. 73-48*). Adopted on November 12, 1973.
(2) *PZ1983-012-01*. Site Plan [*Phases 4, 14, 15, 16, 17, 18, 18A, 19 & 20*]. Adopted on May 2, 1983.
(3) *PZ1983-037-01*. Preliminary Plat, Site Plan and Zoning Change [*Ordinance No. 84-04*]. Adopted on January 9, 1984.
(4) *PZ1985-025-01*. Preliminary Plat. Adopted on April 2, 1984.
(5) *PZ1985-025-01*. Concept Plan. Adopted on April 2, 1984.
(6) *PZ1985-039-01*. Preliminary Plat, Final Plat, Site Plan, and Zoning Change [*Ordinance No. 85-43*]. Adopted on July 2, 1985.
(7) *PZ1985-045-01*. Preliminary Plat and Concept Plan. Adopted on July 2, 1985.
(8) *PZ1985-056-01*. Final Plat. Adopted on July 2, 1985.
(9) *PZ1996-015-01*. Replat [*Lots 7 & 8, Block A to Lot 7R, Block A*]. Adopted on May 20, 1996.
(10) *PZ1998-040-01*. Replat [*Lots 33 & 34, Block A*]. Adopted on September 21, 1998.
(11) *PZ1999-015-01*. Replat. Adopted on March 15, 1999.
(12) *PZ2000-009-01*. Replat [*Lot 1R, Block B*]. Adopted on March 20, 2000.

(C) *Original Regulating Ordinance. Ordinance No. 85-43*

(D) *Concept Plan*.

PHASE 19. SINGLE-FAMILY HOMES



DRAFT ORDINANCE 06.20.2023

(E) *Dimensional Standards*.

SINGLE-FAMILY HOMES.

MINIMUM LOT WIDTH	50'
MINIMUM LOT DEPTH	100'
MINIMUM LOT AREA	6,000 SF
MAXIMUM UNITS PER LOT	1
MINIMUM FRONT YARD SETBACK	20'
MINIMUM SIDE YARD SETBACK	5'
MINIMUM REAR YARD SETBACK	10'
MINIMUM PARKING SPACES REQUIRED	2
MINIMUM NUMBER OF GARAGE PARKING SPACES	2
MAXIMUM HEIGHT	30'
MINIMUM DISTANCE BETWEEN BUILDINGS ON THE SAME LOT	10'
MINIMUM DISTANCE BETWEEN BUILDINGS	10'
MINIMUM AREA/DWELLING UNIT (SF) [SUM OF ALL FLOOR AREA'S]	1,200 SF
MAXIMUM BUILDING COVERAGE	40%

DRAFT ORDINANCE 06.27.2023

Exhibit 'D':
Density and Development Standards

CHANDLER'S LANDING. **PHASE 20**

(A) *Land Uses*. Single-Family Homes

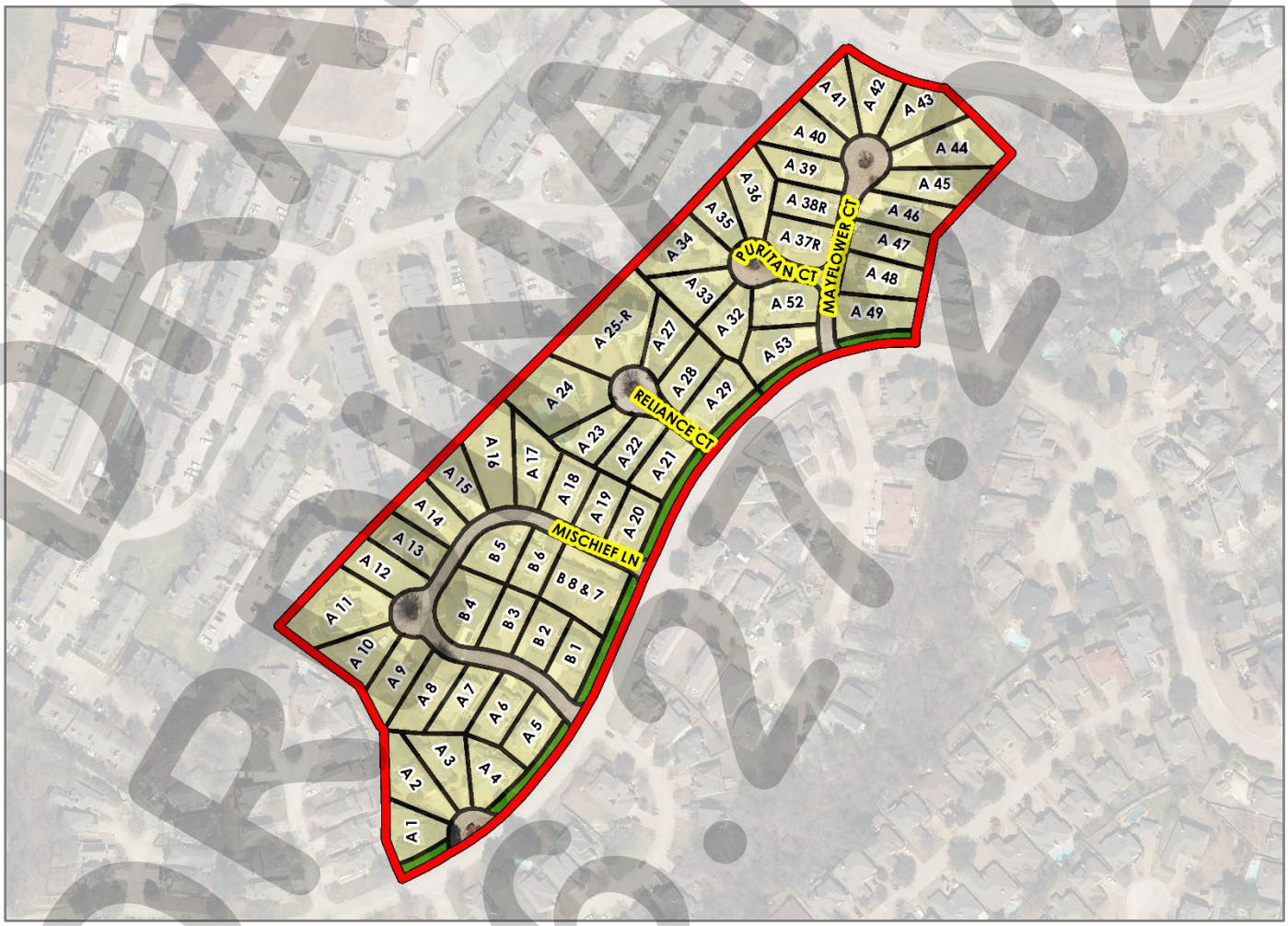
(B) *Development Cases*.

(1) *1973:* Zoning (*Ordinance No. 73-48*). Adopted on November 12, 1973.
(2) *PZ1983-012-01*. Site Plan [*Phases 4, 14, 15, 16, 17, 18, 18A, 19 & 20*]. Adopted on May 2, 1983.
(3) *PZ1983-037-01*. Preliminary Plat, Site Plan and Zoning Change [*Ordinance No. 84-04*]. Adopted on January 9, 1984.
(4) *PZ1985-039-01*. Preliminary Plat, Final Plat, Site Plan, and Zoning Change [*Ordinance No. 85-43*]. Adopted on July 2, 1985.
(5) *PZ1985-049-01*. Preliminary Plat and Concept Plan. Adopted on July 2, 1985.
(6) *PZ1985-051-01*. Final Plat. Adopted on July 2, 1985.
(7) *PZ1994*-029-01. Replat. Adopted on November 21, 1994.
(8) *PZ2002*-034-01. Replat [*Lots 37 & 38, Block A to Lot 37A, Block A*]. Adopted on May 20, 2002.

(C) *Original Regulating Ordinance*. *Ordinance No. 85-43*

(D) *Concept Plan*.

PHASE 20. SINGLE-FAMILY HOMES



(E) *Dimensional Standards*.

SINGLE-FAMILY HOMES.

MINIMUM LOT WIDTH	50'

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Exhibit 'D':
Density and Development Standards

MINIMUM LOT DEPTH	100'
MINIMUM LOT AREA	6,000 SF
MAXIMUM UNITS PER LOT	1
MINIMUM FRONT YARD SETBACK	20'
MINIMUM SIDE YARD SETBACK	5'
MINIMUM REAR YARD SETBACK	10'
MINIMUM PARKING SPACES REQUIRED	2
MINIMUM NUMBER OF GARAGE PARKING SPACES	2
MAXIMUM HEIGHT	30'
MINIMUM DISTANCE BETWEEN BUILDINGS ON THE SAME LOT	10'
MINIMUM DISTANCE BETWEEN BUILDINGS	10'
MINIMUM AREA/DWELLING UNIT (SF) [SUM OF ALL FLOOR AREA'S]	1,200 SF
MAXIMUM BUILDING COVERAGE	40%

DRAFT ORDINANCE 06.27.2023

Exhibit 'D':
Density and Development Standards

THE CABANAS AT CHANDLER'S LANDING.

(A) *Land Uses*. Townhomes

(B) *Development Cases*.

(1) *1973*: Zoning (*Ordinance No. 73-48*). Adopted on November 12, 1973.
(2) *PZ1984-081-01*. Development Plan. Adopted on September 10, 1984.
(3) *PZ1985-072-01*. Concept Plan. Adopted on September 10, 1984.
(4) *PZ1990-029-01*. Zoning Change [*Ordinance No. 90-38*]. Adopted on November 5, 1990.
(5) *Z2014-006*. Zoning [*Ordinance No. 14-15*]. Adopted on April 7, 2014.
(6) *P2014-007*. Replat. Adopted on July 7, 2014.

(C) *Original Regulating Ordinance*. *Ordinance No. 14-15*

(D) *Concept Plan*.

THE CABANAS AT CHANDLER'S LANDING. TOWNHOMES

(E) *Development Standards*.

(1) *Purpose*. It was the intent of *Ordinance No. 14-15* to maintain the current conditions of the subject property, while permitting property owners to physically subdivide their properties into lots to delineate the open space that will be dedicated to the *Chandler's Landing Homeowner's Association*.

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(2) *Permitted Uses*. The following are the only permitted land uses that shall be established on the *Subject Property*:

(a) *Permitted Uses*. Uses permitted *by right* or by *Specific Use Permit (SUP)* in Planned Development District 8 (PD-8). Uses subject to the approval of a *Specific Use Permit (SUP)* shall be required to follow the procedure for requesting a *SUP* as set forth in Article 11, *Development Applications and Review Procedures*, of the Unified Development Code.

(b) *Townhomes*. A single-family dwelling unit constructed in a series, or group of units that share common walls, and are situated on an individual or separate lot.

NOTE: All development of the Subject Property should conform to the Concept Plan depicted above.

(3) *Maximum Number of Units*. The *Subject Property* may contain no more than nine (9) townhomes that conform to the *Concept Plan* depicted above.

(4) *Density and Development Requirements*.

TOWNHOMES

MINIMUM LOT WIDTH	20'
MINIMUM LOT DEPTH	40'
MINIMUM LOT AREA	2,200 SF
MAXIMUM UNITS PER LOT	1
MINIMUM FRONT YARD SETBACK	0'
MINIMUM SIDE YARD SETBACK [1]	0'
MINIMUM REAR YARD SETBACK	0'
MINIMUM OFF-STREET PARKING SPACES REQUIRED	2
MAXIMUM HEIGHT	30'
MAXIMUM BUILDING COVERAGE (AS PERCENTAGE OF LOT AREA)	100%

NOTES:
[1]: THE INTERNAL SIDE YARD SETBACK SHALL BE SUBJECT TO ALL BUILDING CODES AND THE SIDE YARD ABUTTING A STRUCTURE SHALL BE REQUIRED TO BE SEPERATED BY A FIRE-RETARDANT WALL.

(5) *Additional Restrictions*. No fences or any other type of barricade shall be permitted on any property depicted in the *Concept Plan* depicted above.

DRAFT ORDINANCE 06.27.2023

Exhibit 'D':
Density and Development Standards

THE CABANAS.

(A) *Land Uses*. Townhomes

(B) *Development Cases*.

(1) *1973:* Zoning (*Ordinance No. 73-48*). Adopted on November 12, 1973.
(2) *PZ1990-029-01*. Zoning Change [*Ordinance No. 90-38*]. Adopted on November 5, 1990.
(3) *PZ1990-029-02*. Final Plat. Adopted on November 5, 1990.

(C) *Original Regulating Ordinance. Ordinance No. 90-38*

(D) *Concept Plan*.

THE CABANAS. TOWNHOMES

(E) *Development Standards*.

(1) *Permitted Uses*. One (1) attached townhouse unit with fire walls on an individual lot with a maximum of two (2) attached units on two (2) separate lots.

(2) *Density*. Development or redevelopment of the above described tract shall be limited to no more than six (6) single-family townhouse lots.

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(3) *Density and Development Requirements*.

TOWNHOMES

MINIMUM LOT WIDTH [1]	25'
MINIMUM LOT DEPTH	42'
MINIMUM LOT AREA	1,050 SF
MAXIMUM UNITS PER LOT	1
MINIMUM SQUARE FOOT PER DWELLING UNIT	1,200 SF
MINIMUM FRONT YARD SETBACK	0'
MINIMUM SIDE YARD SETBACK [2]	0'
MINIMUM REAR YARD SETBACK	0'
MINIMUM OFF-STREET PAVED PARKING SPACES REQUIRED [3]	2
MAXIMUM HEIGHT	23'
MAXIMUM BUILDING COVERAGE (AS PERCENTAGE OF LOT AREA)	100%

NOTES:
[1]: ON A PUBLIC STREET OR APPROVED PRIVATE ACCESS.
[2]: THE INTERNAL SIDE YARD SETBACK SHALL BE SUBJECT TO ALL BUILDING CODES AND THE SIDE YARD ABUTTING A STRUCTURE SHALL BE REQUIRED TO BE SEPERATED BY A FIRE-RETARDANT WALL.
[3]: REQUIRED FOR EACH RESIDENTIAL DWELLING UNIT.

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MATCH POINT.

(A) *Land Uses*. Townhomes

(B) *Development Cases*.

(1) *1973*: Zoning (*Ordinance No. 73-48*). Adopted on November 12, 1973.
(2) *1981*: Final Plat. Adopted on August 5, 1981.

(C) *Original Regulating Ordinance. Ordinance No. 73-48*

(D) *Concept Plan*.

MATCH POINT. MULTI-FAMILY STRUCTURE OR CONDOMINIUM

(E) *Density and Development Standards*.

MULTI-FAMILY STRUCTURE OR CONDOMINIUM

MINIMUM LOT WIDTH	70'
MINIMUM LOT DEPTH	100'
MINIMUM LOT AREA	2,000 SF
MINIMUM FRONT YARD SETBACK	25'
MINIMUM SIDE YARD SETBACK	(2) & (3) [1]
MINIMUM REAR YARD SETBACK	10'

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06.27.2023

Exhibit 'D':
Density and Development Standards

MINIMUM PARKING SPACES REQUIRED PER UNIT	1½
MAXIMUM BUILDING COVERAGE	40%

NOTES:

[1]: AS PER 9-602 OF THE 1972 ZONING ORDINANCE:

(2) MULTIPLE FAMILY DWELLINGS NOT EXCEEDING THREE (3) STORIES IN HEIGHT SHALL PROVIDE A MINIMUM SIDE YARD OF FIFTEEN (15) FEET BETWEEN ANY BUILDING WALL CONTAINING OPENINGS FOR WINDOWS, LIGHT, AND AIR AND ANY SIDE LOT LINE EXCEPT THAT ANY SUCH BUILDING FACE OR WALL NOT EXCEEDING 35-FEET IN WIDTH MAY PROVIDE A MINIMUM SIDE YARD OF TEN (10) FEET. WHERE A BUILDING WAIL CONTAINS NO OPENINGS FOR WINDOWS, LIGHT OR AIR, A MINIMUM SIDE YARD OF TEN (10) FEET SHALL BE PROVIDED BETWEEN SUCH WALL AND THE SIDE LOT LINE.

(3) ON A CORNER LOT, A SIDE YARD ADJACENT TO A STREET FOR A MULTIPLE FAMILY DWELLING NOT EXCEEDING THREE (3) STORIES IN HEIGHT SHALL NOT BE LESS THAN 15-FEET AND NO BALCONY OR PORCH OR ANY PORTION OF THE BUILDING MAY EXTEND INTO SUCH REQUIRED SIDE YARD EXCEPT THAT A ROOF MAY OVERHANG SUCH SIDE YARD NOT TO EXCEED FOUR (4) FEET.

DRAFT ORDINANCE 06.27.2023

Exhibit 'D':
Density and Development Standards

CUTTER HILL. **PHASES 1, 2, & 3**

(A) *Land Uses*. Condominiums

(B) *Development Cases*.

(1) *1973*: Zoning (*Ordinance No. 73-48*). Adopted on November 12, 1973.
(2) *1977*: Final Plat for Phase 1. Adopted on January 4, 1977.
(3) *1977*: Final Plat for Phase 2. Adopted on November 17, 1977.
(4) *1981*: Final Plat for Phase 3. Adopted on June 15, 1981.

(C) *Original Regulating Ordinance*. *Ordinance No. 73-48*

(D) *Concept Plan*.

CUTTER HILL, PHASES 1, 2, & 3. MULTI-FAMILY STRUCTURE OR CONDOMINIUM

(E) *Density and Development Standards*.

MULTI-FAMILY STRUCTURE OR CONDOMINIUM

MINIMUM LOT WIDTH	70'
MINIMUM LOT DEPTH	100'
MINIMUM LOT AREA	2,000 SF
MINIMUM FRONT YARD SETBACK	25'

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Exhibit 'D':
Density and Development Standards

MINIMUM SIDE YARD SETBACK	(2) & (3) [1]
MINIMUM REAR YARD SETBACK	10'
MINIMUM PARKING SPACES REQUIRED PER UNIT	1½
MAXIMUM BUILDING COVERAGE	40%

NOTES:
[1]: AS PER 9-602 OF THE 1972 ZONING ORDINANCE:

(2) MULTIPLE FAMILY DWELLINGS NOT EXCEEDING THREE (3) STORIES IN HEIGHT SHALL PROVIDE A MINIMUM SIDE YARD OF FIFTEEN (15) FEET BETWEEN ANY BUILDING WALL CONTAINING OPENINGS FOR WINDOWS, LIGHT, AND AIR AND ANY SIDE LOT LINE EXCEPT THAT ANY SUCH BUILDING FACE OR WALL NOT EXCEEDING 35-FEET IN WIDTH MAY PROVIDE A MINIMUM SIDE YARD OF TEN (10) FEET. WHERE A BUILDING WAIL CONTAINS NO OPENINGS FOR WINDOWS, LIGHT OR AIR, A MINIMUM SIDE YARD OF TEN (10) FEET SHALL BE PROVIDED BETWEEN SUCH WALL AND THE SIDE LOT LINE.

(3) ON A CORNER LOT, A SIDE YARD ADJACENT TO A STREET FOR A MULTIPLE FAMILY DWELLING NOT EXCEEDING THREE (3) STORIES IN HEIGHT SHALL NOT BE LESS THAN 15-FEET AND NO BALCONY OR PORCH OR ANY PORTION OF THE BUILDING MAY EXTEND INTO SUCH REQUIRED SIDE YARD EXCEPT THAT A ROOF MAY OVERHANG SUCH SIDE YARD NOT TO EXCEED FOUR (4) FEET.

DRAFT ORDINANCE 06.27.2023

Exhibit 'D':
Density and Development Standards

HARBOR LANDING. **PHASES 1 & 2**

(A) *Land Uses*. Single-Family Homes

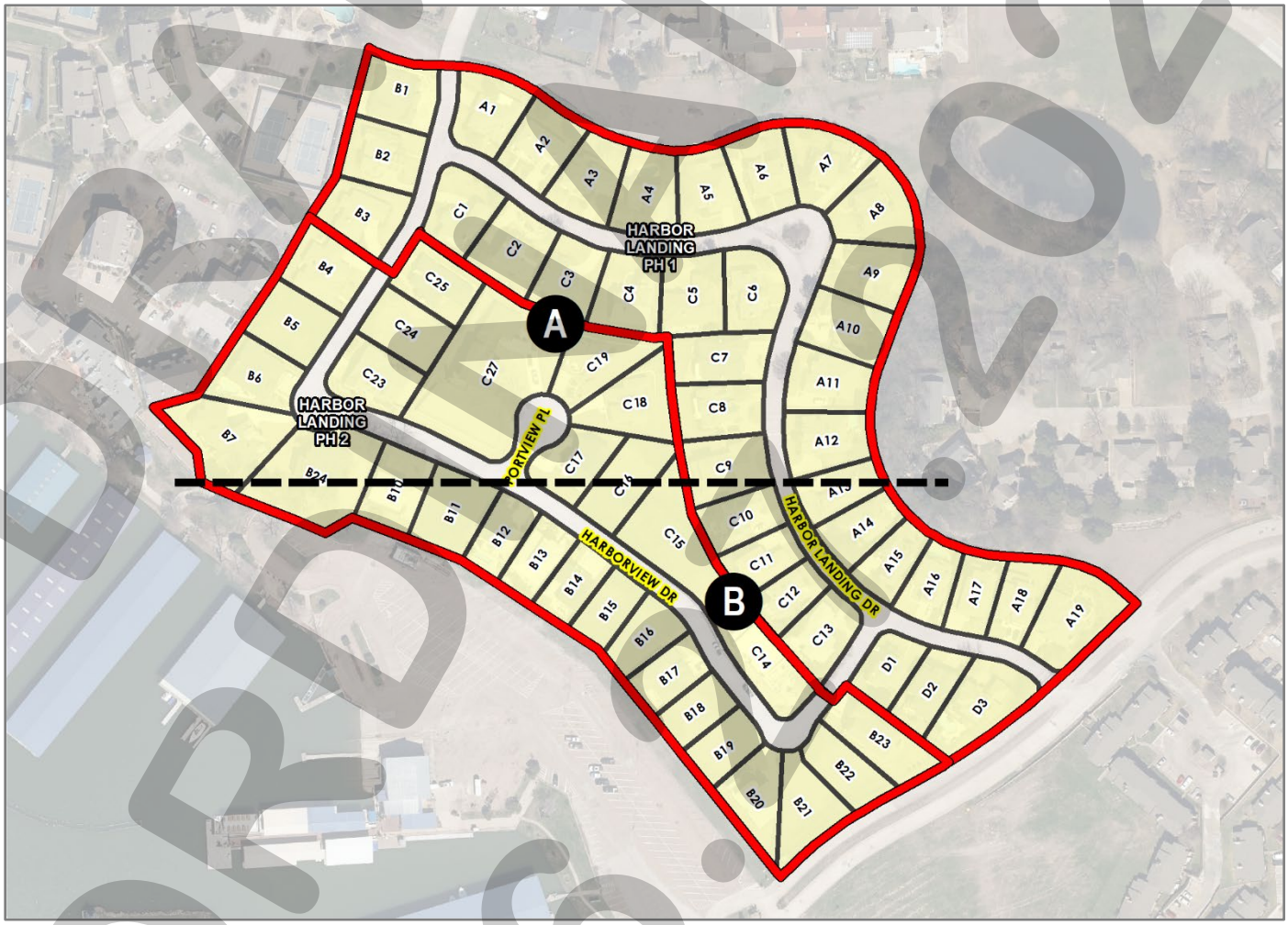
(B) *Development Cases*.

(1) *PZ1984-030-01*: Zoning Change [*Ordinance No. 84-16; Single-Family 10 (SF-10) District & Single-Family 7 (SF-7) District Land Uses*]. Adopted on April 2, 1984.
(2) *PZ1984-030-01*: Resolution [*Resolution No. 87-19; Settlement Agreement*]. Adopted on June 15, 1987.
(3) *PZ1984-030-01*: Resolution [*Resolution No. 87-20; Settlement Agreement*]. Adopted on June 15, 1987.
(4) *PZ1986-048-01*: Final Plat for Phase 1. Adopted on December 15, 1986.
(5) *PZ1987-022-01*: Preliminary Plat for Phase 2. Adopted on April 20, 1987.
(6) *PZ1987-030-01*: Final Plat for Phase 2. Adopted on June 15, 1987.

(C) *Original Regulating Ordinance*. *Ordinance No. 84-16*

(D) *Concept Plan*.

PHASES 1 & 2. SINGLE-FAMILY HOMES



(E) *Elevations Per Settlement Agreement*.

DRAFT ORDINANCE 06-2023

BLOCK B.

LOT NO.	MAXIMUM ROOFTOP ELEVATION PER COURT ORDER	MAXIMUM PAD ELEVATION PER COURT ORDER	AS-BUILT PAD ELEVATION	MAXIMUM HEIGHT PER COURT ORDER	ADJUSTED MAXIMUM HEIGHT
4	488.00	466.00		22.00'	
5	488.00	459.00		29.00'	
6	471.00	448.00	450.00	23.00'	21.00'
7	471.00	448.00		23.00'	
8	471.00	448.00		23.00'	
9	469.00	447.00		22.00'	
10	469.00	447.00		22.00'	
11	478.50	452.00		26.50'	
12	489.00	451.00		29.00'	
13	474.50	451.50		23.00'	
14	469.00	446.00		23.00'	
15	469.00	446.00		23.00'	
16	468.00	445.00	446.00	23.00'	22.00'
17	468.00	445.00	447.00	23.00'	21.00'
18	468.00	445.00	448.00	23.00'	20.00'
19	477.00	449.00		28.00'	
20	480.00	450.00		30.00'	
21	477.00	450.00		27.00'	
22	484.00	458.00	454.00	26.00'	30.00'
23	490.00	460.00		30.00'	

BLOCK C.

LOT NO.	MAXIMUM ROOFTOP ELEVATION PER COURT ORDER	MAXIMUM PAD ELEVATION PER COURT ORDER	AS-BUILT PAD ELEVATION	MAXIMUM HEIGHT PER COURT ORDER	ADJUSTED MAXIMUM HEIGHT
14	479.00	456.00	459.00	23.00'	20.00'
15	481.00	456.00		25.00'	
16	482.00	457.00		25.00'	
17	485.50	462.50		23.00'	
18	495.00	470.00		25.00'	
19	496.50	473.50		23.00'	
20	493.00	470.00		23.00'	
21	492.00	466.50		26.50'	
22	478.50	456.00		22.50'	
23	479.00	457.00		22.00'	
24	479.00	457.00		22.00'	
25	489.00	467.00		22.00'	

(F) *Dimensional Standards*. That all development in *Area 'A'* (*i.e. Lots A1 – A12; Lots B1 - B7, & B24; Lots C1 – C9, C17 – C19, C23 – C25; & C27*) on the above *Concept Plan* shall meet the requirements of the Single-Family 10 (SF-10) District as stipulated by the Unified Development Code (UDC). That all development in *Area 'B'* (*i.e. Lots A13 – A19; Lots B10 – B23; C10 – C16; Lots D1 – D3*) on the above *Concept Plan* shall meet the requirements of the Single-Family 7 (SF-7) District as stipulated by the Unified Development Code (UDC).

(G) *Maximum Height*. That all development shall meet the height restrictions of no more than 30-feet above existing grade nor 12-feet above the building line of the uphill lot.

DRAFT ORDINANCE 06.27.2023

MARINA VILLAGE.

(A) *Land Uses*. Townhomes

(B) *Development Cases*.

(1) *PZ1992-008-01*. Zoning Change [*Ordinance No. 92-39*]. Adopted on October 19, 1992.
(2) *PZ1992-008-02*. Preliminary Plat. Adopted on November 5, 1992.
(3) *Z2021-026*. Zoning Change [*Ordinance No. 21-38*]. Adopted on August 16, 2021.

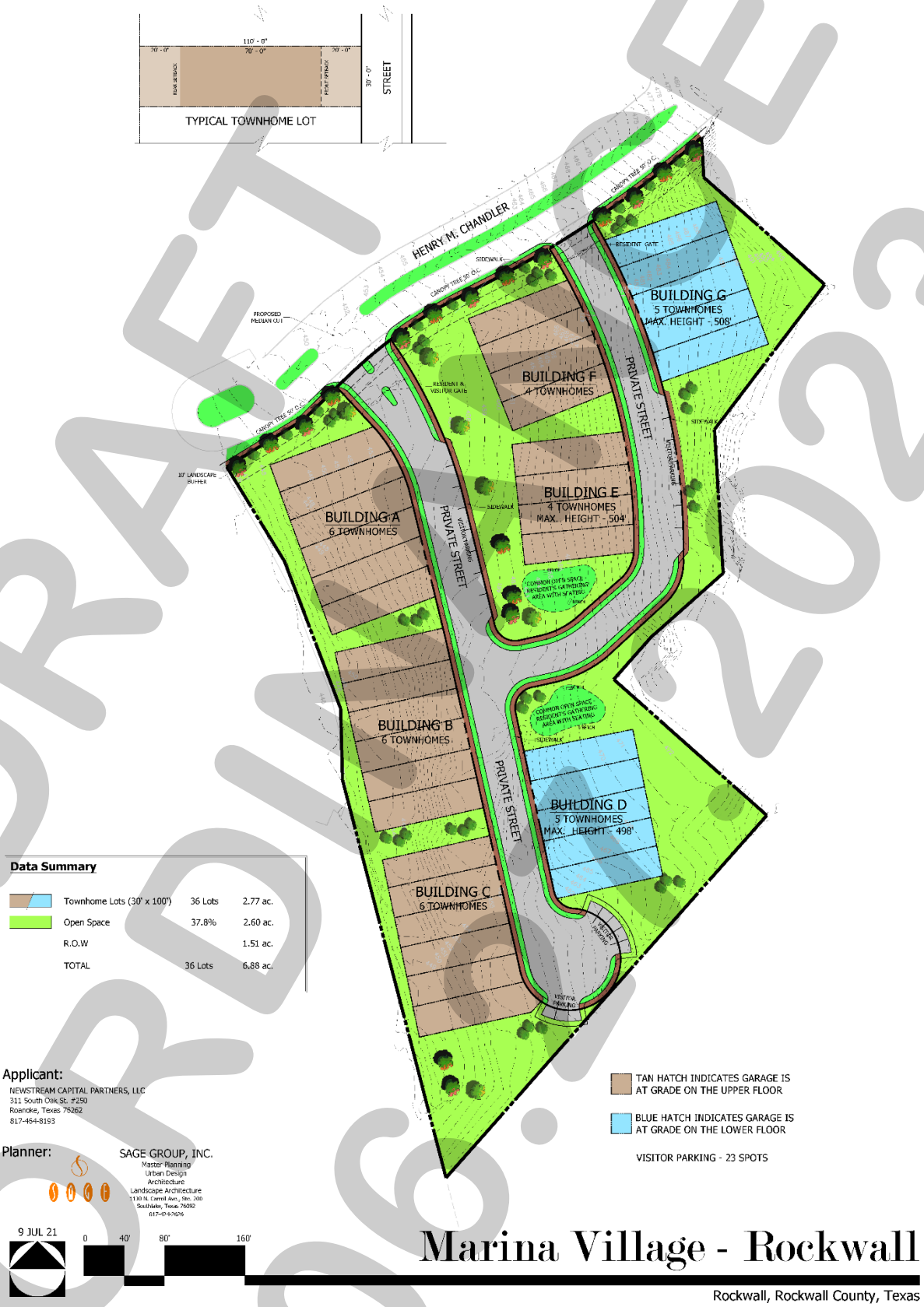
(C) *Original Regulating Ordinance. Ordinance No. 21-38*

(D) *Concept Plan*.

DRAFT ORDINANCE 06.27.2023

Exhibit 'D':
Density and Development Standards

MARINA VILLAGE. TOWNHOMES HOMES



DRAFT ORDINANCE 06.13.2023

(E) *Dimensional Standards*.

(1) *Permitted Uses*. Unless specifically provided by this Planned Development ordinance, only those uses permitted within the Two Family (2F) District, as stipulated by the *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future are permitted on the *Subject Property*; however, the following additional land uses shall be permitted *by-right*:

☑ Townhomes/Townhouses

(2) *Density and Dimensional Standards*. Unless specifically provided by this Planned Development ordinance, any development on the *Subject Property* shall be subject to the density and dimensional requirements required for a Two Family (2F) District, as stipulated by Article 05, *District Development Standards*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future. In addition, the maximum permissible density for the *Subject Property* shall be *5.23* dwelling units per gross acre of land; however, in no case should the proposed development exceed 36-units. All development on the *Subject Property* shall conform to the standards stipulated by *Table 2: Lot Dimensional Requirements* below, and generally conform to the lot layout depicted in *Exhibit 'B'* of this ordinance.

Table 2: Lot Dimensional Requirements

MINIMUM LOT WIDTH	30'
MINIMUM LOT DEPTH	100'
MINIMUM LOT AREA	3,000 SF
MINIMUM FRONT YARD SETBACK [1]	20'
MINIMUM SIDE YARD SETBACK [2]	0'/25'
MINIMUM SIDE YARD SETBACK (ADJACENT TO A STREET)	15'
MINIMUM LENGTH OF DRIVEWAY PAVEMENT FROM FRONT PROPERTY LINE	25'
MAXIMUM HEIGHT [3]	30'
MINIMUM REAR YARD SETBACK	10'
MINIMUM AREA/DWELLING UNIT (SF) [SUM OF ALL FLOOR AREA'S]	1,900 SF
MAXIMUM LOT COVERAGE	90%

NOTES:

[1]: PORCHES, STOOPS, BAY WINDOWS, BALCONIES, EAVES AND SIMILAR ARCHITECTURAL FEATURES MAY ENCROACH BEYOND THE *FRONT YARD BUILDING SETBACK* BY UP TO FIVE (5) FEET FOR ANY PROPERTY; HOWEVER, THE ENCROACHMENT SHALL NOT EXCEED FIVE (5) FEET ON *SIDE YARD SETBACKS* WHERE APPROPRIATE FOR SUCH USE AND SHALL NOT ENCROACH INTO THE PRIVATE RIGHT-OF-WAY.

[2]: THE SIDE YARD SETBACK ON THE ATTACHED SIDE MAYBE ZERO (0) IF DIRECTLY ABUTTING A STRUCTURE ON AN ADJACENT LOT.

[3]: THE MAXIMUM HEIGHT SHALL BE MEASURED TO THE MIDPOINT OF THE ROOF OF THE SINGLE-FAMILY HOME, AND IN NO CASE SHOULD ANY HOME EXCEED AN ELEVATION OF 500-FEET ABOVE SEA LEVEL.

(3) *Garage Orientation*. Garages shall be permitted to be forward facing (*i.e. facing onto the private street in a flat front entry configuration*) with a minimum driveway length of 25-feet.

(4) *Building Standards*. The building elevations shall differ in appearance through the use of varying entry features, use of detail and trim, use of materials, articulation and setback, and shall conform to the following requirements:

(i) *Masonry Requirements*. The minimum masonry requirement for the exterior façades of all buildings shall be 90%. For the purposes of this ordinance, the masonry requirement shall be limited to full width brick, natural stone, and cast stone. Cementaceous fiberboard horizontal lap-siding (*e.g. HardiBoard or Hardy Plank*) and, stucco (*i.e. three [3] part stucco or a comparable -- to be determined by staff*) may be used for up to 50% of the exterior of the building and shall be limited to the anti-monotony restrictions as outlined in this ordinance.

(ii) *Roof Design Requirements*. All buildings shall be designed such that no roof mounted mechanical equipment (*i.e. HVAC, satellite, vents, etc.*) shall be visible from any direction.

Note: Screening of mechanical equipment is necessary for all equipment regardless of location (*i.e. roof mounted, ground mounted, or otherwise attached to the building and/or located on the site*).

(iii) *Architectural Requirements*. All units shall be architecturally finished on all sides of the building with the same materials, detailing and features.

(5) *Anti-Monotony Restrictions*. All development shall adhere to the following anti-monotony restrictions:

(i) Identical brick blends, paint colors and, cementaceous products (*i.e. Hardy Plank lap siding, etc.*) may not occur on adjacent (*i.e. side-by-side*) properties within the development without at least two (2) intervening townhomes of differing materials on the same side of the adjacent townhome beginning with the adjacent property.

(ii) Front building elevations shall not repeat along any block face without at least two (2) intervening homes of differing appearance on the same block face within the development.

(iii) The rear elevation of homes shall not repeat without at least two (2) (*i.e. side-by-side*) intervening homes of differing appearance. Homes are considered to have a differing appearance if any of the following two (2) items deviate:

(a) Front Encroachment (*i.e. Porch and/or Sunroom*) Type and Layout
(b) Roof Type and Layout
(c) Articulation of the Front Façade
(d) Differing Primary Exterior Materials

(6) *Landscaping Standards*.

(i) *Landscape Requirements*. Landscaping shall be reviewed and approved with the *PD Site Plan*. All *Canopy/Shade Trees* planted within this development shall be a minimum of four (4) caliper inches in size and all *Accent/Ornamental/Under-Story Trees* shall be a minimum of four (4) feet in total height.

(ii) *Landscape Buffers*. A minimum of a ten (10) foot landscape buffer shall be provided along the frontage of Henry M. Chandler Drive, and shall incorporate a minimum of one (1) canopy tree and one (1) accent tree per 50-feet of linear frontage.

(iii) *Irrigation Requirements*. Irrigation shall be installed for all required landscaping located within common areas, landscape buffers and/or open space. Irrigation installed in these areas shall be designed by a Texas licensed irrigator or landscape architect.

(7) *Trash Dumpster Enclosure*. If proposed trash dumpster enclosures shall be four (4) sided, with eight (8) foot walls constructed and cladded with materials matching the primary structures of the townhomes, and have a self-latching opaque gate. All trash dumpster enclosures shall be internal to the site and not be situated within any established building setbacks or landscape buffers.

(8) *Fence Standards*. All fences shall be required to be wrought iron or a tubular steel fence. Wrought iron/tubular steel fences shall be a minimum of four (4) feet in height; however, may not exceed a maximum of eight (8) feet in height.

(9) *Open Space*. A minimum of 20% open space shall be provided which generally conforms to the *Concept Plan* contained in *Exhibit 'B'* of this ordinance. The Homeowner's Association (HOA) shall be responsible for maintaining all open space areas.

(10) *Private Right-of-Way*. The proposed private right-of-way shall incorporate a minimum of a 29-foot *back-to-back* concrete street built to the City's standards.

(11) *Homeowner's Association (HOA)*. A Homeowner's Association shall be created to enforce the restrictions established in accordance with the requirements of *Section 38-15* of the Subdivision Regulations contained within the Municipal Code of Ordinances of the City of Rockwall. The HOA shall also maintain all neighborhood parks,

DRAFT ORDINANCE 06.27.2023

open space and common areas, irrigation, landscaping, screening fences and the private roadways, drive aisles and drive approaches for the subject property associated with this development.

(12) *Variances*. The variance procedures and standards for approval that are set forth in the UDC shall apply to any application for variances to this ordinance

DRAFT ORDINANCE 06.27.2023

Exhibit 'D':
Density and Development Standards

SPYGLASS HILL. **PHASES 1, 2, & 3**

(A) *Land Uses*. Condominiums

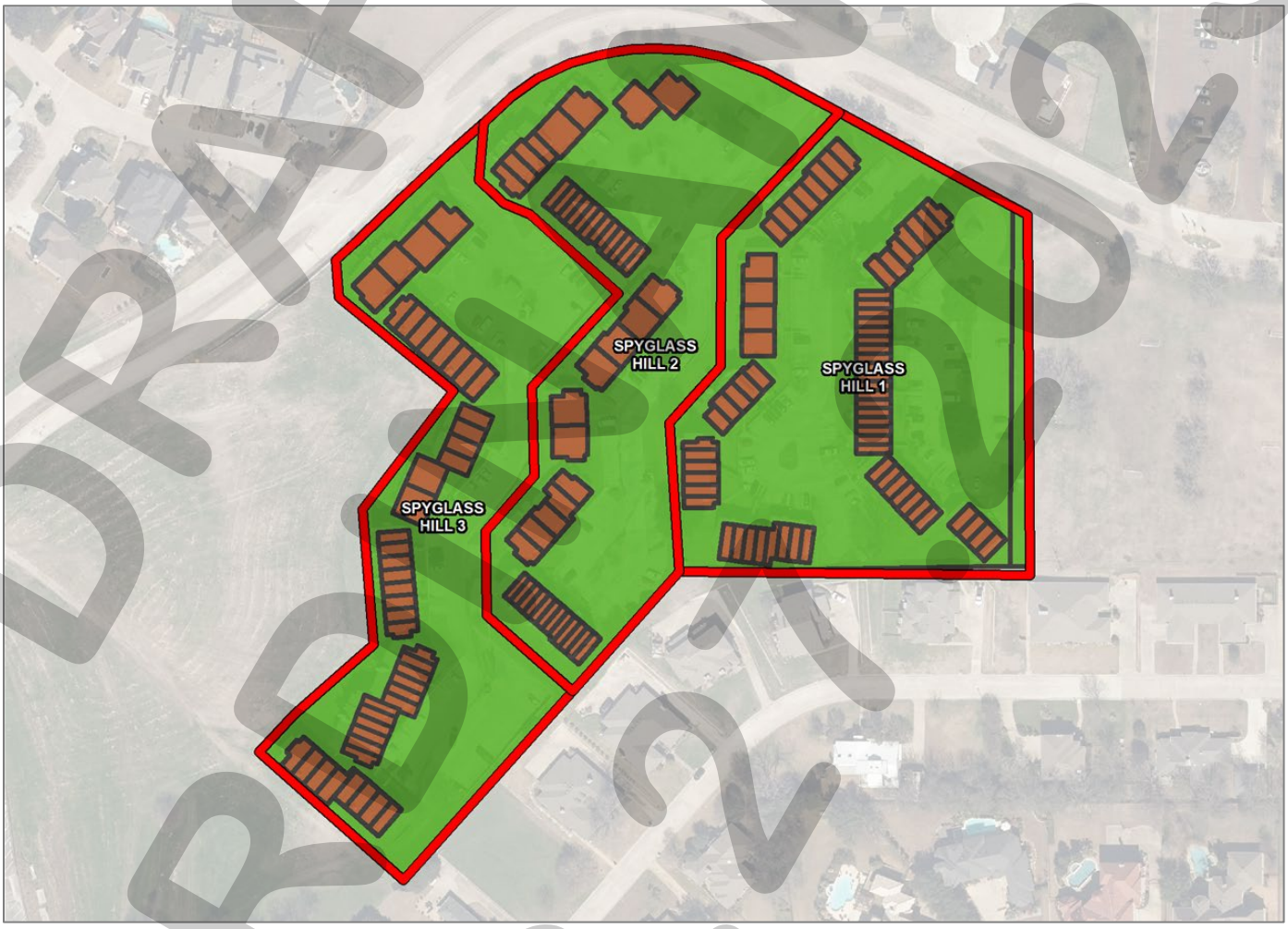
(B) *Development Cases*.

(1) *1973*: Zoning (*Ordinance No. 73-48*). Adopted on November 12, 1973.
(2) *1982*: Final Plat for Phase 1. Adopted on April 5, 1982.
(3) *1982*: Final Plat for Phase 2. Adopted on August 2, 1982.
(4) *1985*: Final Plat for Phase 3. Adopted on January 15, 1985.

(C) *Original Regulating Ordinance*. *Ordinance No. 73-48*

(D) *Concept Plan*.

SPYGLASS HILL, PHASES 1, 2, & 3. MULTI-FAMILY STRUCTURE OR CONDOMINIUM



(E) *Density and Development Standards*.

MULTI-FAMILY STRUCTURE OR CONDOMINIUM

MINIMUM LOT WIDTH	70'
MINIMUM LOT DEPTH	100'
MINIMUM LOT AREA	2,000 SF
MINIMUM FRONT YARD SETBACK	25'

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06.27.2023

Exhibit 'D':
Density and Development Standards

MINIMUM SIDE YARD SETBACK	(2) & (3) [1]
MINIMUM REAR YARD SETBACK	10'
MINIMUM PARKING SPACES REQUIRED PER UNIT	1½
MAXIMUM BUILDING COVERAGE	40%

NOTES:
[1]: AS PER 9-602 OF THE 1972 ZONING ORDINANCE:

(4) MULTIPLE FAMILY DWELLINGS NOT EXCEEDING THREE (3) STORIES IN HEIGHT SHALL PROVIDE A MINIMUM SIDE YARD OF FIFTEEN (15) FEET BETWEEN ANY BUILDING WALL CONTAINING OPENINGS FOR WINDOWS, LIGHT, AND AIR AND ANY SIDE LOT LINE EXCEPT THAT ANY SUCH BUILDING FACE OR WALL NOT EXCEEDING 35-FEET IN WIDTH MAY PROVIDE A MINIMUM SIDE YARD OF TEN (10) FEET. WHERE A BUILDING WAIL CONTAINS NO OPENINGS FOR WINDOWS, LIGHT OR AIR, A MINIMUM SIDE YARD OF TEN (10) FEET SHALL BE PROVIDED BETWEEN SUCH WALL AND THE SIDE LOT LINE.

(5) ON A CORNER LOT, A SIDE YARD ADJACENT TO A STREET FOR A MULTIPLE FAMILY DWELLING NOT EXCEEDING THREE (3) STORIES IN HEIGHT SHALL NOT BE LESS THAN 15-FEET AND NO BALCONY OR PORCH OR ANY PORTION OF THE BUILDING MAY EXTEND INTO SUCH REQUIRED SIDE YARD EXCEPT THAT A ROOF MAY OVERHANG SUCH SIDE YARD NOT TO EXCEED FOUR (4) FEET.

DRAFT ORDINANCE 06.27.2023

CITY OF ROCKWALL

CITY COUNCIL MEMORANDUM

PLANNING AND ZONING DEPARTMENT
385 S. GOLIAD STREET • ROCKWALL, TX 75087
PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM

TO:	Planning and Zoning Commission
FROM:	Ryan Miller, *Director of Planning and Zoning*
DATE:	June 27, 2023
SUBJECT:	Planned Development District Review

As the Planning and Zoning Commission is aware, Planned Development Districts have become a common practice within the City's zoning code, with there being over 100 active Planned Development Districts currently regulating the majority of property within the City. When a Planned Development District is created, a regulating ordinance is written, and -- *prior to 2015* -- when a Planned Development District was amended an additional regulating ordinance was written that may have superseded or changed sections of the original regulating ordinance without completely superseding it. The issue with this process is that older Planned Development Districts -- *or Planned Development Districts that have been amended multiple times* -- tend to accumulate a large number of regulating ordinances. In these cases, unless the person interpreting the Planned Development District understands the timing and intent of each of the ordinances, it can be difficult to determine what the actual development requirements are for a particular property. Based on this, the City Council directed staff on June 5, 2023 to begin the process of initiating zoning to amend the City's older Planned Development (PD) Districts that have multiple regulating ordinances.

In accordance with this direction staff has prepared a consolidating ordinance (*i.e. writing one [1] ordinance that superseded all previous ordinances for a Planned Development District*) for Planned Development District 8 (PD-8), also known as the Chandler's Landing Subdivision. Planned Development District 8 (PD-8) consists of over 200 pages of regulations within 20 regulating ordinances and two (2) resolutions and over 100 development cases (*see attached Planned Development District 8 [PD-8]*). To give an idea of the size of this Planned Development District, the current Unified Development Code (UDC) (*i.e. the zoning code for the City of Rockwall*) is only 248 pages. The proposed draft ordinance consolidates these regulating ordinances, resolutions, and development cases into a single document. Staff should note that under the proposed amendment, staff is required to initiate zoning; however, the proposed consolidating ordinance *will not* change any of the requirements, concept plans, or development standards stipulated for any property in the Chandler's Landing Subdivision.

To assist the Planning and Zoning Commission in understanding this zoning change and the proposed program, staff has provided the memorandum from the June 5, 2023 City Council. In addition, staff has included a copy of the current and proposed Planned Development District 8 (PD-8) for comparison. The proposed amendment to Planned Development District 8 (PD-8) will move forward in accordance with the following schedule:

Planning and Zoning Commission Work Session: June 27, 2023
Planning and Zoning Commission [*Public Hearing*]: July 11, 2023
City Council [*Public Hearing/First Reading*]: July 17, 2023
City Council [*Second Reading*]: August 7, 2023

If this process proves to be successful, then staff, with City Council's concurrence, will begin researching and writing consolidating ordinances for the remainder of the multi-ordinance Planned Development Districts. Should the Planning and Zoning Commission have any questions, staff will be available at the *June 27, 2023* Planning and Zoning Commission meeting.

CITY OF ROCKWALL

CITY COUNCIL MEMORANDUM

PLANNING AND ZONING DEPARTMENT
385 S. GOLIAD STREET • ROCKWALL, TX 75087
PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM

TO:	Mayor and City Council
CC:	Mary Smith, *City Manager* Joey Boyd, *Assistant City Manager*
FROM:	Ryan Miller, *Director of Planning and Zoning*
DATE:	June 5, 2023
SUBJECT:	Planned Development District Review

As the City Council is aware, Planned Development Districts have become a common practice within the City's zoning code, with there being over 100 active Planned Development Districts currently regulating the majority of property within the City. When a Planned Development District is created, a regulating ordinance is written, and -- *prior to 2015* -- when a Planned Development District was amended an additional regulating ordinance was written that may have superseded or changed sections of the original regulating ordinance without completely superseding it. The issue with this process is that older Planned Development Districts -- *or Planned Development Districts that have been amended multiple times* -- tend to accumulate a large number of regulating ordinances. In these cases, unless the person interpreting the Planned Development District understands the timing and intent of each of the ordinances, it can be difficult to determine what the actual development requirements are for a particular property. For example, Planned Development District 8 (PD-8) -- *which currently regulates the Chandler's Landing Subdivision* -- consists of over 200 pages of regulations within 20 regulating ordinances and two (2) resolutions and over 100 development cases (*see attached Planned Development District 8 [PD-8]*). To give an idea of the size of this Planned Development District, the current Unified Development Code (UDC) (*i.e. the zoning code for the City of Rockwall*) is only 248 pages.

In 2015, staff changed how Planned Development Districts were amended by writing consolidating ordinances (*i.e. writing one [1] ordinance that superseded all previous ordinances for a Planned Development District*) when a development case proposed amending a Planned Development District. The purpose of instituting this change in procedure was to make zoning easier to understand for the City's external customers (*i.e. developers and citizens*), and also to make it easier for ordinances to be interpreted internally by City staff. The rationale behind making this change was also tied to how the Director interpreted the process of amending a Planned Development District. Prior to 2015, only the property affected by a proposed amendment was considered in the zoning and notification process; however, a Planned Development District is typically centered around an overall concept plan, and all properties within a Planned Development District are affected through changes in a concept plan or development regulations. Based on this rationale, staff started to notify all properties within a Planned Development District when an amendment was proposed. This allowed staff to write consolidating ordinances for Planned Development Districts. This process has been successfully utilized in consolidating PD-1, PD-7, PD-10, PD-32, PD-59, PD-70, and PD-74; however, there are multiple Planned Development Districts that are fully developed and have a low likelihood of being amended, but still which staff deals with interpreting the requirements on a regular basis. This includes Planned Development Districts like PD-2 (*the Lakeside Village and Turtle Cove Subdivisions*), PD-3 (*the Shores Subdivision*), PD-8 (*the Chandler's Landing Subdivision*), PD-9 (*the Hospital/Medical District*), PD-11 (*the Hillcrest Shores Subdivision*), and PD-13 (*the Windmill Ridge Subdivision*). Based on this staff is requesting that the City Council consider directing staff to initiate zoning changes for these Planned Development Districts. It should be noted that the proposed zoning change would not change any development requirements or the concept plans associated with these Planned Development Districts, but would simply consolidate the multiple regulating ordinances that make up these zoning districts for the purpose of making the districts easier to read and interpret. As previously stated, this not only assists staff in understanding these ordinances, but will also make the ordinances easier to read for citizens and developers who may own property or are looking to develop property in these areas.

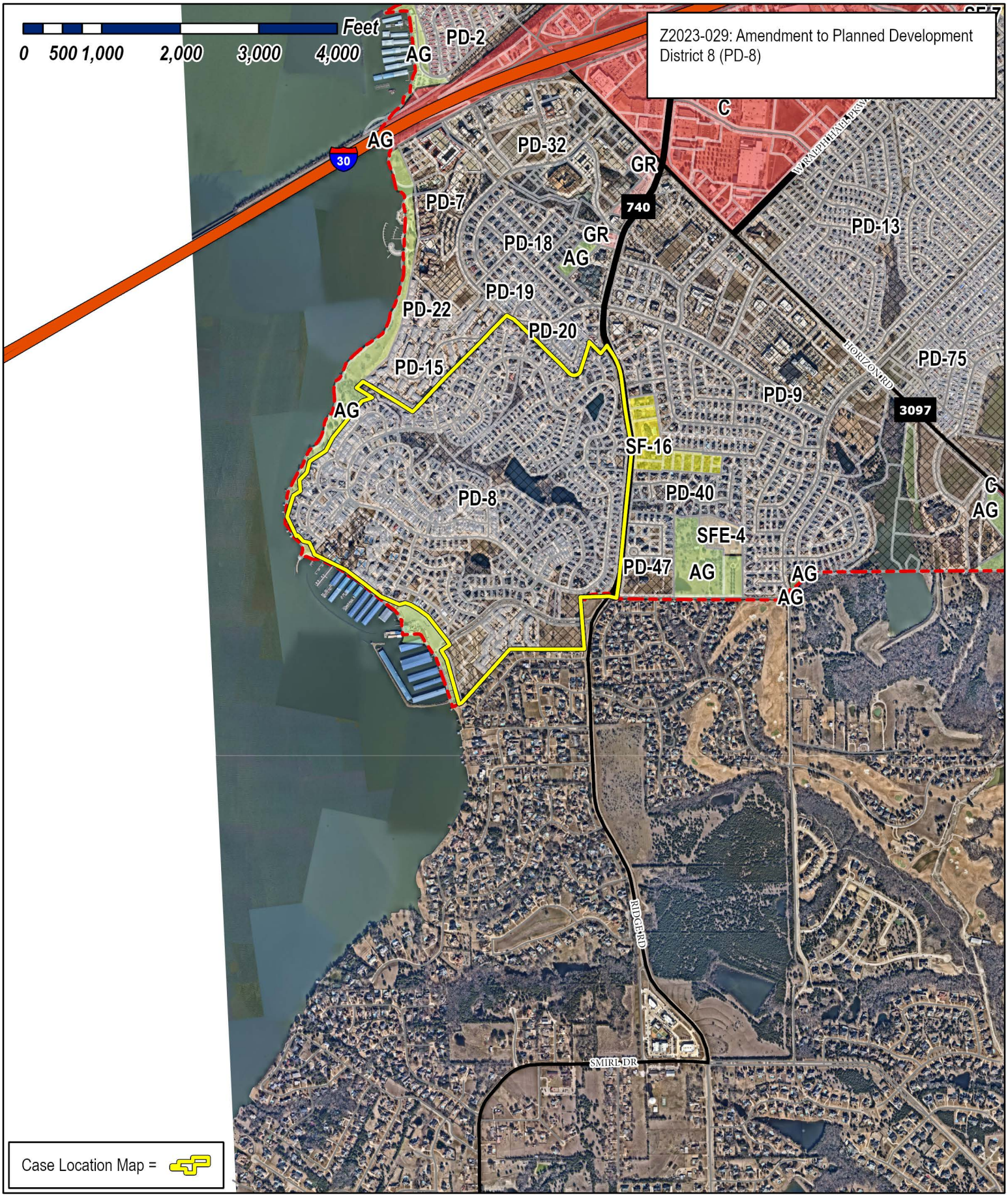
The program that staff is proposing is somewhat similar to a program already referenced by the City's zoning code under Subsection 03.05, *Periodic Review*, of Article 10, *Planned Development Regulations*, the Unified Development Code (UDC). This section calls for the Planning and Zoning Commission to periodically review Planned Development Districts to determine

if a Planned Development District is reflective of the City's current growth patterns or community design policies, and authorizes them to request the City Council initiate zoning to change the requirements of a Planned Development District. This practice was discontinued in 2010, due to the difficulties for a City to change zoning and/or entitlements that have been granted through a previous zoning process without the property owner's consent. In addition, it was determined that many property owners did not want to participate in allowing the City to change their zoning or entitlements. As was stated previously, staff wants to initiate zoning in a similar manner, but not for the purpose of changing the concept plan or development requirements for a Planned Development District; rather, staff is simply proposing to consolidate the regulating ordinances associated with older Planned Development Districts that consist of multiple regulating ordinances. Staff has conferred with the City Attorney, and feels comfortable that what is being proposed avoids any of the aforementioned issues.

To assist the City Council in determining if this program is warranted, staff has prepared a consolidating ordinance for Planned Development District 8 (PD-8) along with the current ordinances associated with the Planned Development District as a comparison. Should the City Council direct staff to proceed, staff will bring the proposed amendment to Planned Development District 8 (PD-8) forward in accordance with the following schedule:

Planning and Zoning Commission Work Session: June 27, 2023
Planning and Zoning Commission [*Public Hearing*]: July 11, 2023
City Council [*Public Hearing/First Reading*]: July 17, 2023
City Council [*Second Reading*]: August 7, 2023

If this process proves to be successful, then staff, with City Council's concurrence, will begin researching and writing consolidating ordinances for the remainder of the multi-ordinance Planned Development Districts. Should the City Council have any questions, staff will be available at the *June 5, 2023* City Council meeting.



City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.

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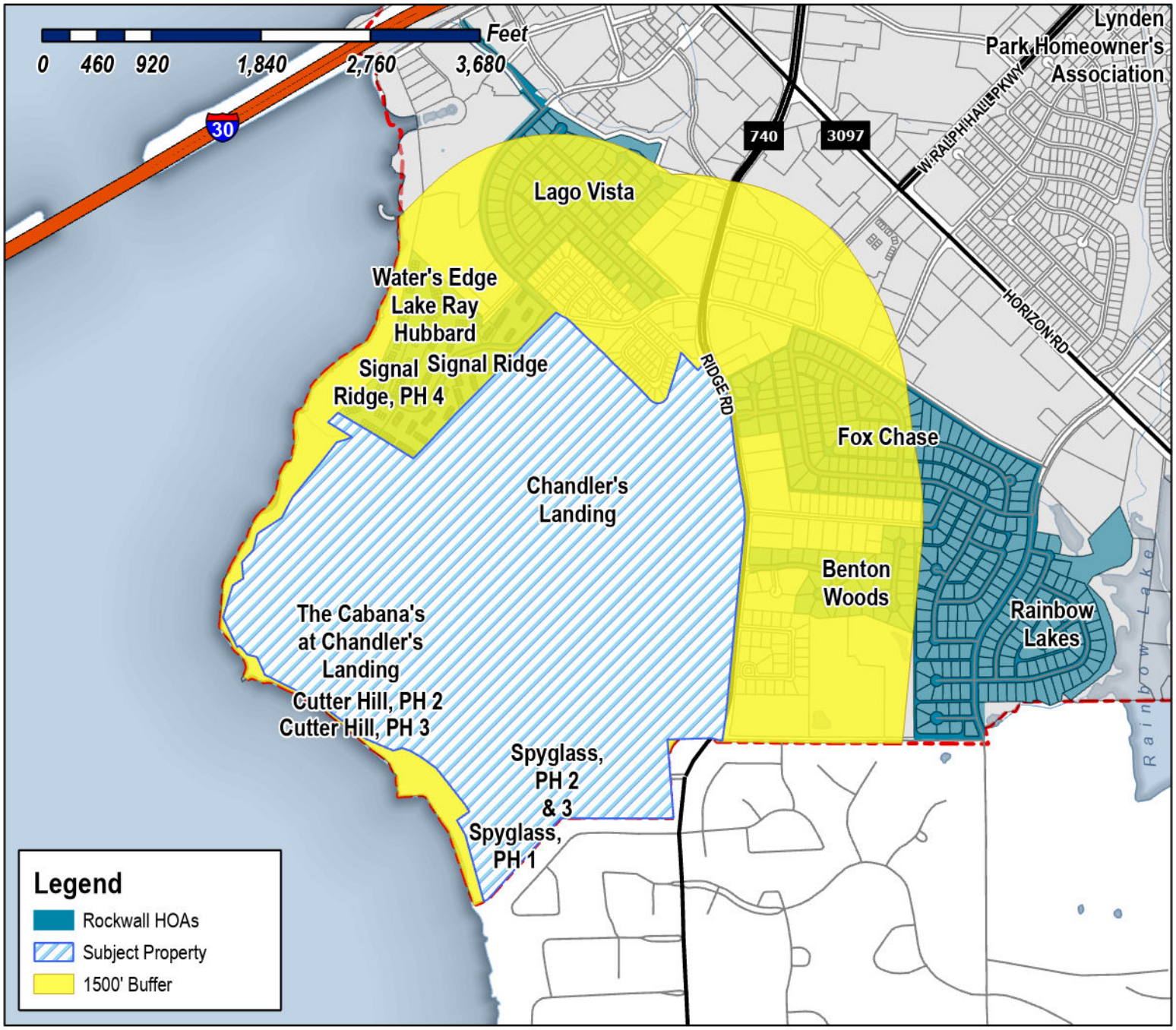
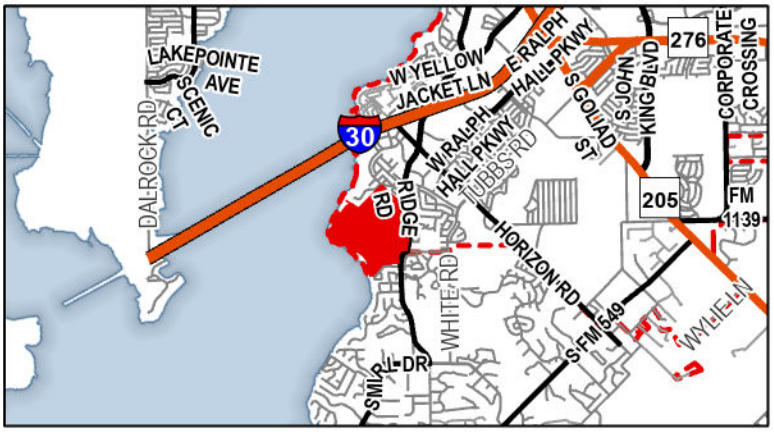


Case Number: Z2023-029
Case Name: Amendment to PD-8
Case Type: Zoning
Zoning: Planned Development District 8 (PD-8)
Case Address: Chandler's Landing Subdivision



Date Saved: 6/15/2023
For Questions on this Case Call (972) 771-7745

Lee, Henry

From: Zavala, Melanie
Sent: Monday, June 19, 2023 3:53 PM
Cc: Miller, Ryan; Ross, Bethany; Lee, Henry; Guevara, Angelica
Subject: Neighborhood Notification Program [Z2023-029]
Attachments: Public Notice Letter (06.16.2023).pdf; HOA Map (06.15.2023).pdf; Public Notice (P&Z) (06.16.2023).pdf

HOA/Neighborhood Association Representative:

Per your participation in the *Neighborhood Notification Program*, you are receiving this notice to inform your organization that a zoning case has been filed with the City of Rockwall that is located within 1,500-feet of the boundaries of your neighborhood. As the contact listed for your organization, you are encouraged to share this information with the residents of your subdivision. Please find the attached map detailing the property requesting to be rezoned in relation to your subdivision boundaries. Additionally, below is the summary of the zoning case that will be published in the Rockwall Herald Banner on *June 23, 2023*. The Planning and Zoning Commission will hold a public hearing on *Tuesday, July 11, 2023 at 6:00 PM*, and the City Council will hold a public hearing on *Monday, June 17, 2023 at 6:00 PM*. Both hearings will take place at 6:00 PM at City Hall, 385 S. Goliad, Rockwall, TX 75087.

All interested parties are encouraged to submit public comments via email to Planning@rockwall.com at least 30 minutes in advance of the meeting. Please include your name, address, and the case number your comments are referring to. These comments will be read into the record during each of the public hearings. Additional information on all current development cases can be found on the City's website: https://sites.google.com/site/rockwallplanning/development/development-cases.

Z2023-029: Amendment to PD-8
Hold a public hearing to discuss and consider a request by the City of Rockwall for the approval of a *Zoning Change* amending Planned Development District 8 (PD-8) [*Ordinance No.'s 73-48, 84-04, 84-16, 84-19, 85-43, 86-04, 86-64, 86-87, 87-45, 88-17, 88-51, 90-38, 91-43, 92-39, 92-41, 92-43, 02-50, 05-30, 14-15, & 21-38 and Resolution No.'s 87-19 & 87-20*] for the purpose of consolidating the regulating ordinances and resolutions for a 230.80-acre tract of land situated within the E. Teal Survey, Abstract No. 207, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 8 (PD-8), generally located south of Summer Lee Drive and west of Ridge Road [*FM-740*], and take any action necessary.

Thank you,

Melanie Zavala

Planning Coordinator
City of Rockwall Planning & Zoning
385 S. Goliad Street
Rockwall, TX 75087
Office: 972-771-7745
Direct: 972-771-6568

City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
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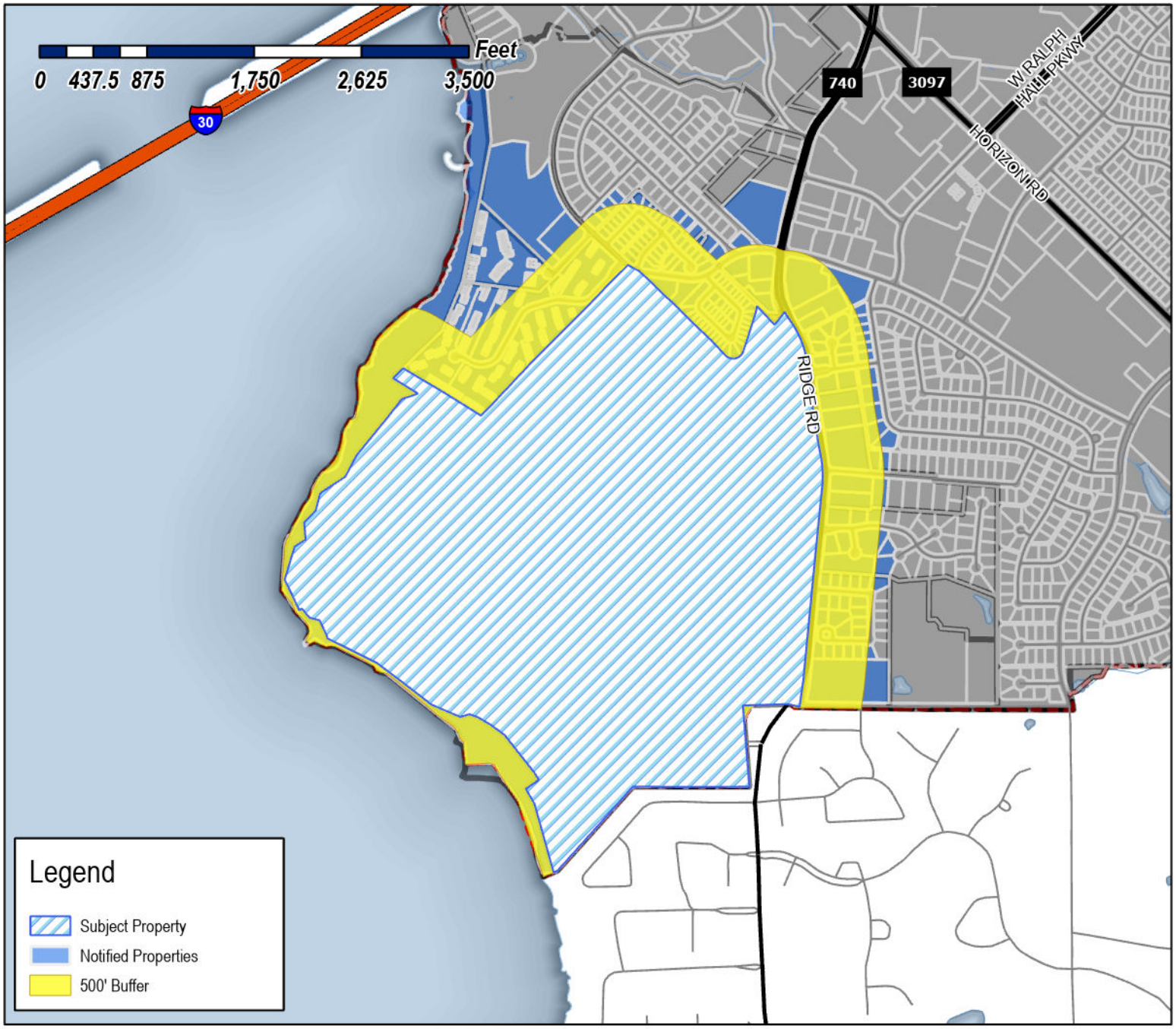
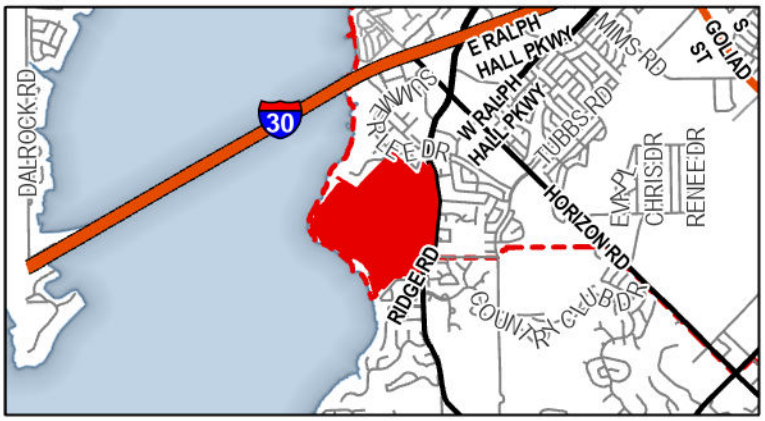


Case Number: Z2023-029
Case Name: Amendment to PD-8
Case Type: Zoning
Zoning: Planned Development District 8 (PD-8)
Case Address: Adjacent to 1 Harborview Drive



Date Saved: 6/14/2023
For Questions on this Case Call: (972) 771-7746

LOVEJOY ROMA DIANE HUMPHREYS
1 INTREPID CIRCLE
ROCKWALL, TX 75032

HATFIELD CLAUDETTE
1 SHADY DALE LN
ROCKWALL, TX 75032

SESSUMS BILLY A
10 CLARKSVILLE ST
PARIS, TX 75460

PATON BRUCE R &
DR DARIAH L MORGAN
10 INTREPID CIR
ROCKWALL, TX 75032

PATON FAMILY CHARITABLE TR
10 INTREPID CIR
ROCKWALL, TX 75032

DUFFEY GAIL M
100 MANOR DRIVE
HEATH, TX 75032

THE DOYLE REVOCABLE TRUST
1000 EVENING SHADE LANE
MCKINNEY, TX 75070

JACCK RESIDENTIAL HOLDINGS LLC
1000 PULLEN ROAD
MCLENDON CHISHOLM, TX 75032

MILLER DIXIE
1001 BELLEVIEW ST APT 607
DALLAS, TX 75215

BELOTE GARLAND III
1001 SIGNAL RIDGE PLACE
ROCKWALL, TX 75032

MEAVE DAVID MICHAEL
1002 SIGNAL RIDGE PL
ROCKWALL, TX 75032

RESIDENT
1003 SIGNAL RIDGE PL
ROCKWALL, TX 75032

SINNOTT KATHY
1004 SIGNAL RIDGE PL
ROCKWALL, TX 75032

RESIDENT
1005 SIGNAL RIDGE PL
ROCKWALL, TX 75032

SEPEHRI SUSAN M
1006 SIGNAL RIDGE PLACE
ROCKWALL, TX 75032

BROYLES STEPHANIE
1007 SIGNAL RIDGE PL
ROCKWALL, TX 75032

CHAPMAN PAMELA JEAN
1008 SIGNAL RIDGE
ROCKWALL, TX 75032

MIEROW SHARON A
1009 SIGNAL RIDGE PL
ROCKWALL, TX 75032

RESIDENT
101 EASTERNER PL
ROCKWALL, TX 75032

RESIDENT
101 FRANCE CT
ROCKWALL, TX 75032

RESIDENT
101 GENESTA PL
ROCKWALL, TX 75032

RESIDENT
101 HENRY M CHANDLER DR
ROCKWALL, TX 75032

RESIDENT
101 WEATHERLY CIR
ROCKWALL, TX 75032

RESIDENT
101 YANKEE CT
ROCKWALL, TX 75032

SEELEY LISA JONI
101 AURORA CIR
ROCKWALL, TX 75032

GOODMAN CARLA
101 DAME PATTIE DR
ROCKWALL, TX 75032

BECKER CHRISTIANE AND
JOSEPH WORRALL
101 INDEPENDENCE PLACE
ROCKWALL, TX 75032

LANGSTON JOHN AND FRIEDA
101 MAYFLOWER CT
ROCKWALL, TX 75032

SWEET CHASE AND SADIE
101 RELIANCE CT
ROCKWALL, TX 75032

MCHARGUE SCOTT W & PATRICIA L
101 RESOLUTE LN
ROCKWALL, TX 75032

PLUTUS21 DEVELOPMENT FUND V LLC
101 S BROOKSIDE DR APT 2505
DALLAS, TX 75214

ARNOLD MICHAEL J & KATHY RENEE
101 SCEPTRE DR
ROCKWALL, TX 75032

WELCH JANIS M
101 VALKYRIE PL
ROCKWALL, TX 75032

ROTH JEFFREY STEPHEN
10-10 166 ST
WHITESTONE, NY 11357

MCAFEE CANDACE
1010 SIGNAL RIDGE PL
ROCKWALL, TX 75032

FOREMAN JANET
1011 SIGNAL RIDGE PL
ROCKWALL, TX 75032

ESTILL KENNETH W & CONNIE R
1012 SIGNAL RIDGE PL
ROCKWALL, TX 75032

RESIDENT
1013 SIGNAL RIDGE PL
ROCKWALL, TX 75032

PRICE JASON ALAN
1013 15TH PL APT 343
PLANO, TX 75074

WORTHY SHARON A
1014 SIGNAL RIDGE PL
ROCKWALL, TX 75032

ROGERS JOE ELLIS
1015 SIGNAL RIDGE PL
ROCKWALL, TX 75032

GRAGG CAROL
1016 SIGNAL RIDGE PL
ROCKWALL, TX 75032

RESIDENT
1017 SIGNAL RIDGE PL
ROCKWALL, TX 75032

VANGUARD PORTABLE SOLUTIONS INC
1017 NATIVE TR
HEATH, TX 75032

RESIDENT
1018 SIGNAL RIDGE PL
ROCKWALL, TX 75032

RESIDENT
1019 SIGNAL RIDGE PL
ROCKWALL, TX 75032

RESIDENT
102 HENRY M CHANDLER DR
ROCKWALL, TX 75032

RESIDENT
102 RESOLUTE LN
ROCKWALL, TX 75032

RESIDENT
102 THISTLE PL
ROCKWALL, TX 75032

REED CHARLES E AND LISHA K
102 AURORA CIRCLE
ROCKWALL, TX 75032

THOMAS BRETT JORDAN & CASSIDY BO
102 CLIPPER CT
ROCKWALL, TX 75032

HUNTER STEVEN R AND KAREN J
102 DAME PATTIE DRIVE
ROCKWALL, TX 75032

BRIGHT WILLIAM MARK AND SHERRYL J
102 EASTERNER PLACE
ROCKWALL, TX 75032

WARREN JEFFREY DWAYNE ETUX
102 GENESTA PL
ROCKWALL, TX 75032

GARDNER PAUL S AND CINDY
102 INDEPENDENCE PL
ROCKWALL, TX 75032

RINK HEIDI MARIE
102 JESSICA DRIVE
BELLE CHASSE, LA 70037

HARRELL STEVEN R AND ROBERTA J
102 MAYFLOWER CT
ROCKWALL, TX 75032

HALL CORI
102 MISCHIEF LANE
ROCKWALL, TX 75032

FARRAR ROBERT CARY & NANCY N
102 MUSTANG DR
FATE, TX 75087

CHENAULT JOSH & NATHALIE
102 RELIANCE COURT
ROCKWALL, TX 75032

TINDLE FLORENCE
102 WEATHERLY CIR
ROCKWALL, TX 75032

GALLAGHER CHRISTOPHER
102 YANKEE CT
ROCKWALL, TX 75032

WAGNER JULIE A
1020 SIGNAL RIDGE PLACE
ROCKWALL, TX 75032

RESIDENT
1021 SIGNAL RIDGE PL
ROCKWALL, TX 75032

GIBBS STEPHANIE L
1022 SIGNAL RIDGE PLACE
ROCKWALL, TX 75087

RESIDENT
1023 SIGNAL RIDGE PL
ROCKWALL, TX 75032

VAIL SYDNEY
1024 SIGNAL RIDGE PL
ROCKWALL, TX 75032

RESIDENT
1025 SIGNAL RIDGE PL
ROCKWALL, TX 75032

NGUYEN ANGELINA
1025 LAKE RIDGE DR
RICHARDSON, TX 75081

WHITE RANDY
1026 SIGNAL RIDGE PL
ROCKWALL, TX 75032

RESIDENT
1027 SIGNAL RIDGE PL
ROCKWALL, TX 75032

JOSEPH JACOB
1028 SIGNAL RIDGE PL
ROCKWALL, TX 75032

RESIDENT
1029 SIGNAL RIDGE PL
ROCKWALL, TX 75032

RODRIGUEZ GUILLERMO AND DEBORAH
1029 SILVERTHORN CT
MESQUITE, TX 75150

RESIDENT
103 AURORA CIR
ROCKWALL, TX 75032

RESIDENT
103 DAME PATTIE
ROCKWALL, TX 75032

RESIDENT
103 HENRY M CHANDLER DR
ROCKWALL, TX 75032

RESIDENT
103 MAYFLOWER CT
ROCKWALL, TX 75032

RESIDENT
103 THISTLE PL
ROCKWALL, TX 75032

WHITE KATIE AND JAMES ARCHER
103 DAME PATTIE
ROCKWALL, TX 75032

CEPAK JANET BAIN
103 DEFENDER COURT
ROCKWALL, TX 75032

MORENO SUSAN C
103 EASTERNER PL
ROCKWALL, TX 75032

BARR JOHNATHAN & CHRISTY
103 FRANCE COURT
ROCKWALL, TX 75032

GAY JEFFREY & TAMI
103 FREEDOM CT
ROCKWALL, TX 75032

WEEKS MARY
103 GENESTA PL
ROCKWALL, TX 75032

BCL REAL ESTATE LLC
103 GROSS RD
MESQUITE, TX 75149

BCL REAL ESTATE LLC
ATTN:TOM LORENZ
103 GROSS RD BLDG A
MESQUITE, TX 75149

BCL REAL ESTATE LLC
103 GROSS RD
MESQUITE, TX 75149

UNDERHILL TERESA D AND STEPHEN
103 INDEPENDENCE PL
ROCKWALL, TX 75032

AUSTIN CHRISTI LYNN
103 RELIANCE COURT
ROCKWALL, TX 75032

HARPER DANIEL
103 RESOLUTE LN
ROCKWALL, TX 75032

SELL KIMBERLEE Z
103 SCEPTRE DR
ROCKWALL, TX 75032

HALAMA STEFAN & ANN
103 VALKYRIE PL
ROCKWALL, TX 75032

ARNOLD GEORGE
103 WEATHERLY CIR
ROCKWALL, TX 75032

GARELIS AARON D AND VICKIE
103 YANKEE CT
ROCKWALL, TX 75032

DUKE HEATHER
1030 SIGNAL RIDGE PL UNIT 1030
ROCKWALL, TX 75032

RESIDENT
1031 SIGNAL RIDGE PL
ROCKWALL, TX 75032

PERROTTA SHARON
1032 SIGNAL RIDGE PL
ROCKWALL, TX 75032

JOHNSTON SHARRON
1033 SIGNAL RIDGE PLACE
ROCKWALL, TX 75032

RESIDENT
1034 SIGNAL RIDGE PL
ROCKWALL, TX 75032

RESIDENT
1035 SIGNAL RIDGE PL
ROCKWALL, TX 75032

PRYOR MICA MALONEY
1036 SIGNAL RIDGE PLACE #1036
ROCKWALL, TX 75032

RESIDENT
1037 SIGNAL RIDGE PL
ROCKWALL, TX 75032

RESIDENT
1038 SIGNAL RIDGE PL
ROCKWALL, TX 75032

CONNER JANICE S
1039 SIGNAL RIDGE PL
ROCKWALL, TX 75032

RESIDENT
104 HENRY M CHANDLER DR
ROCKWALL, TX 75032

RESIDENT
104 RELIANCE CT
ROCKWALL, TX 75032

O'BRIEN PATRICIA C
104 AURORA CIRCLE
ROCKWALL, TX 75032

HLUS-HAWKINS TAMI
104 BRENTWOOD
HEATH, TX 75032

FAYAD HUSSAIN
104 DAME PATTIE DRIVE
ROCKWALL, TX 75032

RANEY CURT AND
BRENDA GAIL SMITH
104 EASTERNER PLACE
ROCKWALL, TX 75032

NEWMAN DONALD T
104 FRANCES CT
ROCKWALL, TX 75032

MORRIS GARY GLEN & SANDRA J
104 FREEDOM CT
ROCKWALL, TX 75032

GARZA ROY A & DULCE R
104 GENESTA PLACE
ROCKWALL, TX 75032

MCKIBBEN KATHLEEN D
104 INDEPENDENCE PL
ROCKWALL, TX 75032

SMITH BRYAN
104 MAYFLOWER CT
ROCKWALL, TX 75032

CARR LORI
104 MISCHIEF LN
ROCKWALL, TX 75032

TODD HOLLY J
104 RESOLUTE LN
ROCKWALL, TX 75032

JONES ANGELA DENISE
104 THISTLE PLACE
ROCKWALL, TX 75032

MANDRELL JAMES R & KRISTIN MANDRELL
104 VALKYRIE PLACE
ROCKWALL, TX 75032

HAM EDWARD C & BRENDA
104 WEATHERLY CIR
ROCKWALL, TX 75032

HOWARD KATALIN J
104 YANKEE CT
ROCKWALL, TX 75032

RESIDENT
1040 SIGNAL RIDGE PL
ROCKWALL, TX 75032

RESIDENT
1041 SIGNAL RIDGE PL
ROCKWALL, TX 75032

RESIDENT
1042 SIGNAL RIDGE PL
ROCKWALL, TX 75032

RESIDENT
1043 SIGNAL RIDGE PL
ROCKWALL, TX 75032

MILLER ROBERT F III AND CAROLYN
1043 PANORAMIC DR
MONUMENT, CO 80132

TRINGALI CAHTERINE
1044 SIGNAL RIDGE PL
ROCKWALL, TX 75032

KILGORE MADISON
1045 SIGNAL RIDGE PL
ROCKWALL, TX 75032

YANGER LISA
1046 SIGNAL RIDGE PL
ROCKWALL, TX 75032

RESIDENT
1047 SIGNAL RIDGE PL
ROCKWALL, TX 75032

ZAJDL SALLY A
1048 SIGNAL RIDGE PL
ROCKWALL, TX 75032

RESIDENT
105 HENRY M CHANDLER DR
ROCKWALL, TX 75032

RESIDENT
105 YANKEE CT
ROCKWALL, TX 75032

LANCASTER RONALD R & BRENDA R
105 AURORA CIR
ROCKWALL, TX 75032

SPOKES JULIE
105 CLIPPER COURT
ROCKWALL, TX 75032

SCHUBERT LAURIE LEE
105 EASTERNER PLACE
ROCKWALL, TX 75032

CROOKS JOHN O & PATRICIA K
105 FRANCE CT
ROCKWALL, TX 75032

TURNER CATHERINE
105 GENESTA PL
ROCKWALL, TX 75032

SHORT MELISSA HUDSON AND CORY WAYNE
105 INDEPENDENCE PL
ROCKWALL, TX 75032

WILLIAMS WILLIAM BROCK AND MARIA CRISTINA
105 LIBERTY LANE
ROCKWALL, TX 75032

OCONNOR MICHAEL
105 MAYFLOWER CT
ROCKWALL, TX 75032

JOHNSON ROBERT & DOLORES
105 MISCHIEF LN
ROCKWALL, TX 75032

WHITLOCK ARTHUR C
105 PINE ST
GORDON, TX 76453

HAYES BRANDON
105 RELIANCE CT
ROCKWALL, TX 75032

MCMAHON PATRICK AND CHERYL
105 SCEPTRE DR
ROCKWALL, TX 75032

RAY LAURA MATTESON
105 THISTLE PLACE
ROCKWALL, TX 75032

HOUSER JOSHUA AND SOMMER
105 WEATHERLY CIR
ROCKWALL, TX 75032

HOVAGUIMIAN MICHAEL GREGORY AND LARA
10526 RHODESIA AVENUE
SUNLAND, CA 91040

RESIDENT
106 HENRY M CHANDLER DR
ROCKWALL, TX 75032

RESIDENT
106 MAYFLOWER CT
ROCKWALL, TX 75032

NEUROHR KIM D
106 CLIPPER COURT
ROCKWALL, TX 75032

SELLERS JAMES L AND AMI A
106 DEFENDER CT
ROCKWALL, TX 75032

AZORES ROBERT AND KELLEY
106 EASTERNER PLACE
ROCKWALL, TX 75032

DUGAN ADAM TL AND WHITNEY C
106 FRANCE CT
ROCKWALL, TX 75032

MURRAY DAVID T II & AMBER
106 INDEPENDENCE PLACE
ROCKWALL, TX 75032

THACKER IKE AND MARY
106 LIBERTY LANE
ROCKWALL, TX 75032

GRAF DANIEL & JESSICA
106 MISCHIEF LANE
ROCKWALL, TX 75032

CHRISTIAN ANGELA LEE
106 RELIANCE CT
ROCKWALL, TX 75032

HATFIELD GAROLD SCOTT
106 SCEPTRE DR
ROCKWALL, TX 75032

VAN WEY DONALD L
106 VALKYRIE PL
ROCKWALL, TX 75032

MATSON THOMAS AND HEIDI
106 WEATHERLY CIRCLE
ROCKWALL, TX 75032

HENSON KIM A & REBECCA H
106 YANKEE CT
ROCKWALL, TX 75032

RESIDENT
107 HENRY M CHANDLER DR
ROCKWALL, TX 75032

ROARK BOBBIE ETAL
107 DEFENDER CT
ROCKWALL, TX 75032

ALVARENGA OSWALDO JR & JUDITH
107 EASTERNER PL
ROCKWALL, TX 75032

ALLEN REGINALD
107 FREEDOM CT
ROCKWALL, TX 75032

LEAHOVCENCO ALEXANDR
107 INDEPENDENCE PLACE
ROCKWALL, TX 75032

LEAHOVCENCO ALEXANDR AND
YULYIA NESTERENKO
107 INDEPENDENCE PLACE
ROCKWALL, TX 75032

ROPER JOHN & JENNIFER
107 MAYFLOWER CT
ROCKWALL, TX 75032

TOVAR ADAN AND CAROLYNN JEWELL MALICK-
GILBREATH
107 RELIANCE CT
ROCKWALL, TX 75032

CARLTON DONNY
107 SCEPTRE DR
ROCKWALL, TX 75032

GARCIA ANTONIO JR & ROXANN D
107 VALKYRIE PL
ROCKWALL, TX 75032

WASSERMAN JENNIFER CLAIRE
107 YANKEE CT
ROCKWALL, TX 75032

RESIDENT
108 HENRY M CHANDLER DR
ROCKWALL, TX 75032

RESIDENT
108 SCEPTRE DR
ROCKWALL, TX 75032

HUMBLE BRIAN
108 EASTERNER PLACE
ROCKWALL, TX 75032

BROWN JEAN M TRUST
108 FREEDOM CT
ROCKWALL, TX 75032

LONG JOHN AND LINDSAY
108 MAYFLOWER CT
ROCKWALL, TX 75032

CARRILLO VICTOR G
108 MISCHIEF LN
ROCKWALL, TX 75032

PETERSEN CARL S & WENDY
108 RELIANCE CT
ROCKWALL, TX 75032

VECCHIARELLO RICHARD & MELISSA A
108 VALKYRIE PLACE
ROCKWALL, TX 75032

SAATCI YESIM
108 YANKEE CT
ROCKWALL, TX 75032

NORTEX PROPERTIES INC
% JOSEPH L ZEHR
10808 LA CABREAH LN
FORT WAYNE, IN 46845

HAKOPIAN GEORGE AND ANNIE B
10858 WOODWARD AVENUE
LOS ANGELES, CA 91040

RESIDENT
109 HENRY M CHANDLER DR
ROCKWALL, TX 75032

HARTFIELD THOMAS E & EDITH E
109 CLIPPER CT
ROCKWALL, TX 75032

MARINER 508
SERIES OF MONTECITO PTOPERTIES WK LLC
109 DREW LANE
HEATH, TX 75032

ANDREWS LEWIS E AND LINDA
109 EASTERNER PL
ROCKWALL, TX 75032

THOMAS CARLA RENE AND BRIAN ALLEN
109 LIBERTY LANE
ROCKWALL, TX 75032

LYONS ELIZABETH
109 MAYFLOWER COURT
ROCKWALL, TX 75032

HAGIN GARY L & W ANNE
109 MISCHIEF LN
ROCKWALL, TX 75032

REED ANGEL
109 SCEPTRE DRIVE
ROCKWALL, TX 75032

ELCHANAN DANIEL & NANCY B
11 INTREPID CIR
ROCKWALL, TX 75032

RESIDENT
110 DEFENDER CT
ROCKWALL, TX 75032

RESIDENT
110 HENRY M CHANDLER DR
ROCKWALL, TX 75032

RESIDENT
110 MISCHIEF LN
ROCKWALL, TX 75032

HOVEY EMERSON & CATHERINE SMITH HOVEY
110 CLIPPER CT
ROCKWALL, TX 75032

SEALS CLEVELAND L & CARROL LYNN
110 CODY CIR N
SULPHUR SPRINGS, TX 75482

SJCC CONSTRUCTION LLC
110 CROSS PLAINS DR
ALLEN, TX 75013

MAXWELL CAROLE AND GARY
110 EASTERNER PL
ROCKWALL, TX 75032

SOLOMONS DONALD B
110 LIBERTY LN
ROCKWALL, TX 75032

COOPER ELI T & RIKKI J
110 MAYFLOWER CT
ROCKWALL, TX 75032

HOWES JAN
110 SCEPTRE DR
ROCKWALL, TX 75032

CARRUCCI ANTHONY JR
110 YANKEE CT
ROCKWALL, TX 75032

FULTZ PEGGY J & TOMMY G
1101 SIGNAL RIDGE PL
ROCKWALL, TX 75032

FULTZ PEGGY J & TOMMY G
1101 SIGNAL RIDGE PL
ROCKWALL, TX 75032

RESIDENT
1102 SIGNAL RIDGE PL
ROCKWALL, TX 75032

COOK JEAN QUILL
1102 HERITAGE
GARLAND, TX 75043

RESIDENT
1103 SIGNAL RIDGE PL
ROCKWALL, TX 75032

GARZA OLIVIA L AND FIDENCIO
1104 SIGNAL RIDGE #1104
ROCKWALL, TX 75032

RESIDENT
1105 SIGNAL RIDGE PL
ROCKWALL, TX 75032

GARDNER DAVID L REV LIV TR
1105 51ST ST W
BRADENTON, FL 34209

DAVID L GARDNER REVOCABLE LIVING TRUST
1105 51ST ST W
BRADENTON, FL 34209

GARDNER DAVID L REVOCABLE LIVING TRUST
DAVID L GARDNER TRUSTEE
1105 51ST ST W
BRADENTON, FL 34209

FLECK PATRICIA & CORY
1105 51ST STREET WEST
BRADENTON, FL 34209

DAVIS ROBERT NEAL
1105 MELISSA LN
GARLAND, TX 75040

OGLIN THOMAS J & JOYCE L
1106 SIGNAL RIDGE PL
ROCKWALL, TX 75032

RESIDENT
1107 SIGNAL RIDGE PL
ROCKWALL, TX 75032

JOHNS ETHAN
1108 SIGNAL RIDGE PLACE
ROCKWALL, TX 75032

RUBIO CONNIE L
1109 SIGNAL RIDGE PL
ROCKWALL, TX 75032

RESIDENT
111 HENRY M CHANDLER DR
ROCKWALL, TX 75032

STEBBINS GREGORY & KRISTEN
111 DEFENDER CT
ROCKWALL, TX 75032

HEBERT EARL T & LANA G
111 FREEDOM CT
ROCKWALL, TX 75032

RATCLIFFE KATHLEEN C
111 MAYFLOWER CT
ROCKWALL, TX 75032

MILLER DIXIE E AND
MILDRED AND LARRY W STARLING
111 SCEPTRE DR
ROCKWALL, TX 75032

CORDELL-JOHNSON KIMBERLY
1110 SIGNAL RIDGE PLACE
ROCKWALL, TX 75032

RESIDENT
1111 SIGNAL RIDGE PL
ROCKWALL, TX 75032

MILLER JEFFRY AND KATHLEEN
1111 VISTA GRANDE ROAD
EL CAJON, CA 92019

TWOMEY ELIZABETH A
1112 SIGNAL RIDGE PL
ROCKWALL, TX 75032

RESIDENT
1113 SIGNAL RIDGE PL
ROCKWALL, TX 75032

RESIDENT
1114 SIGNAL RIDGE PL
ROCKWALL, TX 75032

MATHERNE JUDITH L
1115 SIGNAL RIDGE PL
ROCKWALL, TX 75032

MAKE READY RENOVATIONS LLC
1116 SIGNAL RIDGE PL
ROCKWALL, TX 75032

MARKHAM DIANNA
1117 SIGNAL RIDGE PLACE
ROCKWALL, TX 75032

CHAKMAKJIAN ZAVEN C
1118 NEWCASTLE DRIVE
ROCKWALL, TX 75032

LEVENTHAL PATRICK J
1118 SIGNAL RIDGE PL
ROCKWALL, TX 75032

BULLOCK JEFFREY B AND
MARGARITA HEREDIA
1119 SIGNAL RIDGE PLACE
ROCKWALL, TX 75032

RESIDENT
112 HENRY M CHANDLER DR
ROCKWALL, TX 75032

HARMON JIMMY R
112 EASTERNER PL
ROCKWALL, TX 75032

ROBERTSON BRANDON & JESSICA
112 FREEDOM COURT
ROCKWALL, TX 75032

TAN DAVID L AND SHANNON K
112 MISCHIEF LANE
ROCKWALL, TX 75032

STRANN MICHAEL RAY
112 OLD GLORY LN
FORNEY, TX 75126

PRITCHETT THOMAS AARON
112 SCEPTRE DR
ROCKWALL, TX 75032

FREEMAN RICHARD WILLIAM
1120 LIVE OAK CIRCLE
SHERMAN, TX 75092

LAMAN FRANCES ANN
1120 SIGNAL RIDGE PLACE
ROCKWALL, TX 75032

RESIDENT
1121 SIGNAL RIDGE PL
ROCKWALL, TX 75032

LAWRENCE ALAN
1122 SIGNAL RIDGE PLACE # 1122
ROCKWALL, TX 75032

RESIDENT
1123 SIGNAL RIDGE PL
ROCKWALL, TX 75032

RESIDENT
1124 SIGNAL RIDGE PL
ROCKWALL, TX 75032

RESIDENT
1125 SIGNAL RIDGE PL
ROCKWALL, TX 75032

GUERRA CHRISTOPHER
1126 SIGNAL RIDGE PLACE
ROCKWALL, TX 75032

RESIDENT
1127 SIGNAL RIDGE PL
ROCKWALL, TX 75032

VAUGHAN CULLY & SARA
1128 SIGNAL RIDGE PL
ROCKWALL, TX 75032

RESIDENT
1129 SIGNAL RIDGE PL
ROCKWALL, TX 75032

RESIDENT
113 CLIPPER CT
ROCKWALL, TX 75032

RESIDENT
113 SCEPTRE DR
ROCKWALL, TX 75032

FOSTER ROBERT L AND RUTH E
113 HENRY M CHANDLER DRIVE
ROCKWALL, TX 75032

PARTEN PAUL E & PATRICIA M
113 LIBERTY LN
ROCKWALL, TX 75032

CASTRO CRISTINA
113 MAYFLOWER CT
ROCKWALL, TX 75032

BIRD MATTHEW AND JANE SCHMANSKI
1130 SIGNAL RIDGE
ROCKWALL, TX 75032

SRP SUB, LLC
1131 W WARNER RD STE 102
SCOTTSDALE, AZ 85284

RESIDENT
114 HENRY M CHANDLER DR
ROCKWALL, TX 75032

MARRIOTT RUSSELL D AND LISA D
114 CLIPPER CT
ROCKWALL, TX 75032

WEAVER C R & KAREN REV LIVING TR
114 DEFENDER CT
ROCKWALL, TX 75032

BENSON CARROLL AND GLENDA
114 LIBERTY LANE
ROCKWALL, TX 75032

FAIRCHILD JOINT REVOCABLE LIVING TRUST
TONI A FAIRCHILD- TRUSTEE
114 MAYFLOWER CT
ROCKWALL, TX 75032

FAIRCHILD REVOCABLE LIVING TRUST
114 MAYFLOWER CT
ROCKWALL, TX 75032

GEORGE ELIZABETH M AND ROBIN J
114 MISCHIEF LANE
ROCKWALL, TX 75032

RIERA CRISTINA
114 SCEPTRE DR
ROCKWALL, TX 75032

RESIDENT
115 HENRY M CHANDLER DR
ROCKWALL, TX 75032

WEBSTER PROPERTIES LTD
115 DEFENDER C
ROCKWALL, TX 75032

WEBSTER LIDIA
115 DEFENDER CT
ROCKWALL, TX 75032

WEBSTER MARY ANN
115 DEFENDER CT
ROCKWALL, TX 75032

WEBSTER MARY ANN
115 DEFENDER CT
ROCKWALL, TX 75032

YU DAVIS & HYUN SOOK
115 FREEDOM CT
ROCKWALL, TX 75032

JURCA JACOB S AND JACLYN J
115 MAYFLOWER CT
ROCKWALL, TX 75032

MORGAN ROBERT AND MICHELE
115 SCEPTRE DRIVE
ROCKWALL, TX 75032

RESIDENT
116 HENRY M CHANDLER DR
ROCKWALL, TX 75032

LETT LORNA
116 MISCHIEF LN
ROCKWALL, TX 75032

SINISCALCHI JOSEPH W & KIMBERLY A
116 OLD VINEYARD LN
ROCKWALL, TX 75032

BRELAND JULIA AND
BARRY W YOUNG
116 SCEPTRE DR
ROCKWALL, TX 75032

THOMPSON FRED AND LINDA
116 SHEPHERDS GLEN RD
ROCKWALL, TX 75032

ROGERS RYAN
117 CLIPPER COURT
ROCKWALL, TX 75032

ROGERS RYAN J
117 CLIPPER CT
ROCKWALL, TX 75032

HAYWORTH DEVON A
117 HENRY M CHANDLER DR UNIT 117, BLDG E
ROCKWALL, TX 75032

BEARD DAVID & SANDY
117 LIBERTY LANE
ROCKWALL, TX 75032

PHAN JOHN
117 SCEPTRE DR
ROCKWALL, TX 75032

RESIDENT
118 HENRY M CHANDLER DR
ROCKWALL, TX 75032

RESIDENT
118 MISCHIEF LN
ROCKWALL, TX 75032

GOETTSCH THADDEAUS DUANE AND MEGAN
118 CLIPPER CT
ROCKWALL, TX 75032

CUMMINGS ATANIA ROLDAN AND ERIC JOSEPH
118 FREEDOM COURT
ROCKWALL, TX 75032

WEBSTER KATHLEEN ANN
118 LIBERTY LN
ROCKWALL, TX 75032

JASIN PAUL A
118 SCEPTRE DR
ROCKWALL, TX 75032

THEPCHATRI PAHK AND SUCHADA
1181 HANNAFORD LANE
JOHNS CREEK, GA 30097

PUSTEJOVSKY MARK
11875 CR 4026
KEMP, TX 75143

HARRIS FAMILY REVOCABLE LIVING TRUST
WILLIAM J HARRIS AND JONNA R HARRIS-
COTRUSTEES
1188 BENTON WOODS DRIVE
ROCKWALL, TX 75032

JONES FELICIA M
119 FREEDOM COURT
ROCKWALL, TX 75032

JONES BRUCE WAYNE
119 HENRY M CHANDLER DR
ROCKWALL, TX 75032

DAVIS JOHN M AND THERESA Y
119 SCEPTRE DRIVE
ROCKWALL, TX 75032

RESIDENT
12 INTREPID CIR
ROCKWALL, TX 75032

RESIDENT
120 HENRY M CHANDLER DR
ROCKWALL, TX 75032

RESIDENT
120 SCEPTRE DR
ROCKWALL, TX 75032

SANCHEZ RAMSES S
120 APPIAN WAY
DALLAS, TX 75216

COOK NATHAN & COURTNEY
120 MISCHIEF LN
ROCKWALL, TX 75032

GONZALEZ KEITH R & DEANNA J
120 PURITAN CT
ROCKWALL, TX 75032

HPA US1 LLC
120 RIVERSIDE PLZ STE 2000
CHICAGO, IL 60606

HPA TEXAS SUB 2017-1 LLC
120 S RIVERSIDE PLZ STE 2000
CHICAGO, IL 60606

HPA BORROWER 2016-1 LLC
120 S RIVERSIDE PLZ SUITE 2000
CHICAGO, IL 60606

HPA II TEXAS SUB 2019-1 LLC
120 SOUTH RIVERSIDE PLAZA SUITE 2000
CHICAGO, IL 60606

SELBY PEGGY
1201 SIGNAL RIDGE PLACE
ROCKWALL, TX 75032

RESIDENT
1202 SIGNAL RIDGE PL
ROCKWALL, TX 75032

FALLER JAMES JUSTIN
1202 WHISPER ROCK DR
HEATH, TX 75032

RESIDENT
1203 CHAPEL DR
ROCKWALL, TX 75032

RESIDENT
1203 SIGNAL RIDGE PL
ROCKWALL, TX 75032

RESIDENT
1204 SIGNAL RIDGE PL
ROCKWALL, TX 75032

RESIDENT
1205 SIGNAL RIDGE PL
ROCKWALL, TX 75032

RESIDENT
1206 SIGNAL RIDGE PL
ROCKWALL, TX 75032

MARCHANT ANGELA K AND MARIE N
1206 WHISPER ROCK DR
ROCKWALL, TX 75032

RESIDENT
1207 SIGNAL RIDGE PL
ROCKWALL, TX 75032

STORY BRYCE BAILEY AND MEADAN GALE
1207 CHAPEL DR
ROCKWALL, TX 75032

ADAMS LINDA RUTH
1208 SIGNAL RIDGE PL
ROCKWALL, TX 75032

RESIDENT
1209 SIGNAL RIDGE PL
ROCKWALL, TX 75032

RESIDENT
121 SCEPTRE DR
ROCKWALL, TX 75032

FAZELIMANESH KAREN & ARDESHIR
121 BLUE HERON LN
HEATH, TX 75032

PINSON REGINALD A & CAROL S
121 CLIPPER CT
ROCKWALL, TX 75032

STOCKS DENISE K
121 HENRY M CHANDLER DR
ROCKWALL, TX 75032

IRIZARRY ALBERTO R & TERESA E
121 LIBERTY LANE
ROCKWALL, TX 75032

ELLISTON DANIEL MARK
121 YACHT CLUB DRIVE
ROCKWALL, TX 75032

RESIDENT
1210 WHISPER ROCK DR
ROCKWALL, TX 75032

VAN BAALE DARWIN HENRY AND KELLY MARIE
1210 SIGNAL RIDGE PLACE
ROCKWALL, TX 75032

RESIDENT
1211 CHAPEL DR
ROCKWALL, TX 75032

LANE DEBRA
1211 SIGNAL RIDGE
ROCKWALL, TX 75032

RESIDENT
1212 SIGNAL RIDGE PL
ROCKWALL, TX 75032

MCCONNELL MICHAEL J
C/O LINDA M DUGO
12123 DRUJON LN
DALLAS, TX 75244

RESIDENT
1213 WHISPER ROCK DRIVE
ROCKWALL, TX 75032

BROWNE STANLEY H & SANDRA R
1213 SIGNAL RIDGE PL
ROCKWALL, TX 75032

RESIDENT
1214 SIGNAL RIDGE PL
ROCKWALL, TX 75032

DEREN JEROME C AND DENISE M
1214 WHISPER ROCK DRIVE
ROCKWALL, TX 75032

BEASLEY COREY B AND ALICIA D
1215 CHAPEL DR
ROCKWALL, TX 75032

BREWER MELODY K
1215 SIGNAL RIDGE PL
ROCKWALL, TX 75032

RESIDENT
1216 CHAPEL DR
ROCKWALL, TX 75032

HAMILTON LARRY WAYNE & REBA DIANE
1216 BENTON WOODS DR
ROCKWALL, TX 75032

DALE ROBERT WAYNE
1216 SIGNAL RIDGE PL
ROCKWALL, TX 75032

RESIDENT
1217 SIGNAL RIDGE PL
ROCKWALL, TX 75032

RESIDENT
1217 WHISPER ROCK DR
ROCKWALL, TX 75032

RESIDENT
1218 CHAPEL DR
ROCKWALL, TX 75032

RESIDENT
1218 SIGNAL RIDGE PL
ROCKWALL, TX 75032

FLADELAND HARVEY T & LORI
1218 WHISPER ROCK DR.
ROCKWALL, TX 75032

RESIDENT
1219 CHAPEL DR
ROCKWALL, TX 75032

PURDY PAULETTE
1219 SIGNAL RIDGE PLACE
ROCKWALL, TX 75032

RESIDENT
122 FREEDOM CT
ROCKWALL, TX 75032

RESIDENT
122 LIBERTY LN
ROCKWALL, TX 75032

JOHNSON TREVOR R & DANA J
122 CLIPPER CT
ROCKWALL, TX 75032

MARENGO-ROWE JUSTINE
122 HENRY M CHANDLER DRIVE #122
ROCKWALL, TX 75032

LOWREY COLT A AND
LEO WISE
122 MISCHIEF LN
ROCKWALL, TX 75032

HORTON TREVOR L AND MEGAN
122 PURITAN COURT
ROCKWALL, TX 75032

CAMIEL JEFFREY M
122 SCEPTRE DR
ROCKWALL, TX 75032

RESIDENT
1220 SIGNAL RIDGE PL
ROCKWALL, TX 75032

MCMURTRE DREW
1220 COIT RD STE 107
PLANO, TX 75075

LASAGE TAMMY
1221 SIGNAL RIDGE PL #1221
ROCKWALL, TX 75032

2022 K.B. CARUSO REVOCABLE TRUST
KEVIN THOMAS CARUSO AND BRANDI NICOLE
CARUSO - TRUSTEES
1221 WHISPER ROCK DRIVE
ROCKWALL, TX 75032

WILLIS PATRICIA D
12218 GLADWICK DR
HOUSTON, TX 77077

RESIDENT
1222 WHISPER ROCK DR
ROCKWALL, TX 75032

HUFFHINES SHANON LYNN
1222 SIGNAL RIDGE PLACE
ROCKWALL, TX 75032

FRANCE'S LANDING LLC
12222 MERIT DRIVE STE 1000
DALLAS, TX 75251

RESIDENT
1223 CHAPEL DR
ROCKWALL, TX 75032

JONES ASHLEY C
1223 SIGNAL RIDGE PLACE
ROCKWALL, TX 75032

RESIDENT
1224 CHAPEL DR
ROCKWALL, TX 75032

MAHAND CLINT
1224 SIGNAL RIDGE PLACE
ROCKWALL, TX 75032

RESIDENT
1225 SIGNAL RIDGE PL
ROCKWALL, TX 75032

KAHINDO FURAHA
1225 TOWN CETER DR APT 1947
PFLUGERVILLE, TX 78660

VICE JUDY
1226 SIGNAL RIDGE PLACE
ROCKWALL, TX 75032

RESIDENT
1227 SIGNAL RIDGE PL
ROCKWALL, TX 75032

SHANKS WILLIAM B
1228 SIGNAL RIDGE PL
ROCKWALL, TX 75032

CHRISTENSEN ALEXANDER
1229 SIGNAL RIDGE
ROCKWALL, TX 75087

RESIDENT
123 HENRY M CHANDLER DR
ROCKWALL, TX 75032

RESIDENT
123 YACHT CLUB DR
ROCKWALL, TX 75032

THOMAS ALAN AND DANA
123 FREEDOM COURT
ROCKWALL, TX 75032

BAKER BOB W
1230 SIGNAL RIDGE PL UNIT 1230
ROCKWALL, TX 75032

WORTHY DENNIS K
1231 SIGNAL RIDGE PLACE
ROCKWALL, TX 75032

REEVES ROBERT E AND ZEARLENE J
1232 SIGNAL RIDGE PLACE
ROCKWALL, TX 75032

THIBODEAUX PAULA
1233 SIGNAL RIDGE PL
ROCKWALL, TX 75032

HALL PRESTON MICHAEL AND
CORI HALL
1234 SIGNAL RIDGE PLACE UNIT 1234
ROCKWALL, TX 75032

RESIDENT
1235 SIGNAL RIDGE PL
ROCKWALL, TX 75032

RESIDENT
1236 SIGNAL RIDGE PL
ROCKWALL, TX 75032

RESIDENT
1237 SIGNAL RIDGE PL
ROCKWALL, TX 75032

MILLS DONNA
1238 SIGNAL RIDGE PLACE
ROCKWALL, TX 75032

RESIDENT
1239 BENTON WOODS DR
ROCKWALL, TX 75032

RESIDENT
1239 SIGNAL RIDGE PL
ROCKWALL, TX 75032

RESIDENT
124 HENRY M CHANDLER DR
ROCKWALL, TX 75032

MONTOYA ASHLEY R & JOSE L
124 MISCHIEF LANE
ROCKWALL, TX 75032

POTISKA PATRICIA
124 PURITAN CT
ROCKWALL, TX 75032

WELCH JERL R & ANNE E
124 SCEPTRE DR
ROCKWALL, TX 75032

NGUYEN KIM LOAN
1240 SIGNAL RIDGE PL
ROCKWALL, TX 75032

INDRA SUSANNA
1241 SIGNAL RIDGE PLACE
ROCKWALL, TX 75032

RESIDENT
1242 SIGNAL RIDGE PL
ROCKWALL, TX 75032

RESIDENT
1243 SIGNAL RIDGE PL
ROCKWALL, TX 75032

RESIDENT
1244 SIGNAL RIDGE PL
ROCKWALL, TX 75032

RESIDENT
125 HENRY M CHANDLER DR
ROCKWALL, TX 75032

RESIDENT
125 MISCHIEF LN
ROCKWALL, TX 75032

CASHMAN GINA L AND
JOEY L RIVER
125 CLIPPER CT
ROCKWALL, TX 75032

STEWART JAMES W
125 SHEPHERDS GLEN RD
ROCKWALL, TX 75032

GOFF SEAN & STEPHANIE BARNES
1250 BENTON WOODS DRIVE
ROCKWALL, TX 75032

DAVIS CODY AUSTIN AND ELISABETH ANNE
1257 BENTON WOODS DRIVE
ROCKWALL, TX 75032

RESIDENT
126 CLIPPER CT
ROCKWALL, TX 75032

RESIDENT
126 HENRY M CHANDLER DR
ROCKWALL, TX 75032

BOLES ALAN L & DANA M
126 FREEDOM CT
ROCKWALL, TX 75032

FRANZA TODD AND KATIE
126 LIBERTY LN
ROCKWALL, TX 75032

LOPEZ CHRIS MARK AND ASHLEY MARIE
126 MISCHIEF LN
ROCKWALL, TX 75087

WINKLES GARY AND KRISTY
126 PURITAN CT
ROCKWALL, TX 75032

COLONIAL ESTATE IRREVOCABLE TRUST
TERRY L BROWN & BARRY R BROWN TRUSTEES
126 SCEPTRE DR
ROCKWALL, TX 75032

OSEE WILSON
12629 EPPS FIELD RD
FARMERS BRANCH, TX 75234

SNIDER MICHAEL AND CASSANDRA
127 FREEDOM CT
ROCKWALL, TX 75032

JONES JONATHAN
127 HENRY M CHANDLER DR
ROCKWALL, TX 75032

TOWNEND DAVID WILLIAM AND JEANMARIE
127 LIBERTY LANE
ROCKWALL, TX 75032

MARTIN NAN YI
127 MICHIEF LANE
ROCKWALL, TX 75032

EVANS BETTY GERBERT
1275 LEMM RD 1
SPRING, TX 77373

RESIDENT
128 HENRY M CHANDLER DR
ROCKWALL, TX 75032

RESIDENT
128 PURITAN CT
ROCKWALL, TX 75032

ROGINA FAMILY TRUST
SERGIO A LOPEZ-ROGINA AND SUSAN D VIDAL-ROGINA- TRUSTEES
128 LIBERTY LANE
ROCKWALL, TX 75032

HALAMA STEVEN
128 MISCHIEF LN
ROCKWALL, TX 75032

SAINT-MU PATRICIA
128 SCEPTRE DR
ROCKWALL, TX 75032

CZECH JOSHUA AND SHARONA
1288 STANFORD DR
ROCKWALL, TX 75087

RESIDENT
129 HENRY M CHANDLER DR
ROCKWALL, TX 75032

MANSFIELD PHYLLIS J
129 MISCHIEF LANE
ROCKWALL, TX 75032

LUCKEY CAROL MALATICH
13 INTREPID CIRCLE
ROCKWALL, TX 75032

RESIDENT
130 HENRY M CHANDLER DR
ROCKWALL, TX 75032

BILLITER MARGARET AND ROGER
130 FREEDOM CT
ROCKWALL, TX 75032

HARGROVE PATRICIA ANN
130 MISCHIEF LANE
ROCKWALL, TX 75032

ZUK ELIZABETH
130 SCEPTRE DR
ROCKWALL, TX 75032

RESIDENT
1301 SUMMER LEE DR
ROCKWALL, TX 75032

QUILLEN BOBBY RAY JR
1307 GUN CLUB CR
RICHARDSON, TX 75081

RESIDENT
131 HENRY M CHANDLER DR
ROCKWALL, TX 75032

WALTON ALLEN NICK & WANDA JEAN
131 FREEDOM CT
ROCKWALL, TX 75032

CHURY JENNIFER LEIGH & BRIAN D
131 MISCHIEF LANE
ROCKWALL, TX 75032

TIMOTHY J AND LAURA D DRAELOS TRUST
TIMOTHY J DRAELOS AND LAURA D DRAELOS TRUSTEES
13117 SANDSTONE PLACE NE
ALBUQUERQUE, NM 87111

RESIDENT
132 HENRY M CHANDLER DR
ROCKWALL, TX 75032

RESIDENT
132 MISCHIEF LN
ROCKWALL, TX 75032

ZIELINSKI THOMAS ROBERT
132 LIBERTY LN
ROCKWALL, TX 75032

RESIDENT
133 HENRY M CHANDLER DR
ROCKWALL, TX 75032

ASHMORE KEITH C & JENNIFER
133 LIBERTY LN
ROCKWALL, TX 75032

COFFEE CHARLES C AND DEBRA P
134 FREEDOM CT
ROCKWALL, TX 75032

CROUCH FAMILY LIVING TRUST
JERROLD F AND KATHLEEN A CROUCH TRUSTEES
134 HENRY M. CHANDLER DR.
ROCKWALL, TX 75032

RESIDENT
135 HENRY M CHANDLER DR
ROCKWALL, TX 75032

ROBISON BRUCE EMERSON
135 FREEDOM COURT
ROCKWALL, TX 75032

RESIDENT
136 HENRY M CHANDLER DR
ROCKWALL, TX 75032

LISTER WILLIAM
136 LIBERTY LN
ROCKWALL, TX 75032

LEDE' HOWARD G AND ANNETTE M
1360 GOLD COAST DRIVE
ROCKWALL, TX 75087

RESIDENT
137 HENRY M CHANDLER DR
ROCKWALL, TX 75032

RESIDENT
137 LIBERTY LN
ROCKWALL, TX 75032

MORRIS NICOLE E
13724 CORDARY AVE UNIT 7
HAWTHORNE, CA 90250

SANFORD JOSHUA K
1375 CLUBHILL DR
ROCKWALL, TX 75087

RESIDENT
138 HENRY M CHANDLER DR
ROCKWALL, TX 75032

ROGERS SHAWN A & BRENDA
138 FREEDOM CT
ROCKWALL, TX 75032

RESIDENT
139 FREEDOM CT
ROCKWALL, TX 75032

RESIDENT
139 HENRY M CHANDLER DR
ROCKWALL, TX 75032

CHADCO INVESTMENTS LLC
13914 OVERLOOK LN
FORNEY, TX 75126

BOHORQUEZ DAVID
1397 GLENWICK DRIVE
ROCKWALL, TX 75032

POURBEIK POUYAN AND TABASOM
14 INTREPID CIR
ROCKWALL, TX 75032

HILL SAMUEL J
14 PARK CENTRAL CIR
ROCKWALL, TX 75087

RESIDENT
140 HENRY M CHANDLER DR
ROCKWALL, TX 75032

CURRENS KYLE ALLEN
140 LIBERTY LANE
ROCKWALL, TX 75032

WALKER SHERRIE G LIFE ESTATE
CYNTHIA SEELY & STEVEN WALKER
141 HENRY M CHANDLER DR
ROCKWALL, TX 75032

BRADLEY DEBRA ANN
141 LIBERTY LANE
ROCKWALL, TX 75032

RESIDENT
142 HENRY M CHANDLER DR
ROCKWALL, TX 75032

NIGH INVESTMENTS LIMITED LIABILITY
COMPANY
1420 PICKWICK LANE
DENTON, TX 76209

LEEDS JULIE
1423 ROLLINS DR
ALLEN, TX 75013

RESIDENT
143 HENRY M CHANDLER DR
ROCKWALL, TX 75032

LANIGAN TIFFANY LEE
143 STEVENSON DR
FATE, TX 75087

AIR REAL ESTATE LLC
1432 AIRPORT BLVD
MESQUITE, TX 75181

RESIDENT
144 HENRY M CHANDLER DR
ROCKWALL, TX 75032

MORRIS NORMA
144 LIBERTY LANE
ROCKWALL, TX 75087

RESIDENT
145 LIBERTY LN
ROCKWALL, TX 75032

TORRES PAULITA T
145 HENRY M CHANDLER DR
ROCKWALL, TX 75032

RESIDENT
146 HENRY M CHANDLER DR
ROCKWALL, TX 75032

RESIDENT
147 HENRY M CHANDLER DR
ROCKWALL, TX 75032

WEAM MONAWAR AND
TAHANI MUNAWAR
1471 ENGLEWOOD DR
ROCKWALL, TX 75032

RESIDENT
148 HENRY M CHANDLER DR
ROCKWALL, TX 75032

SUTHERLAND ETHAN JOHN
148 LIBERTY LN
ROCKWALL, TX 75032

JOHNSON TIFFANY MICHELLE
148 OXFORD
HEATH, TX 75032

HEFFERNAN MARILYN
1480 BLUEBELL DRIVE
ESTES PARK, CO 80517

RESIDENT
149 HENRY M CHANDLER DR
ROCKWALL, TX 75032

L T L FAMILY HOLDINGS LLC
14918 MYSTIC TERRACE LANE
CYPRESS, TX 77429

GLENDINNING ANTHONY AND CHRISTI BOYD
15 INTREPID CIR
ROCKWALL, TX 75032

PARNES DROR & ALEXANDRA
15 KESTREL COURT
ROCKWALL, TX 75032

PARNES ALEXANDRA
15 KESTREL CT
ROCKWALL, TX 75032

48 MKS LTD
15 WINDING LAKE DR
DALLAS, TX 75230

RESIDENT
150 HENRY M CHANDLER DR
ROCKWALL, TX 75032

RESIDENT
1501 SIGNAL RIDGE PL
ROCKWALL, TX 75032

WEST VICTORIA FELICIA
1502 SIGNAL RIDGE
ROCKWALL, TX 75032

LE VASSEUR SANDI
1503 SIGNAL RIDGE PL
ROCKWALL, TX 75032

RESIDENT
1504 SIGNAL RIDGE PL
ROCKWALL, TX 75032

BRINKMAN VICKI LYNN
1505 SIGNAL RIDGE PL
ROCKWALL, TX 75032

WECHES LAND LTD
1505 SUMMER LEE DR
ROCKWALL, TX 75032

RESIDENT
1506 SIGNAL RIDGE PL
ROCKWALL, TX 75032

FITZGERALD LARRY R AND JACQUELINE
1507 SIGNAL RIDGE PL
ROCKWALL, TX 75032

RESIDENT
1508 SIGNAL RIDGE PL
ROCKWALL, TX 75032

RESIDENT
151 HENRY M CHANDLER DR
ROCKWALL, TX 75032

ROBERTS JOSHUA & CHRISTINA
151 LIBERTY LANE
ROCKWALL, TX 75032

COLLINS FAMILY TRUST
EWELL D COLLINS AND JENNIFER R TRUSTEES
1512 SIGNAL RIDGE PL
ROCKWALL, TX 75032

BRAD RHODES REALTY LLC
1514 ANDY DRIVE
SHERMAN, TX 75092

LOAN RANGER CAPITAL INVESTMENTS LLC
1515 S CAPITAL OF TEXAS HWY STE 306
AUSTIN, TX 78746

RESIDENT
1517 SIGNAL RIDGE PL
ROCKWALL, TX 75032

RESIDENT
1518 SIGNAL RIDGE PL
ROCKWALL, TX 75032

GUERRA JUSTIN
1519 SIGNAL RIDGE PLACE
ROCKWALL, TX 75032

RESIDENT
152 HENRY M CHANDLER DR
ROCKWALL, TX 75032

KNOTT STEPHEN D & SUSAN C
152 LIBERTY LN
ROCKWALL, TX 75032

CONFIDENTIAL
152 SHEPHERDS GLEN RD
ROCKWALL, TX 75032

DECKER SARAH E
1520 SIGNAL RIDGE PL
ROCKWALL, TX 75032

MCCLENDON JAMIE
1521 SIGNAL RIDGE PL
ROCKWALL, TX 75032

RESIDENT
1522 SIGNAL RIDGE PL
ROCKWALL, TX 75032

BROWN CORY
1523 SIGNAL RIDGE
ROCKWALL, TX 75032

TABOR MARILYN W
1524 SIGNAL RIDGE PL
ROCKWALL, TX 75032

RESIDENT
1525 SIGNAL RIDGE PL
ROCKWALL, TX 75032

OSBORN LARETHA
1526 SIGNAL RIDGE PLACE UNIT 1526
ROCKWALL, TX 75032

RESIDENT
1527 SIGNAL RIDGE PL
ROCKWALL, TX 75032

VANCLEVE BARRY CURTIS
1528 SIGNAL RIDGE PLACE
ROCKWALL, TX 75032

RESIDENT
1529 SIGNAL RIDGE PL
ROCKWALL, TX 75032

HUGHES LUANN LYTLE AND RICHARD ANDREW
153 HENRY M CHANDLER DR
ROCKWALL, TX 75032

NORWOOD BRYAN AND JENNIFER
153 WESTON CT
ROCKWALL, TX 75032

PINSON JON JEFFREY
1530 SIGNAL RIDGE PLACE BLDG S, UNIT 3
ROCKWALL, TX 75032

RESIDENT
1531 SIGNAL RIDGE PL
ROCKWALL, TX 75032

RESIDENT
1532 SIGNAL RIDGE PL
ROCKWALL, TX 75032

RESIDENT
1533 SIGNAL RIDGE PL
ROCKWALL, TX 75032

RESIDENT
1534 SIGNAL RIDGE PL
ROCKWALL, TX 75032

NALL JODEE WAYNE
1535 SIGNAL RIDGE PL UNIT 3
ROCKWALL, TX 75032

SCHAR KATIE AND ERNST
1536 SIGNAL RIDGE PL UNIT 3
ROCKWALL, TX 75032

RESIDENT
1537 SIGNAL RIDGE PL
ROCKWALL, TX 75032

RESIDENT
1538 SIGNAL RIDGE PL
ROCKWALL, TX 75032

RESIDENT
1539 SIGNAL RIDGE PL
ROCKWALL, TX 75032

RESIDENT
154 HENRY M CHANDLER DR
ROCKWALL, TX 75032

WILLIAMS CHARLES M AND TIFFANY
1540 SIGNAL RIDGE PL
ROCKWALL, TX 75032

LIVELY FRED W & PAULA J
1545 SUMMER LEE DR
ROCKWALL, TX 75032

RESIDENT
155 HENRY M CHANDLER DR
ROCKWALL, TX 75032

RESIDENT
155 HENRY M CHANDLER DR
ROCKWALL, TX 75032

JACKSON STEVEN J AND BARBARA A
1554 MCDONALD RD
ROCKWALL, TX 75032

JACKSON STEVEN J AND BARBARA A
1554 MCDONALD RD
ROCKWALL, TX 75032

RESIDENT
156 HENRY M CHANDLER DR
ROCKWALL, TX 75032

OURSLER JIM & BETTY L
156 LIBERTY LN
ROCKWALL, TX 75032

RESIDENT
157 HENRY M CHANDLER DR
ROCKWALL, TX 75032

RESIDENT
158 HENRY M CHANDLER DR
ROCKWALL, TX 75032

RICKLEFS MARY E
159 HENRY M CHANDLER DR
ROCKWALL, TX 75032

RESIDENT
16 INTREPID CIR
ROCKWALL, TX 75032

CURRENS WAYNE & ARLENE TRUSTEES
BUCHNER/CURRENS FAMILY TRUST
16 LAKEWAY DR
HEATH, TX 75032

CURRENS WAYNE & ARLENE TRUSTEES
BUCHNER/CURRENS FAMILY TRUST
16 LAKEWAY DR
HEATH, TX 75032

RESIDENT
160 HENRY M CHANDLER DR
ROCKWALL, TX 75032

SHELTON CRAIG
160 LIBERTY LN
ROCKWALL, TX 75032

MILLER LYNETTE LIFE ESTATE
ALISON LYN FOX
1601 BAYCREST TRAIL
HEATH, TX 75032

RESIDENT
161 HENRY M CHANDLER DR
ROCKWALL, TX 75032

RAM KULYA
1619 RAINTREE CIR
SULPHER SPRINGS, TX 75482

COUGHLIN DIANE AND BRIAN FOULKS
162 HENRY M CHANDLER DRIVE UNIT 162
ROCKWALL, TX 75032

RESIDENT
163 HENRY M CHANDLER DR
ROCKWALL, TX 75032

RESIDENT
164 HENRY M CHANDLER DR
ROCKWALL, TX 75032

RESIDENT
165 HENRY M CHANDLER DR
ROCKWALL, TX 75032

BISHOP HOLLOW LLC
1650 JOHN KING BLVD #406
ROCKWALL, TX 75032

RESIDENT
166 HENRY M CHANDLER DR
ROCKWALL, TX 75032

KUPERMAN IGOR
166 HENRY M CHANDLER
ROCKWALL, TX 75032

RESIDENT
167 HENRY M CHANDLER DR
ROCKWALL, TX 75032

RAMIREZ KIMBERLIE M AND
JEFFREY T GROSSO
1670 WINDING CREEK LANE
ROCKWALL, TX 75032

BURNETT JAMES AND ELIZABETH
168 HENRY M CHANDLER DR
ROCKWALL, TX 75032

RESIDENT
169 HENRY M CHANDLER DR
ROCKWALL, TX 75032

WILKE PATRICIA LYTLE
17 INTREPID CIR
ROCKWALL, TX 75032

RESIDENT
170 HENRY M CHANDLER DR
ROCKWALL, TX 75032

RESIDENT
171 HENRY M CHANDLER DR
ROCKWALL, TX 75032

SCHULL ROBERT F & MISSY SCHULL
1715 SUMMER LEE DRIVE
ROCKWALL, TX 75032

2019-1 IH BORROWER LP
1717 MAIN SST SUITE 2000
DALLAS, TX 75201

RESIDENT
172 HENRY M CHANDLER DR
ROCKWALL, TX 75032

RESIDENT
173 HENRY M CHANDLER DR
ROCKWALL, TX 75032

RAY HUBBARD SMI JV LLC
17330 PRESTON ROAD SUITE 220A
DALLAS, TX 75252

RAY HUBBARD SMI JV LLC
17330 PRESTON ROAD SUITE 220A
DALLAS, TX 75252

RESIDENT
174 HENRY M CHANDLER DR
ROCKWALL, TX 75032

RESIDENT
175 HENRY M CHANDLER DR
ROCKWALL, TX 75032

LEMMOND BRENTON
175 E INTERSTATE 30
GARLAND, TX 75043

RESIDENT
176 HENRY M CHANDLER DR
ROCKWALL, TX 75032

FERNANDEZ RENEE LINDA
177 HENRY M CHANDLER DR
ROCKWALL, TX 75032

RESIDENT
178 HENRY M CHANDLER DR
ROCKWALL, TX 75032

BLOCKER JAMES ROBERT & MARY KATHERINE
TRUSTEES
JAMES & MARY BLOCKER FAMILY TRUST
1796 MYSTIC STREET
ROCKWALL, TX 75032

ANSARI MOHAMMAD TARIQ
1799 LA COSTA DR
ROCKWALL, TX 75032

RESIDENT
18 INTREPID CIR
ROCKWALL, TX 75032

MEDINA ALEJANDRO
1800 DALROCK #100
ROWLETT, TX 75088

TEEL ALVIN AND EUAMDEUANE
1802 MYSTIC ST
ROCKWALL, TX 75032

DWA EQUITIES LLC
1802 SIGNAL RIDGE
ROCKWALL, TX 75032

DWA EQUITIES LLC
1802 SIGNAL RIDGE
ROCKWALL, TX 75032

REYNOLDS MICHAEL W AND STEPHANE
1803 MYSTIC STREET
ROCKWALL, TX 75032

RESIDENT
1804 SIGNAL RIDGE PL
ROCKWALL, TX 75032

RESIDENT
1804 SIGNAL RIDGE PL
ROCKWALL, TX 75032

RESIDENT
1806 MYSTIC ST
ROCKWALL, TX 75032

MOSS WILLIAM B & COLLEEN W
1806 BRISTOL LN
ROCKWALL, TX 75032

DENYSSCHEN REGENALD R & SALLY
1807 LA COSTA DR
ROCKWALL, TX 75032

LORD DEE A
1809 BRISTOL LN
ROCKWALL, TX 75032

SHIELDS KENNETH L AND SANDRA J
1809 MYSTIC STREET
ROCKWALL, TX 75032

RESIDENT
1810 MYSTIC ST
ROCKWALL, TX 75032

COCANOUGHER TODD M
1810 SIGNAL RIDGE PLACE
ROCKWALL, TX 75032

RESIDENT
1812 BRISTOL LN
ROCKWALL, TX 75032

RIDDLE LARRY W & NANCY
1813 MYSTIC ST
ROCKWALL, TX 75032

ELVIA INV LLC
1814 MYSTIC ST
ROCKWALL, TX 75032

MARTIN GRAHAM S AND
SAMANTHA M BARTELL
1815 BRISTOL LANE
ROCKWALL, TX 75032

GATSON OSCAR D & PATSY M
1816 BRISTOL LN
ROCKWALL, TX 75032

LASPE FAMILY TRUST
FORREST ROBERT LASPE & NANCY KAY LASPE,
TRUSTEES
1817 LA COSTA DR
ROCKWALL, TX 75032

ESPINOZA CARLOS DAVID AND KATIE LYNN
1817 MYSTIC STREET
ROCKWALL, TX 75032

FITZGERALD LARRY AND JEANA MARIE
1818 MYSTIC STREET
ROCKWALL, TX 75032

FLOYD LISA
1819 BRISTOL LN
ROCKWALL, TX 75032

GONZALES KAYLEIGH AND RICHARD
1820 BRISTOL LANE
ROCKWALL, TX 75032

SOMERS CHARLES LEWIS JR AND MICHELLE IRENE
18208 PRESTON RD SUITE D9-408
DALLAS, TX 75252

FUENTES DANIEL & LISA
1821 MYSTIC ST
ROCKWALL, TX 75032

WILSON PATRICIA
1822 MYSTIC ST
ROCKWALL, TX 75032

RESIDENT
1823 BRISTOL LN
ROCKWALL, TX 75032

PATRICK JANET
WILLIAMS PAUL KIRKLAND
1824 BRISTOL LN
ROCKWALL, TX 75032

FORD SAMUEL M & SUSAN D
1825 LA COSTA DR
ROCKWALL, TX 75032

RESIDENT
1827 MYSTIC ST
ROCKWALL, TX 75032

WHITE LISA
1828 MYSTIC ST
ROCKWALL, TX 75032

TIPPS MIGUEL
1829 BRISTOL LN
ROCKWALL, TX 75032

PHILLIPS DEBRA
1830 BRISTOL LN
ROCKWALL, TX 75032

FKH SFR PROPCO A LP
1850 PARKWAY PLACE SUITE 900
MARIETTA, GA 30067

RESIDENT
1872 SIGNAL RIDGE PL
ROCKWALL, TX 75032

GODFREY GREGORY GRANT
1874 SIGNAL RIDGE PL
ROCKWALL, TX 75032

FIELD JACK B
1875 SIGNAL RIDGE PL
ROCKWALL, TX 75032

RESIDENT
1876 SIGNAL RIDGE PL
ROCKWALL, TX 75032

RESIDENT
1877 SIGNAL RIDGE PL
ROCKWALL, TX 75032

RESIDENT
1878 SIGNAL RIDGE PL
ROCKWALL, TX 75032

RESIDENT
1879 SIGNAL RIDGE PL
ROCKWALL, TX 75032

DENNIS JOHN F & COLETTE
1880 SIGNAL RIDGE PL
ROCKWALL, TX 75032

RESIDENT
1881 SIGNAL RIDGE PL
ROCKWALL, TX 75032

KOSANOVICH VALERIE
1882 SIGNAL RIDGE PL
ROCKWALL, TX 75032

PETSCH VICKI & JOHN
1883 SIGNAL RIDGE PLACE
ROCKWALL, TX 75032

URBAN CLARA ELIZABETH
1884 SIGNAL RIDGE PLACE
ROCKWALL, TX 75032

RESIDENT
1885 SIGNAL RIDGE PL
ROCKWALL, TX 75032

POSKA STEPHEN
1886 SIGNAL RIDGE PL
ROCKWALL, TX 75032

RUBLE ROLAND E AND BARBARA R
1887 SIGNAL RIDGE PLACE
ROCKWALL, TX 75032

RESIDENT
1888 SIGNAL RIDGE PL
ROCKWALL, TX 75032

RESIDENT
1889 SIGNAL RIDGE PL
ROCKWALL, TX 75032

RESIDENT
1890 SIGNAL RIDGE PL
ROCKWALL, TX 75032

RESIDENT
1891 SIGNAL RIDGE PL
ROCKWALL, TX 75032

RESIDENT
1893 SIGNAL RIDGE PL
ROCKWALL, TX 75032

HUNT CONNIE S
1902 SIGNAL RIDGE PLACE
ROCKWALL, TX 75032

ROSS DONNA C
1904 SIGNAL RIDGE PL
ROCKWALL, TX 75032

NIPPER JAMES L JR & JEAN G
1906 SIGNAL RIDGE PL
ROCKWALL, TX 75032

BALLARD CARLEY E JR
1907 LAKEVIEW DR
ROCKWALL, TX 75087

RESIDENT
1908 SIGNAL RIDGE PL
ROCKWALL, TX 75032

BREZ RAYMOND C & M LYNNE TRUSTEES
BREZ FAMILY TRUST
1910 SIGNAL RIDGE
ROCKWALL, TX 75032

HOESL DONALD CARL
1912 SIGNAL RIDGE PLACE
ROCKWALL, TX 75032

RESIDENT
1914 SIGNAL RIDGE PL
ROCKWALL, TX 75032

RESIDENT
1916 SIGNAL RIDGE PL
ROCKWALL, TX 75032

MCLEAN SANDRA H
1918 SIGNAL RIDGE PL
ROCKWALL, TX 75032

BOJORQUEZ MANUEL & LYNSEY
19185 PALM VIS
YORBA LINDA, CA 92886

RESIDENT
1920 SIGNAL RIDGE PL
ROCKWALL, TX 75032

OLSEN CATHERINE A
1920 KINGS PASS
HEATH, TX 75032

OLSEN CATHERINE A
1920 KINGS PASS
HEATH, TX 75032

SIDDIQI NAVEED AND TAMARA ABDULWAHAB
194 BURNS ST
FOREST HILLS, NY 11375

SIDDIQI NAVEED & TAMARA ABDUL WAHAB
194 BURNS ST
FOREST HILLS, NY 11375

RESIDENT
1944 SIGNAL RIDGE PL
ROCKWALL, TX 75032

RESIDENT
1946 SIGNAL RIDGE PL
ROCKWALL, TX 75032

ESTEP DONNA GAIL
1948 SIGNAL RIDGE PL
ROCKWALL, TX 75032

RESIDENT
1950 SIGNAL RIDGE PL
ROCKWALL, TX 75032

RESIDENT
1952 SIGNAL RIDGE PL
ROCKWALL, TX 75032

FAIRCLOTH JERRY AND BARBARA
1954 SIGNAL RIDGE RD
ROCKWALL, TX 75032

VREELAND DENISE AND
DAN CALNON
1956 GEAR AVE
FAIRFIELD, IA 52556

STEFANI KIM BERNARD AND PATRICIA HELEN
1956 SIGNAL RIDGE PLACE
ROCKWALL, TX 75032

BROWN WALTER R & MARJORIE C
196 WILLOW OAK WAY
PALM COAST, FL 32137

EYRE JENEVIEVE
1982 SIGNAL RIDGE PL
ROCKWALL, TX 75032

BOYD BARBARA
1984 SIGNAL RIDGE PL
ROCKWALL, TX 75032

RESIDENT
1986 SIGNAL RIDGE PL
ROCKWALL, TX 75032

RESIDENT
1988 SIGNAL RIDGE PL
ROCKWALL, TX 75032

RESIDENT
1990 SIGNAL RIDGE PL
ROCKWALL, TX 75032

JONES HARVEY E & MARY D
1992 SIGNAL RIDGE PL
ROCKWALL, TX 75032

RESIDENT
1995 SUMMER LEE DR
ROCKWALL, TX 75032

5 TO 1 LIVING TRUST
2 INTREPID CIRCLE
ROCKWALL, TX 75032

BYBEE TERRY DON & CATHERINE DENISE
2 SHADYDALE LANE
ROCKWALL, TX 75032

RESIDENT
20 INTREPID CIR
ROCKWALL, TX 75032

VINES GREGORY S
200 VZCR 3710
EDGEWOOD, TX 75117

VINES AMY
200 VZCR 3710
EDGEWOOD, TX 75117

RESIDENT
2000 PORTOFINO DR
ROCKWALL, TX 75032

MILLENNIUM TRUST COMPANY LLC
CUSTODIAN FBO WILLIAM COMPTON
2001 SPRING RD SUITE 700
OAK BROOK, IL 60523

RESIDENT
2003 PORTOFINO DR
ROCKWALL, TX 75032

HARVILLE BRET
2003 PORTOFINO DR
ROCKWALL, TX 75032

DASILVA JOHN M
2009 TOUCH GOLD CT
ROWLETT, TX 75088

RESIDENT
201 HENRY M CHANDLER DR
ROCKWALL, TX 75032

RESIDENT
201 SOVEREIGN CT
ROCKWALL, TX 75032

COMMUNITY BANK OF ROCKWALL
201 E KAUFMAN ST
ROCKWALL, TX 75087

BAXTER ERIKA LEE GARDNER AND SCOTT
201 FREEDON CT
ROCKWALL, TX 75032

MCKNIGHT MARY D
201 HARBOR LANDING DR
ROCKWALL, TX 75032

ROJAS SAMUEL AND
SANDRA ELIZABETH MORALES LEDESMA
201 RAINBOW CIRCLE
ROCKWALL, TX 75032

MACFARLANE VICTOR L TRUST
VICTOR B & THADERINE D MACFARLANE
TRUSTEES
201 SPEAR ST STE 1000
SAN FRANCISCO, CA 94105

WATTERSON RONALD AND MICHAEL M
SAMBOGNA
2011 CEDAR SPRINGS R 604 2011 CEDAR
SPRINGS
DALLAS, TX 75201

RESIDENT
2018 PORTOFINO DR
ROCKWALL, TX 75032

RESIDENT
202 HENRY M CHANDLER DR
ROCKWALL, TX 75032

MATTESON EVAN RICHARD & VIRGINIA ANN
202 GRETEL PL
ROCKWALL, TX 75032

WILSON SEAN
202 HARBOR LANDING DR
ROCKWALL, TX 75032

LAZYDALE PARTNERS LLP
202 N SAN JACINTO
ROCKWALL, TX 75087

SELZER RICHARD M ET UX
202 RAINBOW CIR
ROCKWALL, TX 75032

SELZER DEANNA
202 RAINBOW CIRCLE
ROCKWALL, TX 75032

SELZER DEANNA
202 RAINBOW DR
ROCKWALL, TX 75032

CARTER DAVID F & CYNTHIA W
202 SOVEREIGN CT
ROCKWALL, TX 75032

NILSON ROXIE, TRUSTEE
ROXIE NILSON LIVING TRUST
202 WINDWARD PASSAGE APT 607
CLEARWATER BEACH, FL 33767

RESIDENT
2020 PORTOFINO DR
ROCKWALL, TX 75032

RESIDENT
2022 PORTOFINO DR
ROCKWALL, TX 75032

RESIDENT
2022 SIGNAL RIDGE PL
ROCKWALL, TX 75032

BANNISTER ZACHARY
2023 SIGNAL RIDGE PLACE
ROCKWALL, TX 75032

RESIDENT
2024 PORTOFINO DR
ROCKWALL, TX 75032

RESIDENT
2024 SIGNAL RIDGE PL
ROCKWALL, TX 75032

RESIDENT
2026 PORTOFINO DR
ROCKWALL, TX 75032

RESIDENT
2026 SIGNAL RIDGE PL
ROCKWALL, TX 75032

RESIDENT
2028 PORTOFINO DR
ROCKWALL, TX 75032

RESIDENT
2028 SIGNAL RIDGE PL
ROCKWALL, TX 75032

LARAPINTA LLC
2028 E. BEN WHITE BLVD # 240-5820
AUSTIN, TX 75741

RESIDENT
203 HENRY M CHANDLER DR
ROCKWALL, TX 75032

RESIDENT
203 RAINBOW CIR
ROCKWALL, TX 75032

PETERSON LELAND D & JANET
203 HARBOR LANDING DR
ROCKWALL, TX 75032

RYAN BETTY & JAMES
203 YACHT CLUB DR
ROCKWALL, TX 75032

RESIDENT
2030 PORTOFINO DR
ROCKWALL, TX 75032

THE NORMA J CAULEY LIVING TRUST
NORMA JEAN CAULEY
2030 SIGNAL RIDGE PLACE
ROCKWALL, TX 75032

RESIDENT
2032 PORTOFINO DR
ROCKWALL, TX 75032

RESIDENT
2034 PORTOFINO DR
ROCKWALL, TX 75032

RESIDENT
2034 SIGNAL RIDGE PL
ROCKWALL, TX 75032

RESIDENT
2036 PORTOFINO DR
ROCKWALL, TX 75032

CURRENS KEVIN WAYNE
2036 SIGNAL RIDGE PLACE
ROCKWALL, TX 75032

RESIDENT
2038 PORTOFINO DR
ROCKWALL, TX 75032

COLLIER ROBERT
2038 SIGNAL RIDGE
ROCKWALL, TX 75032

BRUMMETT JOHN W
204 GRETEL PLACE
ROCKWALL, TX 75032

BERNAL LIBIA AMAYA AND
CARLOS AUGUSTO MOSQUERA
204 HARBOR LANDING
ROCKWALL, TX 75032

SHORT KATHRYN FARLEY
204 HENRY M CHANDLER DRIVE
ROCKWALL, TX 75088

YOUNGBLOOD JOLYNN AND TERRY DON
204 RAINBOW CIR
ROCKWALL, TX 75032

ALLEN FRANCIS CONRAD
204 SOVEREIGN CT
ROCKWALL, TX 75032

ROLAND MICHAEL D AND SHARON V
2040 SIGNAL RIDGE PLACE
ROCKWALL, TX 75032

HOMS SALVADOR
2042 SIGNAL RIDGE PL
ROCKWALL, TX 75032

RESIDENT
2044 SIGNAL RIDGE PL
ROCKWALL, TX 75032

RESIDENT
205 HARBOR LANDING DR
ROCKWALL, TX 75032

RESIDENT
205 HENRY M CHANDLER DR
ROCKWALL, TX 75032

KNABLE MICHAEL D REVOCABLE TRUST
MICHAEL D KNABLE TRUSTEE
205 BENTON DRIVE APT 1202
ALLEN, TX 75013

KOCUREK MICHELLE
205 FREEDOM COURT
ROCKWALL, TX 75032

YNIGUEZ THOMAS WAYNE &
MANDY E YNIGUEZ
205 MAGIC LN
SUNNYVALE, TX 75182

PAHMEIER JOHN P AND LANA D
205 RAINBOW CIR
ROCKWALL, TX 75032

SILVA ERNESTO AND
SETH SPAVEN
205 SOVEREIGN COURT
ROCKWALL, TX 75032

GOODCHILD ROBERT R
205 YACHT CLUB DR
ROCKWALL, TX 75032

RESIDENT
206 HENRY M CHANDLER DR
ROCKWALL, TX 75032

SCHROEPFER BRADLEY ROBERT & TAMMY LYNN
206 GRETEL PLACE
ROCKWALL, TX 75032

D'AMBROSIA DEAN AND MUSTAFA OMAR
206 HARBOR LANDING DR
ROCKWALL, TX 75032

ROY BROOKE LEE AND JAMIN LANCE
206 RAINBOW CIRCLE
ROCKWALL, TX 75032

RESIDENT
207 HENRY M CHANDLER DR
ROCKWALL, TX 75032

BARTO GARY J & TERRI
207 RAINBOW CIRCLE
ROCKWALL, TX 75032

GROVE JERRY DAVID
207 YACHT CLUB DR
ROCKWALL, TX 75032

RESIDENT
208 HENRY M CHANDLER DR
ROCKWALL, TX 75032

MOYER JOHN R ETUX CINDY
208 GRETEL PL
ROCKWALL, TX 75032

MCNAMES JOSEPH AND KIRSTEN
208 HARBOR LANDING DRIVE
ROCKWALL, TX 75032

BOESCH PATRICE RENEE
208 LIONHART PL
ROCKWALL, TX 75032

FISHER FRANK C JR & CHRISTINE K KYLE
208 RAINBOW CR
ROCKWALL, TX 75032

SLATE CRAIG AND TANYA
208 S AVENIDA DEL SEMBRADOR
TUSCAN, AZ 85745

RESIDENT
209 HENRY M CHANDLER DR
ROCKWALL, TX 75032

LANE LAWRENCE DALE & HARRIETT B
209 FREEDOM COURT
ROCKWALL, TX 75032

THEO SHEILA L
209 RAINBOW CIRCLE
ROCKWALL, TX 75032

FROST KIMBERLY
209 SOVEREIGN COURT
ROCKWALL, TX 75032

SUMMEY JOSHUA L AND AMANDA L
209 YACHT CLUB DRIVE
ROCKWALL, TX 75032

MORRISON MICHAEL JARED AND
SARAH MARIE GOOCH
210 FREEDOM CT
ROCKWALL, TX 75032

MCKINNEY BEVERLY KAY AND FRANKIE
210 HENRY M CHANDLER DRIVE
ROCKWALL, TX 75032

COLLICHIO KIMBERLY CULLINS
210 RAINBOW CIR
ROCKWALL, TX 75032

CROSS KIMBERLY CULLINS
210 RAINBOW CR
ROCKWALL, TX 75032

STELTE NICHOLAS & CHELSEA
210 SOVEREIGN CT
ROCKWALL, TX 75032

LEWIS COLIN BRAD
2101 BRISBON ST
FATE, TX 75189

LEWIS COLIN BRAD
2101 BRISBON ST
FATE, TX 75189

ROMER ENTERPRISES, LLC
2101 BRISBON STREET
FATE, TX 75189

RESIDENT
211 HENRY M CHANDLER DR
ROCKWALL, TX 75032

COOKE MELANIE
211 YACHT CLUB DRIVE
ROCKWALL, TX 75032

RESIDENT
212 HENRY M CHANDLER DR
ROCKWALL, TX 75032

WILKERSON DARYL R & LYNN
212 LIONHART PL
ROCKWALL, TX 75032

SUTTON MARK
212 RAINBOW CIRCLE
ROCKWALL, TX 75032

ESCH JUDD D & CHRISTINE E
212 SOVEREIGN COURT
ROCKWALL, TX 75032

ZEAL PROPERTY DEVELOPMENT LLC
2121 KINGS PASS
HEATH, TX 75032

RESIDENT
213 HENRY M CHANDLER DR
ROCKWALL, TX 75032

RESIDENT
213 SOVEREIGN CT
ROCKWALL, TX 75032

MONKRESS MONTE R & MARGARET D
213 FREEDOM CT
ROCKWALL, TX 75032

RESIDENT
214 HENRY M CHANDLER DR
ROCKWALL, TX 75032

GENTZEL DUSTIN AND SHANA
214 FREEDOM COURT
ROCKWALL, TX 75032

MOORE GREGORY J
2140 PORTOFINO DR
ROCKWALL, TX 75032

RESIDENT
215 HENRY M CHANDLER DR
ROCKWALL, TX 75032

RESIDENT
216 HENRY M CHANDLER DR
ROCKWALL, TX 75032

YU HEQING & YIN YANG
216 LIONHART PLACE
ROCKWALL, TX 75032

KIRK MARY
216 SOVEREIGN CT
ROCKWALL, TX 75032

RESIDENT
217 HENRY M CHANDLER DR
ROCKWALL, TX 75032

NORRISS KIMBERLY S
217 FREEDOM CT
ROCKWALL, TX 75032

RESIDENT
218 HENRY M CHANDLER DR
ROCKWALL, TX 75032

WILLIAMS HARRY E & MARGARET
218 FREEDOM CT
ROCKWALL, TX 75032

O'CONNOR GLORIA J
219 HENRY M CHANDLER DR #219
ROCKWALL, TX 75032

RESIDENT
220 HENRY M CHANDLER DR
ROCKWALL, TX 75032

RESIDENT
220 LIONHART PL
ROCKWALL, TX 75032

1879 ROCKETEER HOLDINGS LLC
2200 ROSS AVE 3600
DALLAS, TX 75201

MCCASKILL KRISTOFER
221 FREEDOM COURT
ROCKWALL, TX 75032

3 STRANDED CORD, LLC
221 HENRY M CHANDLER DR
ROCKWALL, TX 75032

ARCHER MAX & HELEN MANAGEMENT TRUST
MAX EARL & HELEN GAETA ARCHER CO TRUSTEES
221 SOVEREIGN COURT
ROCKWALL, TX 75032

RESIDENT
222 HENRY M CHANDLER DR
ROCKWALL, TX 75032

AGNEW MICHAEL THOMAS AND KARLA KAY
222 FREEDOM COURT
ROCKWALL, TX 75032

AUSBURN CHARLES NEAL AND
MELVILLE CYRIL BAILEY II
222 SOVEREIGN CT
ROCKWALL, TX 75032

CROWELL ROBERT J AND POLLY
223 SOVEREIGN CT
ROCKWALL, TX 75032

MCCALLUM TERRY
2231 W FM 550
ROCKWALL, TX 75032

RESIDENT
224 SOVEREIGN CT
ROCKWALL, TX 75032

DUNCAN FRANK T AND NORMA E
224 LIONHART PLACE
ROCKWALL, TX 75032

RESIDENT
225 SOVEREIGN CT
ROCKWALL, TX 75032

LUCIANO ANTHONY
225 FREEDOM COURT
ROCKWALL, TX 75032

THORNE ROGER J
226 CREEK CROSSING LN
ROYSE CITY, TX 75189

BELL LINDA W
226 FREEDOM CT
ROCKWALL, TX 75032

CASTER JAMES E
228 HENRY M CHANDLER
ROCKWALL, TX 75087

HOLLIS CODY JONATHAN
228 LIONHART PLACE
ROCKWALL, TX 75032

DYER STACY D
228 SOVEREIGN COURT
ROCKWALL, TX 75032

RESIDENT
229 HENRY M CHANDLER DR
ROCKWALL, TX 75032

TONICK MICHAEL D & JANET A
229 FREEDOM CT
ROCKWALL, TX 75032

RESIDENT
230 HENRY M CHANDLER DR
ROCKWALL, TX 75032

RESIDENT
231 HENRY M CHANDLER DR
ROCKWALL, TX 75032

ROMER ENTERPRISES LLC
2311 NORWICH DR
CARROLLTON, TX 75006

NASH TERRY L & MARGARET SPEAR
232 LIONHART PL
ROCKWALL, TX 75032

BAKKAL RENE & MESUT
232 SOVEREIGN CT
ROCKWALL, TX 75032

HENDERSON DON AND MARIA
234 BRISTOL CT
HEATH, TX 75032

RESIDENT
236 HENRY M CHANDLER DR
ROCKWALL, TX 75032

MOLTZAN HERBERT J & JANET R
236 LIONHART PL
ROCKWALL, TX 75032

SARA M FRANKEL TRUST
SARA M FRANKEL - TRUSTEE
2366 FAYETTEVILLE AVE
HENDERSON, NV 89052

RESIDENT
237 HENRY M CHANDLER DR
ROCKWALL, TX 75032

RESIDENT
238 HENRY M CHANDLER DR
ROCKWALL, TX 75032

RESIDENT
239 HENRY M CHANDLER DR
ROCKWALL, TX 75032

AMH 2014-2 BORROWER LLC
23975 PARK SORRENTO SUITE 300
CALABASAS, CA 91302

AMERICAN HOMES 4 RENT PROPERTIES TWO LLC
23975 PARK SORRENTO SUITE 300
CALABASAS, CA 91302

RESIDENT
240 HENRY M CHANDLER DR
ROCKWALL, TX 75032

SWERCINSKY CAPRICE MICHELLE
240 WILLOWCREST
ROCKWALL, TX 75032

PINK DALLAS LLC
240 WILLOWCREST
ROCKWALL, TX 75032

COGBURN DEWAYNE AND GLENNA
2400 TRINITY COURT
HEATH, TX 75032

ODOM LACEY AND JOSH
2402 YACHT CLUB DR
ROCKWALL, TX 75032

MORALE PATRICIA L
241 HENRY M CHANDLER DR
ROCKWALL, TX 75032

GLENVIEW PROPERTIES LLC
244 MOCKINGBIRD LANE
HEATH, TX 75032

220HMC LLC
245 BARNES BRIDGE RD
SUNNYVALE, TX 75182

PARRISH WENDY R
246 VICTORY LN
ROCKWALL, TX 75032

GATZKE LISA AND JAMES
247 VICTORY LANE
ROCKWALL, TX 75032

RESIDENT
249 HENRY M CHANDLER DR
ROCKWALL, TX 75032

RESIDENT
250 HENRY M CHANDLER DR
ROCKWALL, TX 75032

RAINS BILLIE F
2500 DISCOVERY BLVD SUITE 300
ROCKWALL, TX 75032

ALDI TEXAS LLC
2500 WESTCOURT ROAD
DENTON, TX 76207

RESIDENT
251 HENRY M CHANDLER DR
ROCKWALL, TX 75032

HARRIS ERIC & DEBBIE
251 VICTORY LN
ROCKWALL, TX 75032

ROBERTS GARREN B AND MARY BERNADETTE FIDELMA ROBERTS
25112 SLEEPY HOLLOW
LAKE FOREST, CA 92630

ROBERTS GARREN AND MARY BERNADETTE FIDELMA
25112 SLEEPY HOLLOW
LAKE FOREST, CA 92630

KIM SEOK H
2516 WOODHAVEN DR
FLOWER MOUND, TX 75028

RESIDENT
252 HENRY M CHANDLER DR
ROCKWALL, TX 75032

RESIDENT
253 HENRY M CHANDLER DR
ROCKWALL, TX 75032

LASANCE RICHARD & SHIRLEY
253 VICTORY LN
ROCKWALL, TX 75032

RESIDENT
254 HENRY M CHANDLER DR
ROCKWALL, TX 75032

ROCKWALL LOT 3 OWNER LLC
255 ALHAMBRA CIRCLE SUITE 760
CORAL GABLES, FL 33134

2055 SUMMER LEE ROCKWALL OWNER LLC
255 ALHAMBRA CIRCLE SUITE 760
CORAL GABLES, FL 33134

TONA CHAD J & MARTI
256 VICTORY LANE
ROCKWALL, TX 75032

RESIDENT
257 VICTORY LN
ROCKWALL, TX 75032

POWELL ALEAH D
259 HENRY M CHANDLER DR
ROCKWALL, TX 75032

RESIDENT
260 HENRY M CHANDLER DR
ROCKWALL, TX 75032

RESIDENT
261 HENRY M CHANDLER DR
ROCKWALL, TX 75032

CARNEY DON
262 HENRY M CHANDLER DR
ROCKWALL, TX 75032

HANSEN J D & PATRICIA
262 VICTORY LN
ROCKWALL, TX 75032

RESIDENT
263 HENRY M CHANDLER DR
ROCKWALL, TX 75032

RESIDENT
264 HENRY M CHANDLER DR
ROCKWALL, TX 75032

RESIDENT
264 VICTORY LN
ROCKWALL, TX 75032

DUHON CRAIG AND DONNA
2640 WHITE ROAD
ROCKWALL, TX 75032

RESIDENT
267 HENRY M CHANDLER DR
ROCKWALL, TX 75032

RESIDENT
268 HENRY M CHANDLER DR
ROCKWALL, TX 75032

STUBBLEFIELD SUSAN
268 VICTORY LN
ROCKWALL, TX 75032

FERRIS BETH ANN
269 HENRY M CHANDLER DRIVE UNIT 269
ROCKWALL, TX 75032

RESIDENT
270 HENRY M CHANDLER DR
ROCKWALL, TX 75032

LE LINH
2701 CEDAR COURT
ROCKWALL, TX 75032

MUMPHREY SCHEDRICK RANDTEZ AND
MELODY HOSKINS
2702 FOXCHASE LANE
ROCKWALL, TX 75032

ESTES JACK D & DELORES E
2703 CEDAR CT
ROCKWALL, TX 75032

HOUSTON RICHARD AND
LINDSAY WEATHERREAD
2704 FOXCHASE LANE
ROCKWALL, TX 75032

HOWELL BRIAN K
2704 FOXCHASE LN
ROCKWALL, TX 75032

BOSWELL ROBERT L & AMY S
2705 CEDAR CT
ROCKWALL, TX 75032

NIXON KENNETH G & MARY H
2707 CEDAR CT
ROCKWALL, TX 75032

ALBRECHT LAWRENCE & LINDA
2709 CEDAR CT
ROCKWALL, TX 75032

RESIDENT
271 HENRY M CHANDLER DR
ROCKWALL, TX 75032

LUO JIAN AND KUN
2711 CEDAR CT
ROCKWALL, TX 75032

ARMSTRONG MARY B
2713 CEDAR CT
ROCKWALL, TX 75032

KRUSZ WILLIAM C & EVELYN KAY
2715 CEDAR CT
ROCKWALL, TX 75032

DILOV VANIO
2717 LAKEWOOD
ROWLETT, TX 75088

RESIDENT
272 HENRY M CHANDLER DR
ROCKWALL, TX 75032

FRANCISCO CAROLYN ELLISON
272 VICTORY LN
ROCKWALL, TX 75032

RESIDENT
273 HENRY M CHANDLER DR
ROCKWALL, TX 75032

RESIDENT
274 HENRY M CHANDLER DR
ROCKWALL, TX 75032

MASON JANIS E
275 HENRY M CHANDLER DR UNIT 3
ROCKWALL, TX 75032

CARPENTER CHARLES KENNETH JR AND LIDA L
2752 E FM 552
ROCKWALL, TX 75087

RESIDENT
276 HENRY M CHANDLER DR
ROCKWALL, TX 75032

GALLANT ENTERPRISE LLC
2765 ROKI DELL LANE
ROCKWALL, TX 75032

RESIDENT
277 HENRY M CHANDLER DR
ROCKWALL, TX 75032

BURKETT BENJAMIN HERRINGTON E
MARY R BURKETT CUSTODIAN
277 TERRY LANE
HEATH, TX 75032

BURKETT MARY REBECCA EASON
277 TERRY LN
HEATH, TX 75032

BURKETT MARY R
CUSTODIAN F/BENJAMIN HERRINGTON E
BURKETT
277 TERRY LN
ROCKWALL, TX 75032

BURKETT MARY REBECCA
277 TERRY LN
ROCKWALL, TX 75032

BURKETT MARY REBECCA EASON
277 TERRY LN
HEATH, TX 75032

BURKETT BENJAMIN HERRINGTON E
MARY R BURKETT CUSTODIAN
277 TERRY LN
HEATH, TX 75032

RESIDENT
278 HENRY M CHANDLER DR
ROCKWALL, TX 75032

HENZEN CARLA
278 HENRY M CHANDLER DR
ROCKWALL, TX 75032

CGN SPYGLASS LLC
2807 EASTGROVE LN
HOUSTON, TX 77027

NICKSON SPYGLASS LLC
2807 EASTGROVE LN
HOUSTON, TX 77027

CGN SPYGLASS LLC
2807 EASTGROVE LN
HOUSTON, TX 77027

AMERICAN CONDO CORP OF HOUSTON
2807 EASTGROVE LN
HOUSTON, TX 77027

DEMARS GREGORY SCOTT AND
CYNTHIA LEE FLOYD
281 VICTORY LANE
ROCKWALL, TX 75032

BALLARD AMANDA L &
MATTHEW WEST BALLARD
28106 WHISPERING MAPLE WAY
SPRING, TX 77386

BALLARD M WEST & AMANDA B
28106 WHISPERING MAPLE WAY
SPRING, TX 77386

BALLARD AMANDA L &
MATTHEW WEST BALLARD
28106 WHISPERING MAPLE WAY
SPRING, TX 77386

HALL JASON M & CORI M
284 VICTORY LN
ROCKWALL, TX 75032

BROWN TERRI LYNN
285 VICTORY LN
ROCKWALL, TX 75032

T & B FAMILY LIMITED PARTNERSHIP
2879 LAGO VISTA DR
ROCKWALL, TX 75032

RUBENSTEIN ALAN AND
GINA STRICKLIN
2880 LAGO VISTA LN
ROCKWALL, TX 75032

HEINDEL MATTHEW A & HEATHER
2881 NEWPORT PLACE
ROCKWALL, TX 75032

QUINTERO BERTHA L
2885 NEWPORT DR
ROCKWALL, TX 75032

RESIDENT
2889 NEWPORT DR
ROCKWALL, TX 75032

BYRUM CURTIS R AND SUSAN L
289 VICTORY LN
ROCKWALL, TX 75032

DEVYANI SEEMA T
2905 NEWPORT DRIVE
ROCKWALL, TX 75032

JOHNSON DAVID
291 VICTORY LN
ROCKWALL, TX 75032

BALLARD JUSTIN AND MELODY
2910 GREENWAY DRIVE
ROCKWALL, TX 75087

VEGA EMMANUEL M VILLA
2911 NEWPORT DRIVE
ROCKWALL, TX 75032

RESIDENT
2912 LAGO VISTA LN
ROCKWALL, TX 75032

RESIDENT
2917 NEWPORT DR
ROCKWALL, TX 75032

BAILEY RONALD C AND BETH K
2919 COUNTRY PLACE CIR
CARROLLTON, TX 75006

WAFFER DANNY KAY
2920 LAGO VISTA LANE
ROCKWALL, TX 75032

RESIDENT
2923 NEWPORT DR
ROCKWALL, TX 75032

CRIBARI JAMES & DEBBIE
2928 NEWPORT DRIVE
ROCKWALL, TX 75032

HAGOS SELAMAWIT AND
EMANUELE DI STEFANO
2929 NEWPORT PLACE
ROCKWALL, TX 75032

AMERSON GARY W AND DEBRA J
293 HARBORVIEW DR
ROCKWALL, TX 75032

WOOD JOHN S & LISA MARIE
293 VICTORY LN
ROCKWALL, TX 75032

HOLLOWAY KAREN HOUSTON
2931 RIDGE RD #101-51
ROCKWALL, TX 75032

SALT PROPERTIES LLC
2931 RIDGE ROAD SUITE 101-181
ROCKWALL, TX 75032

SMITH JAY E & KRISTY A
2932 LAGO VISTA LN
ROCKWALL, TX 75032

MONSERATE NIDA S & MACARIO
2934 NEWPORT DR
ROCKWALL, TX 75032

NORTON MONICA JEAN
2935 NEWPORT DR
ROCKWALL, TX 75032

JEON YONG J
2941 NEWPORT DR
ROCKWALL, TX 75032

RESIDENT
2944 LAGO VISTA LN
ROCKWALL, TX 75032

RESIDENT
2944 NEWPORT DR
ROCKWALL, TX 75032

LA VALVA MARAJILL AND RICHARD
2947 NEWPORT DRIVE
ROCKWALL, TX 75032

RESIDENT
295 HARBORVIEW DR
ROCKWALL, TX 75032

RESIDENT
295 VICTORY LN
ROCKWALL, TX 75032

PATEL HIMANSHU S AND NIKITA H
2952 OAK DR
ROCKWALL, TX 75032

CEKA ENKELEJD
2953 NEWPORT DRIVE
ROCKWALL, TX 75032

CONFIDENTIAL
2954 OAK DR
ROCKWALL, TX 75032

WHISMAN RAYMOND V & KATHY M
2956 LAGO VISTA LANE
ROCKWALL, TX 75032

BRELAND JUNIOR L & SERENIAH K
2956 OAK DR
ROCKWALL, TX 75032

JORDAN WILLIAM
2958 OAK DR
ROCKWALL, TX 75032

FRIZZELL BARBARA
2960 OAK DRIVE
ROCKWALL, TX 75032

SEEDS DAVID R
2961 S CHERRY WAY
DENVER, CO 80222

KEVIN T MONK AND LISA M MONK REVOCABLE LIVING TRUST
KEVIN T AND LISA M MONK TRUSTEES
2962 OAK DR
ROCKWALL, TX 75032

SERCY NORMAN W & MARSHA M
2963 LAGO VISTA LN
ROCKWALL, TX 75032

RESIDENT
297 HABORVIEW DR
ROCKWALL, TX 75032

LYNN JASON AND DANIELLE
297 VICTORY LANE
ROCKWALL, TX 75032

PREWITT CARROLL O JR AND MARY E
2970 OAK DR
ROCKWALL, TX 75032

VARNER GLENN MERRILL & CARRIE G
2972 OAK DR
ROCKWALL, TX 75032

BOWERMAN FAMILY TRUST
JACK E AND HELEN R BOWERMAN TRUSTEES
2974 OAK DR
ROCKWALL, TX 75032

CURRA CHRISTOPHER
2975 BLACKBURN ST APT 1019
DALLAS, TX 75204

RAMOS EMILIO & MARIA C
2976 OAK DR
ROCKWALL, TX 75032

BEVILL HELEN M AND
CHANDRA KARLEN
2977 OAK DR
ROCKWALL, TX 75032

FOSTER DONNA JO
2978 OAK DRIVE
ROCKWALL, TX 75032

O'DELL CLAUDETTE & KENNETH
299 HARBORVIEW DRIVE
ROCKWALL, TX 75032

PERRY GEORGE DAVID & SANDRA SUE
299 VICTORY LN
ROCKWALL, TX 75032

PORTER INVESTMENTS LLC
3 COVE CREEK COURT
HEATH, TX 75032

SPARKS PHILIP R
3 INTREPID CIR
ROCKWALL, TX 75032

POPLAR HILLS. LLC SERIES E- 154 HENRY CHANDLER
30 WINDSOR DRIVE
ROCKWALL, TX 75032

RIVERA LUIS
300 S WATTERS RD APT 127
ALLEN, TX 75103

JONES CHRISTOPHER ASHLEY & LESLIE
300 SHAMROCK CIRCLE
ROCKWALL, TX 75032

RESIDENT
301 HARBORVIEW DR
ROCKWALL, TX 75032

RIBAIL LEAH
301 COLUMBIA DR
ROCKWALL, TX 75032

MILLER RICHARD & SHELLAYNE
301 HARBOR LANDING DRIVE
ROCKWALL, TX 75032

MIRFENDERESKI JONAH JAVAD AND
NALINA MICHELLE SHAPIRO
301 VALIANT DRIVE
ROCKWALL, TX 75032

SERRANO CHRISTIAN
301 VILLAGE DR APT 307
KING OF PRUSSIA, PA 19406

AL MUNAJID MOHD NAZIH & SALMA ALHEWANI
302 COLUMBIA DRIVE
ROCKWALL, TX 75032

GENTLE BILL
302 HARBOR LANDING DR
ROCKWALL, TX 75032

RICHARDS JOAN S
302 SHAMROCK CIR
ROCKWALL, TX 75032

RESIDENT
3020 RIDGE RD
ROCKWALL, TX 75032

SULLIVAN MORTIMER M & CAROLYN B
REV LIVING TRUST AGREEMENT
3020 RIDGE RD
ROCKWALL, TX 75032

THACKER N FAMILY TRUST AND
SHEEGOG FAMILY TRUST
3021 RIDGE RD SUITE 26
ROCKWALL, TX 75032

PRESERVE CUSTOM HOMES LLC
3021 RIDGE RD #205
ROCKWALL, TX 75032

ORLEANS ON THE LAKE HOMEOWNERS ASSN
3021 RIDGE RD #A252
ROCKWALL, TX 75032

VANHORN WILLIAM & PENNI
JOSEPH HENRY & KRISTINE ELIZABETH ZYLKA
3021 RIDGE RD SUITE A-66
ROCKWALL, TX 75032

RESIDENT
303 HARBORVIEW DR
ROCKWALL, TX 75032

RESIDENT
303 VALIANT DR
ROCKWALL, TX 75032

WHITE TERRI
303 COLUMBIA DRIVE
ROCKWALL, TX 75032

MUSSER CRAIG AND SHEILA
303 HARBOR LANDING DR
ROCKWALL, TX 75032

ANDERSON MARK ANDREAS
303 HENRY M CHANDLER DR
ROCKWALL, TX 75032

BALLARD CHRISTOPHER AND ANDREA
303 VALIANT DR
ROCKWALL, TX 75032

RESIDENT
304 COLUMBIA DR
ROCKWALL, TX 75032

RESIDENT
304 HENRY M CHANDLER DR
ROCKWALL, TX 75032

RESIDENT
304 SHAMROCK CIR
ROCKWALL, TX 75032

CRIDER MICHAEL & LINDA C
304 HARBOR LANDING DR
ROCKWALL, TX 75032

RESIDENT
305 HENRY M CHANDLER DR
ROCKWALL, TX 75032

CUNNINGHAM KERRI JON
305 COLUMBIA DR
ROCKWALL, TX 75032

POTISKA ANDREA
305 HARBOR LANDING DR
ROCKWALL, TX 75032

CONFIDENTIAL
305 HARBORVIEW DR
ROCKWALL, TX 75032

HALL TABITHA AMY AND
TERESA ADAMS
305 VALIANT DR
ROCKWALL, TX 75032

LAM PROPERTY
3051 N GOLIAD ST
ROCKWALL, TX 75087

RESIDENT
306 HENRY M CHANDLER DR
ROCKWALL, TX 75032

RESIDENT
306 SHAMROCK CIR
ROCKWALL, TX 75032

RESIDENT
306 VICTORY LN
ROCKWALL, TX 75032

DOTSON MICHAEL J
306 COLUMBIA DR
ROCKWALL, TX 75032

CLEATON JERRY LEE
306 HARBOR LANDING DRIVE
ROCKWALL, TX 75032

CAMACHO MARC AND JARITA
306 HARBORVIEW DR
ROCKWALL, TX 75032

WATTERSON RONALD E & MICHAEL E
SAMBOGNA
306 SHAMROCK CIRCLE
ROCKWALL, TX 75032

RESIDENT
3060 RIDGE RD
ROCKWALL, TX 75032

RESIDENT
307 HENRY M CHANDLER DR
ROCKWALL, TX 75032

RIBAIL MAUREEN A
307 COLUMBIA DR
ROCKWALL, TX 75032

CARRINGTON BRADLEY T AND KARI
307 HARBOR LANDING DR
ROCKWALL, TX 75032

CROMEENS SHAN
307 HARORVIEW DR
ROCKWALL, TX 75032

SANFORD TIMOTHY & KELLEE
307 VALIANT DRIVE
ROCKWALL, TX 75032

MCNAIR KELLY
307 VICTORY LN
ROCKWALL, TX 75032

RESIDENT
308 COLUMBIA DR
ROCKWALL, TX 75032

RESIDENT
308 HARBORVIEW DR
ROCKWALL, TX 75032

DE LA GARZA DOLLY ANNE
308 HARBOR LANDING DR
ROCKWALL, TX 75032

MCCLAIN-SMITH GARETH AND
DONNA L WINDSOR
308 HENRY M CHANDLER DR
ROCKWALL, TX 75032

FRY RANOR C AND NORMA L
308 SHAMROCK CIRCLE
ROCKWALL, TX 75032

RESIDENT
3085 RIDGE RD
ROCKWALL, TX 75032

RESIDENT
309 HARBORVIEW DR
ROCKWALL, TX 75032

RESIDENT
309 HENRY M CHANDLER DR
ROCKWALL, TX 75032

RESIDENT
309 VALIANT DR
ROCKWALL, TX 75032

MCKINNEY NANCY C
309 COLUMBIA DR
ROCKWALL, TX 75032

GRIFFIN DAVID L ET UX
309 HARBOR LANDING DR
ROCKWALL, TX 75032

FALLS DAVID & TERRI
309 ROOKERY CT
MARCO ISLAND, FL 34145

GILLEAN AND POTTER REAL ESTATE LLC
3090 RIDGE RD
ROCKWALL, TX 75032

RESIDENT
310 HENRY M CHANDLER DR
ROCKWALL, TX 75032

RESIDENT
310 VICTORY LN
ROCKWALL, TX 75032

BRIDGES MICHAEL AND DEBRA
310 COLUMBIA DR
ROCKWALL, TX 75032

LEWIS DENNIS & CLARISSA
310 HARBOR LANDING DR
ROCKWALL, TX 75032

FENIANOS JOHN
310 HARBORVIEW DR
ROCKWALL, TX 75032

FENIANOS JOHN
310 HARBORVIEW DR <Null>
ROCKWALL, TX 75032

RESIDENT
3100 RIDGE RD
ROCKWALL, TX 75032

VEAL JEREMY
3101 BOURBON ST
ROCKWALL, TX 75032

GARCIA YAHAIRA
3103 BOURBON STREET CIR
ROCKWALL, TX 75032

BELL WILLIAM B AND KRISTA D
3104 BOURBON STREET CIRCLE
ROCKWALL, TX 75032

RESIDENT
3105 BOURBON ST CIR
ROCKWALL, TX 75032

BOSWELL PAMELA
3107 BOURBON STREET CIRCLE
ROCKWALL, TX 75032

PEADEN SPURGEON THOMAS AND WANDA
JOYCE
3108 BOURBON STREET CIRCLE
ROCKWALL, TX 75032

SORRELL PATRICIA
3109 BOURBON ST
ROCKWALL, TX 75032

SORRELL PATRICIA A AND
MARK ANDREWS
3109 BOURBON STREET CIR
ROCKWALL, TX 75032

RESIDENT
311 VALIANT DR
ROCKWALL, TX 75032

JONES JEFFERY S & SHERIDAN D
311 COLUMBIA DR
ROCKWALL, TX 75032

JONES SHERIDAN S
311 COLUMBIA DR
ROCKWALL, TX 75032

TAYLOR ANTHONY
311 HARBOR LANDING
ROCKWALL, TX 75032

RECINOS ARNOLDO AND RUTH LIMA
311 HARBORVIEW DR
ROCKWALL, TX 75032

LONG SHAWN
3110 BOURBON STREET CIR
ROCKWALL, TX 75032

KOZEL ALEXANDER & KIMBERLY
3110 FARM ROAD 195
PARIS, TX 75462

RESIDENT
3111 BOURBON ST CIR
ROCKWALL, TX 75032

RESIDENT
3112 BOURBON ST CIR
ROCKWALL, TX 75032

RESIDENT
3113 BOURBON ST. CIR
ROCKWALL, TX 75032

RESIDENT
3114 BOURBON ST CIR
ROCKWALL, TX 75032

RESIDENT
3115 RIDGE RD
ROCKWALL, TX 75032

BILLY AND VICKIE COLEMAN REVOCABLE TRUST
BILLY C COLEMAN AND VICKIE D COLEMAN -
TRUSTEES
3115 BOURBON ST CIR
ROCKWALL, TX 75032

ANDERSON CLAUDIA
3117 BOURBON STREET CIR
ROCKWALL, TX 75032

KELBERT ERIC R
3119 BOURBON STREET CIR
ROCKWALL, TX 75032

RESIDENT
312 HARBOR LANDING DR
ROCKWALL, TX 75032

WHATLEY JEFF W AND DIANE
312 COLUMBIA DR
ROCKWALL, TX 75032

BARHAM ARTHUR LLOYD JR AND ANITA L
312 PORTVIEW PL
ROCKWALL, TX 75032

IMAN SUE ROFFEE LIVING TRUST
IMAN SUE ROFFEE AND JOSEPH MICHAEL AL-
KIRWI
3121 BOURBON STREET CIRCLE
ROCKWALL, TX 75032

RESIDENT
3123 BOURBON ST CIR
ROCKWALL, TX 75032

RESIDENT
3125 BOURBON ST CIR
ROCKWALL, TX 75032

RESIDENT
3125 RIDGE RD
ROCKWALL, TX 75032

SLAUGHTER CATHY
3127 BOURBON STREET CIR
ROCKWALL, TX 75032

HOUSE CHRISTOPHER W
3129 BOURBON STREET CIR
ROCKWALL, TX 75032

RUDOLPH CLIFFORD CHARLES
313 COLUMBIA DR
ROCKWALL, TX 75032

TCHAKAROV SVETLIN G AND
ROSSITZA I POPOVA
313 HARBOR LANDING DRIVE
ROCKWALL, TX 75032

MASSEY MICHAEL J AND CHERYL R
313 HARBORVIEW DR
HEATH, TX 75032

MORTON JONNA
313 ROCKBROOK DR
ROCKWALL, TX 75087

LOVELESS JERRY L & TOMMIE H
313 VALIANT DR
ROCKWALL, TX 75032

RESIDENT
3131 BOURBON ST CIR
ROCKWALL, TX 75032

HALL KEVIN A & MICHELLE D
3133 BOURBON STREET CIR
ROCKWALL, TX 75032

JOLLEY VICTORIA
3135 BOURBON STREET CIR
ROCKWALL, TX 75032

ANDERSON JO S & G EMORY
3137 BOURBON STREET CIR
ROCKWALL, TX 75032

KING DEBRAH ANN
3139 BOURBON STREET CIRCLE
ROCKWALL, TX 75032

PHILLIPS ROBERT M AND ANNIE A
314 COLUMBIA DR
ROCKWALL, TX 75032

TURCHI ARLENE S
314 HARBOR LANDING DRIVE
ROCKWALL, TX 75032

PENCE DENNIS AND DIANNA
314 PORTVIEW PL
ROCKWALL, TX 75032

SMITH JOSHUA AND
MAEGAN HOLLOWAY
314 VALIANT DR
ROCKWALL, TX 75032

MAY DEBRA AND RODNEY
314 VICTORY LN
ROCKWALL, TX 75032

GARZA ERIC ISAAC AND KARINA RUBIO
3140 BOURBON STREET CIR
ROCKWALL, TX 75032

RESIDENT
3141 BOURBON ST CIR
ROCKWALL, TX 75032

CROWELL SHANNON P
3142 BOURBON STREET CIRCLE
ROCKWALL, TX 75032

RESIDENT
3143 BOURBON ST CIR
ROCKWALL, TX 75032

GIBBONS DAVID AND
JACQUELINE CORDOVA
3144 BOURBON STREET CIR
ROCKWALL, TX 75032

ROJAS SAMUEL & SANDRA E MORALES
LEDESMA
3145 BOURBON ST
ROCKWALL, TX 75032

SALITURE CODY AND BRITTANY
3146 BOURBON STREET CIRCLE
ROCKWALL, TX 75032

PAREKH PRABHAKAR AND NILA
3147 BOURBON STREET CIRCLE
ROCKWALL, TX 75032

COBB CAROL
3148 BOURBON STREET CIR
ROCKWALL, TX 75032

HARMON ROBERT E & CAROLE R
3149 BOURBON STREET CIRCLE
ROCKWALL, TX 75032

RESIDENT
315 COLUMBIA DR
ROCKWALL, TX 75032

THOMPSON JIM B AND LEIGH A
315 HARBOR LANDING DRIVE
ROCKWALL, TX 75032

ROSS THOMAS AND VICKIE
315 HARBORVIEW DR
ROCKWALL, TX 75032

JOHNSTON CAROLINE
315 VALIANT DR
ROCKWALL, TX 75032

ARCE JAIME G
315 VICTORY LN
ROCKWALL, TX 75032

LOREDO SARAHI
315 VICTORY LN
ROCKWALL, TX 75032

SINGH HARMINDERJIT AND
SANDEEP KAUR
3150 BOURBON ST CRICLE
ROCKWALL, TX 75032

CARNEY CANDI
3151 BOURBON STREET CIR
ROCKWALL, TX 75032

RESIDENT
3152 BOURBON ST CIR
ROCKWALL, TX 75032

CUMMINS LAURENCE G III AND DEE ANN
3153 BOURBON STREET CIRCLE
ROCKWALL, TX 75032

LEVINE ERIC HARRIS & MARIO MONZON CUELLAR
3155 BOURBON STREET CIRCLE
ROCKWALL, TX 75032

RESIDENT
316 COLUMBIA DR
ROCKWALL, TX 75032

RESIDENT
316 HARBOR LANDING DR
ROCKWALL, TX 75032

COFFEY JAMES & DEBORAH
316 PORTVIEW PL
ROCKWALL, TX 75032

COFFEY JAMES & DEBORAH
316 PORTVIEW PL
ROCKWALL, TX 75032

RESIDENT
317 VALIANT DR
ROCKWALL, TX 75032

MAHAFFEY BARBARA L
317 COLUMBIA DR
ROCKWALL, TX 75032

QUILLEN BOBBY RAY JR
317 HARBOR LANDING DR
ROCKWALL, TX 75032

WELLS JOEL A AND SHOLANA K
318 COLUMBIA DRIVE
ROCKWALL, TX 75032

NADEAU JESSICA & STEPHEN
318 HARBOR LANDING DR
ROCKWALL, TX 75032

MURPHY CASEY D AND BRIANNA
318 VALIANT DRIVE
ROCKWALL, TX 75032

RESIDENT
3185 S RIDGE RD
ROCKWALL, TX 75032

LEWELLYN DARYL G & SARAH
3187 RIDGE RD
ROCKWALL, TX 75032

RESIDENT
319 HENRY M CHANDLER DR
ROCKWALL, TX 75032

FONTANA APRIL SHIRATSUKI
319 COLUMBIA DR
ROCKWALL, TX 75032

BAILEY WAYNE & JACQUELINE
319 HARBOR LANDING DRIVE
ROCKWALL, TX 75032

SELF JANET
319 HARBORVIEW DR
ROCKWALL, TX 75032

SELF SCOTT L & JAN
319 HARBORVIEW DR
ROCKWALL, TX 75032

ARCHULETA JOSEPH AND KATHY
319 SWEETSPIRE DRIVE
ROYSE CITY, TX 75189

COPPLER GERALD
319 VALIANT DR
ROCKWALL, TX 75032

MARK AND VICTORIA THORESON REVOCABLE TRUST
MARK R THORESON AND VICTORIA L THORESON CO-TRUSTEES
319 YACHT CLUB DR.
ROCKWALL, TX 75032

RESIDENT
320 HENRY M CHANDLER DR
ROCKWALL, TX 75032

STURGEON WILLIAM C & BETTY E
320 COLUMBIA DR
ROCKWALL, TX 75032

LOHR JAMES A & MARGARET P
320 HARBOR LANDING DR
ROCKWALL, TX 75032

POTTS JASON AND ANNA
320 PORTVIEW PLACE
ROCKWALL, TX 75032

HANSEN JOSH AND RACHEL THORNQUIST
320 VALIANT DRIVE
ROCKWALL, TX 75032

ST CLAIR PAUL M & GENEVIEVE J
3201 RIDGE RD
ROCKWALL, TX 75032

RESIDENT
321 HARBORVIEW DR
ROCKWALL, TX 75032

CARRILLO JOHNNY AND SUZETTE
321 COLUMBIA DR
ROCKWALL, TX 75032

LINNSTAEDTER RANDALL AND KIMBERLY
321 HARBOR LANDING DR
ROCKWALL, TX 75032

BLASINGAME DAVID A AND LISA M HOUCHIN
321 VALIANT DR
ROCKWALL, TX 75032

CATHEY MARVA WALKER
321 YACHT CLUB DR
ROCKWALL, TX 75032

WEBSTER ALAN T
322 COLUMBIA DR
ROCKWALL, TX 75032

WOOD GEORGE & EVELYN
322 HARBOR LANDING DR
ROCKWALL, TX 75032

CONDIT TINA
322 VALIANT DRIVE
ROCKWALL, TX 75032

MONTGOMERY JEFFERY RONALD
323 COLUMBIA DRIVE
ROCKWALL, TX 75032

IMRIE DONALD M & CHERYL K
323 HARBOR LANDING DR
ROCKWALL, TX 75032

OWENS MICHAEL V
323 VALIANT DR
ROCKWALL, TX 75032

DERIDDER VIOLETA S
323 YACHT CLUB DRIVE
ROCKWALL, TX 75032

RESIDENT
324 VALIANT DR
ROCKWALL, TX 75032

LIKE LARRY D & MELISA L
324 COLUMBIA DRIVE
ROCKWALL, TX 75032

BRADSHAW MARCKUS LEWIS AND
VANESSA RIZZARI
324 HARBOR LANDING DR
ROCKWALL, TX 75032

CHAPA RUBEN AND MYDA
324 ROSEMARY DR
WYLIE, TX 75098

RESIDENT
325 COLUMBIA DR
ROCKWALL, TX 75032

GRAY RUSSELL LEE
325 HARBOR LANDING DR
ROCKWALL, TX 75032

CULLEN GREGORY L & JEAN C
325 HARBORVIEW DR
ROCKWALL, TX 75032

ROGERS JACY MARIE AND FRANK MARION
325 VALIANT DRIVE
ROCKWALL, TX 75032

SIVILS BOB R & LINDA LUDDEN SIVILS
325 YACHT CLUB DR
ROCKWALL, TX 75032

RESIDENT
326 VALIANT DR
ROCKWALL, TX 75032

JACKSON JAMES THOMAS AND SONYA K
326 COLUMBIA
ROCKWALL, TX 75032

DENIKE SARAH
326 HARBOR LANDING DR
ROCKWALL, TX 75032

LUCIA LODEMA S TRUSTEE
LUCIA REVOCABLE INTER-VIVOS TRUST
326 HARBORVIEW DR
ROCKWALL, TX 75032

KORTES KAREN L
327 COLUMBIA DR
ROCKWALL, TX 75032

WAGONER SHANNON AND JAMES
327 HARBORVIEW DR
ROCKWALL, TX 75032

GENERAL DALE A & KATHRYN
327 VALIANT DR
ROCKWALL, TX 75032

ABOU-HAIDAR ISSA S & LAMORA
327 YACHT CLUB DR
ROCKWALL, TX 75032

HAIDAR LAMORA LUCIA AND ISSA ABOU
327 YACHT CLUB DR
ROCKWALL, TX 75032

PADILLA MANUEL JESUS AND ALICIA PADILLA
REVOCABLE TRUST
32790 BUTTERFLY CIR
WINCHESTER, CA 92596

RESIDENT
328 HARBORVIEW DR
ROCKWALL, TX 75032

BREEDLOVE STEPHEN WENN & NEITA P
328 COLUMBIA DRIVE
ROCKWALL, TX 75032

WHETSELL BETTY R
328 HARBOR LANDING DR
ROCKWALL, TX 75032

RESIDENT
329 HARBORVIEW DR
ROCKWALL, TX 75032

SHEPPARD LYNN & KENNETH
329 COLUMBIA DRIVE
ROCKWALL, TX 75032

IMBURGIA JAMES
329 VALIANT DR
ROCKWALL, TX 75032

BOOKHOUT JAMES M & KATHRYN C
329 YACHT CLUB DR
ROCKWALL, TX 75032

HOLZHEI CAROLYN
33 WILSHIRE DR

OLEKSINSKI MICHAEL A
330 COLUMBIA DR
ROCKWALL, TX 75032

MATTES JOHN AND TONG
330 HARBOR LANDING DR
ROCKWALL, TX 75032

MARTIN SERGIO ROBLEDO AND ANDRESSA HENDLER
330 HARBORVIEW DR
ROCKWALL, TX 75032

BOOKHOUT JAMES C AND NICOLE
331 COLUMBIA DRIVE
ROCKWALL, TX 75032

MERCKLING BRYAN S AND STACY D
331 HARBORVIEW DR
ROCKWALL, TX 75032

LIECHTY SHIRLEY JEAN
C/O MRS AMY JENSEN
331 MOCKINGBIRD LN
AUBURN, AL 36830

LIECHTY SHIRLEY JEAN
C/O MRS AMY JENSEN
331 MOCKINGBIRD LN
AUBURN, AL 36830

STORY BRIAN K AND LANA K
331 VALIANT DRIVE
ROCKWALL, TX 75032

CLARK MELISSA JOYCE & MICHAEL JOHN
331 YACHT CLUB DRIVE
ROCKWALL, TX 75032

HURST RANDY L & CAROL J
332 COLUMBIA DR
ROCKWALL, TX 75032

DAMALUX RENTAL AND REMODELING LLC
3320 AUGUSTA BLVD
ROCKWALL, TX 75087

RESIDENT
333 YACHT CLUB DR
ROCKWALL, TX 75032

BISHOP J PHIL
333 COLUMBIA DR
ROCKWALL, TX 75032

TMCC TRUST
THOMAS V MCCROSSAN- TRUSTEE
333 HARBORVIEW DRIVE
ROCKWALL, TX 75032

LE TAN T AND VIRGINIA I
333 VALIANT DR
ROCKWALL, TX 75032

MARTIN AND LISA MANASCO LIVING TRUST
MARTIN EDWARD MANASCO AND LISA MARIE MANASCO- TRUSTEES
335 HARBORVIEW DR
ROCKWALL, TX 75032

DANIEL SANDRA SUE
335 VALIANT DR
ROCKWALL, TX 75032

RESIDENT
337 VALIANT DR
ROCKWALL, TX 75032

MCCROSSAN LIA AND JAMES
337 HARBORVIEW DRIVE
ROCKWALL, TX 75032

FIRST CHRISTIAN CHURCH
DISCIPLES OF CHRIST
3375 RIDGE ROAD
ROCKWALL, TX 75032

RESIDENT
338 HENRY M CHANDLER DR
ROCKWALL, TX 75032

LEWIS JASMINE
339 HENRY M CHANDLER DR
ROCKWALL, TX 75032

GOVE CHRISTOPHER AND
SHELBY HOLBROOK
34 SLICE WAY
MASHPEE, MA 2649

THOMPSON PAIGE ELIZABETH
340 HENRY M CHANDLER
ROCKWALL, TX 75032

N & S PROPERTIES LLC
3402 ANTHONY CIR
ROWLETT, TX 75088

KEITH BENJAMIN AND
SHERYL KEITH
3403 WATERVIEW TRAIL
ROCKWALL, TX 75087

RESIDENT
341 HENRY M CHANDLER DR
ROCKWALL, TX 75032

BUNYASAI PARIYADA
3416 CAMPUS AVE
CLAREMONT, CA 91711

LESLIE RANDY
349 E ELDORADO DR
SCROGGINS, TX 75480

RESIDENT
351 HENRY M CHANDLER DR
ROCKWALL, TX 75032

STRAHM ROBERT & DENA LYNNE
351 EQUESTRIAN DR
ROCKWALL, TX 75032

GASSNER CECELIA ANN AND
WILLIAM ADAM PARK
352 HENRY M CHANDLER DR
ROCKWALL, TX 75032

RESIDENT
353 HENRY M CHANDLER DR
ROCKWALL, TX 75032

GOULD JAMES F AND BRENDA G
353 MARIAH BAY DR.
HEATH, TX 75032

RESIDENT
354 HENRY M CHANDLER DR
ROCKWALL, TX 75032

RESIDENT
371 HENRY M CHANDLER DR
ROCKWALL, TX 75032

RESIDENT
372 HENRY M CHANDLER DR
ROCKWALL, TX 75032

RESIDENT
373 HENRY M CHANDLER DR
ROCKWALL, TX 75032

RESIDENT
374 HENRY M CHANDLER DR
ROCKWALL, TX 75032

MMAC 300 ROCKWALL TX LLC
C/O MONTECITO MEDICAL REAL ESTATE, ATTN
BRIAN MAAS
3807 CLEGHORN AVENUE SUITE 903
NASHVILLE, TN 37215

JOHNSON BRENT B & LINDA
3810 COVE RD
ROWLETT, TX 75088

JOHNSON BRENT & LINDA
3810 COVE RD
ROWLETT, TX 75088

DOMINGUE JON
3836 PINEBLUFF LN
ROCKWALL, TX 75032

NAIDOO PAUL
3904 ASPEN DR #3123
ROWLETT, TX 75088

ROLAND JOHN ROBERT AND
SUSAN RENEE CANNON
3910 MEDITERRANEAN STREET
ROCKWALL, TX 75087

KELBERT ERIC R
3939 E ALLIN ST UNIT 322
LONG BEACH, CA 90803

FLEMING JOYCE MARIE
4 INTREPID CIR
ROCKWALL, TX 75032

LEPARD RICHARD L
400 ENDEAVOR CT
ROCKWALL, TX 75032

BAXTER STEVE & KARAN
401 COLUMBIA DR
ROCKWALL, TX 75032

KORTEMIER WILLIAM F
401 YACHT CLUB DR
ROCKWALL, TX 75032

MOULEDOUS ALFRED E JR
402 COLUMBIA DR
ROCKWALL, TX 75032

BURNS LORRAINE
403 WEST WASHINGTON
ROCKWALL, TX 75087

KENTOPP RICHARD J & MELODY
403 YACHT CLUB DR
ROCKWALL, TX 75032

RESIDENT
404 COLUMBIA DR
ROCKWALL, TX 75032

HEIN PRISCILLA
404 ENDEAVOR CT
ROCKWALL, TX 75032

RESIDENT
405 YACHT CLUB DR
ROCKWALL, TX 75032

CENSULLO FRANCIS
405 COLUMBIA DR
ROCKWALL, TX 75032

CENSULLO TERESA ANN
405 COLUMBIA DR
ROCKWALL, TX 75032

HUGHES THOMAS AND MADISON
406 COLUMBIA DR
ROCKWALL, TX 75032

HURTADO DAVID RAY II AND
AIKO MINEMOTO
406 ENDEAVOR CT
ROCKWALL, TX 75032

LEROY WALKER AND ZADA WALKER TRUST
LISA PERRY- TRUSTEE
407 COLUMBIA DR
ROCKWALL, TX 75032

WISE RUTHANNE
407 YACHT CLUB DRIVE
ROCKWALL, TX 75032

TULK SHERRY
408 COLUMBIA DR
ROCKWALL, TX 75032

TULK SHARON K
408 COLUMBIA DR
ROCKWALL, TX 75032

TULK SHARON KAYE
408 COLUMBIA DR
ROCKWALL, TX 75032

FARR MATTHEW & AMBER
408 ENDEAVOR COURT
ROCKWALL, TX 75032

SCHREIBER JIMMY D & INEZ
409 COLUMBIA DR
ROCKWALL, TX 75032

BAKER JARROD J & HEATHER M
409 YACHT CLUB DR
ROCKWALL, TX 75032

NELSON JERRY C & MARIBETH TRUSTEES
NELSON FAMILY LIVING TRUST
410 COLUMBIA DR
ROCKWALL, TX 75032

NELSON FAMILY LIVING TRUST
JERRY C NELSON AND MARIBETH NELSON-
TRUSTEES
410 COLUMBIA DRIVE
ROCKWALL, TX 75032

MCKAY WILLIAM R & LINDA S
4109 DESERT GARDEN DR
PLANO, TX 75093

CHRISTENSEN DAVID J & STACEY
411 COLUMBIA DRIVE
ROCKWALL, TX 75032

PALERMO JAMES ALBERT
411 DRIFTWOOD ST
ROCKWALL, TX 75087

WATSON JARRETT A
411 YACHT CLUB DR
ROCKWALL, TX 75032

MARTIN MAX E
412 COLUMBIA DR
ROCKWALL, TX 75032

COMPTON WILLIAM H & JAYNE
412 ENDEAVOR CT
ROCKWALL, TX 75032

HYDEMAN ROBERT B JR
413 COLUMBIA DR
ROCKWALL, TX 75032

MACGILVARY ERIN
413 YACHT CLUB DRIVE
ROCKWALL, TX 75032

KERR DALE LESLIE AND SUSAN ALLEN
414 COLUMBIA DRIVE
ROCKWALL, TX 75032

LILES MICHAEL AND JO ANN
414 ENDEAVOR CT
ROCKWALL, TX 75032

WHITTEN DON AND PATRICE
415 COLUMBIA DR
ROCKWALL, TX 75032

STEVENSON LARRY KEITH
416 COLUMBIA DR
ROCKWALL, TX 75032

BOSWELL RAE ANN AND
AND LUKE SHAFER
417 COLUMBIA DR
ROCKWALL, TX 75032

RESIDENT
419 COLUMBIA DR
ROCKWALL, TX 75032

DJA REAL ESTATE LLC
42 MARY STREET
MOUNT VERNON, TX 75457

BREWER JAMES ASHLEY JR
420 COLUMBIA DR
ROCKWALL, TX 75032

RESIDENT
421 COLUMBIA DR
ROCKWALL, TX 75032

RESIDENT
422 COLUMBIA DR
ROCKWALL, TX 75032

BRIGHT CHRISTOPHER J JOHN
423 COLUMBIA DR
ROCKWALL, TX 75032

FRONTERA JOSE ANTONIO & CAROLINE
4241 BUENA VISTA #18
DALLAS, TX 75205

HANKINS MICHAEL L & VICKI S
425 COLUMBIA DR
ROCKWALL, TX 75032

RESIDENT
426 S YACHT CLUB DR
ROCKWALL, TX 75032

CONINE CHRISTOPHER T
426 YACHT CLUB DR UNIT B
ROCKWALL, TX 75032

JONES AMBER
426 YACHT CLUB DR UNIT H
ROCKWALL, TX 75032

PETTITT GREGORY S AND CONNIE L
426 YACHT CLUB DRIVE APT D
ROCKWALL, TX 75032

WEEKLEY PATRICIA H
426 YACHT CLUB DRIVE #G UNIT C-3
ROCKWALL, TX 75032

YANGER MORRIS & DORIS
427 COLUMBIA DR
ROCKWALL, TX 75032

HUNT JOEL JAMES & RISA DARLENE
427 PRIVATE RD 2939
PITTSBURG, TX 75686

RESIDENT
428 COLUMBIA DR
ROCKWALL, TX 75032

WRIGHT RHONDA LYNN
428 YACHT CLUB DR APT C
ROCKWALL, TX 75032

WRIGHT RHONDA
428C YACHT CLUB DR
ROCKWALL, TX 75032

ROLAND JAMES & DEBRA JAN
429 COLUMBIA DR
ROCKWALL, TX 75032

JR HILLTOP HOMES
429 COLUMBIA DRIVE
ROCKWALL, TX 75032

KANIA-ROLAND
429 COLUMBIA DRIVE
ROCKWALL, TX 75032

JR HILLTOP HOMES
429 COLUMBIA DRIVE
ROCKWALL, TX 75032

RESIDENT
430 S YACHT CLUB DR
ROCKWALL, TX 75032

KAY SUZANNE KAY
430E YACHT CLUB DRIVE
ROCKWALL, TX 75032

KELLY DONNA
431 COLUMBIA DR
ROCKWALL, TX 75032

PONDER KENNETH AND ELMA
431 PELICAN BAY CIR
SACRAMENTO, CA 95835

BARRINGER VAN
4310 COCHRAN CHAPEL CIR
DALLAS, TX 75209

DUDEK JOHN F AND JENNIFER H
432 COLUMBIA DR
ROCKWALL, TX 75032

GESSNER JOHN B
433 COLUMBIA DR
ROCKWALL, TX 75032

LAMBERTH ROBERT B & JENNIFER J
435 COLUMBIA DR
ROCKWALL, TX 75032

MORRISON DEBRA
436 COLUMBIA DR
ROCKWALL, TX 75032

RESIDENT
436 S YACHT CLUB DR
ROCKWALL, TX 75032

BECK JOAN K
436 YACHT CLUB DR APT A
ROCKWALL, TX 75032

MERCKLING BRYAN AND SARAH HUSSAIN
436 YACHT CLUB DRIVE #G
ROCKWALL, TX 75032

HALL DEREK
436C YACHT CLUB DRIVE
ROCKWALL, TX 75032

BENSON CURT R
438 COLUMBIA DRIVE
ROCKWALL, TX 75032

RESIDENT
438 S YACHT CLUB DR
ROCKWALL, TX 75032

WALLACE BRITTANY
438 S YACHT CLUB DR APT H
ROCKWALL, TX 75032

JOHNSTON CAROL RUTH
438 YACHT CLUB #E
ROCKWALL, TX 75032

JAMES DEBRA SUE
438 YACHT CLUB DR APT D
ROCKWALL, TX 75032

BARLOW DAVID ALLEN
438 YACHT CLUB DR APT F
ROCKWALL, TX 75032

TUCKER ASHLEY NICOLE
438 YACHT CLUB DR #G
ROCKWALL, TX 75032

SFIKAS SCOTT
438 YACHT CLUB DRIVE APT C
ROCKWALL, TX 75032

KRISHNAN ASHOK AND
SRIVASTAVA VARUNA
440 COLUMBIA DRIVE
ROCKWALL, TX 75032

RESIDENT
440 S YACHT CLUB DR
ROCKWALL, TX 75032

BROWN CYNTHIA
440 YACHT CLUB UNIT E
ROCKWALL, TX 75032

SERRANO MANUEL
440 YACHT CLUB DR UNIT B
ROCKWALL, TX 75032

FISHER TED Y
4404 PLACIDIA AVE
TOLUCA LAKE, CA 91602

STOUFFER JAMES MITCHELL AND AMY ALLEN
442 COLUMBIA DR
ROCKWALL, TX 75032

RESIDENT
442 S YACHT CLUB DR
ROCKWALL, TX 75032

SPOENEMAN DAVID AND JODI
442A YACHT CLUB APT A
ROCKWALL, TX 75032

SMITH THOMAS M
443 CHIPPENDALE DR
ROCKWALL, TX 75032

PAYNE JOHN R
444 COLUMBIA DR
ROCKWALL, TX 75032

RESIDENT
446 COLUMBIA DR
ROCKWALL, TX 75032

RESIDENT
450 S YACHT CLUB DR
ROCKWALL, TX 75032

ARMSTRONG MARK C
450 YACHT CLUB DRIVE UNIT C
ROCKWALL, TX 75032

RUNYON FLOYD D AND DANA
450 YACHT CLUB DRIVE UNIT # A
ROCKWALL, TX 75032

BRACK KENYATTA AND SELEAN TURNER
4501 YACHT CLUB DRIVE
ROCKWALL, TX 75032

RESIDENT
452 S YACHT CLUB DR
ROCKWALL, TX 75032

SULLIVAN ROBERT MICHAEL
452 YACHT CLUB DR #B
ROCKWALL, TX 75032

XU JINGRU
4529 CROSSTIMBER DR
PLANO, TX 75093

POWELL COQUEACE
454 S YACHT CLUB DRIVE A
ROCKWALL, TX 75032

MADONI DANIEL S AND BRENDA K
456 YACHT CLUB DRIVE, C UNIT 302
ROCKWALL, TX 75032

MCHALE JOHN D JR
457 LAURENCE DRIVE SUTIE 168
HEATH, TX 75032

RESIDENT
458 S YACHT CLUB DR
ROCKWALL, TX 75032

CLAYCOMB DENISE MASUNAS AND JOHN WILLIAM
458 YACHT DRIVE 458A
ROCKWALL, TX 75032

AUSBURN CHARLES NEAL
4614 GILBERT AVE
DALLAS, TX 75219

LIGHT JEFFREY A & LEIGH ANN
4671 GREENBRIAR CT
ROCKWALL, TX 75032

KUMAR ANVITA
4701 COPPER MOUNTAIN LANE
RICHARDSON, TX 75082

BICKLEY AMANDA
4702 STEEPLE CHASE LN
ROCKWALL, TX 75032

PAUL AMANDA K & SEAN K
4702 STEEPLE CHASE LN
ROCKWALL, TX 75032

RESIDENT
4725 BENTON CT
ROCKWALL, TX 75032

ETZ LUCAS COLE AND NANCY JO AND ELAINE COPELAND
4730 PIN OAKS CIR
ROCKWALL, TX 75032

GRAND-LIENARD ROBERT J III AND DIANA L
4741 BENTON CT
ROCKWALL, TX 75032

BAILEY KENNETH AND MEREDITH
4748 PIN OAKS CIR
ROCKWALL, TX 75032

ALLEN FAMILY TRUST
ROBERT E ALLEN AND ELEANOR I ALLEN-TRUSTEES
480 N WINCHESTER BLVD. #7
SANTA CLARA, CA 95050

RESIDENT
4804 SOUTHWIND DR
ROCKWALL, TX 75032

FLETCHER GAIL
4805 SOUTHWIND DR
ROCKWALL, TX 75032

FLETCHER GAIL
4805 SOUTHWIND DR
ROCKWALL, TX 75032

RESIDENT
4808 SOUTHWIND DR
ROCKWALL, TX 75032

RESIDENT
4812 SOUTHWIND DR
ROCKWALL, TX 75032

RESIDENT
4816 CHAPEL DR
ROCKWALL, TX 75032

DAVIS NITA
5 DARR ROAD
HEATH, TX 75032

AURINGER JENNIFER & JONATHAN
5 INTREPID CIR
ROCKWALL, TX 75032

SLABAS KAREN AND JEFFREY
50 SHADY DALE LN
ROCKWALL, TX 75032

RESIDENT
501 YACHT CLUB DR
ROCKWALL, TX 75032

UDSTUEN ERIKA ANN
501 COLUMBIA DRIVE
ROCKWALL, TX 75032

VILLARREAL ANDRES II
502 COLUMBIA DRIVE
ROCKWALL, TX 75032

LIECHTY FAMILY PARTNERSHIP LP
502 TERRY LN
HEATH, TX 75032

LIECHTY FAMILY PARTNERSHIP LP AND STANLEY B AND GERALDINE M SCOTT
502 TERRY LN
HEATH, TX 75032

RESIDENT
503 MARINER DR
ROCKWALL, TX 75032

NORTHCUTT BENJAMIN CHARLES AND LEIGH ANN
503 COLUMBIA DRIVE
ROCKWALL, TX 75032

RESIDENT
504 MARINER DR
ROCKWALL, TX 75032

BYRUM JO ANN
504 N ALAMO ROAD
ROCKWALL, TX 75087

RESIDENT
505 MARINER DR
ROCKWALL, TX 75032

FORSSELL MARI ANNIKA &
KINGSLEY CHRISTOPHER DAVID
505 COLUMBIA DR.
ROCKWALL, TX 75032

OIWA TAKAAKI
C/O OPEN HOUSE CO LTD
5050 QUORUM DRIVE SUITE 610
DALLAS, TX 75254

YANO SHINYA
C/O OPEN HOUSE CO., LTD,
5050 QUORUM DRIVE SUITE 610
DALLAS, TX 75254

IRWIN PATRICIA ANN
506 COLUMBIA DRIVE
ROCKWALL, TX 75032

RESIDENT
507 MARINER DR
ROCKWALL, TX 75032

RESIDENT
508 MARINER DR
ROCKWALL, TX 75032

BLAKELY SARA
508 COLUMBIA DR
ROCKWALL, TX 75032

BLAKELY DENNIS DALE AND SARA ALLEN
508 COLUMBIA DRIVE
ROCKWALL, TX 75032

JUDD MANO
508 MARIAH BAY DR
ROCKWALL, TX 75032

KUIPERS ROY & KATHY SALFEN
508 MARIAH BAY DR
ROCKWALL, TX 75032

RESIDENT
509 MARINER DR
ROCKWALL, TX 75032

SUTTON KRISTINA
510 COLUMBIA DR
ROCKWALL, TX 75032

SELZER DEANNA
510 TURTLE COVE BLVD STE 109
ROCKWALL, TX 75087

HONEYCUTT WELDON & LINDA
5102 YACHT CLUB DR
ROCKWALL, TX 75032

BUSS LARRY D & KAREN K
5103 YACHT CLUB DR
ROCKWALL, TX 75032

BOUGHTON JANENE
MARK STUERTZ
5104 YACHT CLUB DR
ROCKWALL, TX 75032

SOUTHAM THOMAS & MELISSA
5106 YACHT CLUB DRIVE
ROCKWALL, TX 75032

FEKADU HENOK
5108 YACHT CLUB DR
ROCKWALL, TX 75032

RESIDENT
511 MARINER DR
ROCKWALL, TX 75032

DEBENDER RACHEL M AND
MADELINE A GEARY
512 COLUMBIA DR
ROCKWALL, TX 75032

RUMBO PAUL
512 MARINER DR
ROCKWALL, TX 75032

BOUSSERT ANNE S & CHRISTIAN B
516 CAMELIA AVE
BATON ROUGE, LA 70806

LAQUEY DIANA
516 LAS LOMAS DR
HEATH, TX 75032

HAMMOND LIVING TRUST
519 E I30 #704
ROCKWALL, TX 75087

HAMMOND HUDDLE LIVING TRUST
EUGENE WESLEY HUDDLE AND JANE
HAMMOND, TRUSTEES
519 E I-30 #704
ROCKWALL, TX 75087

HAMMOND HUDDLE LIVING TRUST
EUGENE WESLEY HUDDLE AND JANE
HAMMOND, TRUSTEES
519 E I-30 #704
ROCKWALL, TX 75087

KING LINDA D REV LIVING TR
LINDA D KING TRUSTEE
519 E INTERSTATE 30
ROCKWALL, TX 75087

HARMON H VICTOR
519 E INTERSTATE 30 PMB 212
ROCKWALL, TX 75087

HARMON H VICTOR ETUX
519 E INTERSTATE 30 PMB 212
ROCKWALL, TX 75087

HARMON HOSEA VICTOR & ELIZABETH C
519 E INTERSTATE 30 PMB 212
ROCKWALL, TX 75087

HARMON H VICTOR
519 E INTERSTATE 30 PMB 212
ROCKWALL, TX 75087

LAYENDECKER TIMOTHY P & SHAHLA
519 INTERSTATE 30 #629
ROCKWALL, TX 75087

RESIDENT
52 SHADYDALE LN
ROCKWALL, TX 75032

THOMAS JERRY & MARSHA
5202 YACHT CLUB DR
ROCKWALL, TX 75032

BARRY JOYCE
5204 YACHT CLUB DR
ROCKWALL, TX 75032

RESIDENT
5206 YACHT CLUB DR
ROCKWALL, TX 75032

METRY GREGORY K
5208 YACHT CLUB DRIVE
ROCKWALL, TX 75032

HOGAN CANDICE LYNN AND
KEVIN PETER CRANTZ
522 YACHT CLUB DRIVE
ROCKWALL, TX 75032

GOODE FAMILY TRUST A
5231 FM 3227
CANTON, TX 75103

PERRY JAMES L AND SONDRA S
5233 SARASOTA DRIVE
GARLAND, TX 75043

HUGHES RONALD L AND RITA GAYLE
524 YACHT CLUB DRIVE
ROCKWALL, TX 75032

RESIDENT
526 YACHT CLUB DR
ROCKWALL, TX 75032

RESIDENT
528 YACHT CLUB DR
ROCKWALL, TX 75032

RESIDENT
530 YACHT CLUB DR
ROCKWALL, TX 75032

DAVIES DAVID B & HELEN J
5302 YACHT CLUB DR
ROCKWALL, TX 75032

NORTON JO ANN
5303 YACHT CLUB DR
ROCKWALL, TX 75032

HOLMGREN DENNIS M AND JO ANN
5303 YACHT CLUB DRIVE
ROCKWALL, TX 75032

RANSON DEBRA POOVEY
5304 YACHT CLUB DR
ROCKWALL, TX 75032

MARTIN CAREN
5305 YACHT CLUB DR
ROCKWALL, TX 75032

ADRIAN AMANDA C AND MICHAEL S
5306 YACHT CLUB DR
ROCKWALL, TX 75032

ADDISON MARAVIN G AND FAYE
5308 YACHT CLUB DR.
ROCKWALL, TX 75033

RESIDENT
532 YACHT CLUB DR
ROCKWALL, TX 75032

SCHARF ALLEN J
532 HUNTZINGER ROAD
WERNERSVILLE, PA 19565

ROSHAN KC
5335 BROADWAY BLVD #210
GARLAND, TX 75043

SALT PROPERTIES LLC
534 YACHT CLUB DRIVE
ROCKWALL, TX 75032

TROTTER STEVEN DOUGLAS & LISA ANN
534 YACHT CLUB DRIVE
ROCKWALL, TX 75032

TYBONE PROPERTIES LLC
536 LOMA VISTA
HEATH, TX 75032

PEARMAN JANICE
536 YACHT CLUB DR
ROCKWALL, TX 75032

RESIDENT
538 YACHT CLUB DR
ROCKWALL, TX 75032

RESIDENT
54 SHADY DALE LN
ROCKWALL, TX 75032

RESIDENT
540 YACHT CLUB DR
ROCKWALL, TX 75032

VAN AMBURGH GORDON D JR & JEANNE M
540 LOMA VIST
HEATH, TX 75032

DUNCAN HAL & EILEEN
5401 RANGER DR
ROCKWALL, TX 75032

ODOM JOSHUA D-WAYNE AND LACEY ALEXANDRA
5402 YACHT CLUB DRIVE
ROCKWALL, TX 75032

JANAK JUDY A AND MICHAEL K BOX
5403 RANGER DR
ROCKWALL, TX 75032

RESIDENT
5405 RANGER DR
ROCKWALL, TX 75032

MONTGOMERY WILLIAM C & DIANE
5406 YACHT CLUB DR
ROCKWALL, TX 75032

MAYFIELD STEPHEN ANDREW
5407 RANGER DRIVE
ROCKWALL, TX 75032

COLEMAN WILL
5408 YACHT CLUB DR
ROCKWALL, TX 75032

RESIDENT
5409 RANGER DR
ROCKWALL, TX 75032

RICH JEFFREY M
5411 RANGER DRIVE
ROCKWALL, TX 75032

RESIDENT
5412 RANGER DR
ROCKWALL, TX 75032

RESIDENT
5413 RANGER DR
ROCKWALL, TX 75032

RESIDENT
5414 RANGER DR
ROCKWALL, TX 75032

COOK GREGORY
5416 RANGER DRIVE
ROCKWALL, TX 75032

KUIPERS KATHY & ROY
5418 RANGER DR
ROCKWALL, TX 75032

KOMP STEPHEN J
5419 RANGER DRIVE
ROCKWALL, TX 75032

RESIDENT
542 YACHT CLUB DR
ROCKWALL, TX 75032

OTTEN STEVEN E
5420 RANDER DR
ROCKWALL, TX 75032

RESIDENT
5421 RANGER DR
ROCKWALL, TX 75032

RESIDENT
5422 RANGER DR
ROCKWALL, TX 75032

FULLER JULIE
5425 BYERS AVE
FORT WORTH, TX 76107

LUND MICHAEL J AKA
MICHAEL LUND AND CHIZUKO T LUND AKA
CHIZUKO LUND
5425 RANGER DRIVE
ROCKWALL, TX 75032

THOMAS VICKIE SUE
5427 RANGER DR
ROCKWALL, TX 75032

THOMAS VICKI
5427 RANGER DRIVE
ROCKWALL, TX 75032

THOMAS VICKI
5427 RANGER DRIVE
ROCKWALL, TX 75032

CONFIDENTIAL
5433 RANGER DR
ROCKWALL, TX 75032

RAINEY JOEL A & PAULA N
5434 RANGER DR
ROCKWALL, TX 75032

DOVE JAMES & BARBARA
5436 RANGER DR
ROCKWALL, TX 75032

LIKE JOHN MILES
5437 RANGER DR
ROCKWALL, TX 75032

RESIDENT
5438 RANGER DR
ROCKWALL, TX 75032

RESIDENT
544 YACHT CLUB DR
ROCKWALL, TX 75032

RESIDENT
5440 RANGER DR
ROCKWALL, TX 75032

RESIDENT
5441 RANGER DR
ROCKWALL, TX 75032

PIXLEY SUZANNE M
5442 RANGER DR
ROCKWALL, TX 75032

RESIDENT
5445 RANGER DR
ROCKWALL, TX 75032

DEATON AMANDA
5446 RANGER DRIVE
ROCKWALL, TX 75032

STENBERG SHANE & TRACY ENGLISH
5449 MARTEL
DALLAS, TX 75206

GILL ATLANTA PROPERTIES LLC
545 KIRNWOOD DRIVE
DALLAS, TX 75232

MAYS JOHN
5450 MERRIMAC AVENUE
DALLAS, TX 75206

GARCIA SERGIO AND
SAGRARIO MENA NAVA
5453 RANGER DR
ROCKWALL, TX 75032

MONTONEY LAUREN D
5455 RANGER DR
ROCKWALL, TX 75032

DOHERTY COURTNEY AND RYAN
5457 RANGER DRIVE
ROCKWALL, TX 75032

RESIDENT
546 YACHT CLUB DR
ROCKWALL, TX 75032

SOLOMON MARION C
5461 RANGER DR
ROCKWALL, TX 75032

GIBSON JEANETTE L
548 YACHT CLUB DR
ROCKWALL, TX 75032

VEGA DAVID AND ALICIA C
550 MCDONALD ROAD
HEATH, TX 75032

BYRD MANUEL NICKLOUS & EVA RHINE
550 YACHT CLUB
ROCKWALL, TX 75032

AVIZENIS ANTHONY JR AND MICHELLE
5500 RANGER DRIVE
ROCKWALL, TX 75032

RESIDENT
5501 CANADA CT
ROCKWALL, TX 75032

SCHULTZ KATHY L & LARRY R
5501 RANGER DR
ROCKWALL, TX 75032

CULLEN SETH LAWRENCE AND GABRIELLE
5501 YACHT CLUB DR
ROCKWALL, TX 75032

RESIDENT
5502 AUSTRALIA CT
ROCKWALL, TX 75032

SCHLETT KARLA AND SCOTT SHEPHERD
5502 CANADA CT
ROCKWALL, TX 75032

MARSHALL SAMUEL AND DIANA
5502 CHALLENGER CT
ROCKWALL, TX 75032

DAVIS WILLIAM H & PATRICIA L
5502 YACHT CLUB DR
ROCKWALL, TX 75032

RESIDENT
5503 YACHT CLUB DR
ROCKWALL, TX 75032

LORENZ CONSTANCE JOAN
5503 CANADA COURT
ROCKWALL, TX 75032

DENNEY ZACHARY LEWIS
5503 RANGER DR
ROCKWALL, TX 75032

LINLEY ZACHARY AND ELIZABETH HOLLAND-
5504 AUSTRALIA COURT
ROCKWALL, TX 75032

JAMES JUSTIN & LINDSEY
5504 CANADA COURT
ROCKWALL, TX 75032

MCKAY ADRIAN AND ROBERTA
5504 CHALLENGER CT
ROCKWALL, TX 75032

HENRY SUE E
5504 YACHT CLUB DR
ROCKWALL, TX 75032

RESIDENT
5505 YACHT CLUB DR
ROCKWALL, TX 75032

GARRETT TAYLOR B
5505 RANGER DR
ROCKWALL, TX 75032

RESIDENT
5506 CHALLENGER CT
ROCKWALL, TX 75032

WILSON STEPHEN MICHAEL AND LISA MARIE
5506 AUSTRALIA COURT
ROCKWALL, TX 75032

FELLERS CAROL
5506 CANADA CT
ROCKWALL, TX 75032

TURNBULL DENNIS AND SYLVIA
5507 YACHT CLUB DRIVE
ROCKWALL, TX 75032

RESIDENT
5508 CAMBRIA DR
ROCKWALL, TX 75032

YOUNG SHERRY WHITE
5508 AUSTRALIA CT
ROCKWALL, TX 75032

DAVIS JASON SCOTT
5508 CANADA COURT
ROCKWALL, TX 75032

NORTON ANGELA
5508 CHALLENGER CT
ROCKWALL, TX 75032

LATIMER TAMMY & DONALD
5509 RANGER DR
ROCKWALL, TX 75032

DESROSIERS RONALD J
5510 AUSTRALIA CT
HEATH, TX 75032

BULLARD SANDRA
5510 CANADA COURT
ROCKWALL, TX 75032

BRADSHAW ADRIAN
5510 CHALLENGER COURT
ROCKWALL, TX 75032

TAYLOR JOE & CINDY
5511 AUSTRALIA CT
ROCKWALL, TX 75032

RESIDENT
5512 CHALLENGER CT
ROCKWALL, TX 75032

GARCIA LUIS
5512 CANADA CT
ROCKWALL, TX 75032

LANCE DONNIE C & MARY
5514 AUSTRALIA CT
ROCKWALL, TX 75032

PETERS LEONARD R AND SANDY JO
5514 CANADA CT
ROCKWALL, TX 75032

STARBIRD RYAN D AND LAUREN
5514 CHALLENGER CT
ROCKWALL, TX 75032

CLARK TAWANA
5516 AUSTRALIA CT
ROCKWALL, TX 75032

SEAY JIMMY & CYNTHIA F
5516 CANADA CT
ROCKWALL, TX 75032

CABANISS CHAR CHERICE
DAVID R DE LA CERDA
5516 CHALLENGER CT
ROCKWALL, TX 75032

RESIDENT
5518 AUSTRALIA CT
ROCKWALL, TX 75032

FREDERIKSEN JOHN C & ARLENE C REV LIV TR
JOHN C & ARLENE C FREDERIKSEN TRUSTEES
5518 CHALLENGER CT
ROCKWALL, TX 75032

MORRISON MICHAEL S
552 YACHT CLUB DRIVE
ROCKWALL, TX 75032

RESIDENT
5520 AUSTRALIA CT
ROCKWALL, TX 75032

RESIDENT
5520 CHALLENGER CT
ROCKWALL, TX 75032

CHESLIK EDWIN ALLEN JR AND AMBER NICHOLE CARREON
5522 CHALLENGER CT
ROCKWALL, TX 75032

CONFIDENTIAL
5526 CHALLENGER COURT
ROCKWALL, TX 75032

SHELTON ROBERT M
5528 CHALLENGER CT
ROCKWALL, TX 75032

WATKINS JAMES & ELLEN
5530 CHALLENGER CT
ROCKWALL, TX 75032

WILLIAMS MARLENE
5533 CANADA COURT
ROCKWALL, TX 75032

IPPOLITO TERRI L AND JOHN J
5534 CANADA CT
ROCKWALL, TX 75032

MAXCEY THOMAS CHRISTOPHER & KIRSTEN JOANN
5535 CANADA CT
ROCKWALL, TX 75032

RESIDENT
5536 CANADA CT
ROCKWALL, TX 75032

RESIDENT
5537 CANADA CT
ROCKWALL, TX 75032

CHURCHMAN MICHAEL B AND
LAURIE PATERNOSTER
5538 CANADA CT
ROCKWALL, TX 75032

BYRUM TADD AUSTIN
5539 CANADA CT
ROCKWALL, TX 75032

2016 BLUM REVOCABLE TRUST
JENNIFER REBECCA BLUM, TRUSTEE
554 YACHT CLUB
ROCKWALL, TX 75032

MULLENIX DIANE
5541 CANADA COURT
ROCKWALL, TX 75032

MUNDO JOE AND PAM
5542 CANADA CT
ROCKWALL, TX 75032

MUNDO JOSEPH C & PAMELA J
5542 CANADA CT
ROCKWALL, TX 75032

RESIDENT
5543 CANADA CT
ROCKWALL, TX 75032

JONES KEITH AND TERESA K
5544 CHANDLERS COURT
ROCKWALL, TX 75032

OWEN JAMI HUBER
5546 CANADA COURT
ROCKWALL, TX 75032

RESIDENT
5548 CANADA CT
ROCKWALL, TX 75032

FREEMAN STEPHEN M
5550 CANADA CT
ROCKWALL, TX 75032

RESIDENT
5552 CANADA CT
ROCKWALL, TX 75032

SCHOENEMAN JAMES B
5554 CANADA CT
ROCKWALL, TX 75032

RUSH REGINA AND
JENNIFER REBECCA BLUM
5556 CANADA CT
ROCKWALL, TX 75032

BLUM JENNIFER REBECCA
5556 CANADA CT
ROCKWALL, TX 75032

2016 BLUM REVOCABLE TRUST
JENNIFER REBECCA BLUM- TRUSTEE
5556 CANADA CT
ROCKWALL, TX 75032

JORDAN RICHARD WAYNE
5558 CANADA COURT
ROCKWALL, TX 75032

VAUGHAN SANDRA K
556 YACHT CLUB DR UNIT 1
ROCKWALL, TX 75032

PIXLEY SUZANNE M & ANDREA J
5560 CANADA COURT
ROCKWALL, TX 75032

PIXLEY SUZANNE AND ANDREA J
5560 CANADA COURT
ROCKWALL, TX 75032

PIXLEY ANDREA J AND SUZANNE M
5560 CANADA CT
ROCKWALL, TX 75032

PIXLEY ANDREA AND
SUZANNE PIXLEY
5560 CANADA CT
ROCKWALL, TX 75032

PIXLEY ANDREA J AND SUZANNE M
5560 CANADA CT
ROCKWALL, TX 75032

PIXLEY ENTERPRISES AND
ANDREA PIXLEY
5560 CANADA CT
ROCKWALL, TX 75032

PIXLEY ANDREA
5560 CANADA CT
ROCKWALL, TX 75032

RESIDENT
5562 CANADA CT
ROCKWALL, TX 75032

RESIDENT
5564 CANADA CT
ROCKWALL, TX 75032

RESIDENT
5566 CANADA CT
ROCKWALL, TX 75032

PERRY ADAM J AND CLARICE
5568 CANADA CT
ROCKWALL, TX 75032

PUSCH CHRISTA
5569 CANADA CT
ROCKWALL, TX 75032

KRAVETZ STEVEN M ETUX
5570 CANADA CT
ROCKWALL, TX 75032

RESIDENT
5571 CANADA CT
ROCKWALL, TX 75032

RESIDENT
5572 CANADA CT
ROCKWALL, TX 75032

RESIDENT
5573 CANADA CT
ROCKWALL, TX 75032

RESIDENT
5574 CANADA CT
ROCKWALL, TX 75032

MCCLOY STEPHANIE JOAN
5575 CANADA CT
ROCKWALL, TX 75032

MCCLOY STEPHANIE JOAN
5575 CANADA CT
ROCKWALL, TX 75032

MCCLOY STEPHANIE JOAN
5575 CANADA CT
ROCKWALL, TX 75032

M & H PROPERTIES INC
5575 CANADA CT
ROCKWALL, TX 75032

MCCLOY STEPHANIE JOAN
5575 CANADA CT
ROCKWALL, TX 75032

HETTINGER HAYS V & MARGARET A
5576 CANADA CT
ROCKWALL, TX 75032

RESIDENT
5577 CANADA CT
ROCKWALL, TX 75032

PALMER TODD P AND NEELIE HUFF
5579 CANADA CT
ROCKWALL, TX 75032

RESIDENT
558 YACHT CLUB DR
ROCKWALL, TX 75032

HAWN LESLEE AND WILLIAM RUSSELL
5580 CANADA CT
ROCKWALL, TX 75032

AUBREY Q & YVONNE M PATTERSON
REVOCABLE LIVING TRUST
AUBREY Q & YVONNE M PATTERSON TRUSTEES
5581 CANADA COURT
ROCKWALL, TX 75032

MARTIN GREGORY LAWRENCE AND CHRISTIN
BRADLEY
5583 CANADA CT
ROCKWALL, TX 75032

KIBBY ROAD LLC
559 W MAIN ST
MERCED, CA 95340

RESIDENT
560 YACHT CLUB DR
ROCKWALL, TX 75032

MILLER DAVID W & GAIL M
5601 CAMBRIA DRIVE
ROCKWALL, TX 75032

MARTIN FREDERICK & SONJA
5601 RANGER DR
ROCKWALL, TX 75032

MARTIN LAKESHORE PROPERTIES LLC
5601 RANGER DR
ROCKWALL, TX 75032

BLOCKER LINDA SUE
5601 YACHT CLUB DRIVE
ROCKWALL, TX 75032

HOLLOWAY KAREN HOUSTON
5602 CAMBRIA DRIVE
ROCKWALL, TX 75032

JACKSON DESHANNON
5602 CANADA COURT
ROCKWALL, TX 75032

WOMACK NATALIE AND
JACOB BAYS
5602 YACHT CLUB DRIVE
ROCKWALL, TX 75032

SMITH MICHAEL A
5603 CAMBRIA DR
ROCKWALL, TX 75032

KING RONALD H AND
DEBBIE D RENFROW
5603 YACHT CLUB DRIVE
ROCKWALL, TX 75032

RESIDENT
5604 YACHT CLUB DR
ROCKWALL, TX 75032

DUDLEY KAREN
5604 CAMBRIA DRIVE
ROCKWALL, TX 75032

FARIS CHARLES M AND DAWN M
5604 CANADA CT
ROCKWALL, TX 75032

WANDREY ERIN
5605 CAMBRIA DRIVE
ROCKWALL, TX 75032

CLEVENGER JOHN
5605 RANGER DRIVE
ROCKWALL, TX 75032

RESIDENT
5606 CANADA CT
ROCKWALL, TX 75032

RESIDENT
5606 YACHT CLUB DR
ROCKWALL, TX 75032

WHITE DAVID RANDALL
5606 CAMBRIA DR
ROCKWALL, TX 75032

SANDKNOP RYAN TERRANCE AND KATIE ANN
5606 RANGER DR
ROCKWALL, TX 75032

CRUZ SVEN CHRISTIAN AND
JAMIE MCCORMICK
5607 CAMBRIA DR
ROCKWALL, TX 75032

NEEL COURTNEY B
5607 RANGER DRIVE
ROCKWALL, TX 75032

RESIDENT
5608 YACHT CLUB DR
ROCKWALL, TX 75032

BUTTLES HOLLI M LOVELESS
5608 CANADA CT
ROCKWALL, TX 75032

GARNER LAURA
5609 CAMBRIA DR
ROCKWALL, TX 75032

PROFFER PAUL D & CAROL W
5610 CAMBRIA DR
ROCKWALL, TX 75032

ROBISON AARON AND AMY M
5610 CANADA CT
ROCKWALL, TX 75032

LALONDE SCOTT M AND MEGAN B
5610 YACHT CLUB DRIVE
ROCKWALL, TX 75032

RESIDENT
5611 CAMBRIA DR
ROCKWALL, TX 75032

FUENTES GERARDO & GENISE
5612 CAMBRIA DRIVE
ROCKWALL, TX 75032

GARDNER MICHAEL J
5613 CAMBRIA DR
ROCKWALL, TX 75032

SANCHEZ DIANA AND JERRY
5614 CAMBRIA DRIVE
ROCKWALL, TX 75032

ELLIOTT LARRY & MARY
5616 CAMBRIA DR
ROCKWALL, TX 75032

BAILEY KENNETH R & DEBBIE A
5618 CAMBRIA DRIVE
ROCKWALL, TX 75032

WONG PAUL C & POLLY W
5620 CAMBRIA DR
ROCKWALL, TX 75032

RESIDENT
5622 CAMBRIA DR
ROCKWALL, TX 75032

COOPER NEAL B
5624 CAMBRIA DR
ROCKWALL, TX 75032

WALLACE JOSHUA RAY AND
MANDI LYNN HEATHERLY
5626 CAMBRIA DRIVE
ROCKWALL, TX 75032

ARNOLD TIMOTHY S AND SHELLEY R
5700 RANGER DR
ROCKWALL, TX 75032

WEST JAKE EDWARD AND RACHEL
5701 YACHT CLUB
ROCKWALL, TX 75032

ROMERO VICTOR H MATA AND FILOMENA
MATA
5702 RANGER DR
ROCKWALL, TX 75032

OWEN DONALD H
5702 SOUTHERN CROSS
ROCKWALL, TX 75032

FERGUSON MICHEAL & DEBBIE
5703 RANGER DR
ROCKWALL, TX 75032

LANG JOSEPH W III &
LISA PAPANICOLAS-LANG
5703 YACHT CLUB DR
ROCKWALL, TX 75032

COGGESHALL LON CHRISTIAN
5704 RANGER DRIVE
ROCKWALL, TX 75032

NOLAN STEPHEN
5704 SOUTHERN CROSS DR
ROCKWALL, TX 75032

MALAK RICHARD J AND BARBARA E
5704 YACHT CLUB DRIVE
ROCKWALL, TX 75032

RESIDENT
5705 YACHT CLUB DR
ROCKWALL, TX 75032

LAROUX TONI D
5705 RANGER DR
ROCKWALL, TX 75032

SORENSEN DEBORAH R & ROBERT S
5705 SOUTHERN CROSS DR
ROCKWALL, TX 75032

CROUCH DANIEL AND CHRISTINA
5706 RANGER DR
ROCKWALL, TX 75032

HAMAD JASON
5706 SOUTHERN CROSS DRIVE
ROCKWALL, TX 75032

DOUGLAS-GRAY ANTONE & DAKOTA
5707 RANGER DR
ROCKWALL, TX 75032

KING SHILA
5707 SOUTHERN CROSS DRIVE
ROCKWALL, TX 75032

GANDY JAMES BRADY & EDNA
5707 YACHT CLUB DRIVE
ROCKWALL, TX 75032

RESIDENT
5708 SOUTHERN CROSS DR
ROCKWALL, TX 75032

RESIDENT
5709 SOUTHERN CROSS DR
ROCKWALL, TX 75032

RESIDENT
5709 YACHT CLUB DR
ROCKWALL, TX 75032

REYNOLDS TIM A
5709 RANGER DR
ROCKWALL, TX 75032

DEFRANCO JOHN
5710 SOUTHERN CROSS
ROCKWALL, TX 75032

DEFRANCO JOHN S & DIANE B
5710 SOUTHERN CROSS DR
ROCKWALL, TX 75032

VILLAROMAN LEO D MD & MARIA E
5711 RANGER DRIVE
ROCKWALL, TX 75032

MARK BRIAN POESCHEL & AURORA POESCHEL LIVING TRUST
MARK BRIAN POESCHEL & AURORA POESCHEL-TRUSTEES
5711 SOUTHERN CROSS DRIVE
ROCKWALL, TX 75032

WHITE GUY B AND
JESSICA CANTON
5711 YACHT CLUB DRIVE
ROCKWALL, TX 75032

LEMASTER MARK & JILL
5712 SOUTHERN CROSS DR
ROCKWALL, TX 75032

BOWERS WILLIAM AND STEPHANIE
5713 RANGER DR
ROCKWALL, TX 75032

RUSHING ROGER D & DEBORAH C
5713 SOUTHERN CROSS DR
ROCKWALL, TX 75032

CURTIN DENIS ELLIOT
5715 RANGER DR
ROCKWALL, TX 75032

JENNISON FAMILY HOMESTEAD TRUST
JEROME R JENNISON AND NANCY E JENNISON-TRUSTEES
5716 SOUTHERN CROSS DRIVE
ROCKWALL, TX 75032

CHESNA THOMAS E &
VICTORIA D CHESNA LIVING TR
5720 SOUTHERN CROSS DR
ROCKWALL, TX 75032

BRANCO ANTHONY J
5731 SOUTHERN CROSS DR
ROCKWALL, TX 75032

WITT CAROLINE L
5735 SOUTHERN CROSS DRIVE
ROCKWALL, TX 75032

RESIDENT
5801 RANGER DR
ROCKWALL, TX 75032

BIXLER JOY S
5801 YACHT CLUB DR
ROCKWALL, TX 75032

ALVARADO PAUL AND ELSA
5802 CONSTELLATION CIR
ROCKWALL, TX 75032

RESIDENT
5803 RANGER DR
ROCKWALL, TX 75032

WRIGHTSON DAVID J SR
5803 YACHT CLUB DR
ROCKWALL, TX 75032

WRIGHTSON DAVID J & LUCY S
5803 YACHT CLUB DR
ROCKWALL, TX 75032

RESIDENT
5804 YACHT CLUB DR
ROCKWALL, TX 75032

MARQUES LILIAN
5805 RANGER DRIVE
ROCKWALL, TX 75032

MINCKLER JOSEPH M & INGRID E
5805 YACHT CLUB DR
ROCKWALL, TX 75032

INMAN CAROL AND DANNY REVOCABLE TRUST
DANNY DALE INMAN & CAROL ANNETTE CO-TRUSTEES
5806 CONSTELLATION
ROCKWALL, TX 75032

HUMES JENNIFER
5806 YACHT CLUB DRIVE
ROCKWALL, TX 75032

RESIDENT
5807 YACHT CLUB DR
ROCKWALL, TX 75032

ARCE JEAN PAUL
5807 RANGER DR
ROCKWALL, TX 75032

RESIDENT
5808 CONSTELLATION CIR
ROCKWALL, TX 75032

LANG NICOLE
5808 YACHT CLUB DR
ROCKWALL, TX 75032

CAMPOS RUBEN
5809 RANGER DR
ROCKWALL, TX 75032

MORALES JOSE LUIS JR
5809 YACHT CLUB DR
ROCKWALL, TX 75032

STROUD SUZETTE AND
LINA NIKOLE SWIZE
581 LOUDER WAY
FATE, TX 75087

PT SHARAMITARO FAMILY TRUST
PAUL J SHARAMITARO AND TINA L
SHARAMITARO- TRUSTEES
5810 CONSTELLATION CIRCLE
ROCKWALL, TX 75032

DEWITT MADALENA M
5811 YACHT CLUB DRIVE
ROCKWALL, TX 75032

SEALS SCOTT RYAN AND SHANNA LOUISE
5812 CONSTELLATION CIR
ROCKWALL, TX 75032

RESIDENT
5813 YACHT CLUB DR
ROCKWALL, TX 75032

DEMAGGIO ANNEMIEKE W & ANTHONY J
5813 CONSTELLATION CIR
ROCKWALL, TX 75032

HYVL BRUCE ALAN AND MIRANDA RENEE
5814 CONSTELLATION CIRCLE
ROCKWALL, TX 75032

RENTFROW JAMEY AND LEEANN
5816 CONSTELLATION CIRCLE
ROCKWALL, TX 75032

DICKSTEIN JUSTIN
5817 CONSTELLATION CIR
ROCKWALL, TX 75032

OSTRANDER MARK & TAMMY
5818 CONSTELLATION CIRCLE
ROCKWALL, TX 75032

RESIDENT
5901 VOLUNTEER PL
ROCKWALL, TX 75032

RESIDENT
5901 YACHT CLUB DR
ROCKWALL, TX 75032

PALMER VANDI
5901 RANGER DR
ROCKWALL, TX 75032

BRIGHT ANDREA STEFANIE SCHMAZ AND
CHRISTOPHER COLIN KATO
5901 SCEPTRE DRIVE
ROCKWALL, TX 75032

MARENICH JENNIFER CORA AND ROBERT
ANDREW
5902 YACHT CLUB DRIVE
ROCKWALL, TX 75032

PIERCE D F
5903 RANGER DR
ROCKWALL, TX 75032

FIALA MARZENA AND GEORGE
5903 SCEPTRE DR
ROCKWALL, TX 75032

HENDRICKS LORI L
5903 VOLUNTEER PL
ROCKWALL, TX 75032

HENDRICKS LORI L
5903 VOLUNTEER PLACE
ROCKWALL, TX 75032

MANN ERIK AND ABBY
5903 YACHT CLUB DR
ROCKWALL, TX 75032

RESIDENT
5904 YACHT CLUB DR
ROCKWALL, TX 75032

MOORE JAMES SETH & KIMBERLY N
5904 SCEPTRE DRIVE
ROCKWALL, TX 75032

WILLIS TOMMY LEE
5905 RANGER DR
ROCKWALL, TX 75032

MILLAGER JOSHUA & KRASSY
5905 SCEPTRE DR
ROCKWALL, TX 75032

NEWCOMER JORDAN AND DARA
5905 VOLUNTEER PLACE
ROCKWALL, TX 75032

PHILLIPS KYLONI
5906 SCEPTRE DR
ROCKWALL, TX 75032

JONES BRADLEY
5906 YACHT CLUB DR
ROCKWALL, TX 75032

BLOCKER LANA HICE
5907 SCEPTRE DR
ROCKWALL, TX 75032

ODELL JEFFERY T & TONYA
5907 VOLUNTEER PL
ROCKWALL, TX 75032

CONFIDENTIAL
5907 YACHT CLUB DR
ROCKWALL, TX 75032

DAHL MICHAEL K & SHEILA
5908 SCEPTRE DRIVE
ROCKWALL, TX 75032

TURNER LESLIE D
5908 YACHT CLUB DR
ROCKWALL, TX 75032

GRIMLAND MIKE W AND
WENDY D SMITH
5909 SCEPTRE DR
ROCKWALL, TX 75032

ULMEN PEGGY SUE
5909 VOLUNTEER PL
ROCKWALL, TX 75032

ULMEN PEGGY SUE
5909 VOLUNTEER PLACE
ROCKWALL, TX 75032

MALAK DANIEL & CYNTHIA
5910 SCEPTRE DR
ROCKWALL, TX 75032

RESIDENT
5911 VOLUNTEER PL
ROCKWALL, TX 75032

YANCEY JERRY W & YEA ZONG
5911 SCEPTRE DR
ROCKWALL, TX 75032

RABAH MILENA
5912 YACHT CLUB DRIVE
ROCKWALL, TX 75032

HALL GLENN D
5913 SCEPTRE DR
ROCKWALL, TX 75032

GRIMES BEVERLY BOYCE
5913 VOLUNTEER PL
ROCKWALL, TX 75032

KALAJDZIC BOJAN
5914 VOLUNTEER PLACE
ROCKWALL, TX 75032

RESIDENT
5915 VOLUNTEER PL
ROCKWALL, TX 75032

WALKER SHARLA
5915 SCEPTRE DRIVE
ROCKWALL, TX 75032

BRANTLEY RITA JANELLE
5916 VOLUNTEER PLACE
ROCKWALL, TX 75032

OBENSHAIN LOUISE V
5917 VOLUNTEER PLACE
ROCKWALL, TX 75032

RESIDENT
5918 VOLUNTEER PL
ROCKWALL, TX 75032

RESIDENT
5919 VOLUNTEER PL
ROCKWALL, TX 75032

FIELDS S A
5920 VOLUNTEER PL
ROCKWALL, TX 75032

BOBO ANN MARIE
5921 VOLUNTEER PLACE
ROCKWALL, TX 75032

LENOX NANCY H
5922 VOLUNTEER PL
ROCKWALL, TX 75032

RESIDENT
5924 VOLUNTEER PL
ROCKWALL, TX 75032

RESIDENT
5925 VOLUNTEER PL
ROCKWALL, TX 75032

BANKS GENELLE MARIE
5926 VOLUNTEER PL
ROCKWALL, TX 75032

STOUT JEFFREY AND SHERI
5927 VOLUNTEER PL
ROCKWALL, TX 75032

MOMSEN LEO JOHN
5928 VOLUNTEER PLACE
ROCKWALL, TX 75032

SCHIRATO LISA
5929 VOLUNTEER PLACE
ROCKWALL, TX 75032

LEATHERWOOD CATHY R
5930 VOLUNTEER PLACE
ROCKWALL, TX 75032

BROWN DORLISKA WADSWORTH IV
6 INTREPID CIRCLE
ROCKWALL, TX 75032

COLLICHIO STEVEN JAMES
6002 VOLUNTEER PL
ROCKWALL, TX 75032

DALY PETER H & CARLA S BRICE
6003 VOLUNTEER PL
ROCKWALL, TX 75032

WOOD TERESA E
6004 VOLUNTEER PL
ROCKWALL, TX 75032

DEAN ANGIE D & ROY M
6005 VOLUNTEER PL
ROCKWALL, TX 75032

FUNDARO ANTHONY J AND MARTINA
6007 VOLUNTEER PL
ROCKWALL, TX 75032

RICHARDSON CHESTER AND SHELLEY
604 COURAGEOUS DR
ROCKWALL, TX 75032

TONOLI KEITH M & ROSEMARY E
604 SEVERIGE CT
ROCKWALL, TX 75032

RESIDENT
605 COURAGEOUS DR
ROCKWALL, TX 75032

JORDAN PAMELLA W
605 SCENIC DR
ROCKWALL, TX 75032

LANGER KATHERINE
606 SEVERIGE CT
RROCKWALL, TX 75032

HILL KENYON B
608 SEVERIGE CT
ROCKWALL, TX 75032

MARSHALL LISA AND WILLIAM C
609 COURAGEOUS DR
ROCKWALL, TX 75032

HALLBACK ERIK & ANIKO
610 SEVERIGE CT
ROCKWALL, TX 75032

DWYER REX W AND AMY
6101 VOLUNTEER PL
ROCKWALL, TX 75032

RESIDENT
6102 VOLUNTEER PL
ROCKWALL, TX 75032

WEBSTER MARY ANN
6103 VOLUNTEER PLACE
ROCKWALL, TX 75032

RESIDENT
6104 VOLUNTEER PL
ROCKWALL, TX 75032

BRENDA BEJARANO REVOCABLE TRUST
BRENDA BEJARANO- TRUSTEE
6105 VOLUNTEER PLACE
ROCKWALL, TX 75032

RESIDENT
6106 VOLUNTEER PL
ROCKWALL, TX 75032

BRYNE PATRICK AND LAURA KRUSE
6107 VOLUNTEER PLACE
ROCKWALL, TX 75032

DRAPER CHARLES E & JANICE M
6108 VOLUNTEER PL
ROCKWALL, TX 75032

MARSH ELIZABETH AND JACK
6109 VOLUNTEER PL
ROCKWALL, TX 75032

NEAL RYAN & ALLYSON
6110 VOLUNTEER PLACE
ROCKWALL, TX 75032

BROWN BRYAN K
6111 VOLUNTEER PL
ROCKWALL, TX 75032

MAZUR MELISSA
6112 VOLUNTEER PL
ROCKWALL, TX 75032

JOHNSON EARL & ERA WILLIAMS
612 SEVERIGE COURT
ROCKWALL, TX 75032

RESIDENT
615-619 COURAGEOUS DR
ROCKWALL, TX 75032

BLASSINGAME KENNETH E ETUX
6227 HIGHGATE LN
DALLAS, TX 75214

ATASHIRANG GHASSEM
623 COURAGEOUS DR
ROCKWALL, TX 75032

HUMES GEORGE D & MARY A
624 COURAGEOUS DR
ROCKWALL, TX 75032

RIDGE ROAD REAL ESTATE LLC
6245 RYEWORTH DR
FRISCO, TX 75035

RESIDENT
625 COURAGEOUS DR
ROCKWALL, TX 75032

RESIDENT
627 COURAGEOUS DR
ROCKWALL, TX 75032

JOHNSON FAMILY TRUST
628 SHADOW WOOD LN
HEATH, TX 75032

JUAREZ JAIME L
629 COURAGEOUS DR
ROCKWALL, TX 75032

CRUTCHFIELD DAVID S & MARY W
630 COURAGEOUS DR
ROCKWALL, TX 75032

RESIDENT
631 COURAGEOUS DR
ROCKWALL, TX 75032

MELTON STEVEN C & BEVERLY G
632 COURAGEOUS DR
ROCKWALL, TX 75032

SANTANO INVESTMENTS LLC
632 SORITA CIRCLE
HEATH, TX 75032

KORSH ERIC S AND DIANE
633 COURAGEOUS DRIVE
ROCKWALL, TX 75032

MCKINSTRY FRITZ & KATHY, TRUSTEES
FRITZ & KATHY MCKINSTRY LIVING TRUST
634 COURAGEOUS DR
ROCKWALL, TX 75032

MCKINSTRY FRITZ AND KATHY LIVING TRUST
634 COURAGEOUS DR
ROCKWALL, TX 75032

LACORTE PASQUALE JR AND LANEY LACORTE
635 COURAGEOUS DRIVE
ROCKWALL, TX 75032

HAYS DANNY W & JOAN
639 STAFFORD CIR
ROCKWALL, TX 75087

HAYS DANNY W AND JOAN A
639 STAFFORD CIRCLE
ROCKWALL, TX 75087

HAYS DANNY W AND JOAN A
639 STAFFORD CIRCLE
ROCKWALL, TX 75087

ROCKWALL PROPERTY SOLUTIONS
643 TURTLE COVE BLVD
ROCKWALL, TX 75087

COOPER KAREN AND CRAIG
6498 GOLDEN CLUB DR
MIRA LOMA, CA 91752

MUNGER JEFFREY K AND GAIL SLOANE
6558 FOXDALE CIRCLE
COLORADO SPRINGS, CO 80919

ROBERTSON RONALD H AND
BILLY C ROBERTSON
661 SORITA CIRCLE
HEATH, TX 75032

ARBAT, LLC
6629 ISLA DEL RAY
EL PASO, TX 79912

CORL JON & KIMBERLY BETH CORL AND
ELIZABETH EDWARDS
668 FEATHERSTONE DRIVE
ROCKWALL, TX 75087

EMERIROCK LLC
DBA EMERITUS SENIOR LIVING
6737 W WASHINGTON ST STE 2300
MILWAUKEE, WI 53214

RESIDENT
7 GREENBELT
ROCKWALL, TX 75032

DEFORD ERA JANE
7 INTREPID CIRCLE
ROCKWALL, TX 75032

STIEGELMAR RICHARD L AND DORA L
7 MAGNOLIA DR
MEXICO BEACH, FL 32456

JONES W GRIFFIN & BARBARA STEWART JONES
701 YACHT CLUB DR
ROCKWALL, TX 75032

RAMSEY TERESA GALE AND
LORI RAMSEY
7047 LAVISTA DRIVE
DALLAS, TX 75214

UTHLAUT WILLIAM & JACQUELINE C
7057 W BELMONT DR
LITTLETON, CO 80123

UTHLAUT WILLIAM S
7057 W BELMONT DR
LITTLETON, CO 80123

STAMPS GAYLON JR
7120 SPRING VALLEY RD
DALLAS, TX 75254

PILARC KAREN
718 7TH STREET SOUTHEAST
AUBURN, WA 98002

VELASCO ALEJANDRO PORTOCARRERO AND
STEPHANIE G ARAMAYO
7205 STONE MEADOW CIR
ROWLETT, TX 75088

CID EVELYN DEL
7226 ENCLAVE WAY
DALLAS, TX 75218

CID EVELYN DEL
7226 ENCLAVE WAY
DALLAS, TX 75218

CID EVELYN DEL
7226 ENCLAVE WAY
DALLAS, TX 75218

THOMAS VELIA
7317 LOUGHEED PLZ
PLANO, TX 75025

GKD PROPERTIES LLC
732 AVALON DRIVE
HEATH, TX 75032

ROCK SOUTH INVESTMENTS LTD. A TEXAS
LIMITED PARTNERSHIP
756 RIDGE HOLLOW RD
ROCKWALL, TX 75032

ABARCA CARLOS ALBERTO RIVERS
7709 BRIARCREST CT
IRVING, TX 75063

JACOBS MICHAEL TYLER AND ASHLEE BROOKS
PATTON
ASHLEE BROOKS PATTON
7818 GASTON DR
SAN DIEGO, CA 92126

PATTERSON WILLIAM L JR AND DWAYLA L
REVOCABLE LIVING TRUST
782 HANOVER DR
ROCKWALL, TX 75087

PATTERSON WILLIAM L JR AND DWAYLA L
REVOCABLE LIVING TRUST
782 HANOVER DR
ROCKWALL, TX 75087

BENTON EMILY AND
LORI BENTON
785 WINDING RIDGE LN
ROCKWALL, TX 75032

BOWSHER KATHERINE M
8 INTREPID CIRCLE
ROCKWALL, TX 75032

RESIDENT
801 SIGNAL RIDGE PL
ROCKWALL, TX 75032

RESIDENT
801 SIGNAL RIDGE PL
ROCKWALL, TX 75032

RESIDENT
801 SIGNAL RIDGE PL
ROCKWALL, TX 75032

LONON DEBORAH J
802 SIGNAL RIDGE PLACE
ROCKWALL, TX 75032

RESIDENT
803 SIGNAL RIDGE PL
ROCKWALL, TX 75032

PROSEK SHERI L
803 VILLAGE GREEN DR
ROCKWALL, TX 75087

BROWN NIGEL M.H.O.
8039 WESTOVER DR
DALLAS, TX 75231

RESIDENT
804 SIGNAL RIDGE PL
ROCKWALL, TX 75032

ARMSTRONG D
804 EAGLE PASS
HEATH, TX 75032

ARMSTRONG JOHN D III AND INDIVIDUAL
804 EAGLE PASS
HEATH, TX 75032

ARMSTRONG D
804 EAGLE PASS
HEATH, TX 75032

ARMSTRONG JOHN D
804 EAGLE PASS
HEATH, TX 75032

KING JON JOSHUA
805 SAHARA DRIVE
GREENVILLE, TX 75402

PATTON ROXANNE LOUISE & KURTIS LEE
805 SIGNAL RIDGE PLACE
ROCKWALL, TX 75032

WALKER RAYMOND B & PHYLLIS F REVOCABLE
TRUST
RAYMOND B & PHYLLIS F WALKER TRUSTEES
806 SIGNAL RIDGE PLACE UNIT 806
ROCKWALL, TX 75032

POPP LEILA
807 SIGNAL RIDGE PL
ROCKWALL, TX 75032

PETERSON STEVEN R & DONNA R
808 SIGNAL RIDGE
ROCKWALL, TX 75032

BRAY SHAWN & HANNAH GRACE LEHMANN-BRAY
809 SIGNAL RIDGE
ROCKWALL, TX 75032

KLINE LINDA ANN MULLANE
8090 FRANKFORD RD APT 119
DALLAS, TX 75252

KLINE LINDA ANN MULLANE
8090 FRANKFORD RD APT 119
DALLAS, TX 75252

GERAULT JANET
810 SIGNAL RIDGE PL
ROCKWALL, TX 75032

RESIDENT
811 SIGNAL RIDGE PL
ROCKWALL, TX 75032

RESIDENT
812 SIGNAL RIDGE PL
ROCKWALL, TX 75032

DUNN FAMILY TRUST AND DUNN MARITAL TRUST
ALMA JEAN DEAN- TRUSTEE
813 SIGNAL RIDGE PLACE
ROCKWALL, TX 75032

BRASHEARS KARI
814 SIGNAL RIDGE PL
ROCKWALL, TX 75032

ANDREW JONATHON
815 SIGNAL RIDGE
ROCKWALL, TX 75032

RESIDENT
816 SIGNAL RIDGE PL
ROCKWALL, TX 75032

KOLLECK THOMAS A AND TAMARA DESIERTO
8175 W BARRANCA RD
PAYSON, AZ 85541

CROW BILL CHARLES & RUTH ELIZABETH
828 CR 1035
COOPER, TX 75432

SN DFW LLC
8390 E VIA DE VENTURA F-110 #303
SCOTTSDALE, AZ 85258

STARNES KIMBERLY DAWN
8545 MIDWAY RD
DALLAS, TX 75209

ESPARZA KRISTIN
8565 PLAINFIELD ROAD
LYONS, IL 60534

BEST JAMES AND KIMBERLY
870 W INTERSTATE SUITE 100
GARLAND, TX 75043

DALTON PAMELA JOY, TRUSTEE
PAMELA JOY DALTON LIVING TRUST
872 RATHBONE CIRCLE
FOLSOM, CA 95630

SEIBERT PETE
9 INTREPID CIR
ROCKWALL, TX 75032

C SCOTT LEWIS HOMS INC
900 HEATHLAND CROSSING
HEATH, TX 75032

RRDC LTD
900 HEATHLAND CROSSING
HEATH, TX 75032

STEPHENSON ROBIN AND LARRY JR
9005 BRIARCREST DR
ROWLETT, TX 75089

RESIDENT
901 SIGNAL RIDGE PL
ROCKWALL, TX 75032

ESTRERA PHILIP
9011 CLEARHURST DRIVE
DALLAS, TX 75238

LOYCE HOPKINS 2017 REVOCABLE TRUST
LOYCE ANN HOPKINS TRUSTEE
902 SIGNAL RIDGE PLACE
ROCKWALL, TX 75032

TURANO DEBRA SUE
903 SIGNAL RIDGE PL
ROCKWALL, TX 75032

RESIDENT
904 SIGNAL RIDGE PL
ROCKWALL, TX 75032

CHAPMAN LAURA J AND RONALD L
905 SIGNAL RIDGE PL
ROCKWALL, TX 75032

GOODALL JOYCE ANN & JILL NICOLE COOPER
906 SIGNAL RIDGE PLACE 5
ROCKWALL, TX 75032

RESIDENT
907 SIGNAL RIDGE PL
ROCKWALL, TX 75032

EFFLE MANDY E AND
JOSH DEATON
908 SIGNAL RIDGE
ROCKWALL, TX 75032

RESIDENT
909 SIGNAL RIDGE PL
ROCKWALL, TX 75032

ROCKWALL HOMES LLC
C/O SAUNDRA HOLLAND
909 CULLINS RD
ROCKWALL, TX 75032

LANCE A HOLLAND FAMILY TRUST
SAUNDRA G HOLLAND TRUSTEE
909 CULLINS ROAD
ROCKWALL, TX 75032

RESIDENT
910 SIGNAL RIDGE PL
ROCKWALL, TX 75032

WHITE DEBORAH
912 SIGNAL RIDGE PL
ROCKWALL, TX 75032

DISMUKE JAMIE M
913 SIGNAL RIDGE PLACE #913
ROCKWALL, TX 75032

TUCKER JANA
914 IVY LN
ROCKWALL, TX 75087

GARRIS LISA AND RANDALL
914 SIGNAL RIDGE PLACE
ROCKWALL, TX 75032

RESIDENT
915 SIGNAL RIDGE PL
ROCKWALL, TX 75032

RESIDENT
916 SIGNAL RIDGE PL
ROCKWALL, TX 75032

DEZEE CAROLE H
917 SIGNAL RIDGE PL
ROCKWALL, TX 75032

RESIDENT
918 SIGNAL RIDGE PL
ROCKWALL, TX 75032

RESIDENT
919 SIGNAL RIDGE PL
ROCKWALL, TX 75032

INZILLO FRANCA
920 SIGNAL RIDGE PL
ROCKWALL, TX 75032

RESIDENT
921 SIGNAL RIDGE PL
ROCKWALL, TX 75032

RESIDENT
921 SIGNAL RIDGE PL
ROCKWALL, TX 75032

BEST JAMES AND DEBRA
922 SENDERA LN
ROCKWALL, TX 75087

MURRAY NORMA C
922 SIGNAL RIDGE PL
ROCKWALL, TX 75032

RESIDENT
923 SIGNAL RIDGE PL
ROCKWALL, TX 75032

RESIDENT
924 SIGNAL RIDGE PL
ROCKWALL, TX 75032

RESIDENT
925 SIGNAL RIDGE PL
ROCKWALL, TX 75032

RESIDENT
926 SIGNAL RIDGE PL
ROCKWALL, TX 75032

RESIDENT
927 SIGNAL RIDGE PL
ROCKWALL, TX 75032

WILEY ALEXANDRIA AND JOHN WESLEY
SHELTON
928 SIGNAL RIDGE PL
ROCKWALL, TX 75032

LIDE SUSAN L
933 GANNON HTS
ROCKWALL, TX 75087

MALLARD DAVID S & SHERRY A
9405 WAYNE AVE
LUBBOCK, TX 79424

GREEN MAUREEN
945 BREEZY HILL LANE
ROCKWALL, TX 75087

HARRIS SUSAN
9660 ALPHA LN
QUINLAN, TX 75474

ARA MANAGEMENT LLC
9906 LINCOLNSHIRE LN
ROCKWALL, TX 75087

TAYLOR LIVING TRUST
KEVIN ASHLEY TAYLOR AND ANNETTE
ELIZABETH TAYLOR-COTRUSTEES
9918 LINCOLNSHIRE CT
ROCKWALL, TX 75087

ENGEL MARIA
LISA THOMPSON- EXECUTOR
992 GREEN RIVER RD
WAYNESBORO, TN 38485

DEVOS FAMILY REVOCABLE LIVING TRUST
DEVOS MARTIN L AND LILY K - TRUSTEES
9929 COPPEDGE LN
DALLAS, TX 75220

PRICE MOLLIE L TRUST
MOLLIE L PRICE TRUSTEE
C/O CHARLES LINEVILLE P O BOX 743612
DALLAS, TX 75374

SELF BILLY & KATIE
C/O PRO SOAP 321 HARBORVIEW DR
ROCKWALL, TX 75032

AMHILL FINANCIAL, LP
P. O. BOX 1179
ROCKWALL, TX 75087

AMHILL FINANCIAL L.P.
P. O. BOX 1179
ROCKWALL, TX 75087

PAIGE RYAN PROPERTIES LLC
P. O. BOX 853
WYLIE, TX 75098

THE SPACE PLACE, SERIES LLC, SERIES I
P.O. BOX 1271
MOUNT PLEASANT, TX 75456

LOGAN PAULINE K
P.O. BOX 2198
ROCKWALL, TX 75087

MCMINN KIMBERLY
PMB 239 11654 PLAZA AMERICA DR
RESTON, VA 20190

OUR STUFF LLC
PO BOX 100
STANTON, TX 79782

KELLEY CYNTHIA JANE
IRREVOCABLE FAMILY TRUST
PO BOX 109
ROWLETT, TX 75030

RICHMOND JANET M & TOM R
PO BOX 1145
ROCKWALL, TX 75087

AMHILL FINANCIAL LP
ATTN JIM PETERS
PO BOX 1179
ROCKWALL, TX 75087

KJT FLYING PROPERTIES LLC
PO BOX 1476
ROCKWALL, TX 75087

SRYGLEY JAMES
PO BOX 1928
ROCKWALL, TX 75087

MACALIK OTTO JEFFREY
PO BOX 2110
ROCKWALL, TX 75087

JDM RENTALS I LLC
PO BOX 2110
ROCKWALL, TX 75087

LOGAN PAULINE K
PO BOX 2198
ROCKWALL, TX 75087

#23 INVESTMENTS LLC
PO BOX 2292
ROCKWALL, TX 75087

MARICH ENTERPRISE CORPORATION
PO BOX 2319
ROCKWALL, TX 75087

HOWELL STEVE & SHARON
PO BOX 397
CRANDALL, TX 75114

CHANDLERS LANDING COMMUNITY
ASSOCIATION INC
PO BOX 638
ROCKWALL, TX 75087

HAQ REZA AHMED & SHELINA KARIM
PO BOX 6952
HUNTSVILLE, AL 35813

PRICE MOLLIE L TRUST
MOLLIE PRICE TRUSTEE
PO BOX 743612
DALLAS, TX 75374

RUSH MAJOR
PO BOX 760794
GARLAND, TX 75046

DEVILL HOMES INC
PO BOX 764166
DALLAS, TX 75376

PARAMOUNT LAURELS LLC
PO BOX 786
WYLIE, TX 75098

STOKES RICHARD & JULIE
PO BOX 8
ROCKWALL, TX 75087

WALTERS PATRICIA ANN AND JEFFERY MICHAEL
LYAN
PO BOX 833073
RICHARDSON, TX 75083

RAND PARTNERS LP
PO BOX B
TERRELL, TX 75160

PUBLIC NOTICE

CITY OF ROCKWALL
PLANNING AND ZONING DEPARTMENT
PHONE: (972) 771-7745
EMAIL: PLANNING@ROCKWALL.COM

Property Owner and/or Resident of the City of Rockwall:

You are hereby notified that the City of Rockwall Planning and Zoning Commission and City Council will consider the following application:

Z2023-029: Amendment to PD-8
Hold a public hearing to discuss and consider a request by the City of Rockwall for the approval of a Zoning Change amending Planned Development District 8 (PD-8) [Ordinance No.'s 73-48, 84-04, 84-16, 84-19, 85-43, 86-04, 86-64, 86-87, 87-45, 88-17, 88-51, 90-38, 91-43, 92-39, 92-41, 92-43, 02-50, 05-30, 14-15, & 21-38 and Resolution No.'s 87-19 & 87-20] for the purpose of consolidating the regulating ordinances and resolutions for a 230.80-acre tract of land situated within the E. Teal Survey, Abstract No. 207, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 8 (PD-8), generally located south of Summer Lee Drive and west of Ridge Road [FM-740], and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on *Tuesday, July 11, 2023 at 6:00 PM,* and the City Council will hold a public hearing on *Monday, July 17, 2023 at 6:00 PM*. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

As an interested property owner, you are invited to attend these meetings. If you prefer to express your thoughts in writing please return the form to:

Ryan Miller
Rockwall Planning and Zoning Dept.
385 S. Goliad Street
Rockwall, TX 75087

You may also email your comments to the Planning Department at planning@rockwall.com. If you choose to email the Planning Department please include your name and address for identification purposes.

Your comments must be received by *Monday, July 17, 2023 at 4:00 PM* to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning

USE THIS QR CODE TO GO DIRECTLY TO THE WEBSITE

MORE INFORMATION ON THIS CASE CAN BE FOUND AT: https://sites.google.com/site/rockwallplanning/development/development-cases

PLEASE RETURN THE BELOW FORM

Case No. Z2023-029: Amendment to PD-8

Please place a check mark on the appropriate line below:

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

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

Name:

Address:

Tex. Loc. Gov. Code, Sec. 211.006 (d) If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.

PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE

June 16, 2023

TO: The Residents of the Chandler's Landing Subdivision

FROM: Ryan Miller, AICP
City of Rockwall Planning and Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087

SUBJECT: Case No. Z2023-029; Amendment to Planned Development District 8 (PD-8)

Property Owners and/or Residents of the Chandler's Landing Subdivision,

The City of Rockwall has initiated an amendment to the Planned Development District 8 (PD-8) for the purpose of consolidating the regulating ordinances contained within this Planned Development District. Currently, Planned Development District 8 (PD-8) -- *which currently regulates the Chandler's Landing Subdivision* -- consists of over 200 pages of regulations within 20 regulating ordinances, two (2) resolutions, and over 100 development cases. The proposed amendment *does not* change the land uses, development requirements, or the concept plans associated with these ordinances. The proposed amendment will, however, consolidate these ordinances, resolutions, and development cases into a single Planned Development District ordinance. The purpose of making this change is to make the document easier to read and understand for residents and home builders looking to do work in the Chandler's Landing Subdivision.

WHY AM I GETTING THIS NOTICE?
The Local Government Code for the State of Texas requires notices to be sent to all property owners and occupants effected by a zoning change. The City of Rockwall establishes a 500-foot notification buffer around the subject property as the notice areas. This means that you are receiving this notice because you either live within the Chandler's Landing Subdivision or within 500-feet of its boundaries. The attached map is a visual representation of the subject property *(i.e. Chandler's Landing Subdivision)* and the 500-foot notification buffer surrounding the zoning area.

DOES THIS CHANGE MY PROPERTY'S ZONING?
NO. The proposed amendment to Planned Development District 8 (PD-8) will not change your zoning or any development requirements associated with your property or any other properties located within Chandler's Landing Subdivision. It will *only* make it easier to find the development requirements associated with property for property owners, home builders, and city staff. Any property that is located within the 500-foot notification area -- *but is not situated within the Chandler's Landing Subdivision* -- will not be affected by the proposed zoning change.

WHEN CAN I LEARN MORE ABOUT THIS AMENDMENT?
The Planning and Zoning Commission will hold a *PUBLIC HEARING* on Tuesday, July 11, 2023 at 6:00 PM, and the City Council will hold a *Public Hearing* on Monday, July 17, 2023 at 6:00 PM. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street. Should a resident wish to attend these meetings they will be open to the public. In addition, all meetings will be available to be streamed live (*or after the meeting is over*) through the City's website (*i.e. www.rockwall.com*). If you have specific questions about the amendment you can contact the Rockwall Planning and Zoning Department at (972) 772-6441 or email planning@rockwall.com.

Ryan Miller, AICP
Director of Planning and Zoning

VIEW: Pdfile SORT: PHASE_NO
RESTRICT: PHASE_NO = "AMENITIES"

P&Z CASE NO	ORDINANCE	PHASE NAME	ACTION	DESCRIPTION
8539	8543	AMENITIES	Z	REVISED MASTER PARTIAL
8662	8687	AMENITIES	Z	REVISED MASTER
8753	0	AMENITIES	SP	REVISED SITE PLAN

ORDINANCE NO. 85-43

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

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings 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 No. 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 84-4 of the City of Rockwall, Texas, as heretofore amended, be and the same are hereby amended by amending the zoning map of the City of Rockwall so as to approve a zoning change and change in the preliminary plan for "PD" Planned Development District Number 8: Chandlers Landing on the property described in Exhibit "A".

PD-8

8539 8543 AMENITIES Z REVISED MASTER PARTIAL

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

A. Prior to issuance of any building permit in Planned Development District No. 8: Chandlers Landing, Phases 14, 18 Section 1, 19 and 20, a comprehensive development plan shall be filed with the Planning and Zoning Commission, and after hearing, the City Council shall approve a final development plan, which shall be filed and included as Exhibit "B" and made a part of this ordinance for all purposes. Such development plan shall set forth in detail the requirements for ingress and egress to the property, public or private streets or drives, with adequate right-of-way to conform to the Thoroughfare Plan of the City of Rockwall, sidewalks, utilities, drainage, parking space, height of buildings, maximum lot coverage, yards and open spaces, screening walls or fences and other development and protective requirements considered necessary by the City Council so as to create a reasonable transition to and protection of the adjacent property.

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

C. Development of Planned Development No. 8: Chandlers Landing Phases 14, 18 Section 1, 19 and 20 shall be regulated by the requirements listed in Exhibit "C".

D. Development of the amenities of Planned Development No. 8: Chandlers Landing shall be regulated by the requirements listed in Exhibit "D".

E. Prior to the construction of streets and utilities in Phase 19, the developer must escrow the funds for 115% of the cost of 24 ft. of concrete paving along FM-740, including storm drainage, curb and gutter, sidewalk, and engineering.

F. The new entrance off FM-740 can only be used for semi-trailer trucks until a southbound deceleration lane on FM-740 is constructed. The truck entrance must be chained and locked when not in use.

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

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

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

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

DULY PASSED AND APPROVED this 26th day of August, 1985.

APPROVED:

Mayor

ATTEST:

City Secretary

1st reading 8/5/85

2nd reading 8/26/85

EXHIBIT D

AMENITY IMPROVEMENTS

Yacht Club Area

1. Seven (7) tennis courts to be re-surfaced.
2. A new improved lighting system will be installed on five (5) courts.
3. Landscaped retaining walls will be constructed around all steep slopes adjacent to the courts.
4. A sub-surface drainage system will be installed to pick up surface run-off.
5. A new sidewalk system will be installed to accommodate golf carts - 6 ft. wide around existing tennis courts.
6. Major grading will be performed to improve landscaping and better maintenance - erosion ditch.
7. The courts will have spectator accommodations where the terrain permits.
8. The existing children's play area will be renovated and enlarged.
9. Outdoor tennis pavillion.
10. Additional major improvements will be made to the Yacht Club which include better accoustics, carpeting, renovation of Commodore State Room, outside lounging accommodations, structure cosmetics and landscaping.

Area A - Swimming & Tennis Park

1. Parking
2. Swimming pool
3. Gazebo
4. Children's play area
5. Restrooms/dressing
6. tennis courts (2), lights
7. General landscaping.
8. Large trees, small trees, shrubs and ground cover, lawn, elevated planters, lighting

Area B: Recreation Park

1. Limited parking and access
2. Park shelter
3. Children's play area (2)
4. Picnic spots (4)
5. Volleyball court
6. Half basketball court
7. Open lawn area
8. Exercise stations (7)
9. Pedestrian trail
10. Bridges (4)
11. General clearing and channel work
12. Tree pruning, stone boulders, retaining walls and fencing, flowering trees, and plants

AMENITIES SCHEDULE

I. Recreation Park

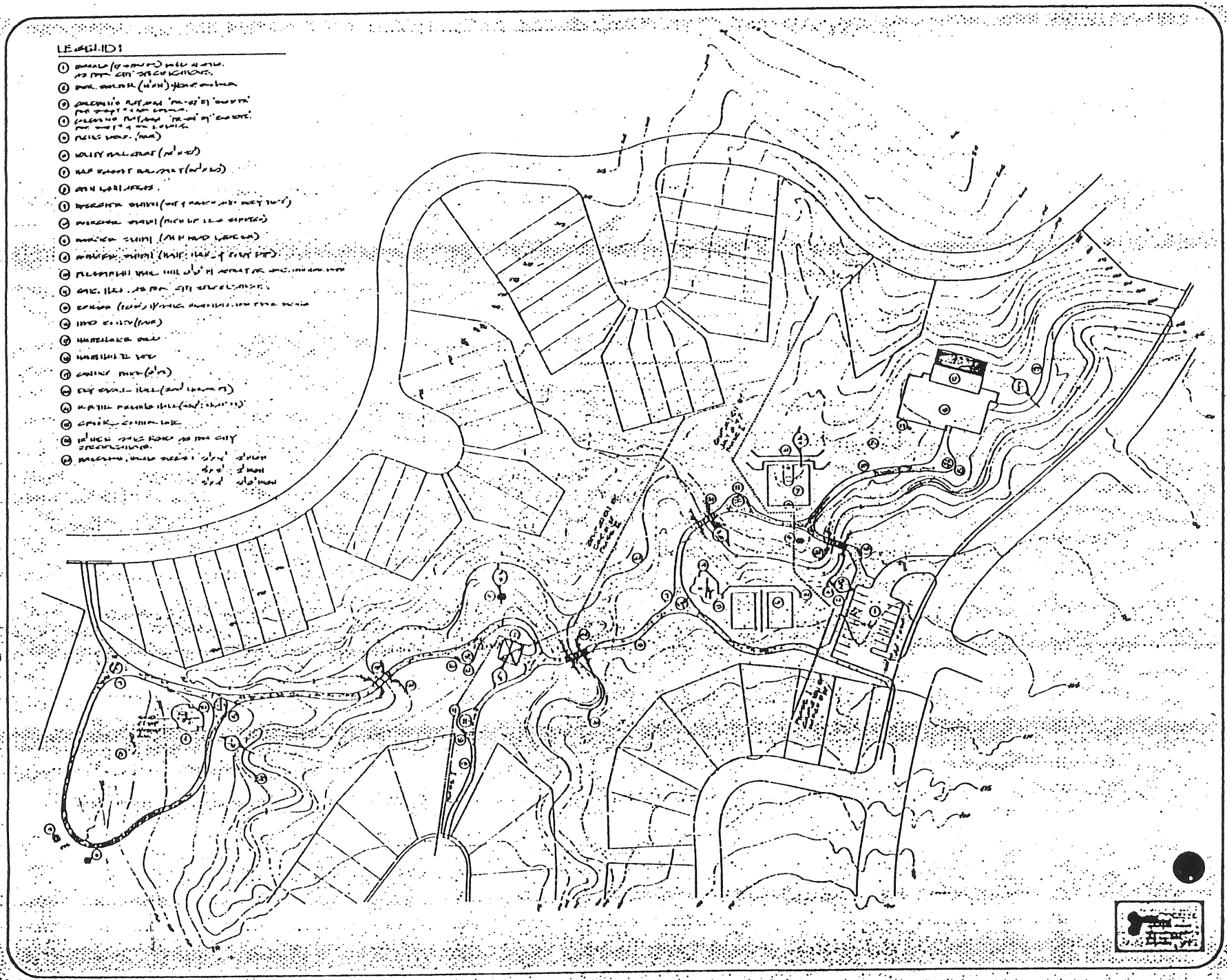
Start Fall. 1985
Open lawn area, Spring 1986
Completion, Fall 1987

II. Amenity Improvements for Yacht Club

Start Summer 1985
Completion Spring 1986

III. Swimming and Tennis Park

Start Spring 1986
Completion Fall 1987


LEGEND:

PD-8

ORDINANCE No. 86-87

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

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

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

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

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

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

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

2. Community Association maintenance facility as shown on Exhibit "B".

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

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

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

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

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

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

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

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

APPROVED:

Mayor

ATTEST:

BY: _____

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

Exhibit "A"

RECREATION PARK

STATE OF TEXAS
COUNTY OF ROCKWALL

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

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

Continued.....Page 2

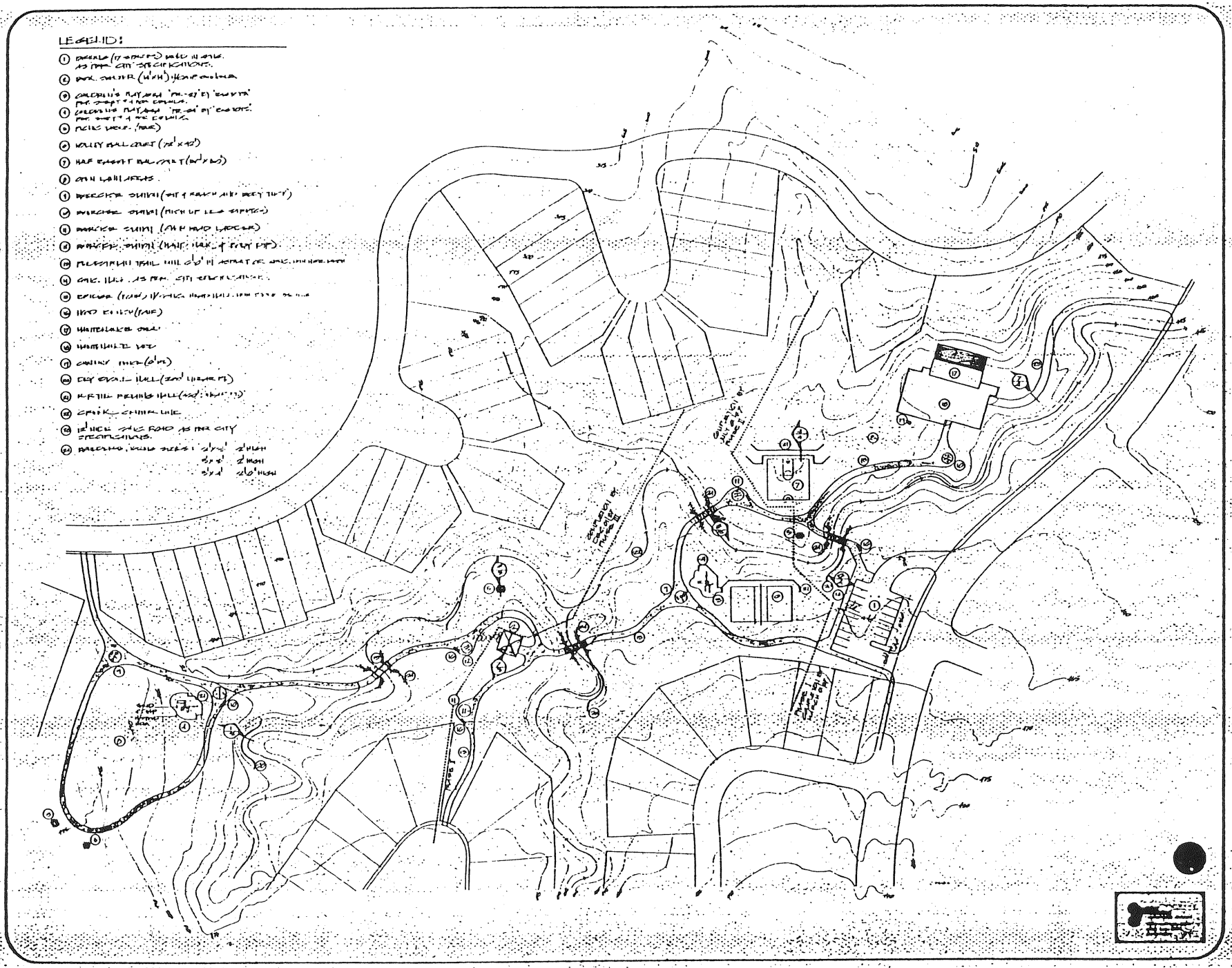
THENCE: North 73° 51' 06" West a distance of 86.96 feet to a point for a corner;
THENCE: South 62° 17' 57" West a distance of 70.90 feet to a point for a corner in the Northerly R.O.W. line of Ranger Drive (31 foot R.O.W.) and the beginning of a circular curve to the left, said curve having a chord bearing of North 53° 25' 54" West, a chord of 137.18 feet, a central angle of 47° 26' 29" and a radius of 170.50 feet;
THENCE: In a Northwesterly direction along the Northerly R.O.W. line of Ranger Drive an arc distance of 141.18 feet to a point for a corner;
THENCE: North 77° 09' 08" West along the Northerly R.O.W. line of Ranger Drive a distance of 43.93 feet to the Point of Beginning and Containing 8.8497 Acres of Land.

Harold L. Evans, Consulting Engineer

July 2, 1985

EXHIBIT "B"

SITE PROFILE
an environmental design project - for
CHANDLERS LANDING PARK
ROCKWALL
TEXAS
revisions
dwn
chk
app
project
date
scale
shown
sheet



revisions

dwn

chk

app

an environmental design project for

CHANDLERS LANDING PARK

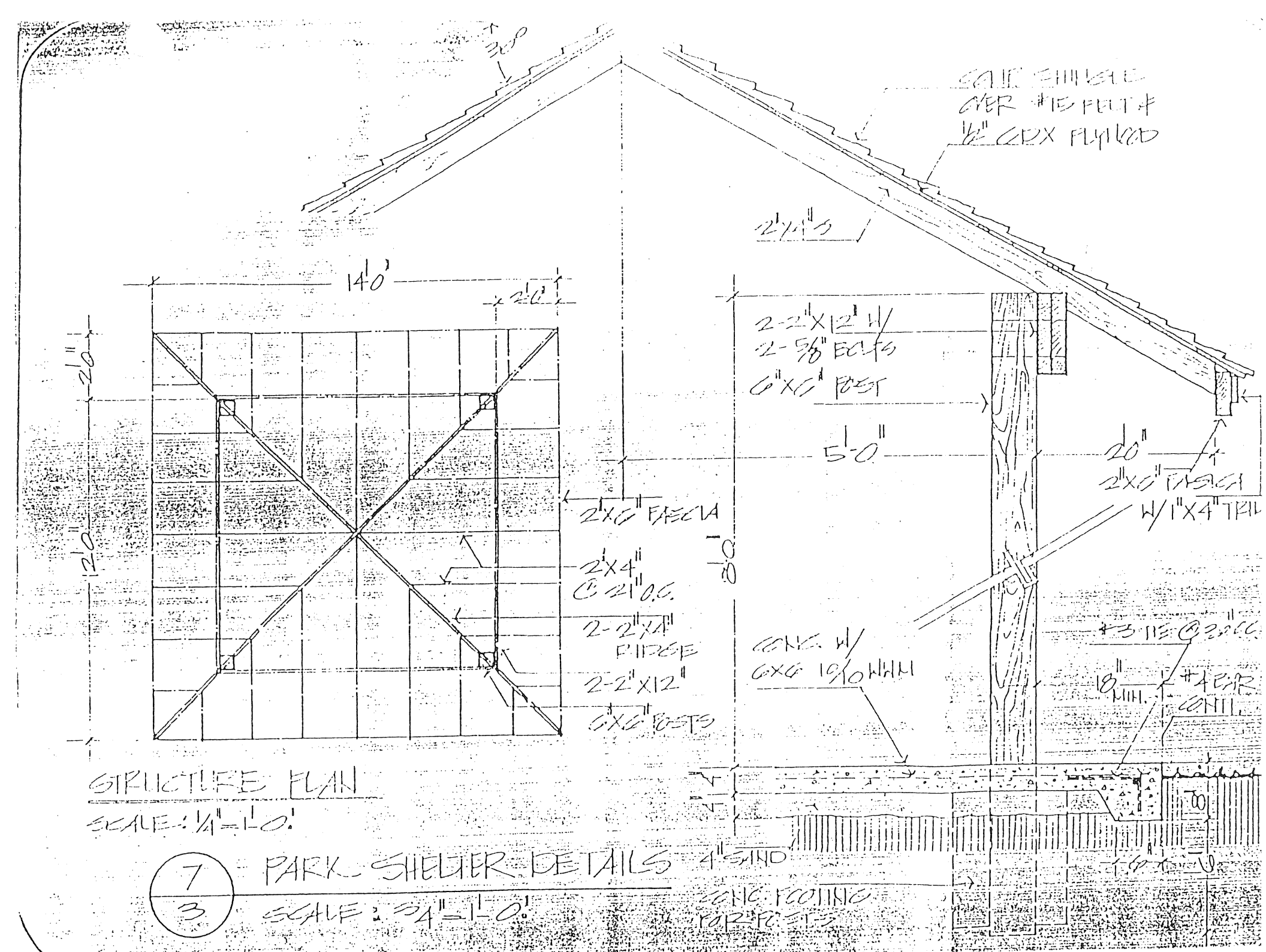
project

date

scale

shown

sheet

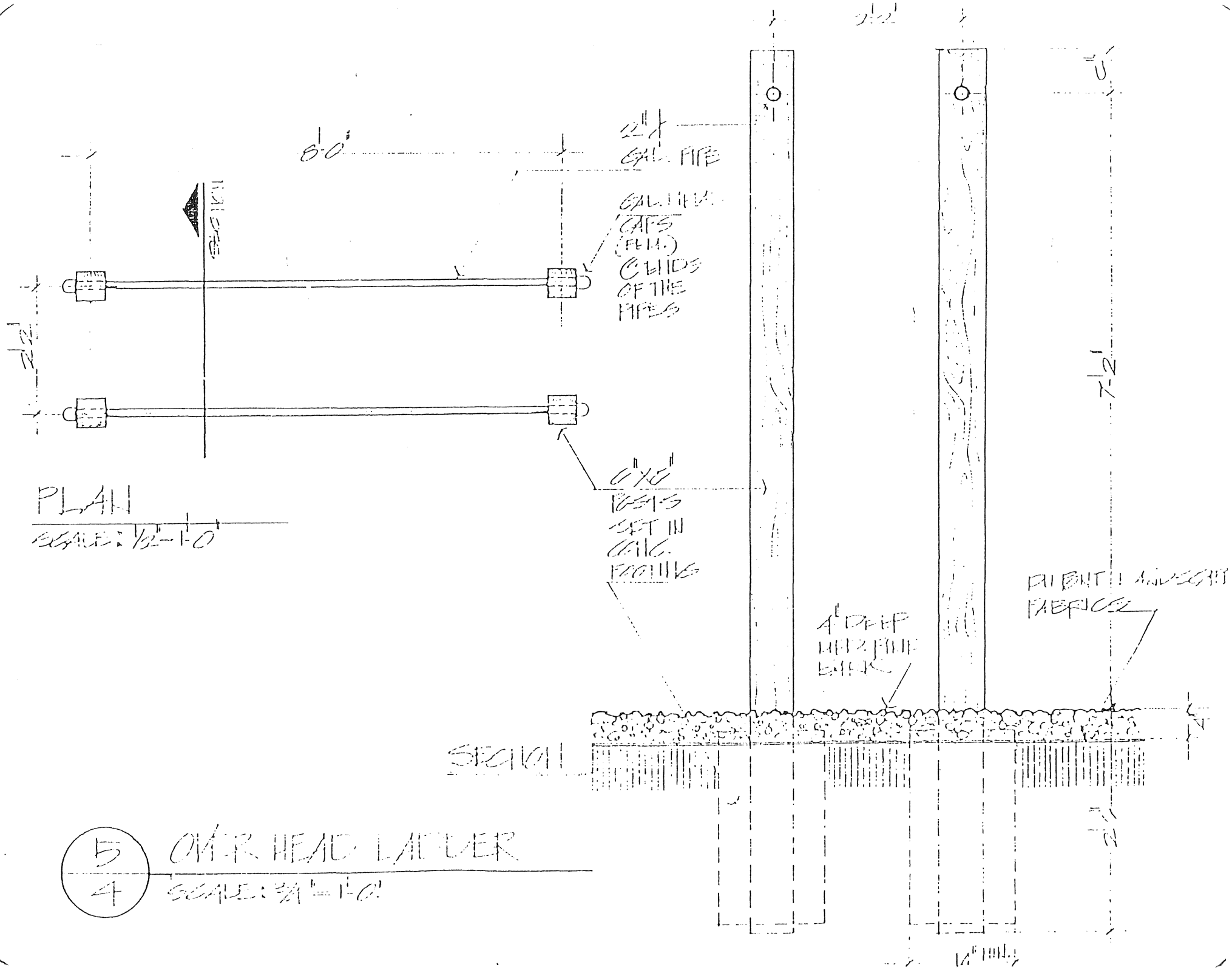


STRUCTURE PLAN

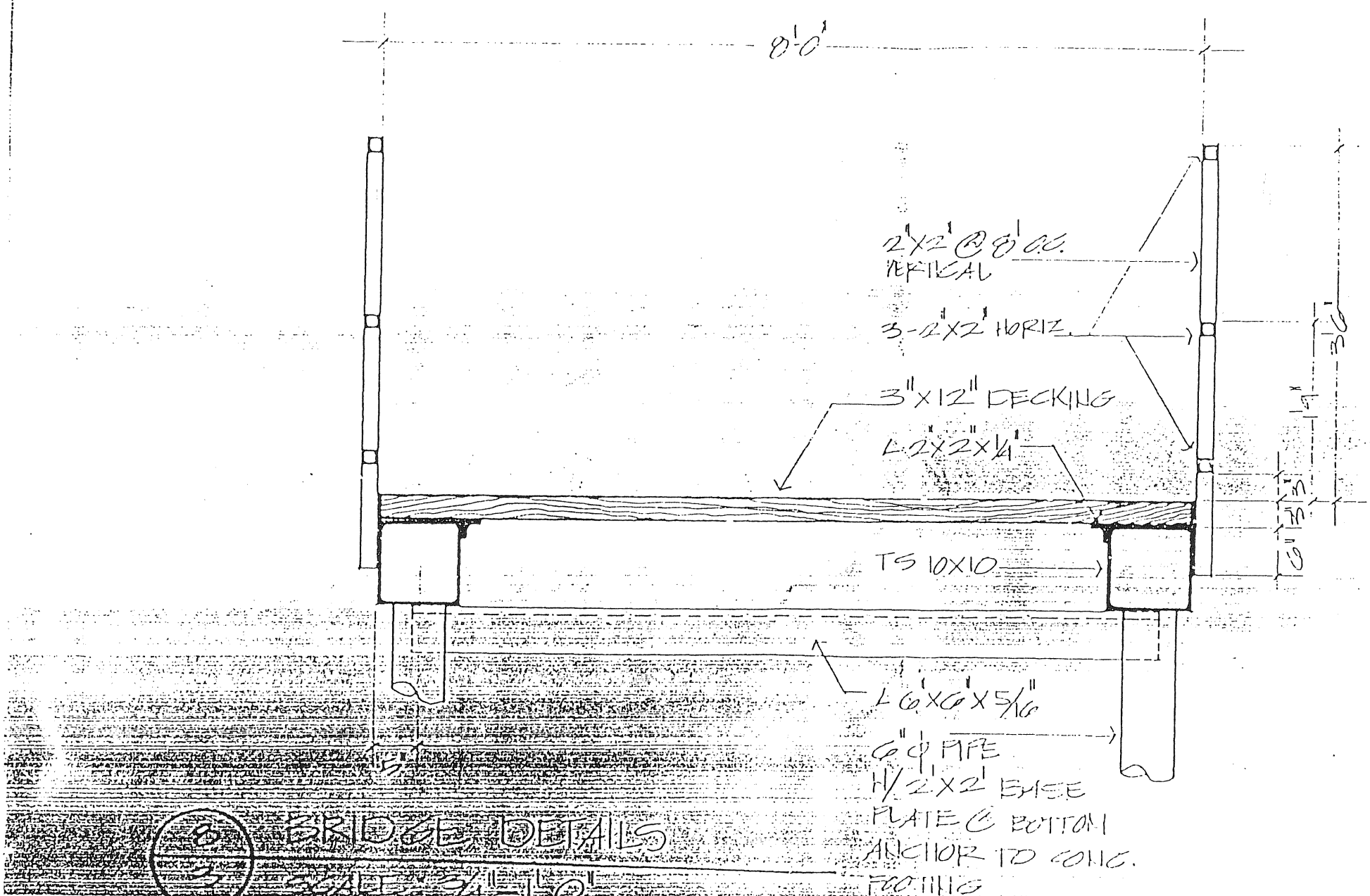
SCALE: 1/4"=1'-0"

7/3 PARK SHELTER DETAILS

SCALE: 3/4"=1'-0"

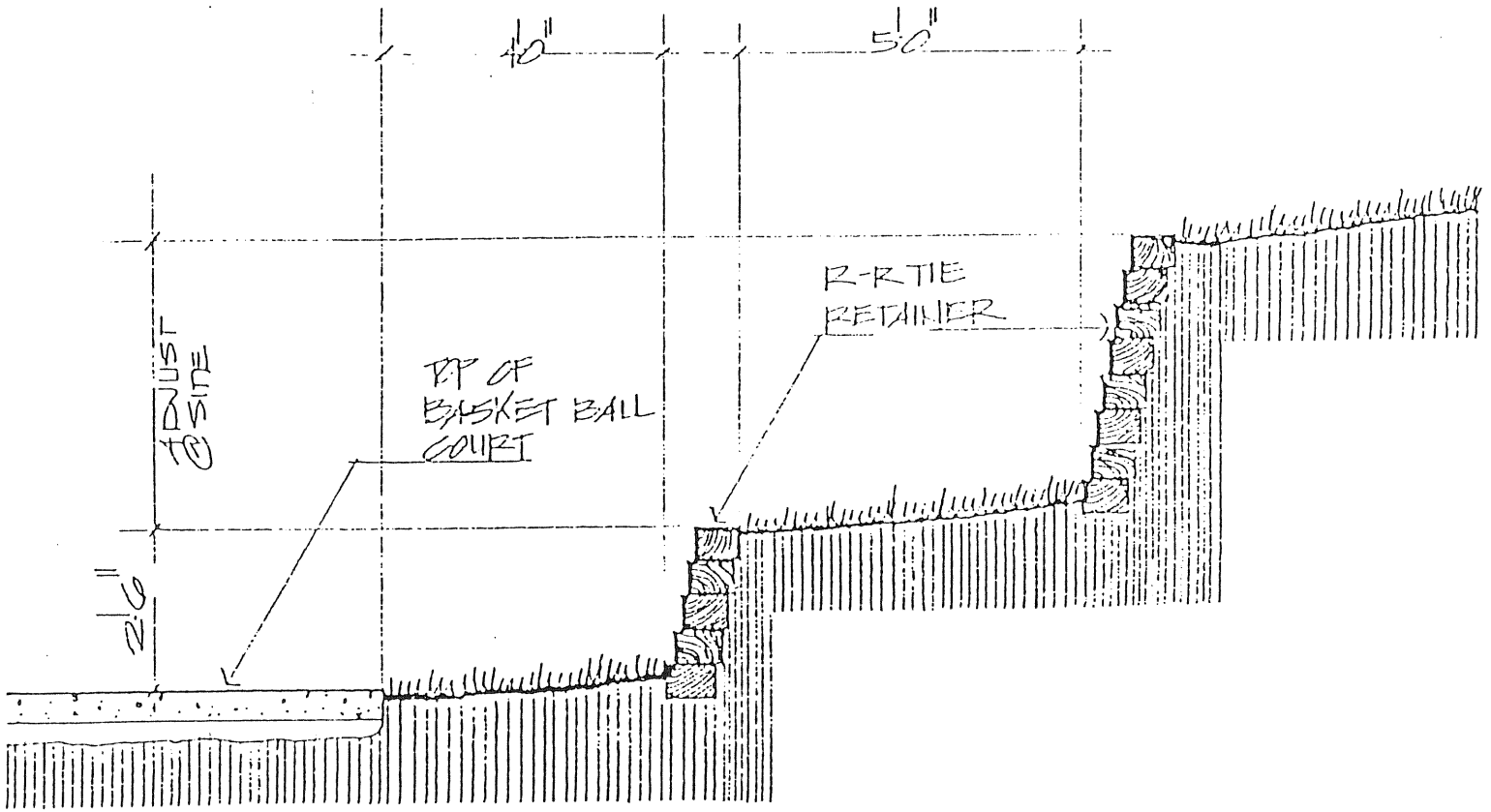


8'-0"
2'-2"
2" GAL. PIPE
GAL. MALE CAPS (FEM.) @ ENDS OF THE PIPES
6"x6" POSTS SET IN CONC. FOOTING
PLAN
SCALE: 1/2"=1'-0"
SECTION
4" DEEP MED. PINE BARK
DUPONT LANDSCAPE FABRICS
7'-2"
5/4 OVER HEAD LADDER
SCALE: 3/4"=1'-0"



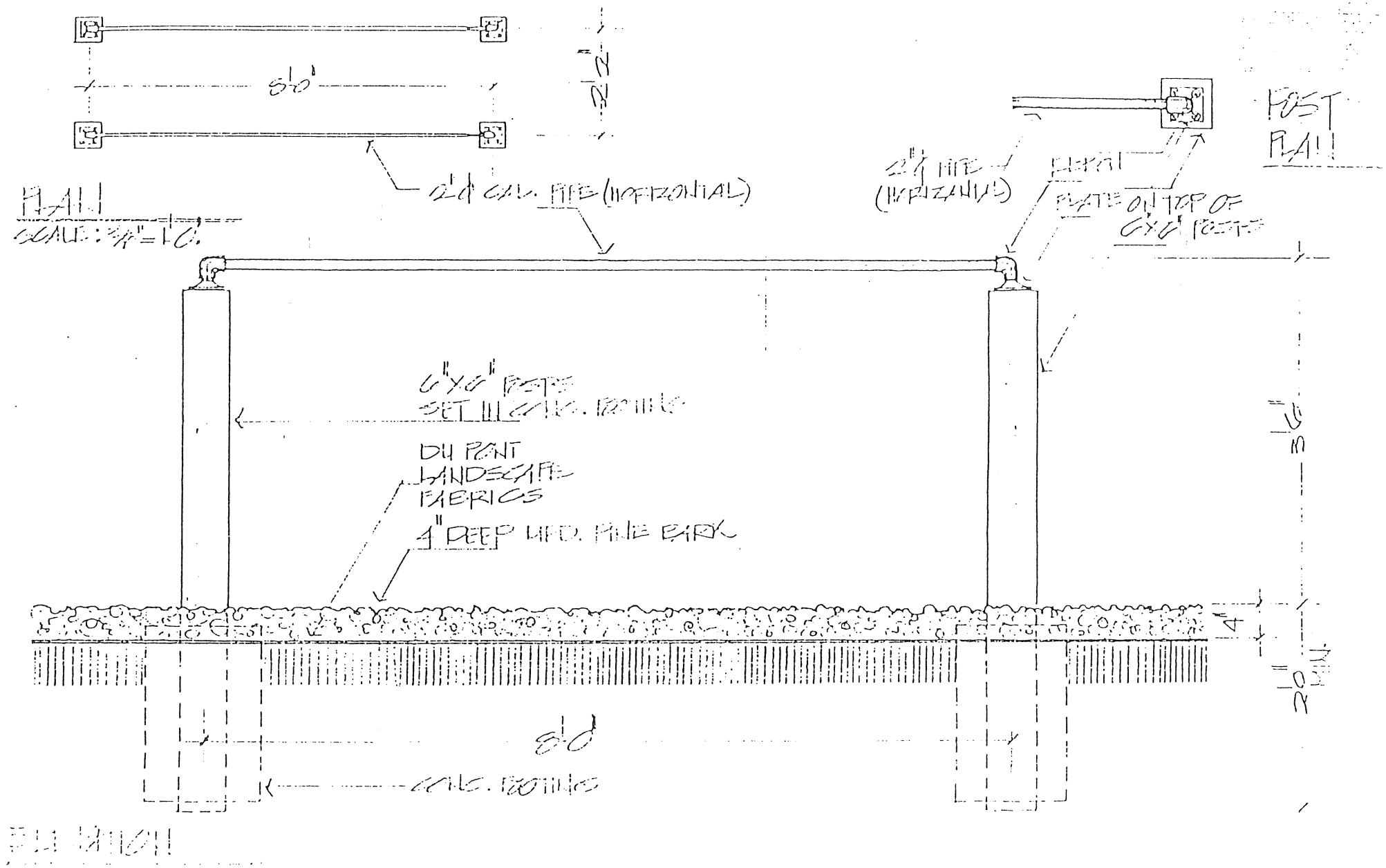
BRIDGE DETAILS

SCALE: 3/4" = 1'-0"



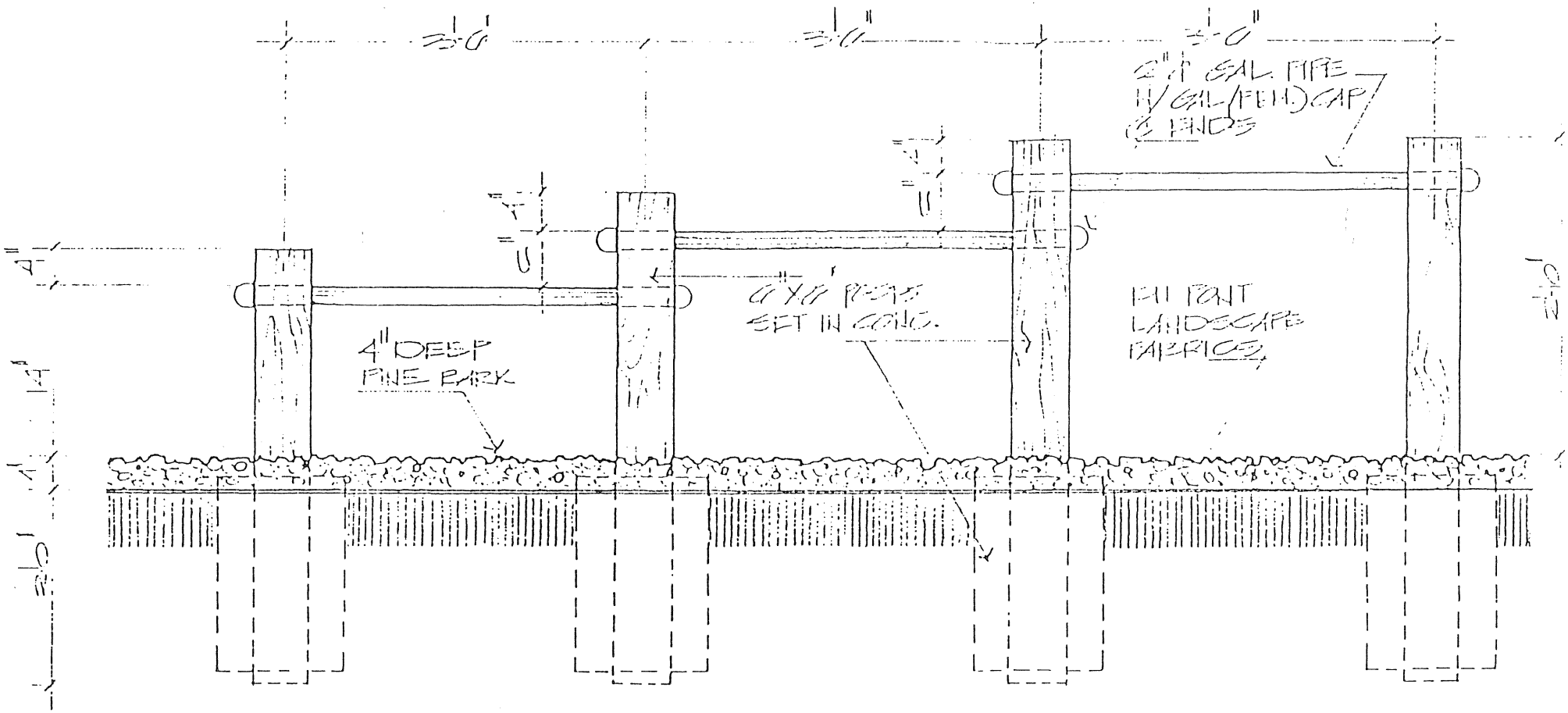
4/4 R-R TIE RETAINING WALL

SCALE : 3/4"=1'-0"



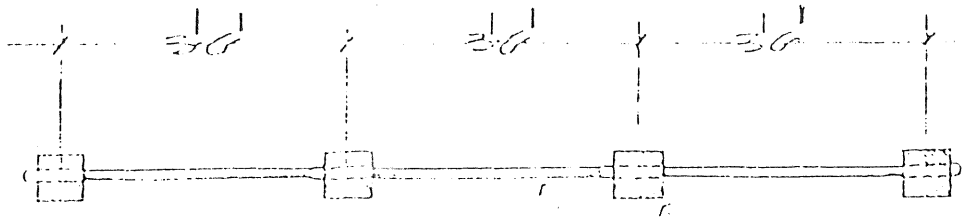
1/4 HAND WALK & BODY DIP BAR DET.

SCALE: 3/4"=1'-0"



ELEVATION

SCALE: 3/4"=1'-0"



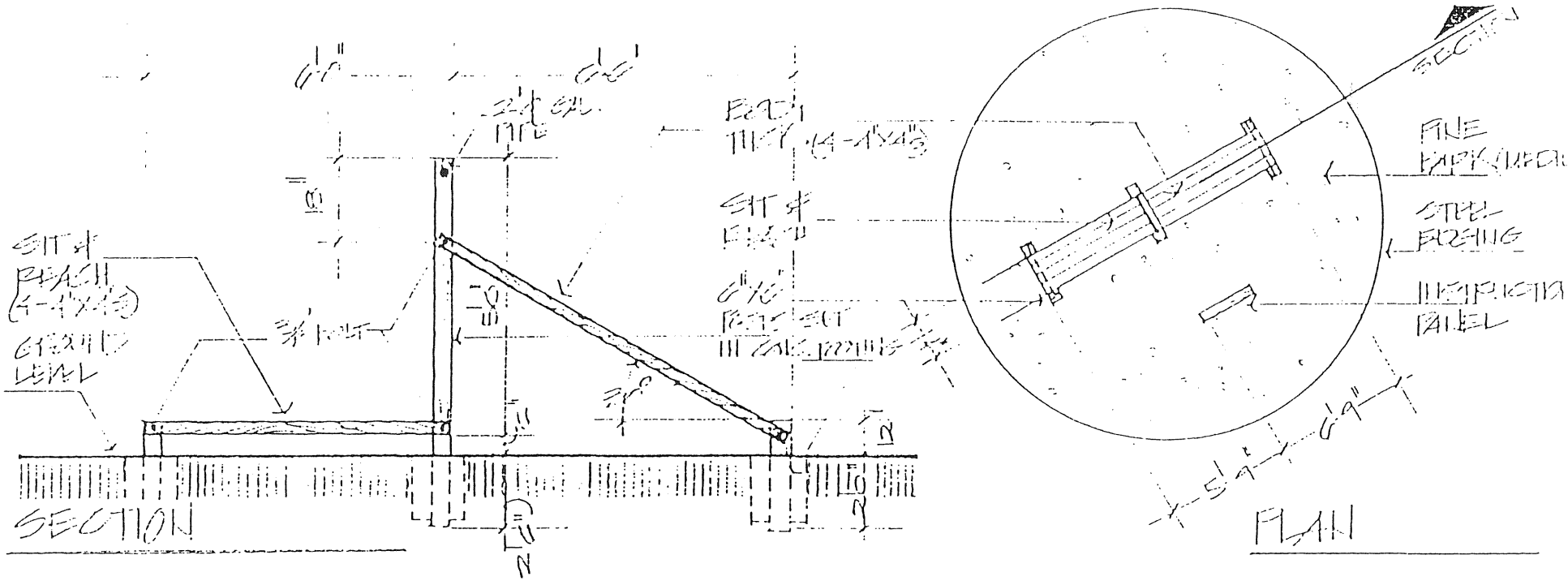
PLAN

SCALE: 3/4"=1'-0"

PUSH UP + LOG SPEECH

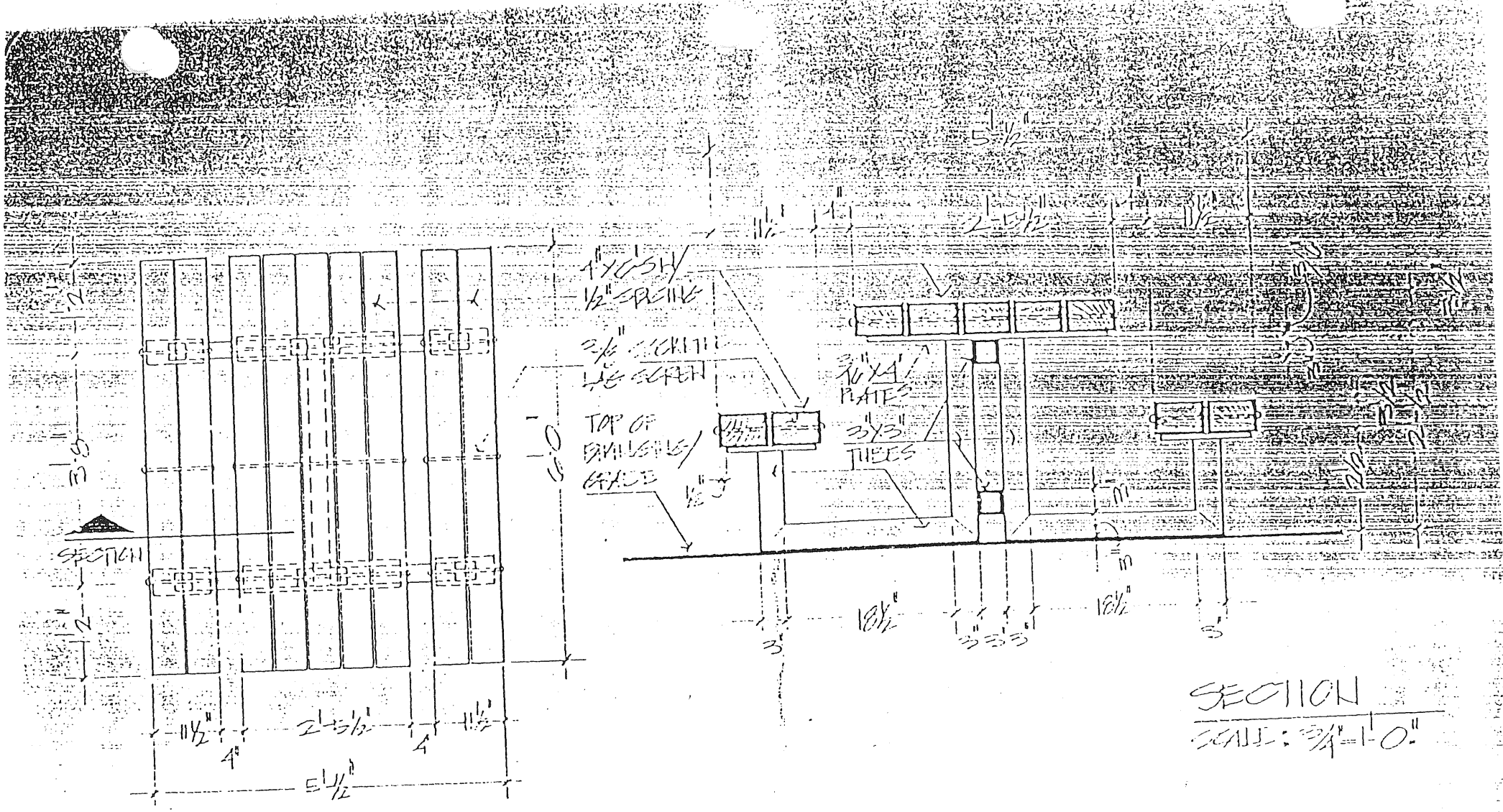
2/4

SCALE: AS SHOWN



3/4 EXERCISE STATION

NOT TO SCALE



PLAN

SCALE: 1/2"=1'-0"

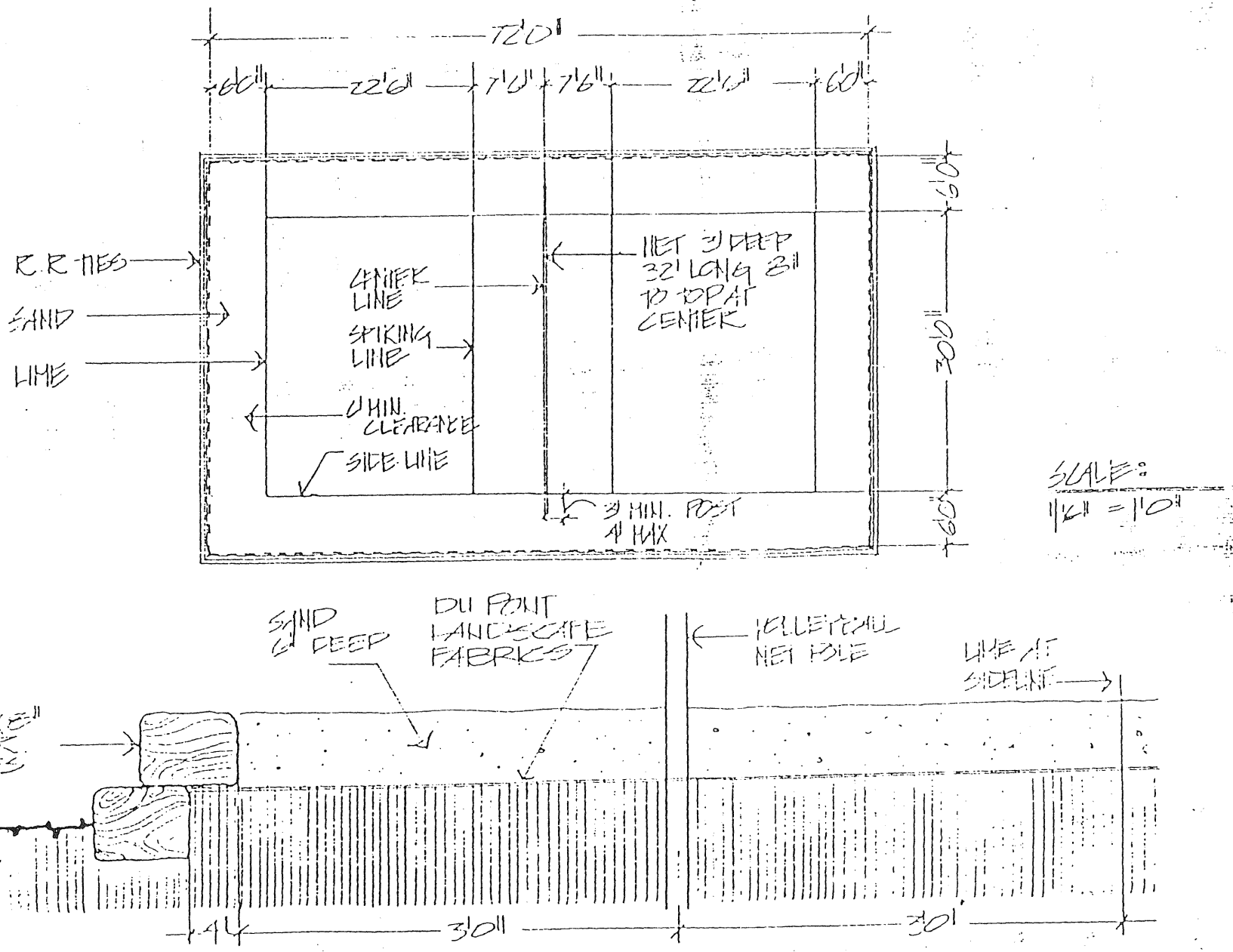
SECTION

SCALE: 3/4"=1'-0"

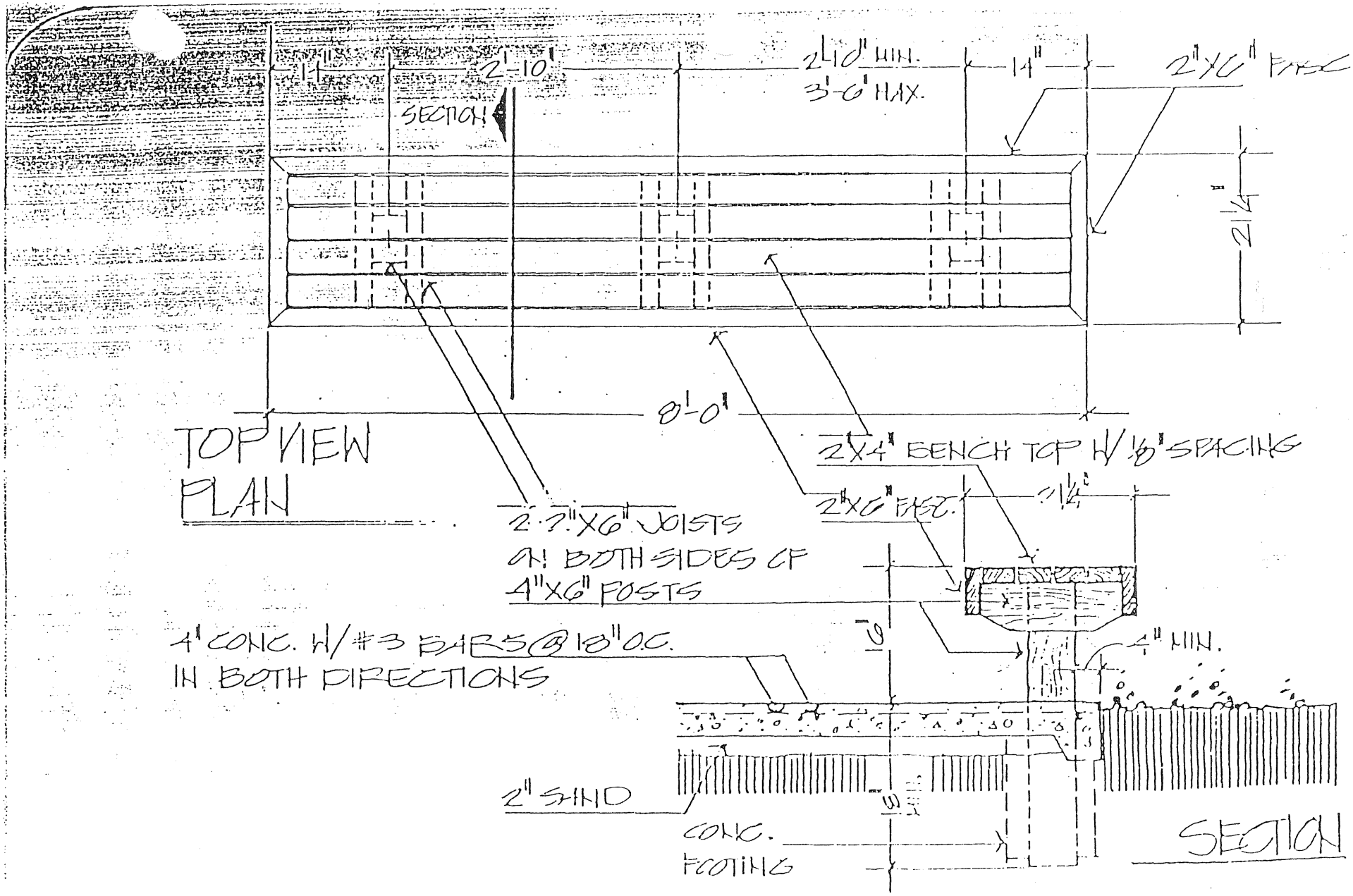
PICNIC TABLE WITH METAL FRAME

6/3

SCALE: AS SHOWN



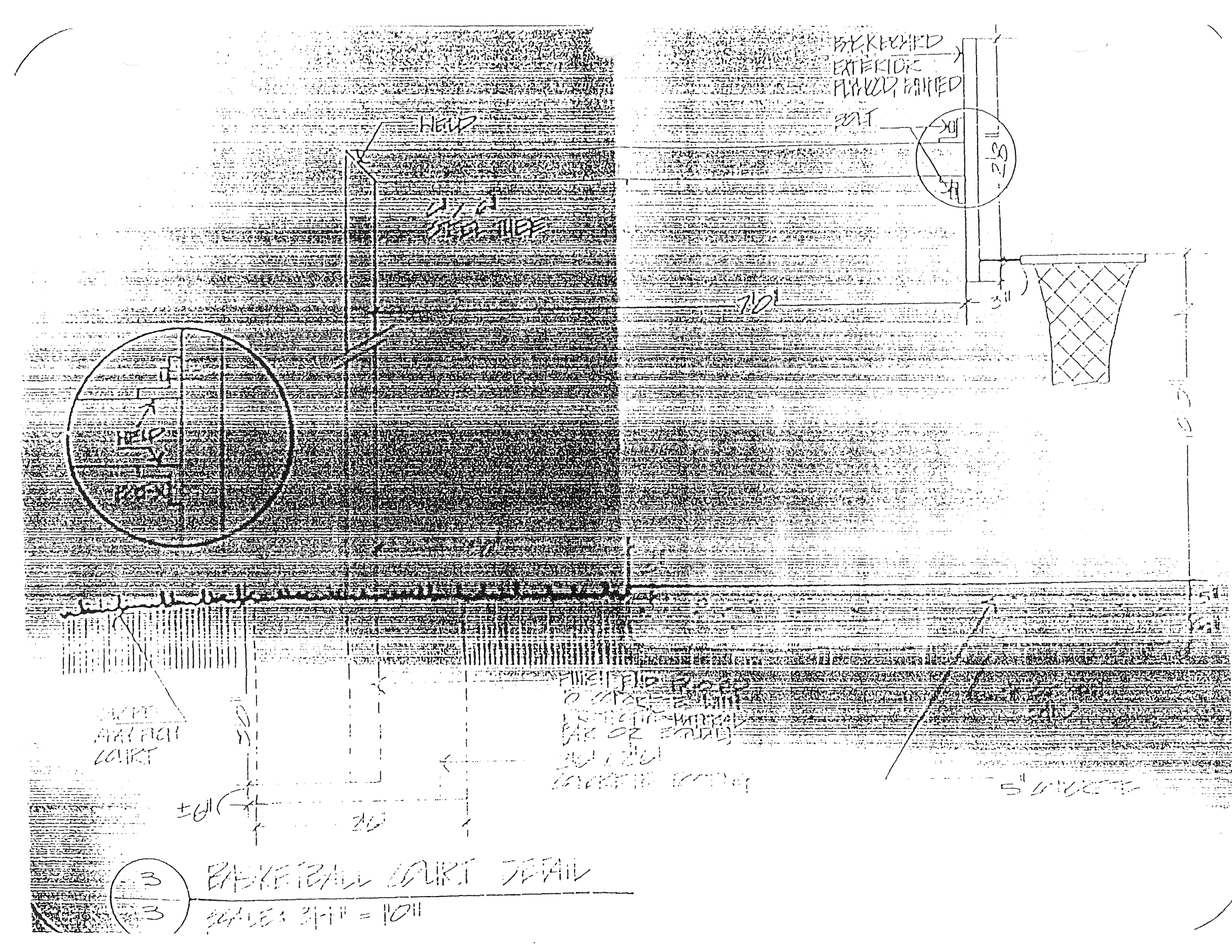
VOLLEYBALL COURT LAYOUT PLAN.



WOOD BENCH (8' LONG)

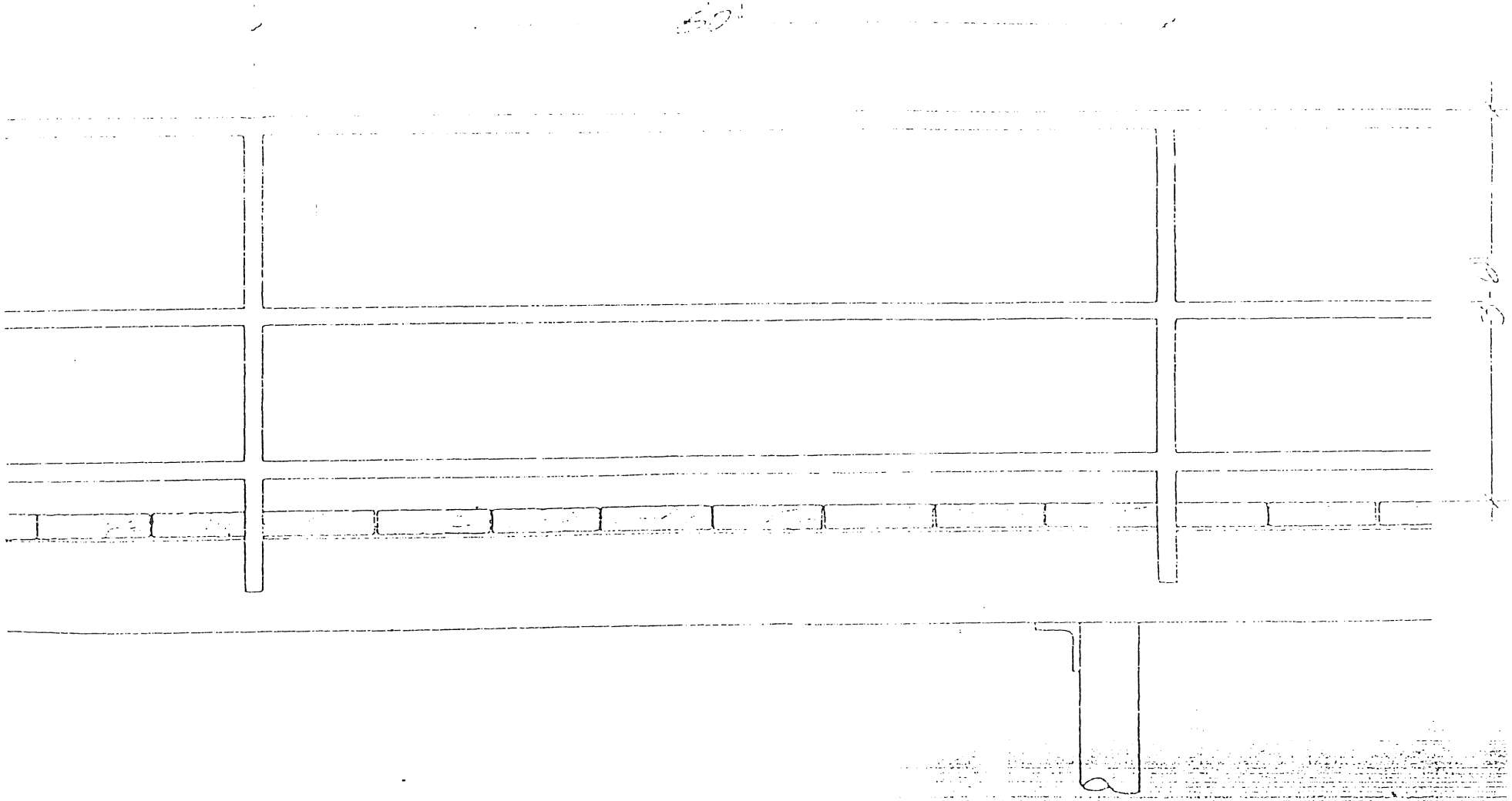
4/3

SCALE: 3/4" = 1'-0"



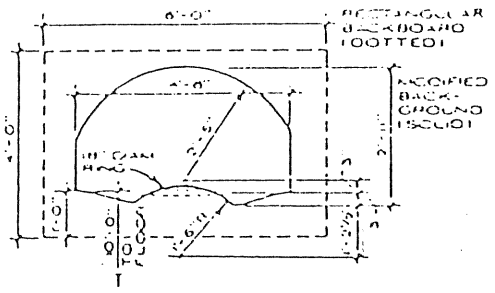
3/3 BASKETBALL COURT DETAIL

SCALE: 3/4" = 1'0"

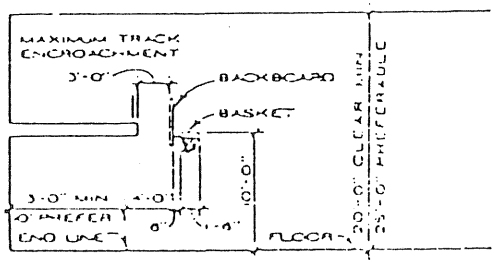


9/3 PARTIAL BRIDGE ELEVATION

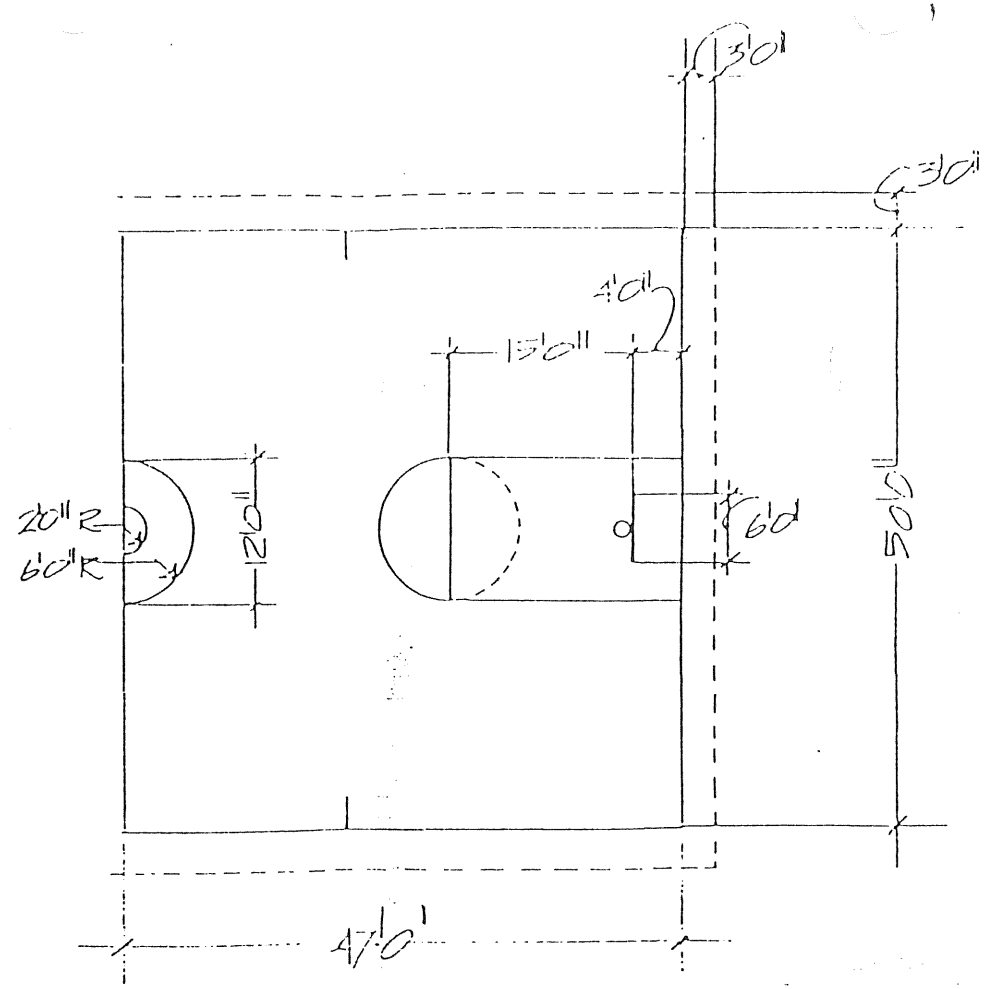
SCALE: 3/4"=1'-0"



BACKBOARD DETAIL
COLLEGE – TRANSPARENT RECTANGULAR BACKBOARD
HIGH SCHOOL – EITHER TYPE WITH FAN SHAPE REQUIRED IN NEW EQUIPMENT

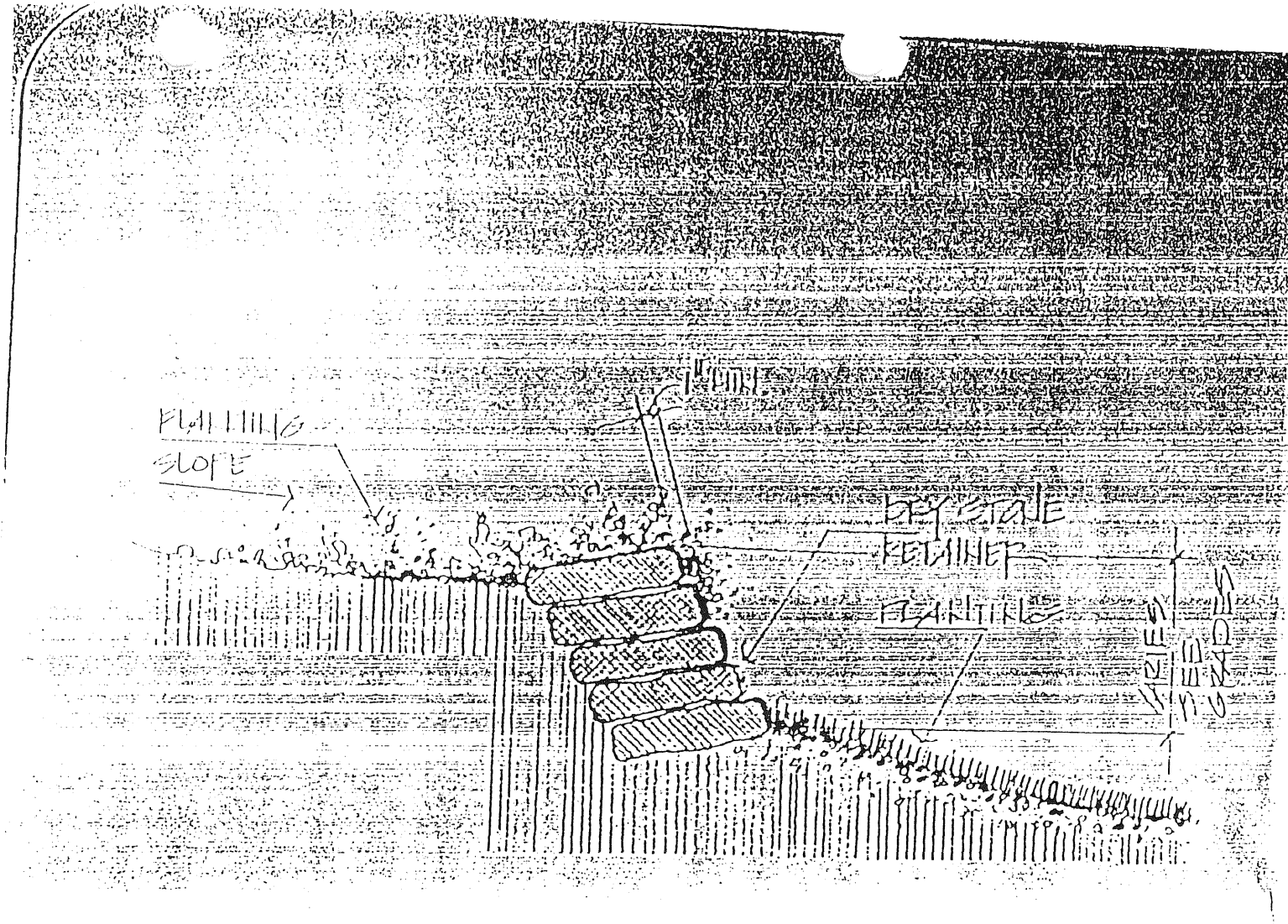


SECTION SHOWING BASKET AND ENCROACHMENTS



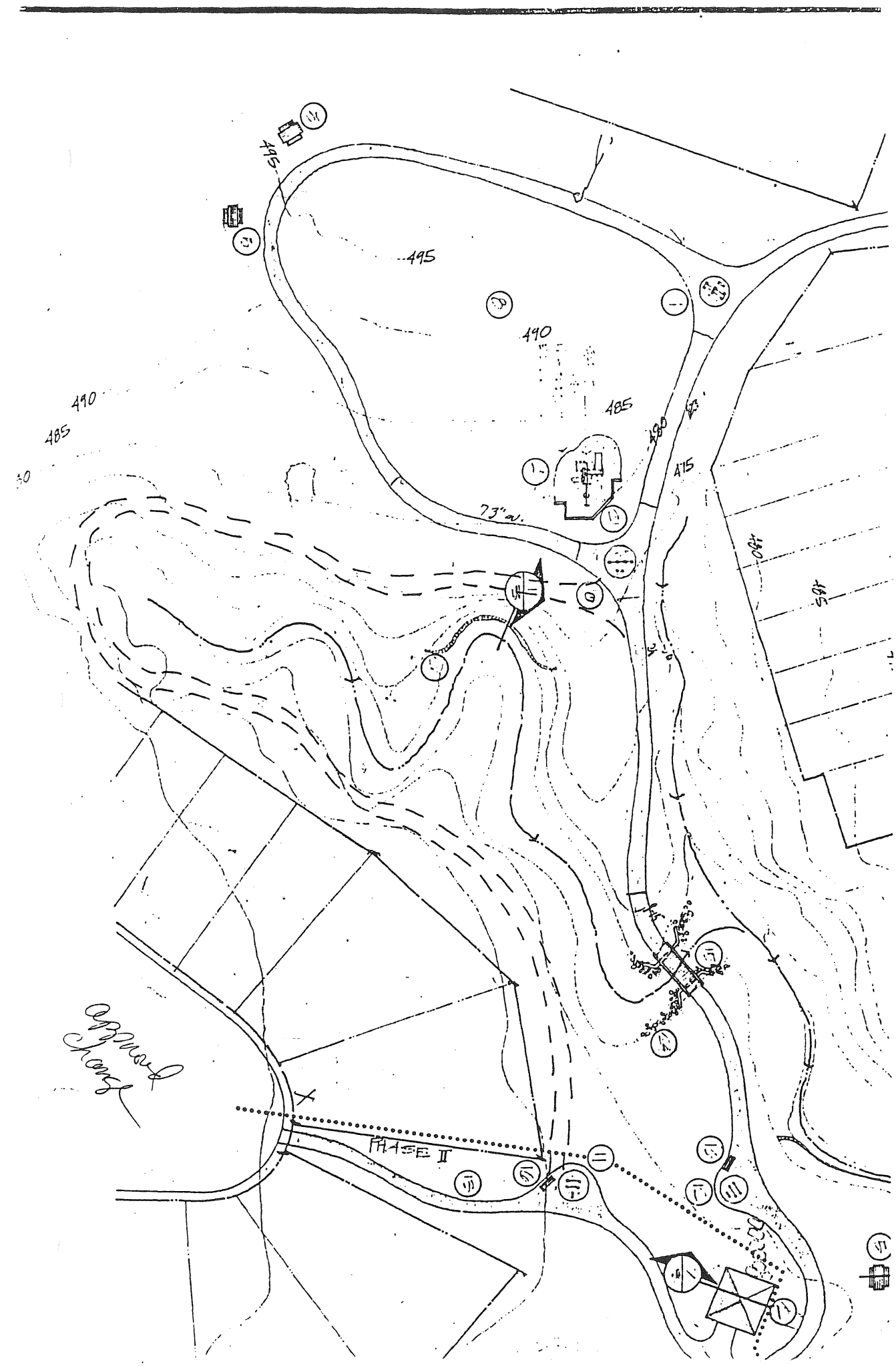
2/3 BASKETBALL COURT LAYOUT PLAN

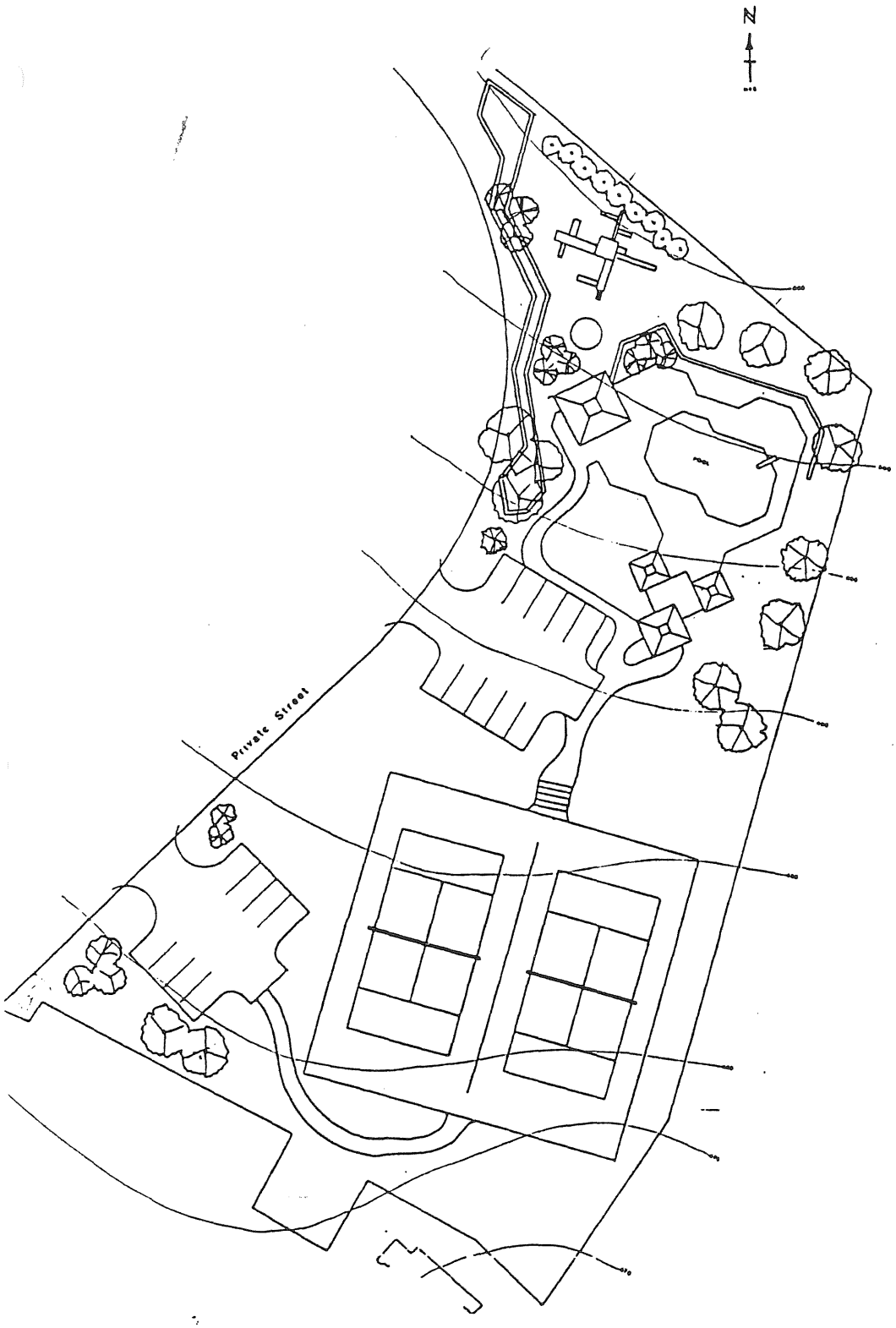
SCALE: 1/16" = 1'-0"



1/3 DRY STONE RET. WALL DET.

SCALE: 3/4" = 1'


495
490
485
480
475
73" av.
PHASE II



Swim And Tennis Park
Chandlers Landing

8753 0 AMENITIES SP REVISED SITE PLAN

CITY OF ROCKWALL

"THE NEW HORIZON"

February 25, 1988

Mr. Larry Walker
Chandlers Landing Development Co.
1717 South Boulder
Tulsa, Oklahoma 75119

Re: Completion of Amenities in Chandlers Landing

Dear Mr. Walker:

This letter is to verify that, based on field inspections, the required improvements relating to the swim and tennis park in Chandlers Landing have been completed in compliance with the requirements of the site plans and ordinances applicable to these improvements.

If you have any other questions, please don't hesitate to contact us.

Sincerely,

Julie Couch
Assistant City Manager

JC/mmp

205 West Rusk Rockwall, Texas 75087 (214) 722-1111

VIEW: Pdfile SORT: PHASE_NO
RESTRICT: PHASE_NO = "CABANAS" "

P&Z CASE NO	ORDINANCE	PHASE NAME	ACTION	DESCRIPTION
9029	9038	CABANAS	Z	AR TOWNHOUSE
9029	0	CABANAS	RPP	TOWNHOUSE LOTS 1-6

ORDINANCE NO. 90-38

AN ORDINANCE OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE AND ORDINANCE NO. 84-4 OF THE CITY OF ROCKWALL AS HERETOFORE AMENDED SO AS TO AMEND THE PRELIMINARY PLAN FOR PD-8 CHANDLERS LANDING, MORE FULLY DESCRIBED HEREIN; PROVIDING SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the state of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings 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, the governing body in the exercise of its legislative discretion has concluded that the Comprehensive Zoning Ordinance and No. 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 of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to a change in the preliminary plan for "PD" Planned Development District Number 8: Chandlers Landing on the property described in Exhibit "A".

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

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

B. Development or redevelopment of the above described tract shall conform to the building style as shown on the attached exhibit "C".

9029 9038 CABANAS Z AR TOWNHOUSE

C. Development or redevelopment of the above described tract shall be limited to no more than six (6) single family townhouse lots.

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 ordinance 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 case provides.

DULY PASSED AND APPROVED this 5th day of November 1990

APPROVED:

Jack C Miller

Mayor

ATTEST:

BY Mary A Nichols

City Secretary

1st reading 10/15/90

2nd reading 11/5/90

CABANAS CHANDLERS LANDING
LAND USE SPECIFICATIONS

I. PLANNED DEVELOPMENT SINGLE FAMILY

A. Permitted Uses

1. One attached townhouse unit with fire walls on an individual lot with a maximum of two attached units on two separate lots.

B. Area Requirements

1. Minimum lot area - 1,050 square feet

2. Maximum number of single family attached dwelling units per lot - 1

3. Minimum square footage per dwelling unit - 1200 square feet

4. Minimum lot frontage on a public street or approved private access - 25 feet

5. Minimum lot depth - 42 feet

6. Minimum depth of front setback - 0 feet

7. Minimum depth of rear setback - 0 feet

8. Minimum width of side setback -

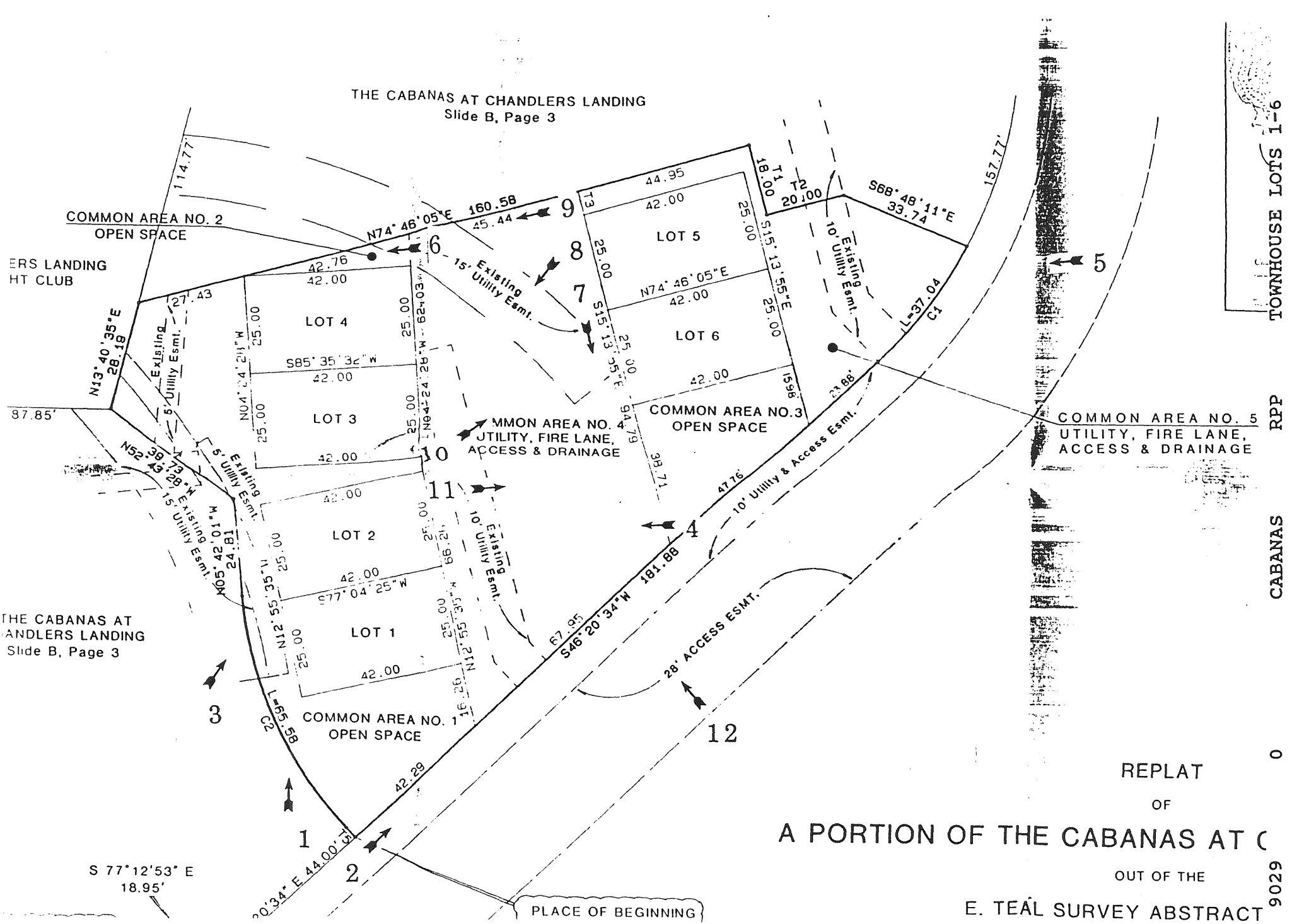
   a. Abutting Structures - separated by fire retardant walls - 0 feet

   b. Internal Lot - 0 feet meeting all building code requirements

9. Maximum building coverage as a percentage of lot area - 100% of lot area

10. Maximum height of structures - 23 feet

11. Minimum number of paved parking spaces required for each residential dwelling unit - 2 off street spaces



REPLAT

OF

A PORTION OF THE CABANAS AT (

OUT OF THE

E. TEAL SURVEY ABSTRACT

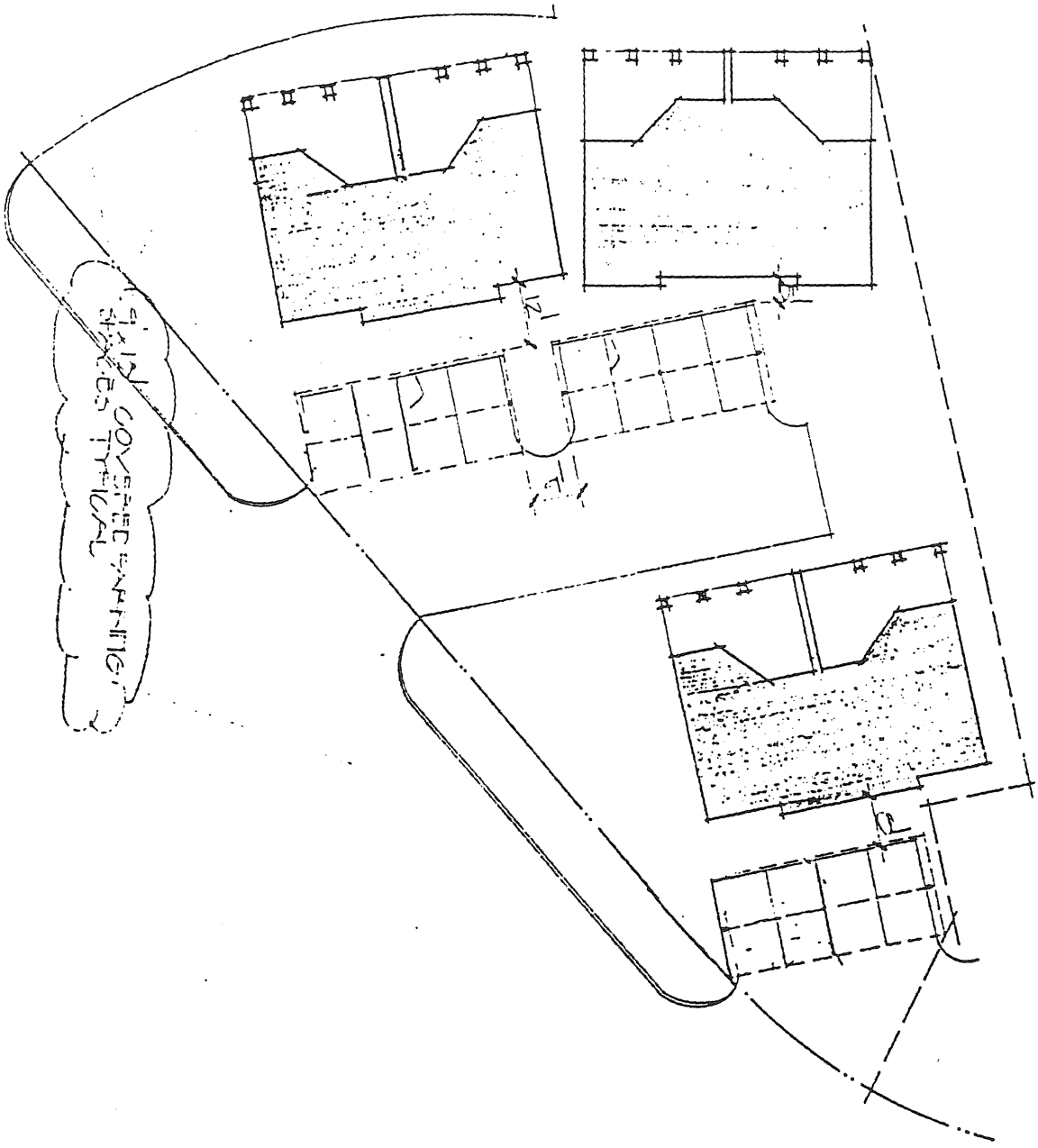
TOWNHOUSE LOTS 1-6

RPP

CABANAS

0

9029



Existing Development Plan
Matchpoint Homes

CITY OF ROCKWALL

ORDINANCE NO. 14-15

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING PLANNED DEVELOPMENT DISTRICT 8 (PD-8) [*ORDINANCE NO. 73-48 & 84-04*] AND THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 04-38*] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED SO AS TO FURTHER AMEND THE DENSITY AND DIMENSIONAL REQUIREMENTS STIPULATED BY PLANNED DEVELOPMENT DISTRICT 8 (PD-8) FOR A 1.131-ACRE PORTION OF A PARCEL OF LAND IDENTIFIED AS THE CABANAS AT CHANDLER'S LANDING, ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE SPECIFICALLY DESCRIBED IN EXHIBIT 'A' OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request by the Cabana's at Chandler's Landing Homeowner's Association on behalf of the residents of the Cabana's at Chandler's Landing, for an amendment to the density and development standards contained within Planned Development District 8 (PD-8) [specifically contained within *Ordinance No. 73-48 & 84-04*] and the Unified Development Code [*Ordinance No. 04-38*] of the City of Rockwall to allow for a lot layout similar to the lot layout depicted in *Exhibit 'B'* of this ordinance, which herein after shall be referred to as the *Zoning Exhibit* and incorporated by reference herein, for a 1.131-acre portion of a parcel of land identified as the Cabanas at Chandler's Landing, Rockwall, Rockwall County, Texas and more fully described in *Exhibit 'A'* of this ordinance, which hereinafter shall be referred to as the *Subject Property* and incorporated by reference herein; 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 Planned Development District 8 [*Ordinance No. 73-48 & 84-04*] and the Unified Development Code [*Ordinance No. 04-38*] should be amended as follows:

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS:

Section 1. That the *Subject Property* shall be used only in the manner and for the purposes authorized by Planned Development District 8 (PD-8) [*Ordinance No. 73-48 & 84-04*] and the Unified Development Code [*Ordinance No. 04-38*] of the City of Rockwall as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future;

Section 2. That the subdivision of the *Subject Property* shall generally be in accordance with the *Zoning Exhibit*, described in *Exhibit 'B'* of this ordinance, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*;

Section 3. That the development or redevelopment of the *Subject Property* shall generally be in

accordance with the *PD Development Standards*, described in *Exhibit 'C'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'C'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*;

Section 4. The *Official Zoning Map* of the City of Rockwall, Texas shall be amended to reflect the change in zoning for the *Subject Property* as described in this ordinance;

Section 5. That 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 6. That if any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Unified Development Code, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable;

Section 7. The standards in this ordinance shall control in the event of a conflict between this ordinance and any provision of the Unified Development Code or any provision of the City Code, ordinance, resolution, rule, regulation, or procedure that provides a specific standard that is different from and inconsistent with this ordinance. References to zoning district regulations or other standards in the Unified Development Code (including references to the *Unified Development Code*), and references to overlay districts, in this ordinance or any of the Exhibits hereto are those in effect on the date this ordinance was passed and approved by the City Council of the City of Rockwall, Texas;

Section 8. 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;

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 7TH DAY OF APRIL, 2014.

David Sweet, *Mayor*

ATTEST:

Kristy Ashberry, *City Secretary*

CITY OF ROCKWALL TEXAS SEAL

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading: *March 17, 2014*

2nd Reading: *April 7, 2014*

Exhibit 'A':
Legal Description

BEING a tract or parcel of land situated in the E. Teal Survey, Abstract No. 207, Rockwall County, Texas, and being a part of the Cabanas at Chandlers Landing, an addition to the city of Rockwall, recorded in Slide B, Page 3 & 4, Plat Records Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at an iron rod at the North corner of said Cabanas at Chandlers Landing, said iron rod bears North 6° 20' 10" West, a distance of 950.39 feet from City of Dallas Take Line monument for Lake Ray Hubbard marked T-13-1 and T-11-6, said iron rod being on a circular curve to the left having a central angle of 24° 27' 31", a radius of 168.23 feet, and a chord that bears South 56° 35' 00" East, a distance of 71.27 feet;

THENCE: Along said curve and with the Northeast line of said Cabanas at Chandlers Landing an arc distance of 71.82 feet to an iron rod at the point of tangency of said curve;

THENCE: South 68° 48' 46" East a distance of 17.62 feet continuing along said Northeast line to an iron rod at the point of curvature of a circular curve to the right having a central angle of 15° 29' 42" and a radius of 114.09 feet;

THENCE: Along said curve and along said Northeast line an arc distance of 30.86 feet to an iron rod at the point of tangency of said curve;

THENCE: South 53° 19' 04" East, a distance of 103.07 feet continuing along said Northeast line to an iron rod at the point of curvature of a circular curve to the right having a central angle of 80° 42' 31" and a radius of 112.00 feet;

THENCE: Along said curve and continuing along said Northeast and then the East line an arc distance of 157.77 feet to an iron rod for a corner;

THENCE: Leaving said East line and traversing said Addition as follows: North 68° 48' 11" West, a distance of 33.74 feet to an iron rod for a corner, South 74° 46' 05" West a distance of 20.00 feet to an iron rod for a corner, North 15° 13' 55" West, a distance of 18.00 feet to an iron rod for a corner, South 74° 46' 05" West, a distance of 160.58 feet to an iron rod for a corner, on a Westerly line of said Addition;

THENCE: North 13° 40' 35" East, a distance of 114.76 feet with said Westerly line to an iron rod for a corner;

THENCE: Along the most Northerly South lines of said Addition as follows:
North 76° 19' 25" West, a distance of 36.34 feet to an iron rod for a corner, North 69° 07' 25" West, a distance of 28.00 feet to an iron rod for a corner, and North 61° 59' 55" west, a distance of 79.50 feet to an iron rod for a corner at the most Northerly West corner of said Addition;

THENCE: North 20° 52' 35" East, a distance of 79.84 feet along the most Northerly Northwest line of said Addition to an iron rod for a corner; said iron rod being on a circular curve to the left having a central angle of 18° 44' 09", a radius of 234.00 feet, and a chord that bears North 60° 29' 27" East, a distance of 76.18 feet;

THENCE: Along said curve an arc distance of 76.52 feet to an iron rod at the point of compound curvature of a circular curve to the left having a central angle of 0° 32' 08" and a radius of 300.00 feet;

THENCE: Along said curve an arc distance of 2.80 feet to the Point of Beginning and containing 49,268 square feet or 1.131 Acres of Land.

FILED: 5th DAY OF: Oct. 19820 9:20A M.
RECORDED 7th DAY OF Oct. 19820 3:00P M.
JUNE WIMPEE, COUNTY CLERK, ROCKWALL COUNTY, TEXAS
BY: Ina Davis DEPUTY

Exhibit 'B':
Zoning Exhibit

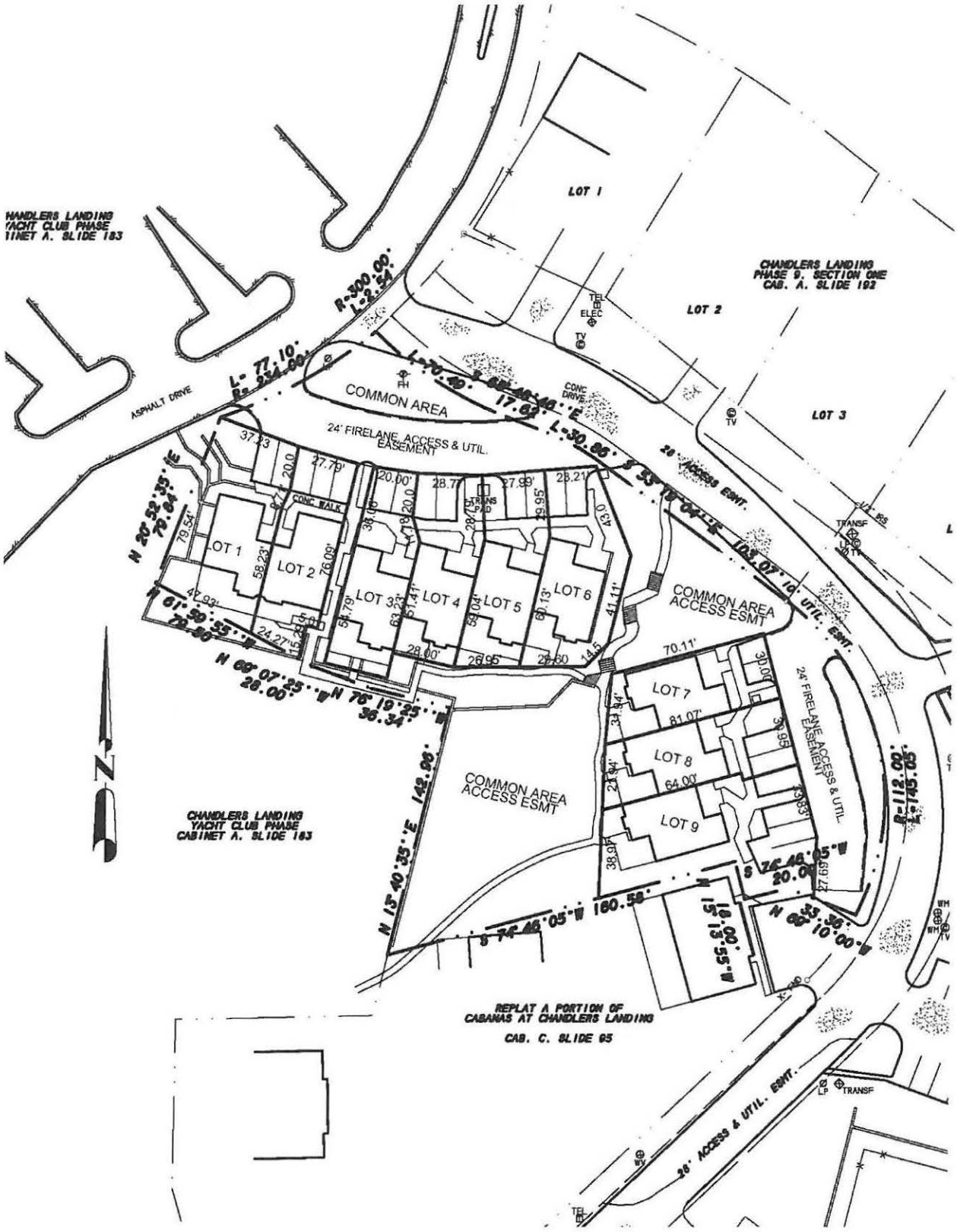


Exhibit 'C':
PD Development Standards

PD Development Standards.

1. *Purpose.* It is the intent of this zoning ordinance to maintain the current conditions of the subject property, while permitting property owners to physically subdivide their properties into lots to delineate the open space that will be dedicated to the *Chandler's Landing Homeowner's Association*.

2. *Allowed Uses.* The following are the only permitted land uses that shall be established on the *Subject Property*:

    a. *Permitted Uses.* Uses permitted *by right* or by *Specific Use Permit (SUP)* in Planned Development District 8 (PD-8) [*Ordinance No. 73-48 & 84-04*]. Uses subject to the approval of a *Specific Use Permit (SUP)* shall be required to follow the procedure for requesting an *SUP* as set forth in Article XI, *Zoning-Related Applications*, of the Unified Development Code.

    b. *Townhomes.* A single family dwelling unit constructed in a series, or group of units that share common walls, and are situated on an individual or separate lot.

    NOTE: All development of the Subject Property should conform to the Zoning Exhibit in Exhibit 'B'.

3. *Maximum Number of Units.* The *Subject Property* may contain no more than nine (9) townhomes that conform to the *Zoning Exhibit* in *Exhibit 'B'*.

4. *Area Requirements.*

    i. *Minimum Lot Area:* 2,200 Square Feet

    ii. *Minimum Lot Width:* 20 Feet

    iii. *Minimum Lot Depth:* 40 Feet

    iv. *Maximum Number of Dwelling Units per Lot:* One

    v. *Minimum Front Yard Building Setback:* 0 Feet

    vi. *Minimum Rear Yard Setback:* 0 Feet

    vii. Minimum Side Yard Setback:

        a. *Internal Side Yard Setback:* 0 Feet [*subject to all building code requirements*]

        b. *Side Yard Abutting a Structure:* 0 Feet [*required to be separated by a fire retardant wall*]

    viii. *Maximum Lot Coverage:* 100% [*as a percentage of lot area*]

    ix. *Maximum Height:* 30 Feet

    x. *Minimum Number of Paved Parking Spaces per Lot:* Two (2) Off-Street Spaces

5. *Additional Restrictions.* No fences or any other type of barricade shall be permitted on any property depicted in the *Zoning Exhibit* in *Exhibit 'B'*.

VIEW: Pdfile SORT: PHASE_NO
RESTRICT: PHASE_NO = "CHAND" ES"

P&Z CASE NO	ORDINANCE	PHASE NAME	ACTION	DESCRIPTION
1	7348	CHAND	Z	MASTER PLAN ORIGINAL
2	8404	CHAND	Z	MASTER PLAN REVISED
8539	8543	chand	z	various changes

ORDINANCE NO. 73-48

AN ORDINANCE OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE, AS HERETOFORE AMENDED, SO AS TO GIVE THE FOLLOWING-DESCRIBED TRACTS OF LAND A "PD" PLANNED DEVELOPMENT DISTRICT CLASSIFICATION ZONING FOR A COMBINATION OF SINGLE-FAMILY, MULTIPLE-FAMILY AND OTHER USES AS SET OUT HEREIN, TO BE DESIGNATED AS PLANNED DEVELOPMENT DISTRICT NUMBER 8, SAID PLANNED DEVELOPMENT DISTRICT BEING DESCRIBED ON THE PLAT ATTACHED HERETO; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO HUNDRED DOLLARS ($200.00) FOR EACH OFFENSE; AND DECLARING AN EMERGENCY.

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 due 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, the governing body, in the exercise of its legislative discretion, has concluded that the Comprehensive Zoning Ordinance 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 of the City of Rockwall, as heretofore amended, be, and the same is hereby, amended by amending the Zoning Map of the City of Rockwall so as to give the following-described property the zoning classification hereinafter set out, to-wit:

SECTION 2. The granting of the Planned Development District Number 8 to the above-described property is subject to the following Special Conditions:

(1) Planned Development District Number 8 shall be developed generally in accordance with the site plan for said area, which is attached to and made a part hereof as Exhibit "A."

(2) That all development of property covered by this ordinance shall be in accordance with the approved site plan, and no substantial change in the development shall be permitted except after obtaining approval of the change of such site plan in the manner required for change and amendments to the Comprehensive Zoning Ordinance.

(3) Prior to the issuance of any building permit in Planned Development District Number 8, a Comprehensive Site Plan of the Development shall be filed with the City Council of the City and shall be approved by them and filed as a part of this ordinance. Such required detailed plan shall set forth the requirements for ingress and egress to the property, public or private streets or drives, with adequate right-of-way to conform to the thoroughfare plan of the City of Rockwall, sidewalks, utilities, drainage, parking space, height of buildings, maximum lot coverage, yards and open spaces, screening walls or fences and other development and protective requirements considered necessary by the City Council to create a reasonable transition to and protection of the adjacent property. Such approval by the City Council of the detailed site plan shall be considered as an amendment to this ordinance and shall be applicable to the property involved.

(4) Area 1. of Planned Development District No. 8 shall contain no more than 500 dwelling units, subject to the setbacks, yards, parking spaces and other requirements set out in Exhibit "B" hereto.

(5) Area 2. of Planned Development District No. 8 shall contain any single-family, multiple-family or non-residential use permitted in a Planned Development District under the Comprehensive Zoning Ordinance of the City of Rockwall, except the following:

(a) Automobile-type uses under Section 8-106;

(b) Retail and service-type uses under Section 8-107;

(c) Commercial and service-type uses under Section 8-108;

(d) Industrial uses under Section 8-109.

(6) The number of dwelling units in Area 2. shall not exceed six (6) per gross acre, or 1,520 unit total.

TRACT I.

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

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

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

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

TRACT II.

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

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

SECTION 3. That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance 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 4. That the above-described tract of land shall be used only in the manner and for the purposes provided for by the Comprehensive Zoning Ordinance of the City of Rockwall, as heretofore amended, and as amended herein, by the granting of this zoning change.

SECTION 5. Any person, firm or corporation violating any of the provisions of this ordinance shall be subject to the same penalty as provided for in the Comprehensive Zoning Ordinance of the City of Rockwall, as heretofore amended, and as amended hereby, and upon conviction shall be punished by a fine not to exceed the sum of Two Hundred Dollars ($200.00) for each offense, and each and every day such offense shall continue shall be deemed to constitute a separate offense.

SECTION 6. Whereas, it appears that the above-described property requires classification as a Planned Development District in order to permit its proper development and in order to protect the public interest and general welfare of the City of Rockwall, such requirement creates an urgency and an emergency in the preservation of the public welfare and requires that this ordinance 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 by the City Council of the City of Rockwall, Texas, on the 12th day of November, 1973.

APPROVED:

Harold Myers
MAYOR

ATTEST:

Dawn C. Williams
CITY SECRETARY

APPROVED AS TO FORM:

CITY ATTORNEY

Set Backs, Yards, Pa[illegible] Spaces, Etc., Proposed

	Min. Residential Lot Area	Min. Residential Lot Width	Min. Residential Lot Depth	Max. Building Coverage	Min. Front Yard	Min. Side Yard	Min. Rear Yard	Min. Number of Parking Spaces
Single-Family Structures With Side Yards On Both Sides	6000 sq. ft.	50 ft.	100 ft.	40%	25 ft.	5 ft.	10 ft.	2 per unit
Single-Family Structures With Side Yard On One Side Only.	4000 sq. ft.	40 ft.	100 ft.	60%	25 ft.	10 ft.*	10 ft.	2 per unit
Single-Family Structure With No Side Yard	3000 sq. ft.	20 ft.	100 ft.	60%	25 ft.	-	10 ft.**	2 per unit
Multi-Family Structure Or Condominium	2000 sq. ft. per unit	70 ft.	100 ft.	40%	25 ft.	as per 9-602 (2)&(3)	10 ft.	1 1/2 per unit
Non-Residential	-	-	-	40%	25 ft.	None	10 ft.	As per 10-102

* No side yard required on one side

** Except none required where adjoining a common area

EXHIBIT B

PLANNED DEVELOPMENT DISTRICT NO. 8

EXHIBIT "B"

NDLERS LANDING

ASTER SITE PLAN

Kiyotaki/Ball & Associates

itects & Land Planners

REVISED P D

ORDINANCE NO. 84-4

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING ORDINANCE NO. 73-48 OF THE CITY OF ROCKWALL AND AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF ROCKWALL AS HERETOFORE AMENDED AND AS RELATES TO PLANNED DEVELOPMENT DISTRICT NUMBER 8, SAID PLANNED DEVELOPMENT DISTRICT BEING DESCRIBED ON THE PRELIMINARY SITE PLAN ATTACHED HERETO: PROVIDING FOR ORDERLY DEVELOPMENT OF SAID PLANNED DEVELOPMENT DISTRICT NO. 8; PROVIDING FOR LAND USE WITHIN SAID PLANNED DEVELOPMENT DISTRICT NUMBER 8 AND AREA REQUIREMENTS, AMENITIES AND DENSITIES OF DEVELOPMENT; DIRECTING THE PLANNING AND ZONING COMMISSION OF THE CITY OF ROCKWALL TO INSTITUTE A STUDY OF THE BEST LAND USE OF THE AREA PREVIOUSLY DESIGNATED 1-A OF PLANNED DEVELOPMENT DISTRICT NUMBER 8; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF A FINE NOT TO EXCEED THE SUM OF ONE THOUSAND DOLLARS ($1,000) FOR EACH OFFENSE AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the Laws of The State of Texas and the Ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise and have held due 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, the governing body, in the exercise of its legislative discretion, has concluded that Ordinance No. 73-48 of the City of Rockwall and the Comprehensive Zoning Ordinance of the City of Rockwall as relates to Planned Development District Number 8 should be amended as set forth herein; and

WHEREAS, the governing body of The City of Rockwall has determined that a substantial change in circumstances and of land usages and development has occurred in Planned Development District Number 8 as authorized by Ordinance No. 73-48 of the City of Rockwall since the passage and effective date of said Ordinance, and that such changed circumstances, land uses and development necessitate amendment of said Ordinance No. 73-48 of the City of Rockwall as set forth herein:

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

Section 1. That Ordinance No. 73-48 of the City of Rockwall is hereby amended by deleting in its entirety Section 2 thereof and by adding a new section to be numbered Section 2 and to read as follows:

8404 CHAND Z MASTER PLAN REVISED

Section 2.

The granting of the Planned Development Number 8 to the above described property is subject to the following special conditions and provisions:

(1) Planned Development District Number 8 shall be developed in accordance with the preliminary development plan for said area which is attached hereto and made a part hereof as Exhibit "A".

(2) That all development of the property covered by this Ordinance shall be in accordance with the approved preliminary plan attached hereto as Exhibit "A", and no substantial change in the development shall be permitted except after obtaining approval of the change of such preliminary plan in the manner required for amendments to the Comprehensive Zoning Ordinance.

(3) Prior to the issuance of any Building Permit in Planned Development District Number 8, a final development plan prepared in accordance with the requirements of the Comprehensive Zoning Ordinance shall be filed with the City Council of the City of Rockwall and shall be approved by said governing body after review and recommendation by the Planning and Zoning Commission and filed as a part of this Ordinance. Such required development plan shall set forth the requirements for ingress and egress to the property, public or private streets or drive, with adequate right-of-way to conform to the thoroughfare plan of the City of Rockwall, sidewalks, utilities, drainage, parking, space, all area requirements and maximum lot coverage, yards and open spaces, screening walls or

fences, amenities, greenbelt areas and all other development and protective requirements considered necessary by the City Council to create a reasonable transition to and protection of the adjacent property. Such approval by the City Council of the detailed final development plan shall be considered as an amendment to this Ordinance and shall be applicable to the property involved.

(4) That all development of Planned Development District Number 8 shall generally occur in the sequence according to the phasing plan consisting of six (6) separate phases as graphically depicted in Exhibit "B" which is attached hereto and made a part hereof.

(5) That the area North of the existing entrance at the Southeast corner of Planned Development District Number 8 (designated on Exhibit "A" as Greenbelt A) be designated and maintained as permanent greenbelt area, and that the area South of the existing entrance at the Southeast corner of Planned Development District Number 8 (designated on Exhibit "A" as Greenbelt B) may be developed in a manner that would not interfere with the contemplated realignment and improvement of FM 740, and the governing body of the City of Rockwall must consider and specifically approve further development of said area. That all development, construction and other improvements be in strict accordance with the Comprehensive Zoning Ordinance (Ordinance No. 83-23) of the City of Rockwall as presently existing, as amended herein, or hereafter amended prior to any such development, construction or improvement,

except to the extent that the minimum square footages specifically stated on the preliminary development Plan attached hereto as Exhibit "A" exceed the minimum requirements of the Comprehensive Zoning Ordinance in which case said minimum square footages as specifically stated on Exhibit "A" attached hereto shall be applicable, and with the further exception relating to zero lot line requirements which shall be as follows:

- Minimum floor area per unit See Master Plan for minimum floor areas for any given tract.	1200 - 1500 sq. ft.
- Maximum building height	30 ft.
- Minimum lot width	40 ft.
- Minimum lot depth	100 ft.
- Minimum front yard	20 ft.
- Minimum side yard	0 ft. and 10 ft.
- Minimum rear yard	15 ft.
- Minimum lot area	4000 ft.
- Maximum building coverage	60%
- Minimum distance between building	15 ft.
- Building setback from less dense use (One story construction)	25 ft.
- Building setback from less dense use (Two story construction)	35 ft.
- Minimum garage space	one car
- Minimum number of parking spaces/unit	2 spaces

(6) That the area North of the existing Cutter Hill multi-family development within Planned Development District Number 8 shall be designated as recreational area. (On Exhibit "A" attached hereto.)

(7) That all densities of development as stated on Exhibit "A" attached hereto shall be construed as exact maximum densities of development and not approximations.

(8) That the construction and development of amenities for Planned Development District Number 8 for all future development thereof shall be based upon recreational units

with each single family dwelling unit equalling one-half recreation unit and each multi-family dwelling unit equalling one recreation unit, said minimum amenities to consist of the following;

	ITEM	NUMBER	RATIO
a.	Sports Park	3	one per 300 Rec. Unit
b.	Swim Club	4	one per 225 Rec. Unit
c.	Play Parks	4	one per 250 Rec. Unit
d.	Upland Lakes (two existing to be improved)	3	one per 300 Rec. Unit
e.	Security Entrances		
f.	Landscape Entry Developments		
g.	Architectural Graphic and Signs		
h.	Common Greenbelts and Paths		

(9) That each amenity provided for herein shall be in accordance with the description of same attached hereto as Exhibit "C" and made a part hereof.

(10) That all multi-family development permitted hereby, as designated on Exhibit "A" North of Yacht Club Drive shall not exceed thirteen (13) dwelling units per acre.

(11) That all multi-family development permitted hereby North of Yacht Club Drive shall contain a minimum square footage of 1300 square feet per dwelling unit, and no more than fifteen percent (15%) of the total multi-family dwelling units shall be developed at such minimum square footage requirement and all other such multifamily dwelling units shall be in excess thereof.

(12) That all references herein to multi-family dwelling units and all such references contained on any attachments hereto, shall refer specifically to condominiums as defined in the

Comprehensive Zoning Ordinance of The City of Rockwall and shall specifically exclude any authorization for the development of apartment projects, all multi-family units shall be built to condominium construction standards.

(13) That the residential product types that are permitted hereby as designated on Exhibit "A" are as specifically stated in Exhibit "D" attached hereto and made a part hereof.

(14) That the governing body of the City of Rockwall does not by this Ordinance authorize the development of any specific total number of dwelling units, but authorizes the maximum densities for residential development, as designated on the preliminary plan attached hereto as Exhibit "A".

(15) That the governing body of the City of Rockwall hereby directs the Planning and Zoning Commission of the City of Rockwall to institute a study of possible and appropriate land usages for the development of the area designated as I-A in the Site Plan attached as Exhibit "A".

Section 2. That Ordinance No. 73-48 of the City of Rockwall is hereby amended by deleting in its entirety Section 5 thereof and by adding a new Section to be numbered Section 5 to read as follows:

Section 5.

Any person, firm or corporation who violates any provisions of this Ordinance shall be deemed guilty of a misdemeanor and upon conviction thereof in the Municipal Court, shall be subject to a fine of not more than ONE THOUSAND DOLLARS ($1,000) for each offense, and each and every day that the violation of

the Ordinance shall be permitted to continue shall constitute a separate offense.

Section 3. This Ordinance shall take effect and be in full force on and after the 9th day of January, 1984, and upon the publication of the caption as the law in such cases required.

PASSED AND APPROVED this 9th day of January, 1984.

APPROVED:

MAYOR

ATTEST:

CITY SECRETARY

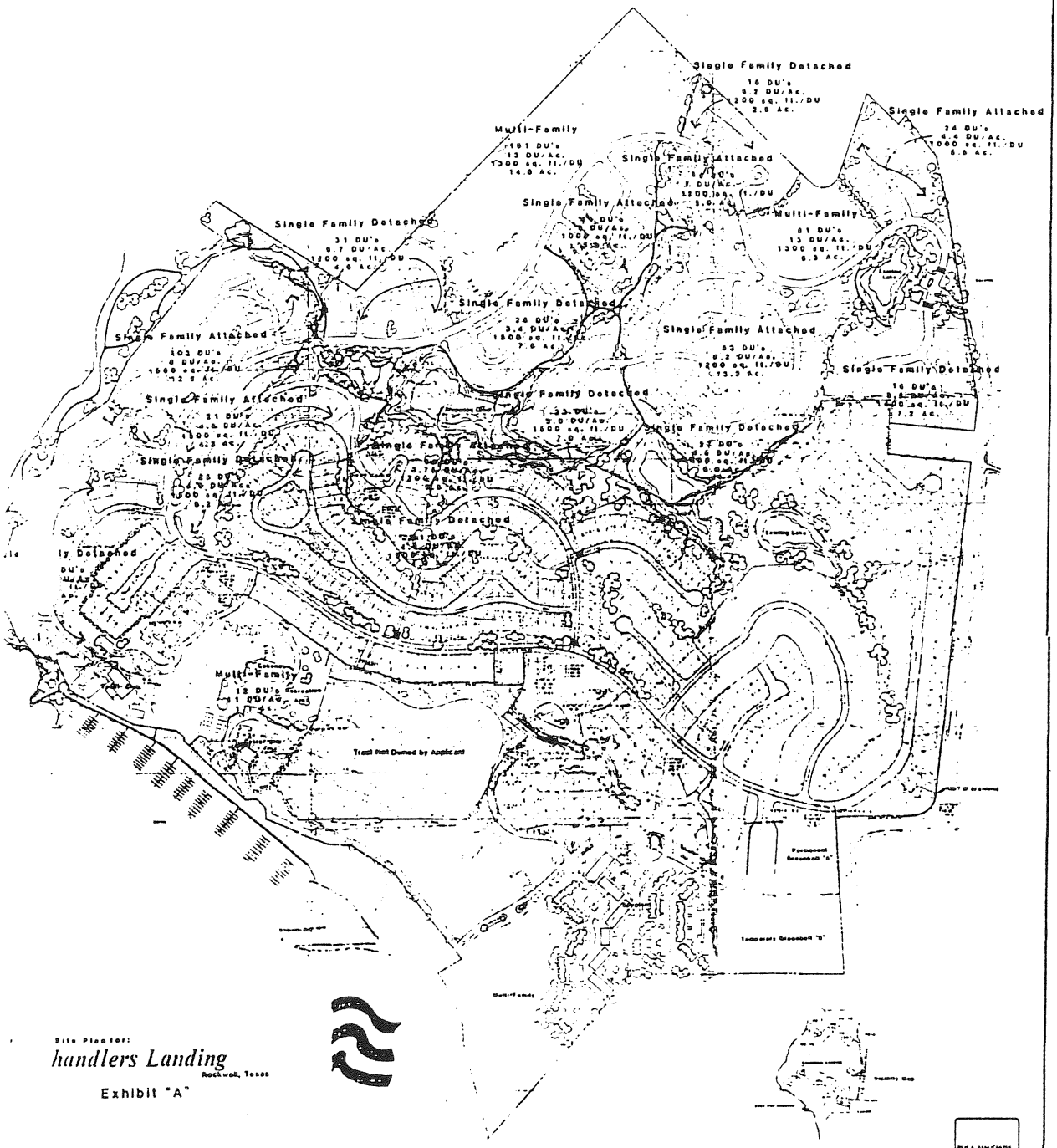
Tract I - Being a tract of land out of the Edward Teal Survey, Abstract No. 207, Rockwall County, Texas, and being all of those certain tracts of land as conveyed to Kirby Albright, by Deed as recorded in Vol. 83, Page 510, and a portion of that tract as conveyed to Whilden Construction Company, by Deed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

Beginning at a point for a corner at the northerly northwest corner in the City of Dallas Take-Line in Lake Ray Hubbard, said point being the southwest corner of Kirby Albright 26.954 acre tract, as recorded in Deed Records of Rockwall County, Texas; Thence S 56 degrees 53' 59" E, 732.68 feet to a point for a corner; Thence N 44 degrees 37' 56" E, 1751.07 feet to a point for corner; Thence S 45 degrees 29' 25" E, 1101.25 feet to the beginning of a circular curve to the left having a radius of 80.00 feet; Thence Southeasterly, to Northeasterly, along said circular curve to the left, thru a central angle of 116 degrees 29' 35", an arc distance of 162.66 feet to the point of tangency; Thence N 18 degrees 01' E, 375.02 feet to a point for a corner, in the Southwesterly line of a Public Road; Thence S 45 degrees 18' 28" E, along the said Southwesterly line of a Public Road, 200.00 feet to a point for a corner; Thence N 39 degrees 48' 39" E, 51.22 feet to a point for corner, in the above-referenced Westerly line of Farm-Market Highway 740; Thence S 37 degrees 03' 22" E, continuing along the said Westerly line of Farm-Market Highway 740, 225.40 feet to an angle point; Thence S 12 degrees 02' 06" E, continuing along the said Westerly line of Farm-Market Highway 740, 241.20 feet to an angle point; Thence S 8 degrees 24' 31" E, continuing along the said Westerly line of Farm-Market Highway 740, 848.05 feet to a point for corner at northeast corner of Scenic Estates Subdivision; Thence N 84 degrees 34' 07" West along the north line of Lot 1 of the above said Scenic Estate Subdivision, 391.10 feet to a point for corner; Thence S 2 degrees 06' 52" W, along the Westerly line of the above said Scenic Estates Subdivision, 559.82 feet to a point for a corner, said point being the Southwesterly corner of Lot 4, of said subdivision; Thence S 84 degrees 34' 07" E, along the Southerly line of the above said Lot 4, 352.30 feet to a point for a corner, in the above referenced West line of Farm-Market Highway 740; Thence S 6 degrees 05' 20" W, along the said Westerly line of Farm-Market Highway 740, 310.00 feet to a point for corner; Thence N 89 degrees 17' 49" W 4268.99 feet to a point for corner in the City of Dallas TakeLine for Lake Ray Hubbard; Thence, the following courses and distances along the existing and proposed City of Dallas TakeLine for Lake Ray Hubbard: N 17 degrees 56' 12" E 235.24 feet; N 17 degrees 48' 56" E, 45.55 feet; N 57 degrees 22' 11" E 107.47 feet; N 4 degrees 36' 56" W, 137.44 feet; N 44 degrees 11' 50" E, 137.84 feet; N 14 degrees 30' 54" E, 137.19 feet; N 56 degrees 08' 28" E, 255.03 feet; N 28 degrees 15' 05" E, 192.07 feet; N 39 degrees 23' 13" E, 599.08 feet; N 72 degrees 30' 52" E, 138.00 feet; N 57 degrees 05' 40" W, 236.77 feet; N 46 degrees 18' 05" E, 120.00 feet to the Point of Beginning and containing 162.6 acres of land.

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

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

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



Site Plan for:

handlers Landing

Rockwall, Texas

Exhibit "A"

1/9/84

REVISED PD-8

a.d 84-4

EXHIBIT C

AMENITY DESCRIPTIONS

a. SPORTS PARK - A sports park will include a combination of one sports court, (lighted if properly located as not to disturb residences), exercise areas, rest areas, basketball, badminton, volleyball, racket tennis, paths and parking. All of the sports parks will be landscaped.

b. SWIM CLUB - The swim club will contain a minimum of a 1,500 sq. ft. swimming pool, 1,800 sq. ft. club pavilion, restrooms, manager's office, parking for guests, lighting and landscaping.

c. PLAY PARK - Each play park will be devoted to the young residents of Chandlers Landing and will have a large self-contained sand area with creative wood play equipment. These parks will be landscaped with shaded rest areas for adults. Each park will be strategically located for the benefit of the selected neighborhood.

d. UPLAND LAKES - These are lakes either existing or to be built. These lakes will be kept clean and maintained to the shore line for residents to enjoy. No swimming or motorized boating will be allowed.

e. SECURITY ENTRANCES - These entries will be well lighted, landscaped and maintained. They are to be secured by guards, or by a mechanical system. These entrances are strategically located throughout the development in order to provide proper ingress and egress.

LANDSCAPED ENTRY DEVELOPMENTS - These entries are to be paved with a brick or cobblestone pattern. On either side of the landscaped boulevard there will be lush plantings, berms, and decorative fencings.

g. ARCHITECTURAL GRAPHICS - These graphics and signs will be designed in harmony for all developable parcels in the remainder of Chandlers Landing. These signs will be very pleasing and will direct visitors through the development.

h. COMMON GREENBELTS AND PATHS - These areas will flow through the development following the low areas as designated on the Master Plan. They will have paths for jogging, walking and golf carts. Along some areas of the greenbelts, we are planning an aerobic course.

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

EXHIBIT D

PRODUCT TYPES

S LE FAMILY DETACHED (Type "A") homes will consist of single family detached units that are clustered in groups of a slightly higher density than conventional single family homes. This concept promotes a slightly higher density in the area that is actually developed while creating more open space which is commonly owned and maintained by the homeowners and/or the Property Owners' Association. Ownership of these homes will involve the units as well as the lot on which the units are sited. These lots will have front, rear and side yards. These units will be one and one and a half story structures. This type unit will meet the area requirements for zero lot line units as specified in Section 2.(5) herein, except for side yard requirements which shall meet the requirements of the townhouse zoning district for side yards not constructed on the zero lot line.

SINGLE FAMILY DETACHED (Type "B") units are proposed as another form of single family detached housing being attached only by means of a garden wall. These units are proposed as zero lot line homes in which a unit is sited on one of the lot lines. This concept provides a more efficient use of the lot, having three yards instead of four, and therefore creates more open space within the common areas. Ownership of these homes involves the unit as well as the lot. This type unit shall meet the requirements for zero lot line units as specified in section 2.(5) herein.

SINGLE FAMILY DETACHED (Type "C") dwelling units are proposed as another form of detached housing. These lots will consist of parcels of land having access and frontage on a private road. Ownership of these homes would involve the unit as well as the lot. This type unit shall meet the area requirements of the "SF-7" Zoning District.

Note: The Single Family Detached unit Type "A", "B", and "C" shall be designated on each development plan as submitted.

SINGLE FAMILY ATTACHED UNITS are proposed as single family attached homes with party walls. The units are characteristically built as individual units in a series of four to eight units with common walls between units, and a side yard on the end units only. These units would be two story construction, and in some cases with enclosed garages that may or may not be attached. Ownership of these units would involve the unit as well as the lot. Greenspace would be commonly owned through the Community Owners' Association. This type unit shall meet the area requirements of the "TH" Townhouse Zoning District.

MULTIFAMILY ATTACHED UNITS shall meet the densities as established on Exhibit "A" attached herein, and shall meet the applicable area requirements as set forth in section 2.(11) herein, and as set forth in the Comprehensive Zoning Ordinance.

Note: A minimum of 20' will be maintained along both sides of the proposed collector road for landscape purposes.

All units located within the interior portion of the proposed collector road will be a maximum of 30' in height.

ORDINANCE NO. 85-43

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

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings 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 No. 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 84-4 of the City of Rockwall, Texas, as heretofore amended, be and the same are hereby amended by amending the zoning map of the City of Rockwall so as to approve a zoning change and change in the preliminary plan for "PD" Planned Development District Number 8: Chandlers Landing on the property described in Exhibit "A".

PD-8

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

A. Prior to issuance of any building permit in Planned Development District No. 8: Chandlers Landing, Phases 14, 18 Section 1, 19 and 20, a comprehensive development plan shall be filed with the Planning and Zoning Commission, and after hearing, the City Council shall approve a final development plan, which shall be filed and included as Exhibit "B" and made a part of this ordinance for all purposes. Such development plan shall set forth in detail the requirements for ingress and egress to the property, public or private streets or drives, with adequate right-of-way to conform to the Thoroughfare Plan of the City of Rockwall, sidewalks, utilities, drainage, parking space, height of buildings, maximum lot coverage, yards and open spaces, screening walls or fences and other development and protective requirements considered necessary by the City Council so as to create a reasonable transition to and protection of the adjacent property.

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

C. Development of Planned Development No. 8: Chandlers Landing Phases 14, 18 Section 1, 19 and 20 shall be regulated by the requirements listed in Exhibit "C".

D. Development of the amenities of Planned Development No. 8: Chandlers Landing shall be regulated by the requirements listed in Exhibit "D".

E. Prior to the construction of streets and utilities in Phase 19, the developer must escrow the funds for 115% of the cost of 24 ft. of concrete paving along FM-740, including storm drainage, curb and gutter, sidewalk, and engineering.

F. The new entrance off FM-740 can only be used for semi-trailer trucks until a southbound deceleration lane on FM-740 is constructed. The truck entrance must be chained and locked when not in use.

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

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

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

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

DULY PASSED AND APPROVED this 26th day of August, 1985.

APPROVED:

Mayor

ATTEST:

City Secretary

1st reading 8/5/85

2nd reading 8/26/85

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

Beginning at a point for a corner at the northerly northwest corner in the City of Dallas Take-Line in Lake Ray Hubbard, said point being the southwest corner of Kirby Albright 26.954 acre tract, as recorded in Deed Records of Rockwall County, Texas; Thence S 56 degrees 53' 59" E, 732.68 feet to a point for a corner; Thence N 44 degrees 37' 56" E, 1751.07 feet to a point for corner; Thence S 45 degrees 29' 25" E, 1101.25 feet to the beginning of a circular curve to the left having a radius of 80.00 feet; Thence Southeasterly, to Northeasterly, along said circular curve to the left, thru a central angle of 116 degrees 29' 35", an arc distance of 162.66 feet to the point of tangency; Thence N 18 degrees 01' E, 375.02 feet to a point for a corner, in the Southwesterly line of a Public Road; Thence S 45 degrees 18' 28" E, along the said Southwesterly line of a Public Road, 200.00 feet to a point for a corner; Thence N 39 degrees 48' 39" E, 51.22 feet to a point for corner, in the above-referenced Westerly line of Farm-Market Highway 740; Thence S 37 degrees 03' 22" E, continuing along the said Westerly line of Farm-Market Highway 740, 225.40 feet to an angle point; Thence S 12 degrees 02' 06" E, continuing along the said Westerly line of Farm-Market Highway 740, 241.20 feet to an angle point; Thence S 8 degrees 24' 31" E, continuing along the said Westerly line of Farm-Market Highway 740, 848.05 feet to a point for corner at northeast corner of Scenic Estates Subdivision; Thence N 84 degrees 34' 07" West along the north line of Lot 1 of the above said Scenic Estate Subdivision, 391.10 feet to a point for corner; Thence S 2 degrees 06' 52" W, along the Westerly line of the above said Scenic Estates Subdivision, 559.82 feet to a point for a corner, said point being the Southwesterly corner of Lot 4, of said subdivision; Thence S 84 degrees 34' 07" E, along the Southerly line of the above said Lot 4, 352.30 feet to a point for a corner, in the above referenced West line of Farm-Market Highway 740; Thence S 6 degrees 05' 20" W, along the said Westerly line of Farm-Market Highway 740, 310.00 feet to a point for corner; Thence N 89 degrees 17' 49" W 4268.99 feet to a point for corner in the City of Dallas TakeLine for Lake Ray Hubbard; Thence, the following courses and distances along the existing and proposed City of Dallas TakeLine for Lake Ray Hubbard: N 17 degrees 56' 12" E 235.24 feet; N 17 degrees 48' 56" E, 45.55 feet; N 57 degrees 22' 11" E 107.47 feet; N 4 degrees 36' 56" W, 137.44 feet; N 44 degrees 11' 50" E, 137.84 feet; N 14 degrees 30' 54" E, 137.19 feet; N 56 degrees 08' 28" E, 255.03 feet; N 28 degrees 15' 05" E, 192.07 feet; N 39 degrees 23' 13" E, 599.08 feet; N 72 degrees 30' 52" E, 138.00 feet; N 57 degrees 05' 40" W, 236.77 feet; N 46 degrees 18' 05" E, 120.00 feet to the Point of Beginning and containing 162.6 acres of land.

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

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

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

EXHIBIT C

CHANDLERS LANDING, PHASE 14, BLOCK A

AREA REQUIREMENTS

1.	Minimum lot area	6,500 ft.
2.	Maximum Units per lot	1
3.	Minimum dwelling unit	1,200 sq. ft.
4.	Minimum lot width	50 ft.
5.	Minimum lot depth	100 ft.
6.	Minimum front setback	20 ft.
7.	Minimum rear setback	10 ft.
8.	Minimum side setback	5 ft.
9.	Minimum distance between buildings on same lot	10 ft.
10.	Maximum building coverage	40%
11.	Maximum height	30 ft.
12.	Minimum distance between buildings	10 ft.
13.	Minimum parking	2 spaces
14.	Minimum garage	2 car

EXHIBIT C

CHANDLERS LANDING PHASE 18, SECTION 1

TOWNHOUSE AREA REQUIREMENTS

1.	Minimum lot area	3,000 sq. ft.
2.	Maximum dwelling units per lot	1
3.	Minimum sq. ft. per dwelling unit	1,000 sq. ft.
4.	Minimum lot width	26 ft. at building line
5.	Minimum lot depth	100 ft.
6.	Minimum front setback	
	front entry garage	20 ft.
	side or rear	15 ft.
7.	Minimum rear setback	10 ft.
8.	Minimum side setback	0 ft.
	abutting street	10 ft.
9.	Minimum separation between attached buildings	20 ft. every 250 ft.
10.	Minimum length of driveway pavement on side or rear yard	20 ft.
11.	Minimum landscaping	10%
12.	Maximum density	8 per acre
13.	Maximum height	30 ft.
14.	Minimum off street parking	2 spaces
15.	Minimum garage	2 car
16.	Maximum number attached units	8 up to 250 ft.
17.	Maximum building coverage	60%

EXHIBIT C

CHANDLERS LANDING, PHASES 19 and 20

AREA REQUIREMENTS

1.	Minimum lot area	6,000 sq. ft.
2.	Maximum units per lot	1
3.	Minimum dwelling unit	1,200 sq. ft.
4.	Minimum lot width	50 ft.
5.	Minimum lot depth	100 ft.
6.	Minimum front setback	20 ft.
7.	Minimum rear setback	10 ft.
8.	Minimum side setback	5 ft.
9.	Minimum distance between buildings on same lot	10 ft.
10.	Maximum building coverage	40%
11.	Maximum height	30 ft.
12.	Minimum distance between buildings	10 ft.
13.	Minimum parking	2 spaces
14.	Minimum garage	2 car

EXHIBIT D

AMENITY IMPROVEMENTS

Yacht Club Area

1. Seven (7) tennis courts to be re-surfaced.
2. A new improved lighting system will be installed on five (5) courts.
3. Landscaped retaining walls will be constructed around all steep slopes adjacent to the courts.
4. A sub-surface drainage system will be installed to pick up surface run-off.
5. A new sidewalk system will be installed to accommodate golf carts - 6 ft. wide around existing tennis courts.
6. Major grading will be performed to improve landscaping and better maintenance - erosion ditch.
7. The courts will have spectator accommodations where the terrain permits.
8. The existing children's play area will be renovated and enlarged.
9. Outdoor tennis pavillion.
10. Additional major improvements will be made to the Yacht Club which include better accoustics, carpeting, renovation of Commodore State Room, outside lounging accommodations, structure cosmetics and landscaping.

Area A - Swimming & Tennis Park

1. Parking
2. Swimming pool
3. Gazebo
4. Children's play area
5. Restrooms/dressing
6. tennis courts (2), lights
7. General landscaping.
8. Large trees, small trees, shrubs and ground cover, lawn, elevated planters, lighting

EXHIBIT D

Area B: Recreation Park

1. Limited parking and access
2. Park shelter
3. Children's play area (2)
4. Picnic spots (4)
5. Volleyball court
6. Half basketball court
7. Open lawn area
8. Exercise stations (7)
9. Pedestrian trail
10. Bridges (4)
11. General clearing and channel work
12. Tree pruning, stone boulders, retaining walls and fencing, flowering trees, and plants

AMENITIES SCHEDULE

I. Recreation Park

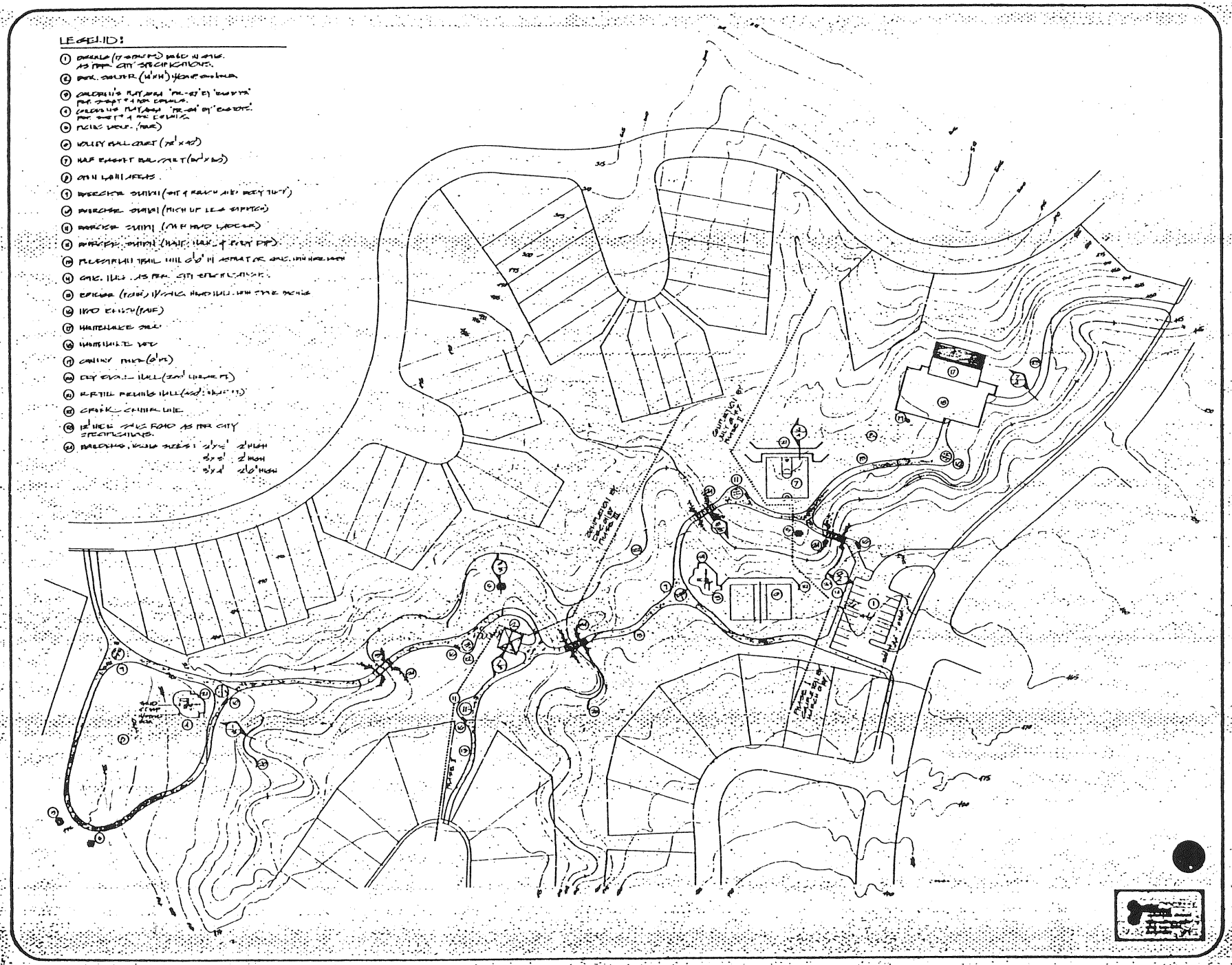
Start Fall. 1985
Open lawn area, Spring 1986
Completion, Fall 1987

II. Amenity Improvements for Yacht Club

Start Summer 1985
Completion Spring 1986

III. Swimming and Tennis Park

Start Spring 1986
Completion Fall 1987



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an environmental design project for
CHANDLERS LANDING PARK

project
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VIEW: Pdfile SORT: PHASE_NO
RESTRICT: PHASE_NO = "CHAND 4" TATES"

P&Z CASE NO	ORDINANCE	PHASE NAME	ACTION	DESCRIPTION
8423	0	CHAND 4	PP	AR ZLL ALL ESTAB.
8445	0	CHAND 4	FP	ALL

7516 Chantilly Ct. in Rockwall

CHANDLERS LANDING/PHASE 4
January 20, 1984

AREA REQUIREMENTS:

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

8423 0 CHAND 4 PP AR ZLL ALL ESTAB.

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	L	105.96		L	198.38		L	117.12		L	257.53
2	Δ	07°41'21"	4	Δ	17°35'47"	6	Δ	16°02'36"	8	Δ	37°05'26"
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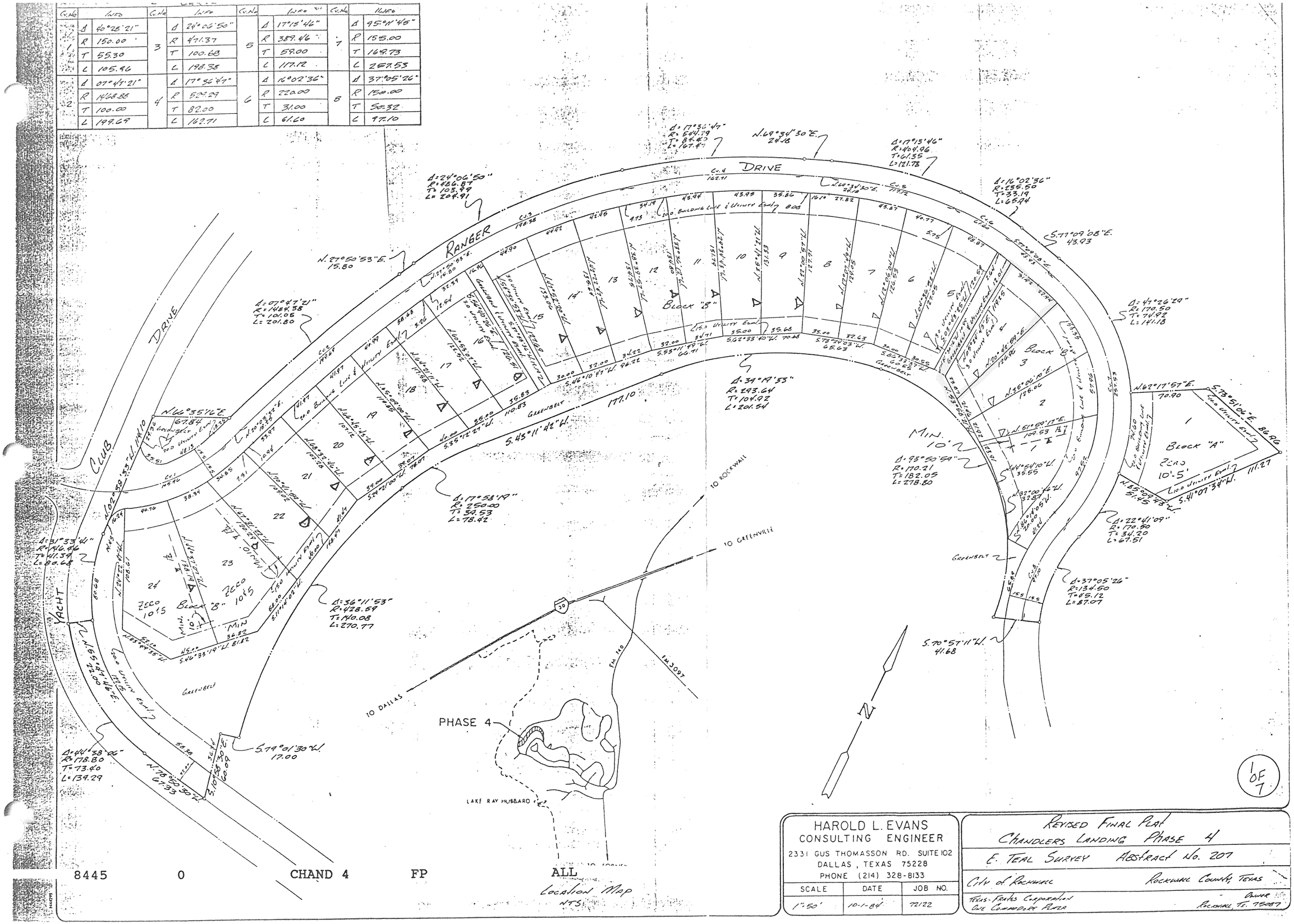
	L	199.69		L	162.71		L	61.60		L	97.10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P&Z CASE NO	ORDINANCE	PHASE NAME	ACTION	DESCRIPTION
8410	0	CHAND 17	PP	AR-ZLL A,-TH B,C,D,E,F
8446	0	CHAND 17	FP	ALL
8547	0	CHAND 17	RPP	A1-25
8740	8745	CHAND 17	Z	AR ZLL C1-4
8740	0	CHAND 17	RPP	PARTIAL, C1-4 (C1-3)
9125	9143	CHAND 17	Z	AR SFD B1-8R,F13-14R,C1R
9125	0	CHAND 17	RPP	B1-16,F13-17,C1-2SEE ABOV

Lots 1-25, Block A

AREA REQUIREMENTS:

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

Ord 84-C

Block B, C, D, E, F

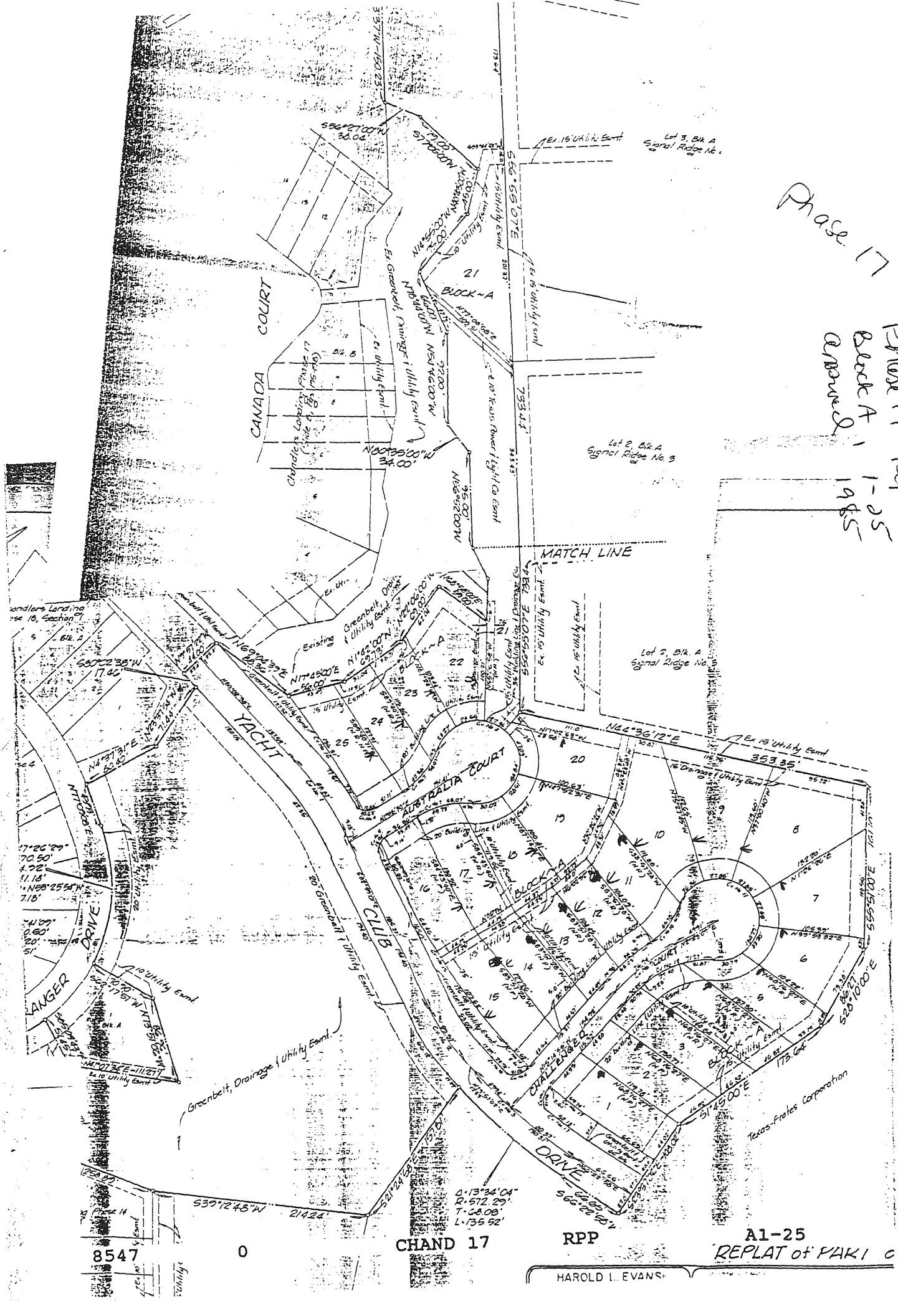
AREA REQUIREMENTS:

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

1-25 Block A

PATIO HOMES: LOTS ~~51-73~~, BLOCK B

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


Phase 17
Phase 17 Replat
Block A, 1-25
Approved 1985
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BLOCK-A
Lot 3, Blk A
Signal Ridge No.
Lot 2, Blk. A
Signal Ridge No. 3
MATCH LINE
YACHT CLUB DRIVE
AUSTRALIA COURT
CHALLENGER COURT
Texas-Frates Corporation
Greenbelt, Drainage & Utility Esmt.
Existing Greenbelt, Drainage & Utility Esmt.
Ex. 15' Utility Esmt.
Δ=13°34'04"
R=572.29'
T=68.08'
L=135.52'
S39°12'48"W
214.24'
S66°22'58"W
S56°55'07"E
N44°36'12"E
353.35'
S55°51'00"E
S28°10'00"E
S1°45'00"E
173.64'
N80°35'00"W
34.00'
S80°02'38"W
17.46'
N69°04'39"E
N17°45'00"E
N1°42'00"W
N4°37'31"E
S56°27'00"W
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REPLAT of PARI
HAROLD L. EVANS

Phase 17

ORDINANCE NO. 87-45

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

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings 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 No. 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" Planned Development District No. 8, Chandlers Landing, on the property described as Block C, Lots 1-4, Phase 17. Chandlers Landing.

Section 2. That the above described tract of land 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. The above described tract of land shall be developed for Zero Lot Line single family dwellings meeting the requirements listed on Exhibit "A" attached hereto and made a part hereof.

B. Development of the above described tract of land shall comply with the development plan attached hereto as Exhibit "B" and made a part hereof.

Section3. Any person, firm or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of ONE THOUSAND DOLLARS ($1,000.00) for each offense and each and every day such offense shall continue shall be deemed to constitute a separate offense.

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

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

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

DULY PASSED AND APPROVED this 17th day of August, 1987.

APPROVED:

Mayor

ATTEST:

By

1st reading 8/3/87
2nd reading 8/17/87

ORDINANCE NO. 87-45

EXHIBIT "A"

ZERO LOT LINE DEVELOPMENT

Block C, Lots 1-4, Phase 17

Area Requirements

Minimum Lot area----------5,000 sq. ft.

Minimum Floor Area per Dwelling Unit----------1,750 sq. ft.

Minimum Lot Frontage----------40 ft.

Minimum Lot Depth----------100 ft.

Minimum Front Setback----------20 ft.

Minimum Rear Setback----------15 ft.

Minimum Side Yard----------0 ft. & 10 ft.

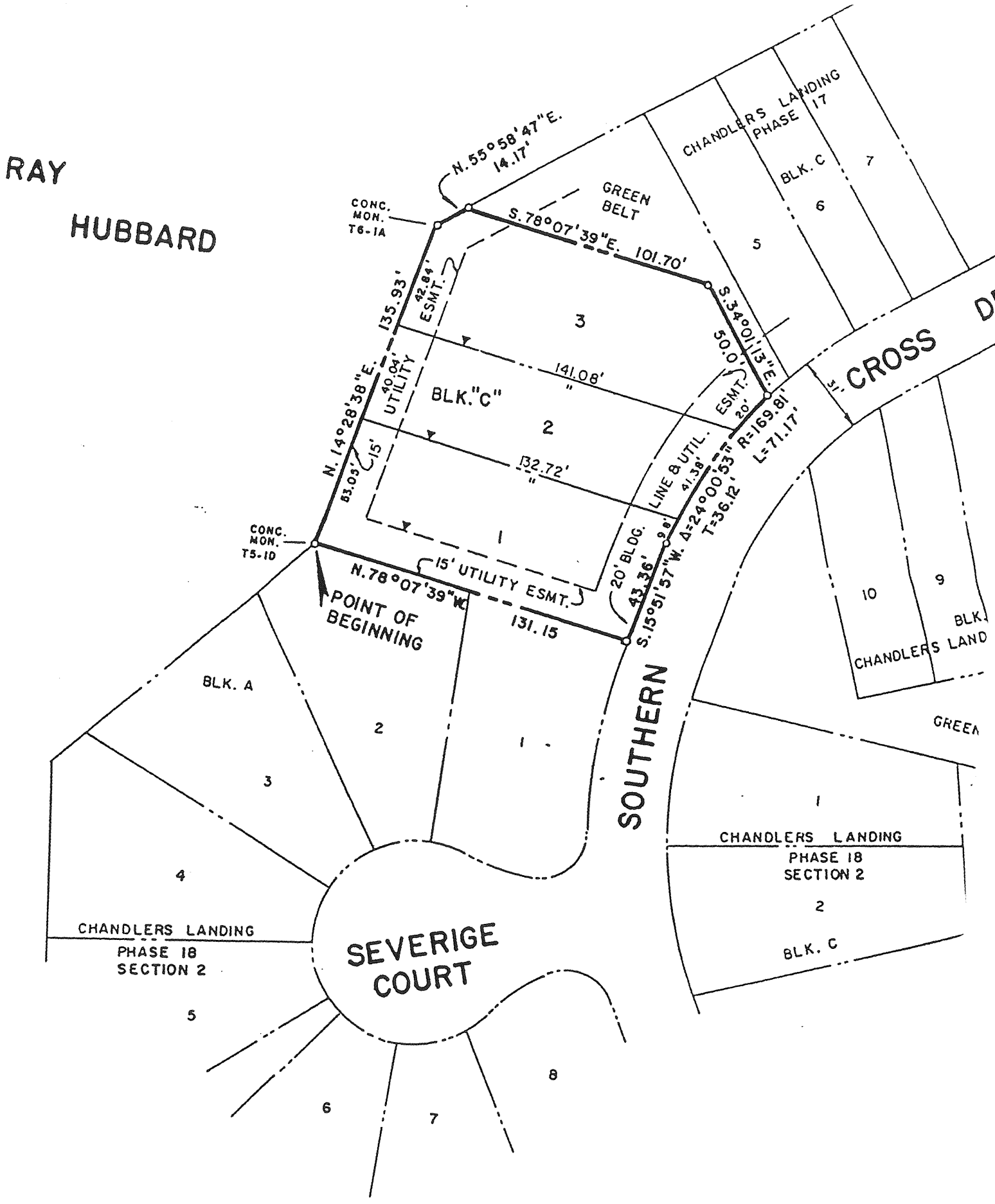
Minimum Building Separation----------10 ft.

Maximum Building Coverage----------60%

Maximum Building Height----------30 ft.

Minimum Off-Street Parking----------2 spaces/unit (excluding garage)

All other area requirements of "ZLL-5" Zero Lot Line classification not specifically addressed above are hereby incorporated as area requirements for Block C, Lots 1-4, Phase 17.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HUBBARD
CONC. MON. T6-1A
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GREEN BELT
S. 78°07'39" E. 101.70'
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6
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42.84' ESMT.
3
S. 34°01'13" E. 50.0'
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40.04' UTILITY
BLK. "C"
2
ESMT. 20'
N. 14°28'38" E.
83.03'
15'
132.72'
LINE & UTIL. 41.38'
R=169.81'
L=71.17'
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CONC. MON. T5-1D
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T=36.12'
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S. 15°51'57" W.
15' UTILITY ESMT.
N. 78°07'39" W. 131.15
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PHASE 18
SECTION 2
SEVERIGE COURT
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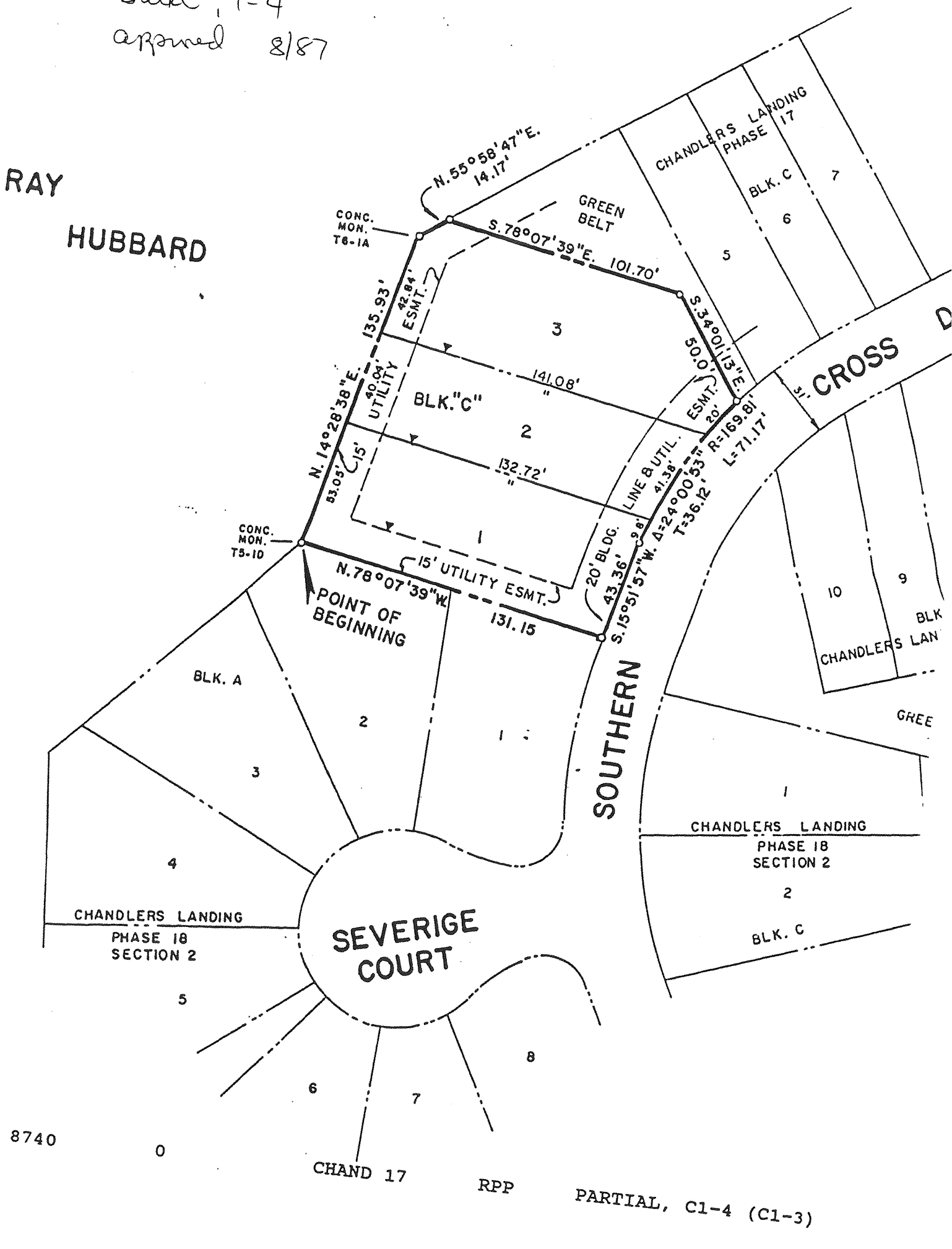
CHANDLERS LANDING
PHASE 18
SECTION 2
2
BLK. C

Replat Phase 17
Block C, 1-4
approved 8/87



Phase 17

ORDINANCE NO. 91-43

AN ORDINANCE OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE AND ORDINANCE NO. 84-4 OF THE CITY OF ROCKWALL, TEXAS, AS HERETOFORE AMENDED, SO AS TO GRANT A ZONING CHANGE AND AMEND A PRELIMINARY PLAN FOR PD-8, CHANDLERS LANDING, MORE FULLY DESCRIBED HEREINAFTER; 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 REPEALER CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall have given the requisite notices by publication and otherwise, and have held public hearings 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 (see attachments for lot description).

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 to the Comprehensive Zoning Ordinance.

B. Development of those portions of Planned Development, Chandlers Landing Phase 17, Phase 18, Section 1 and Phase 18, Section 2 as described herein shall be regulated by the requirements as specified on Exhibit "A" attached hereto and made a part hereof. All area requirements not specifically listed herein shall comply with the requirements set forth in the corresponding standard zoning classification for each use.

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 7th day of October 1991, 1991.

APPROVED:

Frank R Miller

Mayor

ATTEST:

By: Mary Nichols

1st reading September 16, 1991

2nd reading October 7, 1991

ORDINANCE NO._____

EXHIBIT "A"

AREA REQUIREMENTS

CHANDLERS LANDING PHASE 17

LOTS 1-R THROUGH 8-R, BLOCK B; AND 13-R, & 14-R, BLOCK F

Minimum Lot Area	5,500 sq. ft.
Minimum Floor Area per Dwelling Unit	1,750 sq. ft.
Minimum Lot Frontage	40 ft.
Minimum Average Lot Depth	100 ft.
Minimum Front Set Back	20 Lin. Ft.
Minimum Rear Set Back	10 ft.
Minimum Side Yard (internal lot)	5 ft.
Minimum Side Yard (adjacent to a side street)	15 ft.
Minimum Building Separation	10 ft.
Maximum Building Coverage	40%
Maximum Building Height	30 ft.
Minimum Off-Street Parking (excluding garage)	2 sps./unit
Minimum Garage Space	2 vehicles

All other area requirements of "SF-10" Single Family zoning classification not specifically addressed above are hereby incorporated as area requirements for Lots 1-R through 8-R, Block 6, and 13-R & 14-R, Block F, Phase 17.

ORDINANCE NO._____

EXHIBIT "A"

AREA REQUIREMENTS

CHANDLERS LANDING PHASE 17

LOTS 1-R, BLOCK C

Minimum Lot Area	5,500 sq. ft.
Minimum Floor Area per Dwelling Unit	1,750 sq. ft.
Minimum Lot Frontage	40 ft.
Minimum Lot Depth	100 ft.
Minimum Front Set Back	20 ft.
Minimum Rear Set Back	10 ft.
Minimum Side Yard (internal lot)	5 ft.
Minimum Side Yard (adjacent to a street)	15 ft.
Minimum Building Separation	10 ft.
Maximum Building Coverage	40%
Maximum Building Height	30 ft.
Minimum Off-Street Parking (excluding garage)	2 sps./unit
Minimum Garage Space	2 vehicles

All other area requirements of "SF-10" Single Family zoning classification not specifically addressed above are hereby incorporated as area requirements for Lot 1-R, Block C, Phase 17.

ORDINANCE NO._____

EXHIBIT "A"

AREA REQUIREMENTS

CHANDLERS LANDING PHASE 18, SECTION 1

LOTS 1-R, 2-R, 3-R, 4-R, AND 5-R, BLOCK A

Minimum Lot Area	6,000 sq. ft.
Minimum Floor Area per Dwelling Unit	1,750 sq. ft.
Minimum Lot Frontage	40 ft.
Minimum Lot Depth	100 ft.
Minimum Front Set Back	20 ft.
Minimum Rear Set Back	10 ft.
Minimum Side Yard (internal lot)	5 ft.
Minimum Side Yard (adjacent to a street)	15 ft.
Minimum Building Separation	10 ft.
Maximum Building Coverage	40%
Maximum Building Height	30 ft.
Minimum Off-Street Parking (excluding garage)	2 sps./unit
Minimum Garage Space	2 vehicles

All other area requirements of "SF-10" Single Family zoning classification not specifically addressed above are hereby incorporated as area requirements for Lot 1-R, 2-R, 3-R, 4-R, and 5-R, Block A, Phase 18, Section 1.

ORDINANCE NO._____

EXHIBIT "A"

AREA REQUIREMENTS

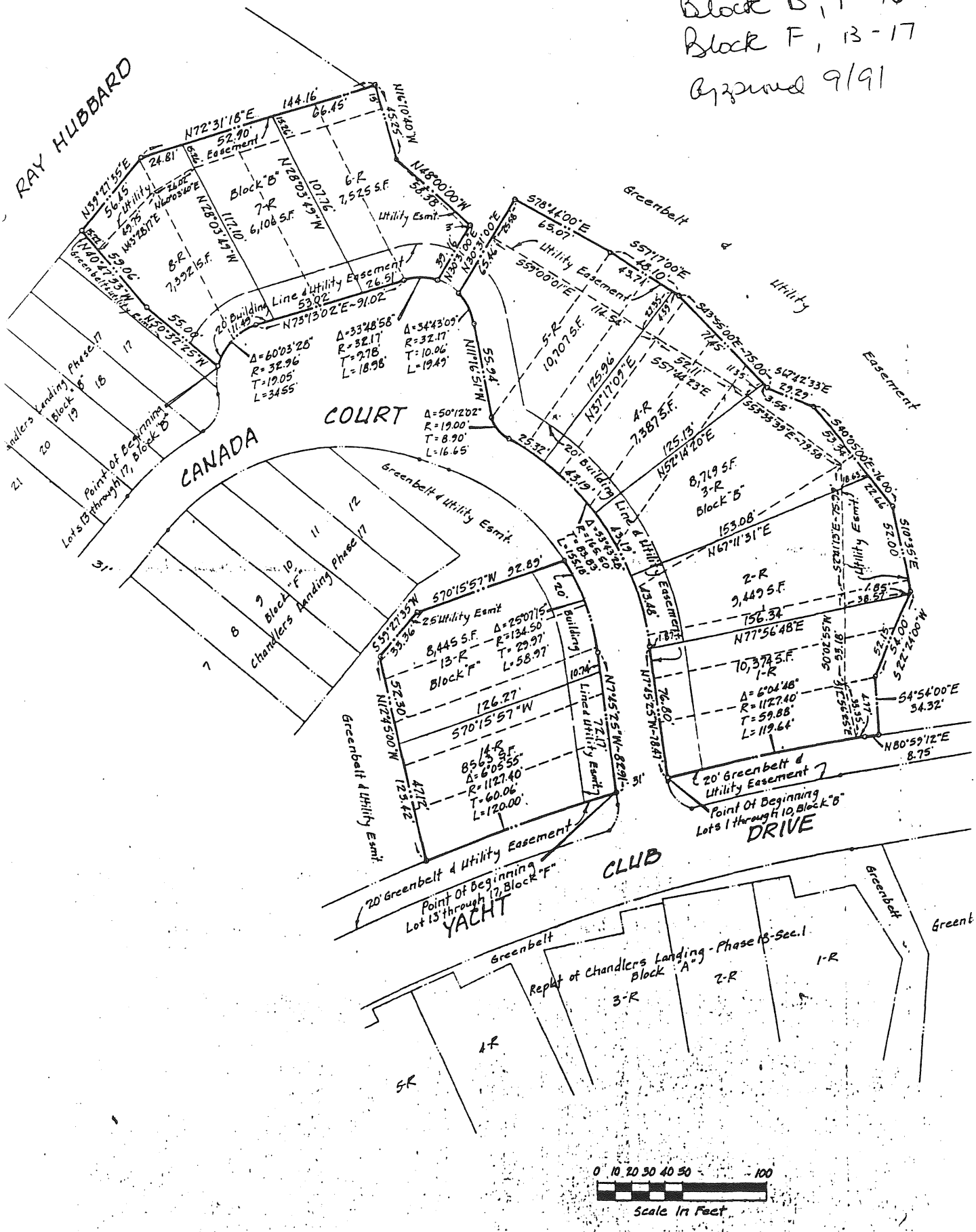
CHANDLERS LANDING PHASE 18, SECTION 2

LOTS 1-R, BLOCK B AND LOTS 1-R, 4-R, AND 5-R, BLOCK C

Minimum Lot Area	6,000 sq. ft.
Minimum Floor Area per Dwelling Unit	1,750 sq. ft.
Minimum Lot Frontage	40 ft.
Minimum Lot Depth	100 ft.
Minimum Front Set Back	20 ft.
Minimum Rear Set Back	10 ft.
Minimum Side Yard (internal lot)	5 ft.
Minimum Side Yard (adjacent to a street)	15 ft.
Minimum Building Separation	10 ft.
Maximum Building Coverage	40%
Maximum Building Height	30 ft.
Minimum Off-Street Parking (excluding garage)	2 sps./unit
Minimum Garage Space	2 vehicles

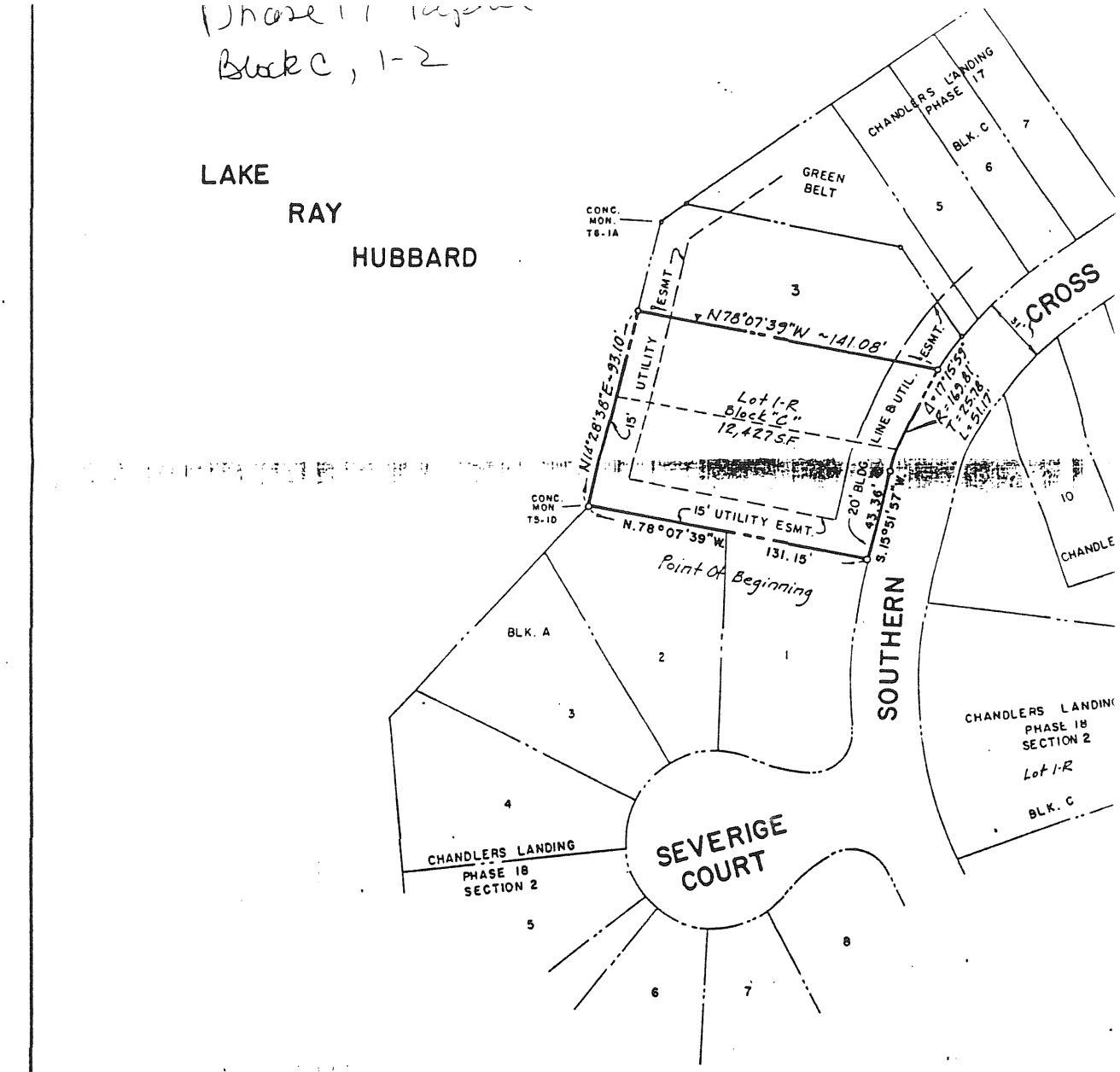
All other area requirements of "SF-10" Single Family zoning classification not specifically addressed above are hereby incorporated as area requirements for Lots 1-R, Block B and Lots 1-R, 4-R, and 5-R, Block C, Phase 18, Section 2.

Replat Phase 17
Block B, 1-16
Block F, 13-17
Approved 9/91



9125 0 CHAND 17 RPP B1-16,F13-17,C1-2SEE ABOV

Phase II Replat
Block C, 1-2



Approved
9/91

TELEDYNE POST N7174

phase II

VICINITY MAP

NOTE: 1. Numbers in parentheses indicate curves. Curve data is tabulated on page 4 of 5 for this plat. Arc lengths are shown for each curve on this sheet and are shown for the centerline of the streets shown hereon are hereby designated as Fire Lanes.

2. The area within 8'± Left & Rt. Right of the Centerline of the Streets shown

UTILITY EASEMENT

BLOCK "C"

Replatted & Rezoned to SF 9/91

BLOCK "D"

SOUTHERN CROSS DRIVE

CANADA COURT

BLOCK "E"

BLOCK "F"

BLOCK "A"

13-R

14-R

YACHT CLUB DRIVE

FILE PLAT PHASE SEVEN

Replatted & Rezoned to SF 9/91

Block A Replatted 1955

CHAND 17 FP ALL

VIEW: Pdfile SORT: PHASE_NO
RESTRICT: PHASE_NO = "CHAND 18-1"

P&Z CASE NO	ORDINANCE	PHASE NAME	ACTION	DESCRIPTION
8539	8543*	CHAND 18-1	Z	AR ALL TH
8424	0	CHAND 18-1	PP	ALL
8469	0	CHAND 18-1	FP	ALL
9125	9143	CHAND 18-1	Z	AR SFD BLOCK A,1R-5R
9241	9243	CHAND 18-1	Z	AR SFD BLOCK A, 6R-8R
9125	0	CHAND 18-1	RPP	BLOCK A, 1-10(1R-5R)
9241	0	CHAND 18-1	RPP	BLOCK A, 11-15(6R-8R)

* See "Chand" master Plan section for full ordinance

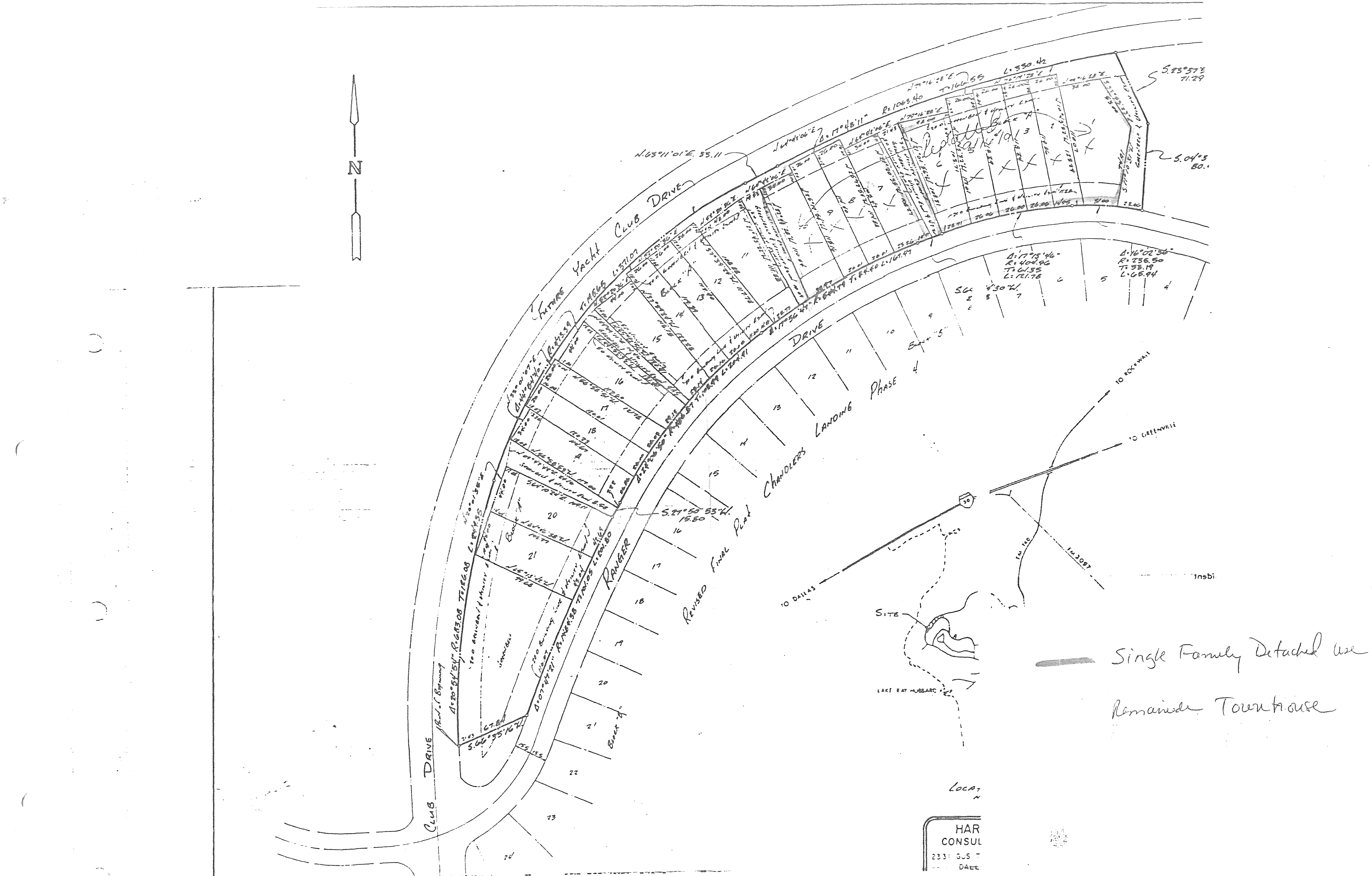
EXHIBIT C

CHANDLERS LANDING PHASE 18, SECTION 1

TOWNHOUSE AREA REQUIREMENTS

1.	Minimum lot area	3,000 sq. ft.
2.	Maximum dwelling units per lot	1
3.	Minimum sq. ft. per dwelling unit	1,000 sq. ft.
4.	Minimum lot width	26 ft. at building line
5.	Minimum lot depth	100 ft.
6.	Minimum front setback	
	front entry garage	20 ft.
	side or rear	15 ft.
7.	Minimum rear setback	10 ft.
8.	Minimum side setback	0 ft.
	abutting street	10 ft.
9.	Minimum separation between attached buildings	20 ft. every 250 ft.
10.	Minimum length of driveway pavement on side or rear yard	20 ft.
11.	Minimum landscaping	10%
12.	Maximum density	8 per acre
13.	Maximum height	30 ft.
14.	Minimum off street parking	2 spaces
15.	Minimum garage	2 car
16.	Maximum number attached units	8 up to 250 ft.
17.	Maximum building coverage	60%

8539 8543 CHAND 18-1 Z AR ALL TH



8469 C Chand. 18-1 FP 211

ORDINANCE NO. 91-43

AN ORDINANCE OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE AND ORDINANCE NO. 84-4 OF THE CITY OF ROCKWALL, TEXAS, AS HERETOFORE AMENDED, SO AS TO GRANT A ZONING CHANGE AND AMEND A PRELIMINARY PLAN FOR PD-8, CHANDLERS LANDING, MORE FULLY DESCRIBED HEREINAFTER; 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 REPEALER CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall have given the requisite notices by publication and otherwise, and have held public hearings 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 (see attachments for lot description).

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 to the Comprehensive Zoning Ordinance.

B. Development of those portions of Planned Development, Chandlers Landing Phase 17, Phase 18, Section 1 and Phase 18, Section 2 as described herein shall be regulated by the requirements as specified on Exhibit "A" attached hereto and made a part hereof. All area requirements not specifically listed herein shall comply with the requirements set forth in the corresponding standard zoning classification for each use.

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 7th day of October 1991, 1991.

APPROVED:

Frank R Miller

Mayor

ATTEST:

By: Mary Nichols

1st reading September 16, 1991

2nd reading October 7, 1991

ORDINANCE NO._____

EXHIBIT "A"

AREA REQUIREMENTS

CHANDLERS LANDING PHASE 17

LOTS 1-R THROUGH 8-R, BLOCK B; AND 13-R, & 14-R, BLOCK F

Minimum Lot Area	5,500 sq. ft.
Minimum Floor Area per Dwelling Unit	1,750 sq. ft.
Minimum Lot Frontage	40 ft.
Minimum Average Lot Depth	100 ft.
Minimum Front Set Back	20 Lin. Ft.
Minimum Rear Set Back	10 ft.
Minimum Side Yard (internal lot)	5 ft.
Minimum Side Yard (adjacent to a side street)	15 ft.
Minimum Building Separation	10 ft.
Maximum Building Coverage	40%
Maximum Building Height	30 ft.
Minimum Off-Street Parking (excluding garage)	2 sps./unit
Minimum Garage Space	2 vehicles

All other area requirements of "SF-10" Single Family zoning classification not specifically addressed above are hereby incorporated as area requirements for Lots 1-R through 8-R, Block 6, and 13-R & 14-R, Block F, Phase 17.

ORDINANCE NO._____

EXHIBIT "A"

AREA REQUIREMENTS

CHANDLERS LANDING PHASE 17

LOTS 1-R, BLOCK C

Minimum Lot Area	5,500 sq. ft.
Minimum Floor Area per Dwelling Unit	1,750 sq. ft.
Minimum Lot Frontage	40 ft.
Minimum Lot Depth	100 ft.
Minimum Front Set Back	20 ft.
Minimum Rear Set Back	10 ft.
Minimum Side Yard (internal lot)	5 ft.
Minimum Side Yard (adjacent to a street)	15 ft.
Minimum Building Separation	10 ft.
Maximum Building Coverage	40%
Maximum Building Height	30 ft.
Minimum Off-Street Parking (excluding garage)	2 sps./unit
Minimum Garage Space	2 vehicles

All other area requirements of "SF-10" Single Family zoning classification not specifically addressed above are hereby incorporated as area requirements for Lot 1-R, Block C, Phase 17.

ORDINANCE NO._____

EXHIBIT "A"

AREA REQUIREMENTS

CHANDLERS LANDING PHASE 18, SECTION 1

LOTS 1-R, 2-R, 3-R, 4-R, AND 5-R, BLOCK A

Minimum Lot Area	6,000 sq. ft.
Minimum Floor Area per Dwelling Unit	1,750 sq. ft.
Minimum Lot Frontage	40 ft.
Minimum Lot Depth	100 ft.
Minimum Front Set Back	20 ft.
Minimum Rear Set Back	10 ft.
Minimum Side Yard (internal lot)	5 ft.
Minimum Side Yard (adjacent to a street)	15 ft.
Minimum Building Separation	10 ft.
Maximum Building Coverage	40%
Maximum Building Height	30 ft.
Minimum Off-Street Parking (excluding garage)	2 sps./unit
Minimum Garage Space	2 vehicles

All other area requirements of "SF-10" Single Family zoning classification not specifically addressed above are hereby incorporated as area requirements for Lot 1-R, 2-R, 3-R, 4-R, and 5-R, Block A, Phase 18, Section 1.

ORDINANCE NO._____

EXHIBIT "A"

AREA REQUIREMENTS

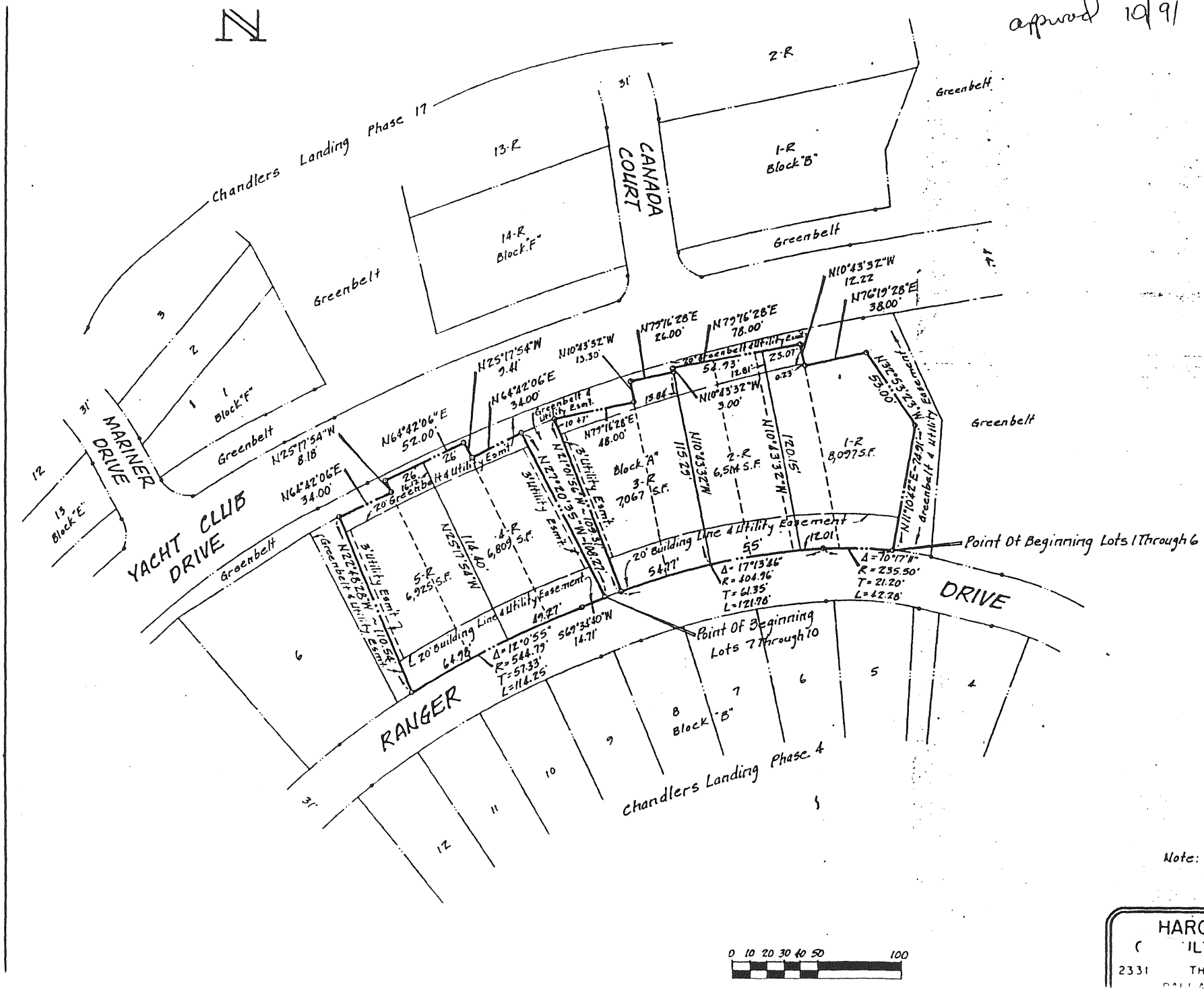
CHANDLERS LANDING PHASE 18, SECTION 2

LOTS 1-R, BLOCK B AND LOTS 1-R, 4-R, AND 5-R, BLOCK C

Minimum Lot Area	6,000 sq. ft.
Minimum Floor Area per Dwelling Unit	1,750 sq. ft.
Minimum Lot Frontage	40 ft.
Minimum Lot Depth	100 ft.
Minimum Front Set Back	20 ft.
Minimum Rear Set Back	10 ft.
Minimum Side Yard (internal lot)	5 ft.
Minimum Side Yard (adjacent to a street)	15 ft.
Minimum Building Separation	10 ft.
Maximum Building Coverage	40%
Maximum Building Height	30 ft.
Minimum Off-Street Parking (excluding garage)	2 sps./unit
Minimum Garage Space	2 vehicles

All other area requirements of "SF-10" Single Family zoning classification not specifically addressed above are hereby incorporated as area requirements for Lots 1-R, Block B and Lots 1-R, 4-R, and 5-R, Block C, Phase 18, Section 2.

Replat Phase 18-1
Block A, 1-10
approved 10/91



CHAND 18-1 RPP BLOCK A, 1-10(1R-5R)

0 9125

Note: All p erty
are iron

HAROLD EV
ILTIN EN
2331 THOMAS N F

ORDINANCE NO. 92-43

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 TOWNHOUSE TO SINGLE FAMILY DETACHED LAND USE 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 zero lot line residential to single family detached residential was submitted by C.B.N. Development Corporation on Lots 6-R,7-R, and 8-R, Block A, Phase 18, Section 1, Chandlers Landing; 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 as Lots 6-R,7-R, and 8-R, Block A, Phase 18, Section 1, Chandlers Landing.

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 Single Family Detached residential development and shall be regulated by the area requirements as set forth on Exhibit "A", attached hereto and made a part hereof.

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

Section 3. Any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of 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 7th day of December, 1992, 1992.

APPROVED:

Mayor

ATTEST:

By: Hilda Crangle

1st reading 11/16/92

2nd reading 12/7/92

AREA REQUIREMENTS

CHANDLERS LANDING PHASE 18, SECTION 1

LOTS 6-R, 7-R AND 8-R, BLOCK A

Minimum Lot Area.....5,700 Sq. FT

Minimun Floor Area per Dwelling Unit.....1,750 Sq. Ft.

Minimum Lot Frontage.....40 Lin. Ft

Minimum Lot Depth.....100 Lin. Ft.

Minimum Front Set Back.....25 Lin. Ft.

Minimum Rear Set Back.....20 Lin. Ft.

Minimum Side Yard (internal lot).....5 Lin. Ft.

Minimum Building Separation.....10 Lin. Ft.

Maximum Building Coverage.....40 %

Maximum Building Height.....30 Vert. Ft.

Minimum Off-Street Parking (Excluding Garage).....2 Sps./Unit

Minimum Garage Space.....2 Vehicles

All other area requirements of "SF-10" Single Family zoning classfication, not specifically addressed above, are hereby incorporated as area requirements for lots 6-R, 7-R and 8-R, Block A, Phase 18, Section 1.

ATTACHMENT "A"

OWNER's CERTIFICATE

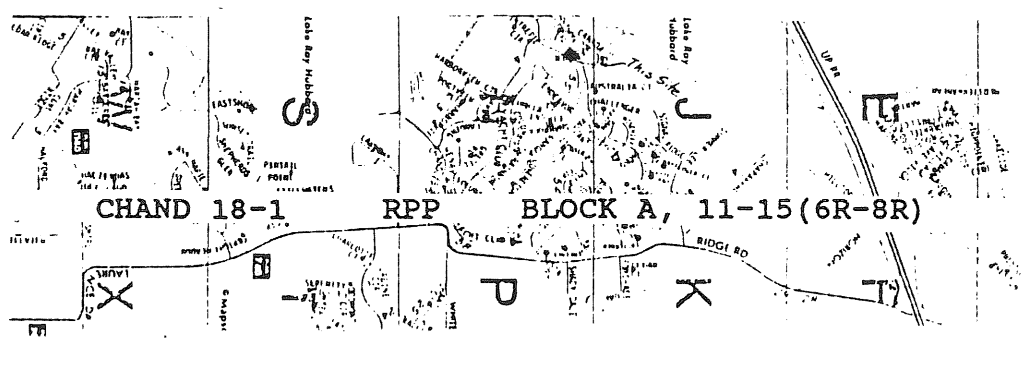
STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS, CBN Development Corporation is the owner of a tract of land situated in the E. Teal Survey, Abstract No. 207, Rockwall County, Texas, and being all of Lots 11 through 15, Block A of Chandlers Landing, Phase 1B, Section 1, an addition to the City of Rockwall, recorded in Slide B, Page 163, Plat Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found at the East corner of said Lot 11 and on the Northwesterly line of Ranger Drive, a 31 foot roadway, said point being on a curve to the left, having a central angle of 4° 32' 13", a radius of 544.79 feet, and a chord that bears South 54° 13' 50" West a distance of 43.13 feet;
THENCE: Along said curve and with said Northwesterly line an arc distance of 43.14 feet to a 1/2" iron rod found at the point of compound curvature of a curve to the left, having a central angle of 10° 49' 11", a radius of 486.87 feet, and a chord that bears South 46° 33' 07" West a distance of 91.80 feet;
THENCE: Along said curve and continuing with said Northwesterly line an arc distance of 91.94 feet to a 1/2" iron rod found at the South corner of said Lot 15;
THENCE: North 45° 22' 56" West a distance of 120.91 feet to a 1/2" iron rod found at the West corner of said Lot 15;
THENCE: Along the Northwesterly lines of Lots 15, 14, 13, 12, and 11, all to 1/2" iron rods found for corners as follows: North 52° 20' 36" East a distance of 44.00 feet; North 37° 39' 24" West a distance of 7.13 feet; North 52° 20' 36" East a distance of 78.00 feet; South 37° 39' 24" East a distance of 8.90 feet; and North 52° 20' 36" East a distance of 48.00 feet, the North corner of said Lot 11;
THENCE: South 27° 43' 22" East a distance of 111.88 feet to the Point of Beginning and containing 0.4067 acres of land.

Phase 18-1
Partial Replat
Block A, 11-15
approved 11/92

9241 0 CHAND 18-1 RPP BLOCK A, 11-15(6R-8R)



VIEW: Pdfile SORT: PHASE_NO
RESTRICT: PHASE_NO = "CHAND 18-2" GE"

P&Z CASE NO	ORDINANCE	PHASE NAME	ACTION	DESCRIPTION
8424	0	CHAND 18-2	PP	AR ZLL ALL
8477	0	CHAND 18-2	FP	ALL
8808	0	CHAND 18-2	RPP	A1,7,8, C1-3(VOID)
8832	0	CHAND 18-2	RPP	A9-32(9-23), B4-16(4-13)
8838	8851	CHAND 18-2	Z	AR SFD BLOCK A9-23
8859	0	CHAND 18-2	RPP	A1,7,8(1,7), C1-3(1-3)
9125	9143	CHAND 18-2	Z	AR SFD B1-R;C1-R,4-R,5-R
9125	0	CHAND 18-2	RPP	B1-2(1R);C1,2,4-7(1,4-5R)

AREA REQUIREMENTS:

Minimum Lot Area	4000	sq.ft.
Minimum Floor Area per D.U.	1,750	sq.ft.
Minimum Lot Frontage	40	ft.(at bldg.line)
Minimum Lot Depth	100	ft.
Minimum Front Setback	20	ft.
Minimum Rear Setback	15	ft.
Minimum Side Yard	0	ft. and 10 ft.
Minimum Bldg. Separation	10	ft.
Maximum Bldg. Coverage	60	%
Maximum Bldg. Height	30	ft.
Minimum Off-Street Parking (excluding garage)	2	spaces/unit

HUBBARD

LAKE RAY HUBBARD

Location Map
N.T.S.

Phase 18 Section 2

Replatted 3189 (See Replat)
Replatted 1188 (See Replat)
Replatted 10191 (See Replat)
Redesignated to SFD
Remainder of land use zero lot line

Texas Trailer Corporation

CHANDLERS LANDING PHASE 17

CHANDLERS LANDING PHASE 4

LANDING PHASE 18 SECTION 2

SURVEY ABSTRACT No. 207

ROCKWALL COUNTY, TEXAS

SCALE | DATE | JOB NO.

8477 | 0 | Chand 18-2 | FP | @11

ORDINANCE NO. 85-51

AN ORDINANCE OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE AND ORDINANCE NO. 84-4 OF THE CITY OF ROCKWALL, TEXAS, AS HERETOFORE AMENDED, SO AS TO GRANT A ZONING CHANGE AND AMEND A PRELIMINARY PLAN FOR PD-8, CHANDLERS LANDING, MORE FULLY DESCRIBED HEREIN; PROVIDING SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall have given the requisite notices by publication and otherwise, and have held public hearings 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 as Lots 9 through 23, Block A, Section II, Chandlers Landing, Phase 18.

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. Prior to issuance of any building permit in Planned Development District No. 8, Chandlers Landing, a comprehensive development plan shall be filed with the Planning and Zoning Commission, and after hearing, the City Council shall approve a final development plan, which shall be filed and included as Exhibit "A" and made a part of this ordinance for all purposes. Such development plan shall set forth in detail the requirements for ingress and egress to the property, public or private streets or drives, with adequate right-of-way to conform to the Thoroughfare Plan of the City of Rockwall, sidewalks, utilities, drainage, parking space, height of buildings, maximum lot coverage, yards and open spaces, screening walls or fences and other development and protective requirements considered necessary by the City Council so as to create a reasonable transition to and protection of the adjacent property.

B. All development of property covered by Planned Development District No.

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

C. Development of Planned Development No. 8, Chandlers Landing Phase 18 as described herein shall be regulated by the requirements as follows. All area requirements not specifically listed herein shall comply with the requirements set forth in the corresponding standard zoning classification for each use.

Use-Single Family Detached

AREA REQUIREMENTS

CHANDLERS LANDING PHASE 18, SECTION 2

LOTS 9 THROUGH 23, BLOCK A

1. Minimum lot area - 6,500 square feet

2. Maximum number of single family detached dwelling units per lot - 1

3. Minimum square footage per dwelling unit - 1,500 square feet

4. Minimum lot width - 45 feet at building line

5. Minimum lot depth - 100 feet

6. Minimum depth of front setback - 20 feet

7. Minimum depth of rear setback - 15 feet

8. Minimum width of side setback - 5 feet

9. Minimum distance between separate buildings on the same lot or parcel of land - 10 feet

10. Maximum building coverage as a percentage of lot area - 40 percent

11. Maximum height of structures - 30 feet

12. Minimum distance between buildings - 10 feet

13. Minimum garage space - 2 cars

14. Minimum number of parking spaces/unit - 2 spaces

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 3rd day of October, 1988.

APPROVED:

Frank R Miller
Mayor

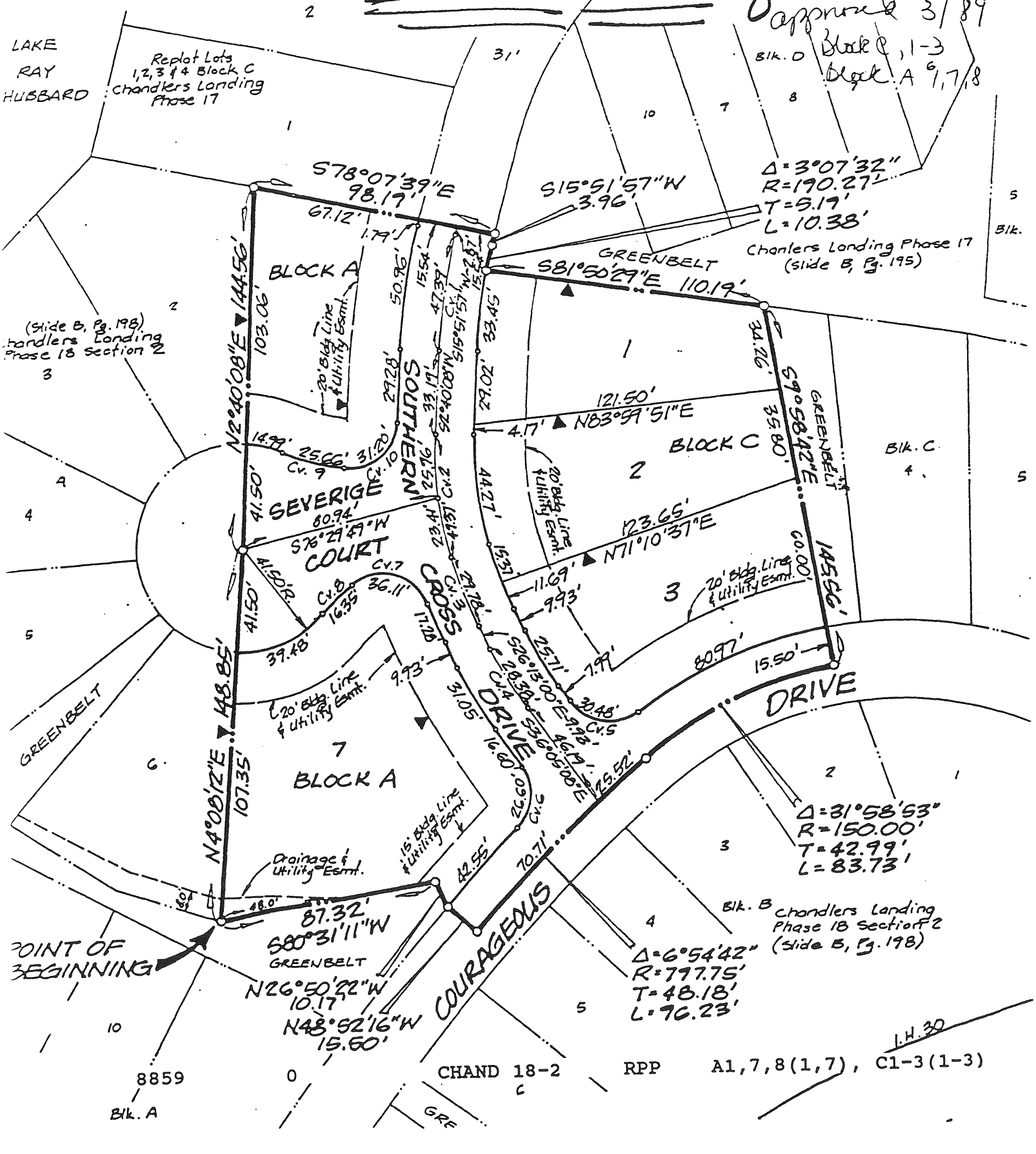
ATTEST:

By Julie Couch

1st reading 9/19/88
2nd reading 10/3/88

and with said centerline an arc distance of 83.73 feet to the point of compound curvature of a ci
entral angle of 6° 54' 42", and a radius of 797.75 feet;
and with said centerline, passing at an arc distance of 25.52 feet the existing centerline intersec
Courageous Drive, and continuing a total arc distance of 96.23 feet to a point for a corner;
West a distance of 15.50 feet to the Southwest corner of Lot 8, Block A;
West a distance of 10.17 feet to the Southeast corner of Lot 7, Block A;
W a distance of 87.32 feet to the Point of Beginning and Containing 51,050 Square Feet or 1.

~~PLAT OF~~ ~~PROPOSED~~ REPLAT of Phase 18-2
approved 3/89



Phase 1 & 2

ORDINANCE NO. 91-43

AN ORDINANCE OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE AND ORDINANCE NO. 84-4 OF THE CITY OF ROCKWALL, TEXAS, AS HERETOFORE AMENDED, SO AS TO GRANT A ZONING CHANGE AND AMEND A PRELIMINARY PLAN FOR PD-8, CHANDLERS LANDING, MORE FULLY DESCRIBED HEREINAFTER; 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 REPEALER CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall have given the requisite notices by publication and otherwise, and have held public hearings 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 (see attachments for lot description).

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 to the Comprehensive Zoning Ordinance.

B. Development of those portions of Planned Development, Chandlers Landing Phase 17, Phase 18, Section 1 and Phase 18, Section 2 as described herein shall be regulated by the requirements as specified on Exhibit "A" attached hereto and made a part hereof. All area requirements not specifically listed herein shall comply with the requirements set forth in the corresponding standard zoning classification for each use.

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 7th day of October 1991, 1991.

APPROVED:

Frank R Miller

Mayor

ATTEST:

By: Mary Nichols

1st reading September 16, 1991

2nd reading October 7, 1991

ORDINANCE NO._____

EXHIBIT "A"

AREA REQUIREMENTS

CHANDLERS LANDING PHASE 17

LOTS 1-R THROUGH 8-R, BLOCK B; AND 13-R, & 14-R, BLOCK F

Minimum Lot Area	5,500 sq. ft.
Minimum Floor Area per Dwelling Unit	1,750 sq. ft.
Minimum Lot Frontage	40 ft.
Minimum Average Lot Depth	100 ft.
Minimum Front Set Back	20 Lin. Ft.
Minimum Rear Set Back	10 ft.
Minimum Side Yard (internal lot)	5 ft.
Minimum Side Yard (adjacent to a side street)	15 ft.
Minimum Building Separation	10 ft.
Maximum Building Coverage	40%
Maximum Building Height	30 ft.
Minimum Off-Street Parking (excluding garage)	2 sps./unit
Minimum Garage Space	2 vehicles

All other area requirements of "SF-10" Single Family zoning classification not specifically addressed above are hereby incorporated as area requirements for Lots 1-R through 8-R, Block 6, and 13-R & 14-R, Block F, Phase 17.

ORDINANCE NO._____

EXHIBIT "A"

AREA REQUIREMENTS

CHANDLERS LANDING PHASE 17

LOTS 1-R, BLOCK C

Minimum Lot Area	5,500 sq. ft.
Minimum Floor Area per Dwelling Unit	1,750 sq. ft.
Minimum Lot Frontage	40 ft.
Minimum Lot Depth	100 ft.
Minimum Front Set Back	20 ft.
Minimum Rear Set Back	10 ft.
Minimum Side Yard (internal lot)	5 ft.
Minimum Side Yard (adjacent to a street)	15 ft.
Minimum Building Separation	10 ft.
Maximum Building Coverage	40%
Maximum Building Height	30 ft.
Minimum Off-Street Parking (excluding garage)	2 sps./unit
Minimum Garage Space	2 vehicles

All other area requirements of "SF-10" Single Family zoning classification not specifically addressed above are hereby incorporated as area requirements for Lot 1-R, Block C, Phase 17.

ORDINANCE NO._____

EXHIBIT "A"
Page 4 of 4

AREA REQUIREMENTS

CHANDLERS LANDING PHASE 18, SECTION 1

LOTS 1-R, 2-R, 3-R, 4-R, AND 5-R, BLOCK A

Minimum Lot Area	6,000 sq. ft.
Minimum Floor Area per Dwelling Unit	1,750 sq. ft.
Minimum Lot Frontage	40 ft.
Minimum Lot Depth	100 ft.
Minimum Front Set Back	20 ft.
Minimum Rear Set Back	10 ft.
Minimum Side Yard (internal lot)	5 ft.
Minimum Side Yard (adjacent to a street)	15 ft.
Minimum Building Separation	10 ft.
Maximum Building Coverage	40%
Maximum Building Height	30 ft.
Minimum Off-Street Parking (excluding garage)	2 sps./unit
Minimum Garage Space	2 vehicles

All other area requirements of "SF-10" Single Family zoning classification not specifically addressed above are hereby incorporated as area requirements for Lot 1-R, 2-R, 3-R, 4-R, and 5-R, Block A, Phase 18, Section 1.

ORDINANCE NO._____

EXHIBIT "A"
Page 3 of 4

AREA REQUIREMENTS

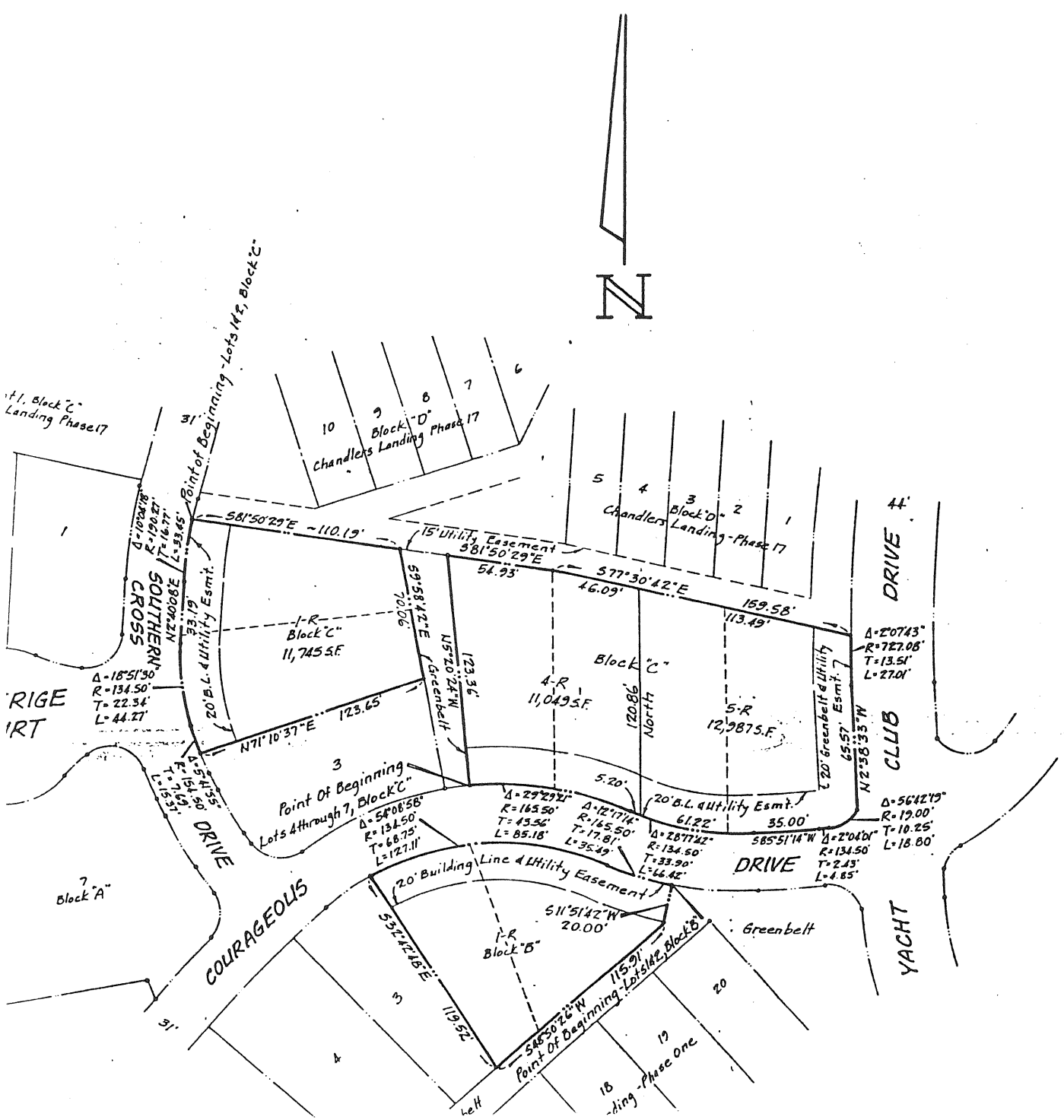
CHANDLERS LANDING PHASE 18, SECTION 2

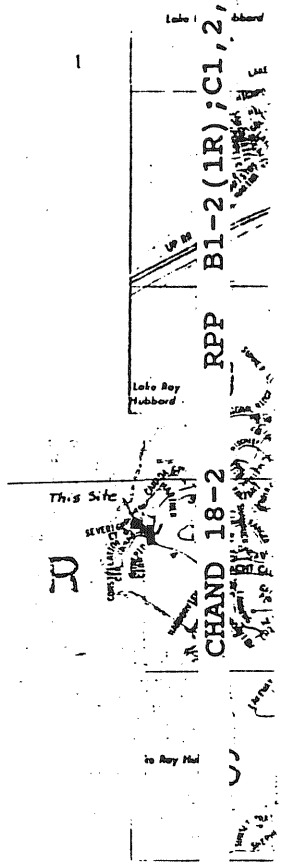
LOTS 1-R, BLOCK B AND LOTS 1-R, 4-R, AND 5-R, BLOCK C

Minimum Lot Area	6,000 sq. ft.
Minimum Floor Area per Dwelling Unit	1,750 sq. ft.
Minimum Lot Frontage	40 ft.
Minimum Lot Depth	100 ft.
Minimum Front Set Back	20 ft.
Minimum Rear Set Back	10 ft.
Minimum Side Yard (internal lot)	5 ft.
Minimum Side Yard (adjacent to a street)	15 ft.
Minimum Building Separation	10 ft.
Maximum Building Coverage	40%
Maximum Building Height	30 ft.
Minimum Off-Street Parking (excluding garage)	2 sps./unit
Minimum Garage Space	2 vehicles

All other area requirements of "SF-10" Single Family zoning classification not specifically addressed above are hereby incorporated as area requirements for Lots 1-R, Block B and Lots 1-R, 4-R, and 5-R, Block C, Phase 18, Section 2.

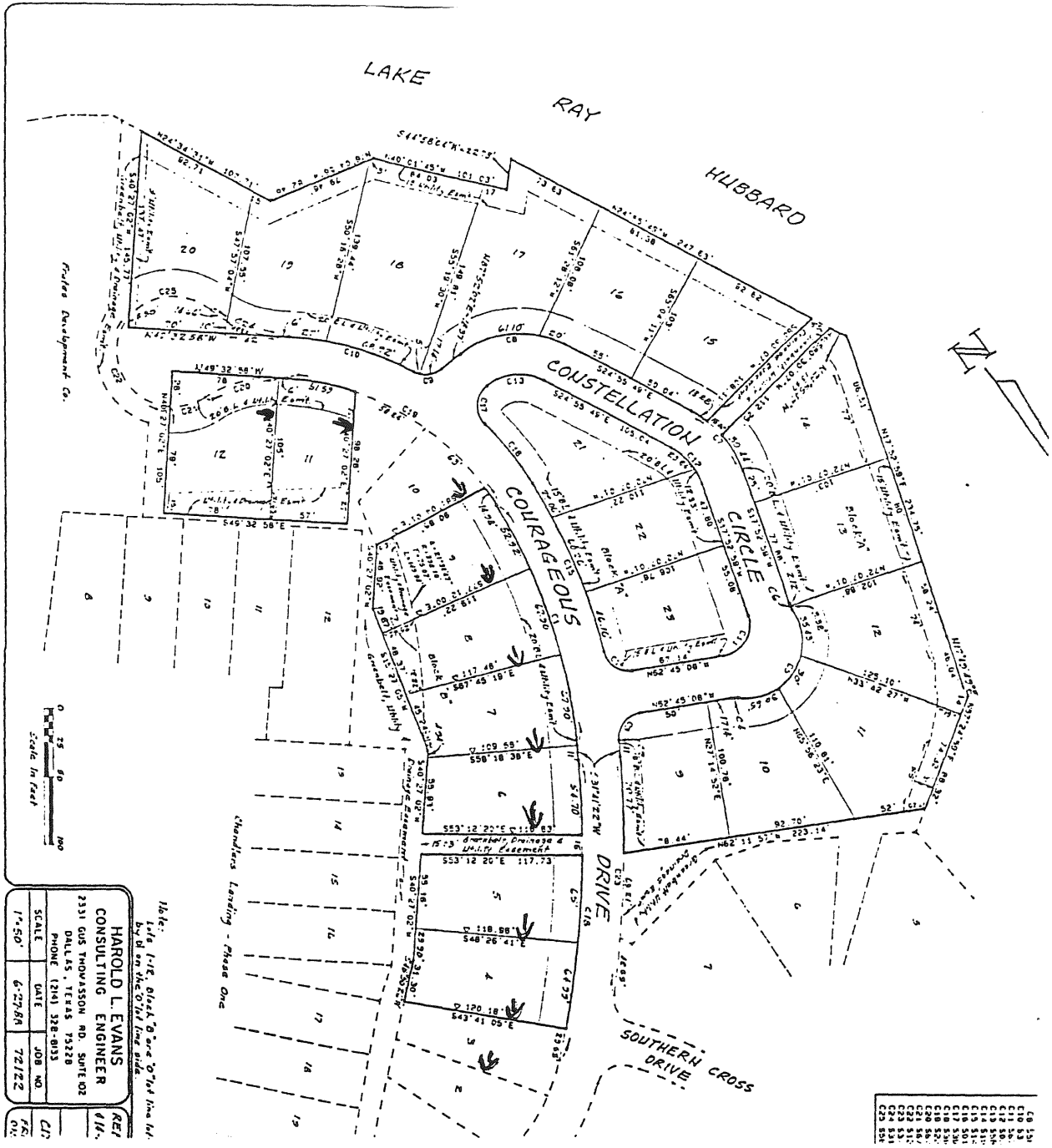
Replat Phase 18-2
Block B, 1-2
Block C, 1,2,4,5,6,7
10/91





CHAND 18-2 RPP B1-2(1R);C1,2,4-7(1,4-5R)

9125



~~Proposed~~ Replat
Phase 8-2
approved 11 8

8832 0 CHAND 18-2 RPP A9-32(9-23), B4-16(4-13)

VIEW: Pdfile SORT: PHASE_NO
RESTRICT: PHASE_NO = "CHAND 19"

P&Z CASE NO	ORDINANCE	PHASE NAME	ACTION	DESCRIPTION
8525	0	CHAND 19	PP	ALL
8545	0	CHAND 19	PP	REVISED ALL
8556	0	CHAND 19	FP	ALL
8539	8543*	CHAND 19	Z	AR SFD ALL

* See "Chand" master Plan for full ordinance

EXHIBIT C

CHANDLERS LANDING, PHASES 19 and 20

AREA REQUIREMENTS

1.	Minimum lot area	6,000 sq. ft.
2.	Maximum units per lot	1
3.	Minimum dwelling unit	1,200 sq. ft.
4.	Minimum lot width	50 ft.
5.	Minimum lot depth	100 ft.
6.	Minimum front setback	20 ft.
7.	Minimum rear setback	10 ft.
8.	Minimum side setback	5 ft.
9.	Minimum distance between buildings on same lot	10 ft.
10.	Maximum building coverage	40%
11.	Maximum height	30 ft.
12.	Minimum distance between buildings	10 ft.
13.	Minimum parking	2 spaces
14.	Minimum garage	2 car

8539 8543 CHAND 19 Z AR SFD ALL

The Council then considered the final plat of the Smith Addition submitted by John Smith. Mr. Smith explained to the Council his one lot residential subdivision. Couch explained that this plat was adjacent to the Chenault residential subdivision. She also explained that Smith was agreeable to dedication of additional right-of-way to meet the requirements of the Thoroughfare Plan, but, as was the case with the Chenault residential subdivision, he was requesting that he not be required to place funds in escrow for improvement of the State highway.

Gournay made a motion that the final plat for the Smith Addition be approved with a waiver of the requirements for escrowing of funds with the restriction that if the use becomes anything other than single family the waiver would expire. Bullock seconded the motion. The motion was voted on and passed unanimously.

The Council then considered vacating a portion of Chandlers Landing, Phase 15 and approval of a final plat on Chandlers Landing, Phase 19. Couch explained the items under consideration.

Welborn made a motion that the Council approve vacating a portion of Chandlers Landing, Phase 15 and approve a final plat for Chandlers Landing, Phase 19 subject to the following stipulations:

1. That the designation labeled "area of widening" be changed to read "right-of-way".

2. That the right-of-way be obtained from the center of the existing right-of-way line rather than the center of the existing pavement.

3. That funds be escrowed for paving 24 ft. of FM-740 and for curb, gutter, and engineering to be paid prior to construction of any portion of this phase.

4. That a deceleration lane be built prior to construction of any portion of this phase.

5. That the street name "Lavonia Court" be changed since there is already such a street so named on file with the County Clerk.

6. That the variances from the City's horizontal and vertical curve standards be granted.

7. That credit for the turn lane be given for the amount of pavement used in the deceleration lane in calculation of the amount of funds to be escrowed.

Eubanks seconded the motion. The motion was voted on and carried unanimously.

The Council then considered a resolution requesting the rural water supply corporations to reconsider their contracts with

of this sort was by property ownership and told the Council that this was the method under which the Staff would proceed.

Davis asked if Freese and Nichols had looked into the possibility of taking sewer north to Camp Creek Basin. Eisen stated taht he would discuss this matter with Freese and Nichols and told the Council that the City of Lavon would be making a presentation to the Council on the subject of bringing sewage to the Rockwall system. He stated that Lavon was making this request based on recommendations from the North Central Texas Council of Governments.

Eisen reported on the status of improving traffic flow at SH-205 and SH-66 as requested at a previous meeting by Davis. Eisen stated that several alternatives had been considered and that his recommendation involved re-striping of several areas. He presented the detailed plan for the Council to comment on. The Council indicated support for the proposal as presented and expressed their appreciation for the work done on the plan. Tuttle stated that the Council had previously made a commitment about eighteen months ago to continue the improvements made to the Square and asked if it would be possible to take the sidewalks in to obtain more room for the street.

Eubanks suggested that the City also consider the need that no-parking periods be provided in the morning as well as in the afternoon to accommodate the traffic generated by school traffic. Eisen indicated that this option would be considered.

Welborn asked if the Staff had completed work toward providing a plan for additional planning in the downtown area. Eisen indicated that the Staff had been trying to schedule a meeting with the committee of downtown merchants to discuss this matter but had not, as yet, held the meeting. Tuttle stated that it was his opinion that for the plan improving the traffic flow to be acceptable, it would be necessary for the City to offer additional parking. He stated that it was his feeling that the old City Hall site would have to be opened along with the plans being discussed for the intersection of Goliad and SH-66.

Eisen stated that if there was no objecion the City would proceed with the improvements on the northbound lanes and continue to work on the other aspects of the problem.

The Council then considered approval of a preliminary plat development plan for Phase 19 of Chandlers Landing. Couch reviewed the recommendations of the Staff and the Planning and Zoning Commission.

Welborn made a motion to approve the preliminary plat development plan for Phase 19 of Chandlers Landing with the following stipulations:

1. That a determination of whether "eyebrow" streets proposed meet the City's engineering requirements be made.

2. That the ten lots fronting on Yacht Club Drive be required to have circular driveways.

3. That a deceleration and acceleration lane be required to be built on SH-740 simultaneously with the opening of the construction entrance to this phase as well as a left turn lane for traffic going north on SH-740 (contingent upon Texas Department of Highways and Public Transportation approval).

4. That dedication and escrowing of funds in accordance with present City ordinances be required at the time of final platting of any portion of Phase 19.

Eubanks seconded the motion. The motion was voted on and passed unanimously.

Tuttle agreed with a suggestion by Davis that it might be advantageous to meet with representatives from the City of Heath regarding planning in areas near that City. He suggested that Eisen contact Mayor Burns for establishing groundwork for such meetings and suggested use of Council committees to work out these details.

The Council then considered approval of a preliminary plat development plan for Phase 20 of Chandlers Landing. Couch stated that comments from Staff were the same as had been discussed under the previous items. She reviewed these matters in the motion.

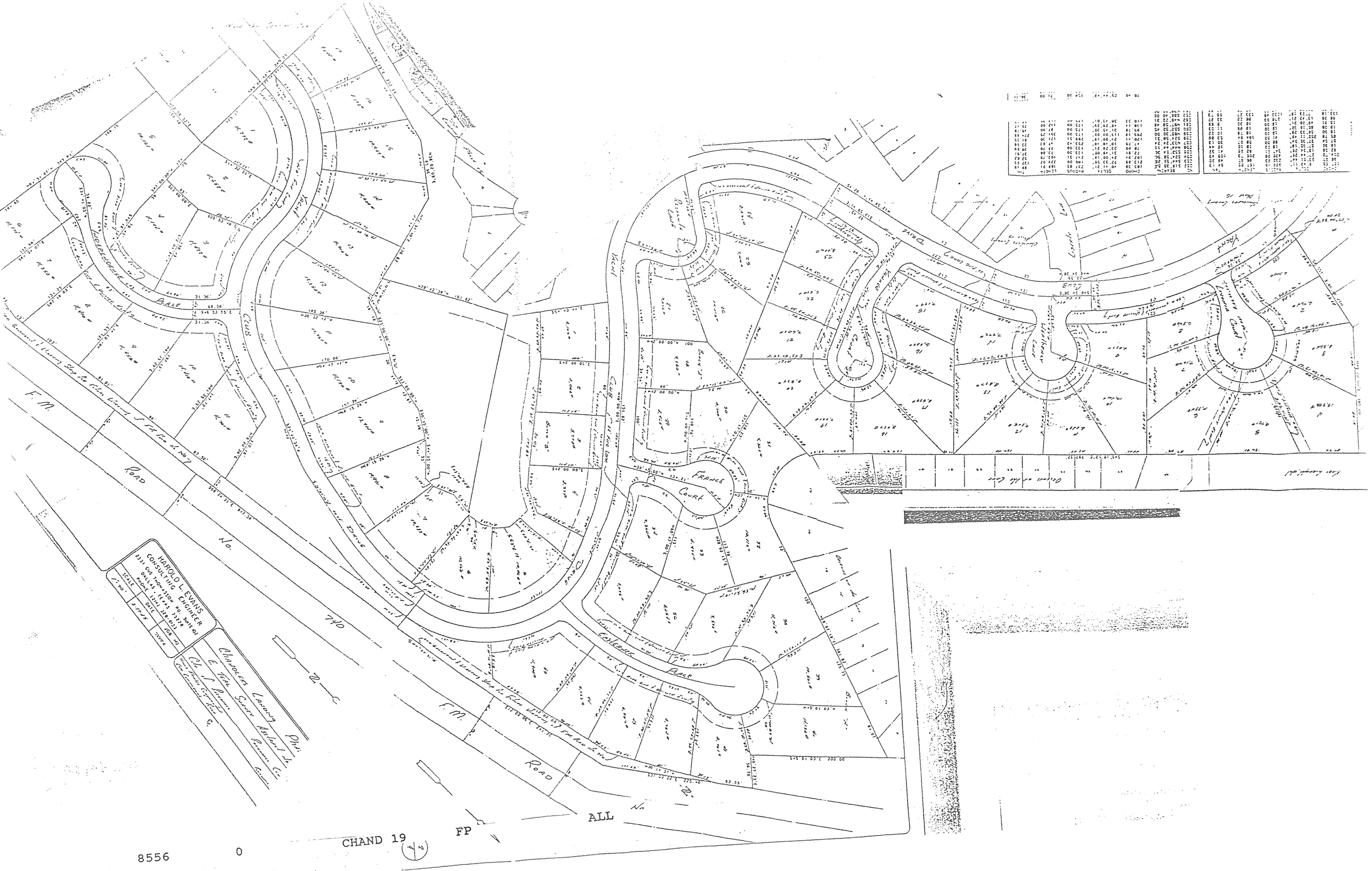
Motion was made by Welborn that the preliminary plat development plan for Phase 20 of Chandlers Landing be approved subject to engineering review of "eyebrow" streets to insure they meet the City standards. Eubanks seconded the motion. The motion was voted on and passed unanimously.

Van Hall, representing Chandlers Landing, told the Council that the developers had gone to a great deal of engineering expense to preserve trees and natural areas in the development. He explained that this produced some odd-shaped cul-de-sacs to preserve the natural terrain. He asked the Council to ask the Staff to work with them in engineering review of the-odd shaped cul-de-sacs and noncompliant curves. The Council generally agreed that such review could be done by the Staff and that if the Staff and developers were unable to come to agreement, the developer could come back to the Council for final resolution of any such problems.

The Council then considered vacating the existing plats on Phases 8 and 14 and approving a replat of Chandlers Landing, Phase 14. Couch pointed out that as a part of the preliminary plan already considered the previous night the land use involved changing a portion of Phase 14 from Townhome to Single Family Detached. She stated that the Council would need to take three actions to revise the plat:

1. Vacate existing Phase 14 and approve the replatting of Phase 14.

2. Vacate old Phase 8 plat which was platted in the new Phase 14.



HAROLD L. EVANS
CONSULTING ENGINEER
2331 GUS THOMASSON RD. SUITE 102
DALLAS, TEXAS 75228
PHONE (214) 328-0133
SCALE
DATE
JOB NO.
Chandlers Landing Phase
E. Teal Survey Abstract No.
Ch. J. Rennie
Rennie Co.
Vacant
Club
Drive
Road
No.
740
F.M.
France Court
Easterner Place
Vacant
Club
Drive
Vacant
Club
Drive
Vacant
Lowena Court
Weatherly Lane
Vacant
Club
Drive
Road
No.
ALL
CHAND 19
FP
8556
0

VIEW: Pdfile
RESTRICT: PHASE_NO = "CHAND 20"

SORT: PHASE_NO

P&Z CASE NO	ORDINANCE	PHASE NAME	ACTION	DESCRIPTION
8539	8543*	CHAND 20	Z	AR SFD ALL
8549	0	CHAND 20	PP	ALL
8551	0	CHAND 20	FP	ALL

* See "Chand" Master Plan Section for full ordinance

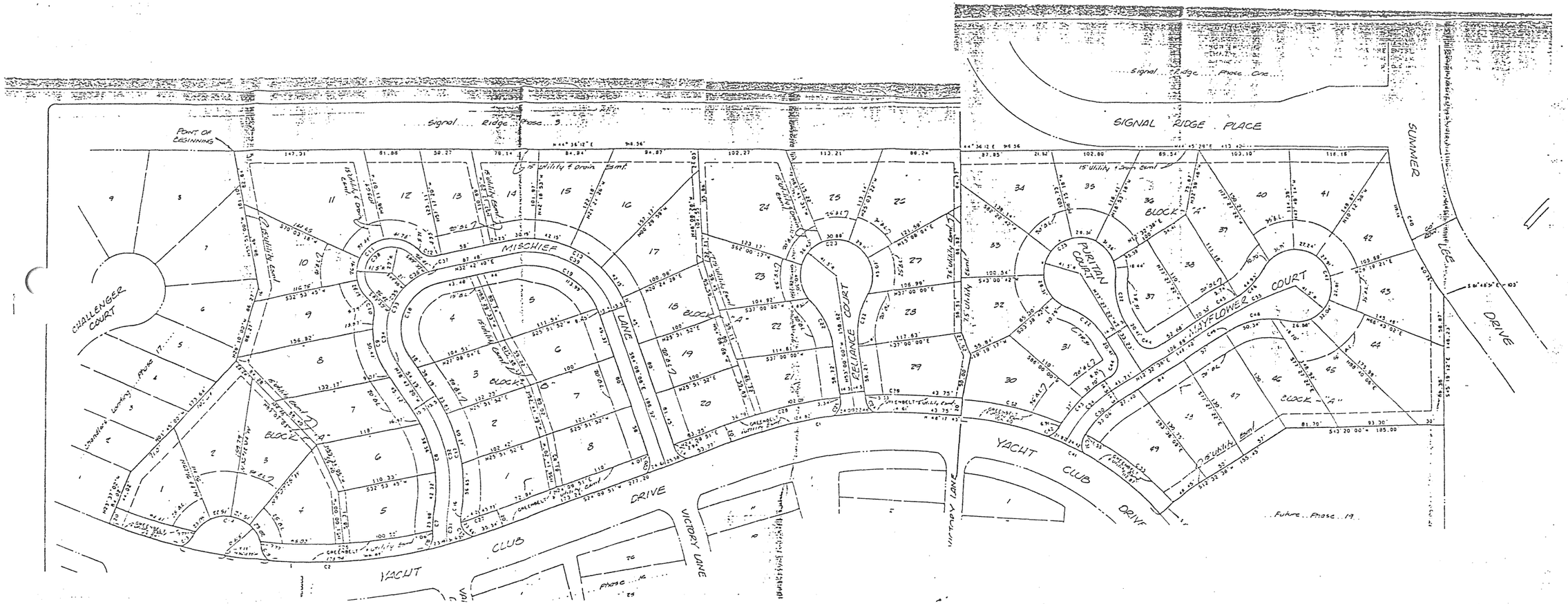
EXHIBIT C

CHANDLERS LANDING, PHASES 19 and 20

AREA REQUIREMENTS

1.	Minimum lot area	6,000 sq. ft.
2.	Maximum units per lot	1
3.	Minimum dwelling unit	1,200 sq. ft.
4.	Minimum lot width	50 ft.
5.	Minimum lot depth	100 ft.
6.	Minimum front setback	20 ft.
7.	Minimum rear setback	10 ft.
8.	Minimum side setback	5 ft.
9.	Minimum distance between buildings on same lot	10 ft.
10.	Maximum building coverage	40%
11.	Maximum height	30 ft.
12.	Minimum distance between buildings	10 ft.
13.	Minimum parking	2 spaces
14.	Minimum garage	2 car

8539 8543 CHAND 20 Z AR SFD ALL



8551 0 CHAND 20 FP ALL

VIEW: Pafile SORT: PHASE_NO
RESTRICT: PHASE_NO = "HARBOR LANDING"

CASE_NO	ORD_NO	PHASE_NO	TYPE	DESC	ADOPTED
8430	8416	HARBOR LANDING	Z	AR SFD SF-10, SF-7	00/00/00
8430	8416	HARBOR LANDING		RES 87-19 SETTLEMENT	00/00/00
8430	8416	HARBOR LANDING		RES 87-20 SETTLEMENT	00/00/00
8648	0	HARBOR LANDING	FP	ALL - PHASE 1	01/01/86
8722	0	HARBOR LANDING	PP	ALL - PHASE 2	01/01/87
8730	0	HARBOR LANDING	FP	ALL - PHASE 2	01/01/87

Jeffrey -into

Exhibit "C"
Harbor Landing Phase 2

BLOCK B

Lot #	Maximum Rooftop Elevation Per Court Order	Maximum Pad Elevation Per Court Order	As-Built Pad Elevation	Maximum House Height Per Court Order	Adjusted Maximum House Height
4	488	466		22'	
5	488	459		29'	
6	471	448	450	23'	21'
7	471	448		23'	
8	471	448		23'	
9	469	447		22'	
10	469	447		22'	
11	478.5	452		26.5'	
12	489	451		29'	
13	474.5	451.5		23'	
14	469	446		23'	
15	469	446		23'	
16	468	445	446	23'	22'
17	468	445	447	23'	21'
18	468	445	448	23'	20'
19	477	449		28'	
20	480	450		30'	
21	477	450		27'	
22	484	458	454	26'	30'
23	490	460		30'	

BLOCK C

Lot #	Maximum Rooftop Elevation Per Court Order	Maximum Pad Elevation Per Court Order	As-Built Pad Elevation	Maximum House Height Per Court Order	Adjusted Maximum House Height
14	479	456	459	23'	20'
15	481	456		25'	
16	482	457		25'	
17	485.5	462.5		23'	
18	495	470		25'	
19	496.5	473.5		23'	
20	493	470		23'	
21	492	466.5		26.5'	
22	478.5	456		22.5'	
23	479	457		22'	
24	479	457		22'	
25	489	467		22'	

REVISED PD-8

ORDINANCE NO. 84-16

AN ORDINANCE OF THE CITY OF ROCKWALL, TEXAS, AMENDING ORDINANCE NO. 73-48 OF THE CITY OF ROCKWALL AND AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF ROCKWALL AS HERETOFORE AMENDED AND AS RELATES TO TRACT I-A OF PLANNED DEVELOPMENT DISTRICT NUMBER 8, SAID TRACT BEING DESCRIBED ON THE PRELIMINARY SITE PLAN ATTACHED HERETO; PROVIDING FOR ORDERLY DEVELOPMENT OF SAID TRACT I-A OF PLANNED DEVELOPMENT DISTRICT NUMBER 8; PROVIDING FOR LAND USE WITHIN SAID TRACT I-A OF PLANNED DEVELOPMENT DISTRICT NUMBER 8 AND AREA REQUIREMENTS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF ONE THOUSAND DOLLARS ($1,000.00) FOR EACH OFFENSE AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the Laws of the State of Texas and the Ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held due 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, the governing body, in the exercise of its legislative discretion, has concluded that Ordinance No. 73-48 of the City of Rockwall and the Comprehensive Zoning Ordinance f the City of Rockwall as relates to Tract I-A of Planned Development District Number 8 should be amended as set forth herein; and

WHEREAS, the governing body of the City of Rockwall has determined that a substantial change in circumstances and of land usages and development has occurred in Planned Development District Number 8 as authorized by Ordinance No. 73-48 of the City of Rockwall since the passage and effective date of said development necessitate amendment of said Ordinance No. 73-48 of the City of Rockwall as set forth herein:

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

SECTION 1. That Ordinance No. 73-48 of the City of Rockwall is hereby amended by adding a new section to be numbered Section 2a and to read as follows:

Section 2a. The granting of the Planned Development Number 8 to to the above described property is subject to the following special conditions and provisions:

(1) Tract IA of Planned Development District Number 8 shall be developed in accordance with the preliminary development plan for said area which is

attached hereto and made a part hereof as Exhibit "A".

(2) That all development of the property covered by this Ordinance shall be in accordance with the approved preliminary plan attached hereto as Exhibit "A", and no substantial change in the development shall be permitted except after obtaining approval of the change of such preliminary plan in the manner required for amendments to the Comprehensive Zoning Ordinance.

(3) Prior to the issuance of any Building Permit in Tract I-A of Planned Development District Number 8, a final development plan prepared in accordance with the requirements of the Comprehensive Zoning Ordinance shall be filed with the City Council of the City of Rockwall and shall be approved by said governing body after review and recommendation by the Planning and Zoning Commission and filed as a part of this Ordinance. Such required development plan shall set forth the requirements for ingress and egress to the property, public or private streets of drive, with adequate right-of-way to conform to the thorougfare plan of the City of Rockwall, sidewalks, utilities, drainage, parking space, all area requirements and maximum lot coverage, yards and open spaces, screening walls or fences, amenities, greenbelt areas and all other development and protective requirements considered necessary by the City Council to create a reasonable transition to and protection of the adjacent property. Such approval by the City Council of the detailed final development plan shall be considered as an amendment to this Ordinance and shall be applicable to the property involved.

(4) That all development in Area "A" on the attached site plan meet the requirements of "SF-10" Single Family Residential District.

(5) That all development in area "B" on the attached site plan meet the requirements of "SF-7" Single Family Residential district.

(6) That all development shall meet the height restrictions of no more than 30 feet above existing grade nor 12 feet above the building line of the uphill lot.

SECTION 3. This ordinance shall take effect immediately from and after its passage and the publication of the caption as the law in such cases requires.

PASSED AND APPROVED this 2nd day of April, 1984.

APPROVED:

Mayor

ATTEST:

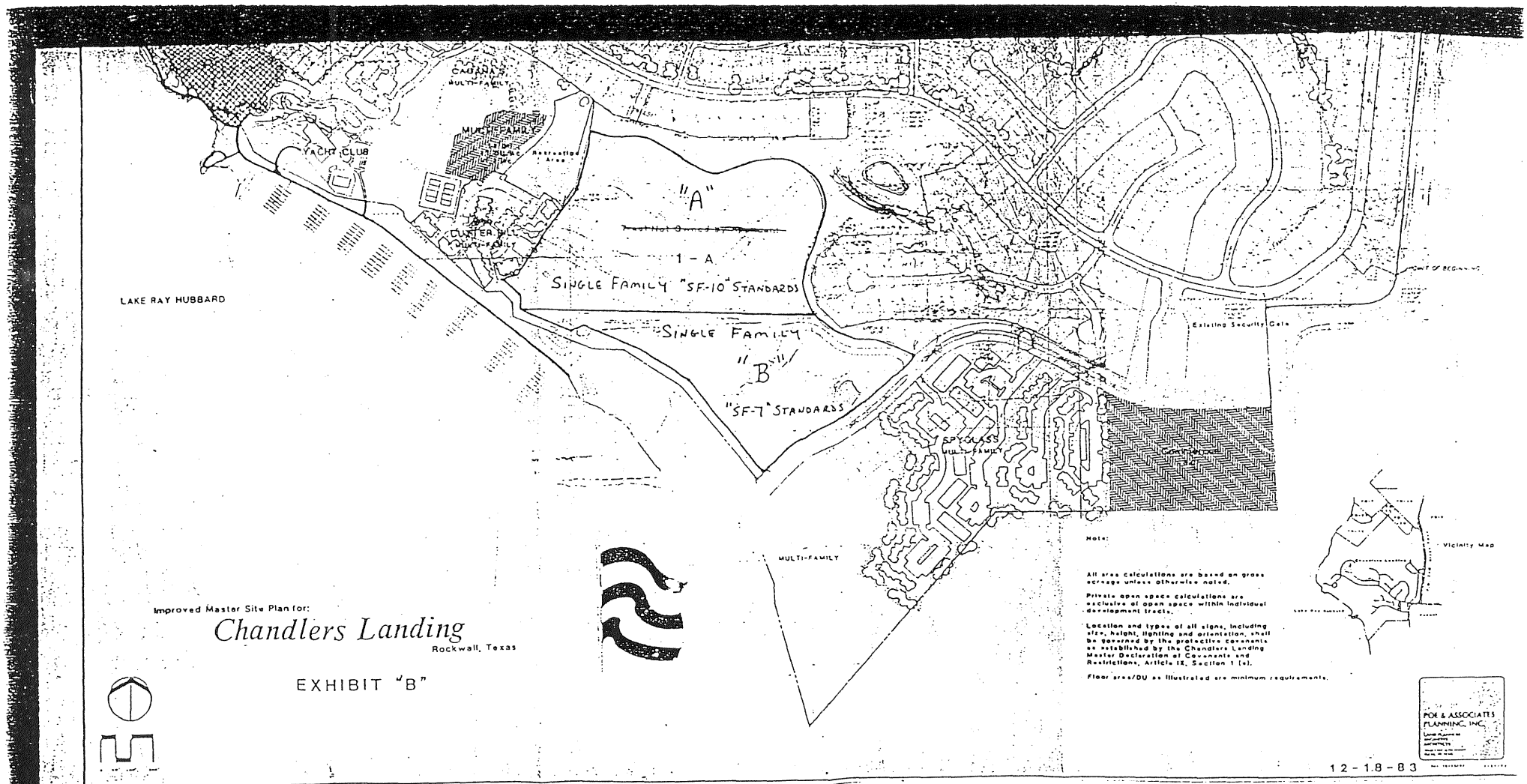
ty Secretary

TRACT IA

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

COMMENCING at the most southerly Southeast corner of Cutter Hill, Phase Three an addition to the City of Rockwall, Rockwall County, Texas, as recorded in Slide A, Page 399 of the Deed Records of Rockwall County, Texas said commencing point being on the City of Dallas take line for Lake Ray Hubbard and also being North 46° 18' 55" West, a distance of 132.23 feet from the City of Dallas monument T 13-1 and T 11-6.
THENCE: Along the Southerly line of the said Cutter Hill, Phase Three, North 54° 39' 29" East, a distance of 54 feet to an iron rod for a corner;
THENCE: North 74° 47' 07" East, a distance of 24.70 feet to an iron rod for a corner and the Point of Beginning of this tract.
THENCE: North 74° 47' 07" East, along the Southeast line of Cutter Hill, hase Two, an addition to the City of Rockwall, Rockwall County, Texas recorded in Slide A, Page 285 of the Deed Records of Rockwall County, exas, a distance of 61.24 feet to an iron rod for a corner;
THENCE; North 33° 38' 08" East, continuing along the Southeast line of the said Cutter Hill, Phase Two, a distance of 363 feet to an iron rod for a corner;
THENCE; North 14° 47' 36" East, a distance of 191.50 feet to an iron rod for a corner and the beginning of a circular curve to the left, said curve having a chord bearing of South 75° 25' 44" East, a central angle of 29° 08' 32" and a radius of 190.70 feet;
THENCE: In an Easterly direction with said curve to the left, an arc distance of 96.99 feet to an iron rod for a corner;
THENCE: East, a distance of 20 feet to an iron rod for a corner and the beginning of circular curve to the right, said curve having a central angle of 36° 07' 46" and a radius of 245.27 feet.
THENCE: In an Easterly direction with said curve to the right, an arc distance of 154.66 feet to an iron rod for a corner;
THENCE: South 53° 52' 14" East, a distance of 67.62 feet to an iron rod for a corner and the beginning of a circular curve to the left, said curve having a central angle of 55° 50' 15" and a radius of 188.72 feet;
THENCE: In an Easterly direction with said curve to the left, an arc distance of 183.91 feet to an iron rod for a corner;
THENCE: North 70° 17' 31" East, a distance of 74.68 feet to an iron rod for a corner and the beginning of a circular curve to the right, said curve having a central angle of 70° 29' 43" and a radius of 155.66 feet.
THENCE: In an Easterly direction with said curve to the right, an arc distance of 191.52 feet to an iron rod for a corner;
THENCE: South 39° 12' 46" East, a distance of 10.38 feet to an iron rod for a corner and the beginning of a circular curve to the right, said curve having a central angle of 60° 15' 01" and a radius of 155.10 feet.
THENCE: In a Southerly direction with said curve to the right, an arc distance of 163.10 feet to an iron rod for a corner;
THENCE: South 21° 02' 15" West, a distance of 130.62 feet to an iron od for a corner and the beginning of a circular curve to the left, said urve having a central angle of 49° 55' 27" and a radius of 214.24 feet.
THENCE: In a Southerly direction with a curve to the left, an arc distance of 186.68 feet to an iron rod for a corner and the point of compound curvature of a circular curve to the left having a central angle of 56° 22' 10" and a radius of 184.75 feet;
THENCE: In a Southeasterly direction with said curve to the left, an arc distance of 181.77 feet to an iron rod for a corner;

THENCE: South 85° 15' 22" East, a distance of 83.83 feet to an iron rod for a corner and the beginning of a circular curve to the right, said curve having a central angle of 42° 14' 23" and a radius of 152.74 ft.;
THENCE: In a Southeasterly direction with said curve to the right, an arc distance of 112.61 feet to an iron rod for a corner;
THENCE: South 43° 0' 59" East, a distance of 19.74 feet to an iron rod for a corner in the Northerly right-of-way line of Henry M. Chandler Drive;
THENCE: South 46° 59' 01" West, along the Northerly right-of-way line of Henry M. Chandler Drive, a distance of 153.61 feet to an iron rod for a corner and the beginning of a circular curve to the right having a central angle of 21° 41' 24" and a radius of 782.99 feet;
THENCE: In a Southwesterly direction with said curve to the right, an arc distance of 296.41 feet to an iron rod for a corner;
THENCE: South 68° 40' 25" West, a distance of 11.91 feet to an iron rod for a corner and the beginning of a circular curve to the left having a central angle of 23° 11' 15" and a radius of 136.48 feet;
THENCE: In a Southwesterly direction with said curve to the left, an arc distance of 55.23 feet to an iron rod for a corner;
THENCE: South 45° 29' 10" West, a distance of 120.24 feet to an iron rod for a corner;
THENCE: North 38° 21' 05" West, a distance of 402.14 feet to an iron rod for a corner;
THENCE: North 56° 39' 37" West, a distance of 232.26 feet to an iron rod for a corner;
THENCE: North 67° 16' 48" West, a distance of 162.79 feet to an iron rod for a corner;
THENCE: South 62° 44' 42" West, a distance of 43.88 feet to an iron rod for a corner;
THENCE: North 67° 27' 32" West, a distance of 189.78 feet to an iron rod for a corner;
THENCE: North 3° 55' 02" West, a distance of 42.77 feet to an iron rod for a corner;
THENCE: North 44° 59' 06" West, a distance of 89.31 feet to the Point of Beginning and containing 17.7348 acres (772,529 sq. ft.) of land.


CABANAS
MULTI-FAMILY
MULTI-FAMILY
YACHT CLUB
Recreation Area
CLUSTER HILL
MULTI-FAMILY
"A"
1 - A
SINGLE FAMILY "SF-10" STANDARDS
LAKE RAY HUBBARD
SINGLE FAMILY
"B"
"SF-7" STANDARDS
SPYGLASS
MULTI-FAMILY
Existing Security Gate
MULTI-FAMILY
Improved Master Site Plan for:
Chandlers Landing
Rockwall, Texas
EXHIBIT "B"
Note:
All area calculations are based on gross acreage unless otherwise noted.
Private open space calculations are exclusive of open space within individual development tracts.
Location and types of all signs, including size, height, lighting and orientation, shall be governed by the protective covenants as established by the Chandlers Landing Master Declaration of Covenants and Restrictions, Article IX, Section 1 (a).
Floor area/DU as illustrated are minimum requirements.
Vicinity Map
POE & ASSOCIATES
PLANNING, INC.
12-1.8-83

RESOLUTION NUMBER 87-19

A RESOLUTION AUTHORIZING THE AGREEMENT AND SETTLEMENT OF ALL MATTERS IN CONTROVERSY BETWEEN THE CITY OF ROCKWALL AND PLAINTIFF AND INTERVENORS IN THAT CERTAIN ACTION STYLED ROCKWALL HARBOR LANDING, INC., A TEXAS CORPORATION VS. CITY OF ROCKWALL, TEXAS, CAUSE NUMBER 87-124; AND PROVIDING FOR AN EFFECTIVE DATE.

BE IT RESOLVED BY THE COUNCIL OF THE CITY OF ROCKWALL, TEXAS:

Section 1

That the Mayor is hereby authorized to sign an agreement settling and compromising all matters in controversy between the City of Rockwall and Plaintiff and Intervenors in that certin action styled Rockwall Harbor Landing, Inc., A Texas Corporation vs. City of Rockwall, Texas, as shown on the attached Exhibit "A".

Section 2

That this Resolution shall in no way be construed to be an admission of liability by the City of Rockwall with respect to any matter in controversy between the City and Plaintiff and Intervenors.

Section 3

That this Resolution shall take effect immediately from and after its passage.

PASSED AND APPROVED: June 15, 1987.

CITY OF ROCKWALL, TEXAS

MAYOR

ATTESTED TO BY:

CITY SECRETARY

APPROVED AS TO FORM:

CITY ATTORNEY

No. 87-124

OCKWALL HARBOR LANDING, INC., A TEXAS CORPORATION, Plaintiff,	)	IN THE DISTRICT COURT
VS.	)	86TH JUDICIAL DISTRICT
CITY OF ROCKWALL, TEXAS, Defendant.	)	ROCKWALL COUNTY, TEXAS

AGREED JUDGMENT

On the _____ day of _____, 1987, came on to be heard the above-entitled and numbered cause wherein Rockwall Harbor Landing, Inc., hereinafter referred to as Plaintiff, City of Rockwall, Texas, hereinafter referred to as Defendant and Rick S. Burgy, Leigh Burgy, Charles N. Capri, Thelma L. Capri, Claude F. Fulton, Francis Fulton, Peter G. Oetking, Maude Oetking, and Revival Tabernacle Association, Inc., hereinafter referred to as Intervenors, appeared in person and by their attorneys of record. Defendant, having been duly and legally cited to appear and answer, has filed n answer in this matter, Intervenors have duly appeared and filed their Plea Of ntervention; all parties have reached an agreement to settle all matters of controversy pending before the Court and have agreed to the terms and conditions of this Agreed Judgment.

The parties have announced to the Court that they have reached an agreement in this cause and have executed a Settlement Agreement, which has been filed with the Court, the terms of said Settlement Agreement are incorporated herein by reference as if set forth anew. The Court, after having reviewed the Settlement Agreement, approves said Settlement Agreement and the terms and conditions recited therein, and after considering same,

IT IS THEREFORE, ORDERED, ADJUDGED AND DECREED by the Court that, subject to the terms and conditions of the Settlement Agreement, the above-entitled

and numbered cause of action be in all things dismissed, and that all costs of court are to be taxed against the party incurring same.

SIGNED AND ENTERED this _____ day of _____, 1987.

_____
JUDGE PRESIDING

AGREED AS TO FORM AND CONTENT:

SALLINGER, NICHOLS, JACKSON,
KIRK & DILLARD

By:_____
Robert E. Hager
Texas Bar Card 08689500
1800 Lincoln Plaza
Dallas, Texas 75201
Phone: (214) 954-3333

ATTORNEYS FOR PLAINTIFF

HUTCHISON PRICE BOYLE & BROOKS

y:_____
Pete Eckert
Texas Bar Card 06399000
Kent S. Hofmeister
Texas Bar Card 09791700
3900 First City Center
Dallas, Texas 75201-4622
Phone: (214) 754-8600

ATTORNEYS FOR DEFENDANT

BIRD & RENEKER

By:_____
D. Ronald Reneker
Texas Bar Card 16770000
D. Grant Seabolt, Jr.
Texas Bar Card 17942500
1100 Premier Place
5910 North Central Expressway
Dallas, Texas 75206
Phone: (214) 373-7070

ATTORNEYS FOR INTERVENORS

RESOLUTION NO. 87-20

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, CLARIFYING THE CONTENT OF ORDINANCE NUMBER 84-16

WHEREAS, the zoning and platting of a subdivision within the City of Rockwall named Harbor Landing Phase I has been approved by the City Council, and

WHEREAS, a lawsuit has been filed against the City of Rockwall by Rockwall Harbor Landing, Inc., and

WHEREAS, the lawsuit seeks from the Court a judicial interpretation of the meaning of Section 1(6) of Ordinance Number 84-16, and

WHEREAS, certain residents of the area adjacent to Harbor Landing Phase I have intervened in this lawsuit, and

WHEREAS, the City of Rockwall, Rockwall Harbor Landing, Inc., and the intervenors in the lawsuit have agreed to the interpretation and application of the Ordinance Number 84-16 as it pertains to Harbor Landing Phase I, and

WHEREAS, the agreed interpretation and application specifies the building pad elevations and maximum elevations of buildings in the subdivision, as shown in "Exhibit A" to this resolution, and the term "house height" shall be defined as the distance between a monument located at the front building line of each lot and the highest point of the structure on each such lot; and

WHEREAS, the Rockwall Harbor Landing, Inc., Plaintiff in the lawsuit, has agreed to dismiss with prejudice all claims as to each party to the lawsuit upon the approval and enactment of this resolution.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Rockwall that:

1. It is the intent of the City Council that Ordinance Number 84-16 be interpreted, applied and enforced as specified in Exhibit A, and

2. The City Manager is instructed to enforce Ordinance Number 84-16 in such a manner that the pad elevations and maximum building elevations shown in Exhibit A are adhered to.

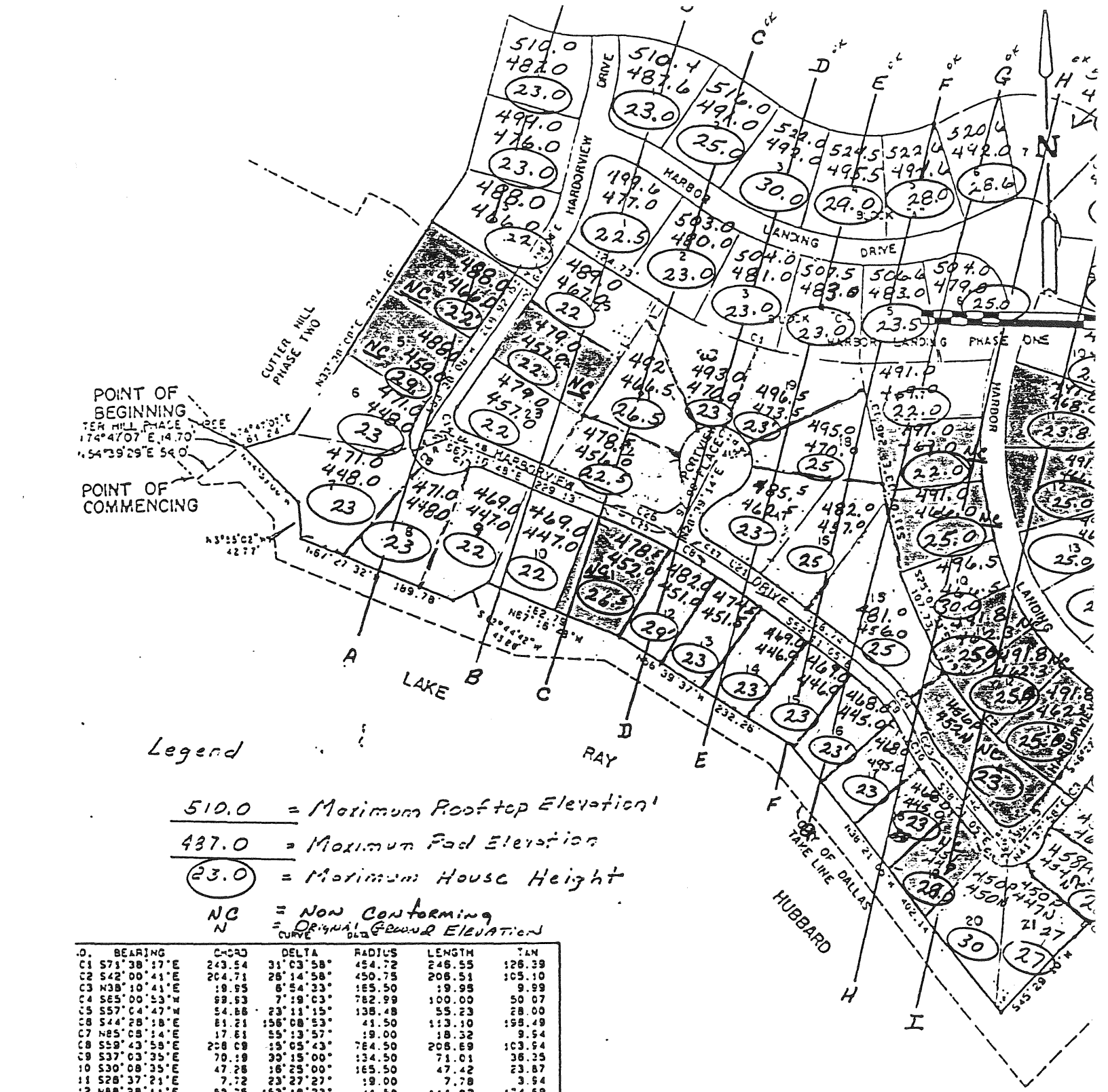
PASSED AND APPROVED the 15th day of June, 1987.

APPROVED:

ATTEST:

By

0320h/5



Legend

510.0 = Maximum Rooftop Elevation

437.0 = Maximum Pad Elevation

(23.0) = Maximum House Height

NC = Non Conforming

N = Original Ground Elevation

NO.	BEARING	CHORD	DELTA	RADIUS	LENGTH	TAN
C1	S71°38'17"E	243.54	31°03'58"	454.72	246.55	126.39
C2	S42°00'41"E	204.71	26°14'58"	450.75	206.51	105.10
C3	N38°10'41"E	19.95	6°54'33"	165.50	19.95	9.99
C4	S65°00'53"W	89.53	7°19'03"	782.99	100.00	50.07
C5	S57°04'47"W	54.86	23°11'15"	138.48	55.23	28.00
C6	S44°28'18"E	81.21	156°08'53"	41.50	113.10	195.49
C7	N85°08'14"E	17.61	55°13'57"	19.00	18.32	9.94
C8	S59°43'58"E	208.09	15°05'43"	784.50	206.69	103.94
C9	S37°03'35"E	70.19	30°15'00"	134.50	71.01	36.35
C10	S30°08'35"E	47.28	16°25'00"	165.50	47.42	23.87
C11	S28°37'21"E	7.72	23°27'27"	19.00	7.78	3.94
C12	N88°28'11"E	80.75	153°18'23"	41.50	111.02	174.69
C13	N28°43'58"E	9.77	29°47'59"	19.00	9.88	5.06
C14	S18°49'20"E	29.30	100°54'56"	19.00	33.48	23.01
C15	S65°31'13"E	50.08	3°31'08"	815.50	50.09	25.05
C16	N88°10'28"E	29.14	100°07'45"	19.00	33.20	22.70
C17	N03°34'58"E	38.39	25°03'18"	88.50	38.70	19.68
C18	S81°20'46"E	65.78	255°11'48"	41.50	184.84	53.89
C19	S53°43'30"W	38.39	25°03'18"	88.50	38.70	19.68
C20	S08°52'01"E	29.14	100°07'45"	19.00	33.20	22.70
C21	S55°33'28"E	65.67	8°44'48"	815.50	68.03	48.07
C22	S37°03'35"E	89.37	30°15'00"	165.50	87.38	44.73
C23	S30°08'35"E	38.41	16°25'00"	134.50	38.54	19.40
C24	S88°21'34"E	28.53	100°00'57"	19.00	33.17	22.65
C25	S59°43'58"E	219.18	15°05'43"	800.00	210.77	105.90
C26	S84°18'47"E	82.81	5°58'02"	800.00	82.85	41.48
C27	S58°45'55"E	127.78	8°08'41"	800.00	127.92	64.10
C28	S37°03'35"E	78.78	30°15'00"	150.00	79.19	40.54
C29	S30°08'35"E	42.83	16°25'00"	150.00	42.98	21.64

Revised June 3 1987

Revised June 10, 1987

No. 87-124

ROCKWALL HARBOR LANDING, INC., A TEXAS CORPORATION, Plaintiff,	)	IN THE DISTRICT COURT
VS.	)	86TH JUDICIAL DISTRICT
CITY OF ROCKWALL, TEXAS, Defendant.	)	ROCKWALL COUNTY, TEXAS

SETTLEMENT AGREEMENT

THIS AGREEMENT is made and entered into this _____ day of _____, 1987, by and between Rockwall Harbor Landing, Inc., hereinafter referred to as Plaintiff, City of Rockwall, Texas, hereinafter referred to as Defendant and Rick S. Burgy, Leigh Burgy, Charles N. Capri, Thelma L. Capri, Claude F. Fulton, Francis Fulton, Peter G. Oetking, Maude Oetking, and Revival Tabernacle Association, Inc., hereinafter referred to as Intervenors.

WHEREAS, Plaintiff has filed a suit in the 86th Judicial District Court in Rockwall County, Texas, against Defendant in Cause Number 87-124; the City has duly appeared and filed an Answer in said proceeding; and, Intervenors have duly appeared and filed their Plea of Intervention in said proceedings.

WHEREAS, the parties have reached an agreement to settle the matters in controversy recited in Plaintiff's Original Petition and have agreed to enter into an Agreed Judgment to dismiss the pending litigation, subject to the provisions recited therein.

NOW THEREFORE, in consideration of the terms, conditions and covenants recited herein, the parties agree as follows:

1. Approval of Plat Plan. Defendant, by and through the authorized actions of its City Council, hereby approves for all purposes the Plat Plan which is attached hereto and incorporated herein as Exhibit "A", which sets forth the maximum

roof top elevation, maximum building pad elevation and maximum height for single family residences in Rockwall Harbor Landing Phase I. Defendant agrees and acknowledges that under its Zoning Ordinance 84-16, attached hereto as Exhibit "B", and the previously filed Plat applicable to Plaintiff's property which is described in Exhibit "C" attached hereto and incorporated herein by reference, Plaintiff may sell and/or construct single family residences on its property. The approval of Exhibit "A" does hereby interpret the Zoning Ordinance 84-16, attached hereto as Exhibit "B", and specifically incorporates the terms of this Agreement as the official interpretation of said ordinance.

Defendant recognizes and agrees that Plaintiff or any subsequent purchaser of Plaintiff's property shall have the right to construct single family residences on said property subject to (i) the terms recited in Exhibit "A" and (ii) compliance with other standard requirements (in addition to site plan approval) required by city ordinances to obtain a building permit for single family residences.

2. Plat Restrictions. The parties agree, that pursuant to Resolution Number _____, concerning the attached Exhibit "A" submitted by Plaintiff for the Rockwall Harbor Landing Plat, in connection therewith, the attached Exhibit "A" establishes for each lot within said Plat the following: (i) maximum roof-top elevation; (ii) maximum building pad elevation; (iii) maximum height for single-family residences. Intervenors and Defendant agree to take no action of any kind to amend, alter, revise or relocate in any manner the restrictions contained in Exhibit "A" which would interfere or impede Plaintiff's development of said property. Defendant further agrees that no action of any nature is pending or contemplated to attempt to amend Ordinance number 84-16, or to otherwise change or restrict the current use allowed under the existing ordinances and as provided in the filed plat, as amended herein.

3. Settlement of Litigation. The parties agree that upon the approval of Resolution number _____, the parties shall execute and deliver to the 86th Judicial

Court of Rockwall County, Texas, the Agreed Judgment in the form attached hereto as Exhibit "D", to be entered in the pending litigation referenced above. Pursuant to the terms of the Agreed Judgment, the pending cause of action and claims of Plaintiff and Intervenors shall be dismissed and all court costs assessed against the party incurring the same. Further, in consideration of the terms and conditions recited herein, Plaintiff hereby agrees that upon the occurrence of the Conditions Precedent recited above, and the performance by Defendant of the terms recited herein, Plaintiff shall release, remise and discharge Defendant from all claims, demands, damages, costs and expenses of any nature, including attorney's fees, alleged in Plaintiffs' Original Petition filed in the pending litigation. Defendant, in consideration of the release by Plaintiff recited herein, shall hereby release, remise and discharge Plaintiff from any and all claims, demands, damages, costs and expenses, including attorney's fees, arising from Plaintiff's Original Petition or any other action of Plaintiff's related thereto. Intervenors, in consideration of the release by Plaintiff and Defendant recited herein, shall hereby release, remise and discharge Plaintiff and Defendant from any and all claims, demands, damages, costs and expenses, including attorney's fees, arising from Intervenors' Plea Of Intervention or any other action of Intervenors' related thereto. All parties acknowledge that this Agreement has been executed of their own free will and volition, and that each party has consulted its own counsel to review and advise them of the matter contained herein prior to execution of this Agreement. Further, this Agreement is binding and fully enforceable against the parties recited herein and may be introduced into evidence in any court proceedings related to the matters referenced herein.

4. Invalidity. Except as expressly provided to the contrary herein, each section, part, term or provision of this Agreement shall be considered severable; and if for any reason any section, part, term or provision herein is determined to be invalid and contrary to or in conflict with any existing or future law or regulation by a Court or agency having valid jurisdicaiton, such determination shall not impair the operation

of or have any other affect on other sections, parts, terms or provisions of this agreement as may remain otherwise intelligible, and the latter shall cotninue to be given full force and effect and bind the parties hereto, and said invalid sections, parts, terms or provisions shall not be deemed to be a part of this Agreement.

5. State Law. This Agreement has been executed and delivered in the State of Texas and shall be construed in accordance with the laws of the State of Texas. Any action brought to enforce or interpret this Agreement shall be brought in the court of appropriate jurisdiction in Rockwall County, Texas. Should any provision of this Agreement require judicial interpretation, it is agreed that the court interpreting or considering same shall not apply the presumption that the terms hereof shall be more strictly construed against a party by reason of the rule or conclusion that a document should be construed more strictly against the party who itself or through its agent prepared the same, it being agreed that all parties hereto have participated in the preparation of this Agreement and that legal counsel was consulted by each responsible party before the execution of this Agreement.

6. Successors and Assigns. This Agreement and the terms and provisions hereof shall inure to the benefit of and binding upon the parties hereto and their respective successors and assigns whenever the context so requires or permits.

EXECUTED this _____ day of _____, 1987.

Plaintiff:

ROCKWALL HARBOR LANDING, INC., A
TEXAS CORPORATION

By: _____

Title: _____

Defendant:

CITY OF ROCKWALL, TEXAS

By: _____

Title: _____

Intervenors:

_____
Rick S. Burgy

_____
Leigh Burgy

_____
Charles N. Capri

_____
Thelma L. Capri

_____
Claude F. Fulton

_____
Francis Fulton

_____
Peter G. Oetking

_____
Maude Oetking

REVIVAL TABERNACLE ASSOCIATION, INC.

By:_____

Title:_____

AGREED AS TO FORM AND CONTENT:

SALLINGER, NICHOLS, JACKSON,
KIRK & DILLARD

By:_____
Robert E. Hager
Texas Bar Card 08689500
1800 Lincoln Plaza
Dallas, Texas 75201
Phone: (214) 954-3333

ATTORNEYS FOR PLAINTIFF

HUTCHISON PRICE BOYLE & BROOKS

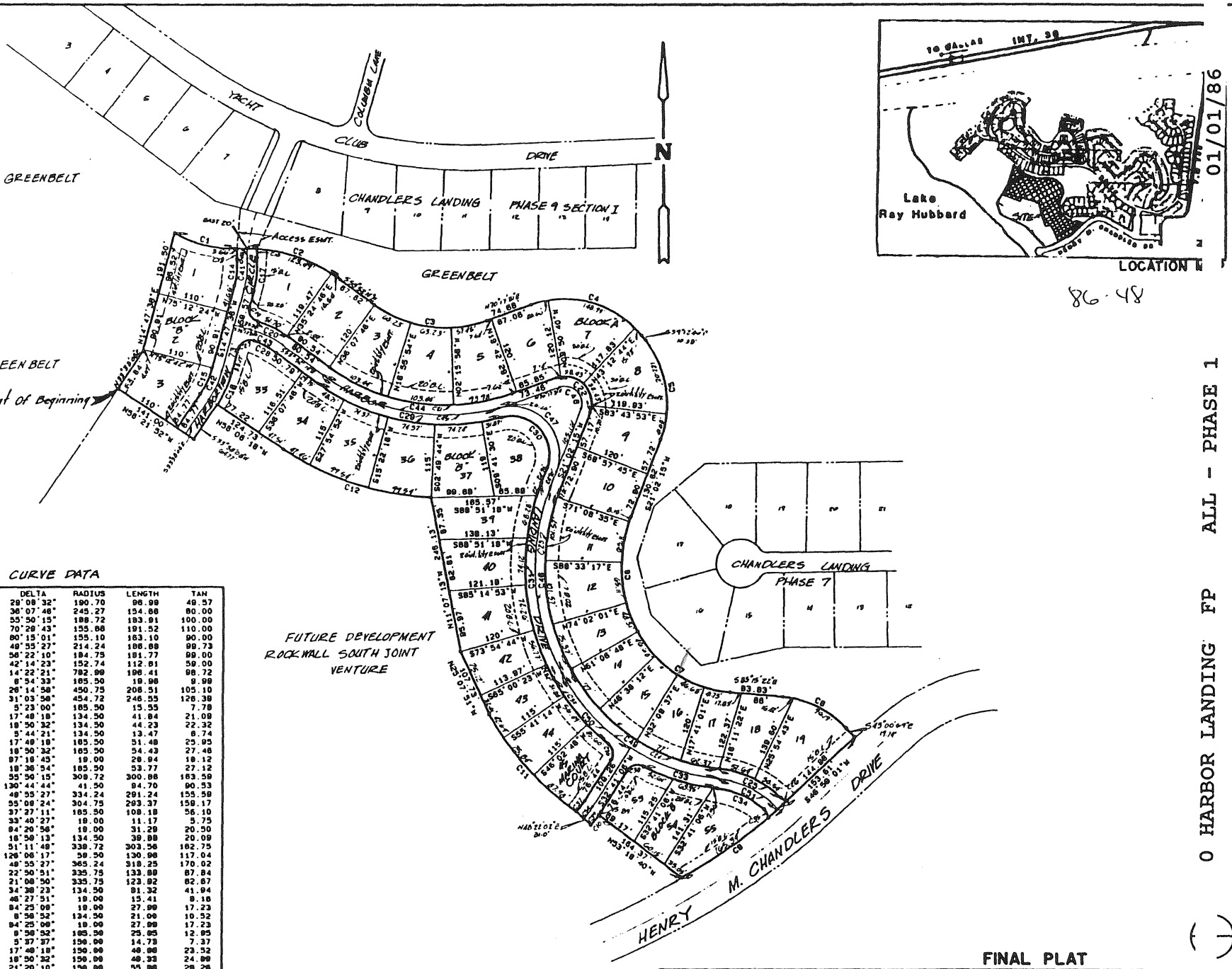
By:_____
Pete Eckert
Texas Bar Card 06399000
Kent S. Hofmeister
Texas Bar Card 09791700
3900 First City Center
Dallas, Texas 75201-4622
Phone: (214) 754-8600

ATTORNEYS FOR DEFENDANT

BIRD & RENEKER

By:_____
D. Ronald Reneker
Texas Bar Card 16770000
D. Grant Seabolt, Jr.
Texas Bar Card 17942500
1100 Premier Place
5910 North Central Expressway
Dallas, Texas 75206
Phone: (214) 373-7070

ATTORNEYS FOR INTERVENORS



86-48

01/01/86

ALL - PHASE 1

0 HARBOR LANDING FP

8648

CURVE DATA

NO.	BEARING	CHORD	DELTA	RADIUS	LENGTH	TAN
C1	S75°25'44"E	95.95	29°08'32"	190.70	96.99	49.57
C2	S71°56'07"E	152.11	36°07'46"	245.27	154.66	80.00
C3	S81°47'21"E	176.72	55°50'15"	188.72	183.91	100.00
C4	S74°27'38"E	178.67	70°28'43"	155.88	191.52	110.00
C5	S08°05'18"E	155.89	80°15'01"	155.10	183.10	90.00
C6	S03°55'28"E	180.83	48°55'27"	214.24	186.88	98.73
C7	S57°04'17"E	174.52	58°22'10"	184.75	181.77	99.00
C8	S64°08'11"E	110.07	42°14'23"	152.74	112.81	59.00
C9	S54°10'11"W	185.88	14°22'21"	782.89	196.41	98.72
C10	S38°10'41"W	10.95	8°54'33"	185.50	10.98	5.99
C11	N42°00'41"W	204.71	26°14'58"	450.75	206.51	105.10
C12	N71°38'17"W	243.54	31°03'56"	454.72	246.55	126.38
C13	S00°20'11"E	15.54	5°23'00"	165.50	15.55	7.78
C14	S05°52'57"W	41.87	17°48'18"	134.50	41.84	21.09
C15	S24°12'52"W	44.03	18°50'32"	134.50	44.23	22.32
C16	S00°09'31"E	19.47	5°44'21"	134.50	13.47	8.74
C17	S05°52'57"W	51.27	17°48'18"	165.50	51.48	25.95
C18	S24°12'52"W	54.18	18°50'32"	165.50	54.43	27.46
C19	S28°50'48"E	28.22	87°18'45"	19.00	28.94	18.12
C20	S63°10'41"E	53.53	18°36'54"	165.50	53.77	27.12
C21	S81°47'22"E	288.18	55°50'15"	308.72	300.88	163.58
C22	S44°20'07"E	75.45	130°44'44"	41.50	94.70	90.53
C23	S03°55'28"E	282.11	48°55'27"	334.24	291.24	155.58
C24	S58°27'54"E	282.18	55°08'24"	304.75	293.37	159.17
C25	S65°18'00"E	106.27	37°27'11"	165.50	108.18	56.10
C26	S83°25'38"E	11.01	33°40'27"	19.00	11.17	5.75
C27	N81°58'04"E	27.87	84°20'58"	19.00	31.29	20.50
C28	S82°21'51"E	38.73	16°58'13"	134.50	39.88	20.09
C29	S78°28'08"E	283.58	51°11'48"	338.72	303.58	162.75
C30	S42°00'54"E	108.08	126°08'17"	58.50	130.98	117.04
C31	S03°55'28"E	308.28	48°55'27"	365.24	318.25	170.02
C32	S40°18'37"E	139.08	22°50'51"	335.75	133.88	67.84
C33	S73°28'10"E	128.22	21°08'50"	335.75	123.92	62.67
C34	S88°43'24"E	88.88	34°38'23"	134.50	81.32	41.94
C35	S28°10'17"E	14.88	46°27'51"	18.00	15.41	8.18
C36	S09°31'28"E	25.53	84°25'08"	18.00	27.88	17.23
C37	S37°08'32"W	20.88	8°58'52"	134.50	21.08	10.52
C38	S74°53'41"W	25.53	84°25'08"	18.00	27.88	17.23
C39	S37°08'32"W	25.82	8°38'52"	185.50	25.85	12.85
C40	S00°12'33"E	14.73	5°37'37"	150.00	14.78	7.37
C41	S05°52'57"W	48.47	17°48'18"	150.00	48.88	23.52
C42	S24°12'52"W	48.11	18°50'32"	150.00	48.33	24.88
C43	S84°32'18"E	55.54	21°20'10"	150.00	55.88	28.26
C44	S81°47'21"E	303.81	55°50'15"	324.22	315.97	171.80
C45	S78°28'08"E	288.18	51°11'48"	324.22	288.71	155.38
C46	S44°20'07"E	47.27	130°44'44"	28.88	58.33	58.72
C47	S42°00'54"E	138.71	126°08'17"	75.88	188.87	147.53
C48	S03°55'28"E	285.18	48°55'27"	348.74	384.74	182.81
C49	S58°27'54"E	288.58	55°08'24"	320.25	308.38	187.27
C50	S43°08'03"E	157.27	28°28'42"	320.25	158.88	81.12
C51	S83°32'35"E	[illegible]	41°00'02"	150.00	107.34	56.08
C52	S37°08'32"		8°58'52"	150.00	23.42	11.74

FINAL PLAT

HAROLD L. EVANS CONSULTING ENGINEER 2331 GUS THOMASSON RD. SUITE 102 DALLAS, TEXAS 75228 PHONE (214) 328-8133		
SCALE	DATE	JOB NO.
1"=100'	5-12-86	84186

HARBOR LANDING PHASE ONE

EDWARD TEAL SURVEY ABSTRACT NO. 207

CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

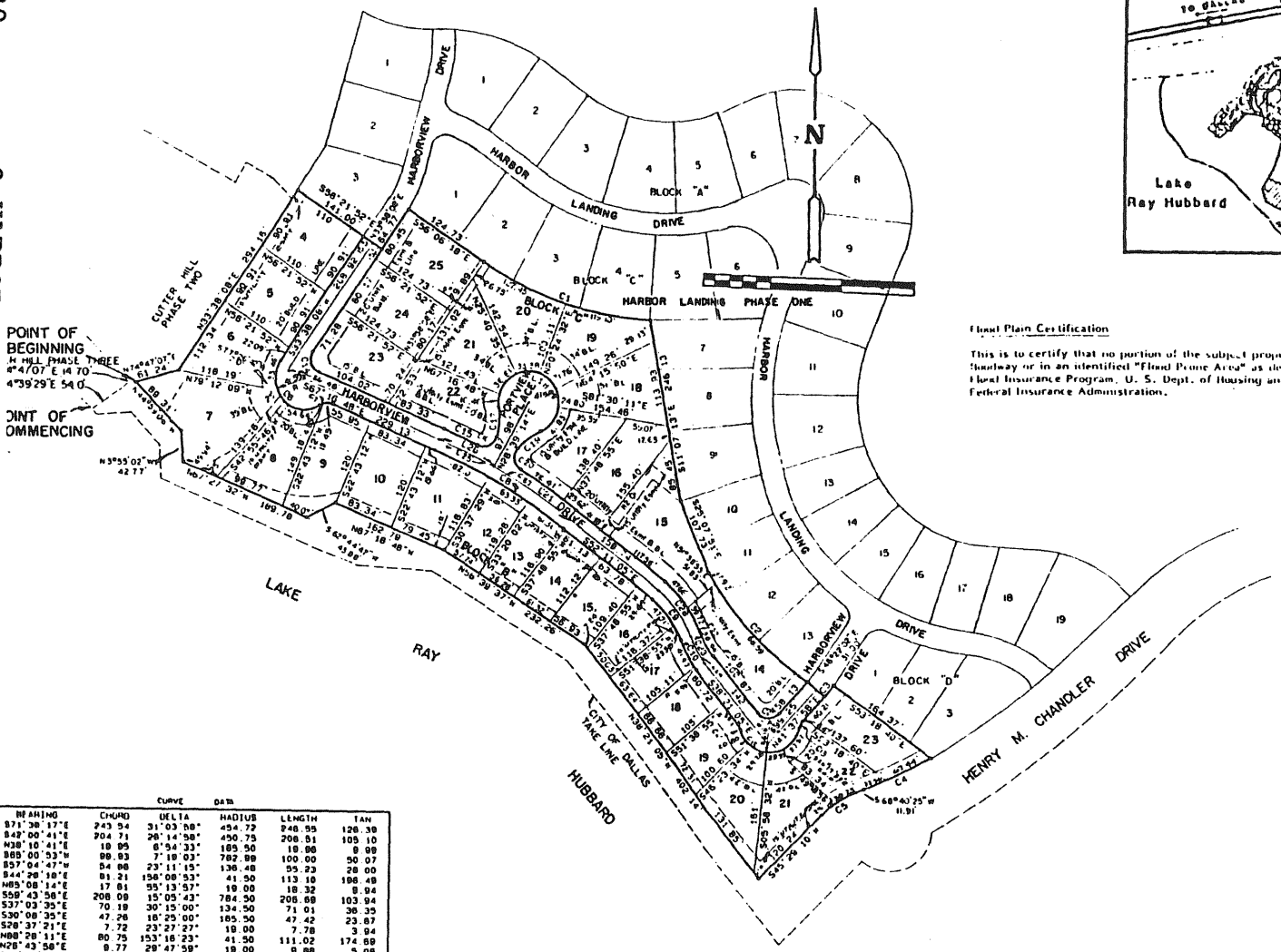
ROCKWALL SOUTH JOINT VENTURE
P.O. BOX 1234 GREENVILLE, TX

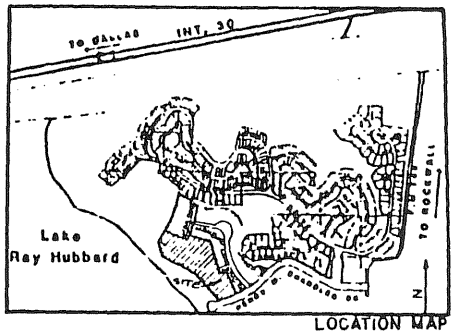
OWNER
214-455

8730

0 HARBOR LANDING FP ALL - PHASE 2

01/01/87





LOCATION MAP

Flood Plain Certification

This is to certify that no portion of the subject property lies within a 100 year floodway or in an identified "Flood Prone Area" as defined by the National Flood Insurance Program, U. S. Dept. of Housing and Urban Development, Federal Insurance Administration.

AREA CALCULATIONS		
LOT NO.	BLOCK	AREA (sq ft)
4	B	10,000
5	B	10,000
6	B	10,013
7	B	15,377
8	B	10,001
9	B	10,000
10	B	10,001
11	B	10,416
12	B	7,168
13	B	7,210
14	B	7,000
15	B	7,000
16	B	7,281
17	B	7,000
18	B	7,000
19	B	7,000
20	B	8,721
21	B	9,379
22	B	7,161
23	B	9,064
14	C	12,151
15	C	16,033
16	C	10,000
17	C	10,000
18	C	10,000
19	C	10,000
20	C	10,000
21	C	10,000
22	C	10,000
23	C	10,142
24	C	10,000
25	C	10,000

27.38

2/8

CURVE DATA					
BEARING	CHORD	DELTA	RADIUS	LENGTH	TAN
S71°38'17"E	243.54	31°03'58"	454.72	246.55	126.38
S42°00'41"E	204.71	26°14'58"	450.75	206.51	105.10
N38°10'41"E	19.95	6°54'33"	185.50	10.00	5.00
S88°00'53"W	98.83	7°19'03"	782.99	100.00	50.07
S57°04'47"W	54.88	23°11'15"	136.48	55.23	28.00
S44°28'18"E	81.21	156°08'53"	41.50	113.10	186.48
N85°08'14"E	17.81	55°13'57"	19.00	18.32	9.94
S59°43'58"E	208.08	15°05'43"	784.50	206.68	103.94
S37°03'35"E	70.19	30°15'00"	134.50	71.01	36.35
S30°08'35"E	47.28	18°25'00"	185.50	47.42	23.87
S28°37'21"E	7.72	23°27'27"	19.00	7.78	3.94
N88°28'11"E	80.75	153°18'23"	41.50	111.02	174.88
N28°43'58"E	8.77	28°47'59"	19.00	9.88	5.06
S18°49'20"E	28.30	100°54'56"	19.00	33.48	23.01
S85°31'13"E	50.08	3°31'09"	815.50	50.08	25.05
N86°10'28"E	29.14	100°07'45"	19.00	33.20	22.70
N03°34'58"E	38.38	25°03'18"	88.50	38.70	19.66
S81°20'48"E	85.78	259°11'48"	41.50	184.84	53.88
S53°43'30"W	38.38	25°03'18"	88.50	38.70	19.66
S08°52'01"E	29.14	100°07'45"	19.00	33.20	22.70
S55°35'28"E	95.87	6°44'48"	815.50	96.03	48.07
S37°03'35"E	88.37	30°15'00"	185.50	87.38	44.73
S30°08'35"E	38.41	18°25'00"	134.50	38.54	19.40
S88°21'24"E	29.11	100°00'57"	19.00	33.17	22.65
S59°43'58"E	210.18	15°05'43"	800.00	210.77	106.00
S84°16'47"E	82.91	5°56'02"	800.00	82.95	41.48
S56°45'55"E	127.78	9°09'41"	800.00	127.92	64.10
S37°03'35"E	78.28	30°15'00"	150.00	78.19	40.54
S30°08'35"E	42.03	16°25'00"	150.00	42.08	21.64

HAROLD L. EVANS CONSULTING ENGINEER		
2331 GUS THOMASSON RD. SUITE 102 DALLAS, TEXAS 75228 PHONE (214) 328-8133		
SCALE	DATE	JOB NO
1" = 100'	4-14-87	8755

HARBOR LANDING PHASE TWO

EDWARD TEAL SURVEY ABSTRACT NO. 207

CITY OF ROCKWALL—ROCKWALL COUNTY, TEXAS

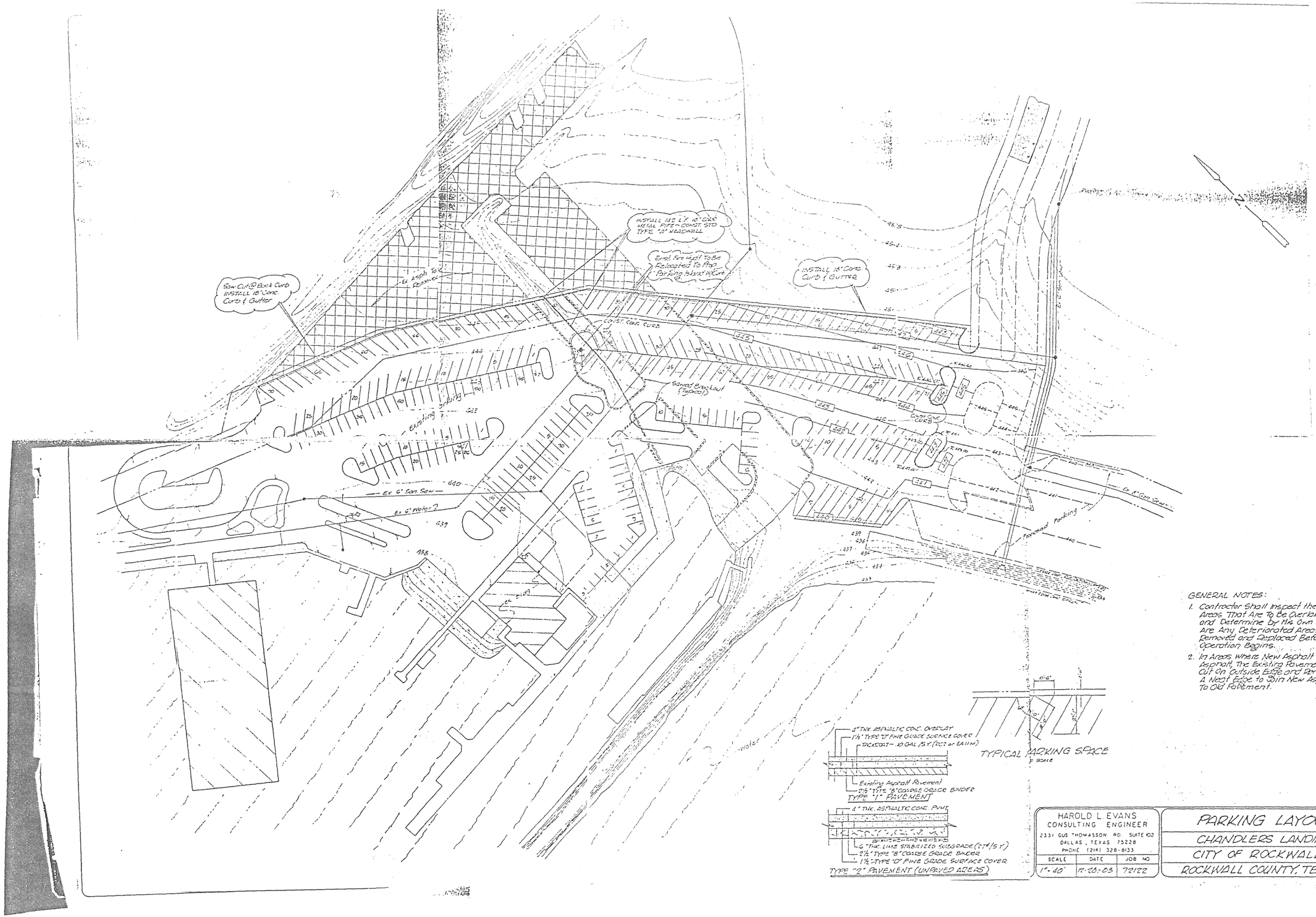
JERRY W. BIESEL OWNER (ph. 357-5676)
970 NORTH TOWER 700 NORTH PEARL DALLAS, TEXAS 75201

VIEW: Pdfile
RESTRICT: PHASE_NO = "MARINA"

SORT: PHASE_NO

P&Z CASE NO	ORDINANCE	PHASE NAME	ACTION	DESCRIPTION
8417	8419	MARINA	Z	LAND USE AND SITE PLAN
8810	0	MARINA	Z	REVISED SITE PLAN (added guardhouse, not indicated herein)

AMENDING PD

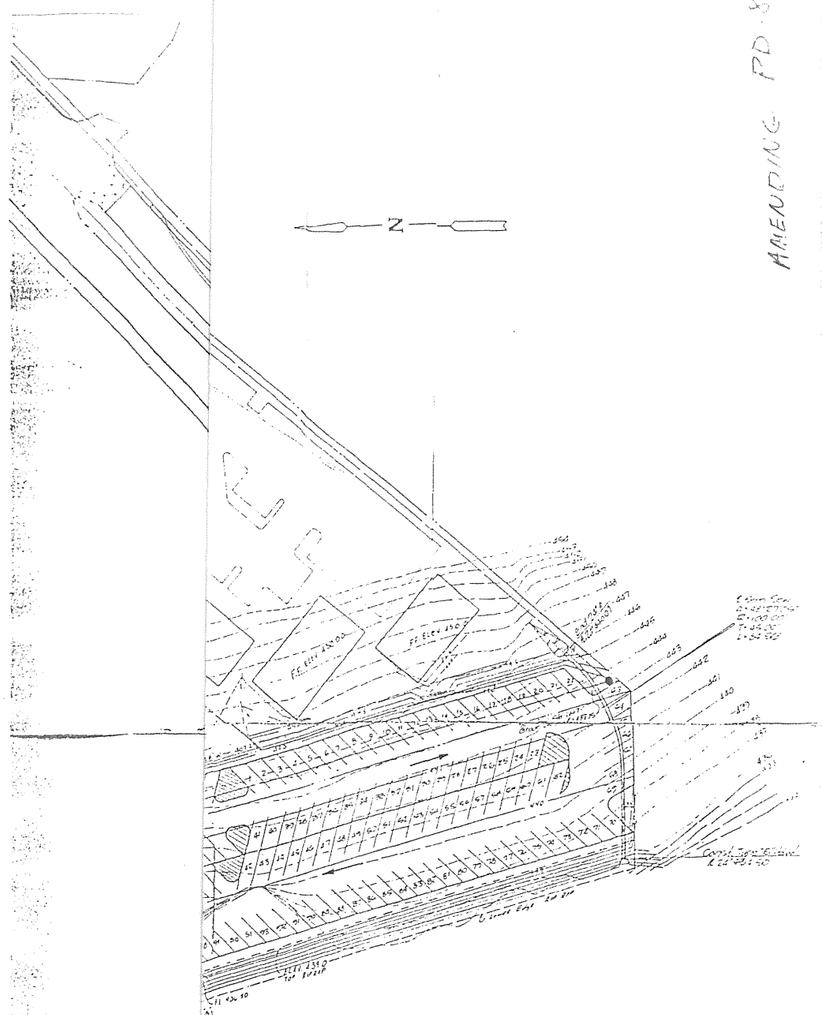


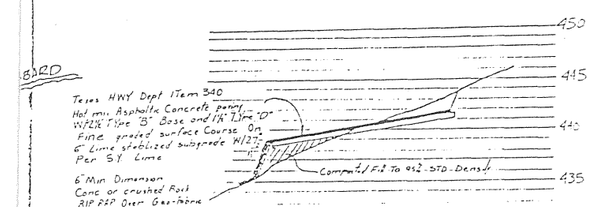
GENERAL NOTES:

1. Contractor Shall Inspect the Existing Parking Areas That Are To Be Overlaid With Asphalt and Determine by His Own Means If There Are Any Deteriorated Areas That Should Be Removed and Replaced Before the Overlaying Operation Begins.
2. In Areas Where New Asphalt Joins Existing Asphalt, The Existing Pavement Shall Be Saw Cut On Outside Edge and Removed to Provide A Neat Edge to Join New Asphalt Pavement To Old Pavement.

HAROLD L. EVANS CONSULTING ENGINEER 2331 GUS THOMASSON RD. SUITE 102 DALLAS, TEXAS 75228 PHONE (214) 328-8133			PARKING LAYOUT
SCALE	DATE	JOB NO	CHANDLERS LANDING
1" = 40'	12-26-83	72122	CITY OF ROCKWALL
			ROCKWALL COUNTY, TEXAS

AMENDING PD-8





Texas HWY Dept Item 340
Hot mix Asphaltic Concrete paving
W/2½" Type "B" Base and 1½" Type "D"
Fine graded surface Course On
6" Lime stabilized subgrade W/27
Per S.Y. Lime

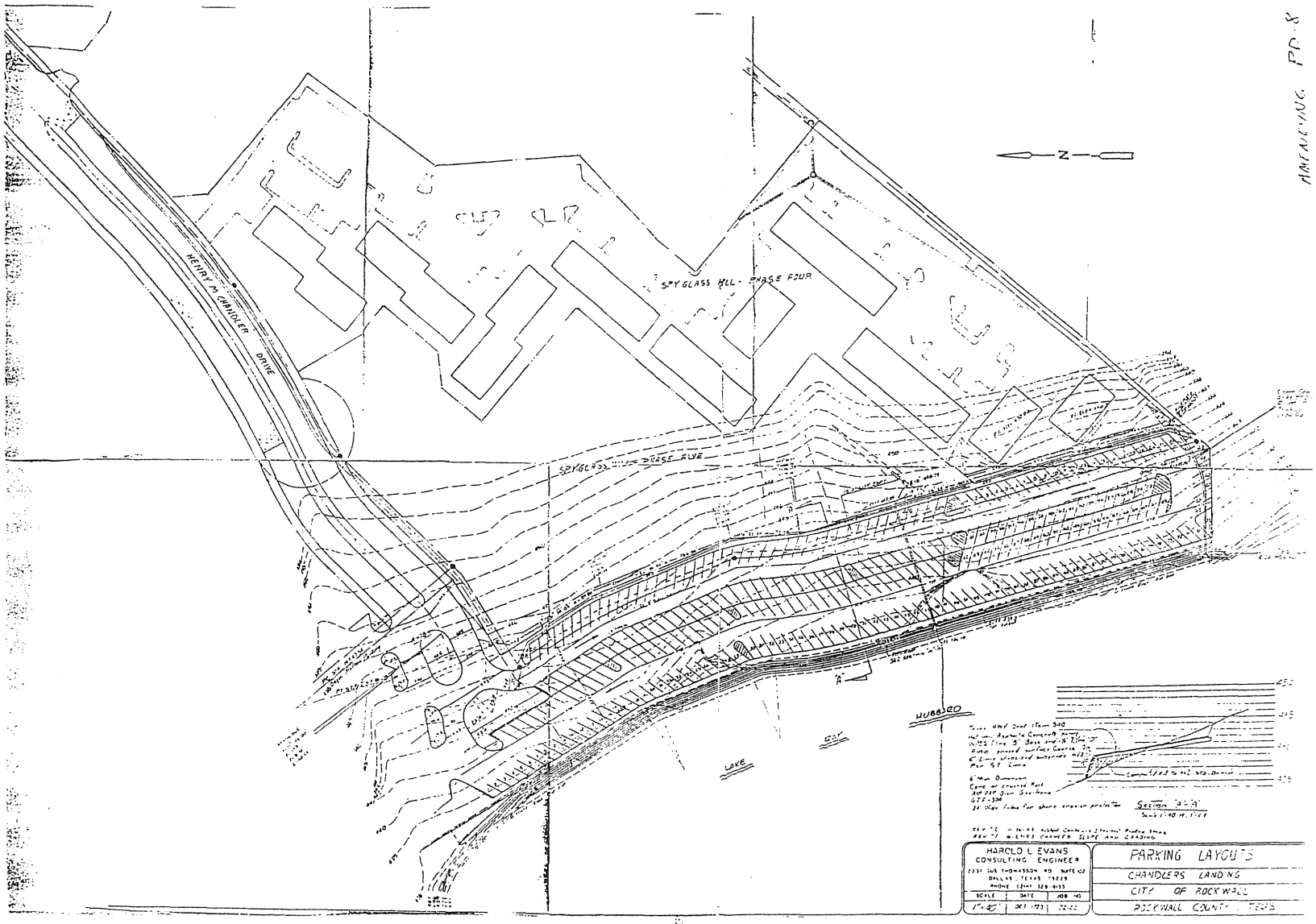
6" Min Dimension
Conc or crushed Rock
RIP RAP Over Geo-fabric
GTF-300
24' Wide Fabic for shore erosion protection

Section "A-A"
Scale 1"=40' H, 1"=1' V

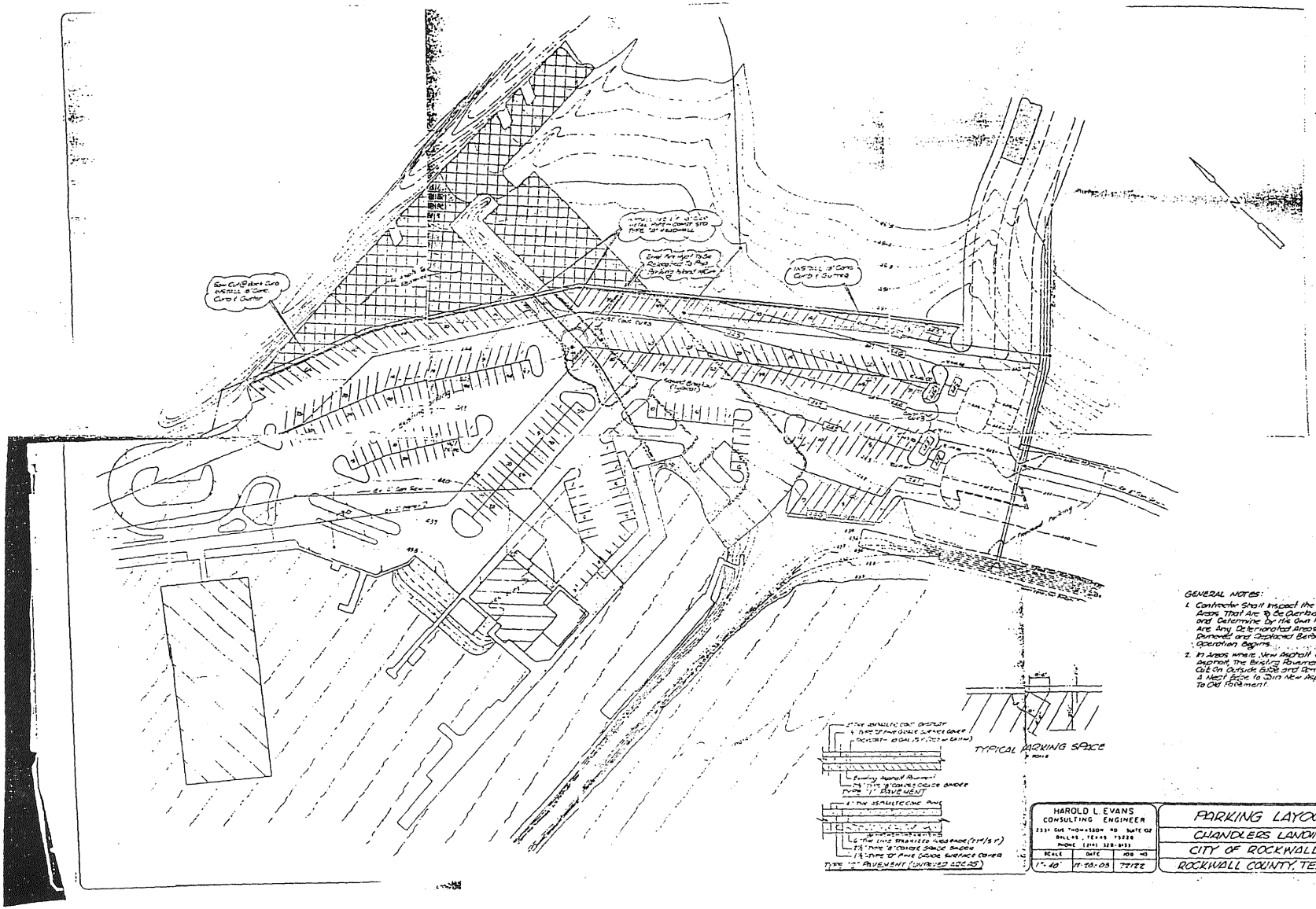
REV #2 11-30-83 Added Contours & Revised RipRap Slope
REV #1 10-27-83 CHANGED SLOPE AND GRADING

HAROLD L EVANS CONSULTING ENGINEER 2331 SUS THOMASSON RD. SUITE 102 DALLAS, TEXAS 75228 PHONE (214) 328-8133			PARKING LAYOUTS CHANDLERS LANDING CITY OF ROCKWALL ROCKWALL COUNTY, TEXAS
SCALE	DATE	JOB NO	
1"=40'	OCT 1983	72122	

AMENDING PD-8



AMENDING PD-8



GENERAL NOTES:

1. Contractor Shall Inspect the Existing Parking Areas That Are To Be Overlaid With Asphalt and Determine by His Own Means If There Are Any Deteriorated Areas That Should Be Removed and Replaced Before the Overlaying Operation Begins.
2. In Areas Where New Asphalt Joins Existing Asphalt, The Existing Pavement Shall Be Saw Cut On Outside Edge and Removed to Provide A Neat Edge to Join New Asphalt Pavement To Old Pavement.

HAROLD L. EVANS CONSULTING ENGINEER 2331 CUE THOMASSON RD SUITE 102 DALLAS, TEXAS 75228 PHONE (214) 328-8133			PARKING LAYOUT
SCALE	DATE	JOB NO	CHANDLERS LANDING
1"=40'	11-28-05	72122	CITY OF ROCKWALL
			ROCKWALL COUNTY, TEXAS

ORDINANCE NO. 84-19

AN ORDINANCE OF THE CITY OF ROCKWALL, TEXAS, AMENDING ORDINANCE NO. 73-48 OF THE CITY OF ROCKWALL AND AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF ROCKWALL AS HERETOFORE AMENDED AND AS RELATES TO PD NO 8 SO AS TO GRANT A CONDITIONAL USE PERMIT FOR A MARINA DRY STORAGE AND PARKING AREA IN PD DISTRICT NO. 8 AND IN AN AGRICULTURAL ZONED DISTRICT ON THE FOLLOWING TRACT: BEING A TRACT OF LAND SITUATED IN THE E. TEAL SURVEY, ABSTRACT NO 207, ROCKWALL COUNTY, TEXAS, AND BEING A PART OF THAT 97.79 ACRE, MORE OR LESS, TRACT KNOWN AS MARINA SITE K, PART OF A TRACT OF LAND CONVEYED TO WHILDEN CONSTRUCTION COMPANY BY DEED RECORDED IN VOLUME 44, PAGE 618, DEED RECORDS, ROCKWALL COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE MOST SOUTHERLY CORNER OF SAID WHILDEN TRACT AND AT THE SOUTHEAST CORNER OF SAID MARINA SITE K; THENCE: WEST, A DISTANCE OF 98.17 FEET ALONG THE SOUTH LINE OF SAID MARINA SITE K TO A POINT FOR A CORNER; THENCE: TRAVERSING SAID MARINA SITE K AS FOLLOWS: NORTH 14° 35' 26" WEST A DISTANCE OF 416.96 FEET TO A POINT FOR A CORNER; NORTH 1° 33' 59" WEST A DISTANCE OF 63.76 FEET TO A POINT FOR A CORNER; NORTH 20° 51' 59" WEST A DISTANCE OF 123.65 FEET TO A POINT FOR A CORNER; NORTH 31° 30' 08" WEST A DISTANCE OF 252.98 FEET TO A POINT FOR A CORNER; NORTH 38° 21' 05" WEST A DISTANCE OF 70.00 FEET TO A POINT FOR A CORNER; NORTH 77° 39' 39" EAST A DISTANCE OF 65.30 FEET TO A POINT FOR A CORNER; AND NORTH 3° 08' 55" EAST, PASSING AT 205.73 FEET THE EAST LINE OF SAID MARINA SITE K AND THE WEST LINE OF SAID WHILDEN TRACT AND CONTINUING A TOTAL DISTANCE OF 251.00 FEET TO A POINT FOR A CORNER; THENCE: TRAVERSING SAID WHILDEN TRACT AS FOLLOWS: SOUTH 38° 21' 05" EAST A DISTANCE OF 325.00 FEET TO A POINT FOR A CORNER; AND SOUTH 54° 29' 10" WEST A DISTANCE OF 30.17 FEET TO A POINT FOR A CORNER ON THE WEST LINE OF SAID WHILDEN TRACT AND THE EAST LINE OF SAID MARINA SITE K; THENCE: ALONG SAID LINE AS FOLLOWS: SOUTH 38° 21' 05" EAST A DISTANCE OF 80.46 FEET TO A POINT FOR A CORNER; AND SOUTH 58° 29' 50" WEST A DISTANCE OF 90.00 FEET TO A POINT FOR A CORNER; THENCE: TRAVERSING SAID WHILDEN TRACT AS FOLLOWS: SOUTH 31° 30' 08" EAST A DISTANCE OF 109.80 FEET TO A POINT FOR A CORNER; SOUTH 20° 51' 59" EAST A DISTANCE OF 156.54 FEET TO A POINT FOR A CORNER; SOUTH 1° 33' 59" EAST A DISTANCE OF 70.75 FEET TO A POINT FOR A CORNER; AND SOUTH 14° 35' 26" EAST A DISTANCE OF 407.29 FEET TO A POINT FOR A CORNER ON THE SOUTH LINE OF SAID WHILDEN TRACT; THENCE: SOUTH 41° 32' 55" WEST A DISTANCE OF 36.13 FEET TO THE POINT OF BEGINNING AND CONTAINING 3.5488 ACRES OF LAND; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF ONE THOUSAND DOLLARS ($1,000.00) FOR EACH OFFENSE; AND DECLARING AN EMERGENCY.

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 due hearings and afforded a full and fair hearing to all property owners generally and to all persons in and situated in the affected rea and in the vicinity thereof, the governing body in the exercise f its legislative discretion has concluded that Ordinance No. 73-48 of the City of Rockwall and the Comprehensive Zoning Ordinance of the City of Rockwall should be amended as follows,

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

SECTION 1. That Ordinance no. 73-48 of the City of Rockwall is hereby amended to add the allowed use of marina dry storage and parking lot as shown on Exhibit "A" attached hereto and made a part hereof.

SECTION 2. That the Comprehensive Zoning Ordinance of the City of Rockwall, Texas, as heretofore amended, be and the same is hereby amended by amending the zoning map of the City of Rockwall so as to grant a Conditional Use Permit for marina dry storage and parking lot on the following described property:

BEING a tract of land situated in the E. Teal Survey, Abstract No. 207, Rockwall County, Texas, and being a part of that 97.79 acre, more or less, tract known as Marina Site K, as on file with the City of Dallas Department of Dallas Department of Parks and Recreation, and also being a part of a tract of land conveyed to Whilden Construction Company by deed recorded in Volume 44, Page 618, Deed Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at the most Southerly corner of said Whilden tract and at the Southeast corner of said Marina Site K;

THENCE; West, a distance of 98.17 feet along the South line of said Marina Site K to a point for a corner;

THENCE: Traversing said Marina Site K as follows: North 14° 35' 26" West a distance of 416.96 feet to a point for a corner; North 1° 33' 59" West a distance of 63.76 feet to a point for a corner; North 20° 51' 59" West a distance of 123.65 feet to a point for a corner; North 31° 30' 08" West a distance of 252.98 feet to a point for a corner; North 38° 21' 05" West a distance of 70.00 feet to a point for a corner; North 77° 39' 39" East a distance of 65.30 feet to a point for a corner; and North 3° 08' 55" East, passing at 205.73 feet the East line of said Marina Site K and the West line of said Whilden Tract and continuing a total distance of 251.00 feet to a point for a corner;

THENCE: Traversing said Whilden tract as follows: South 38° 21' 05" East a distance of 325.00 feet to a point for a corner; and south 54° 29' 10" West a distance of 30.17 feet to a point for a corner on the West line of said Whilden tract and the East line of said Marina Site K;

THENCE: Along said line as follows: South 38° 21' 05" East a distance of 80.46 feet to a point for a corner; and South 58° 29' 50" West a distance of 90.00 feet to a point for a corner;

THENCE: Traversing said Whilden tract as follows: South 31° 30' 08" East a distance of 109.80 feet to a point for a corner; South 20° 51' 59" East a distance of 156.54 feet to a point for a corner; South 1° 33' 59" East a distance of 70.75 feet to a point for a corner; and South 14° 35' 26" East a distance of 407.29 feet to a point for a corner on the South line of said Whilden tract;

THENCE: South 41° 32' 55" West a distance of 36.13 feet to the Point of BEginning and Containing 3.5488 Acres of Land,

as shown on Exhibit "A".

SECTION 3. That the paved area shown on Exhibit "A" must have landscaped screening from the adjacent property in Windward Slope.

SECTION 4. That the paved area must have screening from the area the east generally known as Spyglass Hill when such area shall develop.

SECTION 5. That the expansion shall follow the design included as Exhibit "A".

SECTION 6. That there shall be no time limit on the Conditional Use Permit.

SECTION 7. That the above described tract of land shall be used only in the manner and for the purpose provided for by the Comprehensive Zoning Ordinance of the City of Rockwall as heretofore amended, as amended herein by granting this zoning change, and as may be amended in the future.

SECTION 8. Any person, firm, corporation or firm violating any of the provisions of this ordinance shall be subject to the same penalty as provided for in the Comprehensive Zoning Ordinance of the City of Rockwall as heretofore amended, as amended hereby, and as may be amended in the future, and upon conviction shall be punished by a penalty of ne not to exceed the sum of $1,000.00 for each offense, and each and every day such offense shall continue shall be deemed to constitute a separate offense.

SECTION 9. WHEREAS, it appears that the above described property requires classification so as to grant a Conditional Use Permit for marina dry storage and parking lot in order to permit its proper development and in order to protect the public interest and general welfare of the City of Rockwall, such requirement creates an urgency and an emergency in the preservation of the public welfare and requires that this ordinance 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 by the City Council of the City of Rockwall, Texas, on the 2nd day of April, 1984.

APPROVED:

Mayor

TTEST:

City Secretary

CITY OF ROCKWALL

ORDINANCE NO. 02-50

AN ORDINANCE OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF ROCKWALL AND AMENDING ORDINANCE NO. 84-19, AS PREVIOULSY AMENDED, AS IT RELATES TO PLANNED DEVELOPMENT DISTRICT NO. 8, SO AS TO GRANT A CONDITIONAL USE PERMIT FOR A MARINA DRY STORAGE AND PARKING AREA IN PLANNED DEVELOPMENT DISTRICT NO. 8 AND IN AN "A", AGRICULTURAL ZONED DISTRICT ON THE PROPERTY BEING MORE FULLY DESCRIBED IN EXHIBIT "A"; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings 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, the governing body in the exercise of its legislative discretion has concluded that Ordinance No. 84-19 and the Comprehensive Zoning Ordinance 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 Ordinance No. 84-19 of the City of Rockwall is hereby amended to allow the use of marina dry storage and parking lot as shown on Exhibit "B" attached hereto and made a part thereof.

Section 2. That the tract of land described as Exhibit "A" shall be used only in the manner and for the purposes provided for in the Comprehensive Zoning Ordinance of the City of Rockwall as heretofore amended, as amended herein by granting of this approval shall affect only the property described in the attached Exhibit "A" and said property shall be limited to the uses, density, area, setback and other requirements set forth herein.

Section 3. That development in the area within Exhibit "A" shall be limited to uses and requirements listed in Ordinance No. 73-48 and Ordinance 84-19 and the Conditional Use Permit shall be subject to the following additional conditions:

1. That the property be subject to site plan review and all other development requirements of the City of Rockwall prior to any future development.

2. That marina dry storage and boat sales shall be limited to the paved area south of Henry M. Chandler Drive as indicated on Exhibit "B".

3. That parking of vehicles and parking of boats awaiting repair shall be limited to the paved area north of Henry M. Chandler Drive in the locations specified on Exhibit "B".

4. The storage of "RV", Recreational Vehicles, shall be limited to the marina dry storage area as indicated on Exhibit "B".

5. Parking of "RV", Recreational Vehicles, shall be limited to a maximum of seventy two (72) hours per vehicle for any period of time extending more than one day (24 hours) and shall be limited to the paved parking area north of Henry M. Chandler Drive as indicated on Exhibit "B".

Section 4. 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 offence and each and every day such offense shall continue shall be deemed to constitute a separate offense.

Section 5. If any section paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Comprehensive Zoning Ordinance No. 83-23 of the City of Rockwall, Texas, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable.

Section 6. That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be, and the same are hereby repealed to the extent of that conflict.

Section 7. 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.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, this 4th day of November, 2002.

Ken Jones, Mayor

ATTEST:

Dorothy Brooks, City Secretary

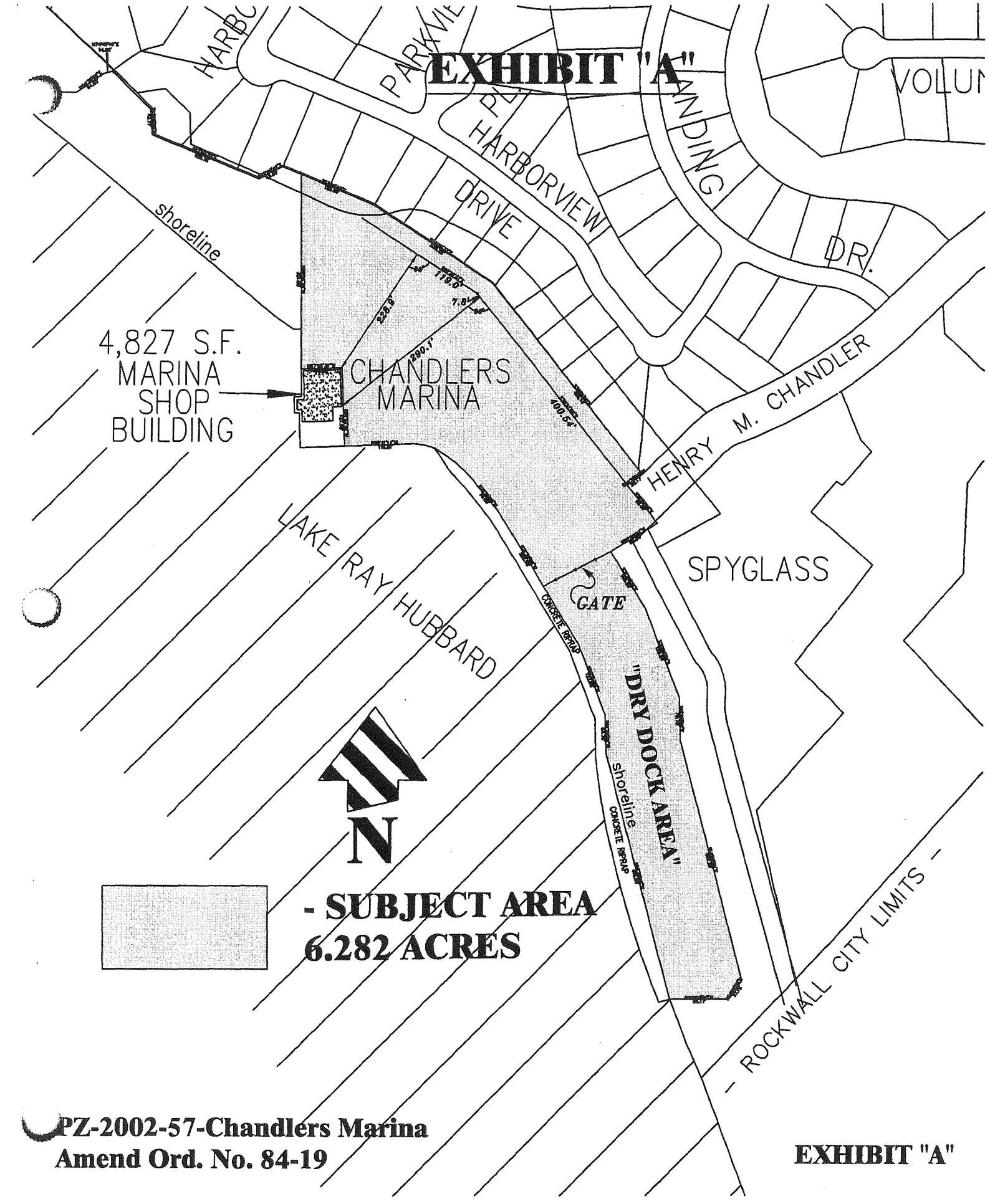
CITY OF ROCKWALL TEXAS
SEAL

APPROVED AS TO FORM:

Pete Eckert, City Attorney

1st Reading: October 21, 2002

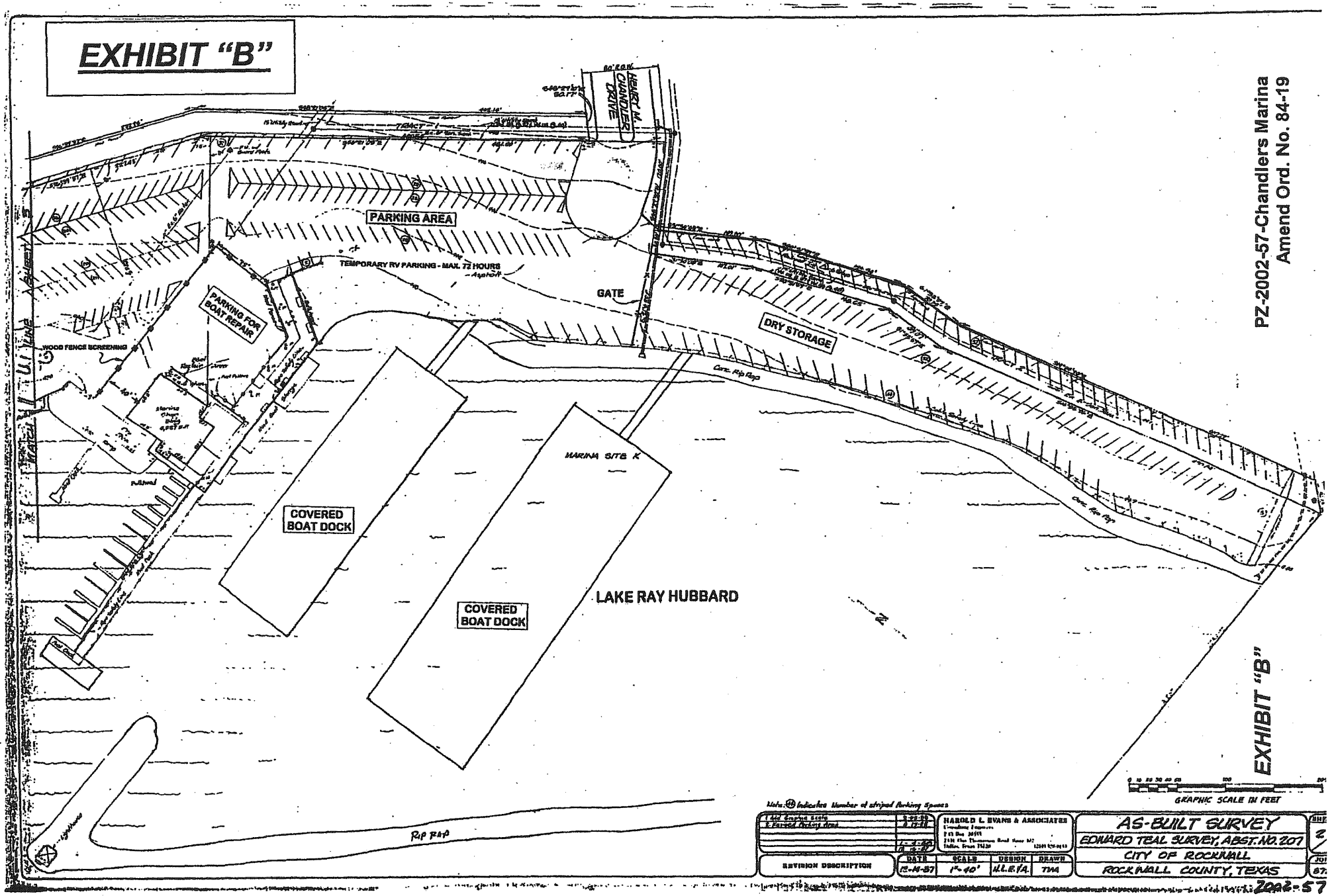
2nd Reading: November 4, 2002



PZ-2002-57-Chandlers Marina
Amend Ord. No. 84-19

EXHIBIT "A"

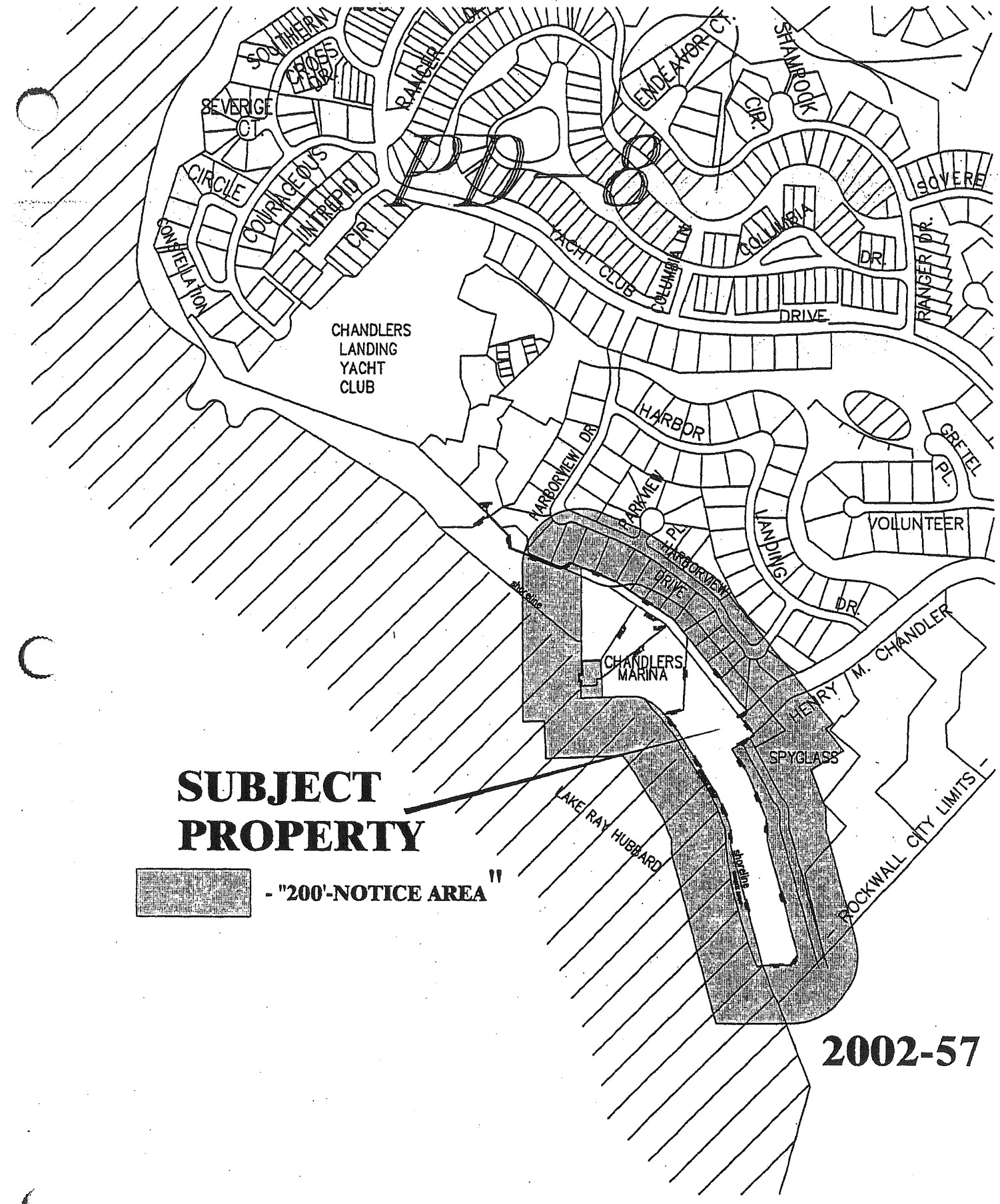
EXHIBIT "B"



PZ-2002-57-Chandlers Marina
Amend Ord. No. 84-19

EXHIBIT "B"

2002-57


SOUTHERN CROSS CIR.
RANGER DR.
ENDEAVOR CT.
SHAMROCK CIR.
SEVERIGE CT.
CIRCLE
COURAGEOUS
INTREPID
CIR.
CONSTELLATION
YACHT CLUB
COLUMBIA LN.
COLUMBIA
DR.
SEVERE
RANGER DR.
DRIVE
CHANDLERS LANDING YACHT CLUB
HARBOR
HARBORVIEW DR.
PARKVIEW
PL.
HARBORVIEW
DRIVE
GRETEL
PL.
VOLUNTEER
LANDING
DR.
CHANDLERS MARINA
HENRY M. CHANDLER
SPYGLASS
LAKE RAY HUBBARD
ROCKWALL CITY LIMITS
SUBJECT PROPERTY
- "200'-NOTICE AREA"

2002-57

VIEW: Pdfile SORT: PHASE_NO
RESTRICT: PHASE_NO = "MARINA VILLAGE"

P&Z CASE NO	ORDINANCE	PHASE NAME	ACTION	DESCRIPTION
9208	9239	MARINA VILLAGE	Z	AR ZLL ALL
9208	0	MARINA VILLAGE	PP	ALL

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:

9208 9239 MARINA VILLAGE Z AR ZLL ALL

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 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;

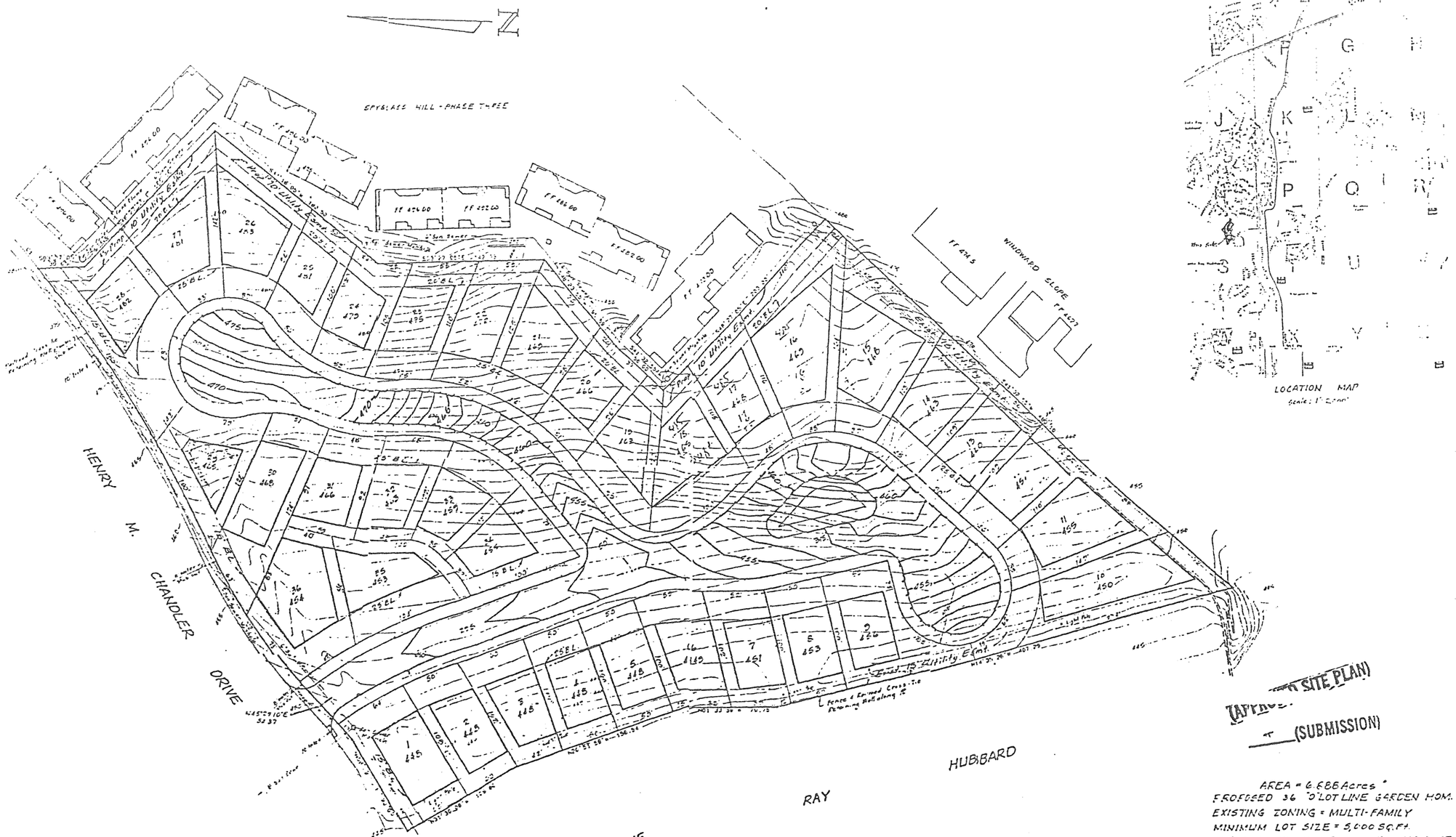
THENCE, along the Southerly line of Henry M. Chandler Drive, the following; North 58 deg. 29' 50" East a distance of 90.00 feet to a 1/2" iron stake set for corner;

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.

EXHIBIT "A"



LOCATION MAP
Scale: 1" = 2000'

AREA = 6.686 Acres ±
PROPOSED 36 'D' LOT LINE GARDEN HOM.
EXISTING ZONING = MULTI-FAMILY
MINIMUM LOT SIZE = 5,000 SQ.FT.
50' WIDE MIN. AT FRONT BUILDING LINE

LEGEND

- 650 — Existing Contour
- 660 — Proposed Contour
- 658 — Proposed Pad Elevation (± 2 Feet)

MARINA VILLAGE

HAROLD L EVANS CONSULTING ENGINEER		
233. GUS THOMASSON RD SUITE 162 DALLAS, TEXAS 75228 PHONE (214) 328-8133		
SCALE	DATE	JOB NO
1"=40	8-10-92	9260

PRELIMINARY SITE & GRADIN.
EDWARD TEAL SURVEY, ABSTRACT NO. 207
CITY OF ROCKWALL, ROCKWALL COUNTY, TE.

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

Exhibit "B"

9208 0 MARINA VILLAGE PP ALL

CITY OF ROCKWALL

ORDINANCE NO. 21-38

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING PLANNED DEVELOPMENT DISTRICT 8 (PD-8) AND THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO AMEND THE PLANNED DEVELOPMENT CONCEPT PLAN AND DEVELOPMENT STANDARDS APPROVED WITH *ORDINANCE NO. 92-39*, BEING A 6.88-ACRE TRACT OF LAND IDENTIFIED AS LOT 4, BLOCK A, SPYGLASS HILL #4 ADDITION AND TRACT 134-12 OF THE E. TEAL SURVEY ABSTRACT NO 207, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE FULLY DESCRIBED HEREIN BY *EXHIBIT 'A'* AND DEPICTED HEREIN BY *EXHIBIT 'B'*; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request by Troy Lewis of Newstream Capital Partners for an amendment to the *Planned Development Concept Plan* and *Development Standards* contained within Planned Development District 8 (PD-8) [*Ordinance No. 92-39*], for a 6.88-acre tract of land identified as Lot 4, Block A, Spyglass Hill #4 Addition and Tract 134-12 of the E. Teal Survey, Abstract No. 207, City of Rockwall, Rockwall County, Texas and more fully described in *Exhibit 'A'* of this ordinance, which hereinafter shall be referred to as the *Subject Property* and incorporated by reference herein; 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 Planned Development District 8 (PD-8) [*Ordinance No. 92-39*] and the Unified Development Code [*Ordinance No. 20-02*] should be amended as follows:

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS:

SECTION 1. That the approval of this ordinance shall supersede all requirements stipulated in *Ordinance No. 92-39*;

SECTION 2. That the *Subject Property* shall be used only in the manner and for the purposes authorized by this Planned Development District Ordinance and the Unified Development Code [*Ordinance No. 20-02*] of the City of Rockwall as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future;

SECTION 3. That development of the *Subject Property* shall generally be in accordance with the *Concept Plan*, depicted in *Exhibit 'C'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'C'*, which is deemed hereby to be a condition of approval of the

amended zoning classification for the *Subject Property*;

SECTION 4. That development of the *Subject Property* shall generally be in accordance with the *Density and Development Standards*, outlined in *Exhibit 'D'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'D'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*;

SECTION 5. That development of the *Subject Property* shall be in conformance with the schedule listed below (*except as set forth below with regard to simultaneous processing and approvals*).

(a) The procedures set forth in the City's subdivision regulations on the date this ordinance is approved by the City, as amended by this ordinance [*including Subsections 5(b) through 5(g) below*], shall be the exclusive procedures applicable to the subdivision and platting of the *Subject Property*.

(b) The following plans and plats shall be required in the order listed below (*except as set forth below with regard to simultaneous processing and approvals*). The City Council shall act on an application for a *Master Parks and Open Space Plan* in accordance with the time period specified in *Section 212.009* of the *Texas Local Government Code*.

(1) Preliminary Plat
(2) PD Site Plan
(3) Final Plat

(c) *Preliminary Plat.* A *Preliminary Plat* for each phase of the *Subject Property*, as depicted in *Exhibit 'C'* of this ordinance, shall be submitted and shall include a *Treescape Plan* for the area being platted.

(d) *PD Site Plan.* A *PD Site Plan* for each phase of the development of the *Subject Property*, as depicted in *Exhibit 'C'* of this ordinance, shall be submitted and shall identify all site/landscape/hardscape plan(s) for all open space, neighborhood parks, trail systems, street buffers and entry features. A *PD Site Plan* application may be processed by the City concurrently with a *Final Plat* application for the development.

(e) *Final Plat.* Prior to the issuance of any building permits, a *Final Plat*, conforming to the *Preliminary Plat*, shall be submitted for approval.

SECTION 6. That 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 7. That if any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Unified Development Code, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable;

SECTION 8. The standards in this ordinance shall control in the event of a conflict between this ordinance and any provision of the Unified Development Code or any provision of the City Code, ordinance, resolution, rule, regulation, or procedure that provides a specific standard that is different from and inconsistent with this ordinance. References to zoning district regulations or other standards in the Unified Development Code (including references to the *Unified Development Code*), and references to overlay districts, in this ordinance or any of the Exhibits hereto are those in effect on the date this ordinance was passed and approved by the City Council of the City of Rockwall, Texas;

SECTION 9. That this ordinance shall take effect immediately from and after its passage;

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 2ND DAY OF AUGUST, 2021.

Kevin Fowler, Mayor

ATTEST:

Kristy Cole, City Secretary

CITY OF ROCKWALL TEXAS
SEAL

APPROVED AS TO FORM:

Frank J. Garza, City Attorney

1st Reading: August 2, 2021

2nd Reading: August 16, 2021

Exhibit 'A':
Legal Description

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 described as follows:

BEGINNING at a point on the South line of Henry M. Chandler Drive, said point being the Northwest corner of Spyglass Hill Condominiums, Phase Three, an addition to the City of Rockwall, as recorded in Slide B, page 175, Map Records, Rockwall County, Texas, a ½" 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 ½" iron stake set for corner;
South 48 deg. 27' 05" East a distance of 160.16 feet to a ½" iron stake set for corner;
South 37 deg. 16' 05" West a distance of 180.50 feet to a ½" iron stake set for corner;
South 03 deg. 27' 05" East a distance of 142.73 feet to a ½" iron stake set for corner;
South 48 deg. 23' 55" West a distance of 95.59 feet to a ½" iron stake set for corner;
South 41 deg. 23 '55" West a distance of 56.00 feet to a ½" iron stake set for corner;
South 48 deg. 27' 05" East a distance of 203.00 feet to a ½" 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 ½" iron stake found for corner;

THENCE North 14 deg. 35' 26" West, a distance of 407.29 feet to a ½" iron stake set for corner;

THENCE North 1 deg. 33' 59" West a distance of 70.75 feet to a ½" iron stake set for corner;

THENCE North 20 deg. 51' 59" West a distance of 156.54 feet to a ½" iron stake set for corner;

THENCE North 31 deg. 30' 08" West a distance of 109.80 feet to a ½" 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 ½" 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 ½" 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 1,040.00 feet, a ½" 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 'B':
Survey

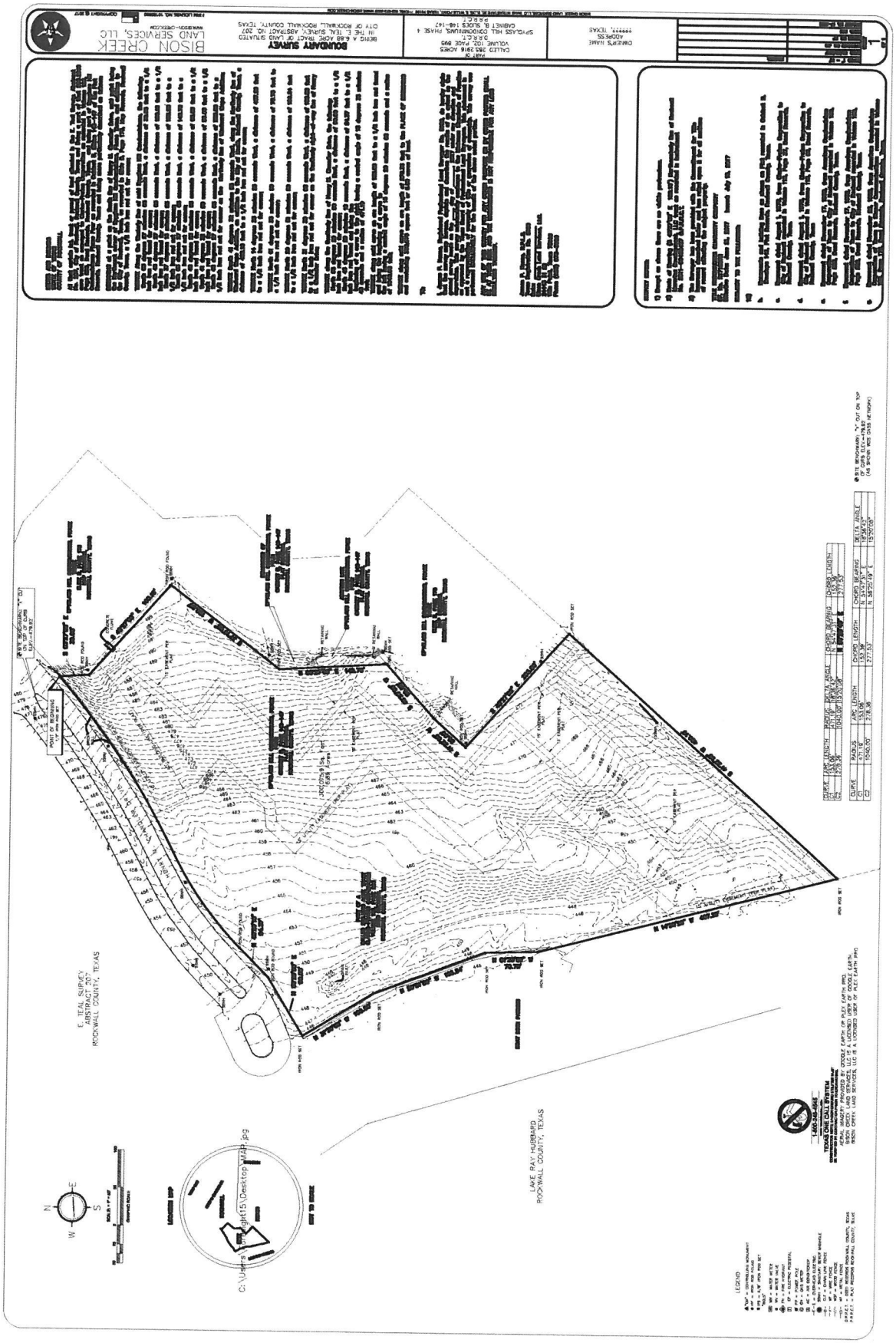


Exhibit 'C':
Concept Plan

Exhibit 'D':
Density and Development Standards

PD Development Standards.

(1) *Permitted Uses*. Unless specifically provided by this Planned Development ordinance, only those uses permitted within the Two Family (2F) District, as stipulated by the *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future are permitted on the *Subject Property*; however, the following additional land uses shall be permitted *by-right*:

☑ Townhomes/Townhouses

(2) *Density and Dimensional Standards*. Unless specifically provided by this Planned Development ordinance, any development on the *Subject Property* shall be subject to the density and dimensional requirements required for a Two Family (2F) District, as stipulated by Article 05, *District Development Standards*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future. In addition, the maximum permissible density for the *Subject Property* shall be *5.23* dwelling units per gross acre of land; however, in no case should the proposed development exceed 36-units. All development on the *Subject Property* shall conform to the standards stipulated by *Table 2: Lot Dimensional Requirements* below, and generally conform to the lot layout depicted in *Exhibit 'B'* of this ordinance.

Table 2: Lot Dimensional Requirements

Minimum Lot Width	30'
Minimum Lot Depth	110'
Minimum Lot Area	3,000 SF
Minimum Front Yard Setback [1]	20'
Minimum Side Yard Setback [2]	0'/10'
Minimum Side Yard Setback (Adjacent to a Street)	15'
Minimum Length of Driveway Pavement from Front Property Line	25'
Maximum Height [3]	30'
Minimum Rear Yard Setback	20'
Minimum Area/Dwelling Unit (SF) [Sum of All Floor Area's]	1,900 SF
Maximum Lot Coverage	90%

General Notes:

[1]: Porches, stoops, bay windows, balconies, eaves and similar architectural features may encroach beyond the *Front Yard Building Setback* by up to five (5) feet for any property; however, the encroachment shall not exceed five (5) feet on *Side Yard Setbacks* where appropriate for such use and shall not encroach into the private right-of-way.

[2]: The side yard setback on the attached side maybe zero (0) if directly abutting a structure on an adjacent lot.

[3]: The Maximum Height shall be measured to the midpoint of the roof of the single-family home, and in no case should any home exceed an elevation of 500-feet above sea level.

(3) *Garage Orientation*. Garages shall be permitted to be forward facing (*i.e. facing onto the private street in a flat front entry configuration*) with a minimum driveway length of 25-feet.

(4) *Building Standards*. The building elevations shall differ in appearance through the use of varying entry features, use of detail and trim, use of materials, articulation and setback, and shall conform to the following requirements:

(i) *Masonry Requirements*. The minimum masonry requirement for the exterior façades of all buildings shall be 90%. For the purposes of this ordinance, the masonry requirement shall

be limited to full width brick, natural stone, and cast stone. Cementaceous fiberboard horizontal lap-siding (*e.g. HardiBoard or Hardy Plank*) and, stucco (*i.e. three [3] part stucco or a comparable -- to be determined by staff*) may be used for up to 50% of the exterior of the building and shall be limited to the anti-monotony restrictions as outlined in this ordinance.

(ii) *Roof Design Requirements*. All buildings shall be designed such that no roof mounted mechanical equipment (*i.e. HVAC, satellite, vents, etc.*) shall be visible from any direction.

Note: Screening of mechanical equipment is necessary for all equipment regardless of location (*i.e. roof mounted, ground mounted, or otherwise attached to the building and/or located on the site*).

(iii) *Architectural Requirements*. All units shall be architecturally finished on all sides of the building with the same materials, detailing and features.

(5) *Anti-Monotony Restrictions*. All development shall adhere to the following anti-monotony restrictions:

(i) Identical brick blends, paint colors and, cementaceous products (*i.e. Hardy Plank lap siding, etc.*) may not occur on adjacent (*i.e. side-by-side*) properties within the development without at least two (2) intervening townhomes of differing materials on the same side of the adjacent townhome beginning with the adjacent property.

(ii) Front building elevations shall not repeat along any block face without at least two (2) intervening homes of differing appearance on the same block face within the development.

(iii) The rear elevation of homes shall not repeat without at least two (2) (*i.e. side-by-side*) intervening homes of differing appearance. Homes are considered to have a differing appearance if any of the following two (2) items deviate:

a) Front Encroachment (*i.e. Porch and/or Sunroom*) Type and Layout
b) Roof Type and Layout
c) Articulation of the Front Façade
d) Differing Primary Exterior Materials

(6) *Landscaping Standards*.

(i) *Landscape Requirements*. Landscaping shall be reviewed and approved with the *PD Site Plan*. All *Canopy/Shade Trees* planted within this development shall be a minimum of four (4) caliper inches in size and all *Accent/Ornamental/Under-Story Trees* shall be a minimum of four (4) feet in total height.

(ii) *Landscape Buffers*. A minimum of a ten (10) foot landscape buffer shall be provided along the frontage of Henry M. Chandler Drive, and shall incorporate a minimum of one (1) canopy tree and one (1) accent tree per 50-feet of linear frontage.

(iii) *Irrigation Requirements*. Irrigation shall be installed for all required landscaping located within common areas, landscape buffers and/or open space. Irrigation installed in these areas shall be designed by a Texas licensed irrigator or landscape architect.

(7) *Trash Dumpster Enclosure*. If proposed trash dumpster enclosures shall be four (4) sided, with eight (8) foot walls constructed and cladded with materials matching the primary structures of the townhomes, and have a self-latching opaque gate. All trash dumpster enclosures shall be internal to the site and not be situated within any established building setbacks or landscape buffers.

(8) *Fence Standards*. All fences shall be required to be wrought iron or a tubular steel fence. Wrought iron/tubular steel fences shall be a minimum of four (4) feet in height; however, may not exceed a maximum of eight (8) feet in height.

(9) *Open Space*. A minimum of 20% open space shall be provided which generally conforms to the *Concept Plan* contained in *Exhibit 'B'* of this ordinance. The Homeowner's Association (HOA) shall be responsible for maintaining all open space areas.

(10) *Private Right-of-Way*. The proposed private right-of-way shall incorporate a minimum of a 29-foot *back-to-back* concrete street built to the City's standards.

(11) *Homeowner's Association (HOA)*. A Homeowner's Association shall be created or the subject property shall be incorporated into the existing Chandler's Landing Homeowner's Association to enforce the restrictions established in accordance with the requirements of *Section 38-15* of the Subdivision Regulations contained within the Municipal Code of Ordinances of the City of Rockwall. The HOA shall also maintain all neighborhood parks, open space and common areas, irrigation, landscaping, screening fences and the private roadways, drive aisles and drive approaches for the subject property associated with this development.

(12) *Variances*. The variance procedures and standards for approval that are set forth in the UDC shall apply to any application for variances to this ordinance

VIEW: Pdfile SORT: PHASE_NO
RESTRICT: PHASE_NO = "SCENIC ESTATES"

P&Z CASE NO	ORDINANCE	PHASE NAME	ACTION	DESCRIPTION
8811	8817	SCENIC ESTATES	Z	LAND USE AND CONDITIONS

ORDINANCE NO. 88-17

AN ORDINANCE OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF ROCKWALL, TEXAS, AS HERETOFORE AMENDED AND AS IT RELATES TO PD-8, SO AS TO GRANT A CHANGE IN ZONING FROM "A" AGRICULTURAL TO "PD-8" PLANNED DEVELOPMENT ON A TRACT OF LAND DESCRIBED HEREIN; CORRECTING THE OFFICIAL ZONING MAP; PROVIDING FOR ORDERLY DEVELOPMENT OF "PD-8"; PROVIDING FOR LAND USE WITHIN PLANNED DEVELOPMENT NO. 8; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING A REPEALER CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, a change in the classification of a zoning district has been requested by Chandlers Landing Development Corporation for the property described as Lot 2, Scenic Estates; 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 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, the governing body in the exercise of its legislative discretion has concluded that the Comprehensive Zoning Ordinance 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 of the City of Rockwall, as heretofore amended, be and the same is hereby amended by amending the zoning map of the City of Rockwall so as to give PD-8 District Classification to the tract of land described as Lot 2, Scenic Estates.

Section 2. That the property described as Lot 2, Scenic Estates shall be used only in the manner and for the purposes provided for in the Comprehensive Zoning Ordinance of the City of Rockwall as heretofore amended, as amended herein by granting of this zoning change, and as may be amended in the future, providing that granting of "PD-8" classification to the above described tract is subject to the following conditions:

A. The tract of land described as Lot 2, Scenic Estates shall only be used for the following uses:

   1. Swimming amenities for PD-8 property owners

8811 8817 SCENIC ESTATES Z LAND USE AND CONDITIONS

2. Community meeting center for small social and meeting functions of community members of PD-8

3. Play area and large toy for children in PD-8

4. Administrative offices for overall project management of PD-8; the facility is not to be used as sales offices

B. All development of this tract shall be in accordance with and regulated by the approved site plan attached as Exhibit "A" and the following requirements:

1. A security fence of not less than six feet in height will be constructed around the sides and rear of the lot and will be of a material stronger than a cedar fence

2. Men and women's restrooms will be constructed outside the house in the pool area

or

direct entry will be provided from the outside to indoor restroom facilities

3. Additional parking will be built in the rear of the house to provide space for a minimum of five (5) vehicles

4. Additional screening/landscaping will be provided in the island area of the front parking lot including closing access to Ridge Road and constructing a berm along the property frontage on FM-740

5. Drive access will be provided from Independence Place to the parking area adjacent to Ridge Road

Section 4. Any person, firm or corporation violating any of the provisions of this ordinance 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 5. 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 of the City of Rockwall, Texas, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance shall remain in full force and effect.

Section 6. 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 7. That this ordinance shall take effect immediately from and after the publication of the caption of said ordinance as the law in such case provides.

DULY PASSED AND APPROVED this 2nd day of May, 1988.

APPROVED:

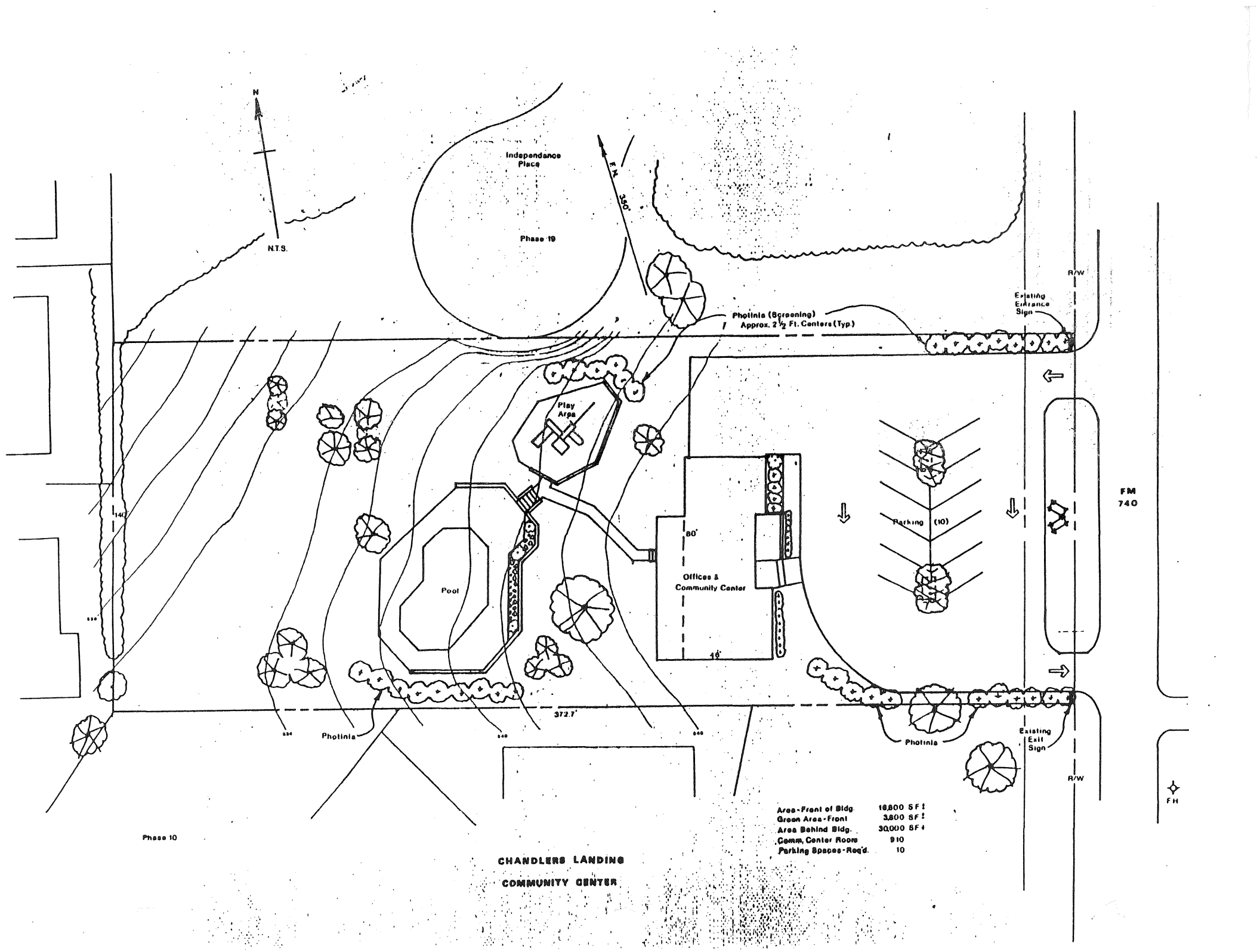
Ted L Miller
Mayor

ATTEST:

By:

1st reading 4/18/88

2nd reading 5/2/88


N
N.T.S.
Independance Place
Phase 19
F M
350'
R/W
Existing Entrance Sign
Photinia (Screening)
Approx. 2½ Ft. Centers (Typ.)
Play Area
Pool
Offices & Community Center
80'
40'
Parking (10)
FM 740
372.7'
Photinia
Photinia
Existing Exit Sign
R/W
F H
Phase 10
Area-Front of Bldg. 16,800 S F ±
Green Area-Front 3,800 S F ±
Area Behind Bldg. 30,000 S F ±
Comm. Center Room 910
Parking Spaces-Req'd. 10
CHANDLERS LANDING
COMMUNITY CENTER

CITY OF ROCKWALL

ORDINANCE NO. 05-30

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE OF THE CITY OF ROCKWALL AND ORDINANCE NO. 88-17, AS HERETOFORE AMENDED, SO AS TO AMEND (PD-8) PLANNED DEVELOPMENT DISTRICT NO. 8 TO ALLOW FOR SINGLE-FAMILY RESIDENTIAL USES ON A 1.21-ACRE TRACT KNOWN AS LOT 2, SCENIC ESTATES AND MORE FULLY DESCRIBED HEREIN AS EXHIBIT "A"; 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 A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request from Kama Roux of the Chandlers Landing Community Association for an amendment to (PD-8), Planned Development District No. 8 to allow for Single-Family Residential uses on a 1.21-acre tract known as Lot 2, Scenic Estates and more fully described herein as Exhibit "A"; 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 Unified Development Code 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 Unified Development Code of the City of Rockwall and Ordinance No. 88-17, as heretofore amended, be and the same are hereby amended by amending the zoning map of the City of Rockwall so as to amend (PD-8), Planned Development District No. 8 to allow for Single-Family Residential uses on a 1.21-acre tract known as Lot 2, Scenic Estates and more fully described herein as Exhibit "A"; and

Section 2. That the property described herein shall be used only in the manner and for the purposes provided for in ***Article V, Section 3.6, Single Family Residential (SF-7) District*** of the Unified Development Code of the City of Rockwall as heretofore amended, as amended herein by granting of this zoning change, and as may be amended in the future and subject to the following additional conditions:

1. No Access shall be permitted from Ridge Road (FM 740).

Section 3. That the official zoning map of the City be corrected to reflect the changes in zoning described herein.

Section 4. Any person, firm, or corporation violating any of the provisions of this ordinance

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 5. 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 Unified Development Code 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 shall remain in full force and effect.

Section 6. 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 7. 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.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, this 5th day of July, 2005.

William R. Cecil

William R. Cecil, Mayor

ATTEST:

Dorothy Brooks

Dorothy Brooks, City Secretary

CITY OF ROCKWALL TEXAS
SEAL

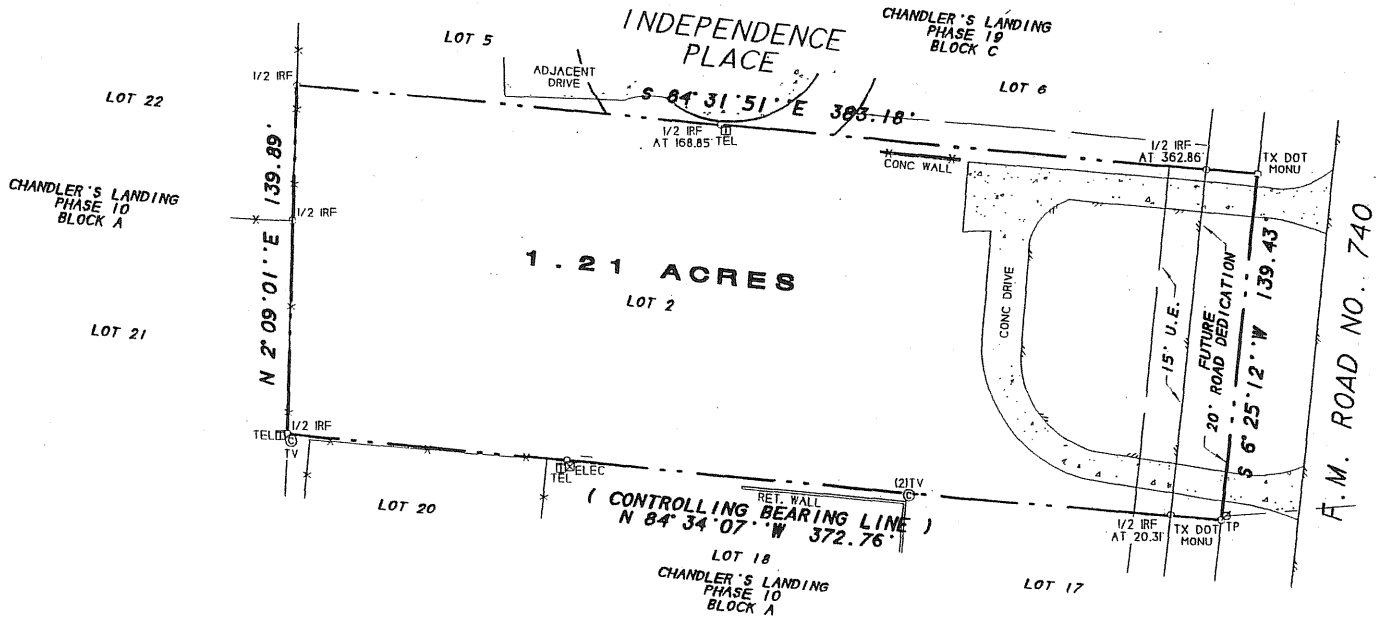
APPROVED AS TO FORM:

Pete Eckert

Pete Eckert, City Attorney

1st Reading: 06-20-05

2nd Reading: 07-05-05



RECEIVED
MAY 20 2005
By

DESCRIPTION

All that certain lot, tract or parcel of land situated in Rockwall County, Texas, and being out of the E. Teal Survey, and being all of Lot (2) of the Scenic Estate Subdivision, according to the Map thereof, recorded in Cabinet A, Slide 42, Map Records of Rockwall County, Texas.

SURVEYOR'S CERTIFICATE

I, Harold D. Fetty, III, Registered Professional Land Surveyor No. 5034, do hereby certify that the above plat of the property surveyed for CHANDLER'S LANDING COMMUNITY ASSOCIATION at F.M. ROAD NO. 740, ROCKWALL County, Texas, is the result of a careful collection of the best evidence available to me and my opinion is based on the facts as found at the time of survey. This survey meets the requirements of the Minimum Standards of Practice as approved and published by the Texas Board of Professional Land Surveying, effective September 1, 1992 and subsequent revisions, and the same was surveyed under my supervision on the ground this the 2nd day of May, 2005.

NOTES

1) According to F.E.M.A. Flood Insurance Rate Map, Community Panel No. 480547 0005 C dated June 16, 1992, this property lies in Zone X. This property does not appear to lie within a 100-year flood plain.

2) BEARING SOURCE: RECORDED PLAT.

3) ALL 1/2" IRS ARE CAPPED WITH YELLOW PLASTIC CAPS "R.S.C.I. RPLS 5034."

SURVEY ACCEPTED BY:

_____ DATE _____

_____ DATE _____

Harold D. Fetty III, R.P.L.S. No. 5034

STATE OF TEXAS
REGISTERED
HAROLD D. FETTY III
5034
PROFESSIONAL
LAND SURVEYOR

SYMBOL LEGEND

TV TELEVISION CABLE RISER	GAS GAS METER	TEL PHONE RISER	FH FIRE HYDRANT	PP POWER POLE
ELEC ELECTRIC METER	TU ELEC BOX SUBSURFACE JUNCTION BOX	WM WATER METER	1/2" IRF IRON ROD FOUND (CORNER)	
FENCE		A/C AIR COND. UNIT	LP LIGHT POLE	PROPANE TANK

PROPERTY LINES

R.S.C.I.
ROCKWALL SURVEYING CO., INC. LAND SURVEYING
1984 S. FM 551 ROYSE CITY, TX 75189 972-772-5434 PHONE 972-772-5443 FAX

SURVEY DATE MAY 2, 2005
SCALE 1" = 50' FILE # 20050733
CLIENT C.L.C.A. GF # NONE

EXHIBIT "A"

FILE COP

2005 023

CITY OF ROCKWALL

ORDINANCE NO. 23-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING PLANNED DEVELOPMENT DISTRICT 8 (PD-8) AND THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO CONSOLIDATE THE REGULATING ORDINANCES OF THE PLANNED DEVELOPMENT DISTRICT, BEING A 230.80-ACRE TRACT OF LAND SITUATED WITHIN THE E. TEAL SURVEY, ABSTRACT NO. 207, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE FULLY DESCRIBED HEREIN BY *EXHIBIT 'A'* AND DEPICTED HEREIN BY *EXHIBIT 'B'*; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Rockwall has initiated an amendment to the Planned Development District 8 (PD-8) for the purpose of consolidating the regulating ordinances [*Ordinance No.'s 73-48, 84-04, 84-16, 84-19, 85-43, 86-04, 86-64, 86-87, 87-45, 88-17, 88-51, 90-38, 91-43, 92-39, 92-41, 92-43, 02-50, 05-30, 14-15, & 21-38* and *Resolution No.'s 87-19 & 87-20*].

WHEREAS, Planned Development District 8 (PD-8) is a 293.80-acre tract of land situated within the E. Teal Survey, Abstract No. 207, City of Rockwall, Rockwall County, Texas and which is more fully described in *Exhibit 'A'* of this ordinance, which hereinafter shall be referred to as the *Subject Property* and incorporated by reference herein; 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 Planned Development District 8 (PD-8) [*Ordinance No.'s 73-48, 84-04, 84-16, 84-19, 85-43, 86-04, 86-64, 86-87, 87-45, 88-17, 88-51, 90-38, 91-43, 92-39, 92-41, 92-43, 02-50, 05-30, 14-15, & 21-38* and *Resolution No.'s 87-19 & 87-20*] and the Unified Development Code [*Ordinance No. 20-02*] should be amended as follows:

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS:

SECTION 1. That the approval of this ordinance shall supersede all requirements stipulated in *Ordinance No.'s 73-48, 84-04, 84-16, 84-19, 85-43, 86-04, 86-64, 86-87, 87-45, 88-17, 88-51, 90-38, 91-43, 92-39, 92-41, 92-43, 02-50, 05-30, 14-15, & 21-38* and *Resolution No.'s 87-19 & 87-20*;

SECTION 2. That the *Subject Property* shall be used only in the manner and for the purposes authorized by this Planned Development District Ordinance and the Unified Development Code [*Ordinance No. 20-02*] of the City of Rockwall as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future;

DRAFT 06.27.2023

SECTION 3. That development of the *Subject Property* shall generally be in accordance with the *Concept Plan*, depicted in *Exhibit 'C'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'C'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*;

SECTION 4. That development of the *Subject Property* shall generally be in accordance with the *Density and Development Standards*, outlined in *Exhibit 'D'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'D'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*;

SECTION 5. Prior to the issuance of any building permit in Planned Development District 8 (PD-8), a final development plan prepared in accordance with the requirements of the Unified Development Code (UDC) [*Ordinance No. 20-02*] shall be filed with the City Council of the City of Rockwall and shall be approved by said governing body after review and recommendation from the Planning and Zoning Commission and filed as a part of this ordinance. Such required development plan shall set forth the requirements for ingress and egress to the property, public or private streets or drive, with adequate right-of-way to conform to the Master Thoroughfare Plan contain in the OURHometown Vision 2040 Comprehensive Plan of the City of Rockwall, sidewalks, utilities, drainage, parking, open space, all area requirements and maximum lot coverage, screening walls or fences, amenities, greenbelt areas, and all other development and protective requirements considered necessary by the City Council to create a reasonable transition to and protection of the adjacent property. Such approval by the City Council of the detailed final development plan shall be considered as an amendment to this ordinance and shall be applicable to the property involved.

SECTION 6. That 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 7. That if any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Unified Development Code, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable;

SECTION 8. The standards in this ordinance shall control in the event of a conflict between this ordinance and any provision of the Unified Development Code or any provision of the City Code, ordinance, resolution, rule, regulation, or procedure that provides a specific standard that is different from and inconsistent with this ordinance. References to zoning district regulations or other standards in the Unified Development Code (including references to the *Unified Development Code*), and references to overlay districts, in this ordinance or any of the Exhibits hereto are those in effect on the date this ordinance was passed and approved by the City Council of the City of Rockwall, Texas;

SECTION 9. That this ordinance shall take effect immediately from and after its passage;

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 7TH DAY OF AUGUST, 2023.

DRAFT ORDINANCE 06.21.2023

Trace Johannesen, *Mayor*

ATTEST:

Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading: *July 17, 2023*

2nd Reading: *August 7, 2023*

DRAFT ORDINANCE 06.27.2023

Exhibit 'A':
Legal Description

BEING 293.80 acres of land situated in the Abstract 207, E. Teal Survey in the County of Rockwall, Texas and being more particularly described by metes and bounds as follows:

COMMENCING at a point in the North Right of Way of Henry M. Chandler Dr. at the City of Rockwall Geodetic Control Monument #5. (NAD83 Texas State Plane GPS Coordinate (Grid): E 2,589,936.483, N 7,007,500.489 Feet) bearing South 37° 22' 04" East, a distance of 488.384 feet to the *POINT OF BEGINNING*;

BEGINNING at a Southeastern corner of Abstract 207, E. Teal Survey, Tract 134-02, also known as Henry M. Chandler Park, (NAD83 Texas State Plane GPS Coordinate (Grid): E 2,590,225.307, N 7,007,160.123 Feet);

1 *THENCE* North 88°-18'-11" West along the Southern City of Rockwall Limits line, a distance of 582.443 feet to a point;
2 *THENCE* North 89°-48'-59" West continuing along said City Limits line, a distance of 355.507 feet to a point;
3 *THENCE* South 43°-0'-23" West, a distance of 919.737 feet to a point;
4 *THENCE* South 67°-4'-25" West, a distance of 35.098 feet for a corner;
5 *THENCE* North 14°-30'-14" West along the City of Dallas Lake Ray Hubbard Takeline, a distance of 583.017 feet to a point;
6 *THENCE* North 29°-2'-31" West continuing along said Takeline, a distance of 137.581 feet for a corner;
7 *THENCE* North 56°-8'-41" East, a distance of 128.545 feet for a corner;
8 *THENCE* North 30°-32'-7" West, a distance of 69.156 feet to a point;
9 *THENCE* North 37°-8'-45" West, a distance of 390.351 feet to a point;
10 *THENCE* North 52°-36'-21" West, a distance of 145.287 feet to a point;
11 *THENCE* North 58°-32'-34" West, a distance of 118.386 feet to a point;
12 *THENCE* North 69°-16'-12" West, a distance of 73.067 feet to a point;
13 *THENCE* South 74°-15'-59" West, a distance of 77.354 feet to a point;
14 *THENCE* North 65°-43'-7" West, a distance of 256.437 feet to a point;
15 *THENCE* North 51°-11'-9" West, a distance of 281.288 feet to a point;
16 *THENCE* North 51°-53'-10" West, a distance of 279.71 feet to a point;
17 *THENCE* North 62°-32'-22" West, a distance of 447.671 feet to a point;
18 *THENCE* North 17°-20'-59" West, a distance of 37.541 feet to a point;
19 *THENCE* North 26°-11'-34" West, a distance of 17.364 feet to a point;
20 *THENCE* North 23°-38'-49" West, a distance of 92.977 feet to a point;
21 *THENCE* North 29°-3'-32" West, a distance of 15.446 feet to a point;
22 *THENCE* North 75°-11'-11" West, a distance of 79.16 feet to a point;
23 *THENCE* North 40°-51'-30" West, a distance of 103.986 feet to a point;
24 *THENCE* South 48°-53'-36" West, a distance of 22.644 feet to a point;
25 *THENCE* North 24°-19'-40" West, a distance of 248.667 feet to a point;
26 *THENCE* North 26°-7'-15" West, a distance of 28.5 feet to a point;
27 *THENCE* North 17°-59'-7" East, a distance of 281.413 feet to a point;
28 *THENCE* North 57°-36'-17" East, a distance of 106.753 feet to a point;
29 *THENCE* North 3°-51'-8" West, a distance of 137.544 feet to a point;
30 *THENCE* North 44°-49'-51" East, a distance of 136.993 feet to a point;
31 *THENCE* North 15°-21'-46" East, a distance of 138.342 feet to a point;
32 *THENCE* North 39°-56'-11" East, a distance of 15.252 feet to a point;
33 *THENCE* North 57°-56'-35" East, a distance of 236.839 feet to a point;
34 *THENCE* North 28°-19'-43" East, a distance of 98.253 feet to a point;
35 *THENCE* North 29°-9'-48" East, a distance of 92.112 feet to a point;
36 *THENCE* North 36°-59'-49" East, a distance of 15.953 feet to a point;
37 *THENCE* North 40°-49'-32" East, a distance of 64.585 feet to a point;
38 *THENCE* North 39°-57'-21" East, a distance of 79.555 feet to a point;
39 *THENCE* North 40°-17'-52" East, a distance of 102.428 feet to a point;
40 *THENCE* North 39°-59'-46" East, a distance of 45.353 feet to a point;

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THENCE North 41°-24'-4" East, a distance of 55.609 feet to a point;
THENCE North 39°-1'-18" East, a distance of 102.883 feet to a point;
THENCE North 39°-56'-1" East, a distance of 51.761 feet to a point;
THENCE North 36°-1'-35" East, a distance of 21.146 feet to a point;
THENCE North 40°-3'-54" East, a distance of 55.794 feet to a point;
THENCE North 70°-51'-23" East, a distance of 25.361 feet to a point;
THENCE North 74°-3'-0' East, a distance of 53.495 feet to a point;
THENCE North 71°-19'-43" East, a distance of 59.736 feet to a point;
THENCE North 57°-6'-5" West, a distance of 85.273 feet for a corner;
THENCE North 57°-21'-4" West, a distance of 153.393 feet for a corner;
THENCE North 46°-48'-21" East, a distance of 115.66 feet for a corner;
THENCE South 58°-8'-28" East along the boundary of the Signal Ridge Place Addition, a distance of 390.89 feet to a point;
THENCE South 56°-59'-48" East continuing along said Signal Ridge Place boundary, a distance of 351.404 feet for a corner;
THENCE North 45°-48'-4" East, a distance of 112.664 feet to a point;
THENCE North 44°-19-51" East, a distance of 247.254 feet to a point;
THENCE North 44°-19'-51" East, a distance of 206.252 feet to a point;
THENCE North 46°-3'-5" East, a distance of 314.449 feet to a point;
THENCE North 46°-3'-5" East, a distance of 303.267 feet to a point;
THENCE North 46°-3'-6" East, a distance of 93.323 feet to a point;
THENCE North 44°-27'-14" East, a distance of 188.011 feet to a point;
THENCE North 46°-20'-42" East, a distance of 211.787 feet to a point;
THENCE North 45°-53'-44" East, a distance of 40.132 feet to the beginning of a curve found in the Centerline of Summer Lee Dr.
said being the beginning of a curve to the left having a tangent of 49.883 feet and a radius of 525.622 feet with a chord distance of 99.319 feet and a chord bearing of South 60°-9'-24" East to a point;
THENCE South 46°-32'-42" East, a distance of 65.598 feet to a point;
THENCE South 45°-32'-36" East along the Southern boundary of the Newport Place Addition, a distance of 61.079 feet to a point;
THENCE South 44°-4'-56" East continuing along said Newport Place boundary, a distance of 90.696 feet to a point;
THENCE South 45°-42'-7" East, a distance of 127.883 feet to a point;
THENCE South 44°-41'-28" East, a distance of 93.59 feet to a point;
THENCE South 44°-12'-37" East along the Southern boundary of the Orleans on the Lake Addition, a distance of 91.186 feet to a point;
THENCE South 44°-11'-59" East continuing along said Orleans on the Lake boundary, a distance of 288.305 feet to a point;
THENCE South 44°-9'-51" East, a distance of 140.065 feet to a point;
THENCE South 43°-26'-16" East along said Orleans on the Lake boundary, a distance of 39.385 feet to the beginning of a curve,
said being the beginning of a curve to the left having a tangent of 117.273 feet and a radius of 86.764 feet with a chord distance of 139.499 feet and a chord bearing of North 77°-17'-18" East to a point;
THENCE North 19°-17'-22" East, a distance of 69.972 feet to a point;
THENCE North 19°-8'-59" East, a distance of 101.965 feet to a point;
THENCE North 18°-34'-28" East, a distance of 179.36 feet to a point;
THENCE North 9°-3'-26" East, a distance of 40.216 feet for a corner;
THENCE South 42°-45'-6" East, a distance of 208.889 feet for a corner;
THENCE North 41°-41'-29" East, a distance of 52.007 feet to a point;
THENCE North 38°-39'-57" East to the Centerline of Ridge Road, a distance of 80.613 feet to the beginning of a curve,
said being the beginning of a curve to the left having a tangent of 34.265 feet and a radius of 486.839 feet with a chord distance of 68.36 feet and a chord bearing of South 30°-3'-27" East to the beginning of a curve,
Continuing along a curve to the right having a tangent of 43.415 feet and a radius of 728.077 feet with a chord distance of 86.675 feet and a chord bearing of South 32°-43'-26" East to the beginning

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of a curve,

Continuing along a curve to the right having a tangent of 159.757 feet and a radius of 766.621 feet with a chord distance of 312.794 feet and a chord bearing of South 17°-33'-54" East to a point;

THENCE South 5°-54'-11" East, a distance of 252.075 feet to the beginning of a curve,

said being the beginning of a curve to the left having a tangent of 121.934 feet and a radius of 3593.301 feet with a chord distance of 243.727 feet and a chord bearing of South 6°-48'-53" East to the beginning of a curve,

Continuing along a curve to the left having a tangent of 115.369 feet and a radius of 15094.377 feet with a chord distance of 230.732 feet and a chord bearing of South 8°-49'-25" East to the beginning of a curve,

Continuing along a curve to the right having a tangent of 123.432 feet and a radius of 938.92 feet with a chord distance of 244.758 feet and a chord bearing of South 3°-34'-39" East to a point;

THENCE South 6°-45'-10" West, a distance of 726.609 feet to a point;

THENCE South 6°-36'-9" West, a distance of 894.838 feet to a point;

THENCE South 19°-43'-59" West to a point intersecting the City of Heath City Limits, as described in the adopted Boundary Agreement, City of Rockwall Ordinance 21-15 (exhibit area 1, dated March 23, 2021), a distance of 236.664 feet for a corner;

THENCE North 38°-39'-37" West continuing along said City Limits line, a distance of 88.874 feet to the beginning of a curve,

said being the beginning of a curve to the left having a tangent of 20.272 feet and a radius of 1327.182 feet with a chord distance of 40.539 feet and a chord bearing of North 89°-14'-41" West to the beginning of a curve,

Continuing along a curve to the left having a tangent of 44.837 feet and a radius of 3408.623 feet with a chord distance of 89.666 feet and a chord bearing of South 87°-26'-59" West to the beginning of a curve,

Continuing along a curve to a curve to the left having a tangent of 42.557 feet and a radius of 3577.031 feet with a chord distance of 85.108 feet and a chord bearing of South 84°-41'-24" West to the beginning of a curve,

Continuing along a curve to the left having a tangent of 153.911 feet and a radius of 213.23 feet with a chord distance of 249.594 feet and a chord bearing of South 34°-28'-51" West to a point;

THENCE South 2°-41'-7" East, a distance of 100.099 feet to a point;

THENCE South 5°-36'-7" East, a distance of 80.149 feet to a point;

THENCE South 1°-55'-40" East, a distance of 308.063 feet, to the *POINT OF BEGINNING AND CONTAINING* 293.80 acres of land (12,797,923.461 square feet) more or less.

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Exhibit 'B':
Survey

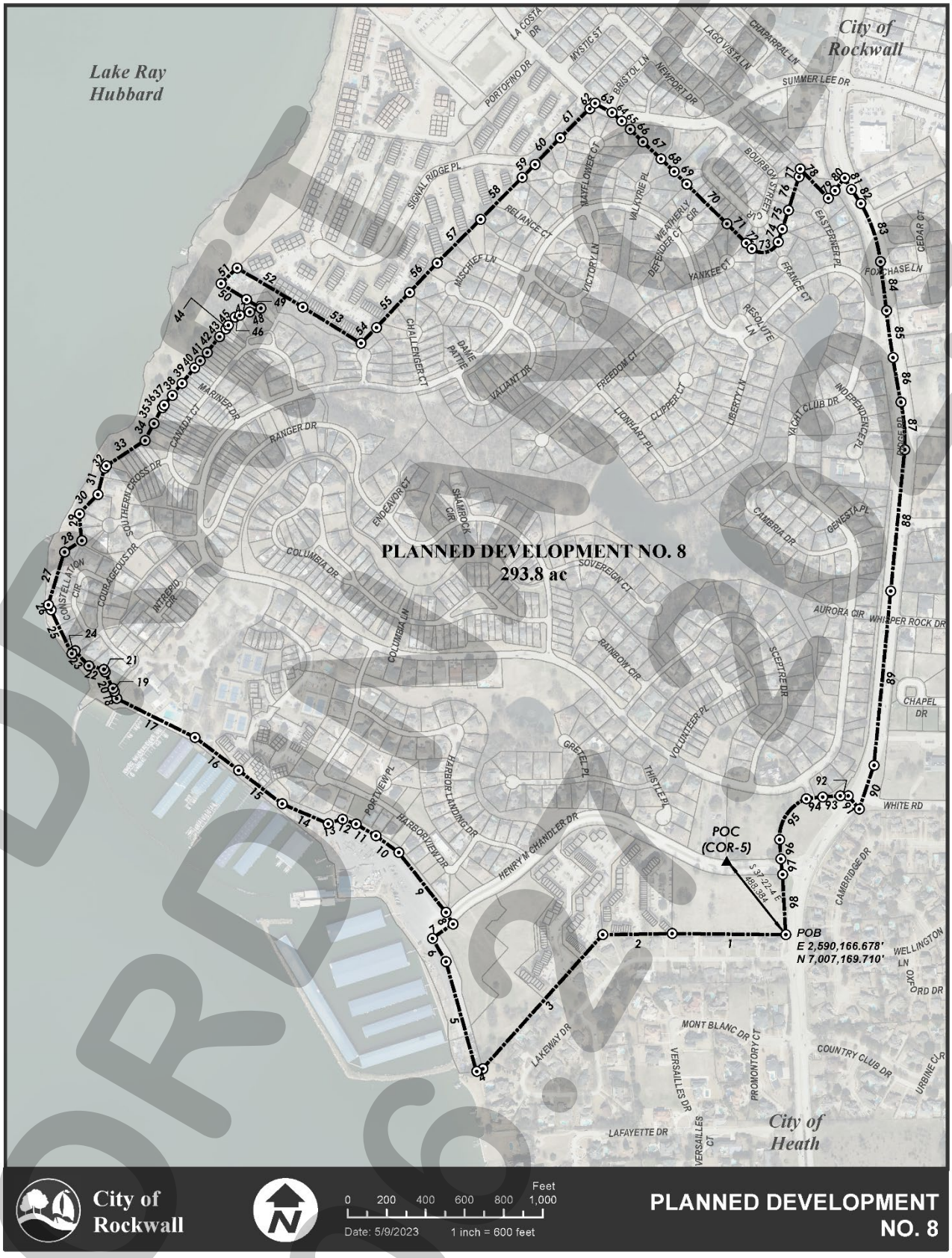

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Exhibit 'C':
Concept Plan

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Exhibit 'D':
Density and Development Standards

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Exhibit 'D':
Density and Development Standards

GENERAL REQUIREMENTS

(A) *PD Concept Plan*. Planned Development District 8 (PD-8) shall be developed in accordance with the Concept Plan depicted in Exhibit 'C' of this ordinance, and no substantial change in the development shall be permitted except after obtaining approval of the change in the manner required for amendments as stipulated by the Unified Development Code (UDC) of the City of Rockwall, as heretofore amended, as amended herein by this zoning change, and as maybe amended in the future.

(B) *Development Plan*. Prior to the issuance of any *Building Permit* in Planned Development District 8 (PD-8), a final *Development Plan* prepared in accordance with the requirements of the Unified Development Code (UDC) shall be filed with the City Council of the City of Rockwall and shall be approved by said governing body after review and recommendation by the Planning and Zoning Commission and filed as part of this ordinance. Such required *Development Plan* shall set forth the requirements for ingress and egress to the property, public or private streets or drive, with adequate right-of-way to conform to the Master Thoroughfare Plan of the City of Rockwall, sidewalks, utilities, drainage, parking spaces, all area requirements and maximum lot coverage, yards and open space, screening walls or fences, amenities, greenbelts areas, and all other development and protective requirements considered necessary by the City Council to create a reasonable transition to and protection of the adjacent property. Such approval by the City Council of the detailed final *Development Plan* shall be considered as an amendment to this ordinance and shall be applicable to the property involved.

(C) *Greenbelts and Open Space*.

(1) *Greenbelt 'A'*. That the area north of the existing entrance at the southeast corner of Planned Development District 8 (PD-8) [*designated as Greenbelt 'A' on the Concept Plan depicted in Exhibit 'C' of this ordinance*] shall be designated and maintained as a permanent greenbelt area.

(2) *Greenbelt 'B'*. That the area south of the existing entrance at the southeast corner of Planned Development District 8 (PD-) [*designated as Greenbelt 'B' on the Concept Plan depicted in Exhibit 'C' of this ordinance*] may be developed in a manner that would not interfere with the contemplated realignment and improvement of FM-740 [*i.e. Ridge Road*], and the governing body of the City of Rockwall must consider and specifically approve further development of said area.

(D) *Amenities (Per Ordinance No. 84-04)*. That the construction and development of amenities for Planned Development District 8 (PD-8) for all future development thereof shall be based upon recreational units with each single-family dwelling unit equaling one-half (½) recreation unit and each multi-family dwelling unit equaling one (1) recreation unit, said amenities are to consist of the follow:

(1) *Sports Park*. A sports park will include a combination of one (1) sports court -- *lighted if properly located as not to disturb residences* --, exercise areas, rest areas, basketball, badminton, volleyball, racket tennis, paths and parking. All of the sports parks will be landscaped.

Ratio Required: 1/300 Recreation Unit
Number Required: 3

(2) *Swim Club*. The swim club will contain a minimum of a 1,500 SF swimming pool, 1,800 SF club pavilion, restrooms, manager's office, parking for guests, lighting and landscaping.

Ratio Required: 1/225 Recreation Unit
Number Required: 4

(3) *Play Park*. Each play park will be devoted to the young residents of Chandler's Landing and will have a large self-contained sand area with creative wood play equipment. These parks will be landscaped with shaded rest areas for adults.

Ratio Required: 1/250 Recreation Unit
Number Required: 4

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(4) *Upland Lakes*. These are lakes either existing or to be built. These lakes will be kept clean and maintained to the shoreline for residents to enjoy. No swimming or motorized boating will be allowed.

Ratio Required: 1/300 Recreation Unit
Number Required: 3

(5) *Security Entrances*. These entries will be well lighted, landscaped, and maintained. They are to be secured by guards, or by a mechanical system. These entrances are strategically located throughout the development in order to provide proper ingress and egress.

(6) *Landscape Developments*. These entries are to be paved with a brick or cobblestone pattern. On either side of the landscaped boulevard there will be lush plantings, berms, and decorative fencings.

(7) *Architectural Graphics*. These graphics and signs will be designated in harmony for all developable parcels in the remainder of Chandler's Landing. These signs will be very pleasing and will direct visitors through the development.

(8) *Common Greenbelts and Paths*. These areas will flow through the development following the low areas as designated on the Master Plan. They will have paths for jogging, walking and golf carts. Along some areas of the greenbelts, we are planning an aerobic course.

NOTE: It should be noted that all of the above described recreation uses must be designated in detail at the time of Final Plat.

(E) *Amenities (Per Ordinance No. 85-43)*. That the construction and development of amenities for Planned Development District 8 (PD-8) shall be as depicted in the *Concept Plan* depicted in Subsection (G) below and as follows:

(1) *Yacht Club Area*.

(a) Seven (7) tennis courts to be resurfaced.
(b) A new improved lighting system will be installed on five (5) courts.
(c) Landscaped retaining walls will be constructed around all steep slopes adjacent to the courts.
(d) A subsurface drainage system will be installed to pick up surface run-off.
(e) A new sidewalk system will be installed to accommodate golf carts that is a minimum of six (6) feet wide around the existing golf courts.
(f) Major grading will be performed to improve landscaping and better maintain the erosion ditch.
(g) The courts will have spectator accommodations where the terrain permits.
(h) The existing children's play area will be renovated and enlarged.
(i) Outdoor tennis pavilion.
(j) Additional major improvements will be made to the Yacht Club, which will include better acoustics, carpeting, renovation of Commodore State Room, outside lounging accommodations, structure cosmetics, and landscaping.

(2) *Area 'A': Swimming and Tennis Park*.

(a) Parking.
(b) Swimming Pool.
(c) Gazebo.
(d) Children's Play Area.
(e) Restrooms/Dressing.
(f) Two (2) Tennis Courts with Lights.
(g) General Landscaping.
(h) Large Trees, Small Trees, Shrubs and Ground Cover, Lawn, Elevated Planters and Lights.

(3) *Area 'B': Recreation Park*.

(a) Limited Parking and Access.

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(b) Park Shelter.
(c) Two (2) Children's Play Areas.
(d) Four (4) Picnic Spots.
(e) Volleyball Court.
(f) Half Basketball Court.
(g) Open Lawn Area.
(h) Seven (7) Exercise Stations.
(i) Pedestrian Trail.
(j) Four (4) Bridges.
(k) General Clearing and Channel Work.
(l) Tree Pruning, Stone Boulders, Retaining Walls and Fencing, Flowering Trees, and Plants.

(F) *Amenities (Per Ordinance No. 86-87)*. That the construction and development of amenities for Planned Development District 8 (PD-8) shall be as depicted in *Concept Plan* depicted in Subsection (G) below and as follows:

(1) The tract of land shown in the *Concept Plan* depicted in Subsection (G) shall only be used for park and recreation purposes and as a Community Association maintenance facility.

(2) The development of the tract of land shown in the *Concept Plan* depicted in Subsection (G) shall be in conformance with the *Concept Plan* depicted in Subsection (G) below.

(G) *Concept Plan*.

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Exhibit 'D':
Density and Development Standards

CHANDLER'S LANDING. PHASES 1, 2 & 3

(H) *Land Uses*. Zero Lot Line Homes

(I) *Development Cases*.

PHASE 1.
(1) *Subdivision Plat*. Approved by the Commissioners Court on July 9, 1973.
(2) *1973*: Zoning (*Ordinance No. 73-48*). Adopted on November 12, 1973.

PHASE 2.
(3) *Subdivision Plat*. Approved by the Commissioners Court on July 9, 1973.
(4) *1973*: Zoning (*Ordinance No. 73-48*). Adopted on November 12, 1973.

PHASE 3.
(5) *Subdivision Plat*. Approved by the Commissioners Court on July 9, 1973.
(6) *1973*: Zoning (*Ordinance No. 73-48*). Adopted on November 12, 1973.

(J) *Regulating Ordinance*. *Ordinance No. 73-48*

(K) *Concept Plans*.

PHASE 1. ZERO LOT LINE HOMES.

PHASE 2. ZERO LOT LINE AND SINGLE-FAMILY HOMES.

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Exhibit 'D':
Density and Development Standards

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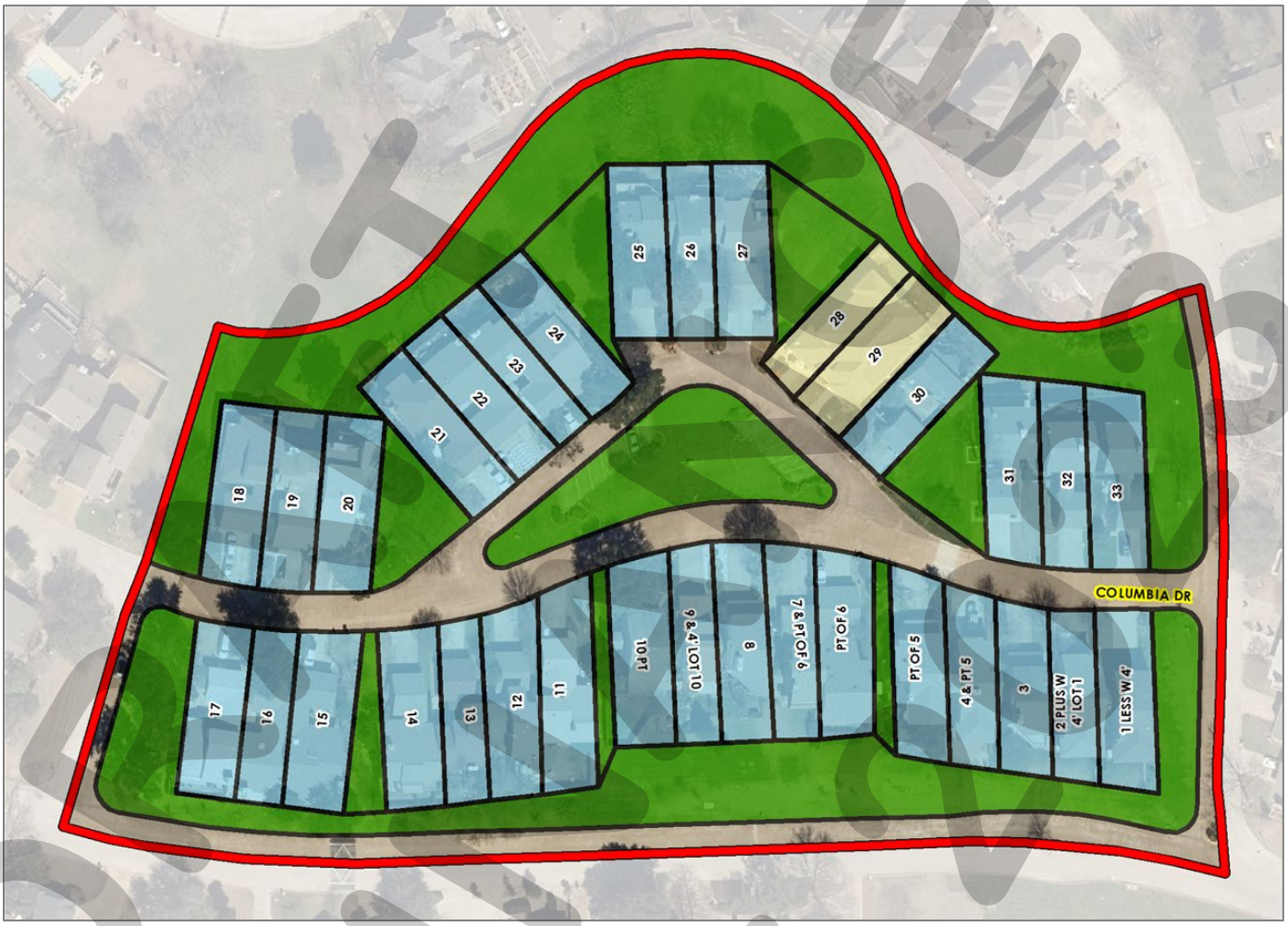
Exhibit 'D':
Density and Development Standards

PHASE 3. ZERO LOT LINE SINGLE-FAMILY ATTACHED HOMES.



(L) *Density and Development Standards*.

	SINGLE-FAMILY	ZERO-LOT-LINE	SINGLE-FAMILY ATTACHED	MULTI-FAMILY OR CONDOMINIUM
MINIMUM LOT WIDTH	50'	40'	20'	70'
MINIMUM LOT DEPTH	100'	100'	100'	100'
MINIMUM LOT AREA	6,000 SF	4,000 SF	3,000 SF	2,000 SF
MINIMUM FRONT YARD SETBACK	25'	25'	25'	25'
MINIMUM SIDE YARD SETBACK	5'	10' [1]	0'	(2) & (3) [3]
MINIMUM REAR YARD SETBACK	10'	10'	10' [2]	10'
MINIMUM PARKING SPACES REQUIRED PER UNIT	2	2	2	1½
MAXIMUM BUILDING COVERAGE	40%	60%	60%	40%

NOTES:
[1]: NO SIDE YARD REQUIRED ON ONE (1) SIDE.
[2]: NONE REQUIRED WHEN ADJOINING A COMMON AREA.
[3]: AS PER 9-602 OF THE 1972 ZONING ORDINANCE:

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(2) MULTIPLE FAMILY DWELLINGS NOT EXCEEDING THREE (3) STORIES IN HEIGHT SHALL PROVIDE A MINIMUM SIDE YARD OF FIFTEEN (15) FEET BETWEEN ANY BUILDING WALL CONTAINING OPENINGS FOR WINDOWS, LIGHT, AND AIR AND ANY SIDE LOT LINE EXCEPT THAT ANY SUCH BUILDING FACE OR WALL NOT EXCEEDING 35-FEET IN WIDTH MAY PROVIDE A MINIMUM SIDE YARD OF TEN (10) FEET. WHERE A BUILDING WAIL CONTAINS NO OPENINGS FOR WINDOWS, LIGHT OR AIR, A MINIMUM SIDE YARD OF TEN (10) FEET SHALL BE PROVIDED BETWEEN SUCH WALL AND THE SIDE LOT LINE.

(3) ON A CORNER LOT, A SIDE YARD ADJACENT TO A STREET FOR A MULTIPLE FAMILY DWELLING NOT EXCEEDING THREE (3) STORIES IN HEIGHT SHALL NOT BE LESS THAN 15-FEET AND NO BALCONY OR PORCH OR ANY PORTION OF THE BUILDING MAY EXTEND INTO SUCH REQUIRED SIDE YARD EXCEPT THAT A ROOF MAY OVERHANG SUCH SIDE YARD NOT TO EXCEED FOUR (4) FEET.

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Exhibit 'D':
Density and Development Standards

CHANDLER'S LANDING. **PHASE 4**

(A) *Land Uses*. Zero Lot Line Homes

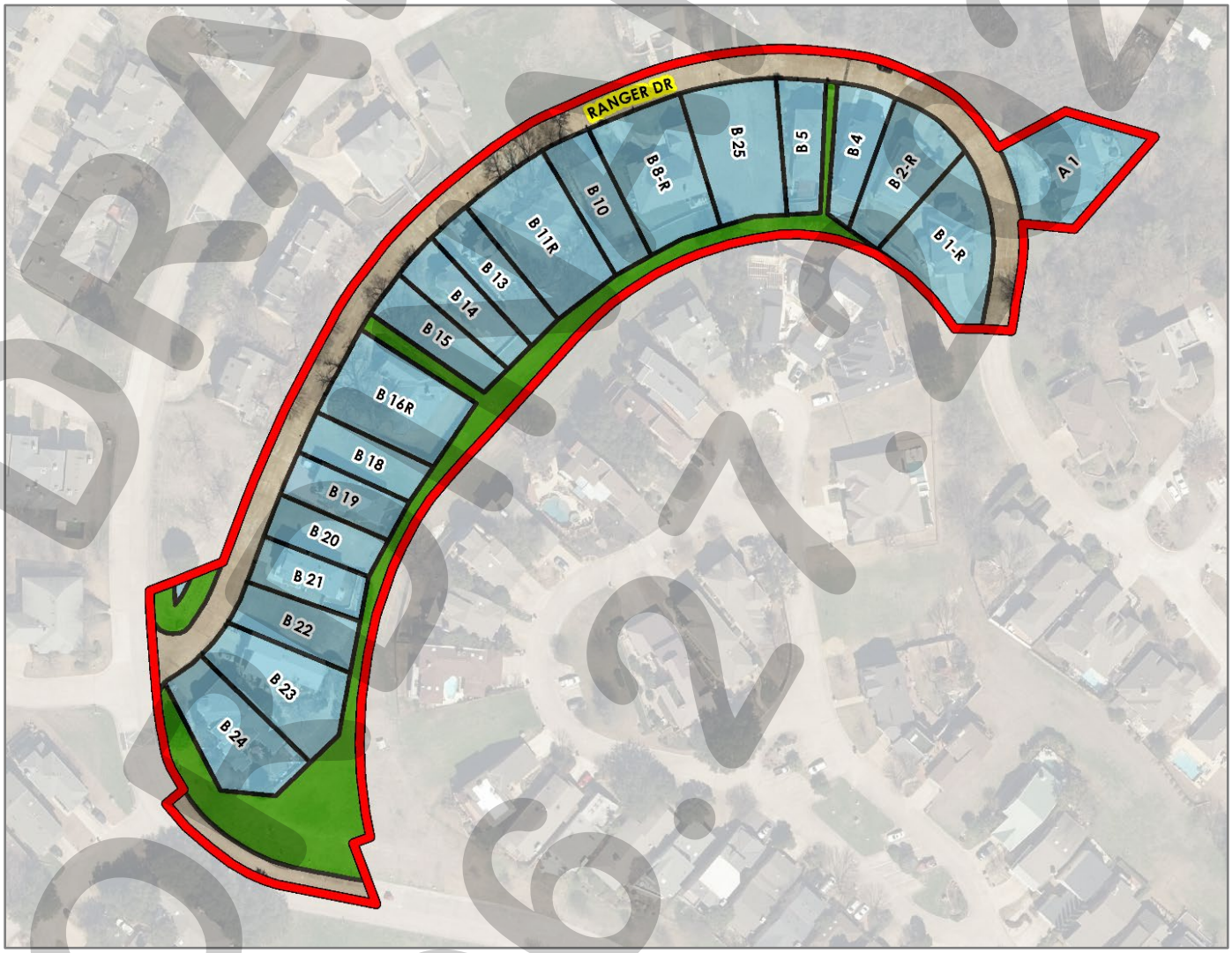
(B) *Development Cases*.

(1) *1973*: Zoning (*Ordinance No. 73-48*). Adopted on November 12, 1973.
(2) *PZ1983-012-01*. Site Plan. Adopted on May 2, 1983.
(3) *PZ1983-037-01*. Preliminary Plat, Site Plan, and Zoning Change [*Ordinance No. 84-04*]. Adopted on January 9, 1984.
(4) *PZ1984-023-01*. Preliminary Plat. Adopted on March 5, 1985.
(5) *PZ1984-023-02*. Concept Plan. Adopted on March 5, 1985.
(6) *PZ1984-045-01*. Final Plat. Adopted on May 7, 1984.
(7) *PZ1996-005-01*. Replat. Adopted on March 18, 1996.
(8) *PZ1999-030-01*. Replat. Adopted on May 17, 1999.

(C) *Original Regulating Ordinance*. *Ordinance No. 84-04*

(D) *Concept Plans*.

PHASE 4. ZERO LOT LINE HOMES.



(E) *Development Standards*.

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Exhibit 'D':
Density and Development Standards

ZERO LOT LINE HOMES.

MINIMUM LOT WIDTH	40'
MINIMUM LOT DEPTH	100'
MINIMUM LOT AREA	4,000 SF
MINIMUM FRONT YARD SETBACK	20'
MINIMUM SIDE YARD SETBACK	0'/10'
MINIMUM REAR YARD SETBACK	15'
MINIMUM PARKING SPACES REQUIRED [1]	2
MAXIMUM HEIGHT	30'
MINIMUM DISTANCE BETWEEN BUILDINGS	10'
MINIMUM AREA/DWELLING UNIT (SF) [SUM OF ALL FLOOR AREA'S]	1,500 SF
MAXIMUM BUILDING COVERAGE	60%

NOTES:
[1]: EXCLUDING GARAGE SPACES.

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Exhibit 'D':
Density and Development Standards

CHANDLER'S LANDING. **PHASE 5**

(A) *Land Uses*. Single-Family, Single-Family Attached, and Zero Lot Line Homes

(B) *Development Cases*.

(1) *1973*: Zoning (*Ordinance No. 73-48*). Adopted on November 12, 1973.
(2) *1976*. Replat. Adopted on September 7, 1976.
(3) *1977*. Replat. Adopted on March 7, 1977.

(C) *Original Regulating Ordinance*. *Ordinance No. 73-48*

(M) *Concept Plans*.

PHASE 5. SINGLE-FAMILY, SINGLE-FAMILY ATTACHED, AND ZERO LOT LINE HOMES.

(N) *Density and Development Standards*.

	SINGLE-FAMILY	ZERO-LOT-LINE	SINGLE-FAMILY ATTACHED	MULTI-FAMILY OR CONDOMINIUM
MINIMUM LOT WIDTH	50'	40'	20'	70'
MINIMUM LOT DEPTH	100'	100'	100'	100'
MINIMUM LOT AREA	6,000 SF	4,000 SF	3,000 SF	2,000 SF

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Exhibit 'D':
Density and Development Standards

MINIMUM FRONT YARD SETBACK	25'	25'	25'	25'
MINIMUM SIDE YARD SETBACK	5'	10' [1]	0'	(2) & (3) [3]
MINIMUM REAR YARD SETBACK	10'	10'	10' [2]	10'
MINIMUM PARKING SPACES REQUIRED PER UNIT	2	2	2	1½
MAXIMUM BUILDING COVERAGE	40%	60%	60%	40%

NOTES:
[1]: NO SIDE YARD REQUIRED ON ONE (1) SIDE.
[2]: NONE REQUIRED WHEN ADJOINING A COMMON AREA.
[3]: AS PER 9-602 OF THE 1972 ZONING ORDINANCE:

(4) MULTIPLE FAMILY DWELLINGS NOT EXCEEDING THREE (3) STORIES IN HEIGHT SHALL PROVIDE A MINIMUM SIDE YARD OF FIFTEEN (15) FEET BETWEEN ANY BUILDING WALL CONTAINING OPENINGS FOR WINDOWS, LIGHT, AND AIR AND ANY SIDE LOT LINE EXCEPT THAT ANY SUCH BUILDING FACE OR WALL NOT EXCEEDING 35-FEET IN WIDTH MAY PROVIDE A MINIMUM SIDE YARD OF TEN (10) FEET. WHERE A BUILDING WAIL CONTAINS NO OPENINGS FOR WINDOWS, LIGHT OR AIR, A MINIMUM SIDE YARD OF TEN (10) FEET SHALL BE PROVIDED BETWEEN SUCH WALL AND THE SIDE LOT LINE.

(5) ON A CORNER LOT, A SIDE YARD ADJACENT TO A STREET FOR A MULTIPLE FAMILY DWELLING NOT EXCEEDING THREE (3) STORIES IN HEIGHT SHALL NOT BE LESS THAN 15-FEET AND NO BALCONY OR PORCH OR ANY PORTION OF THE BUILDING MAY EXTEND INTO SUCH REQUIRED SIDE YARD EXCEPT THAT A ROOF MAY OVERHANG SUCH SIDE YARD NOT TO EXCEED FOUR (4) FEET.

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Exhibit 'D':
Density and Development Standards

CHANDLER'S LANDING. **PHASE 6**

(A) *Land Uses*. Single-Family, Single-Family Attached, and Zero Lot Line Homes

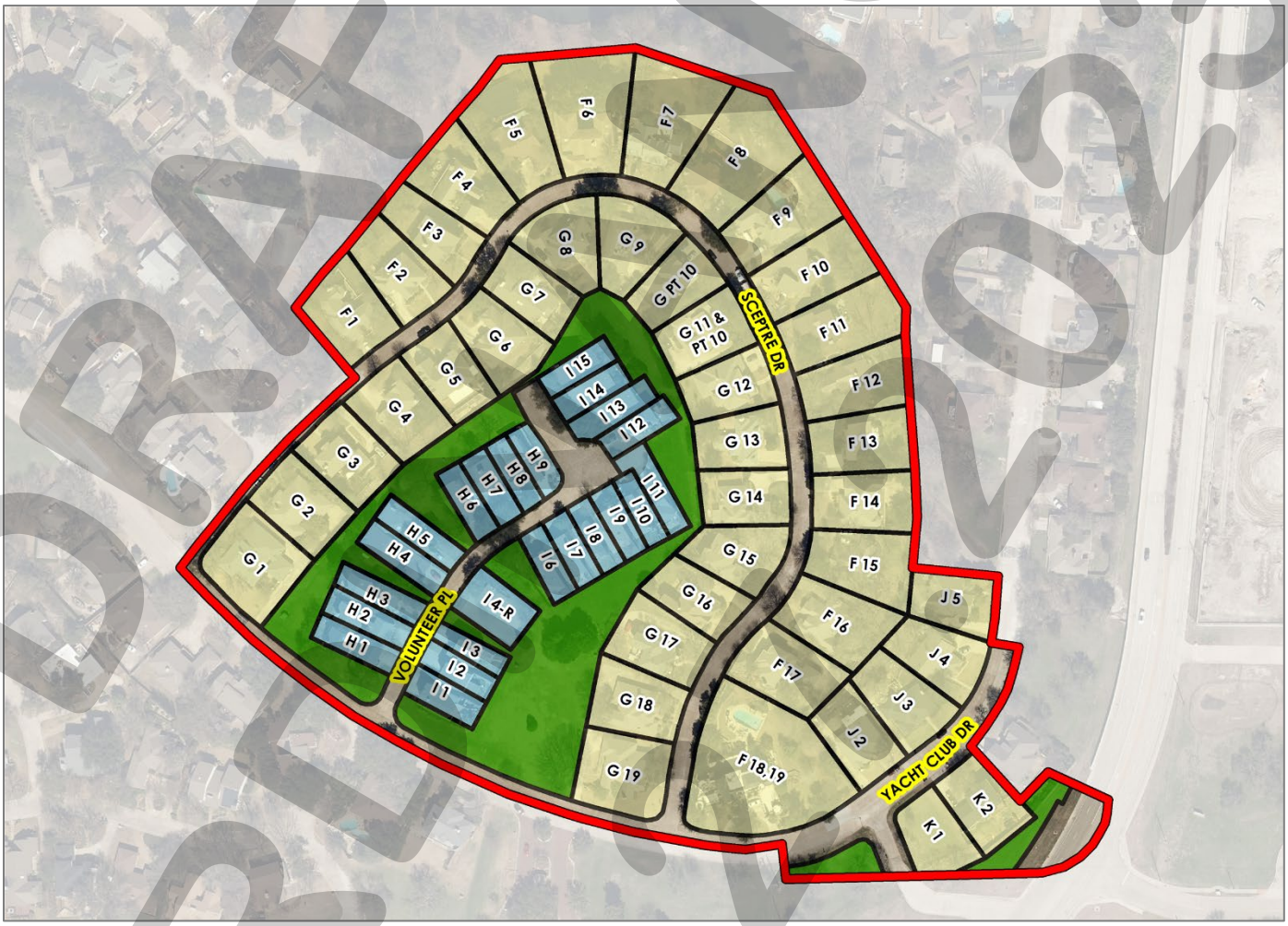
(B) *Development Cases*.

(1) *1973*: Zoning (*Ordinance No. 73-48*). Adopted on November 12, 1973.
(2) *1977*. Replat. Adopted on February 1, 1977.

(C) *Original Regulating Ordinance. Ordinance No. 73-48*

(D) *Concept Plans*.

PHASE 6. SINGLE-FAMILY, SINGLE-FAMILY ATTACHED, AND ZERO LOT LINE HOMES.



(E) *Density and Development Standards*.

	SINGLE-FAMILY	ZERO-LOT-LINE	SINGLE-FAMILY ATTACHED	MULTI-FAMILY OR CONDOMINIUM
MINIMUM LOT WIDTH	50'	40'	20'	70'
MINIMUM LOT DEPTH	100'	100'	100'	100'
MINIMUM LOT AREA	6,000 SF	4,000 SF	3,000 SF	2,000 SF

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Exhibit 'D':
Density and Development Standards

MINIMUM FRONT YARD SETBACK	25'	25'	25'	25'
MINIMUM SIDE YARD SETBACK	5'	10' [1]	0'	(2) & (3) [3]
MINIMUM REAR YARD SETBACK	10'	10'	10' [2]	10'
MINIMUM PARKING SPACES REQUIRED PER UNIT	2	2	2	1½
MAXIMUM BUILDING COVERAGE	40%	60%	60%	40%

NOTES:
[1]: NO SIDE YARD REQUIRED ON ONE (1) SIDE.
[2]: NONE REQUIRED WHEN ADJOINING A COMMON AREA.
[3]: AS PER 9-602 OF THE 1972 ZONING ORDINANCE:

(6) MULTIPLE FAMILY DWELLINGS NOT EXCEEDING THREE (3) STORIES IN HEIGHT SHALL PROVIDE A MINIMUM SIDE YARD OF FIFTEEN (15) FEET BETWEEN ANY BUILDING WALL CONTAINING OPENINGS FOR WINDOWS, LIGHT, AND AIR AND ANY SIDE LOT LINE EXCEPT THAT ANY SUCH BUILDING FACE OR WALL NOT EXCEEDING 35-FEET IN WIDTH MAY PROVIDE A MINIMUM SIDE YARD OF TEN (10) FEET. WHERE A BUILDING WAIL CONTAINS NO OPENINGS FOR WINDOWS, LIGHT OR AIR, A MINIMUM SIDE YARD OF TEN (10) FEET SHALL BE PROVIDED BETWEEN SUCH WALL AND THE SIDE LOT LINE.

(7) ON A CORNER LOT, A SIDE YARD ADJACENT TO A STREET FOR A MULTIPLE FAMILY DWELLING NOT EXCEEDING THREE (3) STORIES IN HEIGHT SHALL NOT BE LESS THAN 15-FEET AND NO BALCONY OR PORCH OR ANY PORTION OF THE BUILDING MAY EXTEND INTO SUCH REQUIRED SIDE YARD EXCEPT THAT A ROOF MAY OVERHANG SUCH SIDE YARD NOT TO EXCEED FOUR (4) FEET.

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Exhibit 'D':
Density and Development Standards

CHANDLER'S LANDING. **PHASE 7**

(A) *Land Uses*. Single-Family Homes

(B) *Development Cases*.

(1) *1973*: Zoning (*Ordinance No. 73-48*). Adopted on November 12, 1973.
(2) *1976*. Final Plat of Phase 7, Installment 1. Adopted on June 7, 1976.
(3) *1976*. Final Plat of Phase 7, Installment 2. Adopted on June 7, 1976.

(C) *Original Regulating Ordinance. Ordinance No. 73-48*

(D) *Concept Plans*.

PHASE 7. SINGLE-FAMILY HOMES.

(E) *Density and Development Standards*.

	SINGLE-FAMILY	ZERO-LOT-LINE	SINGLE-FAMILY ATTACHED	MULTI-FAMILY OR CONDOMINIUM
MINIMUM LOT WIDTH	50'	40'	20'	70'
MINIMUM LOT DEPTH	100'	100'	100'	100'
MINIMUM LOT AREA	6,000 SF	4,000 SF	3,000 SF	2,000 SF

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Exhibit 'D':
Density and Development Standards

MINIMUM FRONT YARD SETBACK	25'	25'	25'	25'
MINIMUM SIDE YARD SETBACK	5'	10' [1]	0'	(2) & (3) [3]
MINIMUM REAR YARD SETBACK	10'	10'	10' [2]	10'
MINIMUM PARKING SPACES REQUIRED PER UNIT	2	2	2	1½
MAXIMUM BUILDING COVERAGE	40%	60%	60%	40%

NOTES:
[1]: NO SIDE YARD REQUIRED ON ONE (1) SIDE.
[2]: NONE REQUIRED WHEN ADJOINING A COMMON AREA.
[3]: AS PER 9-602 OF THE 1972 ZONING ORDINANCE:

(8) MULTIPLE FAMILY DWELLINGS NOT EXCEEDING THREE (3) STORIES IN HEIGHT SHALL PROVIDE A MINIMUM SIDE YARD OF FIFTEEN (15) FEET BETWEEN ANY BUILDING WALL CONTAINING OPENINGS FOR WINDOWS, LIGHT, AND AIR AND ANY SIDE LOT LINE EXCEPT THAT ANY SUCH BUILDING FACE OR WALL NOT EXCEEDING 35-FEET IN WIDTH MAY PROVIDE A MINIMUM SIDE YARD OF TEN (10) FEET. WHERE A BUILDING WAIL CONTAINS NO OPENINGS FOR WINDOWS, LIGHT OR AIR, A MINIMUM SIDE YARD OF TEN (10) FEET SHALL BE PROVIDED BETWEEN SUCH WALL AND THE SIDE LOT LINE.

(9) ON A CORNER LOT, A SIDE YARD ADJACENT TO A STREET FOR A MULTIPLE FAMILY DWELLING NOT EXCEEDING THREE (3) STORIES IN HEIGHT SHALL NOT BE LESS THAN 15-FEET AND NO BALCONY OR PORCH OR ANY PORTION OF THE BUILDING MAY EXTEND INTO SUCH REQUIRED SIDE YARD EXCEPT THAT A ROOF MAY OVERHANG SUCH SIDE YARD NOT TO EXCEED FOUR (4) FEET.

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Exhibit 'D':
Density and Development Standards

CHANDLER'S LANDING. **PHASE 9**

(A) *Land Uses*. Single-Family and Zero Lot Line Homes

(B) *Development Cases*.

(1) *1973*: Zoning (*Ordinance No. 73-48*). Adopted on November 12, 1973.
(2) *1975*. Replat. Adopted on April 1, 1975.

(C) *Original Regulating Ordinance. Ordinance No. 73-48*

(D) *Concept Plans*.

PHASE 9. SINGLE-FAMILY AND ZERO LOT LINE HOMES.

(E) *Density and Development Standards*.

	SINGLE-FAMILY	ZERO-LOT-LINE	SINGLE-FAMILY ATTACHED	MULTI-FAMILY OR CONDOMINIUM
MINIMUM LOT WIDTH	50'	40'	20'	70'
MINIMUM LOT DEPTH	100'	100'	100'	100'
MINIMUM LOT AREA	6,000 SF	4,000 SF	3,000 SF	2,000 SF

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Exhibit 'D':
Density and Development Standards

MINIMUM FRONT YARD SETBACK	25'	25'	25'	25'
MINIMUM SIDE YARD SETBACK	5'	10' [1]	0'	(2) & (3) [3]
MINIMUM REAR YARD SETBACK	10'	10'	10' [2]	10'
MINIMUM PARKING SPACES REQUIRED PER UNIT	2	2	2	1½
MAXIMUM BUILDING COVERAGE	40%	60%	60%	40%

NOTES:
[1]: NO SIDE YARD REQUIRED ON ONE (1) SIDE.
[2]: NONE REQUIRED WHEN ADJOINING A COMMON AREA.
[3]: AS PER 9-602 OF THE 1972 ZONING ORDINANCE:

(10) MULTIPLE FAMILY DWELLINGS NOT EXCEEDING THREE (3) STORIES IN HEIGHT SHALL PROVIDE A MINIMUM SIDE YARD OF FIFTEEN (15) FEET BETWEEN ANY BUILDING WALL CONTAINING OPENINGS FOR WINDOWS, LIGHT, AND AIR AND ANY SIDE LOT LINE EXCEPT THAT ANY SUCH BUILDING FACE OR WALL NOT EXCEEDING 35-FEET IN WIDTH MAY PROVIDE A MINIMUM SIDE YARD OF TEN (10) FEET. WHERE A BUILDING WAIL CONTAINS NO OPENINGS FOR WINDOWS, LIGHT OR AIR, A MINIMUM SIDE YARD OF TEN (10) FEET SHALL BE PROVIDED BETWEEN SUCH WALL AND THE SIDE LOT LINE.

(11) ON A CORNER LOT, A SIDE YARD ADJACENT TO A STREET FOR A MULTIPLE FAMILY DWELLING NOT EXCEEDING THREE (3) STORIES IN HEIGHT SHALL NOT BE LESS THAN 15-FEET AND NO BALCONY OR PORCH OR ANY PORTION OF THE BUILDING MAY EXTEND INTO SUCH REQUIRED SIDE YARD EXCEPT THAT A ROOF MAY OVERHANG SUCH SIDE YARD NOT TO EXCEED FOUR (4) FEET.

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Exhibit 'D':
Density and Development Standards

CHANDLER'S LANDING. **PHASE 9, SECTION 1**

(A) *Land Uses*. Single-Family Home

(B) *Development Cases*.

(1) *1973*: Zoning (*Ordinance No. 73-48*). Adopted on November 12, 1973.
(2) *1975*. Replat. Adopted on April 1, 1975.

(C) *Original Regulating Ordinance. Ordinance No. 73-48*

(D) *Concept Plans*.

PHASE 9, SECTION 1. SINGLE-FAMILY HOME.

(E) *Density and Development Standards*.

	SINGLE-FAMILY	ZERO-LOT-LINE	SINGLE-FAMILY ATTACHED	MULTI-FAMILY OR CONDOMINIUM
MINIMUM LOT WIDTH	50'	40'	20'	70'
MINIMUM LOT DEPTH	100'	100'	100'	100'
MINIMUM LOT AREA	6,000 SF	4,000 SF	3,000 SF	2,000 SF

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Exhibit 'D':
Density and Development Standards

MINIMUM FRONT YARD SETBACK	25'	25'	25'	25'
MINIMUM SIDE YARD SETBACK	5'	10' [1]	0'	(2) & (3) [3]
MINIMUM REAR YARD SETBACK	10'	10'	10' [2]	10'
MINIMUM PARKING SPACES REQUIRED PER UNIT	2	2	2	1½
MAXIMUM BUILDING COVERAGE	40%	60%	60%	40%

NOTES:
[1]: NO SIDE YARD REQUIRED ON ONE (1) SIDE.
[2]: NONE REQUIRED WHEN ADJOINING A COMMON AREA.
[3]: AS PER 9-602 OF THE 1972 ZONING ORDINANCE:

(12) MULTIPLE FAMILY DWELLINGS NOT EXCEEDING THREE (3) STORIES IN HEIGHT SHALL PROVIDE A MINIMUM SIDE YARD OF FIFTEEN (15) FEET BETWEEN ANY BUILDING WALL CONTAINING OPENINGS FOR WINDOWS, LIGHT, AND AIR AND ANY SIDE LOT LINE EXCEPT THAT ANY SUCH BUILDING FACE OR WALL NOT EXCEEDING 35-FEET IN WIDTH MAY PROVIDE A MINIMUM SIDE YARD OF TEN (10) FEET. WHERE A BUILDING WAIL CONTAINS NO OPENINGS FOR WINDOWS, LIGHT OR AIR, A MINIMUM SIDE YARD OF TEN (10) FEET SHALL BE PROVIDED BETWEEN SUCH WALL AND THE SIDE LOT LINE.

(13) ON A CORNER LOT, A SIDE YARD ADJACENT TO A STREET FOR A MULTIPLE FAMILY DWELLING NOT EXCEEDING THREE (3) STORIES IN HEIGHT SHALL NOT BE LESS THAN 15-FEET AND NO BALCONY OR PORCH OR ANY PORTION OF THE BUILDING MAY EXTEND INTO SUCH REQUIRED SIDE YARD EXCEPT THAT A ROOF MAY OVERHANG SUCH SIDE YARD NOT TO EXCEED FOUR (4) FEET.

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Exhibit 'D':
Density and Development Standards

CHANDLER'S LANDING. **PHASE 10**

(A) *Land Uses*. Single-Family and Zero Lot Line Homes

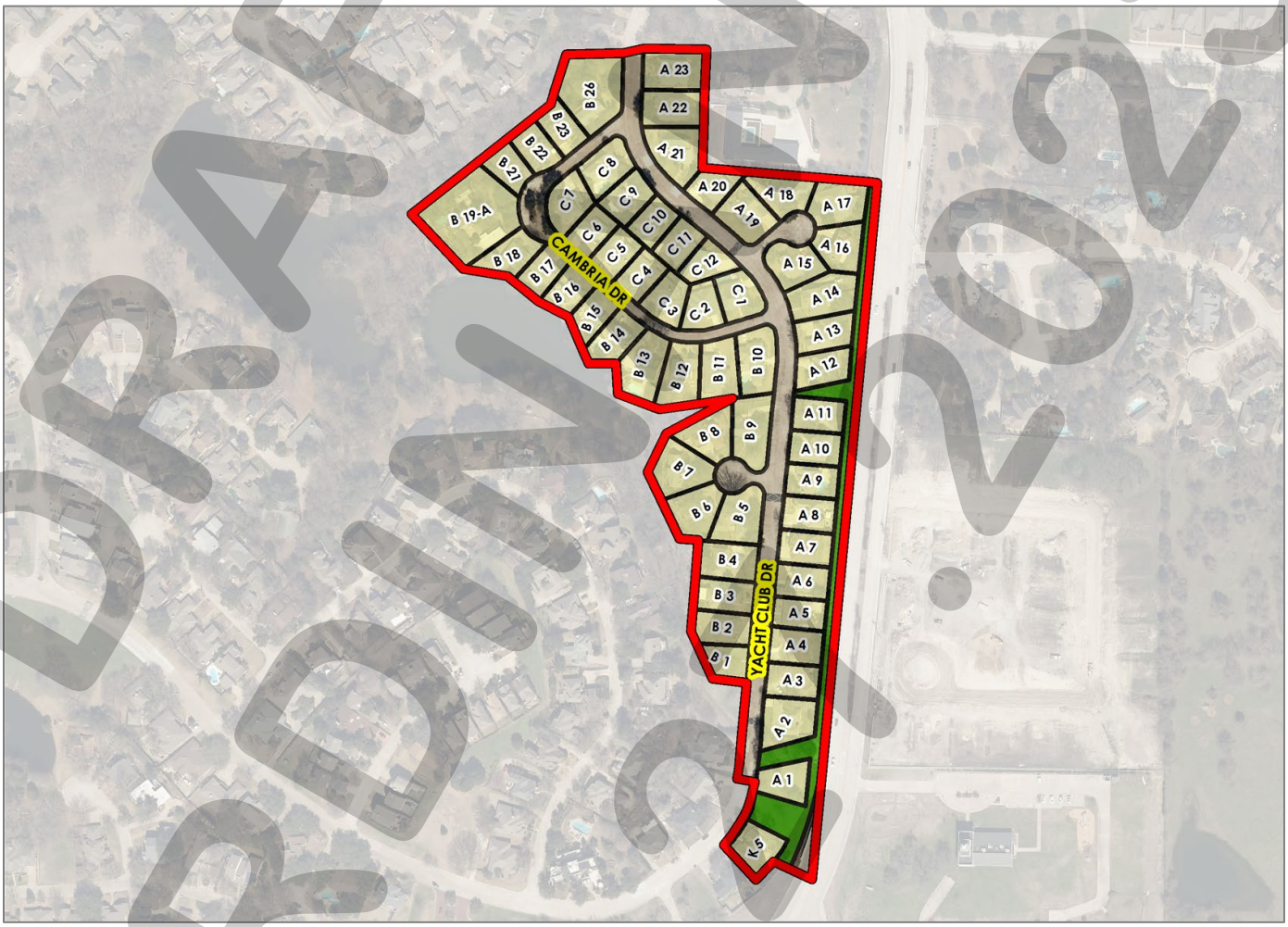
(B) *Development Cases*.

(1) *1973*: Zoning (*Ordinance No. 73-48*). Adopted on November 12, 1973.
(2) *1975*. Replat. Adopted on August 1, 1975.
(3) *PZ1996-051-01*. Replat [*Lot 11 and part of Lot 10*]. Adopted on August 19, 1996.

(C) *Original Regulating Ordinance*. *Ordinance No. 73-48*

(D) *Concept Plans*.

PHASE 10. SINGLE-FAMILY AND ZERO LOT LINE HOMES.



(E) *Density and Development Standards*.

	SINGLE-FAMILY	ZERO-LOT-LINE	SINGLE-FAMILY ATTACHED	MULTI-FAMILY OR CONDOMINIUM
MINIMUM LOT WIDTH	50'	40'	20'	70'
MINIMUM LOT DEPTH	100'	100'	100'	100'
MINIMUM LOT AREA	6,000 SF	4,000 SF	3,000 SF	2,000 SF

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Exhibit 'D':
Density and Development Standards

MINIMUM FRONT YARD SETBACK	25'	25'	25'	25'
MINIMUM SIDE YARD SETBACK	5'	10' [1]	0'	(2) & (3) [3]
MINIMUM REAR YARD SETBACK	10'	10'	10' [2]	10'
MINIMUM PARKING SPACES REQUIRED PER UNIT	2	2	2	1½
MAXIMUM BUILDING COVERAGE	40%	60%	60%	40%

NOTES:
[1]: NO SIDE YARD REQUIRED ON ONE (1) SIDE.
[2]: NONE REQUIRED WHEN ADJOINING A COMMON AREA.
[3]: AS PER 9-602 OF THE 1972 ZONING ORDINANCE:

(14) MULTIPLE FAMILY DWELLINGS NOT EXCEEDING THREE (3) STORIES IN HEIGHT SHALL PROVIDE A MINIMUM SIDE YARD OF FIFTEEN (15) FEET BETWEEN ANY BUILDING WALL CONTAINING OPENINGS FOR WINDOWS, LIGHT, AND AIR AND ANY SIDE LOT LINE EXCEPT THAT ANY SUCH BUILDING FACE OR WALL NOT EXCEEDING 35-FEET IN WIDTH MAY PROVIDE A MINIMUM SIDE YARD OF TEN (10) FEET. WHERE A BUILDING WAIL CONTAINS NO OPENINGS FOR WINDOWS, LIGHT OR AIR, A MINIMUM SIDE YARD OF TEN (10) FEET SHALL BE PROVIDED BETWEEN SUCH WALL AND THE SIDE LOT LINE.

(15) ON A CORNER LOT, A SIDE YARD ADJACENT TO A STREET FOR A MULTIPLE FAMILY DWELLING NOT EXCEEDING THREE (3) STORIES IN HEIGHT SHALL NOT BE LESS THAN 15-FEET AND NO BALCONY OR PORCH OR ANY PORTION OF THE BUILDING MAY EXTEND INTO SUCH REQUIRED SIDE YARD EXCEPT THAT A ROOF MAY OVERHANG SUCH SIDE YARD NOT TO EXCEED FOUR (4) FEET.

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Exhibit 'D':
Density and Development Standards

CHANDLER'S LANDING. **PHASE 14**

(A) *Land Uses*. Single-Family Homes

(B) *Development Cases*.

(1) *1973*: Zoning (*Ordinance No. 73-48*). Adopted on November 12, 1973.
(2) *PZ1983-012-01*. Site Plan [*Phases 4, 14, 15, 16, 17, 18, 18A, 19 & 20*]. Adopted on May 2, 1983.
(3) *PZ1983-037-01*. Preliminary Plat, Site Plan and Zoning Change [*Ordinance No. 84-04*]. Adopted on January 9, 1984.
(4) *PZ1983-040-01*. Preliminary Plat [*Lots 1-21, Block B*]. Adopted on December 5, 1983.
(5) *PZ1983-059-01*. Final Plat. Adopted on December 5, 1983.
(6) *PZ1984-112-01*. Final Plat. Adopted on December 3, 1984.
(7) *PZ1985-039-01*. Zoning [*Ordinance No. 85-43*]. Adopted on August 26, 1985.
(8) *PZ1985-046-01*. Final Plat. Adopted on July 2, 1985.
(9) *PZ1994-030-01*. Replat. Adopted on November 21, 1994.
(10) *PZ1999-045-01*. Replat [*Lots 6 & 7, Block A*]. Adopted on July 19, 1999.
(11) *PZ1999-046-01*. Replat [*Lots 6 & 7, Block B into Lot 6R, Block B*]. Adopted on July 19, 1999.
(12) *PZ1999-111-01*. Replat [*Lots 11 -13, Block B into Lots 11R & 12R, Block B*]. Adopted on January 28, 2000.
(13) *PZ2000-083-01*. Replat [*Lots 3-6, Block D*]. Adopted on October 2, 2000.

(C) *Original Regulating Ordinance*. *Ordinance No. 85-43*

(D) *Concept Plans*.

PHASE 14. SINGLE-FAMILY HOMES.

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(E) *Density and Development Standards*.

BLOCK A. SINGLE-FAMILY HOMES.

MINIMUM LOT WIDTH	50'
MINIMUM LOT DEPTH	100'
MINIMUM LOT AREA	6,500 SF
MAXIMUM UNITS PER LOT	1
MINIMUM FRONT YARD SETBACK	20'
MINIMUM SIDE YARD SETBACK	5'
MINIMUM REAR YARD SETBACK	10'
MINIMUM PARKING SPACES REQUIRED	2
MINIMUM NUMBER OF GARAGE PARKING SPACES	2
MAXIMUM HEIGHT	30'
MINIMUM DISTANCE BETWEEN BUILDINGS ON THE SAME LOT	10'
MINIMUM DISTANCE BETWEEN BUILDINGS	10'
MINIMUM AREA/DWELLING UNIT (SF) [SUM OF ALL FLOOR AREA'S]	1,200 SF
MAXIMUM BUILDING COVERAGE	40%

BLOCK B. PATIO HOMES.

MINIMUM LOT WIDTH [1]	40'
MINIMUM LOT DEPTH	105'
MINIMUM LOT AREA	4,200 SF
MINIMUM FRONT YARD SETBACK	25'
MINIMUM SIDE YARD SETBACK	0'/10'
MINIMUM REAR YARD SETBACK	10'
MINIMUM PARKING SPACES REQUIRED	2
MINIMUM NUMBER OF PARKING SPACES [2]	2
MAXIMUM HEIGHT	28'
MINIMUM DISTANCE BETWEEN BUILDINGS	10'
MINIMUM FLOOR AREA PER DWELLING UNIT	1,500 SF
MAXIMUM BUILDING COVERAGE	60%

NOTES:
[1]: AT FRONT BUILDING LINE.
[2]: EXCLUDING GARAGE PARKING SPACES.

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Exhibit 'D':
Density and Development Standards

CHANDLER'S LANDING. **PHASE 15**

(A) *Land Uses*. Single-Family Homes

(B) *Development Cases*.

(1) *1973*: Zoning (*Ordinance No. 73-48*). Adopted on November 12, 1973.
(2) *PZ1983-012-01*. Site Plan [*Phases 4, 14, 15, 16, 17, 18, 18A, 19 & 20*]. Adopted on May 2, 1983.
(3) *PZ1983-037-01*. Preliminary Plat, Site Plan and Zoning Change [*Ordinance No. 84-04*]. Adopted on January 9, 1984.
(4) *PZ1983-076-01*. Preliminary Plat. Adopted on January 9, 1984.
(5) *PZ1983-076-02*. Concept Plan. Adopted on January 9, 1984.
(6) *PZ1984-032-01*. Final Plat. Adopted on April 2, 1984.
(7) *PZ1986-045-01*. Zoning [*Ordinance No. 86-64*; *Zero Lot Line and Single-Family Homes*]. Adopted on July 28, 1986.
(8) *PZ1986-058-01*. Final Plat. Adopted on December 15, 1986.
(9) *PZ1992-038-01*. Zoning (*Ordinance No. 92-41; Superseded 84-04 & 86-64*) [*Single-Family Homes*]. Adopted on November 16, 1992.
(10) *PZ1992-043-01*. Preliminary Plat. Adopted on November 16, 1992.
(11) *PZ1994-012-01*. Final Plat. Adopted on November 16, 1992.

(C) *Original Regulating Ordinance*. *Ordinance No. 92-41*

(D) *Concept Plan*.

PHASE 15. SINGLE-FAMILY HOMES.

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(E) *Development Standards*. Unless specifically provided by this Planned Development ordinance, any development within Chandler's Landing, Phase 15 shall be subject to the density and dimensional requirements required for a property situated within the Single-Family 7 (SF-7) District as stipulated by Article 05, *District Development Standards*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future; however the following additional requirements shall apply:

MINIMUM AREA/DWELLING UNIT (SF) [SUM OF ALL FLOOR AREA'S]	1,500 SF
MINIMUM INTERNAL SIDE YARD SETBACK	5'

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Exhibit 'D':
Density and Development Standards

CHANDLER'S LANDING. **PHASE 16**

(A) *Land Uses*. Zero Lot Line Homes

(B) *Development Cases*.

(1) *1973*: Zoning (*Ordinance No. 73-48*). Adopted on November 12, 1973.
(2) *PZ1983-012-01*. Site Plan [*Phases 4, 14, 15, 16, 17, 18, 18A, 19 & 20*]. Adopted on May 2, 1983.
(3) *PZ1983-037-01*. Preliminary Plat, Site Plan and Zoning Change [*Ordinance No. 84-04*]. Adopted on January 9, 1984.
(4) *PZ1984-009-01*. Preliminary Plat [*Lots 1-19, Block C and Lots 1-7, Block D*]. Adopted on February 6, 1984.
(5) *PZ1984-063-01*. Final Plat. Adopted on June 11, 1984.
(6) *PZ1985-082-01*. Final Plat and Zoning [*Ordinance No. 86-04*; *Lots 1-22, Block E and Lots 1-12, Block F*]. Adopted on January 20, 1986.
(7) *PZ1996-093-01*. Replat [*Lots 1 & 2, Block D*]. Adopted on December 16, 1996.
(8) *PZ1999-034-01*. Replat [*Lots 1 & 2, Block E*]. Adopted on May 17, 1999.
(9) *PZ2000-025-01*. Replat [*Lots 5-9 & 17-19, Block E and Lots 8-10, Block F*]. Adopted on April 3, 2000.

(C) *Original Regulating Ordinance. Ordinance No. 86-04*

(D) *Concept Plan*.

PHASE 16. ZERO LOT LINE HOMES.

(E) *Dimensional Standards*. Unless specifically provided by this Planned Development ordinance, any development within Chandler's Landing, Phase 16 shall be subject to the density and dimensional requirements required for a property

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situated within the Zero Lot Line (ZL-5) District as stipulated by Article 05, *District Development Standards*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future; however the following additional requirements shall apply:

MINIMUM LOT WIDTH	40'
MINIMUM LOT DEPTH	100'
MINIMUM LOT AREA	4,000 SF
MINIMUM FRONT YARD SETBACK	20'
MINIMUM SIDE YARD SETBACK	0'/10'
MINIMUM REAR YARD SETBACK	15'
MINIMUM PARKING SPACES REQUIRED [1]	2
MINIMUM NUMBER OF GARAGE PARKING SPACES	2
MAXIMUM HEIGHT	30'
MINIMUM DISTANCE BETWEEN BUILDINGS	10'
MINIMUM AREA/DWELLING UNIT (SF) [SUM OF ALL FLOOR AREA'S]	1,500 SF
MAXIMUM BUILDING COVERAGE	60%

NOTES:
[1]: EXCLUDING GARAGE SPACES.

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Exhibit 'D':
Density and Development Standards

CHANDLER'S LANDING. **PHASE 17**

(A) *Land Uses*. Townhomes, Single-Family Homes, and Zero Lot Line Homes

(B) *Development Cases*.

(1) *1973:* Zoning (*Ordinance No. 73-48*). Adopted on November 12, 1973.
(2) *PZ1983-012-01*. Site Plan [*Phases 4, 14, 15, 16, 17, 18, 18A, 19 & 20*]. Adopted on May 2, 1983.
(3) *PZ1983-037-01*. Preliminary Plat, Site Plan and Zoning Change [*Ordinance No. 84-04*]. Adopted on January 9, 1984.
(4) *PZ1984-010-01*. Preliminary Plat. Adopted on February 6, 1984.
(5) *PZ1984-046-01*. Final Plat. Adopted on June 11, 1984.
(6) *PZ1985-047-01*. Replat. Adopted on July 2, 1985.
(7) *PZ1987-040-01*: Replat [*Lots 1-4, Block C*]. Adopted on August 17, 1987.
(8) *PZ1987-041-01*. Preliminary Plat and Zoning [*Ordinance No. 87-45; Single-Family to Townhomes*]. Adopted on August 17, 1987.
(9) *PZ1991-025-01*. Replat. Adopted September on 16, 1991.
(10) *PZ1991-025-02*. Zoning [*Ordinance No. 91-43*]. Adopted on October 7, 1991.
(11) *PZ1994-047-01*. Replat [*Lot 21, Block A*]. Adopted on January 12, 1995.
(12) *PZ1996-025-01*. Replat [*Lots 1-6, Block A into Lots 1R – 3R, Block A*]. Adopted on May 20, 1996.
(13) *PZ1996-042-01*. Replat and Zoning Change [*Ordinance No. 96-18; Changed Zoning for Lots 1R – 3R, Block A*]. Adopted on July 1, 1996.
(14) *PZ2002-017-01*. Replat [*Lot 21, Block A*]. Adopted on March 18, 2002.

(C) *Original Regulating Ordinance. Ordinance No.'s 87-45, 91-43 & 96-18*

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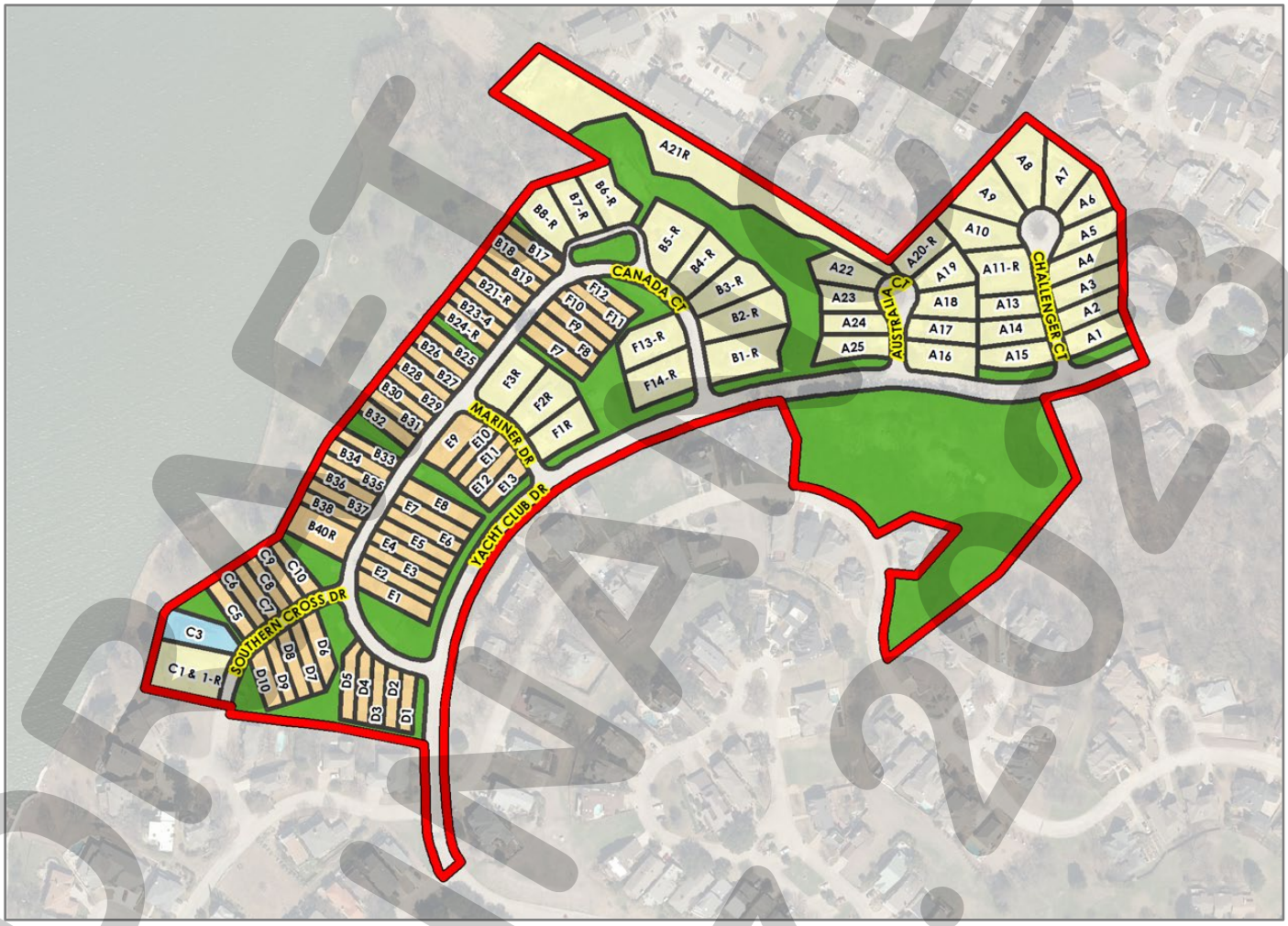
Exhibit 'D':
Density and Development Standards

(D) *Concept Plan*.

PHASE 17. TOWNHOMES, SINGLE-FAMILY HOMES, AND ZERO LOT LINE HOMES.



(E) *Dimensional Standards*.

LOTS 1-25, BLOCK A, CHANDLER'S LANDING PHASE 17.

MINIMUM LOT WIDTH [1]	40'
MINIMUM LOT DEPTH	100'
MINIMUM LOT AREA	4,000 SF
MINIMUM FRONT YARD SETBACK	20'
MINIMUM SIDE YARD SETBACK	0'/10'
MINIMUM REAR YARD SETBACK	15'
MINIMUM PARKING SPACES REQUIRED [2]	2
MAXIMUM HEIGHT	30'
MINIMUM DISTANCE BETWEEN BUILDINGS	10'
MINIMUM AREA/DWELLING UNIT (SF) [SUM OF ALL FLOOR AREA'S]	1,500 SF
MAXIMUM BUILDING COVERAGE	60%

NOTES:
[1]: AT FRONT YARD BUILDING SETBACK.
[2]: EXCLUDING GARAGE SPACES.

BLOCKS B, C, D, E, & F, CHANDLER'S LANDING PHASE 17.

MINIMUM LOT WIDTH	26'

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MINIMUM LOT AREA	3,000 SF
MINIMUM FRONT YARD SETBACK [1]	20'
MINIMUM SIDE YARD SETBACK	0'
MINIMUM SIDE YARD ADJACENT TO A STREET	10'
MINIMUM REAR YARD SETBACK	10'
MAXIMUM HEIGHT	30'
MINIMUM DISTANCE BETWEEN BUILDINGS [2]	10'
MINIMUM AREA/DWELLING UNIT (SF) [SUM OF ALL FLOOR AREA'S]	1,000 SF
MAXIMUM BUILDING COVERAGE	60%

NOTES:
[1]: 15-FEET WITH A SIDE ENTRY GARAGE.
[2]: MINIMUM OF 20-FEET BETWEEN BUILDINGS EVERY 250-FEET.

LOTS 1-4, BLOCK C, CHANDLER'S LANDING PHASE 17.
Unless specifically provided by this Planned Development ordinance, any development on Lots 1-4, Block C, Chandler's Landing, Phase 17 shall be subject to the density and dimensional requirements required for a property situated within the Zero Lot Line (ZL-5) District as stipulated by Article 05, *District Development Standards*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future; however the following additional requirements shall apply:

MINIMUM LOT WIDTH	40'
MINIMUM LOT DEPTH	100'
MINIMUM LOT AREA	5,000 SF
MINIMUM FRONT YARD SETBACK	20'
MINIMUM SIDE YARD SETBACK	0'/10'
MINIMUM PARKING SPACES REQUIRED [1]	2
MINIMUM REAR YARD SETBACK	15'
MAXIMUM HEIGHT	30'
MINIMUM DISTANCE BETWEEN BUILDINGS	10'
MINIMUM AREA/DWELLING UNIT (SF) [SUM OF ALL FLOOR AREA'S]	1,750 SF
MAXIMUM BUILDING COVERAGE	60%

NOTES:
[1]: EXCLUDING GARAGE SPACES.

LOTS 1-R – 8-R, BLOCK B; LOTS 1-R, BLOCK C; AND LOTS 13-R & 14-R, BLOCK F, CHANDLER'S LANDING PHASE 17.
Unless specifically provided by this Planned Development ordinance, any development on Lots 1-R – 8-R, Block B; Lots 1-R, Block C; and Lots 13-R & 14-R, Block F, Chandler's Landing Phase 17 shall be subject to the density and dimensional requirements required for a property situated within the Single-Family 10 (SF-10) District as stipulated by Article 05, *District Development Standards*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future; however the following additional requirements shall apply:

MINIMUM LOT WIDTH	40'
MINIMUM LOT DEPTH	100'
MINIMUM LOT AREA	5,500 SF
MINIMUM FRONT YARD SETBACK	20'
MINIMUM SIDE YARD SETBACK	5'
MINIMUM SIDE YARD ADJACENT TO A STREET	15'
MINIMUM REAR YARD SETBACK	10'
MINIMUM PARKING SPACES REQUIRED [1]	2
MINIMUM GARAGE PARKING SPACES REQUIRED	2
MAXIMUM HEIGHT	30'
MINIMUM DISTANCE BETWEEN BUILDINGS	10'
MINIMUM AREA/DWELLING UNIT (SF) [SUM OF ALL FLOOR AREA'S]	1,750 SF
MAXIMUM BUILDING COVERAGE	40%

NOTES:
[1]: EXCLUDING GARAGE SPACES.

DRAFT 08.21.2023

Exhibit 'D':
Density and Development Standards

CHANDLER'S LANDING. **PHASE 18/SECTION 1**

(A) *Land Uses*. Townhomes and Single-Family Homes

(B) *Development Cases*.

(1) *1973:* Zoning (*Ordinance No. 73-48*). Adopted on November 12, 1973.
(2) *PZ1983-012-01*. Site Plan [*Phases 4, 14, 15, 16, 17, 18, 18A, 19 & 20*]. Adopted on May 2, 1983.
(3) *PZ1983-037-01*. Preliminary Plat, Site Plan and Zoning Change [*Ordinance No. 84-04*]. Adopted on January 9, 1984.
(4) *PZ1984-024-01*. Preliminary Plat and Concept Plan. Adopted on April 2, 1984.
(5) *PZ1985-039-01*. Preliminary Plat, Final Plat, Site Plan, and Zoning [*Ordinance No 85-43*]. Adopted on August 26, 1985.
(6) *PZ1985-048-01*. Final Plat. Adopted on July 2, 1985.
(7) *PZ1991-025-01*. Replat [*Lots 1-10, Block A to Lots 1-R – 5-R, Block A*]. Adopted on September 16, 1991.
(8) *PZ1991-025-02*. Zoning [*Ordinance No. 91-43*; *Lots 1-R – 5-R, Block A*]. Adopted on October 7, 1991.
(9) *PZ1992-041-01*. Replat [*Lots 11-15, Block A to Lots 6-R – 8-R, Block A*] and Zoning [*Ordinance No. 92-43; Lots 6-R – 8-R*]. Adopted on December 7, 1992.
(10) *PZ1994-006-01*. Replat [*Lots 1-R & 2-R, Block A*]. Adopted on March 21, 1994.
(11) *PZ1999-002-01*. Replat [*Lots 7 & 8, Block A to Lot 7RA, Block A*]. Adopted on February 9, 1999.

(C) *Original Regulating Ordinance. Ordinance No.'s 85-43, 91-43 & 92-43*

(F) *Concept Plan*.

PHASE 18/SECTION 1. TOWNHOMES AND SINGLE-FAMILY HOMES.

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(D) *Dimensional Standards*.

TOWNHOMES.

MINIMUM LOT WIDTH [1]	26'
MINIMUM LOT DEPTH	100'
MINIMUM LOT AREA	3,000 SF
MAXIMUM UNITS PER LOT	1
MINIMUM FRONT YARD SETBACK [FRONT ENTRY GARAGE] [2]	20'
MINIMUM SIDE YARD SETBACK	0'
MINIMUM SIDE YARD SETBACK ADJACENT TO A STREET	10'
MINIMUM REAR YARD SETBACK	10'
MINIMUM PARKING SPACES REQUIRED	2
MINIMUM NUMBER OF GARAGE PARKING SPACES	2
MAXIMUM HEIGHT	30'
MINIMUM LENGTH OF DRIVEWAY PAVEMENT ON SIDE OR REAR	20'
MINIMUM DISTANCE BETWEEN BUILDINGS [3]	20'
MAXIMUM NUMBER OF ATTACHED UNITS [4]	8
MAXIMUM DENSITY [DWELLING UNITS PER ACRE]	8
MINIMUM AREA/DWELLING UNIT (SF) [SUM OF ALL FLOOR AREA'S]	1,000 SF
MINIMUM LANDSCAPING PERCENTAGE	10%
MAXIMUM BUILDING COVERAGE	60%

NOTES:
[1]: THE MINIMUM LOT WIDTH SHALL BE MEASURE AT THE FRONT YARD BUILDING SETBACK.
[2]: THE FRONT YARD SETBACK CAN BE REDUCED TO 15-FEET FOR SIDE AND REAR ENTRY GARAGES.
[3]: EVERY 250-FEET.
[4]: UP TO 250-FEET.

LOTS 1-R – 5-R, BLOCK A, CHANDLER'S LANDING PHASE 18/SECTION 1.
Unless specifically provided by this Planned Development ordinance, any development on Lots 1-R – 5-R, Block A, Chandler's Landing Phase 18/Section 1 shall be subject to the density and dimensional requirements required for a property situated within the Single-Family 10 (SF-10) District as stipulated by Article 05, *District Development Standards*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future; however the following additional requirements shall apply:

MINIMUM LOT WIDTH	40'
MINIMUM LOT DEPTH	100'
MINIMUM LOT AREA	6,000 SF
MINIMUM FRONT YARD SETBACK	20'
MINIMUM SIDE YARD SETBACK	5'
MINIMUM SIDE YARD ADJACENT TO A STREET	15'
MINIMUM REAR YARD SETBACK	10'
MINIMUM PARKING SPACES REQUIRED [1]	2
MINIMUM GARAGE PARKING SPACES REQUIRED	2
MAXIMUM HEIGHT	30'
MINIMUM DISTANCE BETWEEN BUILDINGS	10'
MINIMUM AREA/DWELLING UNIT (SF) [SUM OF ALL FLOOR AREA'S]	1,750 SF
MAXIMUM BUILDING COVERAGE	40%

NOTES:
[1]: EXCLUDING GARAGE SPACES.

LOTS 6-R – 8-R, BLOCK A, CHANDLER'S LANDING PHASE 18/SECTION 1.
Unless specifically provided by this Planned Development ordinance, any development on Lots 6-R – 8-R, Block A, Chandler's Landing Phase 18/Section 1 shall be subject to the density and dimensional requirements required for a property situated within the Single-Family 10 (SF-10) District as stipulated by Article 05, *District Development Standards*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future; however the following additional requirements shall apply:

MINIMUM LOT WIDTH	40'

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Exhibit 'D':
Density and Development Standards

MINIMUM LOT DEPTH	100'
MINIMUM LOT AREA	5,700 SF
MINIMUM FRONT YARD SETBACK	25'
MINIMUM SIDE YARD SETBACK	5'
MINIMUM REAR YARD SETBACK	20'
MINIMUM PARKING SPACES REQUIRED [1]	2
MINIMUM GARAGE PARKING SPACES REQUIRED	2
MAXIMUM HEIGHT	30'
MINIMUM DISTANCE BETWEEN BUILDINGS	10'
MINIMUM AREA/DWELLING UNIT (SF) [SUM OF ALL FLOOR AREA'S]	1,750 SF
MAXIMUM BUILDING COVERAGE	40%

NOTES:
[1]: EXCLUDING GARAGE SPACES.

DRAFT ORDINANCE 06.27.2023

Exhibit 'D':
Density and Development Standards

CHANDLER'S LANDING. **PHASE 18/SECTION 2**

(A) *Land Uses*. Zero Lot Line Homes and Single-Family Homes

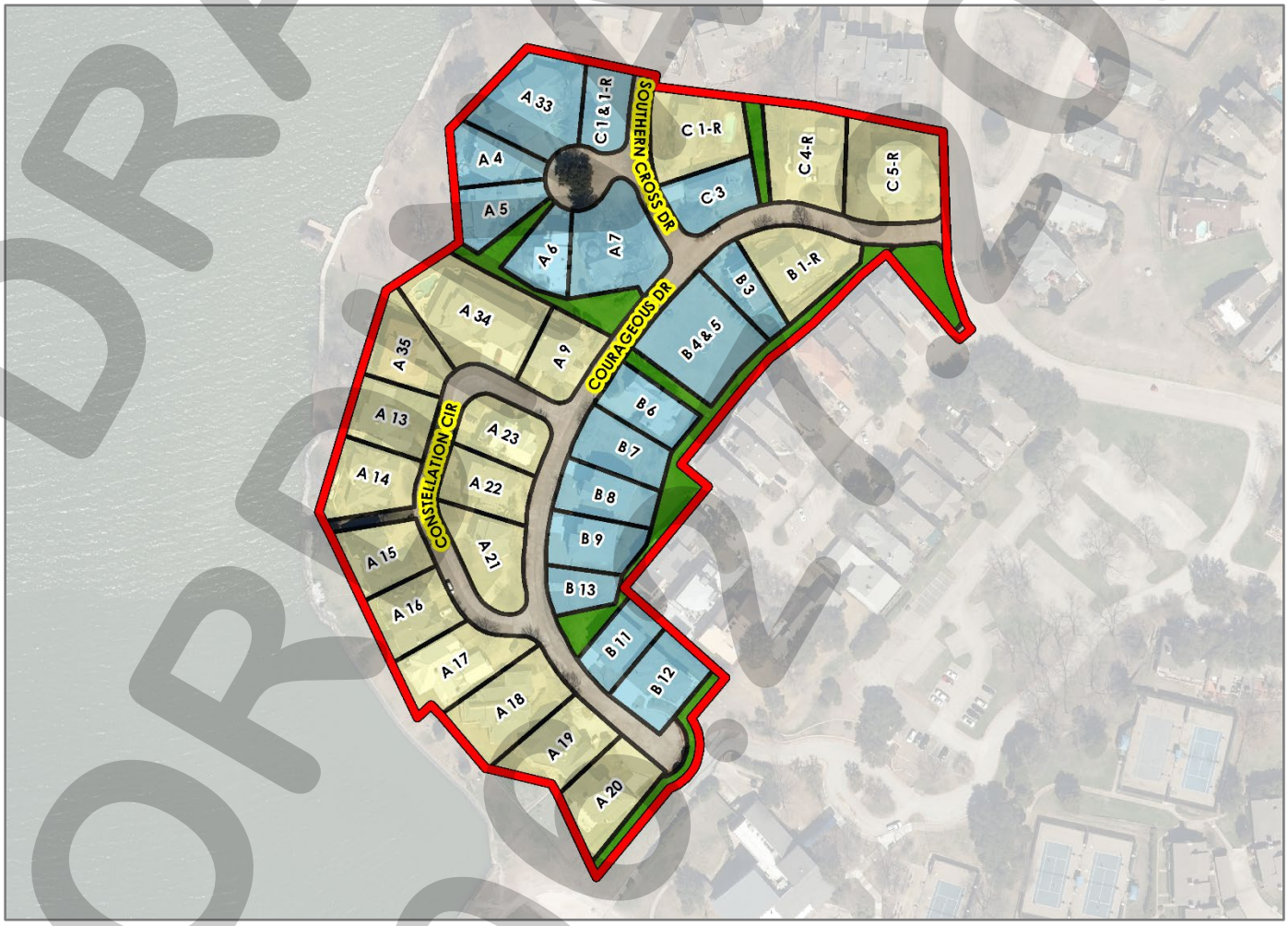
(B) *Development Cases*.

(1) *1973*: Zoning (*Ordinance No. 73-48*). Adopted on November 12, 1973.
(2) *PZ1983-012-01*. Site Plan [*Phases 4, 14, 15, 16, 17, 18, 18A, 19 & 20*]. Adopted on May 2, 1983.
(3) *PZ1983-037-01*. Preliminary Plat, Site Plan and Zoning Change [*Ordinance No. 84-04*]. Adopted on January 9, 1984.
(4) *PZ1984-024-01*. Preliminary Plat and Concept Plan. Adopted on April 2, 1984.
(5) *PZ1985-039-01*. Preliminary Plat, Final Plat, Site Plan, and Zoning [*Ordinance No 85-43*]. Adopted on August 26, 1985.
(6) *PZ1985-048-01*. Final Plat. Adopted on July 2, 1985.
(7) *PZ1988-008-01*. Replat [*Lots 1, 7 & 8, Block A and Lots 1-3, Block C*]. Adopted on May 2, 1988.
(8) *PZ1988-032-01*. Replat [*Lots 1-32, Block A and Lots 4-16, Block B*]. Adopted on August 1, 1988.
(9) *PZ1988-038-01*. Zoning [*Ordinance No. 88-51; Single Family Homes for Lots 9-23, Block A*]. Adopted on October 3, 1988.
(10) *PZ1988-059-01*. Replat [*Lots 1, 7 & 8, Block A and Lots 1-3, Block C*]. Adopted on March 20, 1989.
(11) *PZ1991-025-01*. Replat [*Lots 1-10, Block A to Lots 1-R – 5-R, Block A*]. Adopted on September 16, 1991.
(12) *PZ1991-025-02*. Zoning [*Ordinance No. 91-43*; *Lots 1-R – 5-R, Block A*]. Adopted on October 7, 1991.

(C) *Original Regulating Ordinance*. *Ordinance No.'s 84-04, 88-51 & 91-43*

(D) *Concept Plan*.

PHASE 18/SECTION 2. ZERO LOT LINE HOMES AND SINGLE-FAMILY HOMES



DRAFT ORDINANCE 02.17.2023

(E) *Dimensional Standards*.

ZERO LOT LINE HOMES.

MINIMUM LOT WIDTH [1]	40'
MINIMUM LOT DEPTH	100'
MINIMUM LOT AREA	4,000 SF
MINIMUM FRONT YARD SETBACK	20'
MINIMUM SIDE YARD SETBACK	0'/10'
MINIMUM REAR YARD SETBACK	15'
MINIMUM PARKING SPACES REQUIRED [2]	2
MAXIMUM HEIGHT	30'
MINIMUM DISTANCE BETWEEN BUILDINGS	10'
MINIMUM AREA/DWELLING UNIT (SF) [SUM OF ALL FLOOR AREA'S]	1,750 SF
MAXIMUM BUILDING COVERAGE	60%

NOTES:
[1]: THE MINIMUM LOT WIDTH SHALL BE MEASURE AT THE FRONT YARD BUILDING SETBACK.
[2]: EXCLUDING GARAGE SPACES.

LOTS 9-23, BLOCK A, CHANDLER'S LANDING PHASE 18/SECTION 2 (SINGLE-FAMILY DETACHED HOMES).

MINIMUM LOT WIDTH [1]	45'
MINIMUM LOT DEPTH	100'
MINIMUM LOT AREA	6,500 SF
MAXIMUM HOMES PER LOT	1
MINIMUM FRONT YARD SETBACK	20'
MINIMUM SIDE YARD SETBACK	5'
MINIMUM REAR YARD SETBACK	15'
MINIMUM PARKING SPACES REQUIRED	2
MINIMUM GARAGE PARKING SPACES REQUIRED	2
MAXIMUM HEIGHT	30'
MINIMUM DISTANCE BETWEEN SEPARATE BUILDINGS [2]	10'
MINIMUM DISTANCE BETWEEN BUILDINGS	10'
MINIMUM AREA/DWELLING UNIT (SF) [SUM OF ALL FLOOR AREA'S]	1,500 SF
MAXIMUM BUILDING COVERAGE	40%

NOTES:
[1]: THE MINIMUM LOT WIDTH SHALL BE MEASURE AT THE FRONT YARD BUILDING SETBACK.
[2]: ON THE SAME LOT OR PARCEL OF LAND.

LOT 1-R, BLOCK B AND LOTS 1-R, 4-R & 5-R, BLOCK C, CHANDLER'S LANDING PHASE 18/SECTION 2.
Unless specifically provided by this Planned Development ordinance, any development on Lot 1-R, Block B and Lots 1-R, 4-R, & 5-R, Block C, Chandler's Landing Phase 18/Section 2 shall be subject to the density and dimensional requirements required for a property situated within the Single-Family 10 (SF-10) District as stipulated by Article 05, *District Development Standards*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future; however the following additional requirements shall apply:

MINIMUM LOT WIDTH	40'
MINIMUM LOT DEPTH	100'
MINIMUM LOT AREA	6,000 SF
MINIMUM FRONT YARD SETBACK	20'
MINIMUM SIDE YARD SETBACK	5'
MINIMUM SIDE YARD ADJACENT TO A STREET	15'
MINIMUM REAR YARD SETBACK	10'
MINIMUM PARKING SPACES REQUIRED [1]	2
MINIMUM GARAGE PARKING SPACES REQUIRED	2
MAXIMUM HEIGHT	30'
MINIMUM DISTANCE BETWEEN BUILDINGS	10'
MINIMUM AREA/DWELLING UNIT (SF) [SUM OF ALL FLOOR AREA'S]	1,750 SF
MAXIMUM BUILDING COVERAGE	40%

NOTES:
[1]: EXCLUDING GARAGE SPACES.

DRAFT 06.12.2023

Exhibit 'D':
Density and Development Standards

CHANDLER'S LANDING. **PHASE 19**

(A) *Land Uses*. Single-Family Homes

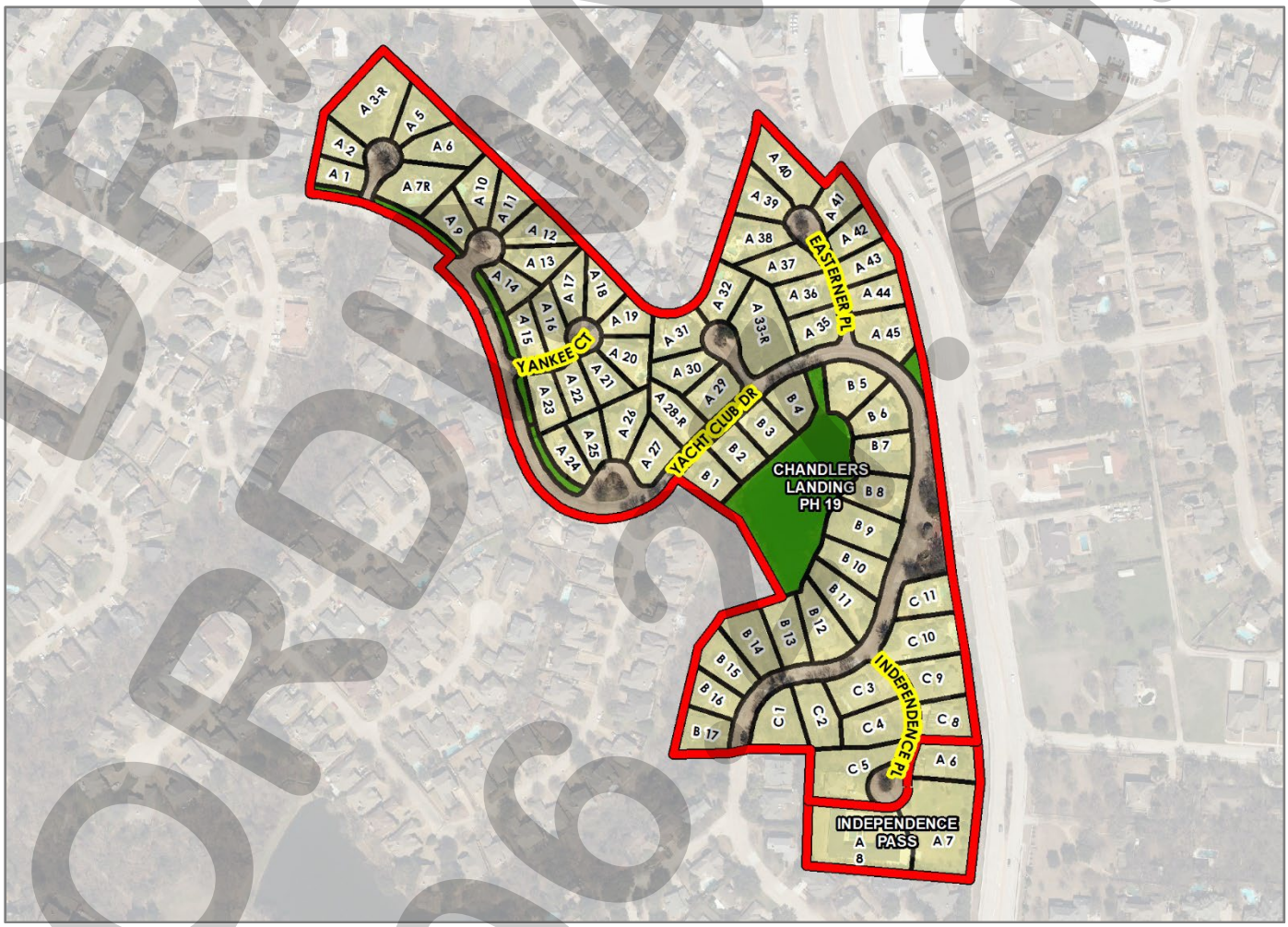
(B) *Development Cases*.

(1) 1973: Zoning (*Ordinance No. 73-48*). Adopted on November 12, 1973.
(2) *PZ1983-012-01*. Site Plan [*Phases 4, 14, 15, 16, 17, 18, 18A, 19 & 20*]. Adopted on May 2, 1983.
(3) *PZ1983-037-01*. Preliminary Plat, Site Plan and Zoning Change [*Ordinance No. 84-04*]. Adopted on January 9, 1984.
(4) *PZ1985-025-01*. Preliminary Plat. Adopted on April 2, 1984.
(5) *PZ1985-025-01*. Concept Plan. Adopted on April 2, 1984.
(6) *PZ1985-039-01*. Preliminary Plat, Final Plat, Site Plan, and Zoning Change [*Ordinance No. 85-43*]. Adopted on July 2, 1985.
(7) *PZ1985-045-01*. Preliminary Plat and Concept Plan. Adopted on July 2, 1985.
(8) *PZ1985-056-01*. Final Plat. Adopted on July 2, 1985.
(9) *PZ1996-015-01*. Replat [*Lots 7 & 8, Block A to Lot 7R, Block A*]. Adopted on May 20, 1996.
(10) *PZ1998-040-01*. Replat [*Lots 33 & 34, Block A*]. Adopted on September 21, 1998.
(11) *PZ1999-015-01*. Replat. Adopted on March 15, 1999.
(12) *PZ2000-009-01*. Replat [*Lot 1R, Block B*]. Adopted on March 20, 2000.

(C) *Original Regulating Ordinance. Ordinance No. 85-43*

(D) *Concept Plan*.

PHASE 19. SINGLE-FAMILY HOMES



DRAFT ORDINANCE 06.20.2023

(E) *Dimensional Standards*.

SINGLE-FAMILY HOMES.

MINIMUM LOT WIDTH	50'
MINIMUM LOT DEPTH	100'
MINIMUM LOT AREA	6,000 SF
MAXIMUM UNITS PER LOT	1
MINIMUM FRONT YARD SETBACK	20'
MINIMUM SIDE YARD SETBACK	5'
MINIMUM REAR YARD SETBACK	10'
MINIMUM PARKING SPACES REQUIRED	2
MINIMUM NUMBER OF GARAGE PARKING SPACES	2
MAXIMUM HEIGHT	30'
MINIMUM DISTANCE BETWEEN BUILDINGS ON THE SAME LOT	10'
MINIMUM DISTANCE BETWEEN BUILDINGS	10'
MINIMUM AREA/DWELLING UNIT (SF) [SUM OF ALL FLOOR AREA'S]	1,200 SF
MAXIMUM BUILDING COVERAGE	40%

DRAFT ORDINANCE 06.27.2023

Exhibit 'D':
Density and Development Standards

CHANDLER'S LANDING. **PHASE 20**

(A) *Land Uses*. Single-Family Homes

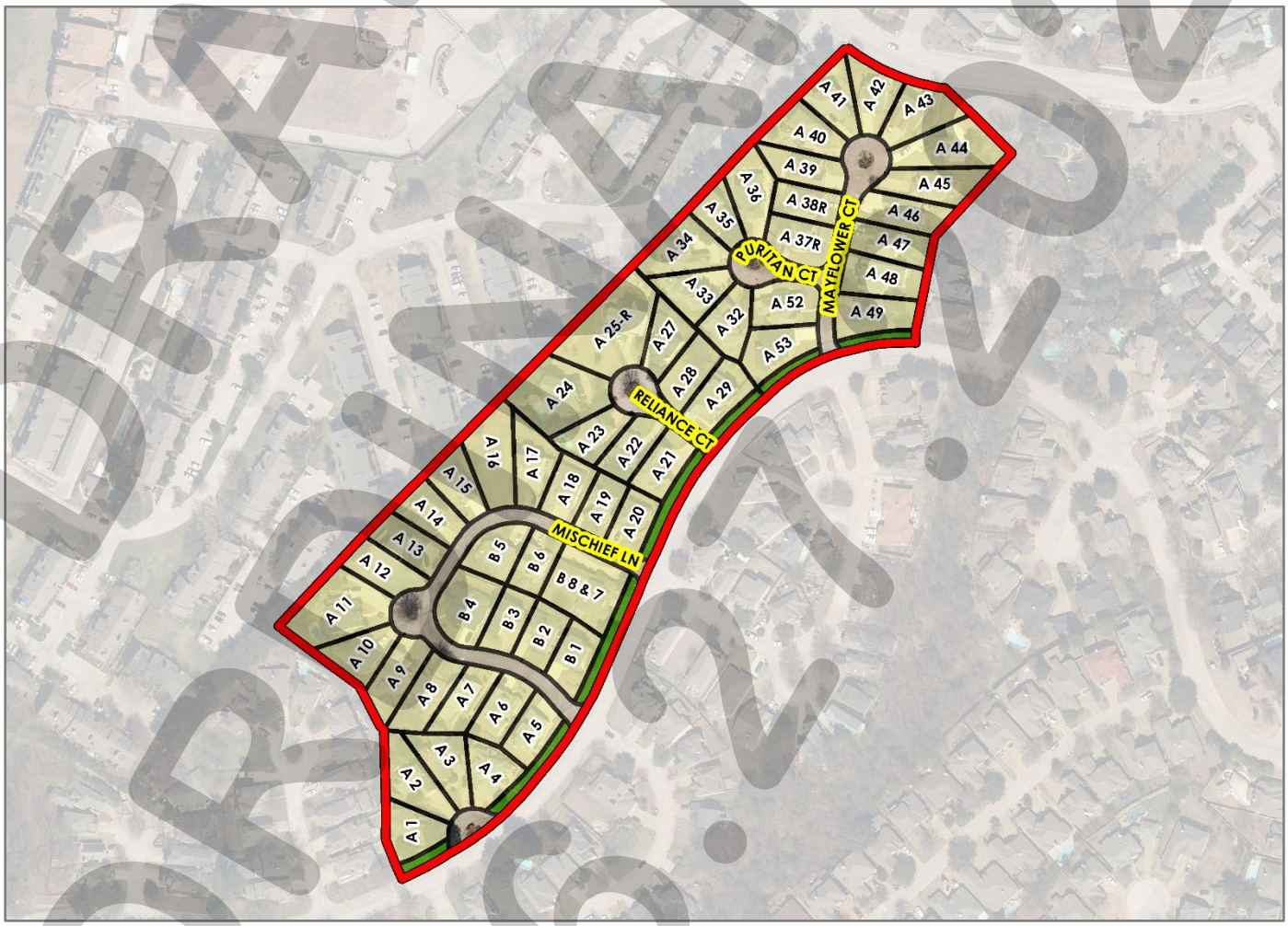
(B) *Development Cases*.

(1) *1973:* Zoning (*Ordinance No. 73-48*). Adopted on November 12, 1973.
(2) *PZ1983-012-01*. Site Plan [*Phases 4, 14, 15, 16, 17, 18, 18A, 19 & 20*]. Adopted on May 2, 1983.
(3) *PZ1983-037-01*. Preliminary Plat, Site Plan and Zoning Change [*Ordinance No. 84-04*]. Adopted on January 9, 1984.
(4) *PZ1985-039-01*. Preliminary Plat, Final Plat, Site Plan, and Zoning Change [*Ordinance No. 85-43*]. Adopted on July 2, 1985.
(5) *PZ1985-049-01*. Preliminary Plat and Concept Plan. Adopted on July 2, 1985.
(6) *PZ1985-051-01*. Final Plat. Adopted on July 2, 1985.
(7) *PZ1994*-029-01. Replat. Adopted on November 21, 1994.
(8) *PZ2002*-034-01. Replat [*Lots 37 & 38, Block A to Lot 37A, Block A*]. Adopted on May 20, 2002.

(C) *Original Regulating Ordinance*. *Ordinance No. 85-43*

(D) *Concept Plan*.

PHASE 20. SINGLE-FAMILY HOMES



(E) *Dimensional Standards*.

SINGLE-FAMILY HOMES.

MINIMUM LOT WIDTH	50'

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Exhibit 'D':
Density and Development Standards

MINIMUM LOT DEPTH	100'
MINIMUM LOT AREA	6,000 SF
MAXIMUM UNITS PER LOT	1
MINIMUM FRONT YARD SETBACK	20'
MINIMUM SIDE YARD SETBACK	5'
MINIMUM REAR YARD SETBACK	10'
MINIMUM PARKING SPACES REQUIRED	2
MINIMUM NUMBER OF GARAGE PARKING SPACES	2
MAXIMUM HEIGHT	30'
MINIMUM DISTANCE BETWEEN BUILDINGS ON THE SAME LOT	10'
MINIMUM DISTANCE BETWEEN BUILDINGS	10'
MINIMUM AREA/DWELLING UNIT (SF) [SUM OF ALL FLOOR AREA'S]	1,200 SF
MAXIMUM BUILDING COVERAGE	40%

DRAFT ORDINANCE 06.27.2023

Exhibit 'D':
Density and Development Standards

THE CABANAS AT CHANDLER'S LANDING.

(A) *Land Uses*. Townhomes

(B) *Development Cases*.

(1) *1973*: Zoning (*Ordinance No. 73-48*). Adopted on November 12, 1973.
(2) *PZ1984-081-01*. Development Plan. Adopted on September 10, 1984.
(3) *PZ1985-072-01*. Concept Plan. Adopted on September 10, 1984.
(4) *PZ1990-029-01*. Zoning Change [*Ordinance No. 90-38*]. Adopted on November 5, 1990.
(5) *Z2014-006*. Zoning [*Ordinance No. 14-15*]. Adopted on April 7, 2014.
(6) *P2014-007*. Replat. Adopted on July 7, 2014.

(C) *Original Regulating Ordinance*. *Ordinance No. 14-15*

(D) *Concept Plan*.

THE CABANAS AT CHANDLER'S LANDING. TOWNHOMES

(E) *Development Standards*.

(1) *Purpose*. It was the intent of *Ordinance No. 14-15* to maintain the current conditions of the subject property, while permitting property owners to physically subdivide their properties into lots to delineate the open space that will be dedicated to the *Chandler's Landing Homeowner's Association*.

DRAFT ORDINANCE 06.27.2023

(2) *Permitted Uses*. The following are the only permitted land uses that shall be established on the *Subject Property*:

(a) *Permitted Uses*. Uses permitted *by right* or by *Specific Use Permit (SUP)* in Planned Development District 8 (PD-8). Uses subject to the approval of a *Specific Use Permit (SUP)* shall be required to follow the procedure for requesting a *SUP* as set forth in Article 11, *Development Applications and Review Procedures*, of the Unified Development Code.

(b) *Townhomes*. A single-family dwelling unit constructed in a series, or group of units that share common walls, and are situated on an individual or separate lot.

NOTE: All development of the Subject Property should conform to the Concept Plan depicted above.

(3) *Maximum Number of Units*. The *Subject Property* may contain no more than nine (9) townhomes that conform to the *Concept Plan* depicted above.

(4) *Density and Development Requirements*.

TOWNHOMES

MINIMUM LOT WIDTH	20'
MINIMUM LOT DEPTH	40'
MINIMUM LOT AREA	2,200 SF
MAXIMUM UNITS PER LOT	1
MINIMUM FRONT YARD SETBACK	0'
MINIMUM SIDE YARD SETBACK [1]	0'
MINIMUM REAR YARD SETBACK	0'
MINIMUM OFF-STREET PARKING SPACES REQUIRED	2
MAXIMUM HEIGHT	30'
MAXIMUM BUILDING COVERAGE (AS PERCENTAGE OF LOT AREA)	100%

NOTES:
[1]: THE INTERNAL SIDE YARD SETBACK SHALL BE SUBJECT TO ALL BUILDING CODES AND THE SIDE YARD ABUTTING A STRUCTURE SHALL BE REQUIRED TO BE SEPERATED BY A FIRE-RETARDANT WALL.

(5) *Additional Restrictions*. No fences or any other type of barricade shall be permitted on any property depicted in the *Concept Plan* depicted above.

DRAFT ORDINANCE 06.27.2023

Exhibit 'D':
Density and Development Standards

THE CABANAS.

(A) *Land Uses*. Townhomes

(B) *Development Cases*.

(1) *1973:* Zoning (*Ordinance No. 73-48*). Adopted on November 12, 1973.
(2) *PZ1990-029-01*. Zoning Change [*Ordinance No. 90-38*]. Adopted on November 5, 1990.
(3) *PZ1990-029-02*. Final Plat. Adopted on November 5, 1990.

(C) *Original Regulating Ordinance. Ordinance No. 90-38*

(D) *Concept Plan*.

THE CABANAS. TOWNHOMES

(E) *Development Standards*.

(1) *Permitted Uses*. One (1) attached townhouse unit with fire walls on an individual lot with a maximum of two (2) attached units on two (2) separate lots.

(2) *Density*. Development or redevelopment of the above described tract shall be limited to no more than six (6) single-family townhouse lots.

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(3) *Density and Development Requirements*.

TOWNHOMES

MINIMUM LOT WIDTH [1]	25'
MINIMUM LOT DEPTH	42'
MINIMUM LOT AREA	1,050 SF
MAXIMUM UNITS PER LOT	1
MINIMUM SQUARE FOOT PER DWELLING UNIT	1,200 SF
MINIMUM FRONT YARD SETBACK	0'
MINIMUM SIDE YARD SETBACK [2]	0'
MINIMUM REAR YARD SETBACK	0'
MINIMUM OFF-STREET PAVED PARKING SPACES REQUIRED [3]	2
MAXIMUM HEIGHT	23'
MAXIMUM BUILDING COVERAGE (AS PERCENTAGE OF LOT AREA)	100%

NOTES:
[1]: ON A PUBLIC STREET OR APPROVED PRIVATE ACCESS.
[2]: THE INTERNAL SIDE YARD SETBACK SHALL BE SUBJECT TO ALL BUILDING CODES AND THE SIDE YARD ABUTTING A STRUCTURE SHALL BE REQUIRED TO BE SEPERATED BY A FIRE-RETARDANT WALL.
[3]: REQUIRED FOR EACH RESIDENTIAL DWELLING UNIT.

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MATCH POINT.

(A) *Land Uses*. Townhomes

(B) *Development Cases*.

(1) *1973*: Zoning (*Ordinance No. 73-48*). Adopted on November 12, 1973.
(2) *1981*: Final Plat. Adopted on August 5, 1981.

(C) *Original Regulating Ordinance. Ordinance No. 73-48*

(D) *Concept Plan*.

MATCH POINT. MULTI-FAMILY STRUCTURE OR CONDOMINIUM

(E) *Density and Development Standards*.

MULTI-FAMILY STRUCTURE OR CONDOMINIUM

MINIMUM LOT WIDTH	70'
MINIMUM LOT DEPTH	100'
MINIMUM LOT AREA	2,000 SF
MINIMUM FRONT YARD SETBACK	25'
MINIMUM SIDE YARD SETBACK	(2) & (3) [1]
MINIMUM REAR YARD SETBACK	10'

DRAFT
06.27.2023

Exhibit 'D':
Density and Development Standards

MINIMUM PARKING SPACES REQUIRED PER UNIT	1½
MAXIMUM BUILDING COVERAGE	40%

NOTES:

[1]: AS PER 9-602 OF THE 1972 ZONING ORDINANCE:

(2) MULTIPLE FAMILY DWELLINGS NOT EXCEEDING THREE (3) STORIES IN HEIGHT SHALL PROVIDE A MINIMUM SIDE YARD OF FIFTEEN (15) FEET BETWEEN ANY BUILDING WALL CONTAINING OPENINGS FOR WINDOWS, LIGHT, AND AIR AND ANY SIDE LOT LINE EXCEPT THAT ANY SUCH BUILDING FACE OR WALL NOT EXCEEDING 35-FEET IN WIDTH MAY PROVIDE A MINIMUM SIDE YARD OF TEN (10) FEET. WHERE A BUILDING WAIL CONTAINS NO OPENINGS FOR WINDOWS, LIGHT OR AIR, A MINIMUM SIDE YARD OF TEN (10) FEET SHALL BE PROVIDED BETWEEN SUCH WALL AND THE SIDE LOT LINE.

(3) ON A CORNER LOT, A SIDE YARD ADJACENT TO A STREET FOR A MULTIPLE FAMILY DWELLING NOT EXCEEDING THREE (3) STORIES IN HEIGHT SHALL NOT BE LESS THAN 15-FEET AND NO BALCONY OR PORCH OR ANY PORTION OF THE BUILDING MAY EXTEND INTO SUCH REQUIRED SIDE YARD EXCEPT THAT A ROOF MAY OVERHANG SUCH SIDE YARD NOT TO EXCEED FOUR (4) FEET.

DRAFT ORDINANCE 06.27.2023

Exhibit 'D':
Density and Development Standards

CUTTER HILL. **PHASES 1, 2, & 3**

(A) *Land Uses*. Condominiums

(B) *Development Cases*.

(1) *1973*: Zoning (*Ordinance No. 73-48*). Adopted on November 12, 1973.
(2) *1977*: Final Plat for Phase 1. Adopted on January 4, 1977.
(3) *1977*: Final Plat for Phase 2. Adopted on November 17, 1977.
(4) *1981*: Final Plat for Phase 3. Adopted on June 15, 1981.

(C) *Original Regulating Ordinance*. *Ordinance No. 73-48*

(D) *Concept Plan*.

CUTTER HILL, PHASES 1, 2, & 3. MULTI-FAMILY STRUCTURE OR CONDOMINIUM

(E) *Density and Development Standards*.

MULTI-FAMILY STRUCTURE OR CONDOMINIUM

MINIMUM LOT WIDTH	70'
MINIMUM LOT DEPTH	100'
MINIMUM LOT AREA	2,000 SF
MINIMUM FRONT YARD SETBACK	25'

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Exhibit 'D':
Density and Development Standards

MINIMUM SIDE YARD SETBACK	(2) & (3) [1]
MINIMUM REAR YARD SETBACK	10'
MINIMUM PARKING SPACES REQUIRED PER UNIT	1½
MAXIMUM BUILDING COVERAGE	40%

NOTES:
[1]: AS PER 9-602 OF THE 1972 ZONING ORDINANCE:

(2) MULTIPLE FAMILY DWELLINGS NOT EXCEEDING THREE (3) STORIES IN HEIGHT SHALL PROVIDE A MINIMUM SIDE YARD OF FIFTEEN (15) FEET BETWEEN ANY BUILDING WALL CONTAINING OPENINGS FOR WINDOWS, LIGHT, AND AIR AND ANY SIDE LOT LINE EXCEPT THAT ANY SUCH BUILDING FACE OR WALL NOT EXCEEDING 35-FEET IN WIDTH MAY PROVIDE A MINIMUM SIDE YARD OF TEN (10) FEET. WHERE A BUILDING WAIL CONTAINS NO OPENINGS FOR WINDOWS, LIGHT OR AIR, A MINIMUM SIDE YARD OF TEN (10) FEET SHALL BE PROVIDED BETWEEN SUCH WALL AND THE SIDE LOT LINE.

(3) ON A CORNER LOT, A SIDE YARD ADJACENT TO A STREET FOR A MULTIPLE FAMILY DWELLING NOT EXCEEDING THREE (3) STORIES IN HEIGHT SHALL NOT BE LESS THAN 15-FEET AND NO BALCONY OR PORCH OR ANY PORTION OF THE BUILDING MAY EXTEND INTO SUCH REQUIRED SIDE YARD EXCEPT THAT A ROOF MAY OVERHANG SUCH SIDE YARD NOT TO EXCEED FOUR (4) FEET.

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Exhibit 'D':
Density and Development Standards

HARBOR LANDING. **PHASES 1 & 2**

(A) *Land Uses*. Single-Family Homes

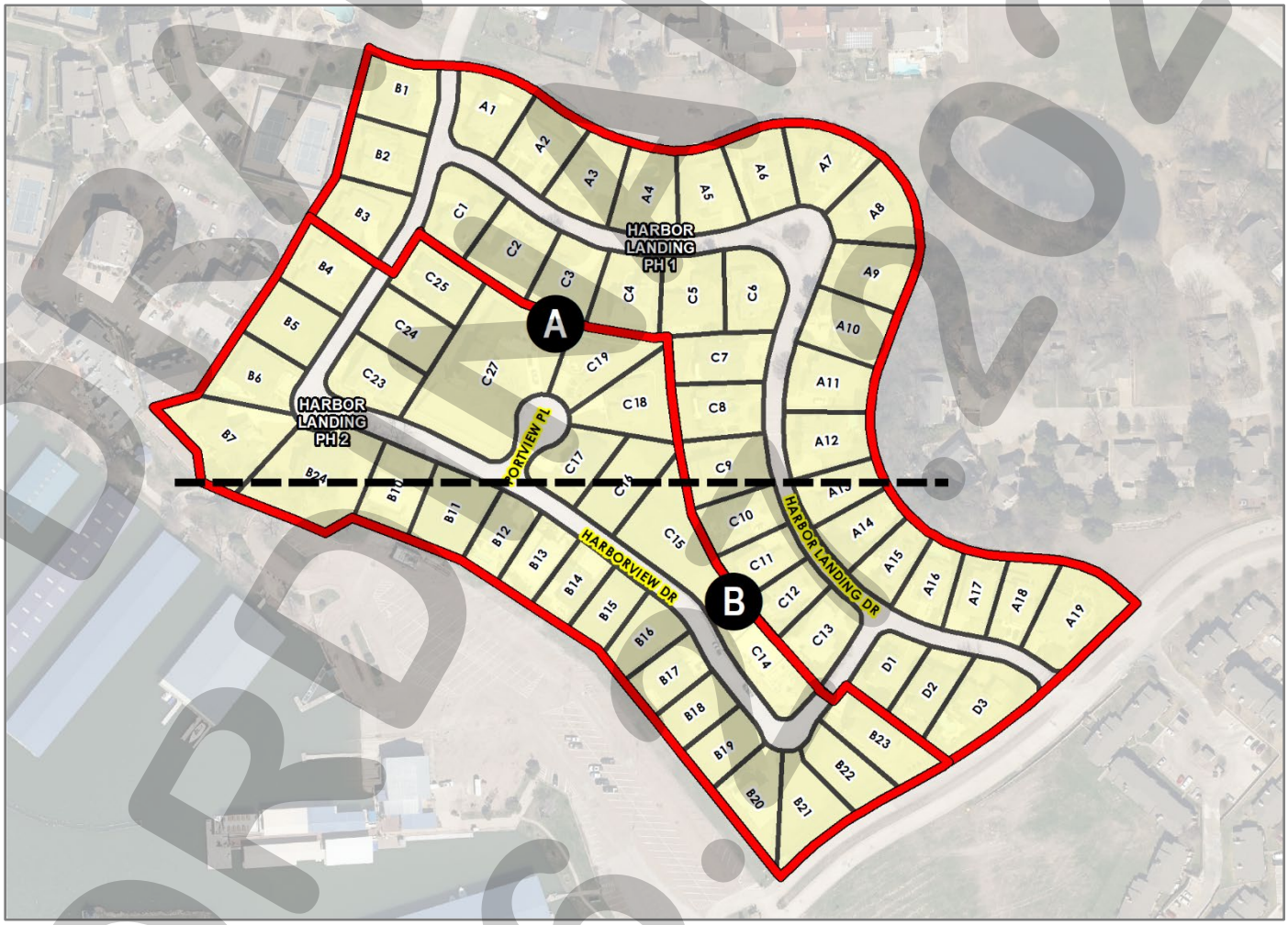
(B) *Development Cases*.

(1) *PZ1984-030-01*: Zoning Change [*Ordinance No. 84-16; Single-Family 10 (SF-10) District & Single-Family 7 (SF-7) District Land Uses*]. Adopted on April 2, 1984.
(2) *PZ1984-030-01*: Resolution [*Resolution No. 87-19; Settlement Agreement*]. Adopted on June 15, 1987.
(3) *PZ1984-030-01*: Resolution [*Resolution No. 87-20; Settlement Agreement*]. Adopted on June 15, 1987.
(4) *PZ1986-048-01*: Final Plat for Phase 1. Adopted on December 15, 1986.
(5) *PZ1987-022-01*: Preliminary Plat for Phase 2. Adopted on April 20, 1987.
(6) *PZ1987-030-01*: Final Plat for Phase 2. Adopted on June 15, 1987.

(C) *Original Regulating Ordinance*. *Ordinance No. 84-16*

(D) *Concept Plan*.

PHASES 1 & 2. SINGLE-FAMILY HOMES



(E) *Elevations Per Settlement Agreement*.

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BLOCK B.

LOT NO.	MAXIMUM ROOFTOP ELEVATION PER COURT ORDER	MAXIMUM PAD ELEVATION PER COURT ORDER	AS-BUILT PAD ELEVATION	MAXIMUM HEIGHT PER COURT ORDER	ADJUSTED MAXIMUM HEIGHT
4	488.00	466.00		22.00'	
5	488.00	459.00		29.00'	
6	471.00	448.00	450.00	23.00'	21.00'
7	471.00	448.00		23.00'	
8	471.00	448.00		23.00'	
9	469.00	447.00		22.00'	
10	469.00	447.00		22.00'	
11	478.50	452.00		26.50'	
12	489.00	451.00		29.00'	
13	474.50	451.50		23.00'	
14	469.00	446.00		23.00'	
15	469.00	446.00		23.00'	
16	468.00	445.00	446.00	23.00'	22.00'
17	468.00	445.00	447.00	23.00'	21.00'
18	468.00	445.00	448.00	23.00'	20.00'
19	477.00	449.00		28.00'	
20	480.00	450.00		30.00'	
21	477.00	450.00		27.00'	
22	484.00	458.00	454.00	26.00'	30.00'
23	490.00	460.00		30.00'	

BLOCK C.

LOT NO.	MAXIMUM ROOFTOP ELEVATION PER COURT ORDER	MAXIMUM PAD ELEVATION PER COURT ORDER	AS-BUILT PAD ELEVATION	MAXIMUM HEIGHT PER COURT ORDER	ADJUSTED MAXIMUM HEIGHT
14	479.00	456.00	459.00	23.00'	20.00'
15	481.00	456.00		25.00'	
16	482.00	457.00		25.00'	
17	485.50	462.50		23.00'	
18	495.00	470.00		25.00'	
19	496.50	473.50		23.00'	
20	493.00	470.00		23.00'	
21	492.00	466.50		26.50'	
22	478.50	456.00		22.50'	
23	479.00	457.00		22.00'	
24	479.00	457.00		22.00'	
25	489.00	467.00		22.00'	

(F) *Dimensional Standards*. That all development in *Area 'A'* (*i.e. Lots A1 – A12; Lots B1 - B7, & B24; Lots C1 – C9, C17 – C19, C23 – C25; & C27*) on the above *Concept Plan* shall meet the requirements of the Single-Family 10 (SF-10) District as stipulated by the Unified Development Code (UDC). That all development in *Area 'B'* (*i.e. Lots A13 – A19; Lots B10 – B23; C10 – C16; Lots D1 – D3*) on the above *Concept Plan* shall meet the requirements of the Single-Family 7 (SF-7) District as stipulated by the Unified Development Code (UDC).

(G) *Maximum Height*. That all development shall meet the height restrictions of no more than 30-feet above existing grade nor 12-feet above the building line of the uphill lot.

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MARINA VILLAGE.

(A) *Land Uses*. Townhomes

(B) *Development Cases*.

(1) *PZ1992-008-01*. Zoning Change [*Ordinance No. 92-39*]. Adopted on October 19, 1992.
(2) *PZ1992-008-02*. Preliminary Plat. Adopted on November 5, 1992.
(3) *Z2021-026*. Zoning Change [*Ordinance No. 21-38*]. Adopted on August 16, 2021.

(C) *Original Regulating Ordinance. Ordinance No. 21-38*

(D) *Concept Plan*.

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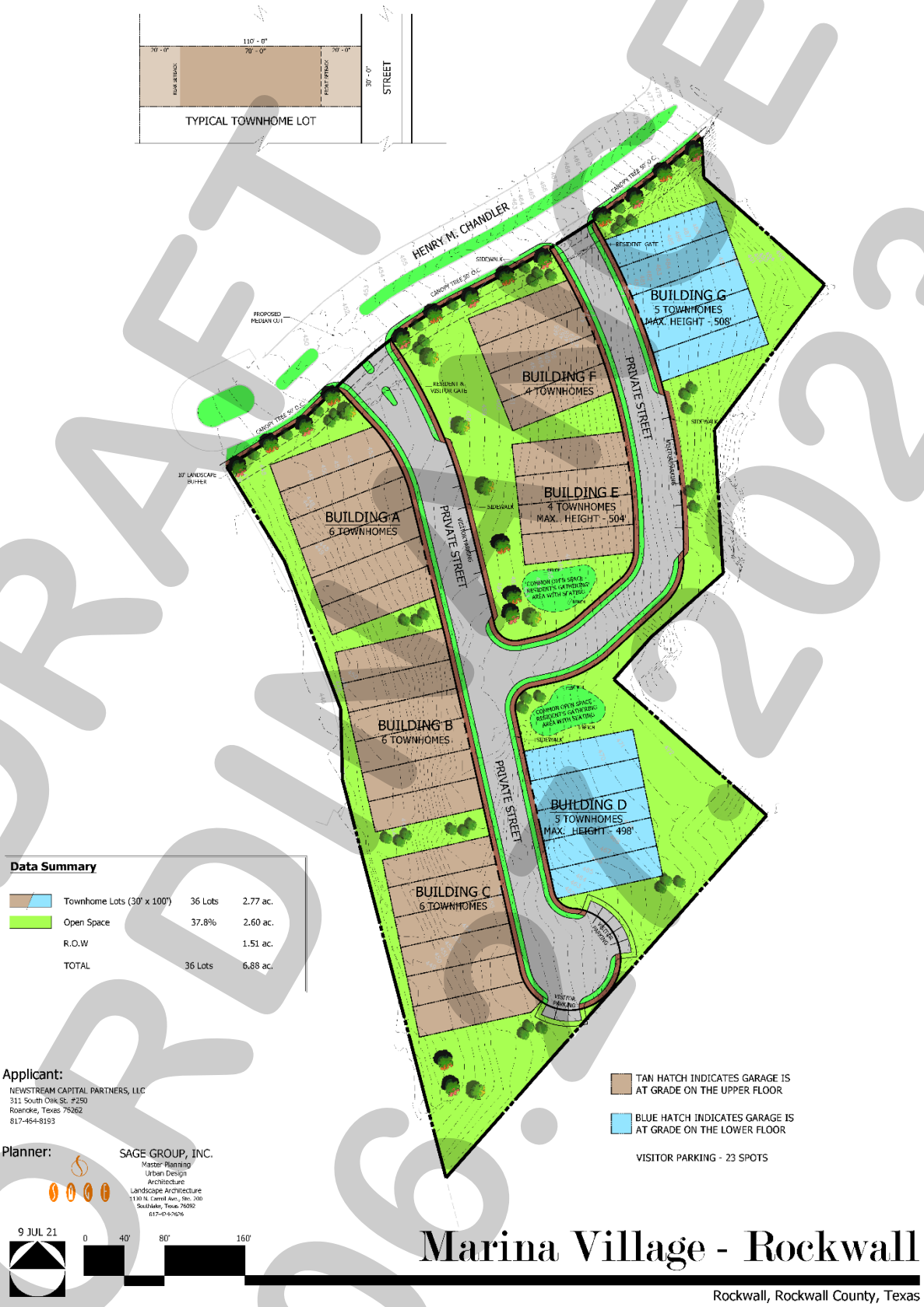
Exhibit 'D':
Density and Development Standards

MARINA VILLAGE. TOWNHOMES HOMES



DRAFT ORDINANCE 06.13.2023

(E) *Dimensional Standards*.

(1) *Permitted Uses*. Unless specifically provided by this Planned Development ordinance, only those uses permitted within the Two Family (2F) District, as stipulated by the *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future are permitted on the *Subject Property*; however, the following additional land uses shall be permitted *by-right*:

☑ Townhomes/Townhouses

(2) *Density and Dimensional Standards*. Unless specifically provided by this Planned Development ordinance, any development on the *Subject Property* shall be subject to the density and dimensional requirements required for a Two Family (2F) District, as stipulated by Article 05, *District Development Standards*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future. In addition, the maximum permissible density for the *Subject Property* shall be *5.23* dwelling units per gross acre of land; however, in no case should the proposed development exceed 36-units. All development on the *Subject Property* shall conform to the standards stipulated by *Table 2: Lot Dimensional Requirements* below, and generally conform to the lot layout depicted in *Exhibit 'B'* of this ordinance.

Table 2: Lot Dimensional Requirements

MINIMUM LOT WIDTH	30'
MINIMUM LOT DEPTH	100'
MINIMUM LOT AREA	3,000 SF
MINIMUM FRONT YARD SETBACK [1]	20'
MINIMUM SIDE YARD SETBACK [2]	0'/25'
MINIMUM SIDE YARD SETBACK (ADJACENT TO A STREET)	15'
MINIMUM LENGTH OF DRIVEWAY PAVEMENT FROM FRONT PROPERTY LINE	25'
MAXIMUM HEIGHT [3]	30'
MINIMUM REAR YARD SETBACK	10'
MINIMUM AREA/DWELLING UNIT (SF) [SUM OF ALL FLOOR AREA'S]	1,900 SF
MAXIMUM LOT COVERAGE	90%

NOTES:

[1]: PORCHES, STOOPS, BAY WINDOWS, BALCONIES, EAVES AND SIMILAR ARCHITECTURAL FEATURES MAY ENCROACH BEYOND THE *FRONT YARD BUILDING SETBACK* BY UP TO FIVE (5) FEET FOR ANY PROPERTY; HOWEVER, THE ENCROACHMENT SHALL NOT EXCEED FIVE (5) FEET ON *SIDE YARD SETBACKS* WHERE APPROPRIATE FOR SUCH USE AND SHALL NOT ENCROACH INTO THE PRIVATE RIGHT-OF-WAY.

[2]: THE SIDE YARD SETBACK ON THE ATTACHED SIDE MAYBE ZERO (0) IF DIRECTLY ABUTTING A STRUCTURE ON AN ADJACENT LOT.

[3]: THE MAXIMUM HEIGHT SHALL BE MEASURED TO THE MIDPOINT OF THE ROOF OF THE SINGLE-FAMILY HOME, AND IN NO CASE SHOULD ANY HOME EXCEED AN ELEVATION OF 500-FEET ABOVE SEA LEVEL.

(3) *Garage Orientation*. Garages shall be permitted to be forward facing (*i.e. facing onto the private street in a flat front entry configuration*) with a minimum driveway length of 25-feet.

(4) *Building Standards*. The building elevations shall differ in appearance through the use of varying entry features, use of detail and trim, use of materials, articulation and setback, and shall conform to the following requirements:

(i) *Masonry Requirements*. The minimum masonry requirement for the exterior façades of all buildings shall be 90%. For the purposes of this ordinance, the masonry requirement shall be limited to full width brick, natural stone, and cast stone. Cementaceous fiberboard horizontal lap-siding (*e.g. HardiBoard or Hardy Plank*) and, stucco (*i.e. three [3] part stucco or a comparable -- to be determined by staff*) may be used for up to 50% of the exterior of the building and shall be limited to the anti-monotony restrictions as outlined in this ordinance.

(ii) *Roof Design Requirements*. All buildings shall be designed such that no roof mounted mechanical equipment (*i.e. HVAC, satellite, vents, etc.*) shall be visible from any direction.

Note: Screening of mechanical equipment is necessary for all equipment regardless of location (*i.e. roof mounted, ground mounted, or otherwise attached to the building and/or located on the site*).

(iii) *Architectural Requirements*. All units shall be architecturally finished on all sides of the building with the same materials, detailing and features.

(5) *Anti-Monotony Restrictions*. All development shall adhere to the following anti-monotony restrictions:

(i) Identical brick blends, paint colors and, cementaceous products (*i.e. Hardy Plank lap siding, etc.*) may not occur on adjacent (*i.e. side-by-side*) properties within the development without at least two (2) intervening townhomes of differing materials on the same side of the adjacent townhome beginning with the adjacent property.

(ii) Front building elevations shall not repeat along any block face without at least two (2) intervening homes of differing appearance on the same block face within the development.

(iii) The rear elevation of homes shall not repeat without at least two (2) (*i.e. side-by-side*) intervening homes of differing appearance. Homes are considered to have a differing appearance if any of the following two (2) items deviate:

(a) Front Encroachment (*i.e. Porch and/or Sunroom*) Type and Layout
(b) Roof Type and Layout
(c) Articulation of the Front Façade
(d) Differing Primary Exterior Materials

(6) *Landscaping Standards*.

(i) *Landscape Requirements*. Landscaping shall be reviewed and approved with the *PD Site Plan*. All *Canopy/Shade Trees* planted within this development shall be a minimum of four (4) caliper inches in size and all *Accent/Ornamental/Under-Story Trees* shall be a minimum of four (4) feet in total height.

(ii) *Landscape Buffers*. A minimum of a ten (10) foot landscape buffer shall be provided along the frontage of Henry M. Chandler Drive, and shall incorporate a minimum of one (1) canopy tree and one (1) accent tree per 50-feet of linear frontage.

(iii) *Irrigation Requirements*. Irrigation shall be installed for all required landscaping located within common areas, landscape buffers and/or open space. Irrigation installed in these areas shall be designed by a Texas licensed irrigator or landscape architect.

(7) *Trash Dumpster Enclosure*. If proposed trash dumpster enclosures shall be four (4) sided, with eight (8) foot walls constructed and cladded with materials matching the primary structures of the townhomes, and have a self-latching opaque gate. All trash dumpster enclosures shall be internal to the site and not be situated within any established building setbacks or landscape buffers.

(8) *Fence Standards*. All fences shall be required to be wrought iron or a tubular steel fence. Wrought iron/tubular steel fences shall be a minimum of four (4) feet in height; however, may not exceed a maximum of eight (8) feet in height.

(9) *Open Space*. A minimum of 20% open space shall be provided which generally conforms to the *Concept Plan* contained in *Exhibit 'B'* of this ordinance. The Homeowner's Association (HOA) shall be responsible for maintaining all open space areas.

(10) *Private Right-of-Way*. The proposed private right-of-way shall incorporate a minimum of a 29-foot *back-to-back* concrete street built to the City's standards.

(11) *Homeowner's Association (HOA)*. A Homeowner's Association shall be created to enforce the restrictions established in accordance with the requirements of *Section 38-15* of the Subdivision Regulations contained within the Municipal Code of Ordinances of the City of Rockwall. The HOA shall also maintain all neighborhood parks,

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open space and common areas, irrigation, landscaping, screening fences and the private roadways, drive aisles and drive approaches for the subject property associated with this development.

(12) *Variances*. The variance procedures and standards for approval that are set forth in the UDC shall apply to any application for variances to this ordinance

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Exhibit 'D':
Density and Development Standards

SPYGLASS HILL. **PHASES 1, 2, & 3**

(A) *Land Uses*. Condominiums

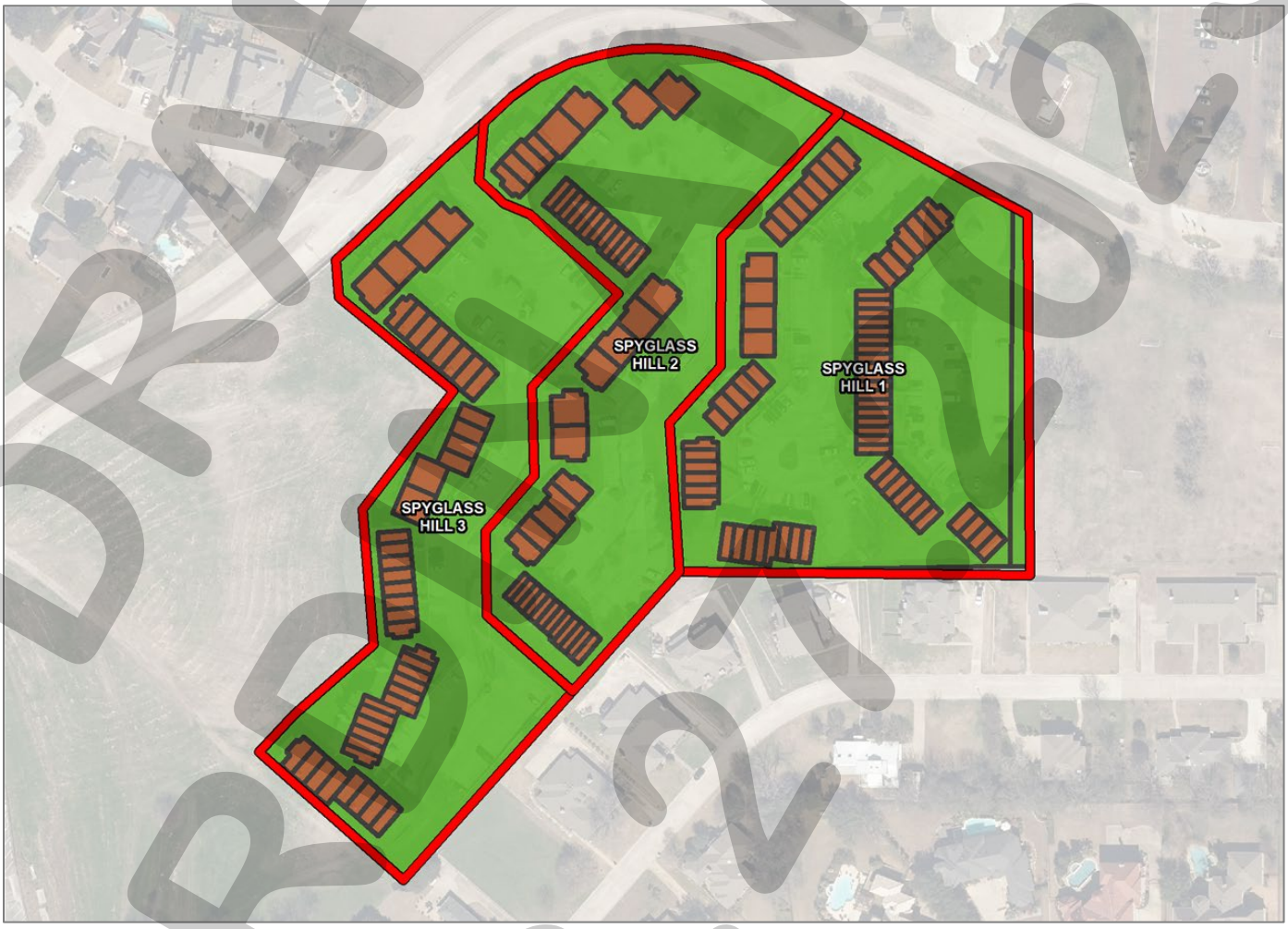
(B) *Development Cases*.

(1) *1973*: Zoning (*Ordinance No. 73-48*). Adopted on November 12, 1973.
(2) *1982*: Final Plat for Phase 1. Adopted on April 5, 1982.
(3) *1982*: Final Plat for Phase 2. Adopted on August 2, 1982.
(4) *1985*: Final Plat for Phase 3. Adopted on January 15, 1985.

(C) *Original Regulating Ordinance*. *Ordinance No. 73-48*

(D) *Concept Plan*.

SPYGLASS HILL, PHASES 1, 2, & 3. MULTI-FAMILY STRUCTURE OR CONDOMINIUM



(E) *Density and Development Standards*.

MULTI-FAMILY STRUCTURE OR CONDOMINIUM

MINIMUM LOT WIDTH	70'
MINIMUM LOT DEPTH	100'
MINIMUM LOT AREA	2,000 SF
MINIMUM FRONT YARD SETBACK	25'

DRAFT
06.27.2023

Exhibit 'D':
Density and Development Standards

MINIMUM SIDE YARD SETBACK	(2) & (3) [1]
MINIMUM REAR YARD SETBACK	10'
MINIMUM PARKING SPACES REQUIRED PER UNIT	1½
MAXIMUM BUILDING COVERAGE	40%

NOTES:
[1]: AS PER 9-602 OF THE 1972 ZONING ORDINANCE:

(4) MULTIPLE FAMILY DWELLINGS NOT EXCEEDING THREE (3) STORIES IN HEIGHT SHALL PROVIDE A MINIMUM SIDE YARD OF FIFTEEN (15) FEET BETWEEN ANY BUILDING WALL CONTAINING OPENINGS FOR WINDOWS, LIGHT, AND AIR AND ANY SIDE LOT LINE EXCEPT THAT ANY SUCH BUILDING FACE OR WALL NOT EXCEEDING 35-FEET IN WIDTH MAY PROVIDE A MINIMUM SIDE YARD OF TEN (10) FEET. WHERE A BUILDING WAIL CONTAINS NO OPENINGS FOR WINDOWS, LIGHT OR AIR, A MINIMUM SIDE YARD OF TEN (10) FEET SHALL BE PROVIDED BETWEEN SUCH WALL AND THE SIDE LOT LINE.

(5) ON A CORNER LOT, A SIDE YARD ADJACENT TO A STREET FOR A MULTIPLE FAMILY DWELLING NOT EXCEEDING THREE (3) STORIES IN HEIGHT SHALL NOT BE LESS THAN 15-FEET AND NO BALCONY OR PORCH OR ANY PORTION OF THE BUILDING MAY EXTEND INTO SUCH REQUIRED SIDE YARD EXCEPT THAT A ROOF MAY OVERHANG SUCH SIDE YARD NOT TO EXCEED FOUR (4) FEET.

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CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION MEMORANDUM

PLANNING AND ZONING DEPARTMENT
385 S. GOLIAD STREET • ROCKWALL, TX 75087
PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM

TO:	Planning and Zoning Commission
FROM:	Ryan Miller, *Director of Planning and Zoning*
DATE:	July 11, 2023
SUBJECT:	Planned Development District Review

As the Planning and Zoning Commission is aware, Planned Development Districts have become a common practice within the City's zoning code, with there being over 100 active Planned Development Districts currently regulating the majority of property within the City. When a Planned Development District is created, a regulating ordinance is written, and -- *prior to 2015* -- when a Planned Development District was amended an additional regulating ordinance was written that may have superseded or changed sections of the original regulating ordinance without completely superseding it. The issue with this process is that older Planned Development Districts -- *or Planned Development Districts that have been amended multiple times* -- tend to accumulate a large number of regulating ordinances. In these cases, unless the person interpreting the Planned Development District understands the timing and intent of each of the ordinances, it can be difficult to determine what the actual development requirements are for a particular property. Based on this, the City Council directed staff on June 5, 2023 to begin the process of initiating zoning to amend the City's older Planned Development (PD) Districts that have multiple regulating ordinances.

In accordance with this direction staff has prepared a consolidating ordinance (*i.e. writing one [1] ordinance that superseded all previous ordinances for a Planned Development District*) for Planned Development District 8 (PD-8), also known as the Chandler's Landing Subdivision. Planned Development District 8 (PD-8) currently consists of over 200 pages of regulations within 20 regulating ordinances and two (2) resolutions and over 100 development cases (*see attached Planned Development District 8 [PD-8]*). To give an idea of the size of this Planned Development District, the current Unified Development Code (UDC) (*i.e. the zoning code for the City of Rockwall*) is only 248 pages. The proposed draft ordinance consolidates these regulating ordinances, resolutions, and development cases into a single document. Staff should note that under the proposed amendment, staff is required to initiate zoning; however, the proposed consolidating ordinance ***will not*** change any of the requirements, concept plans, or development standards stipulated for any property in the Chandler's Landing Subdivision.

The main purpose of this consolidated ordinance is to [*1*] make the document easier for residents, homebuilders, and City staff to interpret, and [*2*] to make staff more efficient when reviewing and issuing permits in the subdivision. Currently, there are only 37 vacant lots left in Chandler's Landing; however, from June 2022 to the date of this memorandum the City has received 355 permit requests for properties in the subdivision. These permits consist of requests for new homes, remodels of existing homes, and accessory structures. Due to the number of ordinances associated with the existing Planned Development District and the disjointed nature of these ordinances, it can take staff an extended amount of time and effort to research zoning requirements for simple permits in this Planned Development District. The consolidated ordinance should alleviate this moving forward.

This being a zoning case, staff sent out 1,809 notices to all property owners and occupants of the Chandler's Landing Subdivision and within 500-feet of the Chandler's Landing Subdivision. In addition, staff notified the Chandler's Landing, The Cabana's at Chandler's Landing, Cutter Hill, Spyglass, Benton Woods, Rainbow Lakes, Fox Chase, Signal Ridge, Water's Edge at Lake Ray Hubbard, and the Lago Vista Homeowner's Associations (HOA's), which were the only HOA's within 1,500-feet of the subject property. Included within the notice was a link to the City's website -- *which had all of the zoning documents (i.e. the old Planned Development District 8 (PD-8) ordinances and the proposed draft ordinance) associated with the case* --, and included with the notice was a letter explaining the purpose of the zoning amendment. To date, staff has received five (5) property owner notifications from five (5) property owners in the Chandler's Landing Subdivision. One (1) of these notices was in favor of the amendment and four (4) notices were opposed to the amendment. Staff should note that two (2) of the notice stating opposition to the amendment indicated that the amendment would create an *unsafe* condition or was *suspicious*; however, as stated by staff the proposed amendment ***does not*** change any of the requirements, concept plans, or

development standards stipulated for any property in the Chandler's Landing Subdivision. In addition, staff received one (1) email from a resident of the subdivision requesting a work session with the neighborhood, City staff, and the Chandler's Landing Homeowner's Association (HOA); however, staff did *not* receive a request for a work session from the Chandler's Landing Homeowner's Association (HOA), and as a result did not hold a work session. Staff has included all of these responses in the attached packet.

To assist the Planning and Zoning Commission in understanding this zoning change and the proposed program, staff has provided the memorandum from the June 5, 2023 City Council meeting. In addition, staff has included a copy of the current and proposed Planned Development District 8 (PD-8) for comparison. The proposed amendment to Planned Development District 8 (PD-8) will move forward in accordance with the following schedule:

~~Planning and Zoning Commission Work Session: June 27, 2023~~
Planning and Zoning Commission [*Public Hearing*]: July 11, 2023
City Council [*Public Hearing/First Reading*]: July 17, 2023
City Council [*Second Reading*]: August 7, 2023

If this process proves to be successful, then staff, with City Council's concurrence, will begin researching and writing consolidating ordinances for the remainder of the multi-ordinance Planned Development Districts. Should the Planning and Zoning Commission have any questions, staff will be available at the *July 11, 2023* Planning and Zoning Commission meeting.

CITY OF ROCKWALL

CITY COUNCIL MEMORANDUM

PLANNING AND ZONING DEPARTMENT
385 S. GOLIAD STREET • ROCKWALL, TX 75087
PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM

TO:	Mayor and City Council
CC:	Mary Smith, *City Manager* Joey Boyd, *Assistant City Manager*
FROM:	Ryan Miller, *Director of Planning and Zoning*
DATE:	June 5, 2023
SUBJECT:	Planned Development District Review

As the City Council is aware, Planned Development Districts have become a common practice within the City's zoning code, with there being over 100 active Planned Development Districts currently regulating the majority of property within the City. When a Planned Development District is created, a regulating ordinance is written, and -- *prior to 2015* -- when a Planned Development District was amended an additional regulating ordinance was written that may have superseded or changed sections of the original regulating ordinance without completely superseding it. The issue with this process is that older Planned Development Districts -- *or Planned Development Districts that have been amended multiple times* -- tend to accumulate a large number of regulating ordinances. In these cases, unless the person interpreting the Planned Development District understands the timing and intent of each of the ordinances, it can be difficult to determine what the actual development requirements are for a particular property. For example, Planned Development District 8 (PD-8) -- *which currently regulates the Chandler's Landing Subdivision* -- consists of over 200 pages of regulations within 20 regulating ordinances and two (2) resolutions and over 100 development cases (*see attached Planned Development District 8 [PD-8]*). To give an idea of the size of this Planned Development District, the current Unified Development Code (UDC) (*i.e. the zoning code for the City of Rockwall*) is only 248 pages.

In 2015, staff changed how Planned Development Districts were amended by writing consolidating ordinances (*i.e. writing one [1] ordinance that superseded all previous ordinances for a Planned Development District*) when a development case proposed amending a Planned Development District. The purpose of instituting this change in procedure was to make zoning easier to understand for the City's external customers (*i.e. developers and citizens*), and also to make it easier for ordinances to be interpreted internally by City staff. The rationale behind making this change was also tied to how the Director interpreted the process of amending a Planned Development District. Prior to 2015, only the property affected by a proposed amendment was considered in the zoning and notification process; however, a Planned Development District is typically centered around an overall concept plan, and all properties within a Planned Development District are affected through changes in a concept plan or development regulations. Based on this rationale, staff started to notify all properties within a Planned Development District when an amendment was proposed. This allowed staff to write consolidating ordinances for Planned Development Districts. This process has been successfully utilized in consolidating PD-1, PD-7, PD-10, PD-32, PD-59, PD-70, and PD-74; however, there are multiple Planned Development Districts that are fully developed and have a low likelihood of being amended, but still which staff deals with interpreting the requirements on a regular basis. This includes Planned Development Districts like PD-2 (*the Lakeside Village and Turtle Cove Subdivisions*), PD-3 (*the Shores Subdivision*), PD-8 (*the Chandler's Landing Subdivision*), PD-9 (*the Hospital/Medical District*), PD-11 (*the Hillcrest Shores Subdivision*), and PD-13 (*the Windmill Ridge Subdivision*). Based on this staff is requesting that the City Council consider directing staff to initiate zoning changes for these Planned Development Districts. It should be noted that the proposed zoning change would not change any development requirements or the concept plans associated with these Planned Development Districts, but would simply consolidate the multiple regulating ordinances that make up these zoning districts for the purpose of making the districts easier to read and interpret. As previously stated, this not only assists staff in understanding these ordinances, but will also make the ordinances easier to read for citizens and developers who may own property or are looking to develop property in these areas.

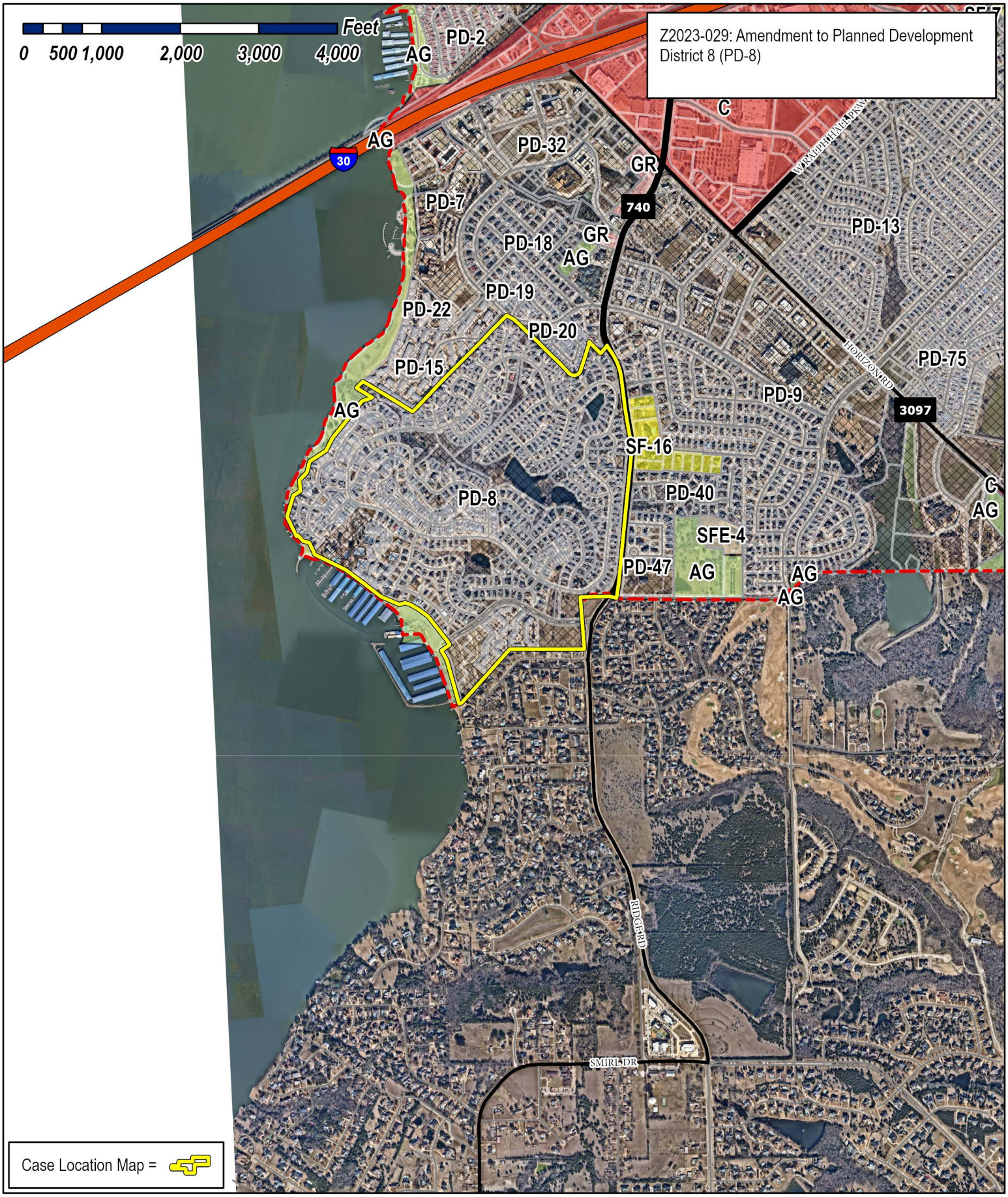
The program that staff is proposing is somewhat similar to a program already referenced by the City's zoning code under Subsection 03.05, *Periodic Review*, of Article 10, *Planned Development Regulations*, the Unified Development Code (UDC). This section calls for the Planning and Zoning Commission to periodically review Planned Development Districts to determine

if a Planned Development District is reflective of the City's current growth patterns or community design policies, and authorizes them to request the City Council initiate zoning to change the requirements of a Planned Development District. This practice was discontinued in 2010, due to the difficulties for a City to change zoning and/or entitlements that have been granted through a previous zoning process without the property owner's consent. In addition, it was determined that many property owners did not want to participate in allowing the City to change their zoning or entitlements. As was stated previously, staff wants to initiate zoning in a similar manner, but not for the purpose of changing the concept plan or development requirements for a Planned Development District; rather, staff is simply proposing to consolidate the regulating ordinances associated with older Planned Development Districts that consist of multiple regulating ordinances. Staff has conferred with the City Attorney, and feels comfortable that what is being proposed avoids any of the aforementioned issues.

To assist the City Council in determining if this program is warranted, staff has prepared a consolidating ordinance for Planned Development District 8 (PD-8) along with the current ordinances associated with the Planned Development District as a comparison. Should the City Council direct staff to proceed, staff will bring the proposed amendment to Planned Development District 8 (PD-8) forward in accordance with the following schedule:

Planning and Zoning Commission Work Session: June 27, 2023
Planning and Zoning Commission [*Public Hearing*]: July 11, 2023
City Council [*Public Hearing/First Reading*]: July 17, 2023
City Council [*Second Reading*]: August 7, 2023

If this process proves to be successful, then staff, with City Council's concurrence, will begin researching and writing consolidating ordinances for the remainder of the multi-ordinance Planned Development Districts. Should the City Council have any questions, staff will be available at the *June 5, 2023* City Council meeting.



City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

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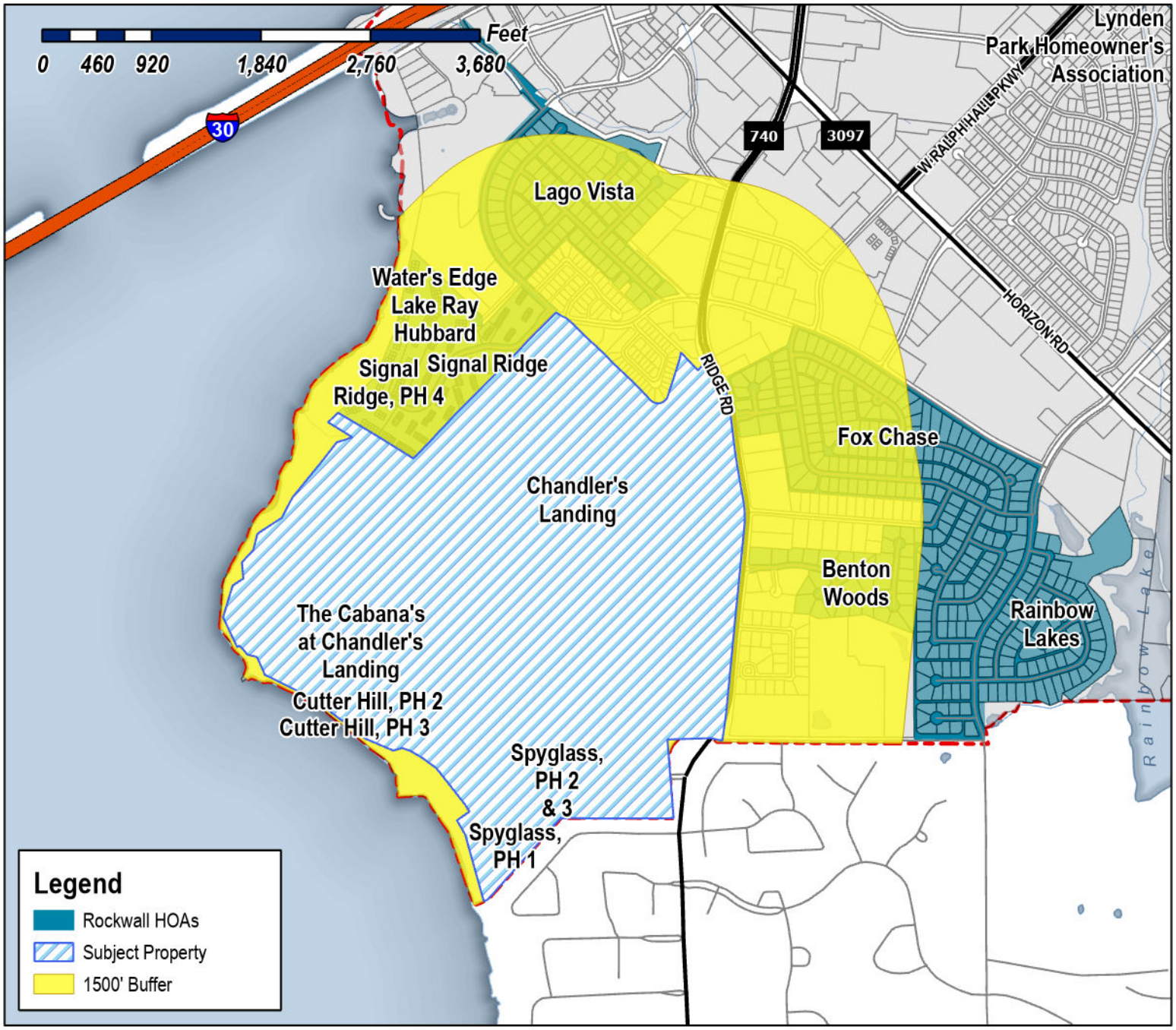
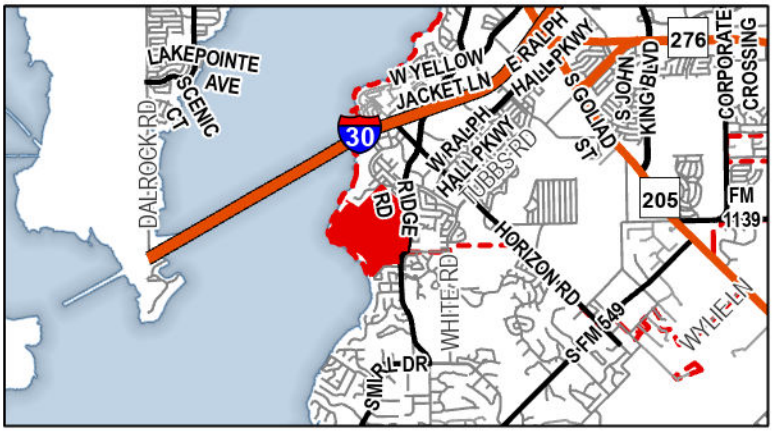


Case Number: Z2023-029
Case Name: Amendment to PD-8
Case Type: Zoning
Zoning: Planned Development District 8 (PD-8)
Case Address: Chandler's Landing Subdivision



Date Saved: 6/15/2023
For Questions on this Case Call (972) 771-7745

Lee, Henry

From: Zavala, Melanie
Sent: Monday, June 19, 2023 3:53 PM
Cc: Miller, Ryan; Ross, Bethany; Lee, Henry; Guevara, Angelica
Subject: Neighborhood Notification Program [Z2023-029]
Attachments: Public Notice Letter (06.16.2023).pdf; HOA Map (06.15.2023).pdf; Public Notice (P&Z) (06.16.2023).pdf

HOA/Neighborhood Association Representative:

Per your participation in the *Neighborhood Notification Program*, you are receiving this notice to inform your organization that a zoning case has been filed with the City of Rockwall that is located within 1,500-feet of the boundaries of your neighborhood. As the contact listed for your organization, you are encouraged to share this information with the residents of your subdivision. Please find the attached map detailing the property requesting to be rezoned in relation to your subdivision boundaries. Additionally, below is the summary of the zoning case that will be published in the Rockwall Herald Banner on *June 23, 2023*. The Planning and Zoning Commission will hold a public hearing on *Tuesday, July 11, 2023 at 6:00 PM*, and the City Council will hold a public hearing on *Monday, June 17, 2023 at 6:00 PM*. Both hearings will take place at 6:00 PM at City Hall, 385 S. Goliad, Rockwall, TX 75087.

All interested parties are encouraged to submit public comments via email to Planning@rockwall.com at least 30 minutes in advance of the meeting. Please include your name, address, and the case number your comments are referring to. These comments will be read into the record during each of the public hearings. Additional information on all current development cases can be found on the City's website: https://sites.google.com/site/rockwallplanning/development/development-cases.

Z2023-029: Amendment to PD-8
Hold a public hearing to discuss and consider a request by the City of Rockwall for the approval of a *Zoning Change* amending Planned Development District 8 (PD-8) [*Ordinance No.'s 73-48, 84-04, 84-16, 84-19, 85-43, 86-04, 86-64, 86-87, 87-45, 88-17, 88-51, 90-38, 91-43, 92-39, 92-41, 92-43, 02-50, 05-30, 14-15, & 21-38 and Resolution No.'s 87-19 & 87-20*] for the purpose of consolidating the regulating ordinances and resolutions for a 230.80-acre tract of land situated within the E. Teal Survey, Abstract No. 207, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 8 (PD-8), generally located south of Summer Lee Drive and west of Ridge Road [*FM-740*], and take any action necessary.

Thank you,

Melanie Zavala

Planning Coordinator
City of Rockwall Planning & Zoning
385 S. Goliad Street
Rockwall, TX 75087
Office: 972-771-7745
Direct: 972-771-6568

City of Rockwall

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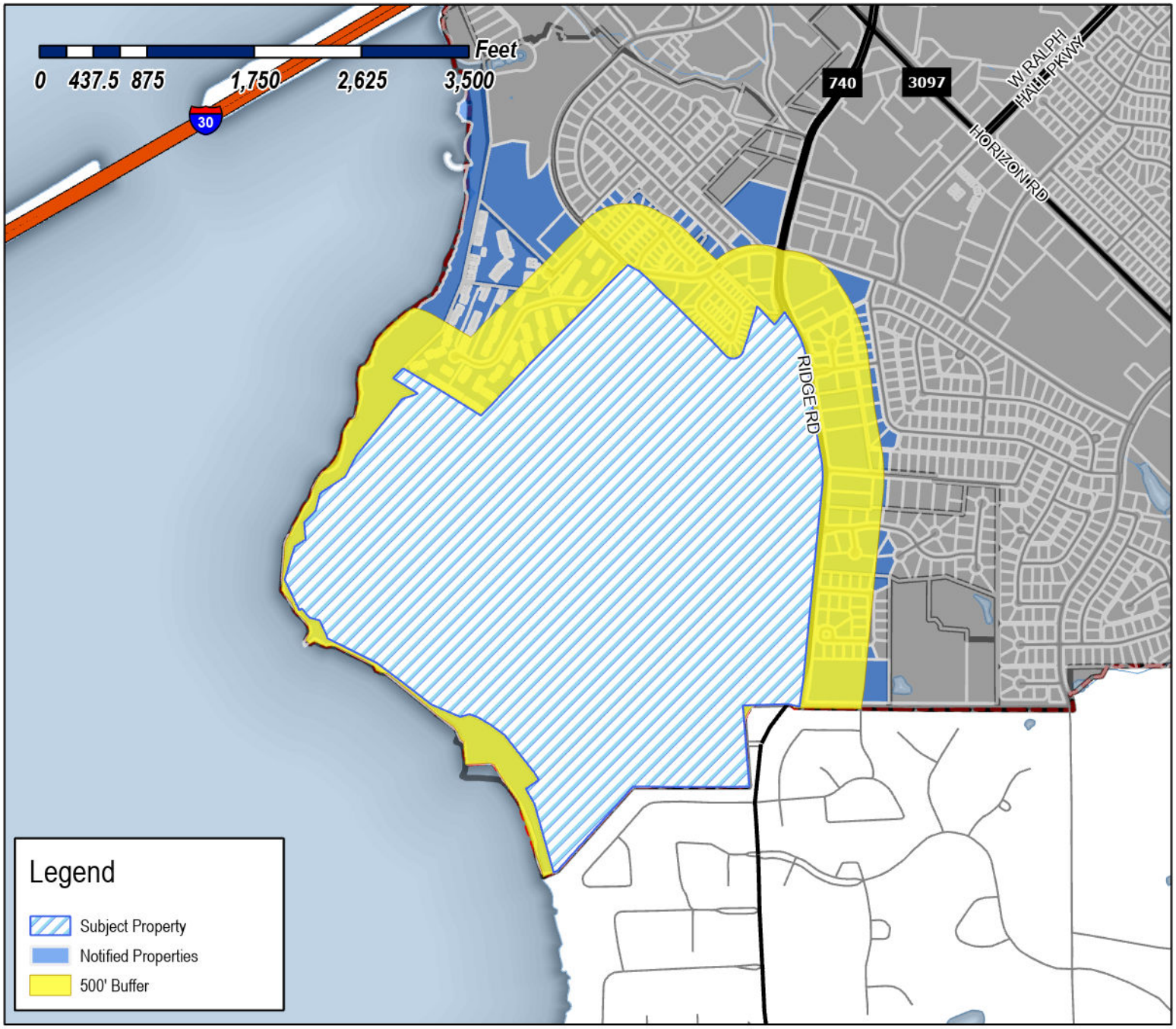
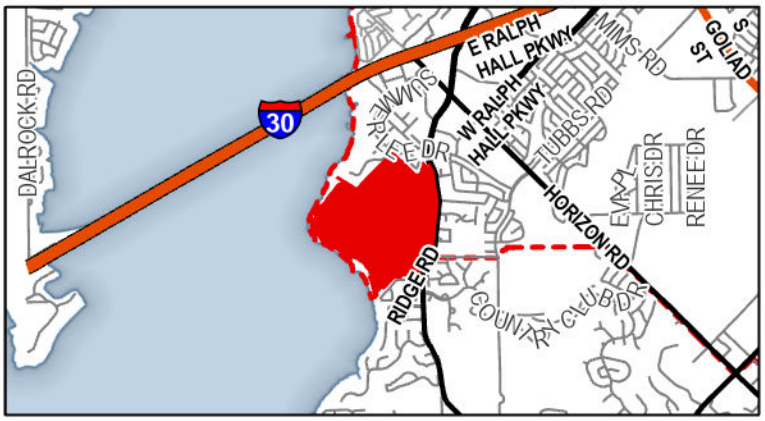


Case Number: Z2023-029
Case Name: Amendment to PD-8
Case Type: Zoning
Zoning: Planned Development District 8 (PD-8)
Case Address: Adjacent to 1 Harborview Drive



Date Saved: 6/14/2023
For Questions on this Case Call: (972) 771-7746

LOVEJOY ROMA DIANE HUMPHREYS
1 INTREPID CIRCLE
ROCKWALL, TX 75032

HATFIELD CLAUDETTE
1 SHADY DALE LN
ROCKWALL, TX 75032

SESSUMS BILLY A
10 CLARKSVILLE ST
PARIS, TX 75460

PATON BRUCE R &
DR DARIAH L MORGAN
10 INTREPID CIR
ROCKWALL, TX 75032

PATON FAMILY CHARITABLE TR
10 INTREPID CIR
ROCKWALL, TX 75032

DUFFEY GAIL M
100 MANOR DRIVE
HEATH, TX 75032

THE DOYLE REVOCABLE TRUST
1000 EVENING SHADE LANE
MCKINNEY, TX 75070

JACCK RESIDENTIAL HOLDINGS LLC
1000 PULLEN ROAD
MCLENDON CHISHOLM, TX 75032

MILLER DIXIE
1001 BELLEVIEW ST APT 607
DALLAS, TX 75215

BELOTE GARLAND III
1001 SIGNAL RIDGE PLACE
ROCKWALL, TX 75032

MEAVE DAVID MICHAEL
1002 SIGNAL RIDGE PL
ROCKWALL, TX 75032

RESIDENT
1003 SIGNAL RIDGE PL
ROCKWALL, TX 75032

SINNOTT KATHY
1004 SIGNAL RIDGE PL
ROCKWALL, TX 75032

RESIDENT
1005 SIGNAL RIDGE PL
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SEPEHRI SUSAN M
1006 SIGNAL RIDGE PLACE
ROCKWALL, TX 75032

BROYLES STEPHANIE
1007 SIGNAL RIDGE PL
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CHAPMAN PAMELA JEAN
1008 SIGNAL RIDGE
ROCKWALL, TX 75032

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1009 SIGNAL RIDGE PL
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RESIDENT
101 GENESTA PL
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JOSEPH WORRALL
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MCHARGUE SCOTT W & PATRICIA L
101 RESOLUTE LN
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PLUTUS21 DEVELOPMENT FUND V LLC
101 S BROOKSIDE DR APT 2505
DALLAS, TX 75214

ARNOLD MICHAEL J & KATHY RENEE
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1011 SIGNAL RIDGE PL
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ESTILL KENNETH W & CONNIE R
1012 SIGNAL RIDGE PL
ROCKWALL, TX 75032

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1013 SIGNAL RIDGE PL
ROCKWALL, TX 75032

PRICE JASON ALAN
1013 15TH PL APT 343
PLANO, TX 75074

WORTHY SHARON A
1014 SIGNAL RIDGE PL
ROCKWALL, TX 75032

ROGERS JOE ELLIS
1015 SIGNAL RIDGE PL
ROCKWALL, TX 75032

GRAGG CAROL
1016 SIGNAL RIDGE PL
ROCKWALL, TX 75032

RESIDENT
1017 SIGNAL RIDGE PL
ROCKWALL, TX 75032

VANGUARD PORTABLE SOLUTIONS INC
1017 NATIVE TR
HEATH, TX 75032

RESIDENT
1018 SIGNAL RIDGE PL
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RESIDENT
1019 SIGNAL RIDGE PL
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102 HENRY M CHANDLER DR
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102 RESOLUTE LN
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RESIDENT
102 THISTLE PL
ROCKWALL, TX 75032

REED CHARLES E AND LISHA K
102 AURORA CIRCLE
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102 CLIPPER CT
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102 DAME PATTIE DRIVE
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102 EASTERNER PLACE
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WARREN JEFFREY DWAYNE ETUX
102 GENESTA PL
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102 INDEPENDENCE PL
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102 JESSICA DRIVE
BELLE CHASSE, LA 70037

HARRELL STEVEN R AND ROBERTA J
102 MAYFLOWER CT
ROCKWALL, TX 75032

HALL CORI
102 MISCHIEF LANE
ROCKWALL, TX 75032

FARRAR ROBERT CARY & NANCY N
102 MUSTANG DR
FATE, TX 75087

CHENAULT JOSH & NATHALIE
102 RELIANCE COURT
ROCKWALL, TX 75032

TINDLE FLORENCE
102 WEATHERLY CIR
ROCKWALL, TX 75032

GALLAGHER CHRISTOPHER
102 YANKEE CT
ROCKWALL, TX 75032

WAGNER JULIE A
1020 SIGNAL RIDGE PLACE
ROCKWALL, TX 75032

RESIDENT
1021 SIGNAL RIDGE PL
ROCKWALL, TX 75032

GIBBS STEPHANIE L
1022 SIGNAL RIDGE PLACE
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RESIDENT
1023 SIGNAL RIDGE PL
ROCKWALL, TX 75032

VAIL SYDNEY
1024 SIGNAL RIDGE PL
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RESIDENT
1025 SIGNAL RIDGE PL
ROCKWALL, TX 75032

NGUYEN ANGELINA
1025 LAKE RIDGE DR
RICHARDSON, TX 75081

WHITE RANDY
1026 SIGNAL RIDGE PL
ROCKWALL, TX 75032

RESIDENT
1027 SIGNAL RIDGE PL
ROCKWALL, TX 75032

JOSEPH JACOB
1028 SIGNAL RIDGE PL
ROCKWALL, TX 75032

RESIDENT
1029 SIGNAL RIDGE PL
ROCKWALL, TX 75032

RODRIGUEZ GUILLERMO AND DEBORAH
1029 SILVERTHORN CT
MESQUITE, TX 75150

RESIDENT
103 AURORA CIR
ROCKWALL, TX 75032

RESIDENT
103 DAME PATTIE
ROCKWALL, TX 75032

RESIDENT
103 HENRY M CHANDLER DR
ROCKWALL, TX 75032

RESIDENT
103 MAYFLOWER CT
ROCKWALL, TX 75032

RESIDENT
103 THISTLE PL
ROCKWALL, TX 75032

WHITE KATIE AND JAMES ARCHER
103 DAME PATTIE
ROCKWALL, TX 75032

CEPAK JANET BAIN
103 DEFENDER COURT
ROCKWALL, TX 75032

MORENO SUSAN C
103 EASTERNER PL
ROCKWALL, TX 75032

BARR JOHNATHAN & CHRISTY
103 FRANCE COURT
ROCKWALL, TX 75032

GAY JEFFREY & TAMI
103 FREEDOM CT
ROCKWALL, TX 75032

WEEKS MARY
103 GENESTA PL
ROCKWALL, TX 75032

BCL REAL ESTATE LLC
103 GROSS RD
MESQUITE, TX 75149

BCL REAL ESTATE LLC
ATTN:TOM LORENZ
103 GROSS RD BLDG A
MESQUITE, TX 75149

BCL REAL ESTATE LLC
103 GROSS RD
MESQUITE, TX 75149

UNDERHILL TERESA D AND STEPHEN
103 INDEPENDENCE PL
ROCKWALL, TX 75032

AUSTIN CHRISTI LYNN
103 RELIANCE COURT
ROCKWALL, TX 75032

HARPER DANIEL
103 RESOLUTE LN
ROCKWALL, TX 75032

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103 SCEPTRE DR
ROCKWALL, TX 75032

HALAMA STEFAN & ANN
103 VALKYRIE PL
ROCKWALL, TX 75032

ARNOLD GEORGE
103 WEATHERLY CIR
ROCKWALL, TX 75032

GARELIS AARON D AND VICKIE
103 YANKEE CT
ROCKWALL, TX 75032

DUKE HEATHER
1030 SIGNAL RIDGE PL UNIT 1030
ROCKWALL, TX 75032

RESIDENT
1031 SIGNAL RIDGE PL
ROCKWALL, TX 75032

PERROTTA SHARON
1032 SIGNAL RIDGE PL
ROCKWALL, TX 75032

JOHNSTON SHARRON
1033 SIGNAL RIDGE PLACE
ROCKWALL, TX 75032

RESIDENT
1034 SIGNAL RIDGE PL
ROCKWALL, TX 75032

RESIDENT
1035 SIGNAL RIDGE PL
ROCKWALL, TX 75032

PRYOR MICA MALONEY
1036 SIGNAL RIDGE PLACE #1036
ROCKWALL, TX 75032

RESIDENT
1037 SIGNAL RIDGE PL
ROCKWALL, TX 75032

RESIDENT
1038 SIGNAL RIDGE PL
ROCKWALL, TX 75032

CONNER JANICE S
1039 SIGNAL RIDGE PL
ROCKWALL, TX 75032

RESIDENT
104 HENRY M CHANDLER DR
ROCKWALL, TX 75032

RESIDENT
104 RELIANCE CT
ROCKWALL, TX 75032

O'BRIEN PATRICIA C
104 AURORA CIRCLE
ROCKWALL, TX 75032

HLUS-HAWKINS TAMI
104 BRENTWOOD
HEATH, TX 75032

FAYAD HUSSAIN
104 DAME PATTIE DRIVE
ROCKWALL, TX 75032

RANEY CURT AND
BRENDA GAIL SMITH
104 EASTERNER PLACE
ROCKWALL, TX 75032

NEWMAN DONALD T
104 FRANCES CT
ROCKWALL, TX 75032

MORRIS GARY GLEN & SANDRA J
104 FREEDOM CT
ROCKWALL, TX 75032

GARZA ROY A & DULCE R
104 GENESTA PLACE
ROCKWALL, TX 75032

MCKIBBEN KATHLEEN D
104 INDEPENDENCE PL
ROCKWALL, TX 75032

SMITH BRYAN
104 MAYFLOWER CT
ROCKWALL, TX 75032

CARR LORI
104 MISCHIEF LN
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TODD HOLLY J
104 RESOLUTE LN
ROCKWALL, TX 75032

JONES ANGELA DENISE
104 THISTLE PLACE
ROCKWALL, TX 75032

MANDRELL JAMES R & KRISTIN MANDRELL
104 VALKYRIE PLACE
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HAM EDWARD C & BRENDA
104 WEATHERLY CIR
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HOWARD KATALIN J
104 YANKEE CT
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RESIDENT
1040 SIGNAL RIDGE PL
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RESIDENT
1041 SIGNAL RIDGE PL
ROCKWALL, TX 75032

RESIDENT
1042 SIGNAL RIDGE PL
ROCKWALL, TX 75032

RESIDENT
1043 SIGNAL RIDGE PL
ROCKWALL, TX 75032

MILLER ROBERT F III AND CAROLYN
1043 PANORAMIC DR
MONUMENT, CO 80132

TRINGALI CAHTERINE
1044 SIGNAL RIDGE PL
ROCKWALL, TX 75032

KILGORE MADISON
1045 SIGNAL RIDGE PL
ROCKWALL, TX 75032

YANGER LISA
1046 SIGNAL RIDGE PL
ROCKWALL, TX 75032

RESIDENT
1047 SIGNAL RIDGE PL
ROCKWALL, TX 75032

ZAJDL SALLY A
1048 SIGNAL RIDGE PL
ROCKWALL, TX 75032

RESIDENT
105 HENRY M CHANDLER DR
ROCKWALL, TX 75032

RESIDENT
105 YANKEE CT
ROCKWALL, TX 75032

LANCASTER RONALD R & BRENDA R
105 AURORA CIR
ROCKWALL, TX 75032

SPOKES JULIE
105 CLIPPER COURT
ROCKWALL, TX 75032

SCHUBERT LAURIE LEE
105 EASTERNER PLACE
ROCKWALL, TX 75032

CROOKS JOHN O & PATRICIA K
105 FRANCE CT
ROCKWALL, TX 75032

TURNER CATHERINE
105 GENESTA PL
ROCKWALL, TX 75032

SHORT MELISSA HUDSON AND CORY WAYNE
105 INDEPENDENCE PL
ROCKWALL, TX 75032

WILLIAMS WILLIAM BROCK AND MARIA CRISTINA
105 LIBERTY LANE
ROCKWALL, TX 75032

OCONNOR MICHAEL
105 MAYFLOWER CT
ROCKWALL, TX 75032

JOHNSON ROBERT & DOLORES
105 MISCHIEF LN
ROCKWALL, TX 75032

WHITLOCK ARTHUR C
105 PINE ST
GORDON, TX 76453

HAYES BRANDON
105 RELIANCE CT
ROCKWALL, TX 75032

MCMAHON PATRICK AND CHERYL
105 SCEPTRE DR
ROCKWALL, TX 75032

RAY LAURA MATTESON
105 THISTLE PLACE
ROCKWALL, TX 75032

HOUSER JOSHUA AND SOMMER
105 WEATHERLY CIR
ROCKWALL, TX 75032

HOVAGUIMIAN MICHAEL GREGORY AND LARA
10526 RHODESIA AVENUE
SUNLAND, CA 91040

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106 HENRY M CHANDLER DR
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RESIDENT
106 MAYFLOWER CT
ROCKWALL, TX 75032

NEUROHR KIM D
106 CLIPPER COURT
ROCKWALL, TX 75032

SELLERS JAMES L AND AMI A
106 DEFENDER CT
ROCKWALL, TX 75032

AZORES ROBERT AND KELLEY
106 EASTERNER PLACE
ROCKWALL, TX 75032

DUGAN ADAM TL AND WHITNEY C
106 FRANCE CT
ROCKWALL, TX 75032

MURRAY DAVID T II & AMBER
106 INDEPENDENCE PLACE
ROCKWALL, TX 75032

THACKER IKE AND MARY
106 LIBERTY LANE
ROCKWALL, TX 75032

GRAF DANIEL & JESSICA
106 MISCHIEF LANE
ROCKWALL, TX 75032

CHRISTIAN ANGELA LEE
106 RELIANCE CT
ROCKWALL, TX 75032

HATFIELD GAROLD SCOTT
106 SCEPTRE DR
ROCKWALL, TX 75032

VAN WEY DONALD L
106 VALKYRIE PL
ROCKWALL, TX 75032

MATSON THOMAS AND HEIDI
106 WEATHERLY CIRCLE
ROCKWALL, TX 75032

HENSON KIM A & REBECCA H
106 YANKEE CT
ROCKWALL, TX 75032

RESIDENT
107 HENRY M CHANDLER DR
ROCKWALL, TX 75032

ROARK BOBBIE ETAL
107 DEFENDER CT
ROCKWALL, TX 75032

ALVARENGA OSWALDO JR & JUDITH
107 EASTERNER PL
ROCKWALL, TX 75032

ALLEN REGINALD
107 FREEDOM CT
ROCKWALL, TX 75032

LEAHOVCENCO ALEXANDR
107 INDEPENDENCE PLACE
ROCKWALL, TX 75032

LEAHOVCENCO ALEXANDR AND
YULYIA NESTERENKO
107 INDEPENDENCE PLACE
ROCKWALL, TX 75032

ROPER JOHN & JENNIFER
107 MAYFLOWER CT
ROCKWALL, TX 75032

TOVAR ADAN AND CAROLYNN JEWELL MALICK-
GILBREATH
107 RELIANCE CT
ROCKWALL, TX 75032

CARLTON DONNY
107 SCEPTRE DR
ROCKWALL, TX 75032

GARCIA ANTONIO JR & ROXANN D
107 VALKYRIE PL
ROCKWALL, TX 75032

WASSERMAN JENNIFER CLAIRE
107 YANKEE CT
ROCKWALL, TX 75032

RESIDENT
108 HENRY M CHANDLER DR
ROCKWALL, TX 75032

RESIDENT
108 SCEPTRE DR
ROCKWALL, TX 75032

HUMBLE BRIAN
108 EASTERNER PLACE
ROCKWALL, TX 75032

BROWN JEAN M TRUST
108 FREEDOM CT
ROCKWALL, TX 75032

LONG JOHN AND LINDSAY
108 MAYFLOWER CT
ROCKWALL, TX 75032

CARRILLO VICTOR G
108 MISCHIEF LN
ROCKWALL, TX 75032

PETERSEN CARL S & WENDY
108 RELIANCE CT
ROCKWALL, TX 75032

VECCHIARELLO RICHARD & MELISSA A
108 VALKYRIE PLACE
ROCKWALL, TX 75032

SAATCI YESIM
108 YANKEE CT
ROCKWALL, TX 75032

NORTEX PROPERTIES INC
% JOSEPH L ZEHR
10808 LA CABREAH LN
FORT WAYNE, IN 46845

HAKOPIAN GEORGE AND ANNIE B
10858 WOODWARD AVENUE
LOS ANGELES, CA 91040

RESIDENT
109 HENRY M CHANDLER DR
ROCKWALL, TX 75032

HARTFIELD THOMAS E & EDITH E
109 CLIPPER CT
ROCKWALL, TX 75032

MARINER 508
SERIES OF MONTECITO PTOPERTIES WK LLC
109 DREW LANE
HEATH, TX 75032

ANDREWS LEWIS E AND LINDA
109 EASTERNER PL
ROCKWALL, TX 75032

THOMAS CARLA RENE AND BRIAN ALLEN
109 LIBERTY LANE
ROCKWALL, TX 75032

LYONS ELIZABETH
109 MAYFLOWER COURT
ROCKWALL, TX 75032

HAGIN GARY L & W ANNE
109 MISCHIEF LN
ROCKWALL, TX 75032

REED ANGEL
109 SCEPTRE DRIVE
ROCKWALL, TX 75032

ELCHANAN DANIEL & NANCY B
11 INTREPID CIR
ROCKWALL, TX 75032

RESIDENT
110 DEFENDER CT
ROCKWALL, TX 75032

RESIDENT
110 HENRY M CHANDLER DR
ROCKWALL, TX 75032

RESIDENT
110 MISCHIEF LN
ROCKWALL, TX 75032

HOVEY EMERSON & CATHERINE SMITH HOVEY
110 CLIPPER CT
ROCKWALL, TX 75032

SEALS CLEVELAND L & CARROL LYNN
110 CODY CIR N
SULPHUR SPRINGS, TX 75482

SJCC CONSTRUCTION LLC
110 CROSS PLAINS DR
ALLEN, TX 75013

MAXWELL CAROLE AND GARY
110 EASTERNER PL
ROCKWALL, TX 75032

SOLOMONS DONALD B
110 LIBERTY LN
ROCKWALL, TX 75032

COOPER ELI T & RIKKI J
110 MAYFLOWER CT
ROCKWALL, TX 75032

HOWES JAN
110 SCEPTRE DR
ROCKWALL, TX 75032

CARRUCCI ANTHONY JR
110 YANKEE CT
ROCKWALL, TX 75032

FULTZ PEGGY J & TOMMY G
1101 SIGNAL RIDGE PL
ROCKWALL, TX 75032

FULTZ PEGGY J & TOMMY G
1101 SIGNAL RIDGE PL
ROCKWALL, TX 75032

RESIDENT
1102 SIGNAL RIDGE PL
ROCKWALL, TX 75032

COOK JEAN QUILL
1102 HERITAGE
GARLAND, TX 75043

RESIDENT
1103 SIGNAL RIDGE PL
ROCKWALL, TX 75032

GARZA OLIVIA L AND FIDENCIO
1104 SIGNAL RIDGE #1104
ROCKWALL, TX 75032

RESIDENT
1105 SIGNAL RIDGE PL
ROCKWALL, TX 75032

GARDNER DAVID L REV LIV TR
1105 51ST ST W
BRADENTON, FL 34209

DAVID L GARDNER REVOCABLE LIVING TRUST
1105 51ST ST W
BRADENTON, FL 34209

GARDNER DAVID L REVOCABLE LIVING TRUST
DAVID L GARDNER TRUSTEE
1105 51ST ST W
BRADENTON, FL 34209

FLECK PATRICIA & CORY
1105 51ST STREET WEST
BRADENTON, FL 34209

DAVIS ROBERT NEAL
1105 MELISSA LN
GARLAND, TX 75040

OGLIN THOMAS J & JOYCE L
1106 SIGNAL RIDGE PL
ROCKWALL, TX 75032

RESIDENT
1107 SIGNAL RIDGE PL
ROCKWALL, TX 75032

JOHNS ETHAN
1108 SIGNAL RIDGE PLACE
ROCKWALL, TX 75032

RUBIO CONNIE L
1109 SIGNAL RIDGE PL
ROCKWALL, TX 75032

RESIDENT
111 HENRY M CHANDLER DR
ROCKWALL, TX 75032

STEBBINS GREGORY & KRISTEN
111 DEFENDER CT
ROCKWALL, TX 75032

HEBERT EARL T & LANA G
111 FREEDOM CT
ROCKWALL, TX 75032

RATCLIFFE KATHLEEN C
111 MAYFLOWER CT
ROCKWALL, TX 75032

MILLER DIXIE E AND
MILDRED AND LARRY W STARLING
111 SCEPTRE DR
ROCKWALL, TX 75032

CORDELL-JOHNSON KIMBERLY
1110 SIGNAL RIDGE PLACE
ROCKWALL, TX 75032

RESIDENT
1111 SIGNAL RIDGE PL
ROCKWALL, TX 75032

MILLER JEFFRY AND KATHLEEN
1111 VISTA GRANDE ROAD
EL CAJON, CA 92019

TWOMEY ELIZABETH A
1112 SIGNAL RIDGE PL
ROCKWALL, TX 75032

RESIDENT
1113 SIGNAL RIDGE PL
ROCKWALL, TX 75032

RESIDENT
1114 SIGNAL RIDGE PL
ROCKWALL, TX 75032

MATHERNE JUDITH L
1115 SIGNAL RIDGE PL
ROCKWALL, TX 75032

MAKE READY RENOVATIONS LLC
1116 SIGNAL RIDGE PL
ROCKWALL, TX 75032

MARKHAM DIANNA
1117 SIGNAL RIDGE PLACE
ROCKWALL, TX 75032

CHAKMAKJIAN ZAVEN C
1118 NEWCASTLE DRIVE
ROCKWALL, TX 75032

LEVENTHAL PATRICK J
1118 SIGNAL RIDGE PL
ROCKWALL, TX 75032

BULLOCK JEFFREY B AND
MARGARITA HEREDIA
1119 SIGNAL RIDGE PLACE
ROCKWALL, TX 75032

RESIDENT
112 HENRY M CHANDLER DR
ROCKWALL, TX 75032

HARMON JIMMY R
112 EASTERNER PL
ROCKWALL, TX 75032

ROBERTSON BRANDON & JESSICA
112 FREEDOM COURT
ROCKWALL, TX 75032

TAN DAVID L AND SHANNON K
112 MISCHIEF LANE
ROCKWALL, TX 75032

STRANN MICHAEL RAY
112 OLD GLORY LN
FORNEY, TX 75126

PRITCHETT THOMAS AARON
112 SCEPTRE DR
ROCKWALL, TX 75032

FREEMAN RICHARD WILLIAM
1120 LIVE OAK CIRCLE
SHERMAN, TX 75092

LAMAN FRANCES ANN
1120 SIGNAL RIDGE PLACE
ROCKWALL, TX 75032

RESIDENT
1121 SIGNAL RIDGE PL
ROCKWALL, TX 75032

LAWRENCE ALAN
1122 SIGNAL RIDGE PLACE # 1122
ROCKWALL, TX 75032

RESIDENT
1123 SIGNAL RIDGE PL
ROCKWALL, TX 75032

RESIDENT
1124 SIGNAL RIDGE PL
ROCKWALL, TX 75032

RESIDENT
1125 SIGNAL RIDGE PL
ROCKWALL, TX 75032

GUERRA CHRISTOPHER
1126 SIGNAL RIDGE PLACE
ROCKWALL, TX 75032

RESIDENT
1127 SIGNAL RIDGE PL
ROCKWALL, TX 75032

VAUGHAN CULLY & SARA
1128 SIGNAL RIDGE PL
ROCKWALL, TX 75032

RESIDENT
1129 SIGNAL RIDGE PL
ROCKWALL, TX 75032

RESIDENT
113 CLIPPER CT
ROCKWALL, TX 75032

RESIDENT
113 SCEPTRE DR
ROCKWALL, TX 75032

FOSTER ROBERT L AND RUTH E
113 HENRY M CHANDLER DRIVE
ROCKWALL, TX 75032

PARTEN PAUL E & PATRICIA M
113 LIBERTY LN
ROCKWALL, TX 75032

CASTRO CRISTINA
113 MAYFLOWER CT
ROCKWALL, TX 75032

BIRD MATTHEW AND JANE SCHMANSKI
1130 SIGNAL RIDGE
ROCKWALL, TX 75032

SRP SUB, LLC
1131 W WARNER RD STE 102
SCOTTSDALE, AZ 85284

RESIDENT
114 HENRY M CHANDLER DR
ROCKWALL, TX 75032

MARRIOTT RUSSELL D AND LISA D
114 CLIPPER CT
ROCKWALL, TX 75032

WEAVER C R & KAREN REV LIVING TR
114 DEFENDER CT
ROCKWALL, TX 75032

BENSON CARROLL AND GLENDA
114 LIBERTY LANE
ROCKWALL, TX 75032

FAIRCHILD JOINT REVOCABLE LIVING TRUST
TONI A FAIRCHILD- TRUSTEE
114 MAYFLOWER CT
ROCKWALL, TX 75032

FAIRCHILD REVOCABLE LIVING TRUST
114 MAYFLOWER CT
ROCKWALL, TX 75032

GEORGE ELIZABETH M AND ROBIN J
114 MISCHIEF LANE
ROCKWALL, TX 75032

RIERA CRISTINA
114 SCEPTRE DR
ROCKWALL, TX 75032

RESIDENT
115 HENRY M CHANDLER DR
ROCKWALL, TX 75032

WEBSTER PROPERTIES LTD
115 DEFENDER C
ROCKWALL, TX 75032

WEBSTER LIDIA
115 DEFENDER CT
ROCKWALL, TX 75032

WEBSTER MARY ANN
115 DEFENDER CT
ROCKWALL, TX 75032

WEBSTER MARY ANN
115 DEFENDER CT
ROCKWALL, TX 75032

YU DAVIS & HYUN SOOK
115 FREEDOM CT
ROCKWALL, TX 75032

JURCA JACOB S AND JACLYN J
115 MAYFLOWER CT
ROCKWALL, TX 75032

MORGAN ROBERT AND MICHELE
115 SCEPTRE DRIVE
ROCKWALL, TX 75032

RESIDENT
116 HENRY M CHANDLER DR
ROCKWALL, TX 75032

LETT LORNA
116 MISCHIEF LN
ROCKWALL, TX 75032

SINISCALCHI JOSEPH W & KIMBERLY A
116 OLD VINEYARD LN
ROCKWALL, TX 75032

BRELAND JULIA AND
BARRY W YOUNG
116 SCEPTRE DR
ROCKWALL, TX 75032

THOMPSON FRED AND LINDA
116 SHEPHERDS GLEN RD
ROCKWALL, TX 75032

ROGERS RYAN
117 CLIPPER COURT
ROCKWALL, TX 75032

ROGERS RYAN J
117 CLIPPER CT
ROCKWALL, TX 75032

HAYWORTH DEVON A
117 HENRY M CHANDLER DR UNIT 117, BLDG E
ROCKWALL, TX 75032

BEARD DAVID & SANDY
117 LIBERTY LANE
ROCKWALL, TX 75032

PHAN JOHN
117 SCEPTRE DR
ROCKWALL, TX 75032

RESIDENT
118 HENRY M CHANDLER DR
ROCKWALL, TX 75032

RESIDENT
118 MISCHIEF LN
ROCKWALL, TX 75032

GOETTSCH THADDEAUS DUANE AND MEGAN
118 CLIPPER CT
ROCKWALL, TX 75032

CUMMINGS ATANIA ROLDAN AND ERIC JOSEPH
118 FREEDOM COURT
ROCKWALL, TX 75032

WEBSTER KATHLEEN ANN
118 LIBERTY LN
ROCKWALL, TX 75032

JASIN PAUL A
118 SCEPTRE DR
ROCKWALL, TX 75032

THEPCHATRI PAHK AND SUCHADA
1181 HANNAFORD LANE
JOHNS CREEK, GA 30097

PUSTEJOVSKY MARK
11875 CR 4026
KEMP, TX 75143

HARRIS FAMILY REVOCABLE LIVING TRUST
WILLIAM J HARRIS AND JONNA R HARRIS-
COTRUSTEES
1188 BENTON WOODS DRIVE
ROCKWALL, TX 75032

JONES FELICIA M
119 FREEDOM COURT
ROCKWALL, TX 75032

JONES BRUCE WAYNE
119 HENRY M CHANDLER DR
ROCKWALL, TX 75032

DAVIS JOHN M AND THERESA Y
119 SCEPTRE DRIVE
ROCKWALL, TX 75032

RESIDENT
12 INTREPID CIR
ROCKWALL, TX 75032

RESIDENT
120 HENRY M CHANDLER DR
ROCKWALL, TX 75032

RESIDENT
120 SCEPTRE DR
ROCKWALL, TX 75032

SANCHEZ RAMSES S
120 APPIAN WAY
DALLAS, TX 75216

COOK NATHAN & COURTNEY
120 MISCHIEF LN
ROCKWALL, TX 75032

GONZALEZ KEITH R & DEANNA J
120 PURITAN CT
ROCKWALL, TX 75032

HPA US1 LLC
120 RIVERSIDE PLZ STE 2000
CHICAGO, IL 60606

HPA TEXAS SUB 2017-1 LLC
120 S RIVERSIDE PLZ STE 2000
CHICAGO, IL 60606

HPA BORROWER 2016-1 LLC
120 S RIVERSIDE PLZ SUITE 2000
CHICAGO, IL 60606

HPA II TEXAS SUB 2019-1 LLC
120 SOUTH RIVERSIDE PLAZA SUITE 2000
CHICAGO, IL 60606

SELBY PEGGY
1201 SIGNAL RIDGE PLACE
ROCKWALL, TX 75032

RESIDENT
1202 SIGNAL RIDGE PL
ROCKWALL, TX 75032

FALLER JAMES JUSTIN
1202 WHISPER ROCK DR
HEATH, TX 75032

RESIDENT
1203 CHAPEL DR
ROCKWALL, TX 75032

RESIDENT
1203 SIGNAL RIDGE PL
ROCKWALL, TX 75032

RESIDENT
1204 SIGNAL RIDGE PL
ROCKWALL, TX 75032

RESIDENT
1205 SIGNAL RIDGE PL
ROCKWALL, TX 75032

RESIDENT
1206 SIGNAL RIDGE PL
ROCKWALL, TX 75032

MARCHANT ANGELA K AND MARIE N
1206 WHISPER ROCK DR
ROCKWALL, TX 75032

RESIDENT
1207 SIGNAL RIDGE PL
ROCKWALL, TX 75032

STORY BRYCE BAILEY AND MEADAN GALE
1207 CHAPEL DR
ROCKWALL, TX 75032

ADAMS LINDA RUTH
1208 SIGNAL RIDGE PL
ROCKWALL, TX 75032

RESIDENT
1209 SIGNAL RIDGE PL
ROCKWALL, TX 75032

RESIDENT
121 SCEPTRE DR
ROCKWALL, TX 75032

FAZELIMANESH KAREN & ARDESHIR
121 BLUE HERON LN
HEATH, TX 75032

PINSON REGINALD A & CAROL S
121 CLIPPER CT
ROCKWALL, TX 75032

STOCKS DENISE K
121 HENRY M CHANDLER DR
ROCKWALL, TX 75032

IRIZARRY ALBERTO R & TERESA E
121 LIBERTY LANE
ROCKWALL, TX 75032

ELLISTON DANIEL MARK
121 YACHT CLUB DRIVE
ROCKWALL, TX 75032

RESIDENT
1210 WHISPER ROCK DR
ROCKWALL, TX 75032

VAN BAALE DARWIN HENRY AND KELLY MARIE
1210 SIGNAL RIDGE PLACE
ROCKWALL, TX 75032

RESIDENT
1211 CHAPEL DR
ROCKWALL, TX 75032

LANE DEBRA
1211 SIGNAL RIDGE
ROCKWALL, TX 75032

RESIDENT
1212 SIGNAL RIDGE PL
ROCKWALL, TX 75032

MCCONNELL MICHAEL J
C/O LINDA M DUGO
12123 DRUJON LN
DALLAS, TX 75244

RESIDENT
1213 WHISPER ROCK DRIVE
ROCKWALL, TX 75032

BROWNE STANLEY H & SANDRA R
1213 SIGNAL RIDGE PL
ROCKWALL, TX 75032

RESIDENT
1214 SIGNAL RIDGE PL
ROCKWALL, TX 75032

DEREN JEROME C AND DENISE M
1214 WHISPER ROCK DRIVE
ROCKWALL, TX 75032

BEASLEY COREY B AND ALICIA D
1215 CHAPEL DR
ROCKWALL, TX 75032

BREWER MELODY K
1215 SIGNAL RIDGE PL
ROCKWALL, TX 75032

RESIDENT
1216 CHAPEL DR
ROCKWALL, TX 75032

HAMILTON LARRY WAYNE & REBA DIANE
1216 BENTON WOODS DR
ROCKWALL, TX 75032

DALE ROBERT WAYNE
1216 SIGNAL RIDGE PL
ROCKWALL, TX 75032

RESIDENT
1217 SIGNAL RIDGE PL
ROCKWALL, TX 75032

RESIDENT
1217 WHISPER ROCK DR
ROCKWALL, TX 75032

RESIDENT
1218 CHAPEL DR
ROCKWALL, TX 75032

RESIDENT
1218 SIGNAL RIDGE PL
ROCKWALL, TX 75032

FLADELAND HARVEY T & LORI
1218 WHISPER ROCK DR.
ROCKWALL, TX 75032

RESIDENT
1219 CHAPEL DR
ROCKWALL, TX 75032

PURDY PAULETTE
1219 SIGNAL RIDGE PLACE
ROCKWALL, TX 75032

RESIDENT
122 FREEDOM CT
ROCKWALL, TX 75032

RESIDENT
122 LIBERTY LN
ROCKWALL, TX 75032

JOHNSON TREVOR R & DANA J
122 CLIPPER CT
ROCKWALL, TX 75032

MARENGO-ROWE JUSTINE
122 HENRY M CHANDLER DRIVE #122
ROCKWALL, TX 75032

LOWREY COLT A AND
LEO WISE
122 MISCHIEF LN
ROCKWALL, TX 75032

HORTON TREVOR L AND MEGAN
122 PURITAN COURT
ROCKWALL, TX 75032

CAMIEL JEFFREY M
122 SCEPTRE DR
ROCKWALL, TX 75032

RESIDENT
1220 SIGNAL RIDGE PL
ROCKWALL, TX 75032

MCMURTRE DREW
1220 COIT RD STE 107
PLANO, TX 75075

LASAGE TAMMY
1221 SIGNAL RIDGE PL #1221
ROCKWALL, TX 75032

2022 K.B. CARUSO REVOCABLE TRUST
KEVIN THOMAS CARUSO AND BRANDI NICOLE
CARUSO - TRUSTEES
1221 WHISPER ROCK DRIVE
ROCKWALL, TX 75032

WILLIS PATRICIA D
12218 GLADWICK DR
HOUSTON, TX 77077

RESIDENT
1222 WHISPER ROCK DR
ROCKWALL, TX 75032

HUFFHINES SHANON LYNN
1222 SIGNAL RIDGE PLACE
ROCKWALL, TX 75032

FRANCE'S LANDING LLC
12222 MERIT DRIVE STE 1000
DALLAS, TX 75251

RESIDENT
1223 CHAPEL DR
ROCKWALL, TX 75032

JONES ASHLEY C
1223 SIGNAL RIDGE PLACE
ROCKWALL, TX 75032

RESIDENT
1224 CHAPEL DR
ROCKWALL, TX 75032

MAHAND CLINT
1224 SIGNAL RIDGE PLACE
ROCKWALL, TX 75032

RESIDENT
1225 SIGNAL RIDGE PL
ROCKWALL, TX 75032

KAHINDO FURAHA
1225 TOWN CETER DR APT 1947
PFLUGERVILLE, TX 78660

VICE JUDY
1226 SIGNAL RIDGE PLACE
ROCKWALL, TX 75032

RESIDENT
1227 SIGNAL RIDGE PL
ROCKWALL, TX 75032

SHANKS WILLIAM B
1228 SIGNAL RIDGE PL
ROCKWALL, TX 75032

CHRISTENSEN ALEXANDER
1229 SIGNAL RIDGE
ROCKWALL, TX 75087

RESIDENT
123 HENRY M CHANDLER DR
ROCKWALL, TX 75032

RESIDENT
123 YACHT CLUB DR
ROCKWALL, TX 75032

THOMAS ALAN AND DANA
123 FREEDOM COURT
ROCKWALL, TX 75032

BAKER BOB W
1230 SIGNAL RIDGE PL UNIT 1230
ROCKWALL, TX 75032

WORTHY DENNIS K
1231 SIGNAL RIDGE PLACE
ROCKWALL, TX 75032

REEVES ROBERT E AND ZEARLENE J
1232 SIGNAL RIDGE PLACE
ROCKWALL, TX 75032

THIBODEAUX PAULA
1233 SIGNAL RIDGE PL
ROCKWALL, TX 75032

HALL PRESTON MICHAEL AND
CORI HALL
1234 SIGNAL RIDGE PLACE UNIT 1234
ROCKWALL, TX 75032

RESIDENT
1235 SIGNAL RIDGE PL
ROCKWALL, TX 75032

RESIDENT
1236 SIGNAL RIDGE PL
ROCKWALL, TX 75032

RESIDENT
1237 SIGNAL RIDGE PL
ROCKWALL, TX 75032

MILLS DONNA
1238 SIGNAL RIDGE PLACE
ROCKWALL, TX 75032

RESIDENT
1239 BENTON WOODS DR
ROCKWALL, TX 75032

RESIDENT
1239 SIGNAL RIDGE PL
ROCKWALL, TX 75032

RESIDENT
124 HENRY M CHANDLER DR
ROCKWALL, TX 75032

MONTOYA ASHLEY R & JOSE L
124 MISCHIEF LANE
ROCKWALL, TX 75032

POTISKA PATRICIA
124 PURITAN CT
ROCKWALL, TX 75032

WELCH JERL R & ANNE E
124 SCEPTRE DR
ROCKWALL, TX 75032

NGUYEN KIM LOAN
1240 SIGNAL RIDGE PL
ROCKWALL, TX 75032

INDRA SUSANNA
1241 SIGNAL RIDGE PLACE
ROCKWALL, TX 75032

RESIDENT
1242 SIGNAL RIDGE PL
ROCKWALL, TX 75032

RESIDENT
1243 SIGNAL RIDGE PL
ROCKWALL, TX 75032

RESIDENT
1244 SIGNAL RIDGE PL
ROCKWALL, TX 75032

RESIDENT
125 HENRY M CHANDLER DR
ROCKWALL, TX 75032

RESIDENT
125 MISCHIEF LN
ROCKWALL, TX 75032

CASHMAN GINA L AND
JOEY L RIVER
125 CLIPPER CT
ROCKWALL, TX 75032

STEWART JAMES W
125 SHEPHERDS GLEN RD
ROCKWALL, TX 75032

GOFF SEAN & STEPHANIE BARNES
1250 BENTON WOODS DRIVE
ROCKWALL, TX 75032

DAVIS CODY AUSTIN AND ELISABETH ANNE
1257 BENTON WOODS DRIVE
ROCKWALL, TX 75032

RESIDENT
126 CLIPPER CT
ROCKWALL, TX 75032

RESIDENT
126 HENRY M CHANDLER DR
ROCKWALL, TX 75032

BOLES ALAN L & DANA M
126 FREEDOM CT
ROCKWALL, TX 75032

FRANZA TODD AND KATIE
126 LIBERTY LN
ROCKWALL, TX 75032

LOPEZ CHRIS MARK AND ASHLEY MARIE
126 MISCHIEF LN
ROCKWALL, TX 75087

WINKLES GARY AND KRISTY
126 PURITAN CT
ROCKWALL, TX 75032

COLONIAL ESTATE IRREVOCABLE TRUST
TERRY L BROWN & BARRY R BROWN TRUSTEES
126 SCEPTRE DR
ROCKWALL, TX 75032

OSEE WILSON
12629 EPPS FIELD RD
FARMERS BRANCH, TX 75234

SNIDER MICHAEL AND CASSANDRA
127 FREEDOM CT
ROCKWALL, TX 75032

JONES JONATHAN
127 HENRY M CHANDLER DR
ROCKWALL, TX 75032

TOWNEND DAVID WILLIAM AND JEANMARIE
127 LIBERTY LANE
ROCKWALL, TX 75032

MARTIN NAN YI
127 MICHIEF LANE
ROCKWALL, TX 75032

EVANS BETTY GERBERT
1275 LEMM RD 1
SPRING, TX 77373

RESIDENT
128 HENRY M CHANDLER DR
ROCKWALL, TX 75032

RESIDENT
128 PURITAN CT
ROCKWALL, TX 75032

ROGINA FAMILY TRUST
SERGIO A LOPEZ-ROGINA AND SUSAN D VIDAL-ROGINA- TRUSTEES
128 LIBERTY LANE
ROCKWALL, TX 75032

HALAMA STEVEN
128 MISCHIEF LN
ROCKWALL, TX 75032

SAINT-MU PATRICIA
128 SCEPTRE DR
ROCKWALL, TX 75032

CZECH JOSHUA AND SHARONA
1288 STANFORD DR
ROCKWALL, TX 75087

RESIDENT
129 HENRY M CHANDLER DR
ROCKWALL, TX 75032

MANSFIELD PHYLLIS J
129 MISCHIEF LANE
ROCKWALL, TX 75032

LUCKEY CAROL MALATICH
13 INTREPID CIRCLE
ROCKWALL, TX 75032

RESIDENT
130 HENRY M CHANDLER DR
ROCKWALL, TX 75032

BILLITER MARGARET AND ROGER
130 FREEDOM CT
ROCKWALL, TX 75032

HARGROVE PATRICIA ANN
130 MISCHIEF LANE
ROCKWALL, TX 75032

ZUK ELIZABETH
130 SCEPTRE DR
ROCKWALL, TX 75032

RESIDENT
1301 SUMMER LEE DR
ROCKWALL, TX 75032

QUILLEN BOBBY RAY JR
1307 GUN CLUB CR
RICHARDSON, TX 75081

RESIDENT
131 HENRY M CHANDLER DR
ROCKWALL, TX 75032

WALTON ALLEN NICK & WANDA JEAN
131 FREEDOM CT
ROCKWALL, TX 75032

CHURY JENNIFER LEIGH & BRIAN D
131 MISCHIEF LANE
ROCKWALL, TX 75032

TIMOTHY J AND LAURA D DRAELOS TRUST
TIMOTHY J DRAELOS AND LAURA D DRAELOS TRUSTEES
13117 SANDSTONE PLACE NE
ALBUQUERQUE, NM 87111

RESIDENT
132 HENRY M CHANDLER DR
ROCKWALL, TX 75032

RESIDENT
132 MISCHIEF LN
ROCKWALL, TX 75032

ZIELINSKI THOMAS ROBERT
132 LIBERTY LN
ROCKWALL, TX 75032

RESIDENT
133 HENRY M CHANDLER DR
ROCKWALL, TX 75032

ASHMORE KEITH C & JENNIFER
133 LIBERTY LN
ROCKWALL, TX 75032

COFFEE CHARLES C AND DEBRA P
134 FREEDOM CT
ROCKWALL, TX 75032

CROUCH FAMILY LIVING TRUST
JERROLD F AND KATHLEEN A CROUCH TRUSTEES
134 HENRY M. CHANDLER DR.
ROCKWALL, TX 75032

RESIDENT
135 HENRY M CHANDLER DR
ROCKWALL, TX 75032

ROBISON BRUCE EMERSON
135 FREEDOM COURT
ROCKWALL, TX 75032

RESIDENT
136 HENRY M CHANDLER DR
ROCKWALL, TX 75032

LISTER WILLIAM
136 LIBERTY LN
ROCKWALL, TX 75032

LEDE' HOWARD G AND ANNETTE M
1360 GOLD COAST DRIVE
ROCKWALL, TX 75087

RESIDENT
137 HENRY M CHANDLER DR
ROCKWALL, TX 75032

RESIDENT
137 LIBERTY LN
ROCKWALL, TX 75032

MORRIS NICOLE E
13724 CORDARY AVE UNIT 7
HAWTHORNE, CA 90250

SANFORD JOSHUA K
1375 CLUBHILL DR
ROCKWALL, TX 75087

RESIDENT
138 HENRY M CHANDLER DR
ROCKWALL, TX 75032

ROGERS SHAWN A & BRENDA
138 FREEDOM CT
ROCKWALL, TX 75032

RESIDENT
139 FREEDOM CT
ROCKWALL, TX 75032

RESIDENT
139 HENRY M CHANDLER DR
ROCKWALL, TX 75032

CHADCO INVESTMENTS LLC
13914 OVERLOOK LN
FORNEY, TX 75126

BOHORQUEZ DAVID
1397 GLENWICK DRIVE
ROCKWALL, TX 75032

POURBEIK POUYAN AND TABASOM
14 INTREPID CIR
ROCKWALL, TX 75032

HILL SAMUEL J
14 PARK CENTRAL CIR
ROCKWALL, TX 75087

RESIDENT
140 HENRY M CHANDLER DR
ROCKWALL, TX 75032

CURRENS KYLE ALLEN
140 LIBERTY LANE
ROCKWALL, TX 75032

WALKER SHERRIE G LIFE ESTATE
CYNTHIA SEELY & STEVEN WALKER
141 HENRY M CHANDLER DR
ROCKWALL, TX 75032

BRADLEY DEBRA ANN
141 LIBERTY LANE
ROCKWALL, TX 75032

RESIDENT
142 HENRY M CHANDLER DR
ROCKWALL, TX 75032

NIGH INVESTMENTS LIMITED LIABILITY
COMPANY
1420 PICKWICK LANE
DENTON, TX 76209

LEEDS JULIE
1423 ROLLINS DR
ALLEN, TX 75013

RESIDENT
143 HENRY M CHANDLER DR
ROCKWALL, TX 75032

LANIGAN TIFFANY LEE
143 STEVENSON DR
FATE, TX 75087

AIR REAL ESTATE LLC
1432 AIRPORT BLVD
MESQUITE, TX 75181

RESIDENT
144 HENRY M CHANDLER DR
ROCKWALL, TX 75032

MORRIS NORMA
144 LIBERTY LANE
ROCKWALL, TX 75087

RESIDENT
145 LIBERTY LN
ROCKWALL, TX 75032

TORRES PAULITA T
145 HENRY M CHANDLER DR
ROCKWALL, TX 75032

RESIDENT
146 HENRY M CHANDLER DR
ROCKWALL, TX 75032

RESIDENT
147 HENRY M CHANDLER DR
ROCKWALL, TX 75032

WEAM MONAWAR AND
TAHANI MUNAWAR
1471 ENGLEWOOD DR
ROCKWALL, TX 75032

RESIDENT
148 HENRY M CHANDLER DR
ROCKWALL, TX 75032

SUTHERLAND ETHAN JOHN
148 LIBERTY LN
ROCKWALL, TX 75032

JOHNSON TIFFANY MICHELLE
148 OXFORD
HEATH, TX 75032

HEFFERNAN MARILYN
1480 BLUEBELL DRIVE
ESTES PARK, CO 80517

RESIDENT
149 HENRY M CHANDLER DR
ROCKWALL, TX 75032

L T L FAMILY HOLDINGS LLC
14918 MYSTIC TERRACE LANE
CYPRESS, TX 77429

GLENDINNING ANTHONY AND CHRISTI BOYD
15 INTREPID CIR
ROCKWALL, TX 75032

PARNES DROR & ALEXANDRA
15 KESTREL COURT
ROCKWALL, TX 75032

PARNES ALEXANDRA
15 KESTREL CT
ROCKWALL, TX 75032

48 MKS LTD
15 WINDING LAKE DR
DALLAS, TX 75230

RESIDENT
150 HENRY M CHANDLER DR
ROCKWALL, TX 75032

RESIDENT
1501 SIGNAL RIDGE PL
ROCKWALL, TX 75032

WEST VICTORIA FELICIA
1502 SIGNAL RIDGE
ROCKWALL, TX 75032

LE VASSEUR SANDI
1503 SIGNAL RIDGE PL
ROCKWALL, TX 75032

RESIDENT
1504 SIGNAL RIDGE PL
ROCKWALL, TX 75032

BRINKMAN VICKI LYNN
1505 SIGNAL RIDGE PL
ROCKWALL, TX 75032

WECHES LAND LTD
1505 SUMMER LEE DR
ROCKWALL, TX 75032

RESIDENT
1506 SIGNAL RIDGE PL
ROCKWALL, TX 75032

FITZGERALD LARRY R AND JACQUELINE
1507 SIGNAL RIDGE PL
ROCKWALL, TX 75032

RESIDENT
1508 SIGNAL RIDGE PL
ROCKWALL, TX 75032

RESIDENT
151 HENRY M CHANDLER DR
ROCKWALL, TX 75032

ROBERTS JOSHUA & CHRISTINA
151 LIBERTY LANE
ROCKWALL, TX 75032

COLLINS FAMILY TRUST
EWELL D COLLINS AND JENNIFER R TRUSTEES
1512 SIGNAL RIDGE PL
ROCKWALL, TX 75032

BRAD RHODES REALTY LLC
1514 ANDY DRIVE
SHERMAN, TX 75092

LOAN RANGER CAPITAL INVESTMENTS LLC
1515 S CAPITAL OF TEXAS HWY STE 306
AUSTIN, TX 78746

RESIDENT
1517 SIGNAL RIDGE PL
ROCKWALL, TX 75032

RESIDENT
1518 SIGNAL RIDGE PL
ROCKWALL, TX 75032

GUERRA JUSTIN
1519 SIGNAL RIDGE PLACE
ROCKWALL, TX 75032

RESIDENT
152 HENRY M CHANDLER DR
ROCKWALL, TX 75032

KNOTT STEPHEN D & SUSAN C
152 LIBERTY LN
ROCKWALL, TX 75032

CONFIDENTIAL
152 SHEPHERDS GLEN RD
ROCKWALL, TX 75032

DECKER SARAH E
1520 SIGNAL RIDGE PL
ROCKWALL, TX 75032

MCCLENDON JAMIE
1521 SIGNAL RIDGE PL
ROCKWALL, TX 75032

RESIDENT
1522 SIGNAL RIDGE PL
ROCKWALL, TX 75032

BROWN CORY
1523 SIGNAL RIDGE
ROCKWALL, TX 75032

TABOR MARILYN W
1524 SIGNAL RIDGE PL
ROCKWALL, TX 75032

RESIDENT
1525 SIGNAL RIDGE PL
ROCKWALL, TX 75032

OSBORN LARETHA
1526 SIGNAL RIDGE PLACE UNIT 1526
ROCKWALL, TX 75032

RESIDENT
1527 SIGNAL RIDGE PL
ROCKWALL, TX 75032

VANCLEVE BARRY CURTIS
1528 SIGNAL RIDGE PLACE
ROCKWALL, TX 75032

RESIDENT
1529 SIGNAL RIDGE PL
ROCKWALL, TX 75032

HUGHES LUANN LYTLE AND RICHARD ANDREW
153 HENRY M CHANDLER DR
ROCKWALL, TX 75032

NORWOOD BRYAN AND JENNIFER
153 WESTON CT
ROCKWALL, TX 75032

PINSON JON JEFFREY
1530 SIGNAL RIDGE PLACE BLDG S, UNIT 3
ROCKWALL, TX 75032

RESIDENT
1531 SIGNAL RIDGE PL
ROCKWALL, TX 75032

RESIDENT
1532 SIGNAL RIDGE PL
ROCKWALL, TX 75032

RESIDENT
1533 SIGNAL RIDGE PL
ROCKWALL, TX 75032

RESIDENT
1534 SIGNAL RIDGE PL
ROCKWALL, TX 75032

NALL JODEE WAYNE
1535 SIGNAL RIDGE PL UNIT 3
ROCKWALL, TX 75032

SCHAR KATIE AND ERNST
1536 SIGNAL RIDGE PL UNIT 3
ROCKWALL, TX 75032

RESIDENT
1537 SIGNAL RIDGE PL
ROCKWALL, TX 75032

RESIDENT
1538 SIGNAL RIDGE PL
ROCKWALL, TX 75032

RESIDENT
1539 SIGNAL RIDGE PL
ROCKWALL, TX 75032

RESIDENT
154 HENRY M CHANDLER DR
ROCKWALL, TX 75032

WILLIAMS CHARLES M AND TIFFANY
1540 SIGNAL RIDGE PL
ROCKWALL, TX 75032

LIVELY FRED W & PAULA J
1545 SUMMER LEE DR
ROCKWALL, TX 75032

RESIDENT
155 HENRY M CHANDLER DR
ROCKWALL, TX 75032

RESIDENT
155 HENRY M CHANDLER DR
ROCKWALL, TX 75032

JACKSON STEVEN J AND BARBARA A
1554 MCDONALD RD
ROCKWALL, TX 75032

JACKSON STEVEN J AND BARBARA A
1554 MCDONALD RD
ROCKWALL, TX 75032

RESIDENT
156 HENRY M CHANDLER DR
ROCKWALL, TX 75032

OURSLER JIM & BETTY L
156 LIBERTY LN
ROCKWALL, TX 75032

RESIDENT
157 HENRY M CHANDLER DR
ROCKWALL, TX 75032

RESIDENT
158 HENRY M CHANDLER DR
ROCKWALL, TX 75032

RICKLEFS MARY E
159 HENRY M CHANDLER DR
ROCKWALL, TX 75032

RESIDENT
16 INTREPID CIR
ROCKWALL, TX 75032

CURRENS WAYNE & ARLENE TRUSTEES
BUCHNER/CURRENS FAMILY TRUST
16 LAKEWAY DR
HEATH, TX 75032

CURRENS WAYNE & ARLENE TRUSTEES
BUCHNER/CURRENS FAMILY TRUST
16 LAKEWAY DR
HEATH, TX 75032

RESIDENT
160 HENRY M CHANDLER DR
ROCKWALL, TX 75032

SHELTON CRAIG
160 LIBERTY LN
ROCKWALL, TX 75032

MILLER LYNETTE LIFE ESTATE
ALISON LYN FOX
1601 BAYCREST TRAIL
HEATH, TX 75032

RESIDENT
161 HENRY M CHANDLER DR
ROCKWALL, TX 75032

RAM KULYA
1619 RAINTREE CIR
SULPHER SPRINGS, TX 75482

COUGHLIN DIANE AND BRIAN FOULKS
162 HENRY M CHANDLER DRIVE UNIT 162
ROCKWALL, TX 75032

RESIDENT
163 HENRY M CHANDLER DR
ROCKWALL, TX 75032

RESIDENT
164 HENRY M CHANDLER DR
ROCKWALL, TX 75032

RESIDENT
165 HENRY M CHANDLER DR
ROCKWALL, TX 75032

BISHOP HOLLOW LLC
1650 JOHN KING BLVD #406
ROCKWALL, TX 75032

RESIDENT
166 HENRY M CHANDLER DR
ROCKWALL, TX 75032

KUPERMAN IGOR
166 HENRY M CHANDLER
ROCKWALL, TX 75032

RESIDENT
167 HENRY M CHANDLER DR
ROCKWALL, TX 75032

RAMIREZ KIMBERLIE M AND
JEFFREY T GROSSO
1670 WINDING CREEK LANE
ROCKWALL, TX 75032

BURNETT JAMES AND ELIZABETH
168 HENRY M CHANDLER DR
ROCKWALL, TX 75032

RESIDENT
169 HENRY M CHANDLER DR
ROCKWALL, TX 75032

WILKE PATRICIA LYTLE
17 INTREPID CIR
ROCKWALL, TX 75032

RESIDENT
170 HENRY M CHANDLER DR
ROCKWALL, TX 75032

RESIDENT
171 HENRY M CHANDLER DR
ROCKWALL, TX 75032

SCHULL ROBERT F & MISSY SCHULL
1715 SUMMER LEE DRIVE
ROCKWALL, TX 75032

2019-1 IH BORROWER LP
1717 MAIN SST SUITE 2000
DALLAS, TX 75201

RESIDENT
172 HENRY M CHANDLER DR
ROCKWALL, TX 75032

RESIDENT
173 HENRY M CHANDLER DR
ROCKWALL, TX 75032

RAY HUBBARD SMI JV LLC
17330 PRESTON ROAD SUITE 220A
DALLAS, TX 75252

RAY HUBBARD SMI JV LLC
17330 PRESTON ROAD SUITE 220A
DALLAS, TX 75252

RESIDENT
174 HENRY M CHANDLER DR
ROCKWALL, TX 75032

RESIDENT
175 HENRY M CHANDLER DR
ROCKWALL, TX 75032

LEMMOND BRENTON
175 E INTERSTATE 30
GARLAND, TX 75043

RESIDENT
176 HENRY M CHANDLER DR
ROCKWALL, TX 75032

FERNANDEZ RENEE LINDA
177 HENRY M CHANDLER DR
ROCKWALL, TX 75032

RESIDENT
178 HENRY M CHANDLER DR
ROCKWALL, TX 75032

BLOCKER JAMES ROBERT & MARY KATHERINE
TRUSTEES
JAMES & MARY BLOCKER FAMILY TRUST
1796 MYSTIC STREET
ROCKWALL, TX 75032

ANSARI MOHAMMAD TARIQ
1799 LA COSTA DR
ROCKWALL, TX 75032

RESIDENT
18 INTREPID CIR
ROCKWALL, TX 75032

MEDINA ALEJANDRO
1800 DALROCK #100
ROWLETT, TX 75088

TEEL ALVIN AND EUAMDEUANE
1802 MYSTIC ST
ROCKWALL, TX 75032

DWA EQUITIES LLC
1802 SIGNAL RIDGE
ROCKWALL, TX 75032

DWA EQUITIES LLC
1802 SIGNAL RIDGE
ROCKWALL, TX 75032

REYNOLDS MICHAEL W AND STEPHANE
1803 MYSTIC STREET
ROCKWALL, TX 75032

RESIDENT
1804 SIGNAL RIDGE PL
ROCKWALL, TX 75032

RESIDENT
1804 SIGNAL RIDGE PL
ROCKWALL, TX 75032

RESIDENT
1806 MYSTIC ST
ROCKWALL, TX 75032

MOSS WILLIAM B & COLLEEN W
1806 BRISTOL LN
ROCKWALL, TX 75032

DENYSSCHEN REGENALD R & SALLY
1807 LA COSTA DR
ROCKWALL, TX 75032

LORD DEE A
1809 BRISTOL LN
ROCKWALL, TX 75032

SHIELDS KENNETH L AND SANDRA J
1809 MYSTIC STREET
ROCKWALL, TX 75032

RESIDENT
1810 MYSTIC ST
ROCKWALL, TX 75032

COCANOUGHER TODD M
1810 SIGNAL RIDGE PLACE
ROCKWALL, TX 75032

RESIDENT
1812 BRISTOL LN
ROCKWALL, TX 75032

RIDDLE LARRY W & NANCY
1813 MYSTIC ST
ROCKWALL, TX 75032

ELVIA INV LLC
1814 MYSTIC ST
ROCKWALL, TX 75032

MARTIN GRAHAM S AND
SAMANTHA M BARTELL
1815 BRISTOL LANE
ROCKWALL, TX 75032

GATSON OSCAR D & PATSY M
1816 BRISTOL LN
ROCKWALL, TX 75032

LASPE FAMILY TRUST
FORREST ROBERT LASPE & NANCY KAY LASPE,
TRUSTEES
1817 LA COSTA DR
ROCKWALL, TX 75032

ESPINOZA CARLOS DAVID AND KATIE LYNN
1817 MYSTIC STREET
ROCKWALL, TX 75032

FITZGERALD LARRY AND JEANA MARIE
1818 MYSTIC STREET
ROCKWALL, TX 75032

FLOYD LISA
1819 BRISTOL LN
ROCKWALL, TX 75032

GONZALES KAYLEIGH AND RICHARD
1820 BRISTOL LANE
ROCKWALL, TX 75032

SOMERS CHARLES LEWIS JR AND MICHELLE IRENE
18208 PRESTON RD SUITE D9-408
DALLAS, TX 75252

FUENTES DANIEL & LISA
1821 MYSTIC ST
ROCKWALL, TX 75032

WILSON PATRICIA
1822 MYSTIC ST
ROCKWALL, TX 75032

RESIDENT
1823 BRISTOL LN
ROCKWALL, TX 75032

PATRICK JANET
WILLIAMS PAUL KIRKLAND
1824 BRISTOL LN
ROCKWALL, TX 75032

FORD SAMUEL M & SUSAN D
1825 LA COSTA DR
ROCKWALL, TX 75032

RESIDENT
1827 MYSTIC ST
ROCKWALL, TX 75032

WHITE LISA
1828 MYSTIC ST
ROCKWALL, TX 75032

TIPPS MIGUEL
1829 BRISTOL LN
ROCKWALL, TX 75032

PHILLIPS DEBRA
1830 BRISTOL LN
ROCKWALL, TX 75032

FKH SFR PROPCO A LP
1850 PARKWAY PLACE SUITE 900
MARIETTA, GA 30067

RESIDENT
1872 SIGNAL RIDGE PL
ROCKWALL, TX 75032

GODFREY GREGORY GRANT
1874 SIGNAL RIDGE PL
ROCKWALL, TX 75032

FIELD JACK B
1875 SIGNAL RIDGE PL
ROCKWALL, TX 75032

RESIDENT
1876 SIGNAL RIDGE PL
ROCKWALL, TX 75032

RESIDENT
1877 SIGNAL RIDGE PL
ROCKWALL, TX 75032

RESIDENT
1878 SIGNAL RIDGE PL
ROCKWALL, TX 75032

RESIDENT
1879 SIGNAL RIDGE PL
ROCKWALL, TX 75032

DENNIS JOHN F & COLETTE
1880 SIGNAL RIDGE PL
ROCKWALL, TX 75032

RESIDENT
1881 SIGNAL RIDGE PL
ROCKWALL, TX 75032

KOSANOVICH VALERIE
1882 SIGNAL RIDGE PL
ROCKWALL, TX 75032

PETSCH VICKI & JOHN
1883 SIGNAL RIDGE PLACE
ROCKWALL, TX 75032

URBAN CLARA ELIZABETH
1884 SIGNAL RIDGE PLACE
ROCKWALL, TX 75032

RESIDENT
1885 SIGNAL RIDGE PL
ROCKWALL, TX 75032

POSKA STEPHEN
1886 SIGNAL RIDGE PL
ROCKWALL, TX 75032

RUBLE ROLAND E AND BARBARA R
1887 SIGNAL RIDGE PLACE
ROCKWALL, TX 75032

RESIDENT
1888 SIGNAL RIDGE PL
ROCKWALL, TX 75032

RESIDENT
1889 SIGNAL RIDGE PL
ROCKWALL, TX 75032

RESIDENT
1890 SIGNAL RIDGE PL
ROCKWALL, TX 75032

RESIDENT
1891 SIGNAL RIDGE PL
ROCKWALL, TX 75032

RESIDENT
1893 SIGNAL RIDGE PL
ROCKWALL, TX 75032

HUNT CONNIE S
1902 SIGNAL RIDGE PLACE
ROCKWALL, TX 75032

ROSS DONNA C
1904 SIGNAL RIDGE PL
ROCKWALL, TX 75032

NIPPER JAMES L JR & JEAN G
1906 SIGNAL RIDGE PL
ROCKWALL, TX 75032

BALLARD CARLEY E JR
1907 LAKEVIEW DR
ROCKWALL, TX 75087

RESIDENT
1908 SIGNAL RIDGE PL
ROCKWALL, TX 75032

BREZ RAYMOND C & M LYNNE TRUSTEES
BREZ FAMILY TRUST
1910 SIGNAL RIDGE
ROCKWALL, TX 75032

HOESL DONALD CARL
1912 SIGNAL RIDGE PLACE
ROCKWALL, TX 75032

RESIDENT
1914 SIGNAL RIDGE PL
ROCKWALL, TX 75032

RESIDENT
1916 SIGNAL RIDGE PL
ROCKWALL, TX 75032

MCLEAN SANDRA H
1918 SIGNAL RIDGE PL
ROCKWALL, TX 75032

BOJORQUEZ MANUEL & LYNSEY
19185 PALM VIS
YORBA LINDA, CA 92886

RESIDENT
1920 SIGNAL RIDGE PL
ROCKWALL, TX 75032

OLSEN CATHERINE A
1920 KINGS PASS
HEATH, TX 75032

OLSEN CATHERINE A
1920 KINGS PASS
HEATH, TX 75032

SIDDIQI NAVEED AND TAMARA ABDULWAHAB
194 BURNS ST
FOREST HILLS, NY 11375

SIDDIQI NAVEED & TAMARA ABDUL WAHAB
194 BURNS ST
FOREST HILLS, NY 11375

RESIDENT
1944 SIGNAL RIDGE PL
ROCKWALL, TX 75032

RESIDENT
1946 SIGNAL RIDGE PL
ROCKWALL, TX 75032

ESTEP DONNA GAIL
1948 SIGNAL RIDGE PL
ROCKWALL, TX 75032

RESIDENT
1950 SIGNAL RIDGE PL
ROCKWALL, TX 75032

RESIDENT
1952 SIGNAL RIDGE PL
ROCKWALL, TX 75032

FAIRCLOTH JERRY AND BARBARA
1954 SIGNAL RIDGE RD
ROCKWALL, TX 75032

VREELAND DENISE AND
DAN CALNON
1956 GEAR AVE
FAIRFIELD, IA 52556

STEFANI KIM BERNARD AND PATRICIA HELEN
1956 SIGNAL RIDGE PLACE
ROCKWALL, TX 75032

BROWN WALTER R & MARJORIE C
196 WILLOW OAK WAY
PALM COAST, FL 32137

EYRE JENEVIEVE
1982 SIGNAL RIDGE PL
ROCKWALL, TX 75032

BOYD BARBARA
1984 SIGNAL RIDGE PL
ROCKWALL, TX 75032

RESIDENT
1986 SIGNAL RIDGE PL
ROCKWALL, TX 75032

RESIDENT
1988 SIGNAL RIDGE PL
ROCKWALL, TX 75032

RESIDENT
1990 SIGNAL RIDGE PL
ROCKWALL, TX 75032

JONES HARVEY E & MARY D
1992 SIGNAL RIDGE PL
ROCKWALL, TX 75032

RESIDENT
1995 SUMMER LEE DR
ROCKWALL, TX 75032

5 TO 1 LIVING TRUST
2 INTREPID CIRCLE
ROCKWALL, TX 75032

BYBEE TERRY DON & CATHERINE DENISE
2 SHADYDALE LANE
ROCKWALL, TX 75032

RESIDENT
20 INTREPID CIR
ROCKWALL, TX 75032

VINES GREGORY S
200 VZCR 3710
EDGEWOOD, TX 75117

VINES AMY
200 VZCR 3710
EDGEWOOD, TX 75117

RESIDENT
2000 PORTOFINO DR
ROCKWALL, TX 75032

MILLENNIUM TRUST COMPANY LLC
CUSTODIAN FBO WILLIAM COMPTON
2001 SPRING RD SUITE 700
OAK BROOK, IL 60523

RESIDENT
2003 PORTOFINO DR
ROCKWALL, TX 75032

HARVILLE BRET
2003 PORTOFINO DR
ROCKWALL, TX 75032

DASILVA JOHN M
2009 TOUCH GOLD CT
ROWLETT, TX 75088

RESIDENT
201 HENRY M CHANDLER DR
ROCKWALL, TX 75032

RESIDENT
201 SOVEREIGN CT
ROCKWALL, TX 75032

COMMUNITY BANK OF ROCKWALL
201 E KAUFMAN ST
ROCKWALL, TX 75087

BAXTER ERIKA LEE GARDNER AND SCOTT
201 FREEDON CT
ROCKWALL, TX 75032

MCKNIGHT MARY D
201 HARBOR LANDING DR
ROCKWALL, TX 75032

ROJAS SAMUEL AND
SANDRA ELIZABETH MORALES LEDESMA
201 RAINBOW CIRCLE
ROCKWALL, TX 75032

MACFARLANE VICTOR L TRUST
VICTOR B & THADERINE D MACFARLANE
TRUSTEES
201 SPEAR ST STE 1000
SAN FRANCISCO, CA 94105

WATTERSON RONALD AND MICHAEL M
SAMBOGNA
2011 CEDAR SPRINGS R 604 2011 CEDAR
SPRINGS
DALLAS, TX 75201

RESIDENT
2018 PORTOFINO DR
ROCKWALL, TX 75032

RESIDENT
202 HENRY M CHANDLER DR
ROCKWALL, TX 75032

MATTESON EVAN RICHARD & VIRGINIA ANN
202 GRETEL PL
ROCKWALL, TX 75032

WILSON SEAN
202 HARBOR LANDING DR
ROCKWALL, TX 75032

LAZYDALE PARTNERS LLP
202 N SAN JACINTO
ROCKWALL, TX 75087

SELZER RICHARD M ET UX
202 RAINBOW CIR
ROCKWALL, TX 75032

SELZER DEANNA
202 RAINBOW CIRCLE
ROCKWALL, TX 75032

SELZER DEANNA
202 RAINBOW DR
ROCKWALL, TX 75032

CARTER DAVID F & CYNTHIA W
202 SOVEREIGN CT
ROCKWALL, TX 75032

NILSON ROXIE, TRUSTEE
ROXIE NILSON LIVING TRUST
202 WINDWARD PASSAGE APT 607
CLEARWATER BEACH, FL 33767

RESIDENT
2020 PORTOFINO DR
ROCKWALL, TX 75032

RESIDENT
2022 PORTOFINO DR
ROCKWALL, TX 75032

RESIDENT
2022 SIGNAL RIDGE PL
ROCKWALL, TX 75032

BANNISTER ZACHARY
2023 SIGNAL RIDGE PLACE
ROCKWALL, TX 75032

RESIDENT
2024 PORTOFINO DR
ROCKWALL, TX 75032

RESIDENT
2024 SIGNAL RIDGE PL
ROCKWALL, TX 75032

RESIDENT
2026 PORTOFINO DR
ROCKWALL, TX 75032

RESIDENT
2026 SIGNAL RIDGE PL
ROCKWALL, TX 75032

RESIDENT
2028 PORTOFINO DR
ROCKWALL, TX 75032

RESIDENT
2028 SIGNAL RIDGE PL
ROCKWALL, TX 75032

LARAPINTA LLC
2028 E. BEN WHITE BLVD # 240-5820
AUSTIN, TX 75741

RESIDENT
203 HENRY M CHANDLER DR
ROCKWALL, TX 75032

RESIDENT
203 RAINBOW CIR
ROCKWALL, TX 75032

PETERSON LELAND D & JANET
203 HARBOR LANDING DR
ROCKWALL, TX 75032

RYAN BETTY & JAMES
203 YACHT CLUB DR
ROCKWALL, TX 75032

RESIDENT
2030 PORTOFINO DR
ROCKWALL, TX 75032

THE NORMA J CAULEY LIVING TRUST
NORMA JEAN CAULEY
2030 SIGNAL RIDGE PLACE
ROCKWALL, TX 75032

RESIDENT
2032 PORTOFINO DR
ROCKWALL, TX 75032

RESIDENT
2034 PORTOFINO DR
ROCKWALL, TX 75032

RESIDENT
2034 SIGNAL RIDGE PL
ROCKWALL, TX 75032

RESIDENT
2036 PORTOFINO DR
ROCKWALL, TX 75032

CURRENS KEVIN WAYNE
2036 SIGNAL RIDGE PLACE
ROCKWALL, TX 75032

RESIDENT
2038 PORTOFINO DR
ROCKWALL, TX 75032

COLLIER ROBERT
2038 SIGNAL RIDGE
ROCKWALL, TX 75032

BRUMMETT JOHN W
204 GRETEL PLACE
ROCKWALL, TX 75032

BERNAL LIBIA AMAYA AND
CARLOS AUGUSTO MOSQUERA
204 HARBOR LANDING
ROCKWALL, TX 75032

SHORT KATHRYN FARLEY
204 HENRY M CHANDLER DRIVE
ROCKWALL, TX 75088

YOUNGBLOOD JOLYNN AND TERRY DON
204 RAINBOW CIR
ROCKWALL, TX 75032

ALLEN FRANCIS CONRAD
204 SOVEREIGN CT
ROCKWALL, TX 75032

ROLAND MICHAEL D AND SHARON V
2040 SIGNAL RIDGE PLACE
ROCKWALL, TX 75032

HOMS SALVADOR
2042 SIGNAL RIDGE PL
ROCKWALL, TX 75032

RESIDENT
2044 SIGNAL RIDGE PL
ROCKWALL, TX 75032

RESIDENT
205 HARBOR LANDING DR
ROCKWALL, TX 75032

RESIDENT
205 HENRY M CHANDLER DR
ROCKWALL, TX 75032

KNABLE MICHAEL D REVOCABLE TRUST
MICHAEL D KNABLE TRUSTEE
205 BENTON DRIVE APT 1202
ALLEN, TX 75013

KOCUREK MICHELLE
205 FREEDOM COURT
ROCKWALL, TX 75032

YNIGUEZ THOMAS WAYNE &
MANDY E YNIGUEZ
205 MAGIC LN
SUNNYVALE, TX 75182

PAHMEIER JOHN P AND LANA D
205 RAINBOW CIR
ROCKWALL, TX 75032

SILVA ERNESTO AND
SETH SPAVEN
205 SOVEREIGN COURT
ROCKWALL, TX 75032

GOODCHILD ROBERT R
205 YACHT CLUB DR
ROCKWALL, TX 75032

RESIDENT
206 HENRY M CHANDLER DR
ROCKWALL, TX 75032

SCHROEPFER BRADLEY ROBERT & TAMMY LYNN
206 GRETEL PLACE
ROCKWALL, TX 75032

D'AMBROSIA DEAN AND MUSTAFA OMAR
206 HARBOR LANDING DR
ROCKWALL, TX 75032

ROY BROOKE LEE AND JAMIN LANCE
206 RAINBOW CIRCLE
ROCKWALL, TX 75032

RESIDENT
207 HENRY M CHANDLER DR
ROCKWALL, TX 75032

BARTO GARY J & TERRI
207 RAINBOW CIRCLE
ROCKWALL, TX 75032

GROVE JERRY DAVID
207 YACHT CLUB DR
ROCKWALL, TX 75032

RESIDENT
208 HENRY M CHANDLER DR
ROCKWALL, TX 75032

MOYER JOHN R ETUX CINDY
208 GRETEL PL
ROCKWALL, TX 75032

MCNAMES JOSEPH AND KIRSTEN
208 HARBOR LANDING DRIVE
ROCKWALL, TX 75032

BOESCH PATRICE RENEE
208 LIONHART PL
ROCKWALL, TX 75032

FISHER FRANK C JR & CHRISTINE K KYLE
208 RAINBOW CR
ROCKWALL, TX 75032

SLATE CRAIG AND TANYA
208 S AVENIDA DEL SEMBRADOR
TUSCAN, AZ 85745

RESIDENT
209 HENRY M CHANDLER DR
ROCKWALL, TX 75032

LANE LAWRENCE DALE & HARRIETT B
209 FREEDOM COURT
ROCKWALL, TX 75032

THEO SHEILA L
209 RAINBOW CIRCLE
ROCKWALL, TX 75032

FROST KIMBERLY
209 SOVEREIGN COURT
ROCKWALL, TX 75032

SUMMEY JOSHUA L AND AMANDA L
209 YACHT CLUB DRIVE
ROCKWALL, TX 75032

MORRISON MICHAEL JARED AND
SARAH MARIE GOOCH
210 FREEDOM CT
ROCKWALL, TX 75032

MCKINNEY BEVERLY KAY AND FRANKIE
210 HENRY M CHANDLER DRIVE
ROCKWALL, TX 75032

COLLICHIO KIMBERLY CULLINS
210 RAINBOW CIR
ROCKWALL, TX 75032

CROSS KIMBERLY CULLINS
210 RAINBOW CR
ROCKWALL, TX 75032

STELTE NICHOLAS & CHELSEA
210 SOVEREIGN CT
ROCKWALL, TX 75032

LEWIS COLIN BRAD
2101 BRISBON ST
FATE, TX 75189

LEWIS COLIN BRAD
2101 BRISBON ST
FATE, TX 75189

ROMER ENTERPRISES, LLC
2101 BRISBON STREET
FATE, TX 75189

RESIDENT
211 HENRY M CHANDLER DR
ROCKWALL, TX 75032

COOKE MELANIE
211 YACHT CLUB DRIVE
ROCKWALL, TX 75032

RESIDENT
212 HENRY M CHANDLER DR
ROCKWALL, TX 75032

WILKERSON DARYL R & LYNN
212 LIONHART PL
ROCKWALL, TX 75032

SUTTON MARK
212 RAINBOW CIRCLE
ROCKWALL, TX 75032

ESCH JUDD D & CHRISTINE E
212 SOVEREIGN COURT
ROCKWALL, TX 75032

ZEAL PROPERTY DEVELOPMENT LLC
2121 KINGS PASS
HEATH, TX 75032

RESIDENT
213 HENRY M CHANDLER DR
ROCKWALL, TX 75032

RESIDENT
213 SOVEREIGN CT
ROCKWALL, TX 75032

MONKRESS MONTE R & MARGARET D
213 FREEDOM CT
ROCKWALL, TX 75032

RESIDENT
214 HENRY M CHANDLER DR
ROCKWALL, TX 75032

GENTZEL DUSTIN AND SHANA
214 FREEDOM COURT
ROCKWALL, TX 75032

MOORE GREGORY J
2140 PORTOFINO DR
ROCKWALL, TX 75032

RESIDENT
215 HENRY M CHANDLER DR
ROCKWALL, TX 75032

RESIDENT
216 HENRY M CHANDLER DR
ROCKWALL, TX 75032

YU HEQING & YIN YANG
216 LIONHART PLACE
ROCKWALL, TX 75032

KIRK MARY
216 SOVEREIGN CT
ROCKWALL, TX 75032

RESIDENT
217 HENRY M CHANDLER DR
ROCKWALL, TX 75032

NORRISS KIMBERLY S
217 FREEDOM CT
ROCKWALL, TX 75032

RESIDENT
218 HENRY M CHANDLER DR
ROCKWALL, TX 75032

WILLIAMS HARRY E & MARGARET
218 FREEDOM CT
ROCKWALL, TX 75032

O'CONNOR GLORIA J
219 HENRY M CHANDLER DR #219
ROCKWALL, TX 75032

RESIDENT
220 HENRY M CHANDLER DR
ROCKWALL, TX 75032

RESIDENT
220 LIONHART PL
ROCKWALL, TX 75032

1879 ROCKETEER HOLDINGS LLC
2200 ROSS AVE 3600
DALLAS, TX 75201

MCCASKILL KRISTOFER
221 FREEDOM COURT
ROCKWALL, TX 75032

3 STRANDED CORD, LLC
221 HENRY M CHANDLER DR
ROCKWALL, TX 75032

ARCHER MAX & HELEN MANAGEMENT TRUST
MAX EARL & HELEN GAETA ARCHER CO TRUSTEES
221 SOVEREIGN COURT
ROCKWALL, TX 75032

RESIDENT
222 HENRY M CHANDLER DR
ROCKWALL, TX 75032

AGNEW MICHAEL THOMAS AND KARLA KAY
222 FREEDOM COURT
ROCKWALL, TX 75032

AUSBURN CHARLES NEAL AND
MELVILLE CYRIL BAILEY II
222 SOVEREIGN CT
ROCKWALL, TX 75032

CROWELL ROBERT J AND POLLY
223 SOVEREIGN CT
ROCKWALL, TX 75032

MCCALLUM TERRY
2231 W FM 550
ROCKWALL, TX 75032

RESIDENT
224 SOVEREIGN CT
ROCKWALL, TX 75032

DUNCAN FRANK T AND NORMA E
224 LIONHART PLACE
ROCKWALL, TX 75032

RESIDENT
225 SOVEREIGN CT
ROCKWALL, TX 75032

LUCIANO ANTHONY
225 FREEDOM COURT
ROCKWALL, TX 75032

THORNE ROGER J
226 CREEK CROSSING LN
ROYSE CITY, TX 75189

BELL LINDA W
226 FREEDOM CT
ROCKWALL, TX 75032

CASTER JAMES E
228 HENRY M CHANDLER
ROCKWALL, TX 75087

HOLLIS CODY JONATHAN
228 LIONHART PLACE
ROCKWALL, TX 75032

DYER STACY D
228 SOVEREIGN COURT
ROCKWALL, TX 75032

RESIDENT
229 HENRY M CHANDLER DR
ROCKWALL, TX 75032

TONICK MICHAEL D & JANET A
229 FREEDOM CT
ROCKWALL, TX 75032

RESIDENT
230 HENRY M CHANDLER DR
ROCKWALL, TX 75032

RESIDENT
231 HENRY M CHANDLER DR
ROCKWALL, TX 75032

ROMER ENTERPRISES LLC
2311 NORWICH DR
CARROLLTON, TX 75006

NASH TERRY L & MARGARET SPEAR
232 LIONHART PL
ROCKWALL, TX 75032

BAKKAL RENE & MESUT
232 SOVEREIGN CT
ROCKWALL, TX 75032

HENDERSON DON AND MARIA
234 BRISTOL CT
HEATH, TX 75032

RESIDENT
236 HENRY M CHANDLER DR
ROCKWALL, TX 75032

MOLTZAN HERBERT J & JANET R
236 LIONHART PL
ROCKWALL, TX 75032

SARA M FRANKEL TRUST
SARA M FRANKEL - TRUSTEE
2366 FAYETTEVILLE AVE
HENDERSON, NV 89052

RESIDENT
237 HENRY M CHANDLER DR
ROCKWALL, TX 75032

RESIDENT
238 HENRY M CHANDLER DR
ROCKWALL, TX 75032

RESIDENT
239 HENRY M CHANDLER DR
ROCKWALL, TX 75032

AMH 2014-2 BORROWER LLC
23975 PARK SORRENTO SUITE 300
CALABASAS, CA 91302

AMERICAN HOMES 4 RENT PROPERTIES TWO LLC
23975 PARK SORRENTO SUITE 300
CALABASAS, CA 91302

RESIDENT
240 HENRY M CHANDLER DR
ROCKWALL, TX 75032

SWERCINSKY CAPRICE MICHELLE
240 WILLOWCREST
ROCKWALL, TX 75032

PINK DALLAS LLC
240 WILLOWCREST
ROCKWALL, TX 75032

COGBURN DEWAYNE AND GLENNA
2400 TRINITY COURT
HEATH, TX 75032

ODOM LACEY AND JOSH
2402 YACHT CLUB DR
ROCKWALL, TX 75032

MORALE PATRICIA L
241 HENRY M CHANDLER DR
ROCKWALL, TX 75032

GLENVIEW PROPERTIES LLC
244 MOCKINGBIRD LANE
HEATH, TX 75032

220HMC LLC
245 BARNES BRIDGE RD
SUNNYVALE, TX 75182

PARRISH WENDY R
246 VICTORY LN
ROCKWALL, TX 75032

GATZKE LISA AND JAMES
247 VICTORY LANE
ROCKWALL, TX 75032

RESIDENT
249 HENRY M CHANDLER DR
ROCKWALL, TX 75032

RESIDENT
250 HENRY M CHANDLER DR
ROCKWALL, TX 75032

RAINS BILLIE F
2500 DISCOVERY BLVD SUITE 300
ROCKWALL, TX 75032

ALDI TEXAS LLC
2500 WESTCOURT ROAD
DENTON, TX 76207

RESIDENT
251 HENRY M CHANDLER DR
ROCKWALL, TX 75032

HARRIS ERIC & DEBBIE
251 VICTORY LN
ROCKWALL, TX 75032

ROBERTS GARREN B AND MARY BERNADETTE FIDELMA ROBERTS
25112 SLEEPY HOLLOW
LAKE FOREST, CA 92630

ROBERTS GARREN AND MARY BERNADETTE FIDELMA
25112 SLEEPY HOLLOW
LAKE FOREST, CA 92630

KIM SEOK H
2516 WOODHAVEN DR
FLOWER MOUND, TX 75028

RESIDENT
252 HENRY M CHANDLER DR
ROCKWALL, TX 75032

RESIDENT
253 HENRY M CHANDLER DR
ROCKWALL, TX 75032

LASANCE RICHARD & SHIRLEY
253 VICTORY LN
ROCKWALL, TX 75032

RESIDENT
254 HENRY M CHANDLER DR
ROCKWALL, TX 75032

ROCKWALL LOT 3 OWNER LLC
255 ALHAMBRA CIRCLE SUITE 760
CORAL GABLES, FL 33134

2055 SUMMER LEE ROCKWALL OWNER LLC
255 ALHAMBRA CIRCLE SUITE 760
CORAL GABLES, FL 33134

TONA CHAD J & MARTI
256 VICTORY LANE
ROCKWALL, TX 75032

RESIDENT
257 VICTORY LN
ROCKWALL, TX 75032

POWELL ALEAH D
259 HENRY M CHANDLER DR
ROCKWALL, TX 75032

RESIDENT
260 HENRY M CHANDLER DR
ROCKWALL, TX 75032

RESIDENT
261 HENRY M CHANDLER DR
ROCKWALL, TX 75032

CARNEY DON
262 HENRY M CHANDLER DR
ROCKWALL, TX 75032

HANSEN J D & PATRICIA
262 VICTORY LN
ROCKWALL, TX 75032

RESIDENT
263 HENRY M CHANDLER DR
ROCKWALL, TX 75032

RESIDENT
264 HENRY M CHANDLER DR
ROCKWALL, TX 75032

RESIDENT
264 VICTORY LN
ROCKWALL, TX 75032

DUHON CRAIG AND DONNA
2640 WHITE ROAD
ROCKWALL, TX 75032

RESIDENT
267 HENRY M CHANDLER DR
ROCKWALL, TX 75032

RESIDENT
268 HENRY M CHANDLER DR
ROCKWALL, TX 75032

STUBBLEFIELD SUSAN
268 VICTORY LN
ROCKWALL, TX 75032

FERRIS BETH ANN
269 HENRY M CHANDLER DRIVE UNIT 269
ROCKWALL, TX 75032

RESIDENT
270 HENRY M CHANDLER DR
ROCKWALL, TX 75032

LE LINH
2701 CEDAR COURT
ROCKWALL, TX 75032

MUMPHREY SCHEDRICK RANDTEZ AND
MELODY HOSKINS
2702 FOXCHASE LANE
ROCKWALL, TX 75032

ESTES JACK D & DELORES E
2703 CEDAR CT
ROCKWALL, TX 75032

HOUSTON RICHARD AND
LINDSAY WEATHERREAD
2704 FOXCHASE LANE
ROCKWALL, TX 75032

HOWELL BRIAN K
2704 FOXCHASE LN
ROCKWALL, TX 75032

BOSWELL ROBERT L & AMY S
2705 CEDAR CT
ROCKWALL, TX 75032

NIXON KENNETH G & MARY H
2707 CEDAR CT
ROCKWALL, TX 75032

ALBRECHT LAWRENCE & LINDA
2709 CEDAR CT
ROCKWALL, TX 75032

RESIDENT
271 HENRY M CHANDLER DR
ROCKWALL, TX 75032

LUO JIAN AND KUN
2711 CEDAR CT
ROCKWALL, TX 75032

ARMSTRONG MARY B
2713 CEDAR CT
ROCKWALL, TX 75032

KRUSZ WILLIAM C & EVELYN KAY
2715 CEDAR CT
ROCKWALL, TX 75032

DILOV VANIO
2717 LAKEWOOD
ROWLETT, TX 75088

RESIDENT
272 HENRY M CHANDLER DR
ROCKWALL, TX 75032

FRANCISCO CAROLYN ELLISON
272 VICTORY LN
ROCKWALL, TX 75032

RESIDENT
273 HENRY M CHANDLER DR
ROCKWALL, TX 75032

RESIDENT
274 HENRY M CHANDLER DR
ROCKWALL, TX 75032

MASON JANIS E
275 HENRY M CHANDLER DR UNIT 3
ROCKWALL, TX 75032

CARPENTER CHARLES KENNETH JR AND LIDA L
2752 E FM 552
ROCKWALL, TX 75087

RESIDENT
276 HENRY M CHANDLER DR
ROCKWALL, TX 75032

GALLANT ENTERPRISE LLC
2765 ROKI DELL LANE
ROCKWALL, TX 75032

RESIDENT
277 HENRY M CHANDLER DR
ROCKWALL, TX 75032

BURKETT BENJAMIN HERRINGTON E
MARY R BURKETT CUSTODIAN
277 TERRY LANE
HEATH, TX 75032

BURKETT MARY REBECCA EASON
277 TERRY LN
HEATH, TX 75032

BURKETT MARY R
CUSTODIAN F/BENJAMIN HERRINGTON E
BURKETT
277 TERRY LN
ROCKWALL, TX 75032

BURKETT MARY REBECCA
277 TERRY LN
ROCKWALL, TX 75032

BURKETT MARY REBECCA EASON
277 TERRY LN
HEATH, TX 75032

BURKETT BENJAMIN HERRINGTON E
MARY R BURKETT CUSTODIAN
277 TERRY LN
HEATH, TX 75032

RESIDENT
278 HENRY M CHANDLER DR
ROCKWALL, TX 75032

HENZEN CARLA
278 HENRY M CHANDLER DR
ROCKWALL, TX 75032

CGN SPYGLASS LLC
2807 EASTGROVE LN
HOUSTON, TX 77027

NICKSON SPYGLASS LLC
2807 EASTGROVE LN
HOUSTON, TX 77027

CGN SPYGLASS LLC
2807 EASTGROVE LN
HOUSTON, TX 77027

AMERICAN CONDO CORP OF HOUSTON
2807 EASTGROVE LN
HOUSTON, TX 77027

DEMARS GREGORY SCOTT AND
CYNTHIA LEE FLOYD
281 VICTORY LANE
ROCKWALL, TX 75032

BALLARD AMANDA L &
MATTHEW WEST BALLARD
28106 WHISPERING MAPLE WAY
SPRING, TX 77386

BALLARD M WEST & AMANDA B
28106 WHISPERING MAPLE WAY
SPRING, TX 77386

BALLARD AMANDA L &
MATTHEW WEST BALLARD
28106 WHISPERING MAPLE WAY
SPRING, TX 77386

HALL JASON M & CORI M
284 VICTORY LN
ROCKWALL, TX 75032

BROWN TERRI LYNN
285 VICTORY LN
ROCKWALL, TX 75032

T & B FAMILY LIMITED PARTNERSHIP
2879 LAGO VISTA DR
ROCKWALL, TX 75032

RUBENSTEIN ALAN AND
GINA STRICKLIN
2880 LAGO VISTA LN
ROCKWALL, TX 75032

HEINDEL MATTHEW A & HEATHER
2881 NEWPORT PLACE
ROCKWALL, TX 75032

QUINTERO BERTHA L
2885 NEWPORT DR
ROCKWALL, TX 75032

RESIDENT
2889 NEWPORT DR
ROCKWALL, TX 75032

BYRUM CURTIS R AND SUSAN L
289 VICTORY LN
ROCKWALL, TX 75032

DEVYANI SEEMA T
2905 NEWPORT DRIVE
ROCKWALL, TX 75032

JOHNSON DAVID
291 VICTORY LN
ROCKWALL, TX 75032

BALLARD JUSTIN AND MELODY
2910 GREENWAY DRIVE
ROCKWALL, TX 75087

VEGA EMMANUEL M VILLA
2911 NEWPORT DRIVE
ROCKWALL, TX 75032

RESIDENT
2912 LAGO VISTA LN
ROCKWALL, TX 75032

RESIDENT
2917 NEWPORT DR
ROCKWALL, TX 75032

BAILEY RONALD C AND BETH K
2919 COUNTRY PLACE CIR
CARROLLTON, TX 75006

WAFFER DANNY KAY
2920 LAGO VISTA LANE
ROCKWALL, TX 75032

RESIDENT
2923 NEWPORT DR
ROCKWALL, TX 75032

CRIBARI JAMES & DEBBIE
2928 NEWPORT DRIVE
ROCKWALL, TX 75032

HAGOS SELAMAWIT AND
EMANUELE DI STEFANO
2929 NEWPORT PLACE
ROCKWALL, TX 75032

AMERSON GARY W AND DEBRA J
293 HARBORVIEW DR
ROCKWALL, TX 75032

WOOD JOHN S & LISA MARIE
293 VICTORY LN
ROCKWALL, TX 75032

HOLLOWAY KAREN HOUSTON
2931 RIDGE RD #101-51
ROCKWALL, TX 75032

SALT PROPERTIES LLC
2931 RIDGE ROAD SUITE 101-181
ROCKWALL, TX 75032

SMITH JAY E & KRISTY A
2932 LAGO VISTA LN
ROCKWALL, TX 75032

MONSERATE NIDA S & MACARIO
2934 NEWPORT DR
ROCKWALL, TX 75032

NORTON MONICA JEAN
2935 NEWPORT DR
ROCKWALL, TX 75032

JEON YONG J
2941 NEWPORT DR
ROCKWALL, TX 75032

RESIDENT
2944 LAGO VISTA LN
ROCKWALL, TX 75032

RESIDENT
2944 NEWPORT DR
ROCKWALL, TX 75032

LA VALVA MARAJILL AND RICHARD
2947 NEWPORT DRIVE
ROCKWALL, TX 75032

RESIDENT
295 HARBORVIEW DR
ROCKWALL, TX 75032

RESIDENT
295 VICTORY LN
ROCKWALL, TX 75032

PATEL HIMANSHU S AND NIKITA H
2952 OAK DR
ROCKWALL, TX 75032

CEKA ENKELEJD
2953 NEWPORT DRIVE
ROCKWALL, TX 75032

CONFIDENTIAL
2954 OAK DR
ROCKWALL, TX 75032

WHISMAN RAYMOND V & KATHY M
2956 LAGO VISTA LANE
ROCKWALL, TX 75032

BRELAND JUNIOR L & SERENIAH K
2956 OAK DR
ROCKWALL, TX 75032

JORDAN WILLIAM
2958 OAK DR
ROCKWALL, TX 75032

FRIZZELL BARBARA
2960 OAK DRIVE
ROCKWALL, TX 75032

SEEDS DAVID R
2961 S CHERRY WAY
DENVER, CO 80222

KEVIN T MONK AND LISA M MONK REVOCABLE LIVING TRUST
KEVIN T AND LISA M MONK TRUSTEES
2962 OAK DR
ROCKWALL, TX 75032

SERCY NORMAN W & MARSHA M
2963 LAGO VISTA LN
ROCKWALL, TX 75032

RESIDENT
297 HABORVIEW DR
ROCKWALL, TX 75032

LYNN JASON AND DANIELLE
297 VICTORY LANE
ROCKWALL, TX 75032

PREWITT CARROLL O JR AND MARY E
2970 OAK DR
ROCKWALL, TX 75032

VARNER GLENN MERRILL & CARRIE G
2972 OAK DR
ROCKWALL, TX 75032

BOWERMAN FAMILY TRUST
JACK E AND HELEN R BOWERMAN TRUSTEES
2974 OAK DR
ROCKWALL, TX 75032

CURRA CHRISTOPHER
2975 BLACKBURN ST APT 1019
DALLAS, TX 75204

RAMOS EMILIO & MARIA C
2976 OAK DR
ROCKWALL, TX 75032

BEVILL HELEN M AND
CHANDRA KARLEN
2977 OAK DR
ROCKWALL, TX 75032

FOSTER DONNA JO
2978 OAK DRIVE
ROCKWALL, TX 75032

O'DELL CLAUDETTE & KENNETH
299 HARBORVIEW DRIVE
ROCKWALL, TX 75032

PERRY GEORGE DAVID & SANDRA SUE
299 VICTORY LN
ROCKWALL, TX 75032

PORTER INVESTMENTS LLC
3 COVE CREEK COURT
HEATH, TX 75032

SPARKS PHILIP R
3 INTREPID CIR
ROCKWALL, TX 75032

POPLAR HILLS. LLC SERIES E- 154 HENRY CHANDLER
30 WINDSOR DRIVE
ROCKWALL, TX 75032

RIVERA LUIS
300 S WATTERS RD APT 127
ALLEN, TX 75103

JONES CHRISTOPHER ASHLEY & LESLIE
300 SHAMROCK CIRCLE
ROCKWALL, TX 75032

RESIDENT
301 HARBORVIEW DR
ROCKWALL, TX 75032

RIBAIL LEAH
301 COLUMBIA DR
ROCKWALL, TX 75032

MILLER RICHARD & SHELLAYNE
301 HARBOR LANDING DRIVE
ROCKWALL, TX 75032

MIRFENDERESKI JONAH JAVAD AND
NALINA MICHELLE SHAPIRO
301 VALIANT DRIVE
ROCKWALL, TX 75032

SERRANO CHRISTIAN
301 VILLAGE DR APT 307
KING OF PRUSSIA, PA 19406

AL MUNAJID MOHD NAZIH & SALMA ALHEWANI
302 COLUMBIA DRIVE
ROCKWALL, TX 75032

GENTLE BILL
302 HARBOR LANDING DR
ROCKWALL, TX 75032

RICHARDS JOAN S
302 SHAMROCK CIR
ROCKWALL, TX 75032

RESIDENT
3020 RIDGE RD
ROCKWALL, TX 75032

SULLIVAN MORTIMER M & CAROLYN B
REV LIVING TRUST AGREEMENT
3020 RIDGE RD
ROCKWALL, TX 75032

THACKER N FAMILY TRUST AND
SHEEGOG FAMILY TRUST
3021 RIDGE RD SUITE 26
ROCKWALL, TX 75032

PRESERVE CUSTOM HOMES LLC
3021 RIDGE RD #205
ROCKWALL, TX 75032

ORLEANS ON THE LAKE HOMEOWNERS ASSN
3021 RIDGE RD #A252
ROCKWALL, TX 75032

VANHORN WILLIAM & PENNI
JOSEPH HENRY & KRISTINE ELIZABETH ZYLKA
3021 RIDGE RD SUITE A-66
ROCKWALL, TX 75032

RESIDENT
303 HARBORVIEW DR
ROCKWALL, TX 75032

RESIDENT
303 VALIANT DR
ROCKWALL, TX 75032

WHITE TERRI
303 COLUMBIA DRIVE
ROCKWALL, TX 75032

MUSSER CRAIG AND SHEILA
303 HARBOR LANDING DR
ROCKWALL, TX 75032

ANDERSON MARK ANDREAS
303 HENRY M CHANDLER DR
ROCKWALL, TX 75032

BALLARD CHRISTOPHER AND ANDREA
303 VALIANT DR
ROCKWALL, TX 75032

RESIDENT
304 COLUMBIA DR
ROCKWALL, TX 75032

RESIDENT
304 HENRY M CHANDLER DR
ROCKWALL, TX 75032

RESIDENT
304 SHAMROCK CIR
ROCKWALL, TX 75032

CRIDER MICHAEL & LINDA C
304 HARBOR LANDING DR
ROCKWALL, TX 75032

RESIDENT
305 HENRY M CHANDLER DR
ROCKWALL, TX 75032

CUNNINGHAM KERRI JON
305 COLUMBIA DR
ROCKWALL, TX 75032

POTISKA ANDREA
305 HARBOR LANDING DR
ROCKWALL, TX 75032

CONFIDENTIAL
305 HARBORVIEW DR
ROCKWALL, TX 75032

HALL TABITHA AMY AND
TERESA ADAMS
305 VALIANT DR
ROCKWALL, TX 75032

LAM PROPERTY
3051 N GOLIAD ST
ROCKWALL, TX 75087

RESIDENT
306 HENRY M CHANDLER DR
ROCKWALL, TX 75032

RESIDENT
306 SHAMROCK CIR
ROCKWALL, TX 75032

RESIDENT
306 VICTORY LN
ROCKWALL, TX 75032

DOTSON MICHAEL J
306 COLUMBIA DR
ROCKWALL, TX 75032

CLEATON JERRY LEE
306 HARBOR LANDING DRIVE
ROCKWALL, TX 75032

CAMACHO MARC AND JARITA
306 HARBORVIEW DR
ROCKWALL, TX 75032

WATTERSON RONALD E & MICHAEL E
SAMBOGNA
306 SHAMROCK CIRCLE
ROCKWALL, TX 75032

RESIDENT
3060 RIDGE RD
ROCKWALL, TX 75032

RESIDENT
307 HENRY M CHANDLER DR
ROCKWALL, TX 75032

RIBAIL MAUREEN A
307 COLUMBIA DR
ROCKWALL, TX 75032

CARRINGTON BRADLEY T AND KARI
307 HARBOR LANDING DR
ROCKWALL, TX 75032

CROMEENS SHAN
307 HARORVIEW DR
ROCKWALL, TX 75032

SANFORD TIMOTHY & KELLEE
307 VALIANT DRIVE
ROCKWALL, TX 75032

MCNAIR KELLY
307 VICTORY LN
ROCKWALL, TX 75032

RESIDENT
308 COLUMBIA DR
ROCKWALL, TX 75032

RESIDENT
308 HARBORVIEW DR
ROCKWALL, TX 75032

DE LA GARZA DOLLY ANNE
308 HARBOR LANDING DR
ROCKWALL, TX 75032

MCCLAIN-SMITH GARETH AND
DONNA L WINDSOR
308 HENRY M CHANDLER DR
ROCKWALL, TX 75032

FRY RANOR C AND NORMA L
308 SHAMROCK CIRCLE
ROCKWALL, TX 75032

RESIDENT
3085 RIDGE RD
ROCKWALL, TX 75032

RESIDENT
309 HARBORVIEW DR
ROCKWALL, TX 75032

RESIDENT
309 HENRY M CHANDLER DR
ROCKWALL, TX 75032

RESIDENT
309 VALIANT DR
ROCKWALL, TX 75032

MCKINNEY NANCY C
309 COLUMBIA DR
ROCKWALL, TX 75032

GRIFFIN DAVID L ET UX
309 HARBOR LANDING DR
ROCKWALL, TX 75032

FALLS DAVID & TERRI
309 ROOKERY CT
MARCO ISLAND, FL 34145

GILLEAN AND POTTER REAL ESTATE LLC
3090 RIDGE RD
ROCKWALL, TX 75032

RESIDENT
310 HENRY M CHANDLER DR
ROCKWALL, TX 75032

RESIDENT
310 VICTORY LN
ROCKWALL, TX 75032

BRIDGES MICHAEL AND DEBRA
310 COLUMBIA DR
ROCKWALL, TX 75032

LEWIS DENNIS & CLARISSA
310 HARBOR LANDING DR
ROCKWALL, TX 75032

FENIANOS JOHN
310 HARBORVIEW DR
ROCKWALL, TX 75032

FENIANOS JOHN
310 HARBORVIEW DR <Null>
ROCKWALL, TX 75032

RESIDENT
3100 RIDGE RD
ROCKWALL, TX 75032

VEAL JEREMY
3101 BOURBON ST
ROCKWALL, TX 75032

GARCIA YAHAIRA
3103 BOURBON STREET CIR
ROCKWALL, TX 75032

BELL WILLIAM B AND KRISTA D
3104 BOURBON STREET CIRCLE
ROCKWALL, TX 75032

RESIDENT
3105 BOURBON ST CIR
ROCKWALL, TX 75032

BOSWELL PAMELA
3107 BOURBON STREET CIRCLE
ROCKWALL, TX 75032

PEADEN SPURGEON THOMAS AND WANDA
JOYCE
3108 BOURBON STREET CIRCLE
ROCKWALL, TX 75032

SORRELL PATRICIA
3109 BOURBON ST
ROCKWALL, TX 75032

SORRELL PATRICIA A AND
MARK ANDREWS
3109 BOURBON STREET CIR
ROCKWALL, TX 75032

RESIDENT
311 VALIANT DR
ROCKWALL, TX 75032

JONES JEFFERY S & SHERIDAN D
311 COLUMBIA DR
ROCKWALL, TX 75032

JONES SHERIDAN S
311 COLUMBIA DR
ROCKWALL, TX 75032

TAYLOR ANTHONY
311 HARBOR LANDING
ROCKWALL, TX 75032

RECINOS ARNOLDO AND RUTH LIMA
311 HARBORVIEW DR
ROCKWALL, TX 75032

LONG SHAWN
3110 BOURBON STREET CIR
ROCKWALL, TX 75032

KOZEL ALEXANDER & KIMBERLY
3110 FARM ROAD 195
PARIS, TX 75462

RESIDENT
3111 BOURBON ST CIR
ROCKWALL, TX 75032

RESIDENT
3112 BOURBON ST CIR
ROCKWALL, TX 75032

RESIDENT
3113 BOURBON ST. CIR
ROCKWALL, TX 75032

RESIDENT
3114 BOURBON ST CIR
ROCKWALL, TX 75032

RESIDENT
3115 RIDGE RD
ROCKWALL, TX 75032

BILLY AND VICKIE COLEMAN REVOCABLE TRUST
BILLY C COLEMAN AND VICKIE D COLEMAN -
TRUSTEES
3115 BOURBON ST CIR
ROCKWALL, TX 75032

ANDERSON CLAUDIA
3117 BOURBON STREET CIR
ROCKWALL, TX 75032

KELBERT ERIC R
3119 BOURBON STREET CIR
ROCKWALL, TX 75032

RESIDENT
312 HARBOR LANDING DR
ROCKWALL, TX 75032

WHATLEY JEFF W AND DIANE
312 COLUMBIA DR
ROCKWALL, TX 75032

BARHAM ARTHUR LLOYD JR AND ANITA L
312 PORTVIEW PL
ROCKWALL, TX 75032

IMAN SUE ROFFEE LIVING TRUST
IMAN SUE ROFFEE AND JOSEPH MICHAEL AL-
KIRWI
3121 BOURBON STREET CIRCLE
ROCKWALL, TX 75032

RESIDENT
3123 BOURBON ST CIR
ROCKWALL, TX 75032

RESIDENT
3125 BOURBON ST CIR
ROCKWALL, TX 75032

RESIDENT
3125 RIDGE RD
ROCKWALL, TX 75032

SLAUGHTER CATHY
3127 BOURBON STREET CIR
ROCKWALL, TX 75032

HOUSE CHRISTOPHER W
3129 BOURBON STREET CIR
ROCKWALL, TX 75032

RUDOLPH CLIFFORD CHARLES
313 COLUMBIA DR
ROCKWALL, TX 75032

TCHAKAROV SVETLIN G AND
ROSSITZA I POPOVA
313 HARBOR LANDING DRIVE
ROCKWALL, TX 75032

MASSEY MICHAEL J AND CHERYL R
313 HARBORVIEW DR
HEATH, TX 75032

MORTON JONNA
313 ROCKBROOK DR
ROCKWALL, TX 75087

LOVELESS JERRY L & TOMMIE H
313 VALIANT DR
ROCKWALL, TX 75032

RESIDENT
3131 BOURBON ST CIR
ROCKWALL, TX 75032

HALL KEVIN A & MICHELLE D
3133 BOURBON STREET CIR
ROCKWALL, TX 75032

JOLLEY VICTORIA
3135 BOURBON STREET CIR
ROCKWALL, TX 75032

ANDERSON JO S & G EMORY
3137 BOURBON STREET CIR
ROCKWALL, TX 75032

KING DEBRAH ANN
3139 BOURBON STREET CIRCLE
ROCKWALL, TX 75032

PHILLIPS ROBERT M AND ANNIE A
314 COLUMBIA DR
ROCKWALL, TX 75032

TURCHI ARLENE S
314 HARBOR LANDING DRIVE
ROCKWALL, TX 75032

PENCE DENNIS AND DIANNA
314 PORTVIEW PL
ROCKWALL, TX 75032

SMITH JOSHUA AND
MAEGAN HOLLOWAY
314 VALIANT DR
ROCKWALL, TX 75032

MAY DEBRA AND RODNEY
314 VICTORY LN
ROCKWALL, TX 75032

GARZA ERIC ISAAC AND KARINA RUBIO
3140 BOURBON STREET CIR
ROCKWALL, TX 75032

RESIDENT
3141 BOURBON ST CIR
ROCKWALL, TX 75032

CROWELL SHANNON P
3142 BOURBON STREET CIRCLE
ROCKWALL, TX 75032

RESIDENT
3143 BOURBON ST CIR
ROCKWALL, TX 75032

GIBBONS DAVID AND
JACQUELINE CORDOVA
3144 BOURBON STREET CIR
ROCKWALL, TX 75032

ROJAS SAMUEL & SANDRA E MORALES
LEDESMA
3145 BOURBON ST
ROCKWALL, TX 75032

SALITURE CODY AND BRITTANY
3146 BOURBON STREET CIRCLE
ROCKWALL, TX 75032

PAREKH PRABHAKAR AND NILA
3147 BOURBON STREET CIRCLE
ROCKWALL, TX 75032

COBB CAROL
3148 BOURBON STREET CIR
ROCKWALL, TX 75032

HARMON ROBERT E & CAROLE R
3149 BOURBON STREET CIRCLE
ROCKWALL, TX 75032

RESIDENT
315 COLUMBIA DR
ROCKWALL, TX 75032

THOMPSON JIM B AND LEIGH A
315 HARBOR LANDING DRIVE
ROCKWALL, TX 75032

ROSS THOMAS AND VICKIE
315 HARBORVIEW DR
ROCKWALL, TX 75032

JOHNSTON CAROLINE
315 VALIANT DR
ROCKWALL, TX 75032

ARCE JAIME G
315 VICTORY LN
ROCKWALL, TX 75032

LOREDO SARAHI
315 VICTORY LN
ROCKWALL, TX 75032

SINGH HARMINDERJIT AND
SANDEEP KAUR
3150 BOURBON ST CRICLE
ROCKWALL, TX 75032

CARNEY CANDI
3151 BOURBON STREET CIR
ROCKWALL, TX 75032

RESIDENT
3152 BOURBON ST CIR
ROCKWALL, TX 75032

CUMMINS LAURENCE G III AND DEE ANN
3153 BOURBON STREET CIRCLE
ROCKWALL, TX 75032

LEVINE ERIC HARRIS & MARIO MONZON CUELLAR
3155 BOURBON STREET CIRCLE
ROCKWALL, TX 75032

RESIDENT
316 COLUMBIA DR
ROCKWALL, TX 75032

RESIDENT
316 HARBOR LANDING DR
ROCKWALL, TX 75032

COFFEY JAMES & DEBORAH
316 PORTVIEW PL
ROCKWALL, TX 75032

COFFEY JAMES & DEBORAH
316 PORTVIEW PL
ROCKWALL, TX 75032

RESIDENT
317 VALIANT DR
ROCKWALL, TX 75032

MAHAFFEY BARBARA L
317 COLUMBIA DR
ROCKWALL, TX 75032

QUILLEN BOBBY RAY JR
317 HARBOR LANDING DR
ROCKWALL, TX 75032

WELLS JOEL A AND SHOLANA K
318 COLUMBIA DRIVE
ROCKWALL, TX 75032

NADEAU JESSICA & STEPHEN
318 HARBOR LANDING DR
ROCKWALL, TX 75032

MURPHY CASEY D AND BRIANNA
318 VALIANT DRIVE
ROCKWALL, TX 75032

RESIDENT
3185 S RIDGE RD
ROCKWALL, TX 75032

LEWELLYN DARYL G & SARAH
3187 RIDGE RD
ROCKWALL, TX 75032

RESIDENT
319 HENRY M CHANDLER DR
ROCKWALL, TX 75032

FONTANA APRIL SHIRATSUKI
319 COLUMBIA DR
ROCKWALL, TX 75032

BAILEY WAYNE & JACQUELINE
319 HARBOR LANDING DRIVE
ROCKWALL, TX 75032

SELF JANET
319 HARBORVIEW DR
ROCKWALL, TX 75032

SELF SCOTT L & JAN
319 HARBORVIEW DR
ROCKWALL, TX 75032

ARCHULETA JOSEPH AND KATHY
319 SWEETSPIRE DRIVE
ROYSE CITY, TX 75189

COPPLER GERALD
319 VALIANT DR
ROCKWALL, TX 75032

MARK AND VICTORIA THORESON REVOCABLE TRUST
MARK R THORESON AND VICTORIA L THORESON CO-TRUSTEES
319 YACHT CLUB DR.
ROCKWALL, TX 75032

RESIDENT
320 HENRY M CHANDLER DR
ROCKWALL, TX 75032

STURGEON WILLIAM C & BETTY E
320 COLUMBIA DR
ROCKWALL, TX 75032

LOHR JAMES A & MARGARET P
320 HARBOR LANDING DR
ROCKWALL, TX 75032

POTTS JASON AND ANNA
320 PORTVIEW PLACE
ROCKWALL, TX 75032

HANSEN JOSH AND RACHEL THORNQUIST
320 VALIANT DRIVE
ROCKWALL, TX 75032

ST CLAIR PAUL M & GENEVIEVE J
3201 RIDGE RD
ROCKWALL, TX 75032

RESIDENT
321 HARBORVIEW DR
ROCKWALL, TX 75032

CARRILLO JOHNNY AND SUZETTE
321 COLUMBIA DR
ROCKWALL, TX 75032

LINNSTAEDTER RANDALL AND KIMBERLY
321 HARBOR LANDING DR
ROCKWALL, TX 75032

BLASINGAME DAVID A AND LISA M HOUCHIN
321 VALIANT DR
ROCKWALL, TX 75032

CATHEY MARVA WALKER
321 YACHT CLUB DR
ROCKWALL, TX 75032

WEBSTER ALAN T
322 COLUMBIA DR
ROCKWALL, TX 75032

WOOD GEORGE & EVELYN
322 HARBOR LANDING DR
ROCKWALL, TX 75032

CONDIT TINA
322 VALIANT DRIVE
ROCKWALL, TX 75032

MONTGOMERY JEFFERY RONALD
323 COLUMBIA DRIVE
ROCKWALL, TX 75032

IMRIE DONALD M & CHERYL K
323 HARBOR LANDING DR
ROCKWALL, TX 75032

OWENS MICHAEL V
323 VALIANT DR
ROCKWALL, TX 75032

DERIDDER VIOLETA S
323 YACHT CLUB DRIVE
ROCKWALL, TX 75032

RESIDENT
324 VALIANT DR
ROCKWALL, TX 75032

LIKE LARRY D & MELISA L
324 COLUMBIA DRIVE
ROCKWALL, TX 75032

BRADSHAW MARCKUS LEWIS AND
VANESSA RIZZARI
324 HARBOR LANDING DR
ROCKWALL, TX 75032

CHAPA RUBEN AND MYDA
324 ROSEMARY DR
WYLIE, TX 75098

RESIDENT
325 COLUMBIA DR
ROCKWALL, TX 75032

GRAY RUSSELL LEE
325 HARBOR LANDING DR
ROCKWALL, TX 75032

CULLEN GREGORY L & JEAN C
325 HARBORVIEW DR
ROCKWALL, TX 75032

ROGERS JACY MARIE AND FRANK MARION
325 VALIANT DRIVE
ROCKWALL, TX 75032

SIVILS BOB R & LINDA LUDDEN SIVILS
325 YACHT CLUB DR
ROCKWALL, TX 75032

RESIDENT
326 VALIANT DR
ROCKWALL, TX 75032

JACKSON JAMES THOMAS AND SONYA K
326 COLUMBIA
ROCKWALL, TX 75032

DENIKE SARAH
326 HARBOR LANDING DR
ROCKWALL, TX 75032

LUCIA LODEMA S TRUSTEE
LUCIA REVOCABLE INTER-VIVOS TRUST
326 HARBORVIEW DR
ROCKWALL, TX 75032

KORTES KAREN L
327 COLUMBIA DR
ROCKWALL, TX 75032

WAGONER SHANNON AND JAMES
327 HARBORVIEW DR
ROCKWALL, TX 75032

GENERAL DALE A & KATHRYN
327 VALIANT DR
ROCKWALL, TX 75032

ABOU-HAIDAR ISSA S & LAMORA
327 YACHT CLUB DR
ROCKWALL, TX 75032

HAIDAR LAMORA LUCIA AND ISSA ABOU
327 YACHT CLUB DR
ROCKWALL, TX 75032

PADILLA MANUEL JESUS AND ALICIA PADILLA
REVOCABLE TRUST
32790 BUTTERFLY CIR
WINCHESTER, CA 92596

RESIDENT
328 HARBORVIEW DR
ROCKWALL, TX 75032

BREEDLOVE STEPHEN WENN & NEITA P
328 COLUMBIA DRIVE
ROCKWALL, TX 75032

WHETSELL BETTY R
328 HARBOR LANDING DR
ROCKWALL, TX 75032

RESIDENT
329 HARBORVIEW DR
ROCKWALL, TX 75032

SHEPPARD LYNN & KENNETH
329 COLUMBIA DRIVE
ROCKWALL, TX 75032

IMBURGIA JAMES
329 VALIANT DR
ROCKWALL, TX 75032

BOOKHOUT JAMES M & KATHRYN C
329 YACHT CLUB DR
ROCKWALL, TX 75032

HOLZHEI CAROLYN
33 WILSHIRE DR

OLEKSINSKI MICHAEL A
330 COLUMBIA DR
ROCKWALL, TX 75032

MATTES JOHN AND TONG
330 HARBOR LANDING DR
ROCKWALL, TX 75032

MARTIN SERGIO ROBLEDO AND ANDRESSA HENDLER
330 HARBORVIEW DR
ROCKWALL, TX 75032

BOOKHOUT JAMES C AND NICOLE
331 COLUMBIA DRIVE
ROCKWALL, TX 75032

MERCKLING BRYAN S AND STACY D
331 HARBORVIEW DR
ROCKWALL, TX 75032

LIECHTY SHIRLEY JEAN
C/O MRS AMY JENSEN
331 MOCKINGBIRD LN
AUBURN, AL 36830

LIECHTY SHIRLEY JEAN
C/O MRS AMY JENSEN
331 MOCKINGBIRD LN
AUBURN, AL 36830

STORY BRIAN K AND LANA K
331 VALIANT DRIVE
ROCKWALL, TX 75032

CLARK MELISSA JOYCE & MICHAEL JOHN
331 YACHT CLUB DRIVE
ROCKWALL, TX 75032

HURST RANDY L & CAROL J
332 COLUMBIA DR
ROCKWALL, TX 75032

DAMALUX RENTAL AND REMODELING LLC
3320 AUGUSTA BLVD
ROCKWALL, TX 75087

RESIDENT
333 YACHT CLUB DR
ROCKWALL, TX 75032

BISHOP J PHIL
333 COLUMBIA DR
ROCKWALL, TX 75032

TMCC TRUST
THOMAS V MCCROSSAN- TRUSTEE
333 HARBORVIEW DRIVE
ROCKWALL, TX 75032

LE TAN T AND VIRGINIA I
333 VALIANT DR
ROCKWALL, TX 75032

MARTIN AND LISA MANASCO LIVING TRUST
MARTIN EDWARD MANASCO AND LISA MARIE MANASCO- TRUSTEES
335 HARBORVIEW DR
ROCKWALL, TX 75032

DANIEL SANDRA SUE
335 VALIANT DR
ROCKWALL, TX 75032

RESIDENT
337 VALIANT DR
ROCKWALL, TX 75032

MCCROSSAN LIA AND JAMES
337 HARBORVIEW DRIVE
ROCKWALL, TX 75032

FIRST CHRISTIAN CHURCH
DISCIPLES OF CHRIST
3375 RIDGE ROAD
ROCKWALL, TX 75032

RESIDENT
338 HENRY M CHANDLER DR
ROCKWALL, TX 75032

LEWIS JASMINE
339 HENRY M CHANDLER DR
ROCKWALL, TX 75032

GOVE CHRISTOPHER AND
SHELBY HOLBROOK
34 SLICE WAY
MASHPEE, MA 2649

THOMPSON PAIGE ELIZABETH
340 HENRY M CHANDLER
ROCKWALL, TX 75032

N & S PROPERTIES LLC
3402 ANTHONY CIR
ROWLETT, TX 75088

KEITH BENJAMIN AND
SHERYL KEITH
3403 WATERVIEW TRAIL
ROCKWALL, TX 75087

RESIDENT
341 HENRY M CHANDLER DR
ROCKWALL, TX 75032

BUNYASAI PARIYADA
3416 CAMPUS AVE
CLAREMONT, CA 91711

LESLIE RANDY
349 E ELDORADO DR
SCROGGINS, TX 75480

RESIDENT
351 HENRY M CHANDLER DR
ROCKWALL, TX 75032

STRAHM ROBERT & DENA LYNNE
351 EQUESTRIAN DR
ROCKWALL, TX 75032

GASSNER CECELIA ANN AND
WILLIAM ADAM PARK
352 HENRY M CHANDLER DR
ROCKWALL, TX 75032

RESIDENT
353 HENRY M CHANDLER DR
ROCKWALL, TX 75032

GOULD JAMES F AND BRENDA G
353 MARIAH BAY DR.
HEATH, TX 75032

RESIDENT
354 HENRY M CHANDLER DR
ROCKWALL, TX 75032

RESIDENT
371 HENRY M CHANDLER DR
ROCKWALL, TX 75032

RESIDENT
372 HENRY M CHANDLER DR
ROCKWALL, TX 75032

RESIDENT
373 HENRY M CHANDLER DR
ROCKWALL, TX 75032

RESIDENT
374 HENRY M CHANDLER DR
ROCKWALL, TX 75032

MMAC 300 ROCKWALL TX LLC
C/O MONTECITO MEDICAL REAL ESTATE, ATTN
BRIAN MAAS
3807 CLEGHORN AVENUE SUITE 903
NASHVILLE, TN 37215

JOHNSON BRENT B & LINDA
3810 COVE RD
ROWLETT, TX 75088

JOHNSON BRENT & LINDA
3810 COVE RD
ROWLETT, TX 75088

DOMINGUE JON
3836 PINEBLUFF LN
ROCKWALL, TX 75032

NAIDOO PAUL
3904 ASPEN DR #3123
ROWLETT, TX 75088

ROLAND JOHN ROBERT AND
SUSAN RENEE CANNON
3910 MEDITERRANEAN STREET
ROCKWALL, TX 75087

KELBERT ERIC R
3939 E ALLIN ST UNIT 322
LONG BEACH, CA 90803

FLEMING JOYCE MARIE
4 INTREPID CIR
ROCKWALL, TX 75032

LEPARD RICHARD L
400 ENDEAVOR CT
ROCKWALL, TX 75032

BAXTER STEVE & KARAN
401 COLUMBIA DR
ROCKWALL, TX 75032

KORTEMIER WILLIAM F
401 YACHT CLUB DR
ROCKWALL, TX 75032

MOULEDOUS ALFRED E JR
402 COLUMBIA DR
ROCKWALL, TX 75032

BURNS LORRAINE
403 WEST WASHINGTON
ROCKWALL, TX 75087

KENTOPP RICHARD J & MELODY
403 YACHT CLUB DR
ROCKWALL, TX 75032

RESIDENT
404 COLUMBIA DR
ROCKWALL, TX 75032

HEIN PRISCILLA
404 ENDEAVOR CT
ROCKWALL, TX 75032

RESIDENT
405 YACHT CLUB DR
ROCKWALL, TX 75032

CENSULLO FRANCIS
405 COLUMBIA DR
ROCKWALL, TX 75032

CENSULLO TERESA ANN
405 COLUMBIA DR
ROCKWALL, TX 75032

HUGHES THOMAS AND MADISON
406 COLUMBIA DR
ROCKWALL, TX 75032

HURTADO DAVID RAY II AND
AIKO MINEMOTO
406 ENDEAVOR CT
ROCKWALL, TX 75032

LEROY WALKER AND ZADA WALKER TRUST
LISA PERRY- TRUSTEE
407 COLUMBIA DR
ROCKWALL, TX 75032

WISE RUTHANNE
407 YACHT CLUB DRIVE
ROCKWALL, TX 75032

TULK SHERRY
408 COLUMBIA DR
ROCKWALL, TX 75032

TULK SHARON K
408 COLUMBIA DR
ROCKWALL, TX 75032

TULK SHARON KAYE
408 COLUMBIA DR
ROCKWALL, TX 75032

FARR MATTHEW & AMBER
408 ENDEAVOR COURT
ROCKWALL, TX 75032

SCHREIBER JIMMY D & INEZ
409 COLUMBIA DR
ROCKWALL, TX 75032

BAKER JARROD J & HEATHER M
409 YACHT CLUB DR
ROCKWALL, TX 75032

NELSON JERRY C & MARIBETH TRUSTEES
NELSON FAMILY LIVING TRUST
410 COLUMBIA DR
ROCKWALL, TX 75032

NELSON FAMILY LIVING TRUST
JERRY C NELSON AND MARIBETH NELSON-
TRUSTEES
410 COLUMBIA DRIVE
ROCKWALL, TX 75032

MCKAY WILLIAM R & LINDA S
4109 DESERT GARDEN DR
PLANO, TX 75093

CHRISTENSEN DAVID J & STACEY
411 COLUMBIA DRIVE
ROCKWALL, TX 75032

PALERMO JAMES ALBERT
411 DRIFTWOOD ST
ROCKWALL, TX 75087

WATSON JARRETT A
411 YACHT CLUB DR
ROCKWALL, TX 75032

MARTIN MAX E
412 COLUMBIA DR
ROCKWALL, TX 75032

COMPTON WILLIAM H & JAYNE
412 ENDEAVOR CT
ROCKWALL, TX 75032

HYDEMAN ROBERT B JR
413 COLUMBIA DR
ROCKWALL, TX 75032

MACGILVARY ERIN
413 YACHT CLUB DRIVE
ROCKWALL, TX 75032

KERR DALE LESLIE AND SUSAN ALLEN
414 COLUMBIA DRIVE
ROCKWALL, TX 75032

LILES MICHAEL AND JO ANN
414 ENDEAVOR CT
ROCKWALL, TX 75032

WHITTEN DON AND PATRICE
415 COLUMBIA DR
ROCKWALL, TX 75032

STEVENSON LARRY KEITH
416 COLUMBIA DR
ROCKWALL, TX 75032

BOSWELL RAE ANN AND
AND LUKE SHAFER
417 COLUMBIA DR
ROCKWALL, TX 75032

RESIDENT
419 COLUMBIA DR
ROCKWALL, TX 75032

DJA REAL ESTATE LLC
42 MARY STREET
MOUNT VERNON, TX 75457

BREWER JAMES ASHLEY JR
420 COLUMBIA DR
ROCKWALL, TX 75032

RESIDENT
421 COLUMBIA DR
ROCKWALL, TX 75032

RESIDENT
422 COLUMBIA DR
ROCKWALL, TX 75032

BRIGHT CHRISTOPHER J JOHN
423 COLUMBIA DR
ROCKWALL, TX 75032

FRONTERA JOSE ANTONIO & CAROLINE
4241 BUENA VISTA #18
DALLAS, TX 75205

HANKINS MICHAEL L & VICKI S
425 COLUMBIA DR
ROCKWALL, TX 75032

RESIDENT
426 S YACHT CLUB DR
ROCKWALL, TX 75032

CONINE CHRISTOPHER T
426 YACHT CLUB DR UNIT B
ROCKWALL, TX 75032

JONES AMBER
426 YACHT CLUB DR UNIT H
ROCKWALL, TX 75032

PETTITT GREGORY S AND CONNIE L
426 YACHT CLUB DRIVE APT D
ROCKWALL, TX 75032

WEEKLEY PATRICIA H
426 YACHT CLUB DRIVE #G UNIT C-3
ROCKWALL, TX 75032

YANGER MORRIS & DORIS
427 COLUMBIA DR
ROCKWALL, TX 75032

HUNT JOEL JAMES & RISA DARLENE
427 PRIVATE RD 2939
PITTSBURG, TX 75686

RESIDENT
428 COLUMBIA DR
ROCKWALL, TX 75032

WRIGHT RHONDA LYNN
428 YACHT CLUB DR APT C
ROCKWALL, TX 75032

WRIGHT RHONDA
428C YACHT CLUB DR
ROCKWALL, TX 75032

ROLAND JAMES & DEBRA JAN
429 COLUMBIA DR
ROCKWALL, TX 75032

JR HILLTOP HOMES
429 COLUMBIA DRIVE
ROCKWALL, TX 75032

KANIA-ROLAND
429 COLUMBIA DRIVE
ROCKWALL, TX 75032

JR HILLTOP HOMES
429 COLUMBIA DRIVE
ROCKWALL, TX 75032

RESIDENT
430 S YACHT CLUB DR
ROCKWALL, TX 75032

KAY SUZANNE KAY
430E YACHT CLUB DRIVE
ROCKWALL, TX 75032

KELLY DONNA
431 COLUMBIA DR
ROCKWALL, TX 75032

PONDER KENNETH AND ELMA
431 PELICAN BAY CIR
SACRAMENTO, CA 95835

BARRINGER VAN
4310 COCHRAN CHAPEL CIR
DALLAS, TX 75209

DUDEK JOHN F AND JENNIFER H
432 COLUMBIA DR
ROCKWALL, TX 75032

GESSNER JOHN B
433 COLUMBIA DR
ROCKWALL, TX 75032

LAMBERTH ROBERT B & JENNIFER J
435 COLUMBIA DR
ROCKWALL, TX 75032

MORRISON DEBRA
436 COLUMBIA DR
ROCKWALL, TX 75032

RESIDENT
436 S YACHT CLUB DR
ROCKWALL, TX 75032

BECK JOAN K
436 YACHT CLUB DR APT A
ROCKWALL, TX 75032

MERCKLING BRYAN AND SARAH HUSSAIN
436 YACHT CLUB DRIVE #G
ROCKWALL, TX 75032

HALL DEREK
436C YACHT CLUB DRIVE
ROCKWALL, TX 75032

BENSON CURT R
438 COLUMBIA DRIVE
ROCKWALL, TX 75032

RESIDENT
438 S YACHT CLUB DR
ROCKWALL, TX 75032

WALLACE BRITTANY
438 S YACHT CLUB DR APT H
ROCKWALL, TX 75032

JOHNSTON CAROL RUTH
438 YACHT CLUB #E
ROCKWALL, TX 75032

JAMES DEBRA SUE
438 YACHT CLUB DR APT D
ROCKWALL, TX 75032

BARLOW DAVID ALLEN
438 YACHT CLUB DR APT F
ROCKWALL, TX 75032

TUCKER ASHLEY NICOLE
438 YACHT CLUB DR #G
ROCKWALL, TX 75032

SFIKAS SCOTT
438 YACHT CLUB DRIVE APT C
ROCKWALL, TX 75032

KRISHNAN ASHOK AND
SRIVASTAVA VARUNA
440 COLUMBIA DRIVE
ROCKWALL, TX 75032

RESIDENT
440 S YACHT CLUB DR
ROCKWALL, TX 75032

BROWN CYNTHIA
440 YACHT CLUB UNIT E
ROCKWALL, TX 75032

SERRANO MANUEL
440 YACHT CLUB DR UNIT B
ROCKWALL, TX 75032

FISHER TED Y
4404 PLACIDIA AVE
TOLUCA LAKE, CA 91602

STOUFFER JAMES MITCHELL AND AMY ALLEN
442 COLUMBIA DR
ROCKWALL, TX 75032

RESIDENT
442 S YACHT CLUB DR
ROCKWALL, TX 75032

SPOENEMAN DAVID AND JODI
442A YACHT CLUB APT A
ROCKWALL, TX 75032

SMITH THOMAS M
443 CHIPPENDALE DR
ROCKWALL, TX 75032

PAYNE JOHN R
444 COLUMBIA DR
ROCKWALL, TX 75032

RESIDENT
446 COLUMBIA DR
ROCKWALL, TX 75032

RESIDENT
450 S YACHT CLUB DR
ROCKWALL, TX 75032

ARMSTRONG MARK C
450 YACHT CLUB DRIVE UNIT C
ROCKWALL, TX 75032

RUNYON FLOYD D AND DANA
450 YACHT CLUB DRIVE UNIT # A
ROCKWALL, TX 75032

BRACK KENYATTA AND SELEAN TURNER
4501 YACHT CLUB DRIVE
ROCKWALL, TX 75032

RESIDENT
452 S YACHT CLUB DR
ROCKWALL, TX 75032

SULLIVAN ROBERT MICHAEL
452 YACHT CLUB DR #B
ROCKWALL, TX 75032

XU JINGRU
4529 CROSSTIMBER DR
PLANO, TX 75093

POWELL COQUEACE
454 S YACHT CLUB DRIVE A
ROCKWALL, TX 75032

MADONI DANIEL S AND BRENDA K
456 YACHT CLUB DRIVE, C UNIT 302
ROCKWALL, TX 75032

MCHALE JOHN D JR
457 LAURENCE DRIVE SUTIE 168
HEATH, TX 75032

RESIDENT
458 S YACHT CLUB DR
ROCKWALL, TX 75032

CLAYCOMB DENISE MASUNAS AND JOHN WILLIAM
458 YACHT DRIVE 458A
ROCKWALL, TX 75032

AUSBURN CHARLES NEAL
4614 GILBERT AVE
DALLAS, TX 75219

LIGHT JEFFREY A & LEIGH ANN
4671 GREENBRIAR CT
ROCKWALL, TX 75032

KUMAR ANVITA
4701 COPPER MOUNTAIN LANE
RICHARDSON, TX 75082

BICKLEY AMANDA
4702 STEEPLE CHASE LN
ROCKWALL, TX 75032

PAUL AMANDA K & SEAN K
4702 STEEPLE CHASE LN
ROCKWALL, TX 75032

RESIDENT
4725 BENTON CT
ROCKWALL, TX 75032

ETZ LUCAS COLE AND NANCY JO AND ELAINE COPELAND
4730 PIN OAKS CIR
ROCKWALL, TX 75032

GRAND-LIENARD ROBERT J III AND DIANA L
4741 BENTON CT
ROCKWALL, TX 75032

BAILEY KENNETH AND MEREDITH
4748 PIN OAKS CIR
ROCKWALL, TX 75032

ALLEN FAMILY TRUST
ROBERT E ALLEN AND ELEANOR I ALLEN-TRUSTEES
480 N WINCHESTER BLVD. #7
SANTA CLARA, CA 95050

RESIDENT
4804 SOUTHWIND DR
ROCKWALL, TX 75032

FLETCHER GAIL
4805 SOUTHWIND DR
ROCKWALL, TX 75032

FLETCHER GAIL
4805 SOUTHWIND DR
ROCKWALL, TX 75032

RESIDENT
4808 SOUTHWIND DR
ROCKWALL, TX 75032

RESIDENT
4812 SOUTHWIND DR
ROCKWALL, TX 75032

RESIDENT
4816 CHAPEL DR
ROCKWALL, TX 75032

DAVIS NITA
5 DARR ROAD
HEATH, TX 75032

AURINGER JENNIFER & JONATHAN
5 INTREPID CIR
ROCKWALL, TX 75032

SLABAS KAREN AND JEFFREY
50 SHADY DALE LN
ROCKWALL, TX 75032

RESIDENT
501 YACHT CLUB DR
ROCKWALL, TX 75032

UDSTUEN ERIKA ANN
501 COLUMBIA DRIVE
ROCKWALL, TX 75032

VILLARREAL ANDRES II
502 COLUMBIA DRIVE
ROCKWALL, TX 75032

LIECHTY FAMILY PARTNERSHIP LP
502 TERRY LN
HEATH, TX 75032

LIECHTY FAMILY PARTNERSHIP LP AND STANLEY B AND GERALDINE M SCOTT
502 TERRY LN
HEATH, TX 75032

RESIDENT
503 MARINER DR
ROCKWALL, TX 75032

NORTHCUTT BENJAMIN CHARLES AND LEIGH ANN
503 COLUMBIA DRIVE
ROCKWALL, TX 75032

RESIDENT
504 MARINER DR
ROCKWALL, TX 75032

BYRUM JO ANN
504 N ALAMO ROAD
ROCKWALL, TX 75087

RESIDENT
505 MARINER DR
ROCKWALL, TX 75032

FORSSELL MARI ANNIKA &
KINGSLEY CHRISTOPHER DAVID
505 COLUMBIA DR.
ROCKWALL, TX 75032

OIWA TAKAAKI
C/O OPEN HOUSE CO LTD
5050 QUORUM DRIVE SUITE 610
DALLAS, TX 75254

YANO SHINYA
C/O OPEN HOUSE CO., LTD,
5050 QUORUM DRIVE SUITE 610
DALLAS, TX 75254

IRWIN PATRICIA ANN
506 COLUMBIA DRIVE
ROCKWALL, TX 75032

RESIDENT
507 MARINER DR
ROCKWALL, TX 75032

RESIDENT
508 MARINER DR
ROCKWALL, TX 75032

BLAKELY SARA
508 COLUMBIA DR
ROCKWALL, TX 75032

BLAKELY DENNIS DALE AND SARA ALLEN
508 COLUMBIA DRIVE
ROCKWALL, TX 75032

JUDD MANO
508 MARIAH BAY DR
ROCKWALL, TX 75032

KUIPERS ROY & KATHY SALFEN
508 MARIAH BAY DR
ROCKWALL, TX 75032

RESIDENT
509 MARINER DR
ROCKWALL, TX 75032

SUTTON KRISTINA
510 COLUMBIA DR
ROCKWALL, TX 75032

SELZER DEANNA
510 TURTLE COVE BLVD STE 109
ROCKWALL, TX 75087

HONEYCUTT WELDON & LINDA
5102 YACHT CLUB DR
ROCKWALL, TX 75032

BUSS LARRY D & KAREN K
5103 YACHT CLUB DR
ROCKWALL, TX 75032

BOUGHTON JANENE
MARK STUERTZ
5104 YACHT CLUB DR
ROCKWALL, TX 75032

SOUTHAM THOMAS & MELISSA
5106 YACHT CLUB DRIVE
ROCKWALL, TX 75032

FEKADU HENOK
5108 YACHT CLUB DR
ROCKWALL, TX 75032

RESIDENT
511 MARINER DR
ROCKWALL, TX 75032

DEBENDER RACHEL M AND
MADELINE A GEARY
512 COLUMBIA DR
ROCKWALL, TX 75032

RUMBO PAUL
512 MARINER DR
ROCKWALL, TX 75032

BOUSSERT ANNE S & CHRISTIAN B
516 CAMELIA AVE
BATON ROUGE, LA 70806

LAQUEY DIANA
516 LAS LOMAS DR
HEATH, TX 75032

HAMMOND LIVING TRUST
519 E I30 #704
ROCKWALL, TX 75087

HAMMOND HUDDLE LIVING TRUST
EUGENE WESLEY HUDDLE AND JANE
HAMMOND, TRUSTEES
519 E I-30 #704
ROCKWALL, TX 75087

HAMMOND HUDDLE LIVING TRUST
EUGENE WESLEY HUDDLE AND JANE
HAMMOND, TRUSTEES
519 E I-30 #704
ROCKWALL, TX 75087

KING LINDA D REV LIVING TR
LINDA D KING TRUSTEE
519 E INTERSTATE 30
ROCKWALL, TX 75087

HARMON H VICTOR
519 E INTERSTATE 30 PMB 212
ROCKWALL, TX 75087

HARMON H VICTOR ETUX
519 E INTERSTATE 30 PMB 212
ROCKWALL, TX 75087

HARMON HOSEA VICTOR & ELIZABETH C
519 E INTERSTATE 30 PMB 212
ROCKWALL, TX 75087

HARMON H VICTOR
519 E INTERSTATE 30 PMB 212
ROCKWALL, TX 75087

LAYENDECKER TIMOTHY P & SHAHLA
519 INTERSTATE 30 #629
ROCKWALL, TX 75087

RESIDENT
52 SHADYDALE LN
ROCKWALL, TX 75032

THOMAS JERRY & MARSHA
5202 YACHT CLUB DR
ROCKWALL, TX 75032

BARRY JOYCE
5204 YACHT CLUB DR
ROCKWALL, TX 75032

RESIDENT
5206 YACHT CLUB DR
ROCKWALL, TX 75032

METRY GREGORY K
5208 YACHT CLUB DRIVE
ROCKWALL, TX 75032

HOGAN CANDICE LYNN AND
KEVIN PETER CRANTZ
522 YACHT CLUB DRIVE
ROCKWALL, TX 75032

GOODE FAMILY TRUST A
5231 FM 3227
CANTON, TX 75103

PERRY JAMES L AND SONDRA S
5233 SARASOTA DRIVE
GARLAND, TX 75043

HUGHES RONALD L AND RITA GAYLE
524 YACHT CLUB DRIVE
ROCKWALL, TX 75032

RESIDENT
526 YACHT CLUB DR
ROCKWALL, TX 75032

RESIDENT
528 YACHT CLUB DR
ROCKWALL, TX 75032

RESIDENT
530 YACHT CLUB DR
ROCKWALL, TX 75032

DAVIES DAVID B & HELEN J
5302 YACHT CLUB DR
ROCKWALL, TX 75032

NORTON JO ANN
5303 YACHT CLUB DR
ROCKWALL, TX 75032

HOLMGREN DENNIS M AND JO ANN
5303 YACHT CLUB DRIVE
ROCKWALL, TX 75032

RANSON DEBRA POOVEY
5304 YACHT CLUB DR
ROCKWALL, TX 75032

MARTIN CAREN
5305 YACHT CLUB DR
ROCKWALL, TX 75032

ADRIAN AMANDA C AND MICHAEL S
5306 YACHT CLUB DR
ROCKWALL, TX 75032

ADDISON MARAVIN G AND FAYE
5308 YACHT CLUB DR.
ROCKWALL, TX 75033

RESIDENT
532 YACHT CLUB DR
ROCKWALL, TX 75032

SCHARF ALLEN J
532 HUNTZINGER ROAD
WERNERSVILLE, PA 19565

ROSHAN KC
5335 BROADWAY BLVD #210
GARLAND, TX 75043

SALT PROPERTIES LLC
534 YACHT CLUB DRIVE
ROCKWALL, TX 75032

TROTTER STEVEN DOUGLAS & LISA ANN
534 YACHT CLUB DRIVE
ROCKWALL, TX 75032

TYBONE PROPERTIES LLC
536 LOMA VISTA
HEATH, TX 75032

PEARMAN JANICE
536 YACHT CLUB DR
ROCKWALL, TX 75032

RESIDENT
538 YACHT CLUB DR
ROCKWALL, TX 75032

RESIDENT
54 SHADY DALE LN
ROCKWALL, TX 75032

RESIDENT
540 YACHT CLUB DR
ROCKWALL, TX 75032

VAN AMBURGH GORDON D JR & JEANNE M
540 LOMA VIST
HEATH, TX 75032

DUNCAN HAL & EILEEN
5401 RANGER DR
ROCKWALL, TX 75032

ODOM JOSHUA D-WAYNE AND LACEY ALEXANDRA
5402 YACHT CLUB DRIVE
ROCKWALL, TX 75032

JANAK JUDY A AND MICHAEL K BOX
5403 RANGER DR
ROCKWALL, TX 75032

RESIDENT
5405 RANGER DR
ROCKWALL, TX 75032

MONTGOMERY WILLIAM C & DIANE
5406 YACHT CLUB DR
ROCKWALL, TX 75032

MAYFIELD STEPHEN ANDREW
5407 RANGER DRIVE
ROCKWALL, TX 75032

COLEMAN WILL
5408 YACHT CLUB DR
ROCKWALL, TX 75032

RESIDENT
5409 RANGER DR
ROCKWALL, TX 75032

RICH JEFFREY M
5411 RANGER DRIVE
ROCKWALL, TX 75032

RESIDENT
5412 RANGER DR
ROCKWALL, TX 75032

RESIDENT
5413 RANGER DR
ROCKWALL, TX 75032

RESIDENT
5414 RANGER DR
ROCKWALL, TX 75032

COOK GREGORY
5416 RANGER DRIVE
ROCKWALL, TX 75032

KUIPERS KATHY & ROY
5418 RANGER DR
ROCKWALL, TX 75032

KOMP STEPHEN J
5419 RANGER DRIVE
ROCKWALL, TX 75032

RESIDENT
542 YACHT CLUB DR
ROCKWALL, TX 75032

OTTEN STEVEN E
5420 RANDER DR
ROCKWALL, TX 75032

RESIDENT
5421 RANGER DR
ROCKWALL, TX 75032

RESIDENT
5422 RANGER DR
ROCKWALL, TX 75032

FULLER JULIE
5425 BYERS AVE
FORT WORTH, TX 76107

LUND MICHAEL J AKA
MICHAEL LUND AND CHIZUKO T LUND AKA
CHIZUKO LUND
5425 RANGER DRIVE
ROCKWALL, TX 75032

THOMAS VICKIE SUE
5427 RANGER DR
ROCKWALL, TX 75032

THOMAS VICKI
5427 RANGER DRIVE
ROCKWALL, TX 75032

THOMAS VICKI
5427 RANGER DRIVE
ROCKWALL, TX 75032

CONFIDENTIAL
5433 RANGER DR
ROCKWALL, TX 75032

RAINEY JOEL A & PAULA N
5434 RANGER DR
ROCKWALL, TX 75032

DOVE JAMES & BARBARA
5436 RANGER DR
ROCKWALL, TX 75032

LIKE JOHN MILES
5437 RANGER DR
ROCKWALL, TX 75032

RESIDENT
5438 RANGER DR
ROCKWALL, TX 75032

RESIDENT
544 YACHT CLUB DR
ROCKWALL, TX 75032

RESIDENT
5440 RANGER DR
ROCKWALL, TX 75032

RESIDENT
5441 RANGER DR
ROCKWALL, TX 75032

PIXLEY SUZANNE M
5442 RANGER DR
ROCKWALL, TX 75032

RESIDENT
5445 RANGER DR
ROCKWALL, TX 75032

DEATON AMANDA
5446 RANGER DRIVE
ROCKWALL, TX 75032

STENBERG SHANE & TRACY ENGLISH
5449 MARTEL
DALLAS, TX 75206

GILL ATLANTA PROPERTIES LLC
545 KIRNWOOD DRIVE
DALLAS, TX 75232

MAYS JOHN
5450 MERRIMAC AVENUE
DALLAS, TX 75206

GARCIA SERGIO AND
SAGRARIO MENA NAVA
5453 RANGER DR
ROCKWALL, TX 75032

MONTONEY LAUREN D
5455 RANGER DR
ROCKWALL, TX 75032

DOHERTY COURTNEY AND RYAN
5457 RANGER DRIVE
ROCKWALL, TX 75032

RESIDENT
546 YACHT CLUB DR
ROCKWALL, TX 75032

SOLOMON MARION C
5461 RANGER DR
ROCKWALL, TX 75032

GIBSON JEANETTE L
548 YACHT CLUB DR
ROCKWALL, TX 75032

VEGA DAVID AND ALICIA C
550 MCDONALD ROAD
HEATH, TX 75032

BYRD MANUEL NICKLOUS & EVA RHINE
550 YACHT CLUB
ROCKWALL, TX 75032

AVIZENIS ANTHONY JR AND MICHELLE
5500 RANGER DRIVE
ROCKWALL, TX 75032

RESIDENT
5501 CANADA CT
ROCKWALL, TX 75032

SCHULTZ KATHY L & LARRY R
5501 RANGER DR
ROCKWALL, TX 75032

CULLEN SETH LAWRENCE AND GABRIELLE
5501 YACHT CLUB DR
ROCKWALL, TX 75032

RESIDENT
5502 AUSTRALIA CT
ROCKWALL, TX 75032

SCHLETT KARLA AND SCOTT SHEPHERD
5502 CANADA CT
ROCKWALL, TX 75032

MARSHALL SAMUEL AND DIANA
5502 CHALLENGER CT
ROCKWALL, TX 75032

DAVIS WILLIAM H & PATRICIA L
5502 YACHT CLUB DR
ROCKWALL, TX 75032

RESIDENT
5503 YACHT CLUB DR
ROCKWALL, TX 75032

LORENZ CONSTANCE JOAN
5503 CANADA COURT
ROCKWALL, TX 75032

DENNEY ZACHARY LEWIS
5503 RANGER DR
ROCKWALL, TX 75032

LINLEY ZACHARY AND ELIZABETH HOLLAND-
5504 AUSTRALIA COURT
ROCKWALL, TX 75032

JAMES JUSTIN & LINDSEY
5504 CANADA COURT
ROCKWALL, TX 75032

MCKAY ADRIAN AND ROBERTA
5504 CHALLENGER CT
ROCKWALL, TX 75032

HENRY SUE E
5504 YACHT CLUB DR
ROCKWALL, TX 75032

RESIDENT
5505 YACHT CLUB DR
ROCKWALL, TX 75032

GARRETT TAYLOR B
5505 RANGER DR
ROCKWALL, TX 75032

RESIDENT
5506 CHALLENGER CT
ROCKWALL, TX 75032

WILSON STEPHEN MICHAEL AND LISA MARIE
5506 AUSTRALIA COURT
ROCKWALL, TX 75032

FELLERS CAROL
5506 CANADA CT
ROCKWALL, TX 75032

TURNBULL DENNIS AND SYLVIA
5507 YACHT CLUB DRIVE
ROCKWALL, TX 75032

RESIDENT
5508 CAMBRIA DR
ROCKWALL, TX 75032

YOUNG SHERRY WHITE
5508 AUSTRALIA CT
ROCKWALL, TX 75032

DAVIS JASON SCOTT
5508 CANADA COURT
ROCKWALL, TX 75032

NORTON ANGELA
5508 CHALLENGER CT
ROCKWALL, TX 75032

LATIMER TAMMY & DONALD
5509 RANGER DR
ROCKWALL, TX 75032

DESROSIERS RONALD J
5510 AUSTRALIA CT
HEATH, TX 75032

BULLARD SANDRA
5510 CANADA COURT
ROCKWALL, TX 75032

BRADSHAW ADRIAN
5510 CHALLENGER COURT
ROCKWALL, TX 75032

TAYLOR JOE & CINDY
5511 AUSTRALIA CT
ROCKWALL, TX 75032

RESIDENT
5512 CHALLENGER CT
ROCKWALL, TX 75032

GARCIA LUIS
5512 CANADA CT
ROCKWALL, TX 75032

LANCE DONNIE C & MARY
5514 AUSTRALIA CT
ROCKWALL, TX 75032

PETERS LEONARD R AND SANDY JO
5514 CANADA CT
ROCKWALL, TX 75032

STARBIRD RYAN D AND LAUREN
5514 CHALLENGER CT
ROCKWALL, TX 75032

CLARK TAWANA
5516 AUSTRALIA CT
ROCKWALL, TX 75032

SEAY JIMMY & CYNTHIA F
5516 CANADA CT
ROCKWALL, TX 75032

CABANISS CHAR CHERICE
DAVID R DE LA CERDA
5516 CHALLENGER CT
ROCKWALL, TX 75032

RESIDENT
5518 AUSTRALIA CT
ROCKWALL, TX 75032

FREDERIKSEN JOHN C & ARLENE C REV LIV TR
JOHN C & ARLENE C FREDERIKSEN TRUSTEES
5518 CHALLENGER CT
ROCKWALL, TX 75032

MORRISON MICHAEL S
552 YACHT CLUB DRIVE
ROCKWALL, TX 75032

RESIDENT
5520 AUSTRALIA CT
ROCKWALL, TX 75032

RESIDENT
5520 CHALLENGER CT
ROCKWALL, TX 75032

CHESLIK EDWIN ALLEN JR AND AMBER NICHOLE CARREON
5522 CHALLENGER CT
ROCKWALL, TX 75032

CONFIDENTIAL
5526 CHALLENGER COURT
ROCKWALL, TX 75032

SHELTON ROBERT M
5528 CHALLENGER CT
ROCKWALL, TX 75032

WATKINS JAMES & ELLEN
5530 CHALLENGER CT
ROCKWALL, TX 75032

WILLIAMS MARLENE
5533 CANADA COURT
ROCKWALL, TX 75032

IPPOLITO TERRI L AND JOHN J
5534 CANADA CT
ROCKWALL, TX 75032

MAXCEY THOMAS CHRISTOPHER & KIRSTEN JOANN
5535 CANADA CT
ROCKWALL, TX 75032

RESIDENT
5536 CANADA CT
ROCKWALL, TX 75032

RESIDENT
5537 CANADA CT
ROCKWALL, TX 75032

CHURCHMAN MICHAEL B AND
LAURIE PATERNOSTER
5538 CANADA CT
ROCKWALL, TX 75032

BYRUM TADD AUSTIN
5539 CANADA CT
ROCKWALL, TX 75032

2016 BLUM REVOCABLE TRUST
JENNIFER REBECCA BLUM, TRUSTEE
554 YACHT CLUB
ROCKWALL, TX 75032

MULLENIX DIANE
5541 CANADA COURT
ROCKWALL, TX 75032

MUNDO JOE AND PAM
5542 CANADA CT
ROCKWALL, TX 75032

MUNDO JOSEPH C & PAMELA J
5542 CANADA CT
ROCKWALL, TX 75032

RESIDENT
5543 CANADA CT
ROCKWALL, TX 75032

JONES KEITH AND TERESA K
5544 CHANDLERS COURT
ROCKWALL, TX 75032

OWEN JAMI HUBER
5546 CANADA COURT
ROCKWALL, TX 75032

RESIDENT
5548 CANADA CT
ROCKWALL, TX 75032

FREEMAN STEPHEN M
5550 CANADA CT
ROCKWALL, TX 75032

RESIDENT
5552 CANADA CT
ROCKWALL, TX 75032

SCHOENEMAN JAMES B
5554 CANADA CT
ROCKWALL, TX 75032

RUSH REGINA AND
JENNIFER REBECCA BLUM
5556 CANADA CT
ROCKWALL, TX 75032

BLUM JENNIFER REBECCA
5556 CANADA CT
ROCKWALL, TX 75032

2016 BLUM REVOCABLE TRUST
JENNIFER REBECCA BLUM- TRUSTEE
5556 CANADA CT
ROCKWALL, TX 75032

JORDAN RICHARD WAYNE
5558 CANADA COURT
ROCKWALL, TX 75032

VAUGHAN SANDRA K
556 YACHT CLUB DR UNIT 1
ROCKWALL, TX 75032

PIXLEY SUZANNE M & ANDREA J
5560 CANADA COURT
ROCKWALL, TX 75032

PIXLEY SUZANNE AND ANDREA J
5560 CANADA COURT
ROCKWALL, TX 75032

PIXLEY ANDREA J AND SUZANNE M
5560 CANADA CT
ROCKWALL, TX 75032

PIXLEY ANDREA AND
SUZANNE PIXLEY
5560 CANADA CT
ROCKWALL, TX 75032

PIXLEY ANDREA J AND SUZANNE M
5560 CANADA CT
ROCKWALL, TX 75032

PIXLEY ENTERPRISES AND
ANDREA PIXLEY
5560 CANADA CT
ROCKWALL, TX 75032

PIXLEY ANDREA
5560 CANADA CT
ROCKWALL, TX 75032

RESIDENT
5562 CANADA CT
ROCKWALL, TX 75032

RESIDENT
5564 CANADA CT
ROCKWALL, TX 75032

RESIDENT
5566 CANADA CT
ROCKWALL, TX 75032

PERRY ADAM J AND CLARICE
5568 CANADA CT
ROCKWALL, TX 75032

PUSCH CHRISTA
5569 CANADA CT
ROCKWALL, TX 75032

KRAVETZ STEVEN M ETUX
5570 CANADA CT
ROCKWALL, TX 75032

RESIDENT
5571 CANADA CT
ROCKWALL, TX 75032

RESIDENT
5572 CANADA CT
ROCKWALL, TX 75032

RESIDENT
5573 CANADA CT
ROCKWALL, TX 75032

RESIDENT
5574 CANADA CT
ROCKWALL, TX 75032

MCCLOY STEPHANIE JOAN
5575 CANADA CT
ROCKWALL, TX 75032

MCCLOY STEPHANIE JOAN
5575 CANADA CT
ROCKWALL, TX 75032

MCCLOY STEPHANIE JOAN
5575 CANADA CT
ROCKWALL, TX 75032

M & H PROPERTIES INC
5575 CANADA CT
ROCKWALL, TX 75032

MCCLOY STEPHANIE JOAN
5575 CANADA CT
ROCKWALL, TX 75032

HETTINGER HAYS V & MARGARET A
5576 CANADA CT
ROCKWALL, TX 75032

RESIDENT
5577 CANADA CT
ROCKWALL, TX 75032

PALMER TODD P AND NEELIE HUFF
5579 CANADA CT
ROCKWALL, TX 75032

RESIDENT
558 YACHT CLUB DR
ROCKWALL, TX 75032

HAWN LESLEE AND WILLIAM RUSSELL
5580 CANADA CT
ROCKWALL, TX 75032

AUBREY Q & YVONNE M PATTERSON
REVOCABLE LIVING TRUST
AUBREY Q & YVONNE M PATTERSON TRUSTEES
5581 CANADA COURT
ROCKWALL, TX 75032

MARTIN GREGORY LAWRENCE AND CHRISTIN
BRADLEY
5583 CANADA CT
ROCKWALL, TX 75032

KIBBY ROAD LLC
559 W MAIN ST
MERCED, CA 95340

RESIDENT
560 YACHT CLUB DR
ROCKWALL, TX 75032

MILLER DAVID W & GAIL M
5601 CAMBRIA DRIVE
ROCKWALL, TX 75032

MARTIN FREDERICK & SONJA
5601 RANGER DR
ROCKWALL, TX 75032

MARTIN LAKESHORE PROPERTIES LLC
5601 RANGER DR
ROCKWALL, TX 75032

BLOCKER LINDA SUE
5601 YACHT CLUB DRIVE
ROCKWALL, TX 75032

HOLLOWAY KAREN HOUSTON
5602 CAMBRIA DRIVE
ROCKWALL, TX 75032

JACKSON DESHANNON
5602 CANADA COURT
ROCKWALL, TX 75032

WOMACK NATALIE AND
JACOB BAYS
5602 YACHT CLUB DRIVE
ROCKWALL, TX 75032

SMITH MICHAEL A
5603 CAMBRIA DR
ROCKWALL, TX 75032

KING RONALD H AND
DEBBIE D RENFROW
5603 YACHT CLUB DRIVE
ROCKWALL, TX 75032

RESIDENT
5604 YACHT CLUB DR
ROCKWALL, TX 75032

DUDLEY KAREN
5604 CAMBRIA DRIVE
ROCKWALL, TX 75032

FARIS CHARLES M AND DAWN M
5604 CANADA CT
ROCKWALL, TX 75032

WANDREY ERIN
5605 CAMBRIA DRIVE
ROCKWALL, TX 75032

CLEVENGER JOHN
5605 RANGER DRIVE
ROCKWALL, TX 75032

RESIDENT
5606 CANADA CT
ROCKWALL, TX 75032

RESIDENT
5606 YACHT CLUB DR
ROCKWALL, TX 75032

WHITE DAVID RANDALL
5606 CAMBRIA DR
ROCKWALL, TX 75032

SANDKNOP RYAN TERRANCE AND KATIE ANN
5606 RANGER DR
ROCKWALL, TX 75032

CRUZ SVEN CHRISTIAN AND
JAMIE MCCORMICK
5607 CAMBRIA DR
ROCKWALL, TX 75032

NEEL COURTNEY B
5607 RANGER DRIVE
ROCKWALL, TX 75032

RESIDENT
5608 YACHT CLUB DR
ROCKWALL, TX 75032

BUTTLES HOLLI M LOVELESS
5608 CANADA CT
ROCKWALL, TX 75032

GARNER LAURA
5609 CAMBRIA DR
ROCKWALL, TX 75032

PROFFER PAUL D & CAROL W
5610 CAMBRIA DR
ROCKWALL, TX 75032

ROBISON AARON AND AMY M
5610 CANADA CT
ROCKWALL, TX 75032

LALONDE SCOTT M AND MEGAN B
5610 YACHT CLUB DRIVE
ROCKWALL, TX 75032

RESIDENT
5611 CAMBRIA DR
ROCKWALL, TX 75032

FUENTES GERARDO & GENISE
5612 CAMBRIA DRIVE
ROCKWALL, TX 75032

GARDNER MICHAEL J
5613 CAMBRIA DR
ROCKWALL, TX 75032

SANCHEZ DIANA AND JERRY
5614 CAMBRIA DRIVE
ROCKWALL, TX 75032

ELLIOTT LARRY & MARY
5616 CAMBRIA DR
ROCKWALL, TX 75032

BAILEY KENNETH R & DEBBIE A
5618 CAMBRIA DRIVE
ROCKWALL, TX 75032

WONG PAUL C & POLLY W
5620 CAMBRIA DR
ROCKWALL, TX 75032

RESIDENT
5622 CAMBRIA DR
ROCKWALL, TX 75032

COOPER NEAL B
5624 CAMBRIA DR
ROCKWALL, TX 75032

WALLACE JOSHUA RAY AND
MANDI LYNN HEATHERLY
5626 CAMBRIA DRIVE
ROCKWALL, TX 75032

ARNOLD TIMOTHY S AND SHELLEY R
5700 RANGER DR
ROCKWALL, TX 75032

WEST JAKE EDWARD AND RACHEL
5701 YACHT CLUB
ROCKWALL, TX 75032

ROMERO VICTOR H MATA AND FILOMENA
MATA
5702 RANGER DR
ROCKWALL, TX 75032

OWEN DONALD H
5702 SOUTHERN CROSS
ROCKWALL, TX 75032

FERGUSON MICHEAL & DEBBIE
5703 RANGER DR
ROCKWALL, TX 75032

LANG JOSEPH W III &
LISA PAPANICOLAS-LANG
5703 YACHT CLUB DR
ROCKWALL, TX 75032

COGGESHALL LON CHRISTIAN
5704 RANGER DRIVE
ROCKWALL, TX 75032

NOLAN STEPHEN
5704 SOUTHERN CROSS DR
ROCKWALL, TX 75032

MALAK RICHARD J AND BARBARA E
5704 YACHT CLUB DRIVE
ROCKWALL, TX 75032

RESIDENT
5705 YACHT CLUB DR
ROCKWALL, TX 75032

LAROUX TONI D
5705 RANGER DR
ROCKWALL, TX 75032

SORENSEN DEBORAH R & ROBERT S
5705 SOUTHERN CROSS DR
ROCKWALL, TX 75032

CROUCH DANIEL AND CHRISTINA
5706 RANGER DR
ROCKWALL, TX 75032

HAMAD JASON
5706 SOUTHERN CROSS DRIVE
ROCKWALL, TX 75032

DOUGLAS-GRAY ANTONE & DAKOTA
5707 RANGER DR
ROCKWALL, TX 75032

KING SHILA
5707 SOUTHERN CROSS DRIVE
ROCKWALL, TX 75032

GANDY JAMES BRADY & EDNA
5707 YACHT CLUB DRIVE
ROCKWALL, TX 75032

RESIDENT
5708 SOUTHERN CROSS DR
ROCKWALL, TX 75032

RESIDENT
5709 SOUTHERN CROSS DR
ROCKWALL, TX 75032

RESIDENT
5709 YACHT CLUB DR
ROCKWALL, TX 75032

REYNOLDS TIM A
5709 RANGER DR
ROCKWALL, TX 75032

DEFRANCO JOHN
5710 SOUTHERN CROSS
ROCKWALL, TX 75032

DEFRANCO JOHN S & DIANE B
5710 SOUTHERN CROSS DR
ROCKWALL, TX 75032

VILLAROMAN LEO D MD & MARIA E
5711 RANGER DRIVE
ROCKWALL, TX 75032

MARK BRIAN POESCHEL & AURORA POESCHEL LIVING TRUST
MARK BRIAN POESCHEL & AURORA POESCHEL-TRUSTEES
5711 SOUTHERN CROSS DRIVE
ROCKWALL, TX 75032

WHITE GUY B AND
JESSICA CANTON
5711 YACHT CLUB DRIVE
ROCKWALL, TX 75032

LEMASTER MARK & JILL
5712 SOUTHERN CROSS DR
ROCKWALL, TX 75032

BOWERS WILLIAM AND STEPHANIE
5713 RANGER DR
ROCKWALL, TX 75032

RUSHING ROGER D & DEBORAH C
5713 SOUTHERN CROSS DR
ROCKWALL, TX 75032

CURTIN DENIS ELLIOT
5715 RANGER DR
ROCKWALL, TX 75032

JENNISON FAMILY HOMESTEAD TRUST
JEROME R JENNISON AND NANCY E JENNISON-TRUSTEES
5716 SOUTHERN CROSS DRIVE
ROCKWALL, TX 75032

CHESNA THOMAS E &
VICTORIA D CHESNA LIVING TR
5720 SOUTHERN CROSS DR
ROCKWALL, TX 75032

BRANCO ANTHONY J
5731 SOUTHERN CROSS DR
ROCKWALL, TX 75032

WITT CAROLINE L
5735 SOUTHERN CROSS DRIVE
ROCKWALL, TX 75032

RESIDENT
5801 RANGER DR
ROCKWALL, TX 75032

BIXLER JOY S
5801 YACHT CLUB DR
ROCKWALL, TX 75032

ALVARADO PAUL AND ELSA
5802 CONSTELLATION CIR
ROCKWALL, TX 75032

RESIDENT
5803 RANGER DR
ROCKWALL, TX 75032

WRIGHTSON DAVID J SR
5803 YACHT CLUB DR
ROCKWALL, TX 75032

WRIGHTSON DAVID J & LUCY S
5803 YACHT CLUB DR
ROCKWALL, TX 75032

RESIDENT
5804 YACHT CLUB DR
ROCKWALL, TX 75032

MARQUES LILIAN
5805 RANGER DRIVE
ROCKWALL, TX 75032

MINCKLER JOSEPH M & INGRID E
5805 YACHT CLUB DR
ROCKWALL, TX 75032

INMAN CAROL AND DANNY REVOCABLE TRUST
DANNY DALE INMAN & CAROL ANNETTE CO-TRUSTEES
5806 CONSTELLATION
ROCKWALL, TX 75032

HUMES JENNIFER
5806 YACHT CLUB DRIVE
ROCKWALL, TX 75032

RESIDENT
5807 YACHT CLUB DR
ROCKWALL, TX 75032

ARCE JEAN PAUL
5807 RANGER DR
ROCKWALL, TX 75032

RESIDENT
5808 CONSTELLATION CIR
ROCKWALL, TX 75032

LANG NICOLE
5808 YACHT CLUB DR
ROCKWALL, TX 75032

CAMPOS RUBEN
5809 RANGER DR
ROCKWALL, TX 75032

MORALES JOSE LUIS JR
5809 YACHT CLUB DR
ROCKWALL, TX 75032

STROUD SUZETTE AND
LINA NIKOLE SWIZE
581 LOUDER WAY
FATE, TX 75087

PT SHARAMITARO FAMILY TRUST
PAUL J SHARAMITARO AND TINA L
SHARAMITARO- TRUSTEES
5810 CONSTELLATION CIRCLE
ROCKWALL, TX 75032

DEWITT MADALENA M
5811 YACHT CLUB DRIVE
ROCKWALL, TX 75032

SEALS SCOTT RYAN AND SHANNA LOUISE
5812 CONSTELLATION CIR
ROCKWALL, TX 75032

RESIDENT
5813 YACHT CLUB DR
ROCKWALL, TX 75032

DEMAGGIO ANNEMIEKE W & ANTHONY J
5813 CONSTELLATION CIR
ROCKWALL, TX 75032

HYVL BRUCE ALAN AND MIRANDA RENEE
5814 CONSTELLATION CIRCLE
ROCKWALL, TX 75032

RENTFROW JAMEY AND LEEANN
5816 CONSTELLATION CIRCLE
ROCKWALL, TX 75032

DICKSTEIN JUSTIN
5817 CONSTELLATION CIR
ROCKWALL, TX 75032

OSTRANDER MARK & TAMMY
5818 CONSTELLATION CIRCLE
ROCKWALL, TX 75032

RESIDENT
5901 VOLUNTEER PL
ROCKWALL, TX 75032

RESIDENT
5901 YACHT CLUB DR
ROCKWALL, TX 75032

PALMER VANDI
5901 RANGER DR
ROCKWALL, TX 75032

BRIGHT ANDREA STEFANIE SCHMAZ AND
CHRISTOPHER COLIN KATO
5901 SCEPTRE DRIVE
ROCKWALL, TX 75032

MARENICH JENNIFER CORA AND ROBERT
ANDREW
5902 YACHT CLUB DRIVE
ROCKWALL, TX 75032

PIERCE D F
5903 RANGER DR
ROCKWALL, TX 75032

FIALA MARZENA AND GEORGE
5903 SCEPTRE DR
ROCKWALL, TX 75032

HENDRICKS LORI L
5903 VOLUNTEER PL
ROCKWALL, TX 75032

HENDRICKS LORI L
5903 VOLUNTEER PLACE
ROCKWALL, TX 75032

MANN ERIK AND ABBY
5903 YACHT CLUB DR
ROCKWALL, TX 75032

RESIDENT
5904 YACHT CLUB DR
ROCKWALL, TX 75032

MOORE JAMES SETH & KIMBERLY N
5904 SCEPTRE DRIVE
ROCKWALL, TX 75032

WILLIS TOMMY LEE
5905 RANGER DR
ROCKWALL, TX 75032

MILLAGER JOSHUA & KRASSY
5905 SCEPTRE DR
ROCKWALL, TX 75032

NEWCOMER JORDAN AND DARA
5905 VOLUNTEER PLACE
ROCKWALL, TX 75032

PHILLIPS KYLONI
5906 SCEPTRE DR
ROCKWALL, TX 75032

JONES BRADLEY
5906 YACHT CLUB DR
ROCKWALL, TX 75032

BLOCKER LANA HICE
5907 SCEPTRE DR
ROCKWALL, TX 75032

ODELL JEFFERY T & TONYA
5907 VOLUNTEER PL
ROCKWALL, TX 75032

CONFIDENTIAL
5907 YACHT CLUB DR
ROCKWALL, TX 75032

DAHL MICHAEL K & SHEILA
5908 SCEPTRE DRIVE
ROCKWALL, TX 75032

TURNER LESLIE D
5908 YACHT CLUB DR
ROCKWALL, TX 75032

GRIMLAND MIKE W AND
WENDY D SMITH
5909 SCEPTRE DR
ROCKWALL, TX 75032

ULMEN PEGGY SUE
5909 VOLUNTEER PL
ROCKWALL, TX 75032

ULMEN PEGGY SUE
5909 VOLUNTEER PLACE
ROCKWALL, TX 75032

MALAK DANIEL & CYNTHIA
5910 SCEPTRE DR
ROCKWALL, TX 75032

RESIDENT
5911 VOLUNTEER PL
ROCKWALL, TX 75032

YANCEY JERRY W & YEA ZONG
5911 SCEPTRE DR
ROCKWALL, TX 75032

RABAH MILENA
5912 YACHT CLUB DRIVE
ROCKWALL, TX 75032

HALL GLENN D
5913 SCEPTRE DR
ROCKWALL, TX 75032

GRIMES BEVERLY BOYCE
5913 VOLUNTEER PL
ROCKWALL, TX 75032

KALAJDZIC BOJAN
5914 VOLUNTEER PLACE
ROCKWALL, TX 75032

RESIDENT
5915 VOLUNTEER PL
ROCKWALL, TX 75032

WALKER SHARLA
5915 SCEPTRE DRIVE
ROCKWALL, TX 75032

BRANTLEY RITA JANELLE
5916 VOLUNTEER PLACE
ROCKWALL, TX 75032

OBENSHAIN LOUISE V
5917 VOLUNTEER PLACE
ROCKWALL, TX 75032

RESIDENT
5918 VOLUNTEER PL
ROCKWALL, TX 75032

RESIDENT
5919 VOLUNTEER PL
ROCKWALL, TX 75032

FIELDS S A
5920 VOLUNTEER PL
ROCKWALL, TX 75032

BOBO ANN MARIE
5921 VOLUNTEER PLACE
ROCKWALL, TX 75032

LENOX NANCY H
5922 VOLUNTEER PL
ROCKWALL, TX 75032

RESIDENT
5924 VOLUNTEER PL
ROCKWALL, TX 75032

RESIDENT
5925 VOLUNTEER PL
ROCKWALL, TX 75032

BANKS GENELLE MARIE
5926 VOLUNTEER PL
ROCKWALL, TX 75032

STOUT JEFFREY AND SHERI
5927 VOLUNTEER PL
ROCKWALL, TX 75032

MOMSEN LEO JOHN
5928 VOLUNTEER PLACE
ROCKWALL, TX 75032

SCHIRATO LISA
5929 VOLUNTEER PLACE
ROCKWALL, TX 75032

LEATHERWOOD CATHY R
5930 VOLUNTEER PLACE
ROCKWALL, TX 75032

BROWN DORLISKA WADSWORTH IV
6 INTREPID CIRCLE
ROCKWALL, TX 75032

COLLICHIO STEVEN JAMES
6002 VOLUNTEER PL
ROCKWALL, TX 75032

DALY PETER H & CARLA S BRICE
6003 VOLUNTEER PL
ROCKWALL, TX 75032

WOOD TERESA E
6004 VOLUNTEER PL
ROCKWALL, TX 75032

DEAN ANGIE D & ROY M
6005 VOLUNTEER PL
ROCKWALL, TX 75032

FUNDARO ANTHONY J AND MARTINA
6007 VOLUNTEER PL
ROCKWALL, TX 75032

RICHARDSON CHESTER AND SHELLEY
604 COURAGEOUS DR
ROCKWALL, TX 75032

TONOLI KEITH M & ROSEMARY E
604 SEVERIGE CT
ROCKWALL, TX 75032

RESIDENT
605 COURAGEOUS DR
ROCKWALL, TX 75032

JORDAN PAMELLA W
605 SCENIC DR
ROCKWALL, TX 75032

LANGER KATHERINE
606 SEVERIGE CT
RROCKWALL, TX 75032

HILL KENYON B
608 SEVERIGE CT
ROCKWALL, TX 75032

MARSHALL LISA AND WILLIAM C
609 COURAGEOUS DR
ROCKWALL, TX 75032

HALLBACK ERIK & ANIKO
610 SEVERIGE CT
ROCKWALL, TX 75032

DWYER REX W AND AMY
6101 VOLUNTEER PL
ROCKWALL, TX 75032

RESIDENT
6102 VOLUNTEER PL
ROCKWALL, TX 75032

WEBSTER MARY ANN
6103 VOLUNTEER PLACE
ROCKWALL, TX 75032

RESIDENT
6104 VOLUNTEER PL
ROCKWALL, TX 75032

BRENDA BEJARANO REVOCABLE TRUST
BRENDA BEJARANO- TRUSTEE
6105 VOLUNTEER PLACE
ROCKWALL, TX 75032

RESIDENT
6106 VOLUNTEER PL
ROCKWALL, TX 75032

BRYNE PATRICK AND LAURA KRUSE
6107 VOLUNTEER PLACE
ROCKWALL, TX 75032

DRAPER CHARLES E & JANICE M
6108 VOLUNTEER PL
ROCKWALL, TX 75032

MARSH ELIZABETH AND JACK
6109 VOLUNTEER PL
ROCKWALL, TX 75032

NEAL RYAN & ALLYSON
6110 VOLUNTEER PLACE
ROCKWALL, TX 75032

BROWN BRYAN K
6111 VOLUNTEER PL
ROCKWALL, TX 75032

MAZUR MELISSA
6112 VOLUNTEER PL
ROCKWALL, TX 75032

JOHNSON EARL & ERA WILLIAMS
612 SEVERIGE COURT
ROCKWALL, TX 75032

RESIDENT
615-619 COURAGEOUS DR
ROCKWALL, TX 75032

BLASSINGAME KENNETH E ETUX
6227 HIGHGATE LN
DALLAS, TX 75214

ATASHIRANG GHASSEM
623 COURAGEOUS DR
ROCKWALL, TX 75032

HUMES GEORGE D & MARY A
624 COURAGEOUS DR
ROCKWALL, TX 75032

RIDGE ROAD REAL ESTATE LLC
6245 RYEWORTH DR
FRISCO, TX 75035

RESIDENT
625 COURAGEOUS DR
ROCKWALL, TX 75032

RESIDENT
627 COURAGEOUS DR
ROCKWALL, TX 75032

JOHNSON FAMILY TRUST
628 SHADOW WOOD LN
HEATH, TX 75032

JUAREZ JAIME L
629 COURAGEOUS DR
ROCKWALL, TX 75032

CRUTCHFIELD DAVID S & MARY W
630 COURAGEOUS DR
ROCKWALL, TX 75032

RESIDENT
631 COURAGEOUS DR
ROCKWALL, TX 75032

MELTON STEVEN C & BEVERLY G
632 COURAGEOUS DR
ROCKWALL, TX 75032

SANTANO INVESTMENTS LLC
632 SORITA CIRCLE
HEATH, TX 75032

KORSH ERIC S AND DIANE
633 COURAGEOUS DRIVE
ROCKWALL, TX 75032

MCKINSTRY FRITZ & KATHY, TRUSTEES
FRITZ & KATHY MCKINSTRY LIVING TRUST
634 COURAGEOUS DR
ROCKWALL, TX 75032

MCKINSTRY FRITZ AND KATHY LIVING TRUST
634 COURAGEOUS DR
ROCKWALL, TX 75032

LACORTE PASQUALE JR AND LANEY LACORTE
635 COURAGEOUS DRIVE
ROCKWALL, TX 75032

HAYS DANNY W & JOAN
639 STAFFORD CIR
ROCKWALL, TX 75087

HAYS DANNY W AND JOAN A
639 STAFFORD CIRCLE
ROCKWALL, TX 75087

HAYS DANNY W AND JOAN A
639 STAFFORD CIRCLE
ROCKWALL, TX 75087

ROCKWALL PROPERTY SOLUTIONS
643 TURTLE COVE BLVD
ROCKWALL, TX 75087

COOPER KAREN AND CRAIG
6498 GOLDEN CLUB DR
MIRA LOMA, CA 91752

MUNGER JEFFREY K AND GAIL SLOANE
6558 FOXDALE CIRCLE
COLORADO SPRINGS, CO 80919

ROBERTSON RONALD H AND
BILLY C ROBERTSON
661 SORITA CIRCLE
HEATH, TX 75032

ARBAT, LLC
6629 ISLA DEL RAY
EL PASO, TX 79912

CORL JON & KIMBERLY BETH CORL AND
ELIZABETH EDWARDS
668 FEATHERSTONE DRIVE
ROCKWALL, TX 75087

EMERIROCK LLC
DBA EMERITUS SENIOR LIVING
6737 W WASHINGTON ST STE 2300
MILWAUKEE, WI 53214

RESIDENT
7 GREENBELT
ROCKWALL, TX 75032

DEFORD ERA JANE
7 INTREPID CIRCLE
ROCKWALL, TX 75032

STIEGELMAR RICHARD L AND DORA L
7 MAGNOLIA DR
MEXICO BEACH, FL 32456

JONES W GRIFFIN & BARBARA STEWART JONES
701 YACHT CLUB DR
ROCKWALL, TX 75032

RAMSEY TERESA GALE AND
LORI RAMSEY
7047 LAVISTA DRIVE
DALLAS, TX 75214

UTHLAUT WILLIAM & JACQUELINE C
7057 W BELMONT DR
LITTLETON, CO 80123

UTHLAUT WILLIAM S
7057 W BELMONT DR
LITTLETON, CO 80123

STAMPS GAYLON JR
7120 SPRING VALLEY RD
DALLAS, TX 75254

PILARC KAREN
718 7TH STREET SOUTHEAST
AUBURN, WA 98002

VELASCO ALEJANDRO PORTOCARRERO AND
STEPHANIE G ARAMAYO
7205 STONE MEADOW CIR
ROWLETT, TX 75088

CID EVELYN DEL
7226 ENCLAVE WAY
DALLAS, TX 75218

CID EVELYN DEL
7226 ENCLAVE WAY
DALLAS, TX 75218

CID EVELYN DEL
7226 ENCLAVE WAY
DALLAS, TX 75218

THOMAS VELIA
7317 LOUGHEED PLZ
PLANO, TX 75025

GKD PROPERTIES LLC
732 AVALON DRIVE
HEATH, TX 75032

ROCK SOUTH INVESTMENTS LTD. A TEXAS
LIMITED PARTNERSHIP
756 RIDGE HOLLOW RD
ROCKWALL, TX 75032

ABARCA CARLOS ALBERTO RIVERS
7709 BRIARCREST CT
IRVING, TX 75063

JACOBS MICHAEL TYLER AND ASHLEE BROOKS
PATTON
ASHLEE BROOKS PATTON
7818 GASTON DR
SAN DIEGO, CA 92126

PATTERSON WILLIAM L JR AND DWAYLA L
REVOCABLE LIVING TRUST
782 HANOVER DR
ROCKWALL, TX 75087

PATTERSON WILLIAM L JR AND DWAYLA L
REVOCABLE LIVING TRUST
782 HANOVER DR
ROCKWALL, TX 75087

BENTON EMILY AND
LORI BENTON
785 WINDING RIDGE LN
ROCKWALL, TX 75032

BOWSHER KATHERINE M
8 INTREPID CIRCLE
ROCKWALL, TX 75032

RESIDENT
801 SIGNAL RIDGE PL
ROCKWALL, TX 75032

RESIDENT
801 SIGNAL RIDGE PL
ROCKWALL, TX 75032

RESIDENT
801 SIGNAL RIDGE PL
ROCKWALL, TX 75032

LONON DEBORAH J
802 SIGNAL RIDGE PLACE
ROCKWALL, TX 75032

RESIDENT
803 SIGNAL RIDGE PL
ROCKWALL, TX 75032

PROSEK SHERI L
803 VILLAGE GREEN DR
ROCKWALL, TX 75087

BROWN NIGEL M.H.O.
8039 WESTOVER DR
DALLAS, TX 75231

RESIDENT
804 SIGNAL RIDGE PL
ROCKWALL, TX 75032

ARMSTRONG D
804 EAGLE PASS
HEATH, TX 75032

ARMSTRONG JOHN D III AND INDIVIDUAL
804 EAGLE PASS
HEATH, TX 75032

ARMSTRONG D
804 EAGLE PASS
HEATH, TX 75032

ARMSTRONG JOHN D
804 EAGLE PASS
HEATH, TX 75032

KING JON JOSHUA
805 SAHARA DRIVE
GREENVILLE, TX 75402

PATTON ROXANNE LOUISE & KURTIS LEE
805 SIGNAL RIDGE PLACE
ROCKWALL, TX 75032

WALKER RAYMOND B & PHYLLIS F REVOCABLE
TRUST
RAYMOND B & PHYLLIS F WALKER TRUSTEES
806 SIGNAL RIDGE PLACE UNIT 806
ROCKWALL, TX 75032

POPP LEILA
807 SIGNAL RIDGE PL
ROCKWALL, TX 75032

PETERSON STEVEN R & DONNA R
808 SIGNAL RIDGE
ROCKWALL, TX 75032

BRAY SHAWN & HANNAH GRACE LEHMANN-BRAY
809 SIGNAL RIDGE
ROCKWALL, TX 75032

KLINE LINDA ANN MULLANE
8090 FRANKFORD RD APT 119
DALLAS, TX 75252

KLINE LINDA ANN MULLANE
8090 FRANKFORD RD APT 119
DALLAS, TX 75252

GERAULT JANET
810 SIGNAL RIDGE PL
ROCKWALL, TX 75032

RESIDENT
811 SIGNAL RIDGE PL
ROCKWALL, TX 75032

RESIDENT
812 SIGNAL RIDGE PL
ROCKWALL, TX 75032

DUNN FAMILY TRUST AND DUNN MARITAL TRUST
ALMA JEAN DEAN- TRUSTEE
813 SIGNAL RIDGE PLACE
ROCKWALL, TX 75032

BRASHEARS KARI
814 SIGNAL RIDGE PL
ROCKWALL, TX 75032

ANDREW JONATHON
815 SIGNAL RIDGE
ROCKWALL, TX 75032

RESIDENT
816 SIGNAL RIDGE PL
ROCKWALL, TX 75032

KOLLECK THOMAS A AND TAMARA DESIERTO
8175 W BARRANCA RD
PAYSON, AZ 85541

CROW BILL CHARLES & RUTH ELIZABETH
828 CR 1035
COOPER, TX 75432

SN DFW LLC
8390 E VIA DE VENTURA F-110 #303
SCOTTSDALE, AZ 85258

STARNES KIMBERLY DAWN
8545 MIDWAY RD
DALLAS, TX 75209

ESPARZA KRISTIN
8565 PLAINFIELD ROAD
LYONS, IL 60534

BEST JAMES AND KIMBERLY
870 W INTERSTATE SUITE 100
GARLAND, TX 75043

DALTON PAMELA JOY, TRUSTEE
PAMELA JOY DALTON LIVING TRUST
872 RATHBONE CIRCLE
FOLSOM, CA 95630

SEIBERT PETE
9 INTREPID CIR
ROCKWALL, TX 75032

C SCOTT LEWIS HOMS INC
900 HEATHLAND CROSSING
HEATH, TX 75032

RRDC LTD
900 HEATHLAND CROSSING
HEATH, TX 75032

STEPHENSON ROBIN AND LARRY JR
9005 BRIARCREST DR
ROWLETT, TX 75089

RESIDENT
901 SIGNAL RIDGE PL
ROCKWALL, TX 75032

ESTRERA PHILIP
9011 CLEARHURST DRIVE
DALLAS, TX 75238

LOYCE HOPKINS 2017 REVOCABLE TRUST
LOYCE ANN HOPKINS TRUSTEE
902 SIGNAL RIDGE PLACE
ROCKWALL, TX 75032

TURANO DEBRA SUE
903 SIGNAL RIDGE PL
ROCKWALL, TX 75032

RESIDENT
904 SIGNAL RIDGE PL
ROCKWALL, TX 75032

CHAPMAN LAURA J AND RONALD L
905 SIGNAL RIDGE PL
ROCKWALL, TX 75032

GOODALL JOYCE ANN & JILL NICOLE COOPER
906 SIGNAL RIDGE PLACE 5
ROCKWALL, TX 75032

RESIDENT
907 SIGNAL RIDGE PL
ROCKWALL, TX 75032

EFFLE MANDY E AND
JOSH DEATON
908 SIGNAL RIDGE
ROCKWALL, TX 75032

RESIDENT
909 SIGNAL RIDGE PL
ROCKWALL, TX 75032

ROCKWALL HOMES LLC
C/O SAUNDRA HOLLAND
909 CULLINS RD
ROCKWALL, TX 75032

LANCE A HOLLAND FAMILY TRUST
SAUNDRA G HOLLAND TRUSTEE
909 CULLINS ROAD
ROCKWALL, TX 75032

RESIDENT
910 SIGNAL RIDGE PL
ROCKWALL, TX 75032

WHITE DEBORAH
912 SIGNAL RIDGE PL
ROCKWALL, TX 75032

DISMUKE JAMIE M
913 SIGNAL RIDGE PLACE #913
ROCKWALL, TX 75032

TUCKER JANA
914 IVY LN
ROCKWALL, TX 75087

GARRIS LISA AND RANDALL
914 SIGNAL RIDGE PLACE
ROCKWALL, TX 75032

RESIDENT
915 SIGNAL RIDGE PL
ROCKWALL, TX 75032

RESIDENT
916 SIGNAL RIDGE PL
ROCKWALL, TX 75032

DEZEE CAROLE H
917 SIGNAL RIDGE PL
ROCKWALL, TX 75032

RESIDENT
918 SIGNAL RIDGE PL
ROCKWALL, TX 75032

RESIDENT
919 SIGNAL RIDGE PL
ROCKWALL, TX 75032

INZILLO FRANCA
920 SIGNAL RIDGE PL
ROCKWALL, TX 75032

RESIDENT
921 SIGNAL RIDGE PL
ROCKWALL, TX 75032

RESIDENT
921 SIGNAL RIDGE PL
ROCKWALL, TX 75032

BEST JAMES AND DEBRA
922 SENDERA LN
ROCKWALL, TX 75087

MURRAY NORMA C
922 SIGNAL RIDGE PL
ROCKWALL, TX 75032

RESIDENT
923 SIGNAL RIDGE PL
ROCKWALL, TX 75032

RESIDENT
924 SIGNAL RIDGE PL
ROCKWALL, TX 75032

RESIDENT
925 SIGNAL RIDGE PL
ROCKWALL, TX 75032

RESIDENT
926 SIGNAL RIDGE PL
ROCKWALL, TX 75032

RESIDENT
927 SIGNAL RIDGE PL
ROCKWALL, TX 75032

WILEY ALEXANDRIA AND JOHN WESLEY
SHELTON
928 SIGNAL RIDGE PL
ROCKWALL, TX 75032

LIDE SUSAN L
933 GANNON HTS
ROCKWALL, TX 75087

MALLARD DAVID S & SHERRY A
9405 WAYNE AVE
LUBBOCK, TX 79424

GREEN MAUREEN
945 BREEZY HILL LANE
ROCKWALL, TX 75087

HARRIS SUSAN
9660 ALPHA LN
QUINLAN, TX 75474

ARA MANAGEMENT LLC
9906 LINCOLNSHIRE LN
ROCKWALL, TX 75087

TAYLOR LIVING TRUST
KEVIN ASHLEY TAYLOR AND ANNETTE
ELIZABETH TAYLOR-COTRUSTEES
9918 LINCOLNSHIRE CT
ROCKWALL, TX 75087

ENGEL MARIA
LISA THOMPSON- EXECUTOR
992 GREEN RIVER RD
WAYNESBORO, TN 38485

DEVOS FAMILY REVOCABLE LIVING TRUST
DEVOS MARTIN L AND LILY K - TRUSTEES
9929 COPPEDGE LN
DALLAS, TX 75220

PRICE MOLLIE L TRUST
MOLLIE L PRICE TRUSTEE
C/O CHARLES LINEVILLE P O BOX 743612
DALLAS, TX 75374

SELF BILLY & KATIE
C/O PRO SOAP 321 HARBORVIEW DR
ROCKWALL, TX 75032

AMHILL FINANCIAL, LP
P. O. BOX 1179
ROCKWALL, TX 75087

AMHILL FINANCIAL L.P.
P. O. BOX 1179
ROCKWALL, TX 75087

PAIGE RYAN PROPERTIES LLC
P. O. BOX 853
WYLIE, TX 75098

THE SPACE PLACE, SERIES LLC, SERIES I
P.O. BOX 1271
MOUNT PLEASANT, TX 75456

LOGAN PAULINE K
P.O. BOX 2198
ROCKWALL, TX 75087

MCMINN KIMBERLY
PMB 239 11654 PLAZA AMERICA DR
RESTON, VA 20190

OUR STUFF LLC
PO BOX 100
STANTON, TX 79782

KELLEY CYNTHIA JANE
IRREVOCABLE FAMILY TRUST
PO BOX 109
ROWLETT, TX 75030

RICHMOND JANET M & TOM R
PO BOX 1145
ROCKWALL, TX 75087

AMHILL FINANCIAL LP
ATTN JIM PETERS
PO BOX 1179
ROCKWALL, TX 75087

KJT FLYING PROPERTIES LLC
PO BOX 1476
ROCKWALL, TX 75087

SRYGLEY JAMES
PO BOX 1928
ROCKWALL, TX 75087

MACALIK OTTO JEFFREY
PO BOX 2110
ROCKWALL, TX 75087

JDM RENTALS I LLC
PO BOX 2110
ROCKWALL, TX 75087

LOGAN PAULINE K
PO BOX 2198
ROCKWALL, TX 75087

#23 INVESTMENTS LLC
PO BOX 2292
ROCKWALL, TX 75087

MARICH ENTERPRISE CORPORATION
PO BOX 2319
ROCKWALL, TX 75087

HOWELL STEVE & SHARON
PO BOX 397
CRANDALL, TX 75114

CHANDLERS LANDING COMMUNITY
ASSOCIATION INC
PO BOX 638
ROCKWALL, TX 75087

HAQ REZA AHMED & SHELINA KARIM
PO BOX 6952
HUNTSVILLE, AL 35813

PRICE MOLLIE L TRUST
MOLLIE PRICE TRUSTEE
PO BOX 743612
DALLAS, TX 75374

RUSH MAJOR
PO BOX 760794
GARLAND, TX 75046

DEVILL HOMES INC
PO BOX 764166
DALLAS, TX 75376

PARAMOUNT LAURELS LLC
PO BOX 786
WYLIE, TX 75098

STOKES RICHARD & JULIE
PO BOX 8
ROCKWALL, TX 75087

WALTERS PATRICIA ANN AND JEFFERY MICHAEL
LYAN
PO BOX 833073
RICHARDSON, TX 75083

RAND PARTNERS LP
PO BOX B
TERRELL, TX 75160

PUBLIC NOTICE

CITY OF ROCKWALL
PLANNING AND ZONING DEPARTMENT
PHONE: (972) 771-7745
EMAIL: PLANNING@ROCKWALL.COM

Property Owner and/or Resident of the City of Rockwall:

You are hereby notified that the City of Rockwall Planning and Zoning Commission and City Council will consider the following application:

Z2023-029: Amendment to PD-8
Hold a public hearing to discuss and consider a request by the City of Rockwall for the approval of a Zoning Change amending Planned Development District 8 (PD-8) [Ordinance No.'s 73-48, 84-04, 84-16, 84-19, 85-43, 86-04, 86-64, 86-87, 87-45, 88-17, 88-51, 90-38, 91-43, 92-39, 92-41, 92-43, 02-50, 05-30, 14-15, & 21-38 and Resolution No.'s 87-19 & 87-20] for the purpose of consolidating the regulating ordinances and resolutions for a 230.80-acre tract of land situated within the E. Teal Survey, Abstract No. 207, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 8 (PD-8), generally located south of Summer Lee Drive and west of Ridge Road [FM-740], and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on *Tuesday, July 11, 2023 at 6:00 PM,* and the City Council will hold a public hearing on *Monday, July 17, 2023 at 6:00 PM*. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

As an interested property owner, you are invited to attend these meetings. If you prefer to express your thoughts in writing please return the form to:

Ryan Miller
Rockwall Planning and Zoning Dept.
385 S. Goliad Street
Rockwall, TX 75087

You may also email your comments to the Planning Department at planning@rockwall.com. If you choose to email the Planning Department please include your name and address for identification purposes.

Your comments must be received by *Monday, July 17, 2023 at 4:00 PM* to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning

USE THIS QR CODE TO GO DIRECTLY TO THE WEBSITE

MORE INFORMATION ON THIS CASE CAN BE FOUND AT: https://sites.google.com/site/rockwallplanning/development/development-cases

PLEASE RETURN THE BELOW FORM

Case No. Z2023-029: Amendment to PD-8

Please place a check mark on the appropriate line below:

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

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

Name:

Address:

Tex. Loc. Gov. Code, Sec. 211.006 (d) If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.

PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE

June 16, 2023

TO: The Residents of the Chandler's Landing Subdivision

FROM: Ryan Miller, AICP
City of Rockwall Planning and Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087

SUBJECT: Case No. Z2023-029; Amendment to Planned Development District 8 (PD-8)

Property Owners and/or Residents of the Chandler's Landing Subdivision,

The City of Rockwall has initiated an amendment to the Planned Development District 8 (PD-8) for the purpose of consolidating the regulating ordinances contained within this Planned Development District. Currently, Planned Development District 8 (PD-8) -- *which currently regulates the Chandler's Landing Subdivision* -- consists of over 200 pages of regulations within 20 regulating ordinances, two (2) resolutions, and over 100 development cases. The proposed amendment *does not* change the land uses, development requirements, or the concept plans associated with these ordinances. The proposed amendment will, however, consolidate these ordinances, resolutions, and development cases into a single Planned Development District ordinance. The purpose of making this change is to make the document easier to read and understand for residents and home builders looking to do work in the Chandler's Landing Subdivision.

WHY AM I GETTING THIS NOTICE?
The Local Government Code for the State of Texas requires notices to be sent to all property owners and occupants effected by a zoning change. The City of Rockwall establishes a 500-foot notification buffer around the subject property as the notice areas. This means that you are receiving this notice because you either live within the Chandler's Landing Subdivision or within 500-feet of its boundaries. The attached map is a visual representation of the subject property *(i.e. Chandler's Landing Subdivision)* and the 500-foot notification buffer surrounding the zoning area.

DOES THIS CHANGE MY PROPERTY'S ZONING?
NO. The proposed amendment to Planned Development District 8 (PD-8) will not change your zoning or any development requirements associated with your property or any other properties located within Chandler's Landing Subdivision. It will *only* make it easier to find the development requirements associated with property for property owners, home builders, and city staff. Any property that is located within the 500-foot notification area -- *but is not situated within the Chandler's Landing Subdivision* -- will not be affected by the proposed zoning change.

WHEN CAN I LEARN MORE ABOUT THIS AMENDMENT?
The Planning and Zoning Commission will hold a *PUBLIC HEARING* on Tuesday, July 11, 2023 at 6:00 PM, and the City Council will hold a *Public Hearing* on Monday, July 17, 2023 at 6:00 PM. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street. Should a resident wish to attend these meetings they will be open to the public. In addition, all meetings will be available to be streamed live (*or after the meeting is over*) through the City's website (*i.e. www.rockwall.com*). If you have specific questions about the amendment you can contact the Rockwall Planning and Zoning Department at (972) 772-6441 or email planning@rockwall.com.

Ryan Miller, AICP
Director of Planning and Zoning

PLEASE RETURN THE BELOW FORM

Case No. Z2023-029: Amendment to PD-8

Please place a check mark on the appropriate line below:

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

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

Name: Carol Inman

Address: 5806 Constellation Cir Rockwall

Tex. Loc. Gov. Code, Sec. 211.006 (d) If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.

PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE

PLEASE RETURN THE BELOW FORM

Case No. Z2023-029: Amendment to PD-8

Please place a check mark on the appropriate line below:

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

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

I am opposed because I, being an older person, would feel unsafe --- being a gated community, my late husband thought I would be safer

Name: Sarah Dasher

Address: 1520 Signal Ridge Place

Tex. Loc. Gov. Code, Sec. 211.006 (d) If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.

PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE

Case No. Z2023-029: Amendment to PD-8

Please place a check mark on the appropriate line below:

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

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

Name: JAMES W BRown aka DeVille Homes

Address: 16 Intrepid CR Rockwall TX 75032

Tex. Loc. Gov. Code, Sec. 211.006 (d) If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.

PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE

PLEASE RETURN THE BELOW FORM

Case No. Z2023-029: Amendment to PD-8

Please place a check mark on the appropriate line below:

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

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

YOUR REQUEST IS TOO COMPLICATED. LOOKS SUSPICIOUS TO ME.

Name: JAMES + LINDA CHASTEEN

Address: 228 HENRY CHANDLER DR 75032

Tex. Loc. Gov. Code, Sec. 211.006 (d) If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.

PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE

PLEASE RETURN THE BELOW FORM

Case No. Z2023-029: Amendment to PD-8

Please place a check mark on the appropriate line below:

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

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

I see no reason to make a change.

Name: Sara Vaughan

Address: 1128 Signal Ridge, Rockwall TX 75032

Tex. Loc. Gov. Code, Sec. 211.006 (d) If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.

PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE

From: Pam Mundo
To: CLCADirector3@ChandlersLanding.org; CLCAPresident@ChandlersLanding.org
Cc: khartani@chandlerslanding.org; Miller, Ryan
Subject: Request for community workshop on zoning consolidation
Date: Wednesday, June 28, 2023 12:57:50 PM
Attachments: Memorandum [CC] (06.05.2023).pdf
Draft Ordinance [PD-8] (04.18.2023).pdf

See below my public information request and the documents that the Planning Director provided. I appreciate obtaining these documents very much. Other citizens and property owners of Chandlers Landing have most likely not been given the documents unless they are wise enough to request them. Is that properr? The attached Draft Ordinance is well prepared and from the other documents provided it was a great task to produce the Draft Ordinance. But the citizens and land owners have not be given the opportunity to verified that nothing has changes and it will take time to verify that nothing has changed.

On behalf of citizens and property owners of Chandlers Landing I request that CLCA hold a public workshop with the City Planning department who would review the draft ordinance and show the evidence that nothing has changed. There can be Q & A and discussion. The July 11th public hearing is not for Q & A and citizen education. While for some these may be just a consolidation, for others is a serious land use regulating document that requires a careful look and citizen examination of the proposal. What is the hurray to get this done with a prescribed schedule and without any citizen education. Why disregard or disrespect the right of citizens to be fully informed. There are hundreds of pages of documentation and to verify that "nothing has changed" one needs time to review and understand the changes. I would think that if the City of Rockwall and the Chandler's Landing Administration and Board of Directors is interested in support and respect from voting citizens and property owners that an opportunity can be provided to them for full distribution of the proposed ordinance, a workshop for education, Q & A and then time to review the hundreds of pages in the draft ordinance.

Pam Mundo
5542 Canada Court
214 773 0966

From: Planning <planning@rockwall.com>
Sent: Monday, June 26, 2023 9:40 AM
To: Pam Mundo <pmundo@mundoandassociates.com>; Planning <planning@rockwall.com>
Cc: Smith, Mary <MSmith@rockwall.com>; joe@mundoandassociates.com; Teague, Kristy <KTeague@Rockwall.com>; khartani@chandlerslanding.org
Subject: RE: Request to receive proposed ordinance and redline of consolidations

Pam … Thank you for your request. Below and attached I have provided links to the proposed draft ordinance and the previous ordinances for your review. I have also provided a link to the resolutions for the Chandler's Landing Subdivision. For the subdivision plats, you will have to access them through the Plat Viewer, which is

fairly simple to use; however, if you have any questions please feel free to call or email me for assistance. With regard to the development cases, we are currently in the process of digitizing our older case files and don't have all the documents from these cases available through the website (though a number of these cases are currently available and I have provided a link below to where we store these cases on our website). Since we don't have many of these cases digitized you would need to work with the City Secretary (CC'ed on this email) to request these documents since there would be staff time required to create digital versions of the files (the case numbers to these development cases are provided in the proposed draft ordinance that is attached). I have also included a copy of the memorandum that was provided to the City Council concerning the program that was proposed to clean up older Planned Development Districts, and I provided a link below to the meeting where staff proposed this to the City Council (Item X 3 on the Video Index). This provides additional information that may better clarify our objectives.

Our goal in this process is to make sure that we have a document that can [1] be easy for residents and developers to understand, and [2] to provide staff with the tools to be efficient when reviewing and issuing permits to homeowners in the subdivision. As you will see when reading through the existing Planned Development District ordinances, they are convoluted and in many cases unclear. My goal is to clear up this ambiguity. I am open to meeting with any residents or the HOA prior to the scheduled meetings, and can make myself available to do so at your convenience; however, the intent again is not to change any of the land uses or development requirements associated with any of the properties in Chandler's Landing Subdivision. We are just trying to be as efficient as possible. With regard to your comments about the notices, the City has an established development calendar and treats all zoning cases in the manner prescribed by the Texas Local Government Code. In this case, we sent the notices out in the State mandated manner and are in compliance with all local and state requirements. The letter was an attempt to try and alleviate any concerns or to initiate questions much like yours prior to the meetings.

If you have any questions or would like to schedule a meeting with me I would be happy to accommodate you, and feel free to forward on this email and any of its information to any other concerned citizens. At your request I have CC'ed the registered contact of the Chandler's Landing Homeowner's Association (HOA) per our Neighborhood Notification Program. Again, our intent is to be as transparent and accessible as possible through this process. If you need anything please let me know. Thank you.

June 5, 2023 City Council Meeting: https://rockwalltx.new.swagit.com/videos/245728

Current Planned Development District 8 (PD-8) Ordinances:
http://www.rockwall.com/pz/Planning/Planned%20Development%20Districts/PD-008.pdf

Resolutions: http://www.rockwall.com/pz/Planning/Planned%20Development%20Districts/PD-008-R.pdf

Development Case Packet: http://www.rockwall.com/pz/Planning/Development%20Cases/2023/Z2023-029.pdf

Subdivision Plats for Chandler's Landing Subdivision (Subdivision Plat Viewer):
https://rockwall.maps.arcgis.com/apps/webappviewer/index.html?id=e55362607b0544728f65ae9790309809

Development Cases on the City's Website:
https://sites.google.com/site/rockwallplanning/development/development-case-log

RYAN C. MILLER, AICP
DIRECTOR OF PLANNING & ZONING • PLANNING & ZONING DIVISION • CITY OF ROCKWALL
972.772.6441 OFFICE
RMILLER@ROCKWALL.COM

385 S. GOLIAD STREET • ROCKWALL, TX 75087

NOTES:
1) APPOINTED AND ELECTED OFFICIALS: BY REPLYING ALL TO THIS EMAIL YOU MAY BE IN VIOLATION OF THE TEXAS OPEN MEETINGS ACT. PLEASE REPLY ONLY TO THE SENDER.
2) PLEASE NOTE THAT ANY CORRESPONDENCE SENT TO CITY STAFF MAY BECOME PUBLIC RECORD.

From: Pam Mundo <pmundo@mundoandassociates.com>
Sent: Sunday, June 25, 2023 1:17 PM
To: Planning <planning@rockwall.com>
Cc: Smith, Mary <MSmith@rockwall.com>; joe@mundoandassociates.com
Subject: Request to receive proposed ordinance and redline of consolidations

My husband and I are residents of Chandler's Landing in Rockwall and yesterday June 24, received your P & Z notice dated June 16th, post marked June 22, for a July 11 public hearing to consolidate the regulating ordinances and resolutions and 100 development cases of the Planned Development District 8. Please provide us with an electronic or digital copy of the proposed ordinance and the redline or highlighted changes occurring of all previous regulating ordinances, two resolutions and 100 development cases that impacted the PD #8 regulations. Consider this an open record request. Digital or electronic copy is sufficient. No need for paper.

There is a statement in the notice sent that the proposed amendment will not change the zoning or development requirements. What about the regulations within the Unified Development Code? There is no proof of that statement provided.
Each property owner is certainly interested in obtaining the proof of such a statement prior to the public hearing. We are definitely interested in receiving this proof prior to the public hearing so that we may have time to review the documents and responsibly prepare adequate questions for the public hearing.

We also would recommend that you provide the homeowners association with similar electronic copies of the documents requested so that the property owners of Chandler's may reasonably be informed. The announcement letter only stirred up doubts. The letter notice we received yesterday was 9 days after the date of the notice. We all have the 4th of July Holiday. And very quickly thereafter is this hearing with a significant amendment. In our opinion the Planning Department needs to hold an open house at Chandlers prior to the public hearing where we can all learn far more about your efforts than is noted in this letter. You have just instilled a lot of unnecessary doubt and mistrust in your effort to consolidate.
Serious citizen/homeowner involvement is needed in your effort and I am surprised by the lack of such involvement. We would certainly like to support your effort but significant information is lacking to obtain our support.

Pamela Mundo, AICP
5542 Canada Court
Rockwall, TX 75032

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VIEW: Pdfile SORT: PHASE_NO
RESTRICT: PHASE_NO = "AMENITIES"

P&Z CASE NO	ORDINANCE	PHASE NAME	ACTION	DESCRIPTION
8539	8543	AMENITIES	Z	REVISED MASTER PARTIAL
8662	8687	AMENITIES	Z	REVISED MASTER
8753	0	AMENITIES	SP	REVISED SITE PLAN

ORDINANCE NO. 85-43

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

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings 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 No. 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 84-4 of the City of Rockwall, Texas, as heretofore amended, be and the same are hereby amended by amending the zoning map of the City of Rockwall so as to approve a zoning change and change in the preliminary plan for "PD" Planned Development District Number 8: Chandlers Landing on the property described in Exhibit "A".

PD-8

8539 8543 AMENITIES Z REVISED MASTER PARTIAL

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

A. Prior to issuance of any building permit in Planned Development District No. 8: Chandlers Landing, Phases 14, 18 Section 1, 19 and 20, a comprehensive development plan shall be filed with the Planning and Zoning Commission, and after hearing, the City Council shall approve a final development plan, which shall be filed and included as Exhibit "B" and made a part of this ordinance for all purposes. Such development plan shall set forth in detail the requirements for ingress and egress to the property, public or private streets or drives, with adequate right-of-way to conform to the Thoroughfare Plan of the City of Rockwall, sidewalks, utilities, drainage, parking space, height of buildings, maximum lot coverage, yards and open spaces, screening walls or fences and other development and protective requirements considered necessary by the City Council so as to create a reasonable transition to and protection of the adjacent property.

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

C. Development of Planned Development No. 8: Chandlers Landing Phases 14, 18 Section 1, 19 and 20 shall be regulated by the requirements listed in Exhibit "C".

D. Development of the amenities of Planned Development No. 8: Chandlers Landing shall be regulated by the requirements listed in Exhibit "D".

E. Prior to the construction of streets and utilities in Phase 19, the developer must escrow the funds for 115% of the cost of 24 ft. of concrete paving along FM-740, including storm drainage, curb and gutter, sidewalk, and engineering.

F. The new entrance off FM-740 can only be used for semi-trailer trucks until a southbound deceleration lane on FM-740 is constructed. The truck entrance must be chained and locked when not in use.

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

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

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

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

DULY PASSED AND APPROVED this 26th day of August, 1985.

APPROVED:

Mayor

ATTEST:

City Secretary

1st reading 8/5/85

2nd reading 8/26/85

EXHIBIT D

AMENITY IMPROVEMENTS

Yacht Club Area

1. Seven (7) tennis courts to be re-surfaced.
2. A new improved lighting system will be installed on five (5) courts.
3. Landscaped retaining walls will be constructed around all steep slopes adjacent to the courts.
4. A sub-surface drainage system will be installed to pick up surface run-off.
5. A new sidewalk system will be installed to accommodate golf carts - 6 ft. wide around existing tennis courts.
6. Major grading will be performed to improve landscaping and better maintenance - erosion ditch.
7. The courts will have spectator accommodations where the terrain permits.
8. The existing children's play area will be renovated and enlarged.
9. Outdoor tennis pavillion.
10. Additional major improvements will be made to the Yacht Club which include better accoustics, carpeting, renovation of Commodore State Room, outside lounging accommodations, structure cosmetics and landscaping.

Area A - Swimming & Tennis Park

1. Parking
2. Swimming pool
3. Gazebo
4. Children's play area
5. Restrooms/dressing
6. tennis courts (2), lights
7. General landscaping.
8. Large trees, small trees, shrubs and ground cover, lawn, elevated planters, lighting

Area B: Recreation Park

1. Limited parking and access
2. Park shelter
3. Children's play area (2)
4. Picnic spots (4)
5. Volleyball court
6. Half basketball court
7. Open lawn area
8. Exercise stations (7)
9. Pedestrian trail
10. Bridges (4)
11. General clearing and channel work
12. Tree pruning, stone boulders, retaining walls and fencing, flowering trees, and plants

AMENITIES SCHEDULE

I. Recreation Park

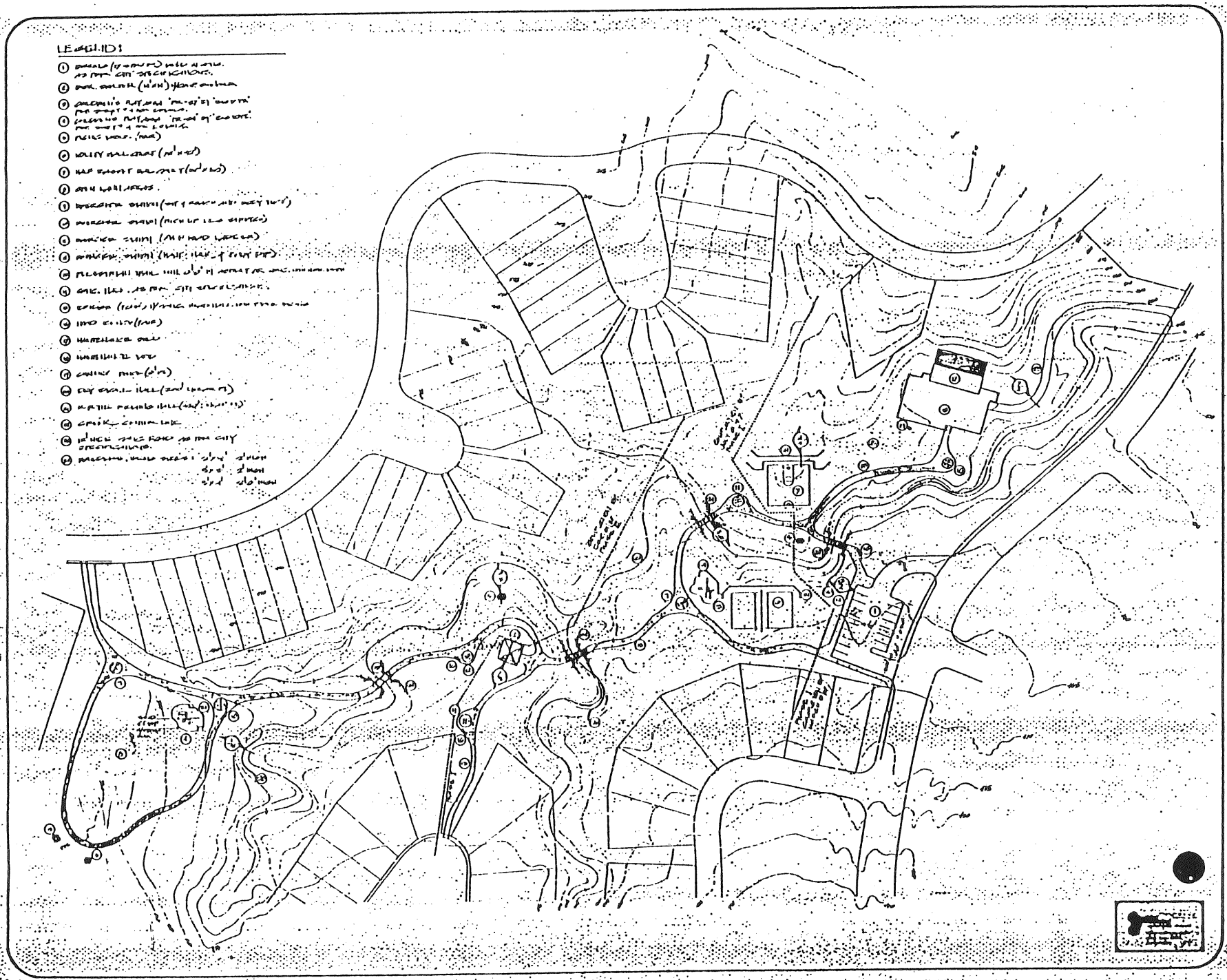
Start Fall. 1985
Open lawn area, Spring 1986
Completion, Fall 1987

II. Amenity Improvements for Yacht Club

Start Summer 1985
Completion Spring 1986

III. Swimming and Tennis Park

Start Spring 1986
Completion Fall 1987


LEGEND:

PD-8

ORDINANCE No. 86-87

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

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

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

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

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

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

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

2. Community Association maintenance facility as shown on Exhibit "B".

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

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

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

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

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

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

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

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

APPROVED:

Mayor

ATTEST:

BY: _____

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

Exhibit "A"

RECREATION PARK

STATE OF TEXAS
COUNTY OF ROCKWALL

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

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

Continued.....Page 2

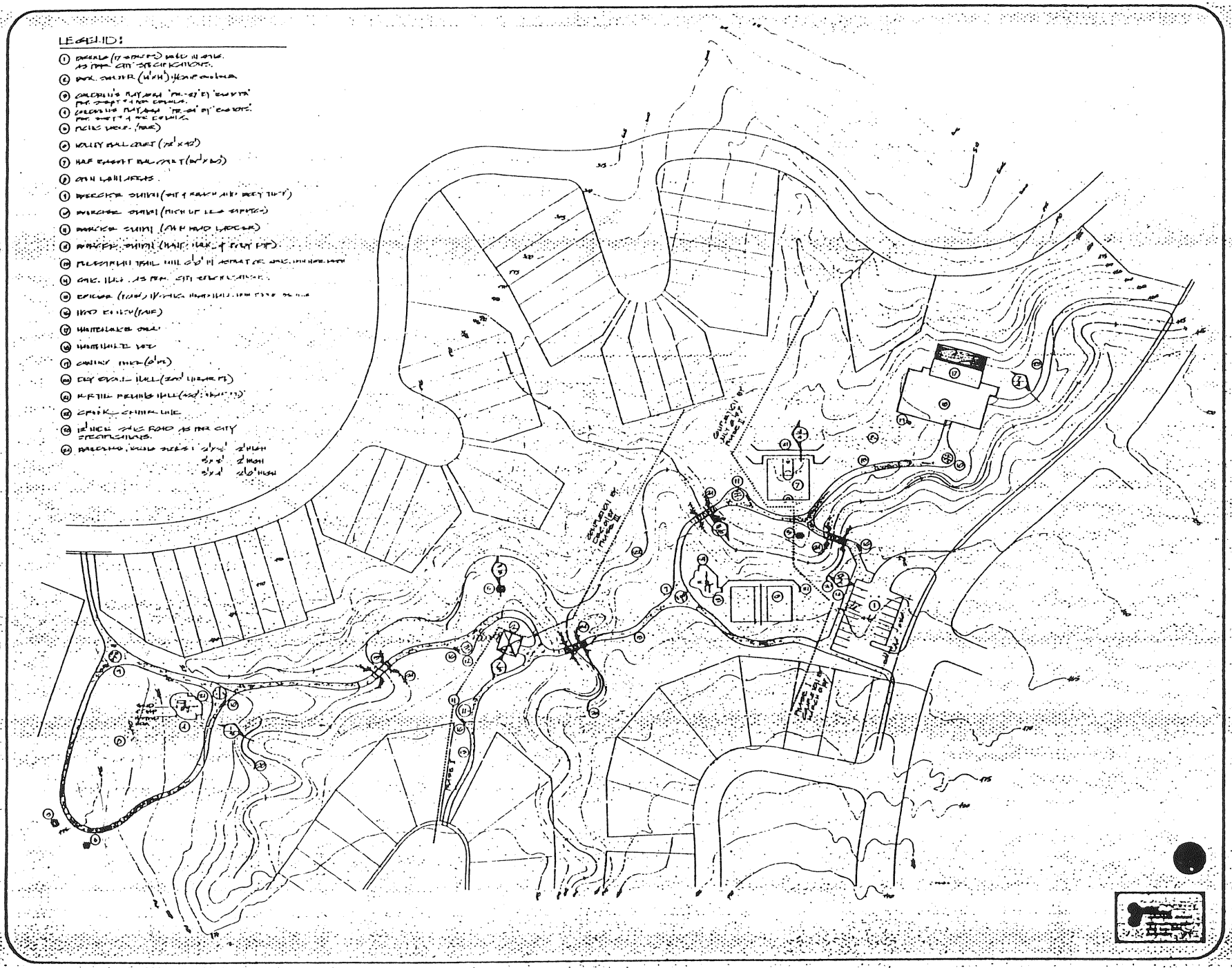
THENCE: North 73° 51' 06" West a distance of 86.96 feet to a point for a corner;
THENCE: South 62° 17' 57" West a distance of 70.90 feet to a point for a corner in the Northerly R.O.W. line of Ranger Drive (31 foot R.O.W.) and the beginning of a circular curve to the left, said curve having a chord bearing of North 53° 25' 54" West, a chord of 137.18 feet, a central angle of 47° 26' 29" and a radius of 170.50 feet;
THENCE: In a Northwesterly direction along the Northerly R.O.W. line of Ranger Drive an arc distance of 141.18 feet to a point for a corner;
THENCE: North 77° 09' 08" West along the Northerly R.O.W. line of Ranger Drive a distance of 43.93 feet to the Point of Beginning and Containing 8.8497 Acres of Land.

Harold L. Evans, Consulting Engineer

July 2, 1985

EXHIBIT "B"

SITE PROFILE
an environmental design project - for
CHANDLERS LANDING PARK
ROCKWALL
TEXAS
revisions
dwn
chk
app
project
date
scale
shown
sheet



revisions

dwn

chk

app

an environmental design project for

CHANDLERS LANDING PARK

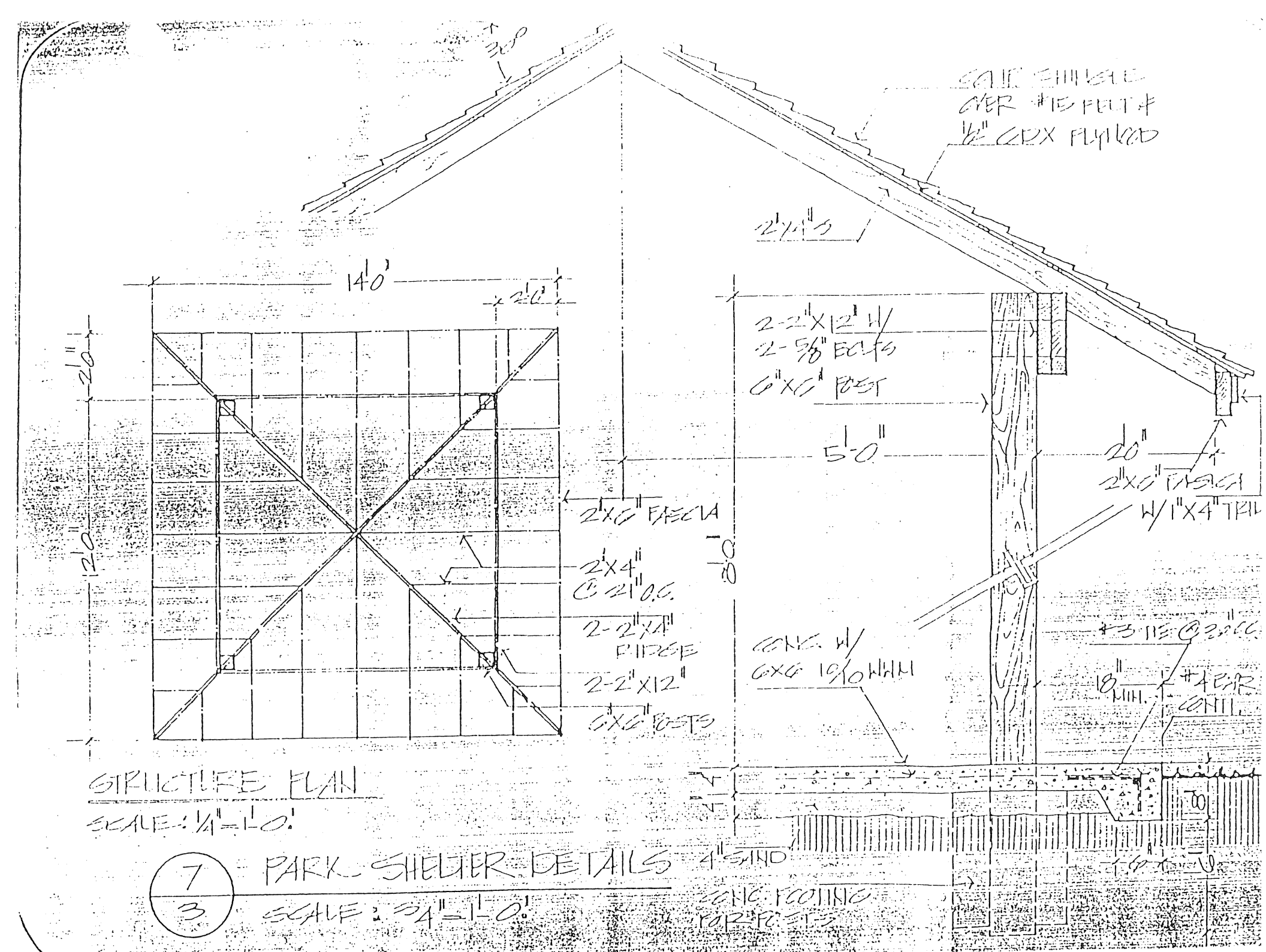
project

date

scale

shown

sheet

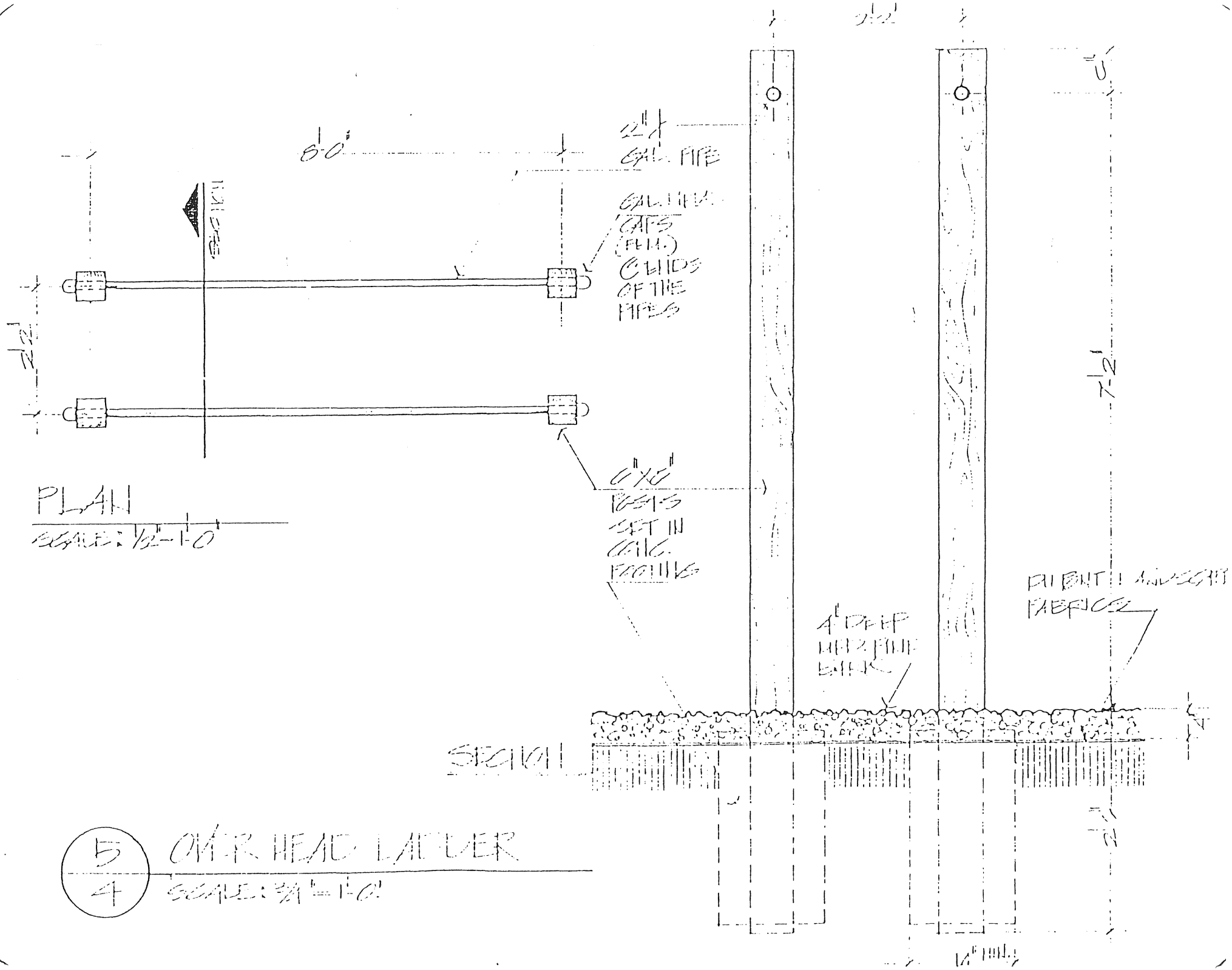


STRUCTURE PLAN

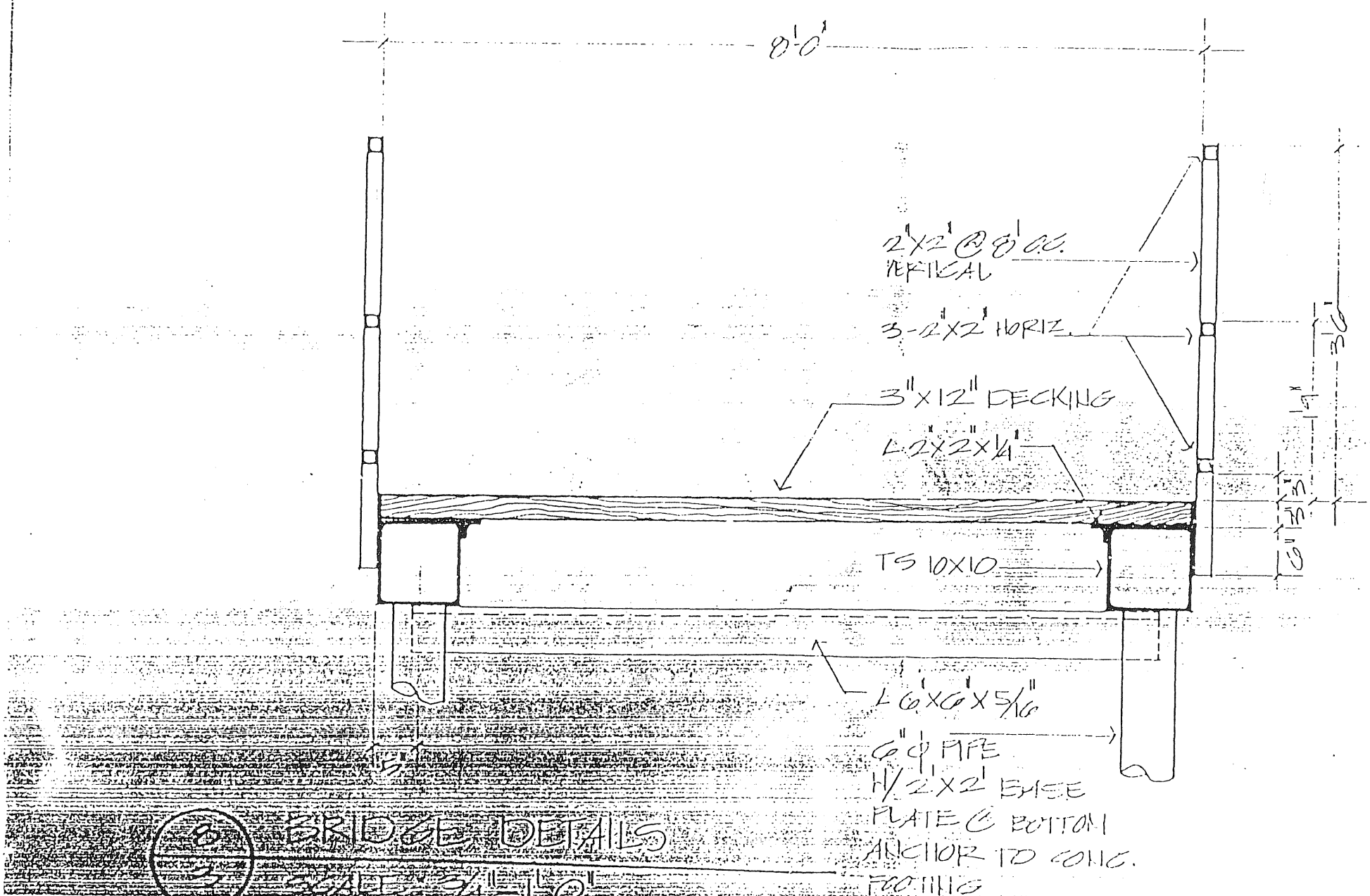
SCALE: 1/4"=1'-0"

7/3 PARK SHELTER DETAILS

SCALE: 3/4"=1'-0"

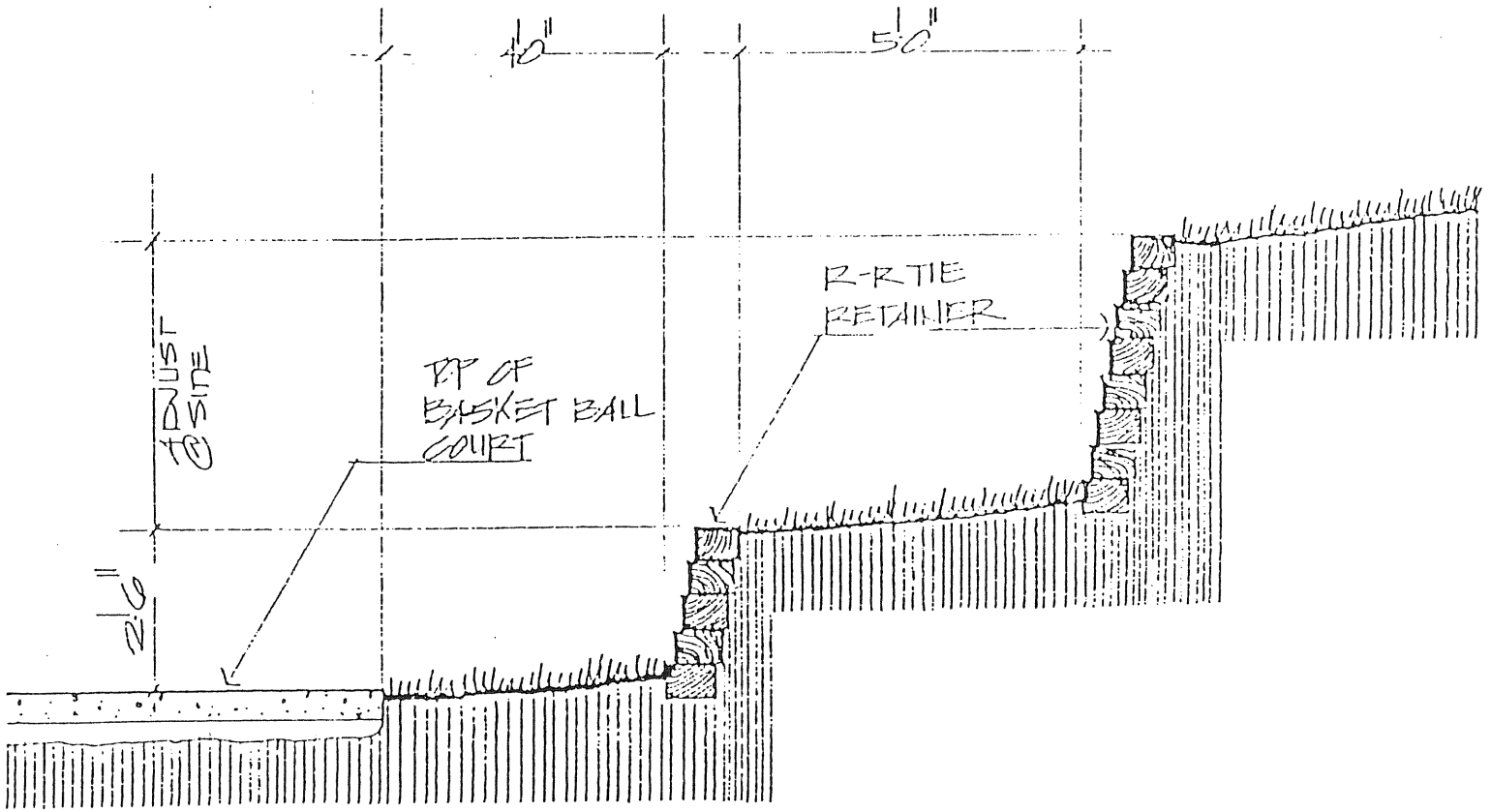


8'-0"
2'-2"
2" GAL. PIPE
GAL. MALE CAPS (FEM.) @ ENDS OF THE PIPES
6"x6" POSTS SET IN CONC. FOOTING
PLAN
SCALE: 1/2"=1'-0"
SECTION
4" DEEP MED. PINE BARK
DUPONT LANDSCAPE FABRICS
7'-2"
5/4 OVER HEAD LADDER
SCALE: 3/4"=1'-0"



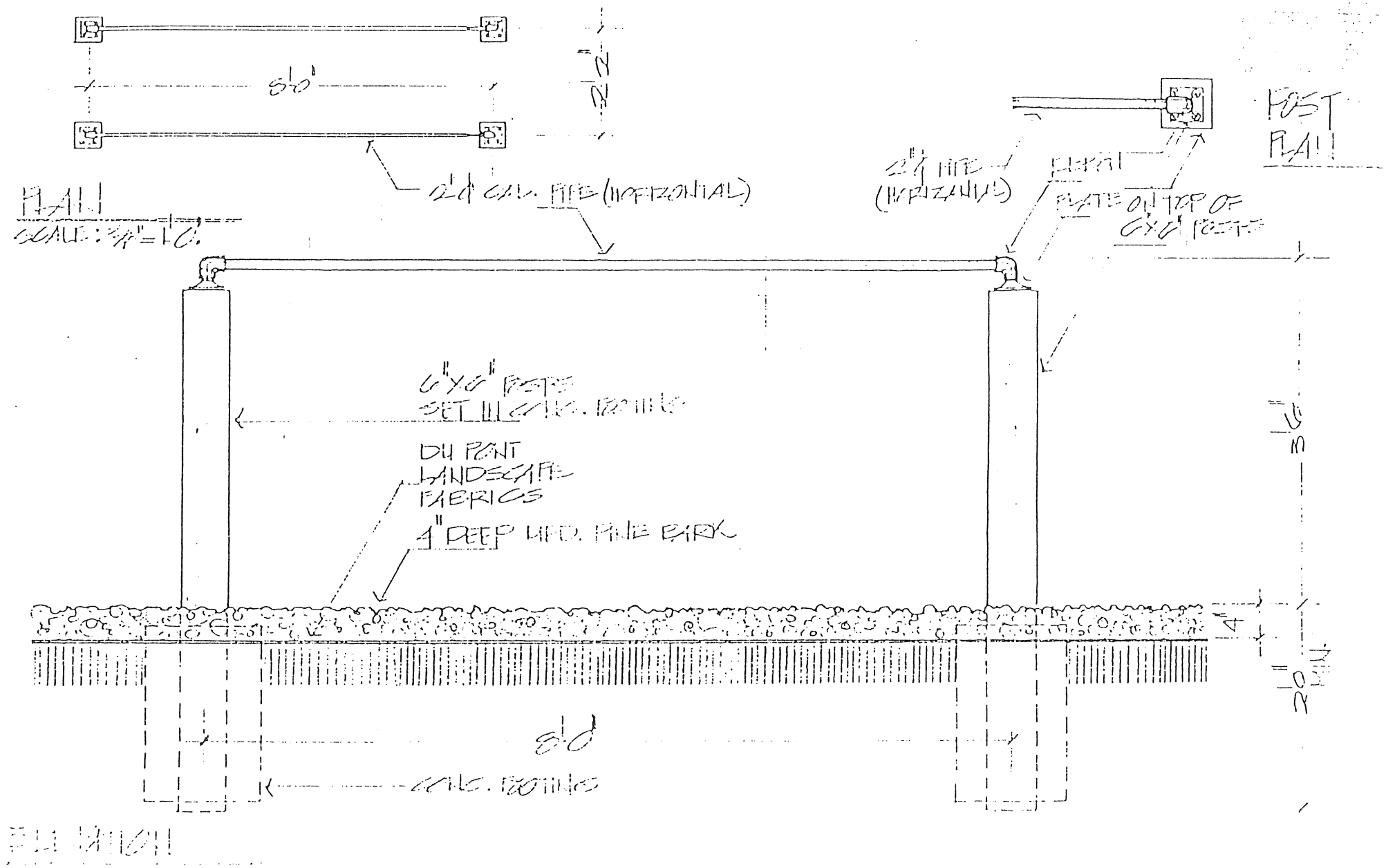
BRIDGE DETAILS

SCALE: 3/4" = 1'-0"



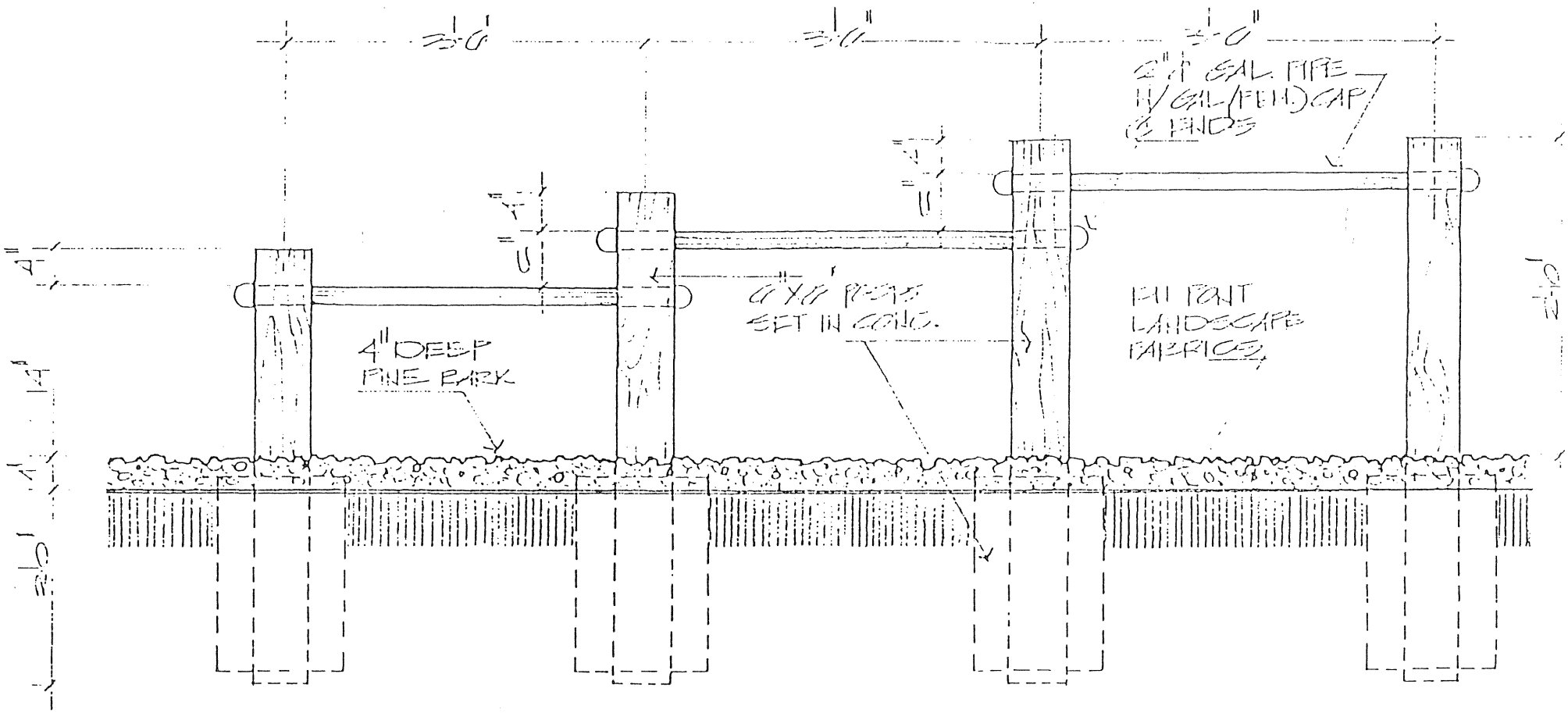
4/4 R-R TIE RETAINING WALL

SCALE : 3/4"=1'-0"



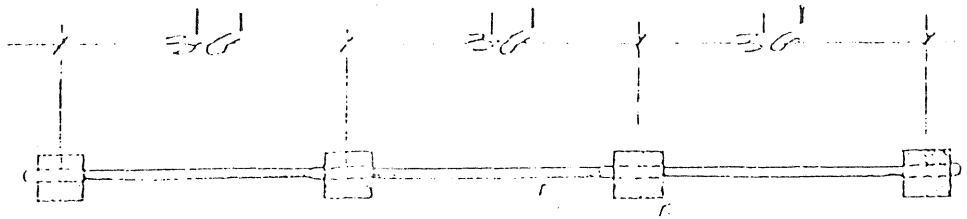
1/4 HAND WALK & BODY DIP BAR DET.

SCALE: 3/4"=1'-0"



ELEVATION

SCALE: 3/4"=1'-0"



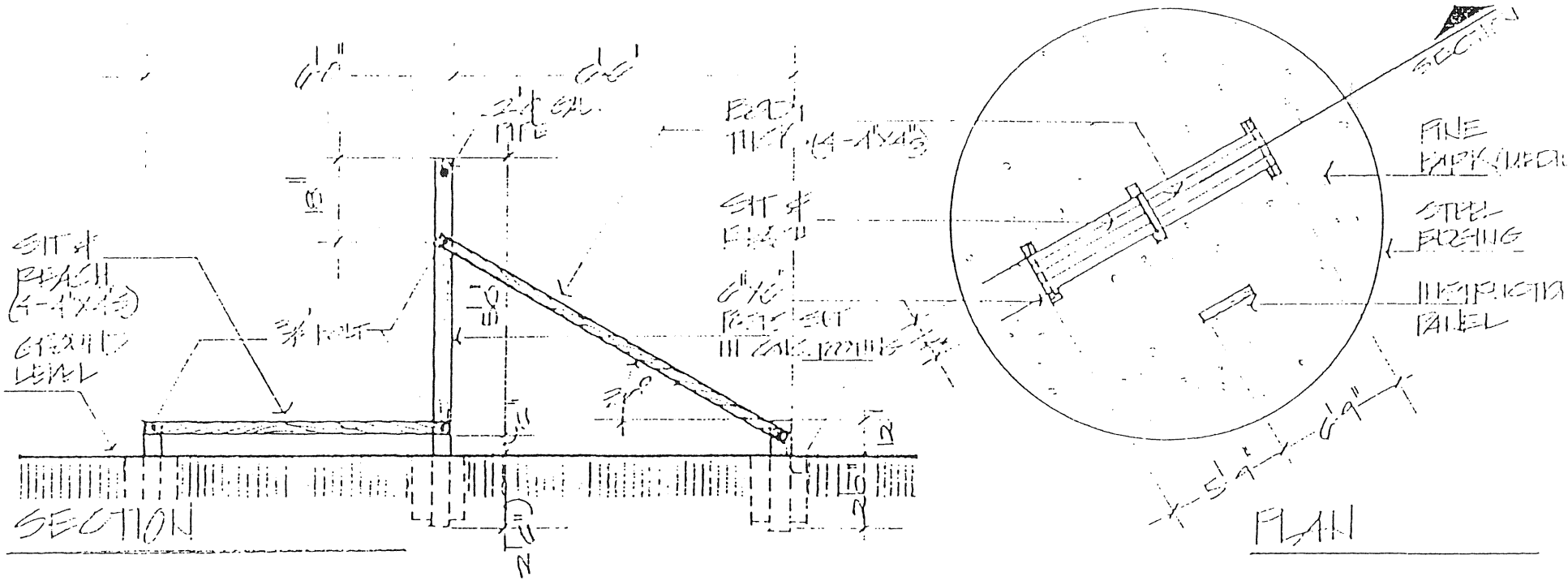
PLAN

SCALE: 3/4"=1'-0"

PUSH UP + LOG SPEECH

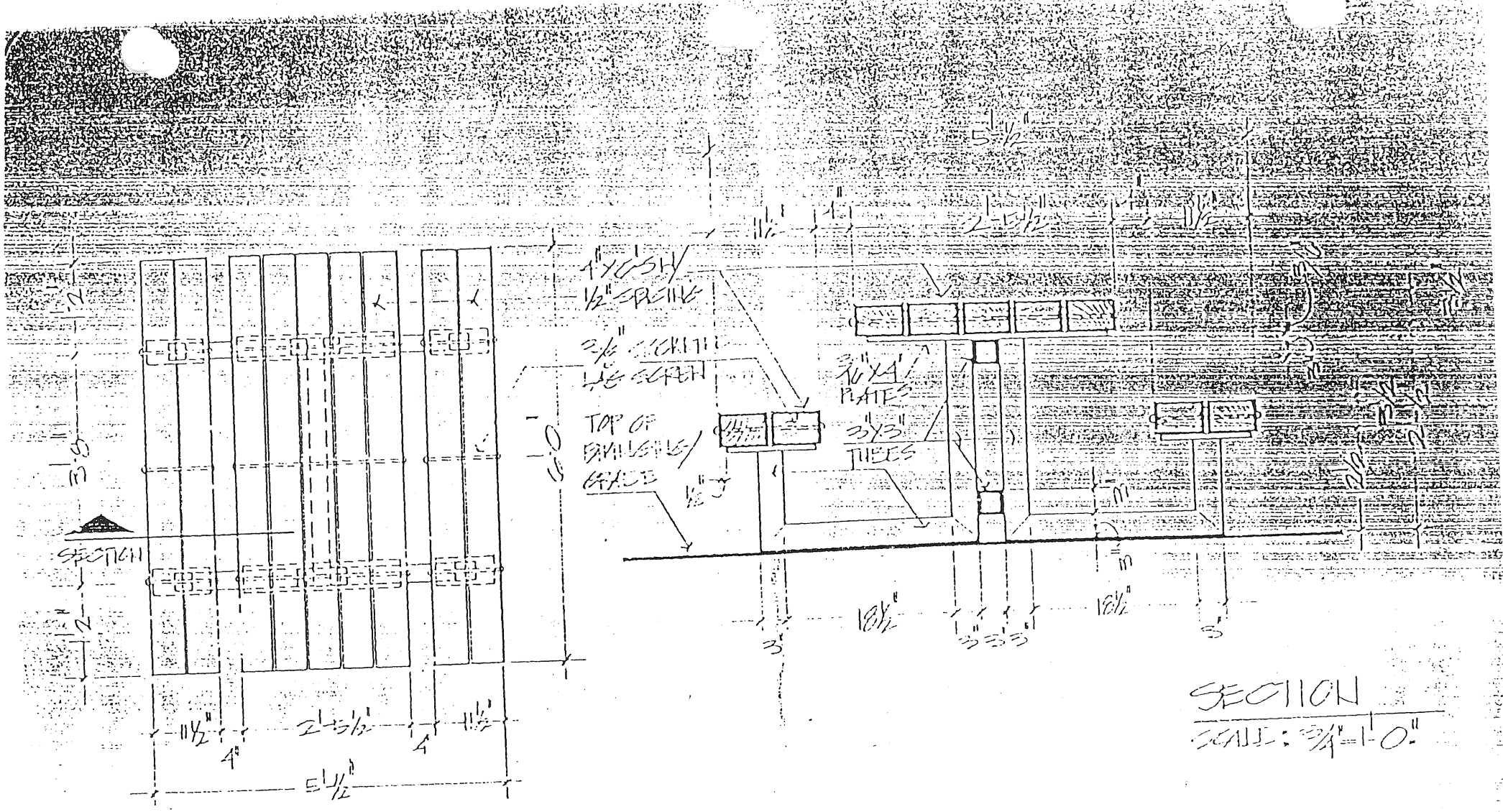
2/4

SCALE: AS SHOWN



3/4 EXERCISE STATION

NOT TO SCALE



PLAN

SCALE: 1/2"=1'-0"

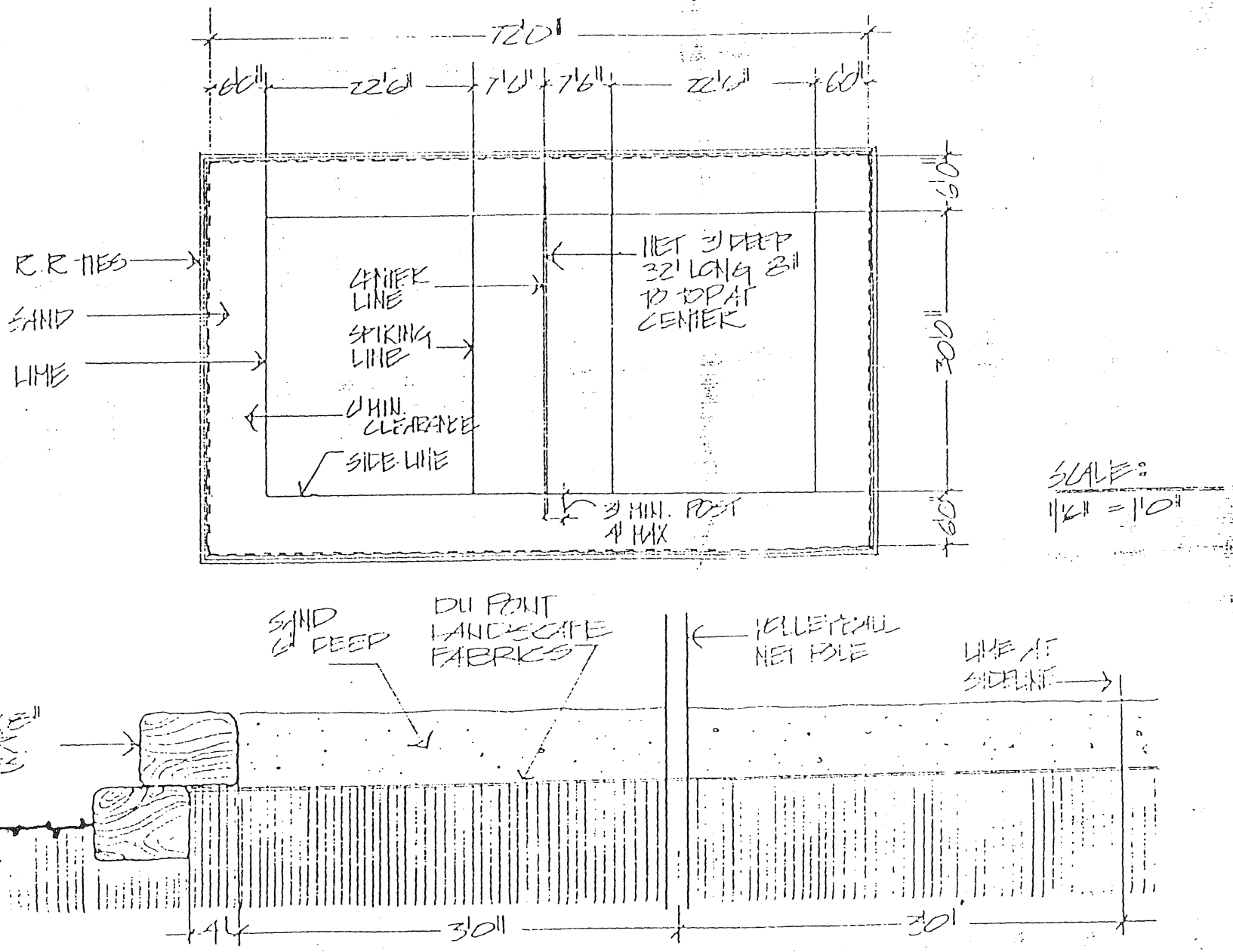
SECTION

SCALE: 3/4"=1'-0"

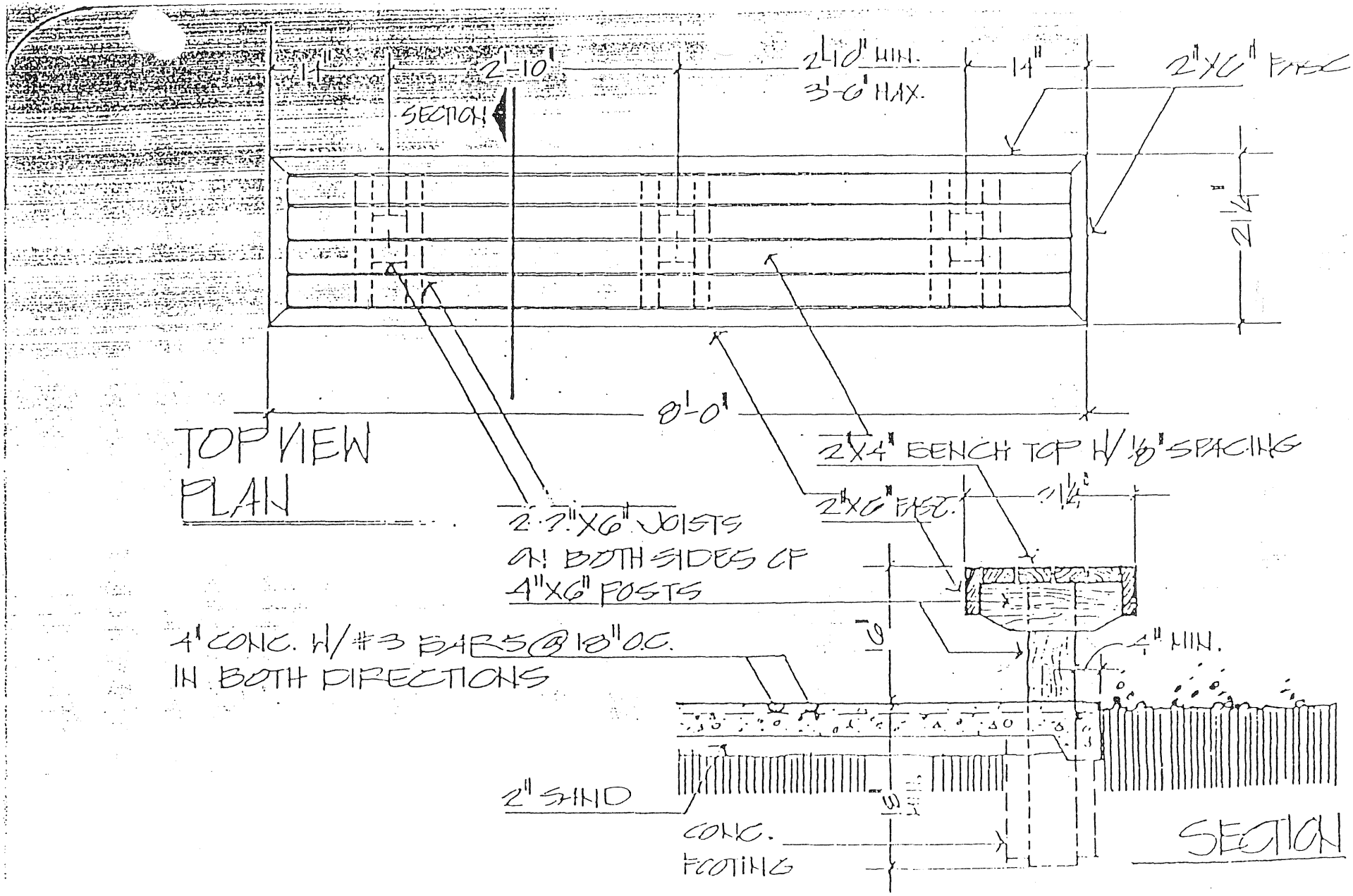
PICNIC TABLE WITH METAL FRAME

6/3

SCALE: AS SHOWN



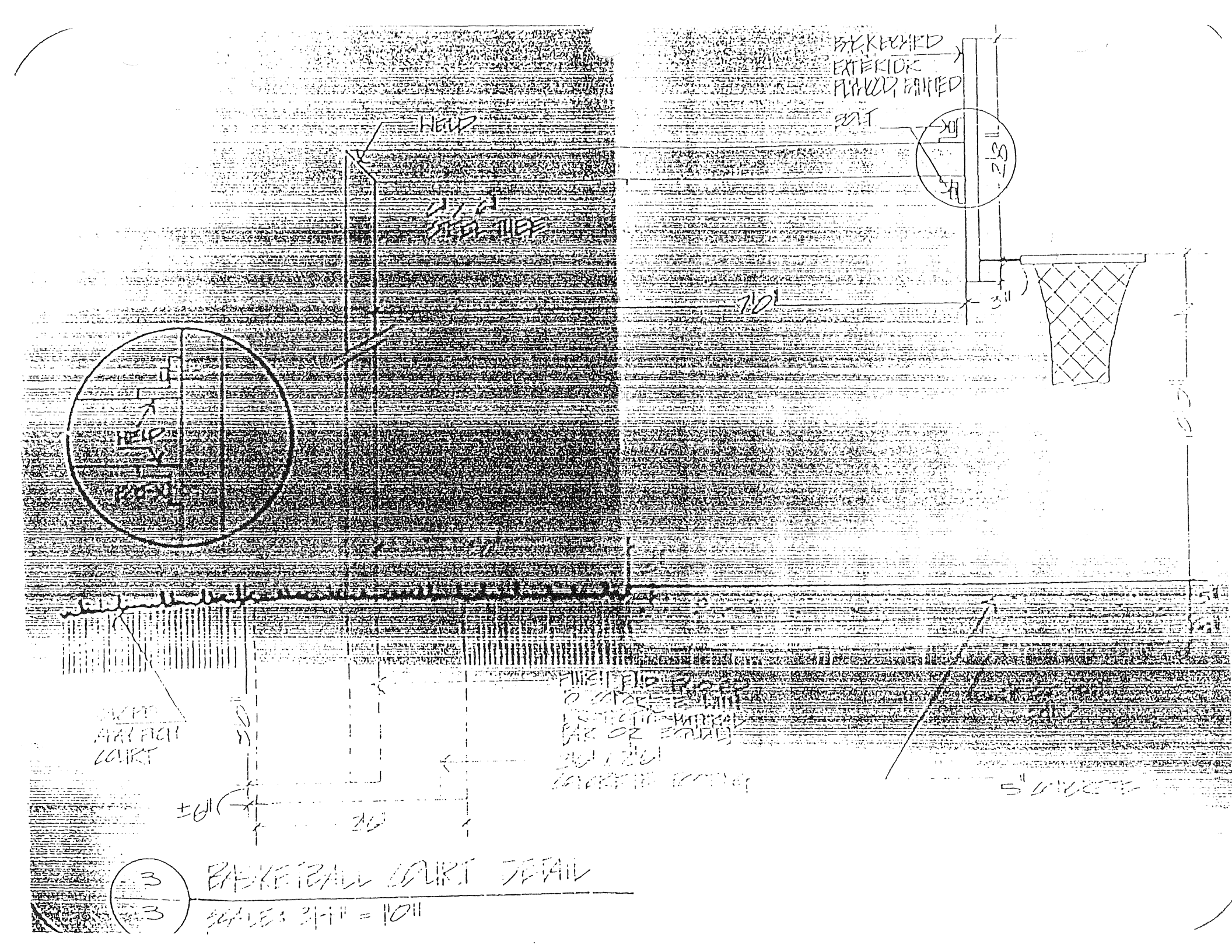
VOLLEYBALL COURT LAYOUT PLAN.



WOOD BENCH (8' LONG)

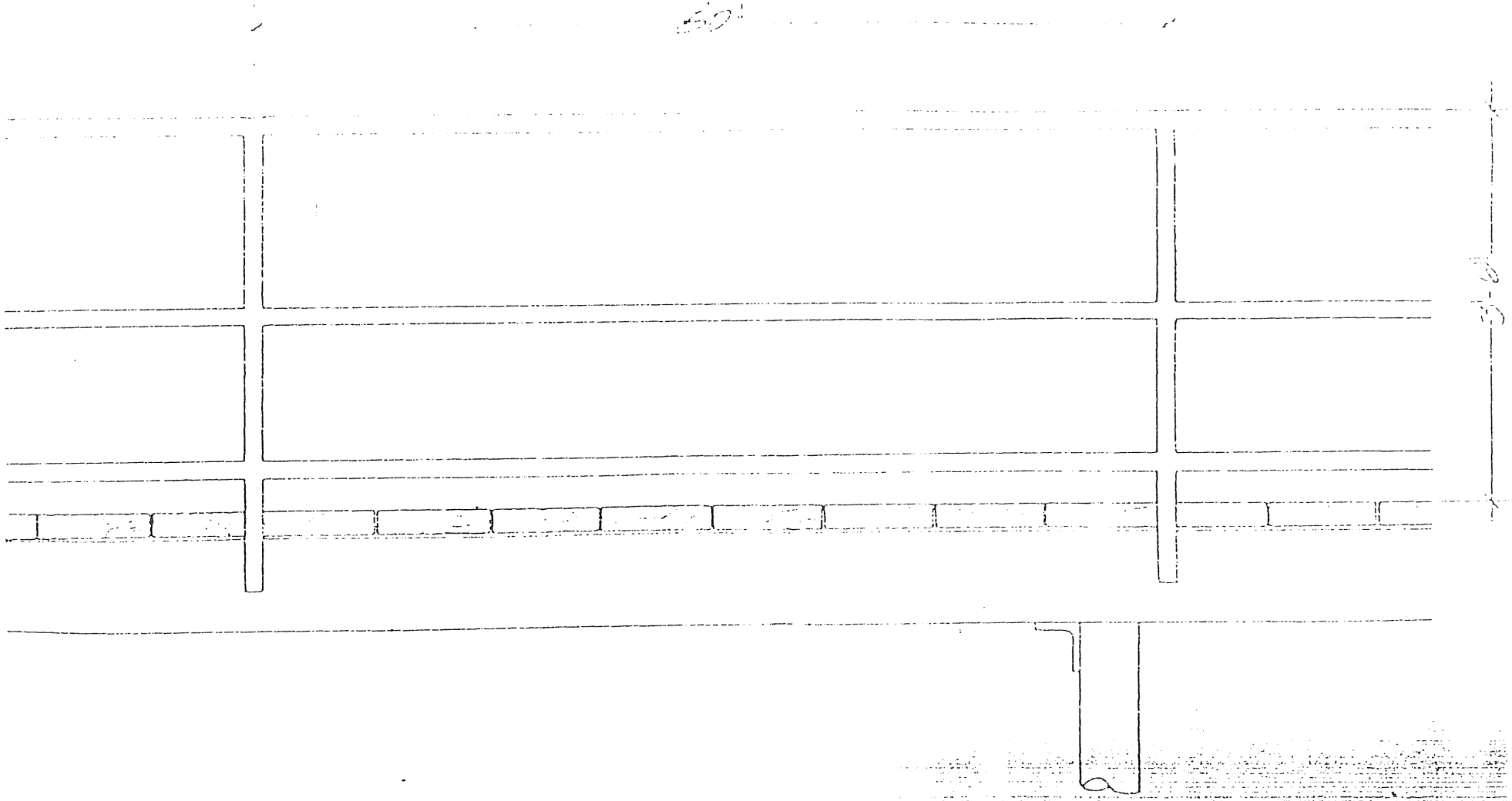
4/3

SCALE: 3/4" = 1'-0"



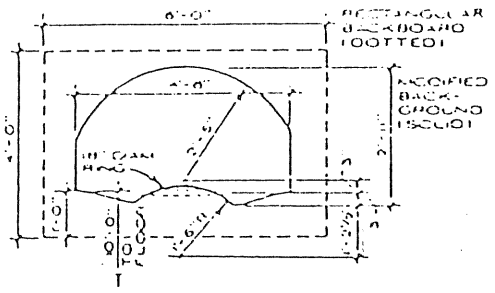
3/3 BASKETBALL COURT DETAIL

SCALE: 3/4" = 1'0"

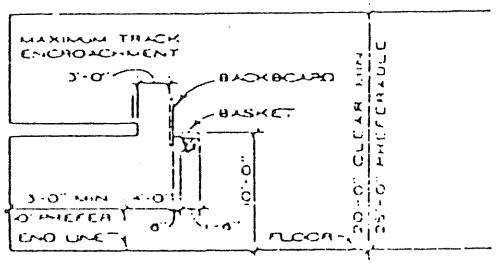


9/3 PARTIAL BRIDGE ELEVATION

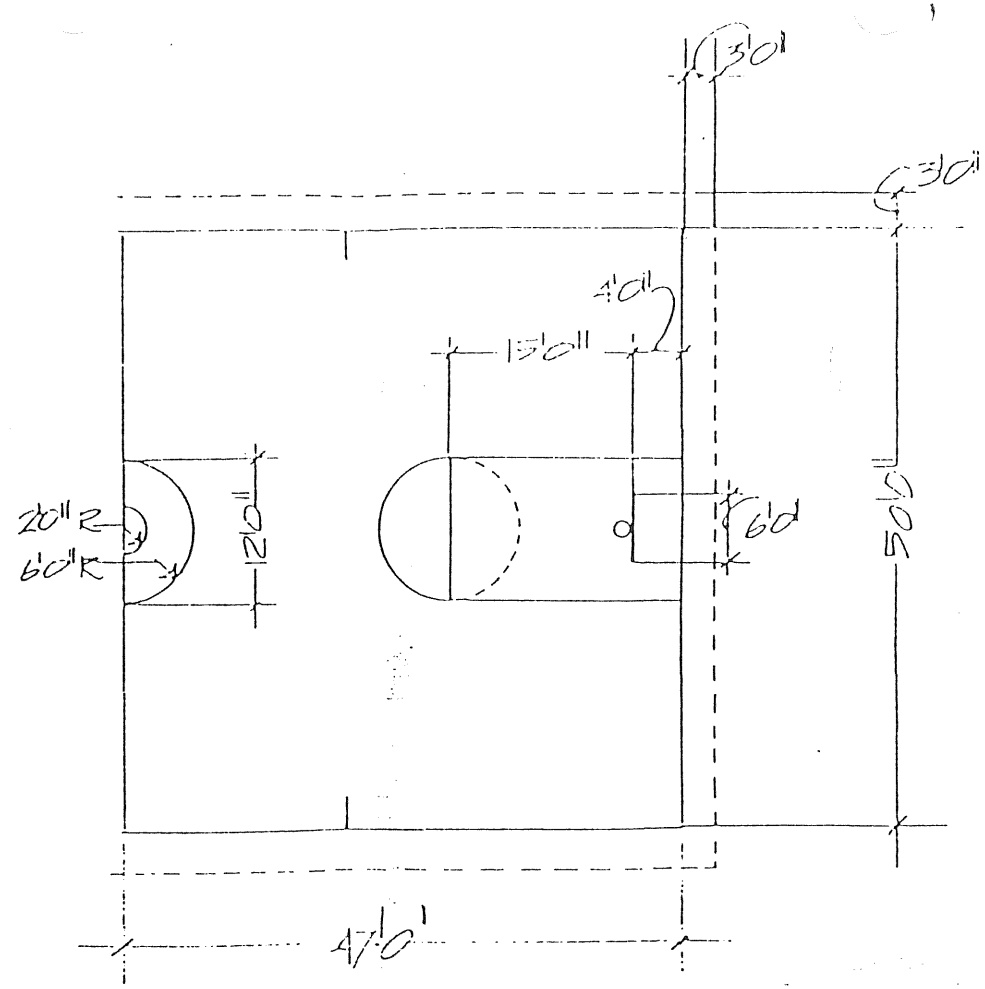
SCALE: 3/4"=1'-0"



BACKBOARD DETAIL
COLLEGE – TRANSPARENT RECTANGULAR BACKBOARD
HIGH SCHOOL – EITHER TYPE WITH FAN SHAPE REQUIRED IN NEW EQUIPMENT

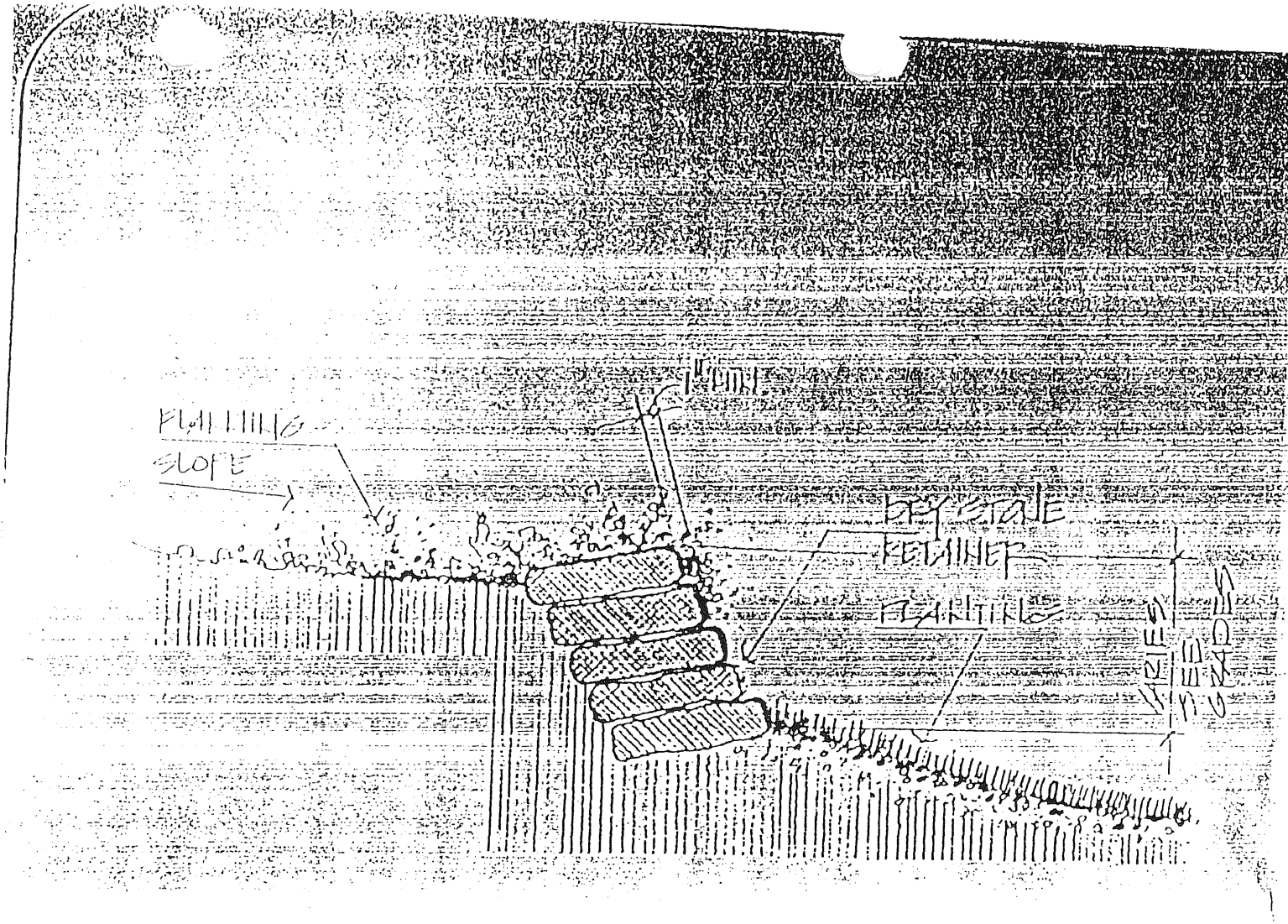


SECTION SHOWING BASKET AND ENCROACHMENTS



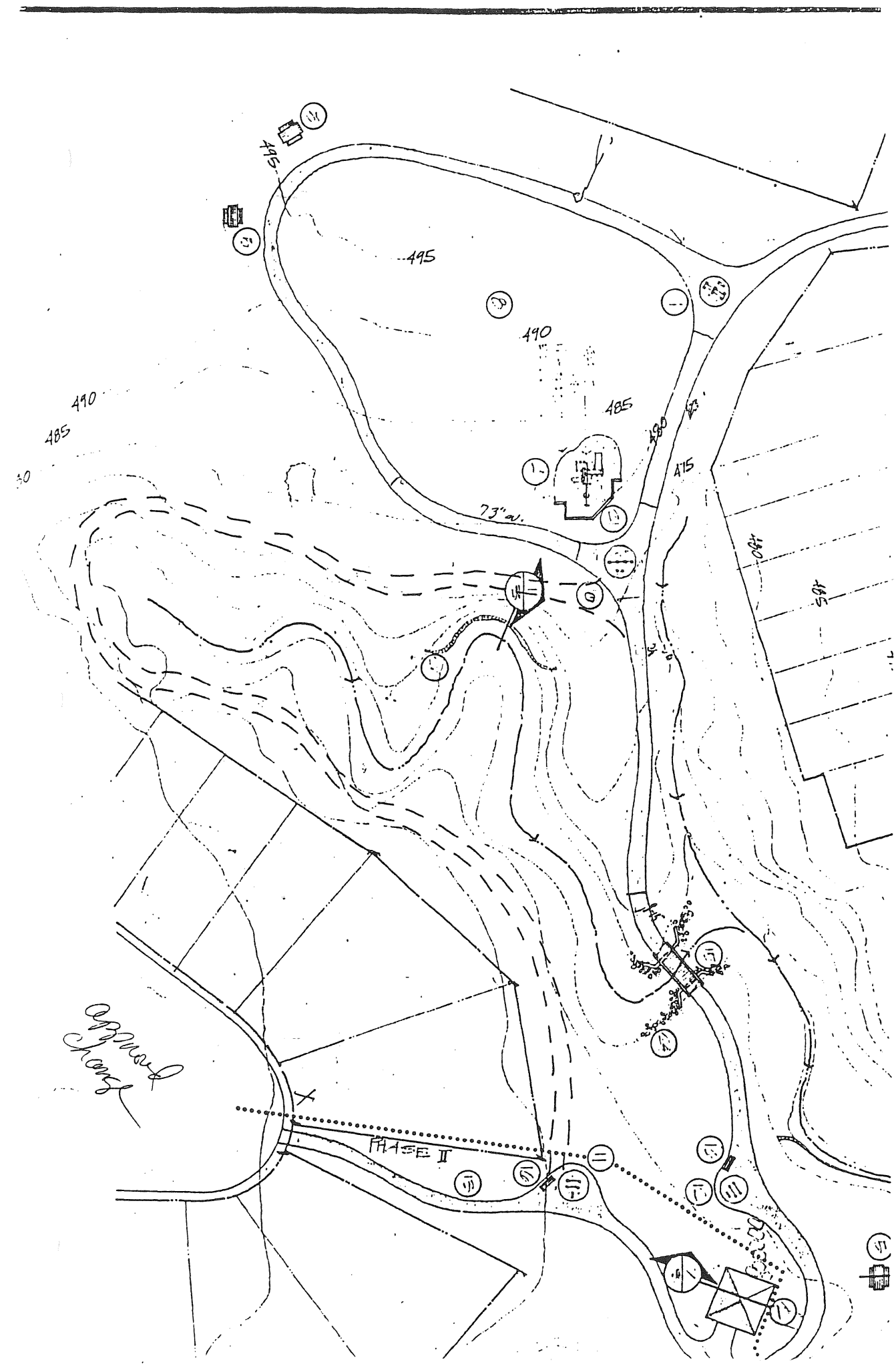
2/3 BASKETBALL COURT LAYOUT PLAN

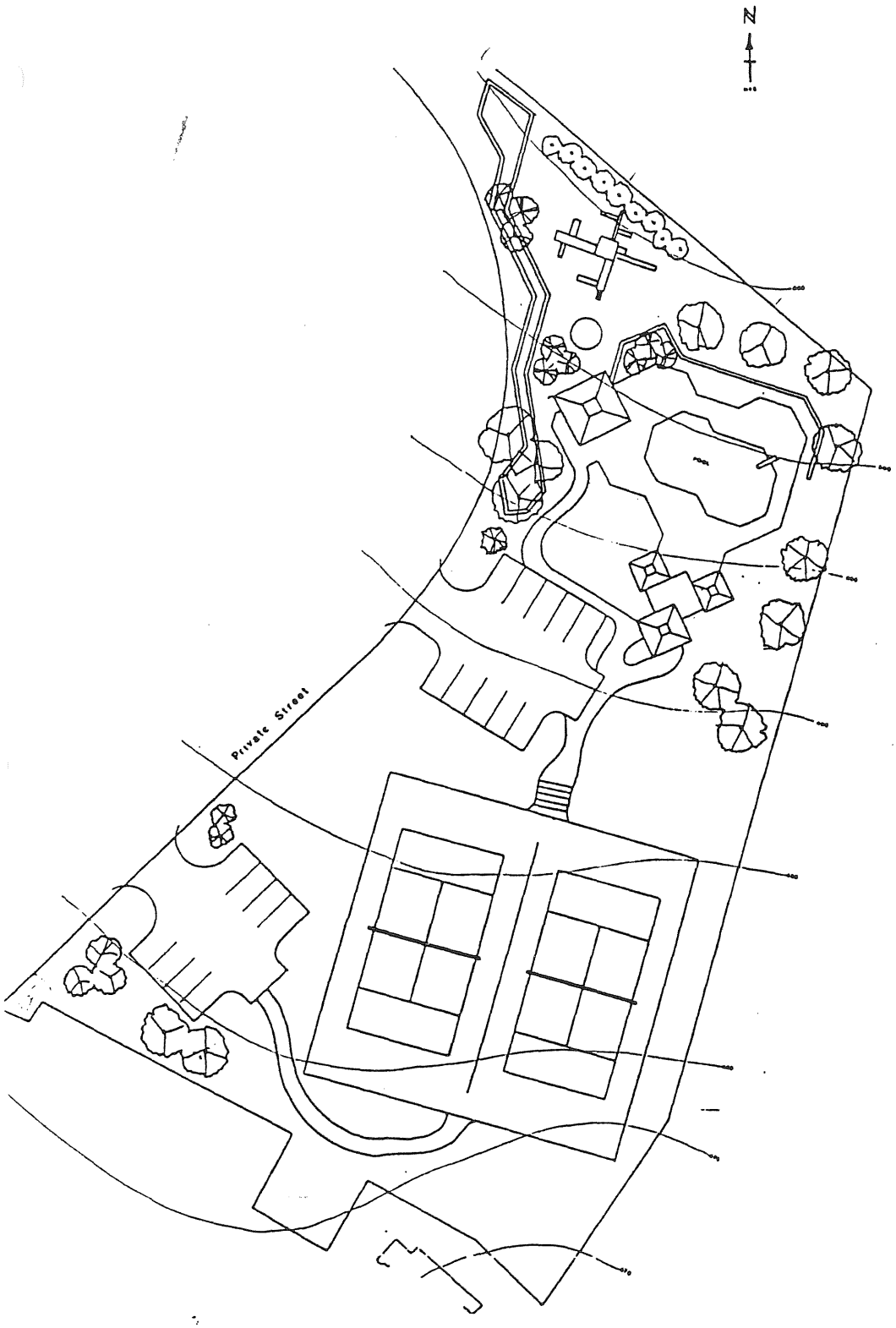
SCALE: 1/16" = 1'-0"



1/3 DRY STONE RET. WALL DET.

SCALE: 3/4" = 1'


495
490
485
480
475
73" av.
PHASE II



Swim And Tennis Park
Chandlers Landing

8753 0 AMENITIES SP REVISED SITE PLAN

CITY OF ROCKWALL

"THE NEW HORIZON"

February 25, 1988

Mr. Larry Walker
Chandlers Landing Development Co.
1717 South Boulder
Tulsa, Oklahoma 75119

Re: Completion of Amenities in Chandlers Landing

Dear Mr. Walker:

This letter is to verify that, based on field inspections, the required improvements relating to the swim and tennis park in Chandlers Landing have been completed in compliance with the requirements of the site plans and ordinances applicable to these improvements.

If you have any other questions, please don't hesitate to contact us.

Sincerely,

Julie Couch
Assistant City Manager

JC/mmp

205 West Rusk Rockwall, Texas 75087 (214) 722-1111

VIEW: Pdfile SORT: PHASE_NO
RESTRICT: PHASE_NO = "CABANAS" "

P&Z CASE NO	ORDINANCE	PHASE NAME	ACTION	DESCRIPTION
9029	9038	CABANAS	Z	AR TOWNHOUSE
9029	0	CABANAS	RPP	TOWNHOUSE LOTS 1-6

ORDINANCE NO. 90-38

AN ORDINANCE OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE AND ORDINANCE NO. 84-4 OF THE CITY OF ROCKWALL AS HERETOFORE AMENDED SO AS TO AMEND THE PRELIMINARY PLAN FOR PD-8 CHANDLERS LANDING, MORE FULLY DESCRIBED HEREIN; PROVIDING SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the state of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings 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, the governing body in the exercise of its legislative discretion has concluded that the Comprehensive Zoning Ordinance and No. 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 of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to a change in the preliminary plan for "PD" Planned Development District Number 8: Chandlers Landing on the property described in Exhibit "A".

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

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

B. Development or redevelopment of the above described tract shall conform to the building style as shown on the attached exhibit "C".

9029 9038 CABANAS Z AR TOWNHOUSE

C. Development or redevelopment of the above described tract shall be limited to no more than six (6) single family townhouse lots.

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 ordinance 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 case provides.

DULY PASSED AND APPROVED this 5th day of November 1990

APPROVED:

Jack C Miller

Mayor

ATTEST:

BY Mary A Nichols

City Secretary

1st reading 10/15/90

2nd reading 11/5/90

CABANAS CHANDLERS LANDING
LAND USE SPECIFICATIONS

I. PLANNED DEVELOPMENT SINGLE FAMILY

A. Permitted Uses

1. One attached townhouse unit with fire walls on an individual lot with a maximum of two attached units on two separate lots.

B. Area Requirements

1. Minimum lot area - 1,050 square feet

2. Maximum number of single family attached dwelling units per lot - 1

3. Minimum square footage per dwelling unit - 1200 square feet

4. Minimum lot frontage on a public street or approved private access - 25 feet

5. Minimum lot depth - 42 feet

6. Minimum depth of front setback - 0 feet

7. Minimum depth of rear setback - 0 feet

8. Minimum width of side setback -

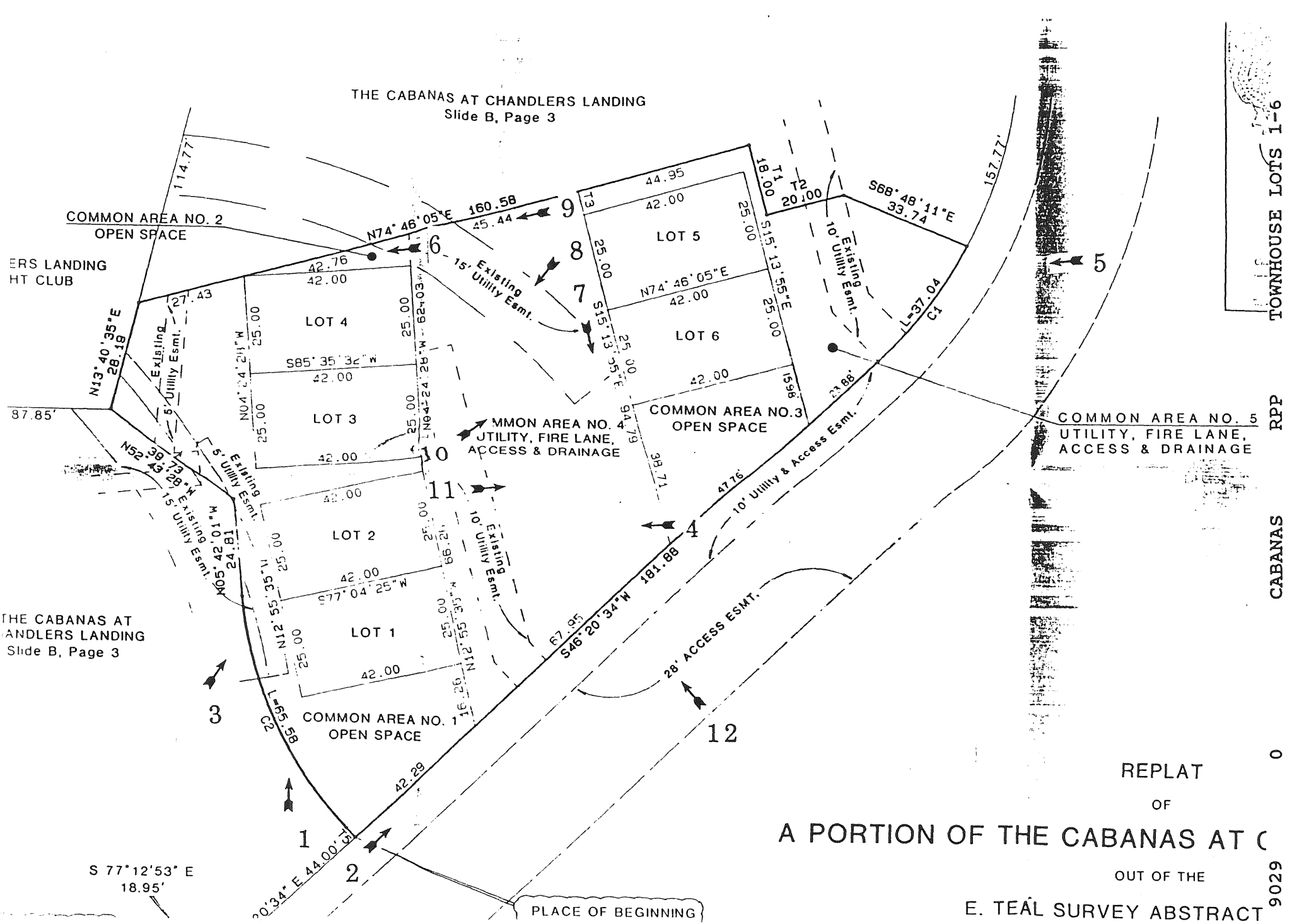
   a. Abutting Structures - separated by fire retardant walls - 0 feet

   b. Internal Lot - 0 feet meeting all building code requirements

9. Maximum building coverage as a percentage of lot area - 100% of lot area

10. Maximum height of structures - 23 feet

11. Minimum number of paved parking spaces required for each residential dwelling unit - 2 off street spaces



REPLAT

OF

A PORTION OF THE CABANAS AT (

OUT OF THE

E. TEAL SURVEY ABSTRACT

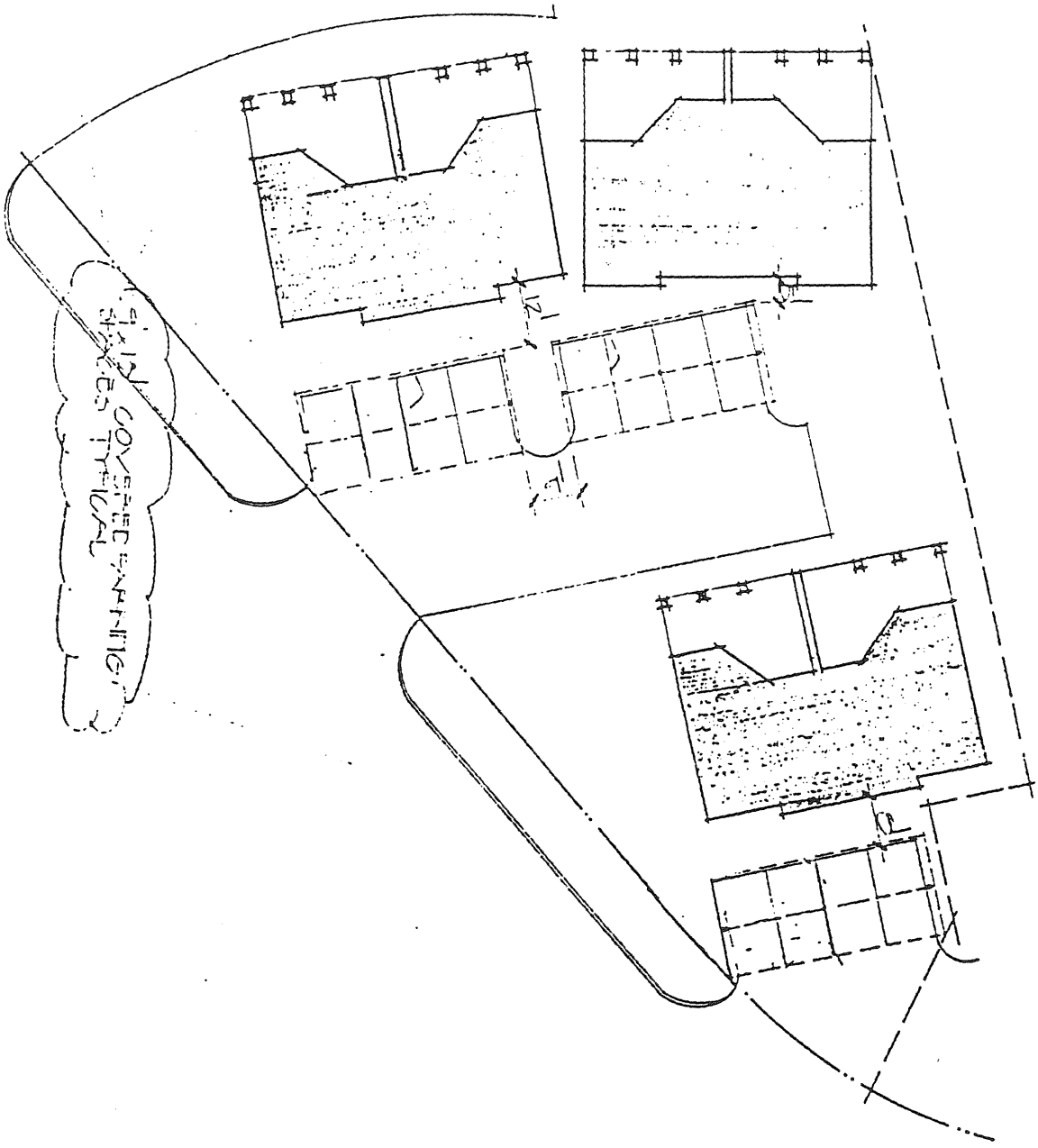
TOWNHOUSE LOTS 1-6

RPP

CABANAS

0

9029



Existing Development Plan
Matchpoint Homes

CITY OF ROCKWALL

ORDINANCE NO. 14-15

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING PLANNED DEVELOPMENT DISTRICT 8 (PD-8) [*ORDINANCE NO. 73-48 & 84-04*] AND THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 04-38*] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED SO AS TO FURTHER AMEND THE DENSITY AND DIMENSIONAL REQUIREMENTS STIPULATED BY PLANNED DEVELOPMENT DISTRICT 8 (PD-8) FOR A 1.131-ACRE PORTION OF A PARCEL OF LAND IDENTIFIED AS THE CABANAS AT CHANDLER'S LANDING, ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE SPECIFICALLY DESCRIBED IN EXHIBIT 'A' OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request by the Cabana's at Chandler's Landing Homeowner's Association on behalf of the residents of the Cabana's at Chandler's Landing, for an amendment to the density and development standards contained within Planned Development District 8 (PD-8) [specifically contained within *Ordinance No. 73-48 & 84-04*] and the Unified Development Code [*Ordinance No. 04-38*] of the City of Rockwall to allow for a lot layout similar to the lot layout depicted in *Exhibit 'B'* of this ordinance, which herein after shall be referred to as the *Zoning Exhibit* and incorporated by reference herein, for a 1.131-acre portion of a parcel of land identified as the Cabanas at Chandler's Landing, Rockwall, Rockwall County, Texas and more fully described in *Exhibit 'A'* of this ordinance, which hereinafter shall be referred to as the *Subject Property* and incorporated by reference herein; 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 Planned Development District 8 [*Ordinance No. 73-48 & 84-04*] and the Unified Development Code [*Ordinance No. 04-38*] should be amended as follows:

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS:

Section 1. That the *Subject Property* shall be used only in the manner and for the purposes authorized by Planned Development District 8 (PD-8) [*Ordinance No. 73-48 & 84-04*] and the Unified Development Code [*Ordinance No. 04-38*] of the City of Rockwall as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future;

Section 2. That the subdivision of the *Subject Property* shall generally be in accordance with the *Zoning Exhibit*, described in *Exhibit 'B'* of this ordinance, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*;

Section 3. That the development or redevelopment of the *Subject Property* shall generally be in

accordance with the *PD Development Standards*, described in *Exhibit 'C'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'C'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*;

Section 4. The *Official Zoning Map* of the City of Rockwall, Texas shall be amended to reflect the change in zoning for the *Subject Property* as described in this ordinance;

Section 5. That 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 6. That if any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Unified Development Code, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable;

Section 7. The standards in this ordinance shall control in the event of a conflict between this ordinance and any provision of the Unified Development Code or any provision of the City Code, ordinance, resolution, rule, regulation, or procedure that provides a specific standard that is different from and inconsistent with this ordinance. References to zoning district regulations or other standards in the Unified Development Code (including references to the *Unified Development Code*), and references to overlay districts, in this ordinance or any of the Exhibits hereto are those in effect on the date this ordinance was passed and approved by the City Council of the City of Rockwall, Texas;

Section 8. 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;

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 7TH DAY OF APRIL, 2014.

David Sweet, *Mayor*

ATTEST:

Kristy Ashberry, *City Secretary*

CITY OF ROCKWALL TEXAS SEAL

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading: *March 17, 2014*

2nd Reading: *April 7, 2014*

Exhibit 'A':
Legal Description

BEING a tract or parcel of land situated in the E. Teal Survey, Abstract No. 207, Rockwall County, Texas, and being a part of the Cabanas at Chandlers Landing, an addition to the city of Rockwall, recorded in Slide B, Page 3 & 4, Plat Records Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at an iron rod at the North corner of said Cabanas at Chandlers Landing, said iron rod bears North 6° 20' 10" West, a distance of 950.39 feet from City of Dallas Take Line monument for Lake Ray Hubbard marked T-13-1 and T-11-6, said iron rod being on a circular curve to the left having a central angle of 24° 27' 31", a radius of 168.23 feet, and a chord that bears South 56° 35' 00" East, a distance of 71.27 feet;

THENCE: Along said curve and with the Northeast line of said Cabanas at Chandlers Landing an arc distance of 71.82 feet to an iron rod at the point of tangency of said curve;

THENCE: South 68° 48' 46" East a distance of 17.62 feet continuing along said Northeast line to an iron rod at the point of curvature of a circular curve to the right having a central angle of 15° 29' 42" and a radius of 114.09 feet;

THENCE: Along said curve and along said Northeast line an arc distance of 30.86 feet to an iron rod at the point of tangency of said curve;

THENCE: South 53° 19' 04" East, a distance of 103.07 feet continuing along said Northeast line to an iron rod at the point of curvature of a circular curve to the right having a central angle of 80° 42' 31" and a radius of 112.00 feet;

THENCE: Along said curve and continuing along said Northeast and then the East line an arc distance of 157.77 feet to an iron rod for a corner;

THENCE: Leaving said East line and traversing said Addition as follows: North 68° 48' 11" West, a distance of 33.74 feet to an iron rod for a corner, South 74° 46' 05" West a distance of 20.00 feet to an iron rod for a corner, North 15° 13' 55" West, a distance of 18.00 feet to an iron rod for a corner, South 74° 46' 05" West, a distance of 160.58 feet to an iron rod for a corner, on a Westerly line of said Addition;

THENCE: North 13° 40' 35" East, a distance of 114.76 feet with said Westerly line to an iron rod for a corner;

THENCE: Along the most Northerly South lines of said Addition as follows:
North 76° 19' 25" West, a distance of 36.34 feet to an iron rod for a corner, North 69° 07' 25" West, a distance of 28.00 feet to an iron rod for a corner, and North 61° 59' 55" west, a distance of 79.50 feet to an iron rod for a corner at the most Northerly West corner of said Addition;

THENCE: North 20° 52' 35" East, a distance of 79.84 feet along the most Northerly Northwest line of said Addition to an iron rod for a corner; said iron rod being on a circular curve to the left having a central angle of 18° 44' 09", a radius of 234.00 feet, and a chord that bears North 60° 29' 27" East, a distance of 76.18 feet;

THENCE: Along said curve an arc distance of 76.52 feet to an iron rod at the point of compound curvature of a circular curve to the left having a central angle of 0° 32' 08" and a radius of 300.00 feet;

THENCE: Along said curve an arc distance of 2.80 feet to the Point of Beginning and containing 49,268 square feet or 1.131 Acres of Land.

FILED: 5th DAY OF: Oct. 19820 9:20A M.
RECORDED 7th DAY OF Oct. 19820 3:00P M.
JUNE WIMPEE, COUNTY CLERK, ROCKWALL COUNTY, TEXAS
BY: Ina Davis DEPUTY

Exhibit 'B':
Zoning Exhibit

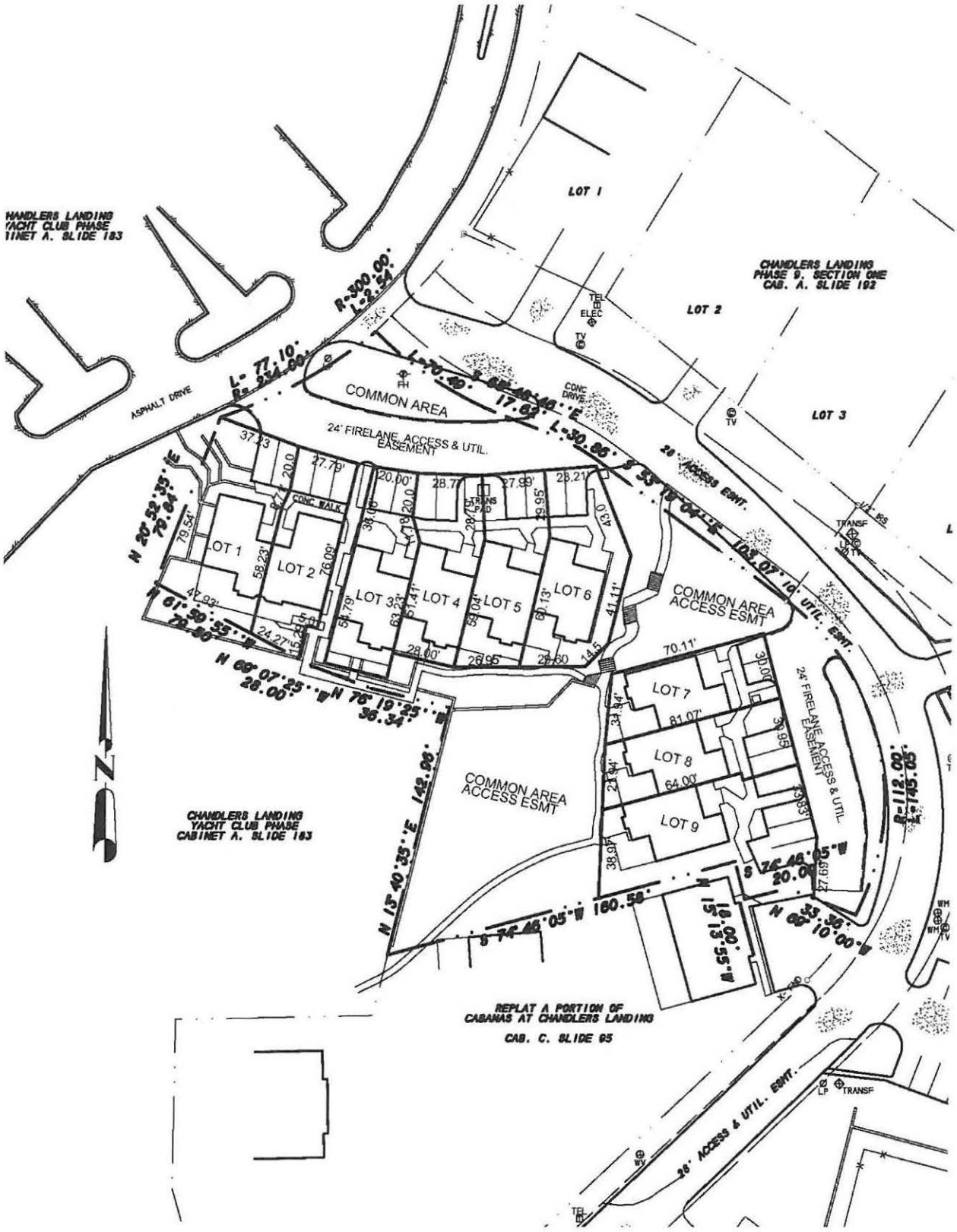


Exhibit 'C':
PD Development Standards

PD Development Standards.

1. *Purpose.* It is the intent of this zoning ordinance to maintain the current conditions of the subject property, while permitting property owners to physically subdivide their properties into lots to delineate the open space that will be dedicated to the *Chandler's Landing Homeowner's Association*.

2. *Allowed Uses.* The following are the only permitted land uses that shall be established on the *Subject Property*:

    a. *Permitted Uses.* Uses permitted *by right* or by *Specific Use Permit (SUP)* in Planned Development District 8 (PD-8) [*Ordinance No. 73-48 & 84-04*]. Uses subject to the approval of a *Specific Use Permit (SUP)* shall be required to follow the procedure for requesting an *SUP* as set forth in Article XI, *Zoning-Related Applications*, of the Unified Development Code.

    b. *Townhomes.* A single family dwelling unit constructed in a series, or group of units that share common walls, and are situated on an individual or separate lot.

    NOTE: All development of the Subject Property should conform to the Zoning Exhibit in Exhibit 'B'.

3. *Maximum Number of Units.* The *Subject Property* may contain no more than nine (9) townhomes that conform to the *Zoning Exhibit* in *Exhibit 'B'*.

4. *Area Requirements.*

    i. *Minimum Lot Area:* 2,200 Square Feet

    ii. *Minimum Lot Width:* 20 Feet

    iii. *Minimum Lot Depth:* 40 Feet

    iv. *Maximum Number of Dwelling Units per Lot:* One

    v. *Minimum Front Yard Building Setback:* 0 Feet

    vi. *Minimum Rear Yard Setback:* 0 Feet

    vii. Minimum Side Yard Setback:

        a. *Internal Side Yard Setback:* 0 Feet [*subject to all building code requirements*]

        b. *Side Yard Abutting a Structure:* 0 Feet [*required to be separated by a fire retardant wall*]

    viii. *Maximum Lot Coverage:* 100% [*as a percentage of lot area*]

    ix. *Maximum Height:* 30 Feet

    x. *Minimum Number of Paved Parking Spaces per Lot:* Two (2) Off-Street Spaces

5. *Additional Restrictions.* No fences or any other type of barricade shall be permitted on any property depicted in the *Zoning Exhibit* in *Exhibit 'B'*.

VIEW: Pdfile SORT: PHASE_NO
RESTRICT: PHASE_NO = "CHAND" ES"

P&Z CASE NO	ORDINANCE	PHASE NAME	ACTION	DESCRIPTION
1	7348	CHAND	Z	MASTER PLAN ORIGINAL
2	8404	CHAND	Z	MASTER PLAN REVISED
8539	8543	chand	z	various changes

ORDINANCE NO. 73-48

AN ORDINANCE OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE, AS HERETOFORE AMENDED, SO AS TO GIVE THE FOLLOWING-DESCRIBED TRACTS OF LAND A "PD" PLANNED DEVELOPMENT DISTRICT CLASSIFICATION ZONING FOR A COMBINATION OF SINGLE-FAMILY, MULTIPLE-FAMILY AND OTHER USES AS SET OUT HEREIN, TO BE DESIGNATED AS PLANNED DEVELOPMENT DISTRICT NUMBER 8, SAID PLANNED DEVELOPMENT DISTRICT BEING DESCRIBED ON THE PLAT ATTACHED HERETO; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO HUNDRED DOLLARS ($200.00) FOR EACH OFFENSE; AND DECLARING AN EMERGENCY.

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 due 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, the governing body, in the exercise of its legislative discretion, has concluded that the Comprehensive Zoning Ordinance 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 of the City of Rockwall, as heretofore amended, be, and the same is hereby, amended by amending the Zoning Map of the City of Rockwall so as to give the following-described property the zoning classification hereinafter set out, to-wit:

SECTION 2. The granting of the Planned Development District Number 8 to the above-described property is subject to the following Special Conditions:

(1) Planned Development District Number 8 shall be developed generally in accordance with the site plan for said area, which is attached to and made a part hereof as Exhibit "A."

(2) That all development of property covered by this ordinance shall be in accordance with the approved site plan, and no substantial change in the development shall be permitted except after obtaining approval of the change of such site plan in the manner required for change and amendments to the Comprehensive Zoning Ordinance.

(3) Prior to the issuance of any building permit in Planned Development District Number 8, a Comprehensive Site Plan of the Development shall be filed with the City Council of the City and shall be approved by them and filed as a part of this ordinance. Such required detailed plan shall set forth the requirements for ingress and egress to the property, public or private streets or drives, with adequate right-of-way to conform to the thoroughfare plan of the City of Rockwall, sidewalks, utilities, drainage, parking space, height of buildings, maximum lot coverage, yards and open spaces, screening walls or fences and other development and protective requirements considered necessary by the City Council to create a reasonable transition to and protection of the adjacent property. Such approval by the City Council of the detailed site plan shall be considered as an amendment to this ordinance and shall be applicable to the property involved.

(4) Area 1. of Planned Development District No. 8 shall contain no more than 500 dwelling units, subject to the setbacks, yards, parking spaces and other requirements set out in Exhibit "B" hereto.

(5) Area 2. of Planned Development District No. 8 shall contain any single-family, multiple-family or non-residential use permitted in a Planned Development District under the Comprehensive Zoning Ordinance of the City of Rockwall, except the following:

(a) Automobile-type uses under Section 8-106;

(b) Retail and service-type uses under Section 8-107;

(c) Commercial and service-type uses under Section 8-108;

(d) Industrial uses under Section 8-109.

(6) The number of dwelling units in Area 2. shall not exceed six (6) per gross acre, or 1,520 unit total.

TRACT I.

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

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

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

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

TRACT II.

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

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

SECTION 3. That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance 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 4. That the above-described tract of land shall be used only in the manner and for the purposes provided for by the Comprehensive Zoning Ordinance of the City of Rockwall, as heretofore amended, and as amended herein, by the granting of this zoning change.

SECTION 5. Any person, firm or corporation violating any of the provisions of this ordinance shall be subject to the same penalty as provided for in the Comprehensive Zoning Ordinance of the City of Rockwall, as heretofore amended, and as amended hereby, and upon conviction shall be punished by a fine not to exceed the sum of Two Hundred Dollars ($200.00) for each offense, and each and every day such offense shall continue shall be deemed to constitute a separate offense.

SECTION 6. Whereas, it appears that the above-described property requires classification as a Planned Development District in order to permit its proper development and in order to protect the public interest and general welfare of the City of Rockwall, such requirement creates an urgency and an emergency in the preservation of the public welfare and requires that this ordinance 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 by the City Council of the City of Rockwall, Texas, on the 12th day of November, 1973.

APPROVED:

Harold Myers
MAYOR

ATTEST:

Dawn C. Williams
CITY SECRETARY

APPROVED AS TO FORM:

CITY ATTORNEY

Set Backs, Yards, Pa[illegible] Spaces, Etc., Proposed

	Min. Residential Lot Area	Min. Residential Lot Width	Min. Residential Lot Depth	Max. Building Coverage	Min. Front Yard	Min. Side Yard	Min. Rear Yard	Min. Number of Parking Spaces
Single-Family Structures With Side Yards On Both Sides	6000 sq. ft.	50 ft.	100 ft.	40%	25 ft.	5 ft.	10 ft.	2 per unit
Single-Family Structures With Side Yard On One Side Only.	4000 sq. ft.	40 ft.	100 ft.	60%	25 ft.	10 ft.*	10 ft.	2 per unit
Single-Family Structure With No Side Yard	3000 sq. ft.	20 ft.	100 ft.	60%	25 ft.	-	10 ft.**	2 per unit
Multi-Family Structure Or Condominium	2000 sq. ft. per unit	70 ft.	100 ft.	40%	25 ft.	as per 9-602 (2)&(3)	10 ft.	1 1/2 per unit
Non-Residential	-	-	-	40%	25 ft.	None	10 ft.	As per 10-102

* No side yard required on one side

** Except none required where adjoining a common area

EXHIBIT B

PLANNED DEVELOPMENT DISTRICT NO. 8

EXHIBIT "B"

NDLERS LANDING

ASTER SITE PLAN

Kiyotaki/Ball & Associates

itects & Land Planners

REVISED P D

ORDINANCE NO. 84-4

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING ORDINANCE NO. 73-48 OF THE CITY OF ROCKWALL AND AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF ROCKWALL AS HERETOFORE AMENDED AND AS RELATES TO PLANNED DEVELOPMENT DISTRICT NUMBER 8, SAID PLANNED DEVELOPMENT DISTRICT BEING DESCRIBED ON THE PRELIMINARY SITE PLAN ATTACHED HERETO: PROVIDING FOR ORDERLY DEVELOPMENT OF SAID PLANNED DEVELOPMENT DISTRICT NO. 8; PROVIDING FOR LAND USE WITHIN SAID PLANNED DEVELOPMENT DISTRICT NUMBER 8 AND AREA REQUIREMENTS, AMENITIES AND DENSITIES OF DEVELOPMENT; DIRECTING THE PLANNING AND ZONING COMMISSION OF THE CITY OF ROCKWALL TO INSTITUTE A STUDY OF THE BEST LAND USE OF THE AREA PREVIOUSLY DESIGNATED 1-A OF PLANNED DEVELOPMENT DISTRICT NUMBER 8; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF A FINE NOT TO EXCEED THE SUM OF ONE THOUSAND DOLLARS ($1,000) FOR EACH OFFENSE AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the Laws of The State of Texas and the Ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise and have held due 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, the governing body, in the exercise of its legislative discretion, has concluded that Ordinance No. 73-48 of the City of Rockwall and the Comprehensive Zoning Ordinance of the City of Rockwall as relates to Planned Development District Number 8 should be amended as set forth herein; and

WHEREAS, the governing body of The City of Rockwall has determined that a substantial change in circumstances and of land usages and development has occurred in Planned Development District Number 8 as authorized by Ordinance No. 73-48 of the City of Rockwall since the passage and effective date of said Ordinance, and that such changed circumstances, land uses and development necessitate amendment of said Ordinance No. 73-48 of the City of Rockwall as set forth herein:

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

Section 1. That Ordinance No. 73-48 of the City of Rockwall is hereby amended by deleting in its entirety Section 2 thereof and by adding a new section to be numbered Section 2 and to read as follows:

8404 CHAND Z MASTER PLAN REVISED

Section 2.

The granting of the Planned Development Number 8 to the above described property is subject to the following special conditions and provisions:

(1) Planned Development District Number 8 shall be developed in accordance with the preliminary development plan for said area which is attached hereto and made a part hereof as Exhibit "A".

(2) That all development of the property covered by this Ordinance shall be in accordance with the approved preliminary plan attached hereto as Exhibit "A", and no substantial change in the development shall be permitted except after obtaining approval of the change of such preliminary plan in the manner required for amendments to the Comprehensive Zoning Ordinance.

(3) Prior to the issuance of any Building Permit in Planned Development District Number 8, a final development plan prepared in accordance with the requirements of the Comprehensive Zoning Ordinance shall be filed with the City Council of the City of Rockwall and shall be approved by said governing body after review and recommendation by the Planning and Zoning Commission and filed as a part of this Ordinance. Such required development plan shall set forth the requirements for ingress and egress to the property, public or private streets or drive, with adequate right-of-way to conform to the thoroughfare plan of the City of Rockwall, sidewalks, utilities, drainage, parking, space, all area requirements and maximum lot coverage, yards and open spaces, screening walls or

fences, amenities, greenbelt areas and all other development and protective requirements considered necessary by the City Council to create a reasonable transition to and protection of the adjacent property. Such approval by the City Council of the detailed final development plan shall be considered as an amendment to this Ordinance and shall be applicable to the property involved.

(4) That all development of Planned Development District Number 8 shall generally occur in the sequence according to the phasing plan consisting of six (6) separate phases as graphically depicted in Exhibit "B" which is attached hereto and made a part hereof.

(5) That the area North of the existing entrance at the Southeast corner of Planned Development District Number 8 (designated on Exhibit "A" as Greenbelt A) be designated and maintained as permanent greenbelt area, and that the area South of the existing entrance at the Southeast corner of Planned Development District Number 8 (designated on Exhibit "A" as Greenbelt B) may be developed in a manner that would not interfere with the contemplated realignment and improvement of FM 740, and the governing body of the City of Rockwall must consider and specifically approve further development of said area. That all development, construction and other improvements be in strict accordance with the Comprehensive Zoning Ordinance (Ordinance No. 83-23) of the City of Rockwall as presently existing, as amended herein, or hereafter amended prior to any such development, construction or improvement,

except to the extent that the minimum square footages specifically stated on the preliminary development Plan attached hereto as Exhibit "A" exceed the minimum requirements of the Comprehensive Zoning Ordinance in which case said minimum square footages as specifically stated on Exhibit "A" attached hereto shall be applicable, and with the further exception relating to zero lot line requirements which shall be as follows:

- Minimum floor area per unit See Master Plan for minimum floor areas for any given tract.	1200 - 1500 sq. ft.
- Maximum building height	30 ft.
- Minimum lot width	40 ft.
- Minimum lot depth	100 ft.
- Minimum front yard	20 ft.
- Minimum side yard	0 ft. and 10 ft.
- Minimum rear yard	15 ft.
- Minimum lot area	4000 ft.
- Maximum building coverage	60%
- Minimum distance between building	15 ft.
- Building setback from less dense use (One story construction)	25 ft.
- Building setback from less dense use (Two story construction)	35 ft.
- Minimum garage space	one car
- Minimum number of parking spaces/unit	2 spaces

(6) That the area North of the existing Cutter Hill multi-family development within Planned Development District Number 8 shall be designated as recreational area. (On Exhibit "A" attached hereto.)

(7) That all densities of development as stated on Exhibit "A" attached hereto shall be construed as exact maximum densities of development and not approximations.

(8) That the construction and development of amenities for Planned Development District Number 8 for all future development thereof shall be based upon recreational units

with each single family dwelling unit equalling one-half recreation unit and each multi-family dwelling unit equalling one recreation unit, said minimum amenities to consist of the following;

	ITEM	NUMBER	RATIO
a.	Sports Park	3	one per 300 Rec. Unit
b.	Swim Club	4	one per 225 Rec. Unit
c.	Play Parks	4	one per 250 Rec. Unit
d.	Upland Lakes (two existing to be improved)	3	one per 300 Rec. Unit
e.	Security Entrances		
f.	Landscape Entry Developments		
g.	Architectural Graphic and Signs		
h.	Common Greenbelts and Paths		

(9) That each amenity provided for herein shall be in accordance with the description of same attached hereto as Exhibit "C" and made a part hereof.

(10) That all multi-family development permitted hereby, as designated on Exhibit "A" North of Yacht Club Drive shall not exceed thirteen (13) dwelling units per acre.

(11) That all multi-family development permitted hereby North of Yacht Club Drive shall contain a minimum square footage of 1300 square feet per dwelling unit, and no more than fifteen percent (15%) of the total multi-family dwelling units shall be developed at such minimum square footage requirement and all other such multifamily dwelling units shall be in excess thereof.

(12) That all references herein to multi-family dwelling units and all such references contained on any attachments hereto, shall refer specifically to condominiums as defined in the

Comprehensive Zoning Ordinance of The City of Rockwall and shall specifically exclude any authorization for the development of apartment projects, all multi-family units shall be built to condominium construction standards.

(13) That the residential product types that are permitted hereby as designated on Exhibit "A" are as specifically stated in Exhibit "D" attached hereto and made a part hereof.

(14) That the governing body of the City of Rockwall does not by this Ordinance authorize the development of any specific total number of dwelling units, but authorizes the maximum densities for residential development, as designated on the preliminary plan attached hereto as Exhibit "A".

(15) That the governing body of the City of Rockwall hereby directs the Planning and Zoning Commission of the City of Rockwall to institute a study of possible and appropriate land usages for the development of the area designated as I-A in the Site Plan attached as Exhibit "A".

Section 2. That Ordinance No. 73-48 of the City of Rockwall is hereby amended by deleting in its entirety Section 5 thereof and by adding a new Section to be numbered Section 5 to read as follows:

Section 5.

Any person, firm or corporation who violates any provisions of this Ordinance shall be deemed guilty of a misdemeanor and upon conviction thereof in the Municipal Court, shall be subject to a fine of not more than ONE THOUSAND DOLLARS ($1,000) for each offense, and each and every day that the violation of

the Ordinance shall be permitted to continue shall constitute a separate offense.

Section 3. This Ordinance shall take effect and be in full force on and after the 9th day of January, 1984, and upon the publication of the caption as the law in such cases required.

PASSED AND APPROVED this 9th day of January, 1984.

APPROVED:

MAYOR

ATTEST:

CITY SECRETARY

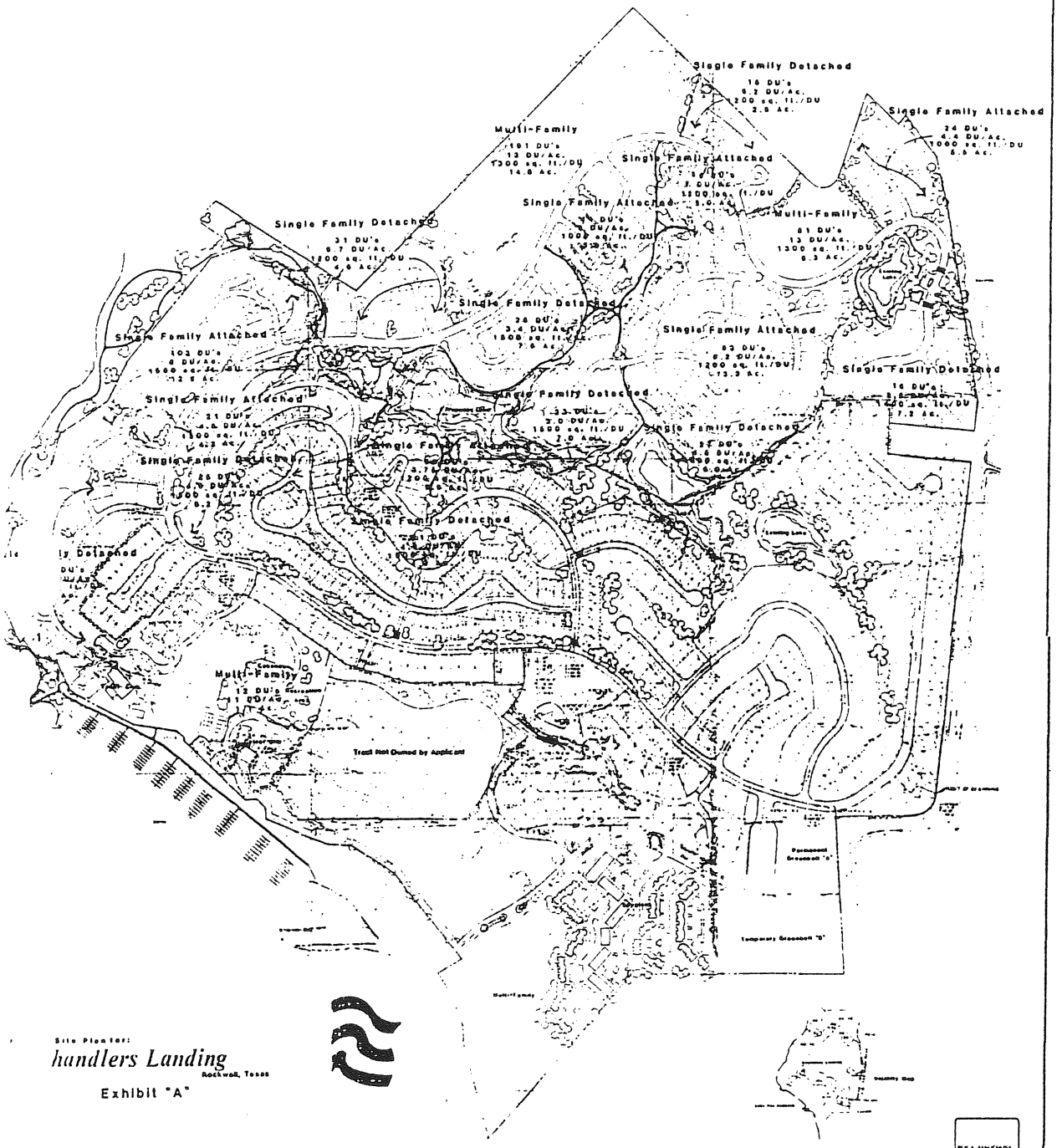
Tract I - Being a tract of land out of the Edward Teal Survey, Abstract No. 207, Rockwall County, Texas, and being all of those certain tracts of land as conveyed to Kirby Albright, by Deed as recorded in Vol. 83, Page 510, and a portion of that tract as conveyed to Whilden Construction Company, by Deed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

Beginning at a point for a corner at the northerly northwest corner in the City of Dallas Take-Line in Lake Ray Hubbard, said point being the southwest corner of Kirby Albright 26.954 acre tract, as recorded in Deed Records of Rockwall County, Texas; Thence S 56 degrees 53' 59" E, 732.68 feet to a point for a corner; Thence N 44 degrees 37' 56" E, 1751.07 feet to a point for corner; Thence S 45 degrees 29' 25" E, 1101.25 feet to the beginning of a circular curve to the left having a radius of 80.00 feet; Thence Southeasterly, to Northeasterly, along said circular curve to the left, thru a central angle of 116 degrees 29' 35", an arc distance of 162.66 feet to the point of tangency; Thence N 18 degrees 01' E, 375.02 feet to a point for a corner, in the Southwesterly line of a Public Road; Thence S 45 degrees 18' 28" E, along the said Southwesterly line of a Public Road, 200.00 feet to a point for a corner; Thence N 39 degrees 48' 39" E, 51.22 feet to a point for corner, in the above-referenced Westerly line of Farm-Market Highway 740; Thence S 37 degrees 03' 22" E, continuing along the said Westerly line of Farm-Market Highway 740, 225.40 feet to an angle point; Thence S 12 degrees 02' 06" E, continuing along the said Westerly line of Farm-Market Highway 740, 241.20 feet to an angle point; Thence S 8 degrees 24' 31" E, continuing along the said Westerly line of Farm-Market Highway 740, 848.05 feet to a point for corner at northeast corner of Scenic Estates Subdivision; Thence N 84 degrees 34' 07" West along the north line of Lot 1 of the above said Scenic Estate Subdivision, 391.10 feet to a point for corner; Thence S 2 degrees 06' 52" W, along the Westerly line of the above said Scenic Estates Subdivision, 559.82 feet to a point for a corner, said point being the Southwesterly corner of Lot 4, of said subdivision; Thence S 84 degrees 34' 07" E, along the Southerly line of the above said Lot 4, 352.30 feet to a point for a corner, in the above referenced West line of Farm-Market Highway 740; Thence S 6 degrees 05' 20" W, along the said Westerly line of Farm-Market Highway 740, 310.00 feet to a point for corner; Thence N 89 degrees 17' 49" W 4268.99 feet to a point for corner in the City of Dallas TakeLine for Lake Ray Hubbard; Thence, the following courses and distances along the existing and proposed City of Dallas TakeLine for Lake Ray Hubbard: N 17 degrees 56' 12" E 235.24 feet; N 17 degrees 48' 56" E, 45.55 feet; N 57 degrees 22' 11" E 107.47 feet; N 4 degrees 36' 56" W, 137.44 feet; N 44 degrees 11' 50" E, 137.84 feet; N 14 degrees 30' 54" E, 137.19 feet; N 56 degrees 08' 28" E, 255.03 feet; N 28 degrees 15' 05" E, 192.07 feet; N 39 degrees 23' 13" E, 599.08 feet; N 72 degrees 30' 52" E, 138.00 feet; N 57 degrees 05' 40" W, 236.77 feet; N 46 degrees 18' 05" E, 120.00 feet to the Point of Beginning and containing 162.6 acres of land.

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

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

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



Site Plan for:

handlers Landing

Rockwall, Texas

Exhibit "A"

1/9/84

REVISED PD-8

a.d 84-4

EXHIBIT C

AMENITY DESCRIPTIONS

a. SPORTS PARK - A sports park will include a combination of one sports court, (lighted if properly located as not to disturb residences), exercise areas, rest areas, basketball, badminton, volleyball, racket tennis, paths and parking. All of the sports parks will be landscaped.

b. SWIM CLUB - The swim club will contain a minimum of a 1,500 sq. ft. swimming pool, 1,800 sq. ft. club pavilion, restrooms, manager's office, parking for guests, lighting and landscaping.

c. PLAY PARK - Each play park will be devoted to the young residents of Chandlers Landing and will have a large self-contained sand area with creative wood play equipment. These parks will be landscaped with shaded rest areas for adults. Each park will be strategically located for the benefit of the selected neighborhood.

d. UPLAND LAKES - These are lakes either existing or to be built. These lakes will be kept clean and maintained to the shore line for residents to enjoy. No swimming or motorized boating will be allowed.

e. SECURITY ENTRANCES - These entries will be well lighted, landscaped and maintained. They are to be secured by guards, or by a mechanical system. These entrances are strategically located throughout the development in order to provide proper ingress and egress.

LANDSCAPED ENTRY DEVELOPMENTS - These entries are to be paved with a brick or cobblestone pattern. On either side of the landscaped boulevard there will be lush plantings, berms, and decorative fencings.

g. ARCHITECTURAL GRAPHICS - These graphics and signs will be designed in harmony for all developable parcels in the remainder of Chandlers Landing. These signs will be very pleasing and will direct visitors through the development.

h. COMMON GREENBELTS AND PATHS - These areas will flow through the development following the low areas as designated on the Master Plan. They will have paths for jogging, walking and golf carts. Along some areas of the greenbelts, we are planning an aerobic course.

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

EXHIBIT D

PRODUCT TYPES

S LE FAMILY DETACHED (Type "A") homes will consist of single family detached units that are clustered in groups of a slightly higher density than conventional single family homes. This concept promotes a slightly higher density in the area that is actually developed while creating more open space which is commonly owned and maintained by the homeowners and/or the Property Owners' Association. Ownership of these homes will involve the units as well as the lot on which the units are sited. These lots will have front, rear and side yards. These units will be one and one and a half story structures. This type unit will meet the area requirements for zero lot line units as specified in Section 2.(5) herein, except for side yard requirements which shall meet the requirements of the townhouse zoning district for side yards not constructed on the zero lot line.

SINGLE FAMILY DETACHED (Type "B") units are proposed as another form of single family detached housing being attached only by means of a garden wall. These units are proposed as zero lot line homes in which a unit is sited on one of the lot lines. This concept provides a more efficient use of the lot, having three yards instead of four, and therefore creates more open space within the common areas. Ownership of these homes involves the unit as well as the lot. This type unit shall meet the requirements for zero lot line units as specified in section 2.(5) herein.

SINGLE FAMILY DETACHED (Type "C") dwelling units are proposed as another form of detached housing. These lots will consist of parcels of land having access and frontage on a private road. Ownership of these homes would involve the unit as well as the lot. This type unit shall meet the area requirements of the "SF-7" Zoning District.

Note: The Single Family Detached unit Type "A", "B", and "C" shall be designated on each development plan as submitted.

SINGLE FAMILY ATTACHED UNITS are proposed as single family attached homes with party walls. The units are characteristically built as individual units in a series of four to eight units with common walls between units, and a side yard on the end units only. These units would be two story construction, and in some cases with enclosed garages that may or may not be attached. Ownership of these units would involve the unit as well as the lot. Greenspace would be commonly owned through the Community Owners' Association. This type unit shall meet the area requirements of the "TH" Townhouse Zoning District.

MULTIFAMILY ATTACHED UNITS shall meet the densities as established on Exhibit "A" attached herein, and shall meet the applicable area requirements as set forth in section 2.(11) herein, and as set forth in the Comprehensive Zoning Ordinance.

Note: A minimum of 20' will be maintained along both sides of the proposed collector road for landscape purposes.

All units located within the interior portion of the proposed collector road will be a maximum of 30' in height.

ORDINANCE NO. 85-43

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

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings 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 No. 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 84-4 of the City of Rockwall, Texas, as heretofore amended, be and the same are hereby amended by amending the zoning map of the City of Rockwall so as to approve a zoning change and change in the preliminary plan for "PD" Planned Development District Number 8: Chandlers Landing on the property described in Exhibit "A".

PD-8

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

A. Prior to issuance of any building permit in Planned Development District No. 8: Chandlers Landing, Phases 14, 18 Section 1, 19 and 20, a comprehensive development plan shall be filed with the Planning and Zoning Commission, and after hearing, the City Council shall approve a final development plan, which shall be filed and included as Exhibit "B" and made a part of this ordinance for all purposes. Such development plan shall set forth in detail the requirements for ingress and egress to the property, public or private streets or drives, with adequate right-of-way to conform to the Thoroughfare Plan of the City of Rockwall, sidewalks, utilities, drainage, parking space, height of buildings, maximum lot coverage, yards and open spaces, screening walls or fences and other development and protective requirements considered necessary by the City Council so as to create a reasonable transition to and protection of the adjacent property.

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

C. Development of Planned Development No. 8: Chandlers Landing Phases 14, 18 Section 1, 19 and 20 shall be regulated by the requirements listed in Exhibit "C".

D. Development of the amenities of Planned Development No. 8: Chandlers Landing shall be regulated by the requirements listed in Exhibit "D".

E. Prior to the construction of streets and utilities in Phase 19, the developer must escrow the funds for 115% of the cost of 24 ft. of concrete paving along FM-740, including storm drainage, curb and gutter, sidewalk, and engineering.

F. The new entrance off FM-740 can only be used for semi-trailer trucks until a southbound deceleration lane on FM-740 is constructed. The truck entrance must be chained and locked when not in use.

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

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

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

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

DULY PASSED AND APPROVED this 26th day of August, 1985.

APPROVED:

Mayor

ATTEST:

City Secretary

1st reading 8/5/85

2nd reading 8/26/85

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

Beginning at a point for a corner at the northerly northwest corner in the City of Dallas Take-Line in Lake Ray Hubbard, said point being the southwest corner of Kirby Albright 26.954 acre tract, as recorded in Deed Records of Rockwall County, Texas; Thence S 56 degrees 53' 59" E, 732.68 feet to a point for a corner; Thence N 44 degrees 37' 56" E, 1751.07 feet to a point for corner; Thence S 45 degrees 29' 25" E, 1101.25 feet to the beginning of a circular curve to the left having a radius of 80.00 feet; Thence Southeasterly, to Northeasterly, along said circular curve to the left, thru a central angle of 116 degrees 29' 35", an arc distance of 162.66 feet to the point of tangency; Thence N 18 degrees 01' E, 375.02 feet to a point for a corner, in the Southwesterly line of a Public Road; Thence S 45 degrees 18' 28" E, along the said Southwesterly line of a Public Road, 200.00 feet to a point for a corner; Thence N 39 degrees 48' 39" E, 51.22 feet to a point for corner, in the above-referenced Westerly line of Farm-Market Highway 740; Thence S 37 degrees 03' 22" E, continuing along the said Westerly line of Farm-Market Highway 740, 225.40 feet to an angle point; Thence S 12 degrees 02' 06" E, continuing along the said Westerly line of Farm-Market Highway 740, 241.20 feet to an angle point; Thence S 8 degrees 24' 31" E, continuing along the said Westerly line of Farm-Market Highway 740, 848.05 feet to a point for corner at northeast corner of Scenic Estates Subdivision; Thence N 84 degrees 34' 07" West along the north line of Lot 1 of the above said Scenic Estate Subdivision, 391.10 feet to a point for corner; Thence S 2 degrees 06' 52" W, along the Westerly line of the above said Scenic Estates Subdivision, 559.82 feet to a point for a corner, said point being the Southwesterly corner of Lot 4, of said subdivision; Thence S 84 degrees 34' 07" E, along the Southerly line of the above said Lot 4, 352.30 feet to a point for a corner, in the above referenced West line of Farm-Market Highway 740; Thence S 6 degrees 05' 20" W, along the said Westerly line of Farm-Market Highway 740, 310.00 feet to a point for corner; Thence N 89 degrees 17' 49" W 4268.99 feet to a point for corner in the City of Dallas TakeLine for Lake Ray Hubbard; Thence, the following courses and distances along the existing and proposed City of Dallas TakeLine for Lake Ray Hubbard: N 17 degrees 56' 12" E 235.24 feet; N 17 degrees 48' 56" E, 45.55 feet; N 57 degrees 22' 11" E 107.47 feet; N 4 degrees 36' 56" W, 137.44 feet; N 44 degrees 11' 50" E, 137.84 feet; N 14 degrees 30' 54" E, 137.19 feet; N 56 degrees 08' 28" E, 255.03 feet; N 28 degrees 15' 05" E, 192.07 feet; N 39 degrees 23' 13" E, 599.08 feet; N 72 degrees 30' 52" E, 138.00 feet; N 57 degrees 05' 40" W, 236.77 feet; N 46 degrees 18' 05" E, 120.00 feet to the Point of Beginning and containing 162.6 acres of land.

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

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

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

EXHIBIT C

CHANDLERS LANDING, PHASE 14, BLOCK A

AREA REQUIREMENTS

1.	Minimum lot area	6,500 ft.
2.	Maximum Units per lot	1
3.	Minimum dwelling unit	1,200 sq. ft.
4.	Minimum lot width	50 ft.
5.	Minimum lot depth	100 ft.
6.	Minimum front setback	20 ft.
7.	Minimum rear setback	10 ft.
8.	Minimum side setback	5 ft.
9.	Minimum distance between buildings on same lot	10 ft.
10.	Maximum building coverage	40%
11.	Maximum height	30 ft.
12.	Minimum distance between buildings	10 ft.
13.	Minimum parking	2 spaces
14.	Minimum garage	2 car

EXHIBIT C

CHANDLERS LANDING PHASE 18, SECTION 1

TOWNHOUSE AREA REQUIREMENTS

1.	Minimum lot area	3,000 sq. ft.
2.	Maximum dwelling units per lot	1
3.	Minimum sq. ft. per dwelling unit	1,000 sq. ft.
4.	Minimum lot width	26 ft. at building line
5.	Minimum lot depth	100 ft.
6.	Minimum front setback	
	front entry garage	20 ft.
	side or rear	15 ft.
7.	Minimum rear setback	10 ft.
8.	Minimum side setback	0 ft.
	abutting street	10 ft.
9.	Minimum separation between attached buildings	20 ft. every 250 ft.
10.	Minimum length of driveway pavement on side or rear yard	20 ft.
11.	Minimum landscaping	10%
12.	Maximum density	8 per acre
13.	Maximum height	30 ft.
14.	Minimum off street parking	2 spaces
15.	Minimum garage	2 car
16.	Maximum number attached units	8 up to 250 ft.
17.	Maximum building coverage	60%

EXHIBIT C

CHANDLERS LANDING, PHASES 19 and 20

AREA REQUIREMENTS

1.	Minimum lot area	6,000 sq. ft.
2.	Maximum units per lot	1
3.	Minimum dwelling unit	1,200 sq. ft.
4.	Minimum lot width	50 ft.
5.	Minimum lot depth	100 ft.
6.	Minimum front setback	20 ft.
7.	Minimum rear setback	10 ft.
8.	Minimum side setback	5 ft.
9.	Minimum distance between buildings on same lot	10 ft.
10.	Maximum building coverage	40%
11.	Maximum height	30 ft.
12.	Minimum distance between buildings	10 ft.
13.	Minimum parking	2 spaces
14.	Minimum garage	2 car

EXHIBIT D

AMENITY IMPROVEMENTS

Yacht Club Area

1. Seven (7) tennis courts to be re-surfaced.
2. A new improved lighting system will be installed on five (5) courts.
3. Landscaped retaining walls will be constructed around all steep slopes adjacent to the courts.
4. A sub-surface drainage system will be installed to pick up surface run-off.
5. A new sidewalk system will be installed to accommodate golf carts - 6 ft. wide around existing tennis courts.
6. Major grading will be performed to improve landscaping and better maintenance - erosion ditch.
7. The courts will have spectator accommodations where the terrain permits.
8. The existing children's play area will be renovated and enlarged.
9. Outdoor tennis pavillion.
10. Additional major improvements will be made to the Yacht Club which include better accoustics, carpeting, renovation of Commodore State Room, outside lounging accommodations, structure cosmetics and landscaping.

Area A - Swimming & Tennis Park

1. Parking
2. Swimming pool
3. Gazebo
4. Children's play area
5. Restrooms/dressing
6. tennis courts (2), lights
7. General landscaping.
8. Large trees, small trees, shrubs and ground cover, lawn, elevated planters, lighting

EXHIBIT D

Area B: Recreation Park

1. Limited parking and access
2. Park shelter
3. Children's play area (2)
4. Picnic spots (4)
5. Volleyball court
6. Half basketball court
7. Open lawn area
8. Exercise stations (7)
9. Pedestrian trail
10. Bridges (4)
11. General clearing and channel work
12. Tree pruning, stone boulders, retaining walls and fencing, flowering trees, and plants

AMENITIES SCHEDULE

I. Recreation Park

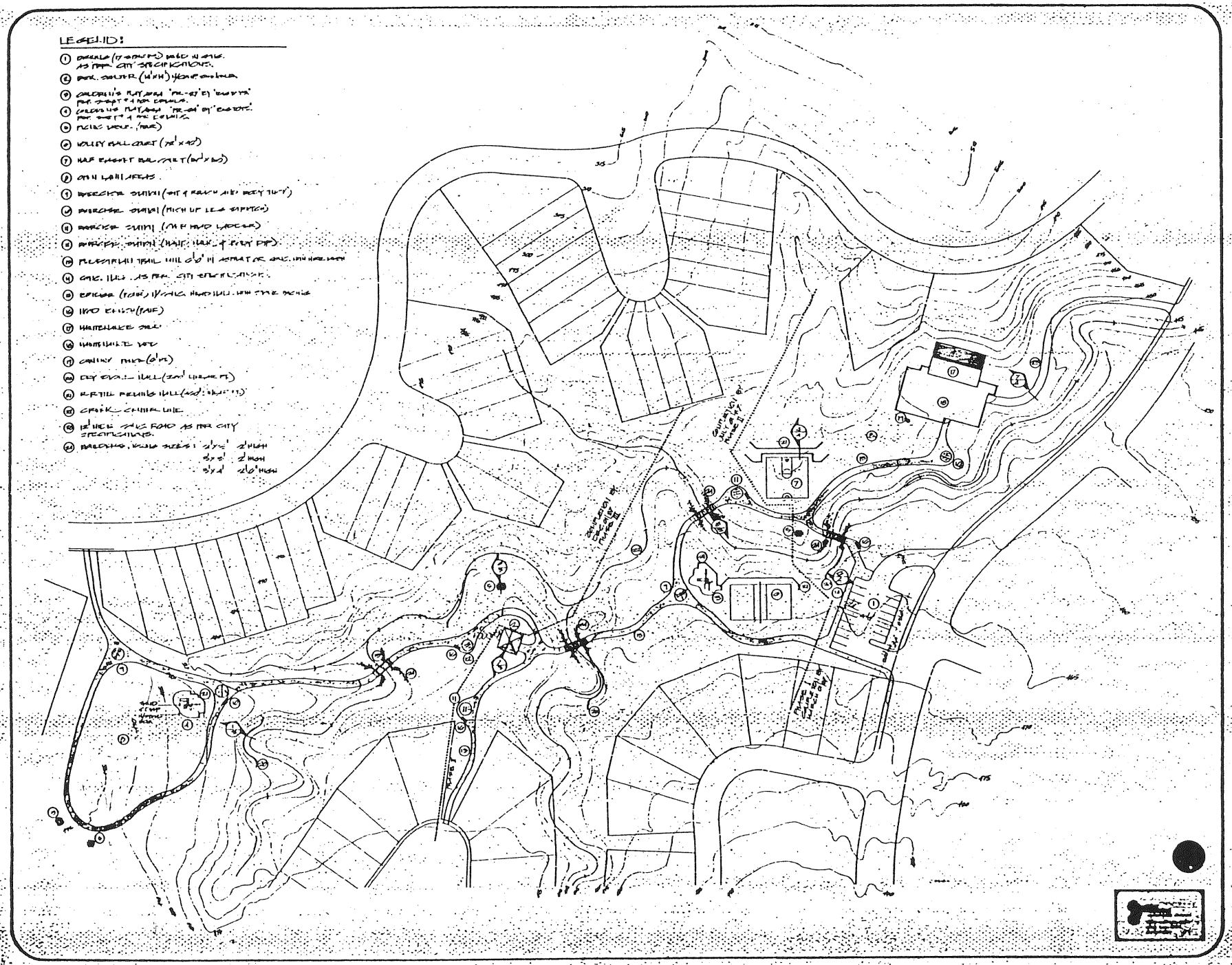
Start Fall. 1985
Open lawn area, Spring 1986
Completion, Fall 1987

II. Amenity Improvements for Yacht Club

Start Summer 1985
Completion Spring 1986

III. Swimming and Tennis Park

Start Spring 1986
Completion Fall 1987



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an environmental design project for
CHANDLERS LANDING PARK

project
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VIEW: Pdfile SORT: PHASE_NO
RESTRICT: PHASE_NO = "CHAND 4" TATES"

P&Z CASE NO	ORDINANCE	PHASE NAME	ACTION	DESCRIPTION
8423	0	CHAND 4	PP	AR ZLL ALL ESTAB.
8445	0	CHAND 4	FP	ALL

7516 Chantilly Ct. in Rockwall

CHANDLERS LANDING/PHASE 4
January 20, 1984

AREA REQUIREMENTS:

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

8423 0 CHAND 4 PP AR ZLL ALL ESTAB.

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	T	55.30		T	100.68		T	59.00		T	169.73
	L	105.96		L	198.38		L	117.12		L	257.53
2	Δ	07°41'21"	4	Δ	17°35'47"	6	Δ	16°02'36"	8	Δ	37°05'26"
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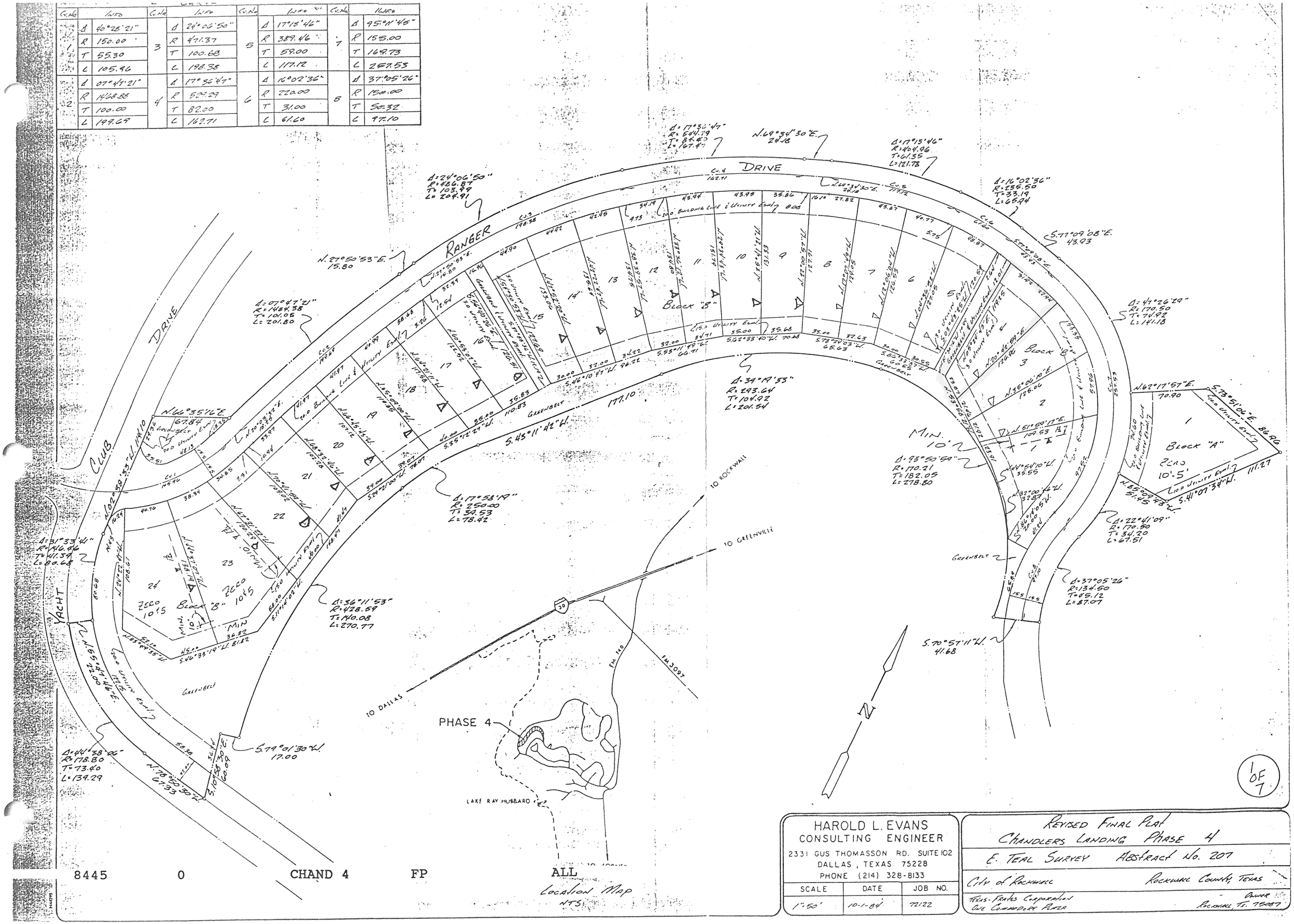
	L	199.69		L	162.71		L	61.60		L	97.10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P&Z CASE NO	ORDINANCE	PHASE NAME	ACTION	DESCRIPTION
8410	0	CHAND 17	PP	AR-ZLL A,-TH B,C,D,E,F
8446	0	CHAND 17	FP	ALL
8547	0	CHAND 17	RPP	A1-25
8740	8745	CHAND 17	Z	AR ZLL C1-4
8740	0	CHAND 17	RPP	PARTIAL, C1-4 (C1-3)
9125	9143	CHAND 17	Z	AR SFD B1-8R,F13-14R,C1R
9125	0	CHAND 17	RPP	B1-16,F13-17,C1-2SEE ABOV

Lots 1-25, Block A

AREA REQUIREMENTS:

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

Ord 84-C

Block B, C, D, E, F

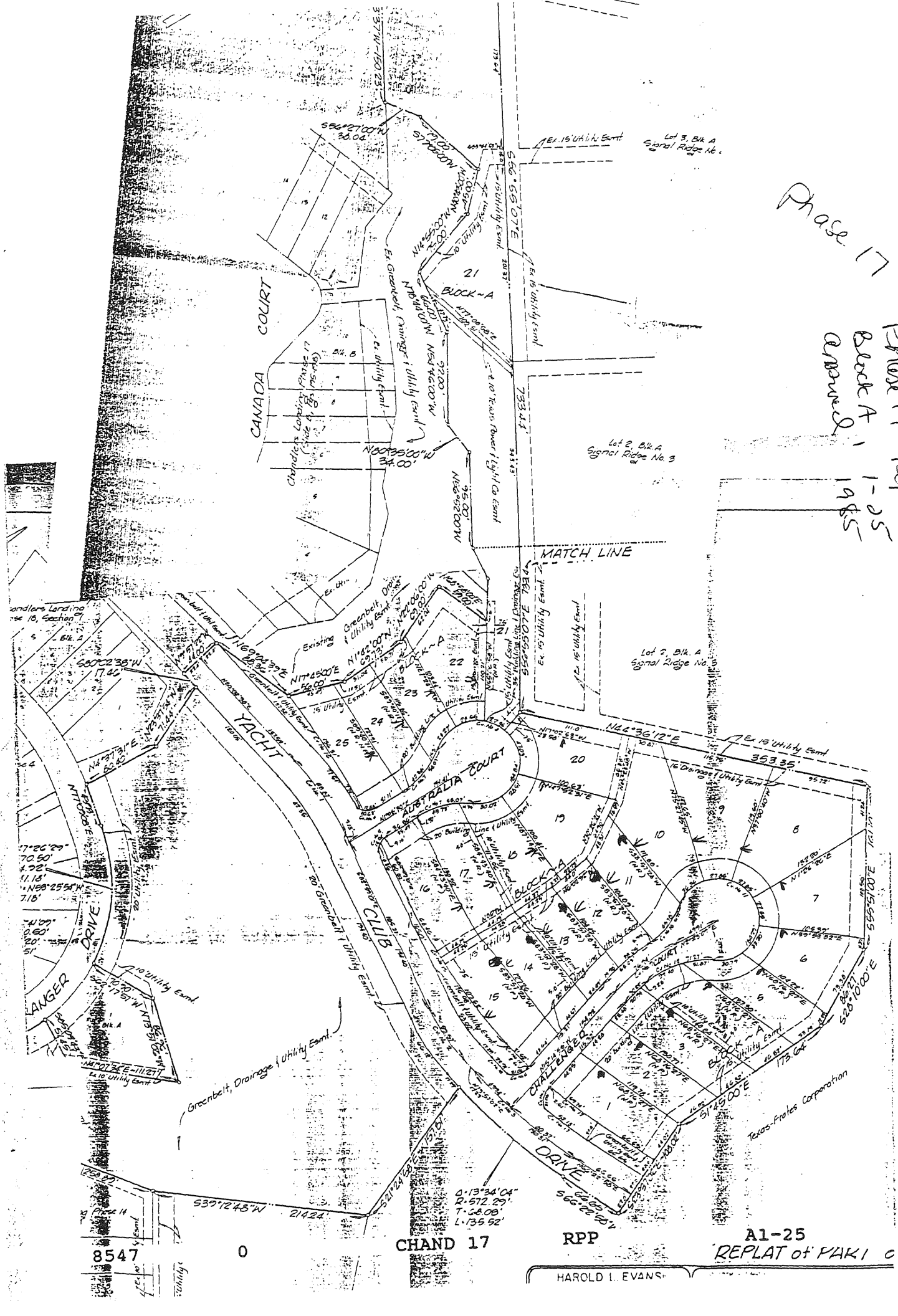
AREA REQUIREMENTS:

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

1-25 Block A

PATIO HOMES: LOTS ~~51-73~~, BLOCK B

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


Phase 17
Phase 17 Replat
Block A, 1-25
Approved 1985
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BLOCK-A
Lot 3, Blk A
Signal Ridge No.
Lot 2, Blk. A
Signal Ridge No. 3
MATCH LINE
YACHT CLUB DRIVE
AUSTRALIA COURT
CHALLENGER COURT
Texas-Frates Corporation
Greenbelt, Drainage & Utility Esmt.
Existing Greenbelt, Drainage & Utility Esmt.
Ex. 15' Utility Esmt.
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R=572.29'
T=68.08'
L=135.52'
S39°12'48"W
214.24'
S66°22'58"W
S56°55'07"E
N44°36'12"E
353.35'
S55°51'00"E
S28°10'00"E
S1°45'00"E
173.64'
N80°35'00"W
34.00'
S80°02'38"W
17.46'
N69°04'39"E
N17°45'00"E
N1°42'00"W
N4°37'31"E
S56°27'00"W
38.04'
Phase 14
8547
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CHAND 17
RPP
A1-25
REPLAT of PARI
HAROLD L. EVANS

Phase 17

ORDINANCE NO. 87-45

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

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings 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 No. 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" Planned Development District No. 8, Chandlers Landing, on the property described as Block C, Lots 1-4, Phase 17. Chandlers Landing.

Section 2. That the above described tract of land 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. The above described tract of land shall be developed for Zero Lot Line single family dwellings meeting the requirements listed on Exhibit "A" attached hereto and made a part hereof.

B. Development of the above described tract of land shall comply with the development plan attached hereto as Exhibit "B" and made a part hereof.

Section3. Any person, firm or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of ONE THOUSAND DOLLARS ($1,000.00) for each offense and each and every day such offense shall continue shall be deemed to constitute a separate offense.

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

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

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

DULY PASSED AND APPROVED this 17th day of August, 1987.

APPROVED:

Mayor

ATTEST:

By

1st reading 8/3/87
2nd reading 8/17/87

ORDINANCE NO. 87-45

EXHIBIT "A"

ZERO LOT LINE DEVELOPMENT

Block C, Lots 1-4, Phase 17

Area Requirements

Minimum Lot area----------5,000 sq. ft.

Minimum Floor Area per Dwelling Unit----------1,750 sq. ft.

Minimum Lot Frontage----------40 ft.

Minimum Lot Depth----------100 ft.

Minimum Front Setback----------20 ft.

Minimum Rear Setback----------15 ft.

Minimum Side Yard----------0 ft. & 10 ft.

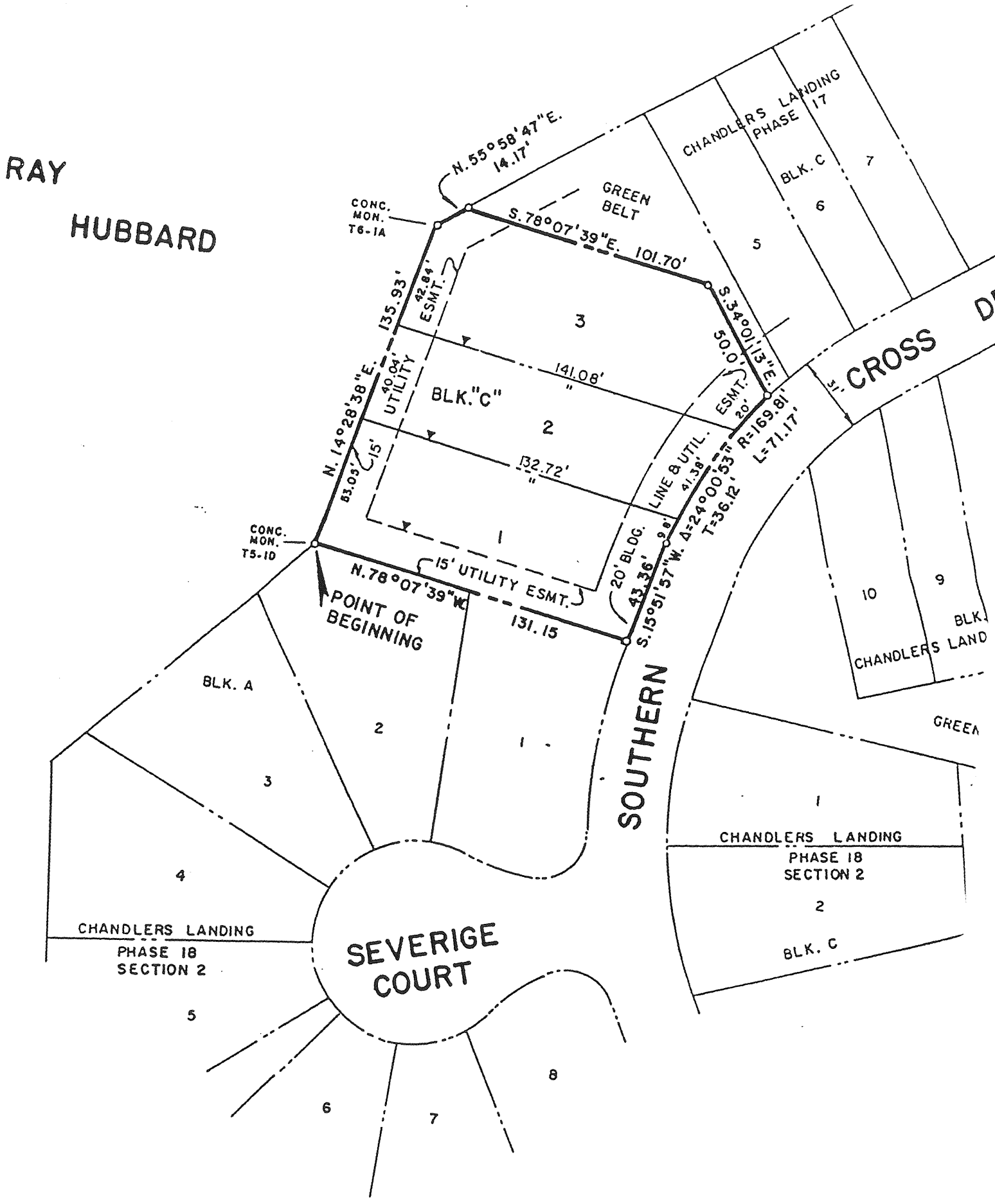
Minimum Building Separation----------10 ft.

Maximum Building Coverage----------60%

Maximum Building Height----------30 ft.

Minimum Off-Street Parking----------2 spaces/unit (excluding garage)

All other area requirements of "ZLL-5" Zero Lot Line classification not specifically addressed above are hereby incorporated as area requirements for Block C, Lots 1-4, Phase 17.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HUBBARD
CONC. MON. T6-1A
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GREEN BELT
S. 78°07'39" E. 101.70'
CHANDLERS LANDING PHASE 17
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6
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135.93'
42.84' ESMT.
3
S. 34°01'13" E. 50.0'
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40.04' UTILITY
BLK. "C"
2
ESMT. 20'
N. 14°28'38" E.
83.03'
15'
132.72'
LINE & UTIL. 41.38'
R=169.81'
L=71.17'
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CONC. MON. T5-1D
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S. 15°51'57" W.
15' UTILITY ESMT.
N. 78°07'39" W. 131.15
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GREEN
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PHASE 18
SECTION 2
SEVERIGE COURT
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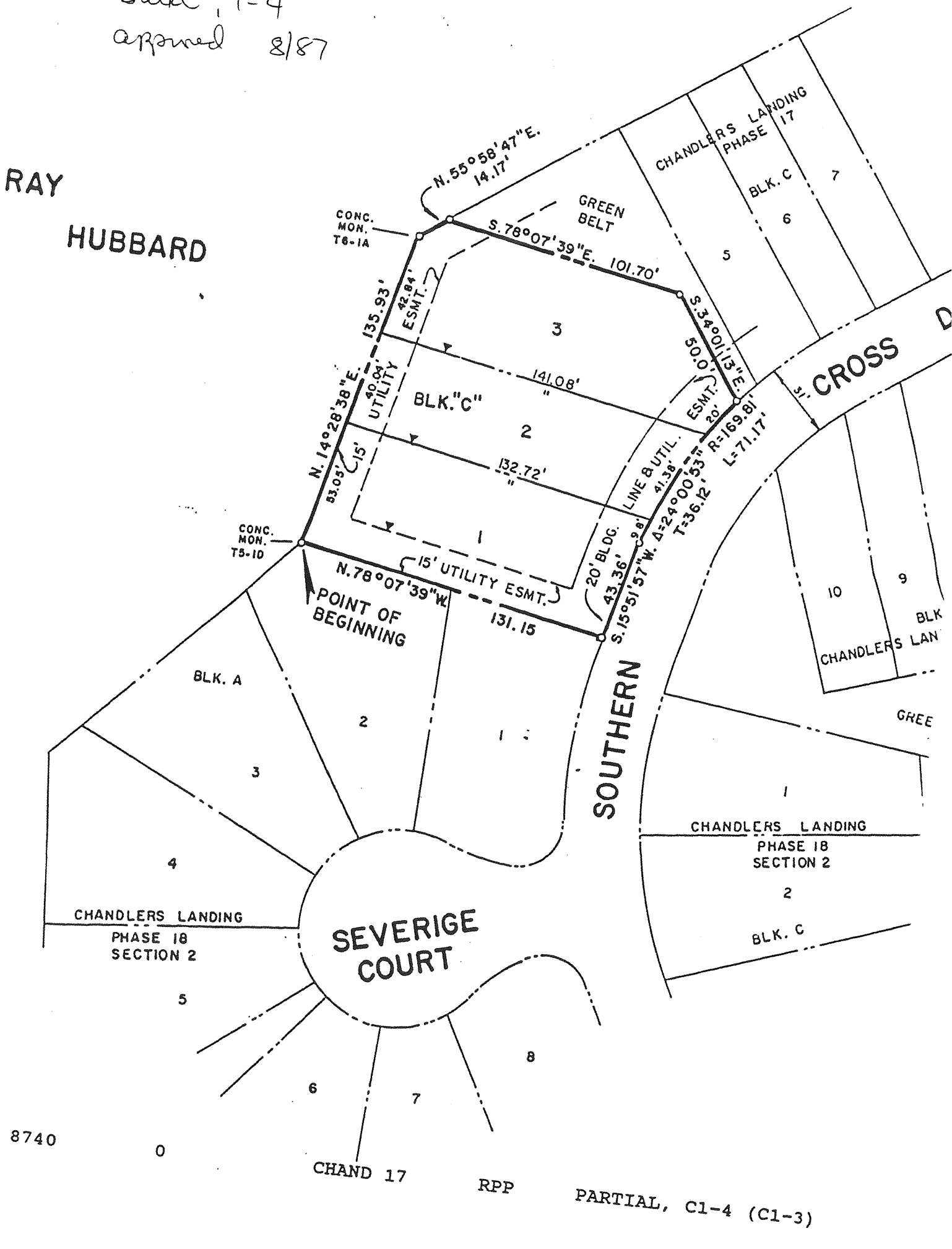
CHANDLERS LANDING
PHASE 18
SECTION 2
2
BLK. C

Replat Phase 17
Block C, 1-4
approved 8/87



Phase 17

ORDINANCE NO. 91-43

AN ORDINANCE OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE AND ORDINANCE NO. 84-4 OF THE CITY OF ROCKWALL, TEXAS, AS HERETOFORE AMENDED, SO AS TO GRANT A ZONING CHANGE AND AMEND A PRELIMINARY PLAN FOR PD-8, CHANDLERS LANDING, MORE FULLY DESCRIBED HEREINAFTER; 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 REPEALER CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall have given the requisite notices by publication and otherwise, and have held public hearings 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 (see attachments for lot description).

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 to the Comprehensive Zoning Ordinance.

B. Development of those portions of Planned Development, Chandlers Landing Phase 17, Phase 18, Section 1 and Phase 18, Section 2 as described herein shall be regulated by the requirements as specified on Exhibit "A" attached hereto and made a part hereof. All area requirements not specifically listed herein shall comply with the requirements set forth in the corresponding standard zoning classification for each use.

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 7th day of October 1991, 1991.

APPROVED:

Frank R Miller

Mayor

ATTEST:

By: Mary Nichols

1st reading September 16, 1991

2nd reading October 7, 1991

ORDINANCE NO._____

EXHIBIT "A"

AREA REQUIREMENTS

CHANDLERS LANDING PHASE 17

LOTS 1-R THROUGH 8-R, BLOCK B; AND 13-R, & 14-R, BLOCK F

Minimum Lot Area	5,500 sq. ft.
Minimum Floor Area per Dwelling Unit	1,750 sq. ft.
Minimum Lot Frontage	40 ft.
Minimum Average Lot Depth	100 ft.
Minimum Front Set Back	20 Lin. Ft.
Minimum Rear Set Back	10 ft.
Minimum Side Yard (internal lot)	5 ft.
Minimum Side Yard (adjacent to a side street)	15 ft.
Minimum Building Separation	10 ft.
Maximum Building Coverage	40%
Maximum Building Height	30 ft.
Minimum Off-Street Parking (excluding garage)	2 sps./unit
Minimum Garage Space	2 vehicles

All other area requirements of "SF-10" Single Family zoning classification not specifically addressed above are hereby incorporated as area requirements for Lots 1-R through 8-R, Block 6, and 13-R & 14-R, Block F, Phase 17.

ORDINANCE NO._____

EXHIBIT "A"

AREA REQUIREMENTS

CHANDLERS LANDING PHASE 17

LOTS 1-R, BLOCK C

Minimum Lot Area	5,500 sq. ft.
Minimum Floor Area per Dwelling Unit	1,750 sq. ft.
Minimum Lot Frontage	40 ft.
Minimum Lot Depth	100 ft.
Minimum Front Set Back	20 ft.
Minimum Rear Set Back	10 ft.
Minimum Side Yard (internal lot)	5 ft.
Minimum Side Yard (adjacent to a street)	15 ft.
Minimum Building Separation	10 ft.
Maximum Building Coverage	40%
Maximum Building Height	30 ft.
Minimum Off-Street Parking (excluding garage)	2 sps./unit
Minimum Garage Space	2 vehicles

All other area requirements of "SF-10" Single Family zoning classification not specifically addressed above are hereby incorporated as area requirements for Lot 1-R, Block C, Phase 17.

ORDINANCE NO._____

EXHIBIT "A"

AREA REQUIREMENTS

CHANDLERS LANDING PHASE 18, SECTION 1

LOTS 1-R, 2-R, 3-R, 4-R, AND 5-R, BLOCK A

Minimum Lot Area	6,000 sq. ft.
Minimum Floor Area per Dwelling Unit	1,750 sq. ft.
Minimum Lot Frontage	40 ft.
Minimum Lot Depth	100 ft.
Minimum Front Set Back	20 ft.
Minimum Rear Set Back	10 ft.
Minimum Side Yard (internal lot)	5 ft.
Minimum Side Yard (adjacent to a street)	15 ft.
Minimum Building Separation	10 ft.
Maximum Building Coverage	40%
Maximum Building Height	30 ft.
Minimum Off-Street Parking (excluding garage)	2 sps./unit
Minimum Garage Space	2 vehicles

All other area requirements of "SF-10" Single Family zoning classification not specifically addressed above are hereby incorporated as area requirements for Lot 1-R, 2-R, 3-R, 4-R, and 5-R, Block A, Phase 18, Section 1.

ORDINANCE NO._____

EXHIBIT "A"

AREA REQUIREMENTS

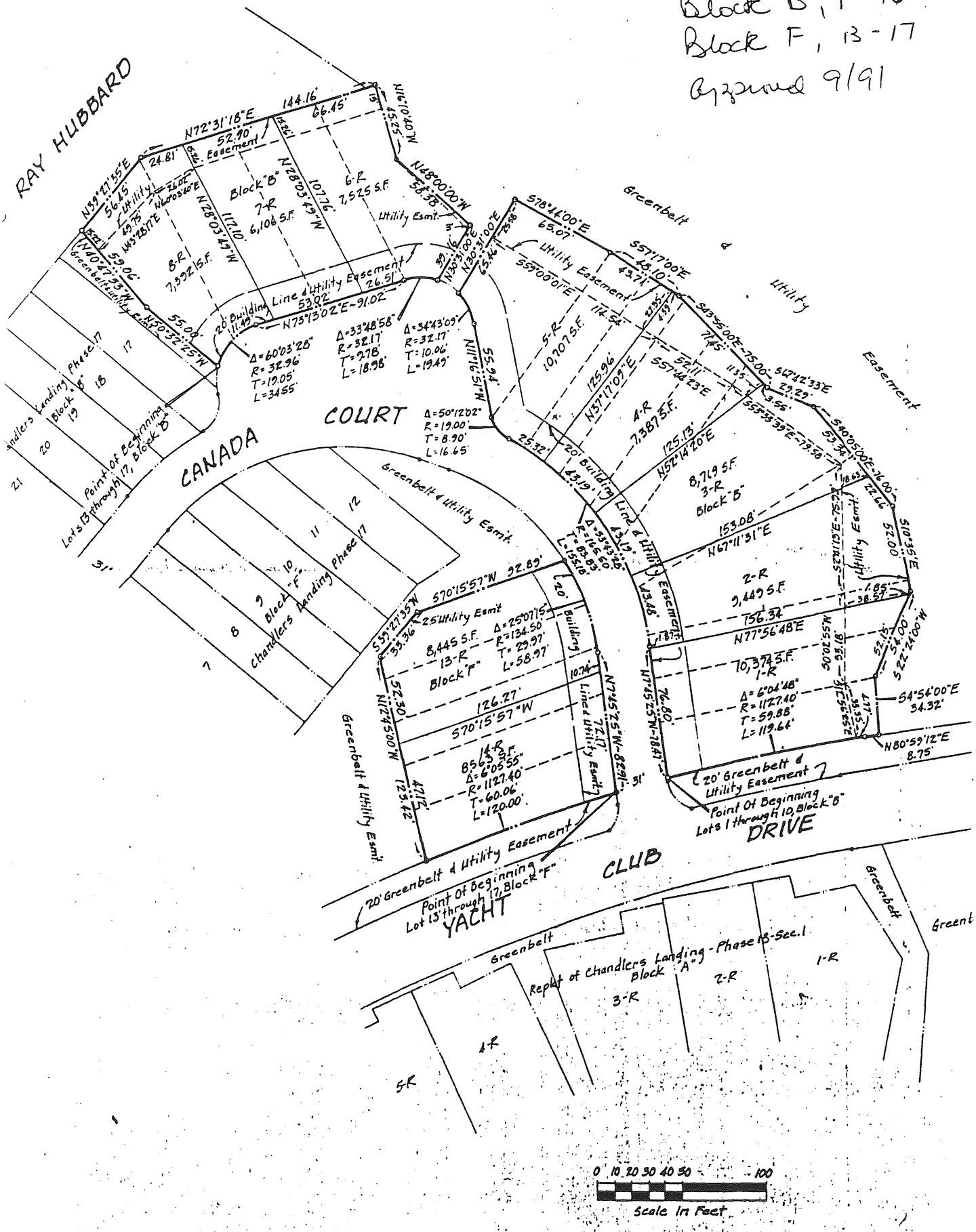
CHANDLERS LANDING PHASE 18, SECTION 2

LOTS 1-R, BLOCK B AND LOTS 1-R, 4-R, AND 5-R, BLOCK C

Minimum Lot Area	6,000 sq. ft.
Minimum Floor Area per Dwelling Unit	1,750 sq. ft.
Minimum Lot Frontage	40 ft.
Minimum Lot Depth	100 ft.
Minimum Front Set Back	20 ft.
Minimum Rear Set Back	10 ft.
Minimum Side Yard (internal lot)	5 ft.
Minimum Side Yard (adjacent to a street)	15 ft.
Minimum Building Separation	10 ft.
Maximum Building Coverage	40%
Maximum Building Height	30 ft.
Minimum Off-Street Parking (excluding garage)	2 sps./unit
Minimum Garage Space	2 vehicles

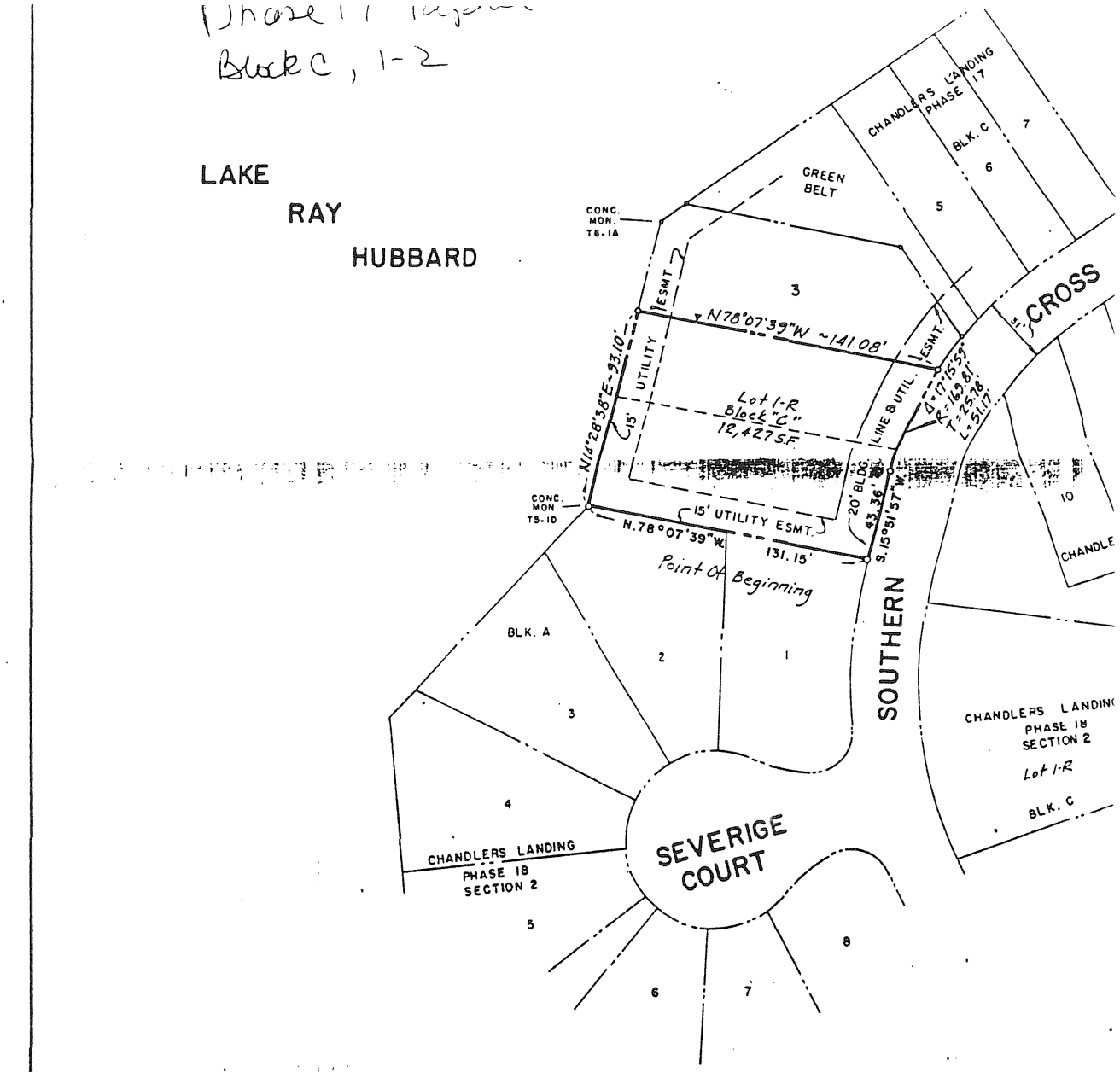
All other area requirements of "SF-10" Single Family zoning classification not specifically addressed above are hereby incorporated as area requirements for Lots 1-R, Block B and Lots 1-R, 4-R, and 5-R, Block C, Phase 18, Section 2.

Replat Phase 17
Block B, 1-16
Block F, 13-17
Approved 9/91



9125 0 CHAND 17 RPP B1-16,F13-17,C1-2SEE ABOV

Phase II Replat
Block C, 1-2



Approved
9/91

TELEDYNE POST N7174

phase II

VICINITY MAP

NOTE: 1. Numbers in parentheses indicate curves. Curve data is tabulated on page 4 of 5 for this plat. Arc lengths are shown for each curve on this sheet and are shown for the centerline of the streets shown hereon are hereby designated as Fire Lanes.

2. The area within 8'± Left & Rt. Right of the Centerline of the Streets shown

UTILITY EASEMENT

BLOCK "C"

Replatted & Rezoned to SF 9/91

BLOCK "D"

SOUTHERN CROSS DRIVE

CANADA COURT

BLOCK "E"

BLOCK "F"

BLOCK "A"

13-R

14-R

YACHT CLUB DRIVE

FILE PLAT PHASE SEVEN

Replatted & Rezoned to SF 9/91

Block A Replatted 1955

CHAND 17 FP ALL

VIEW: Pdfile SORT: PHASE_NO
RESTRICT: PHASE_NO = "CHAND 18-1"

P&Z CASE NO	ORDINANCE	PHASE NAME	ACTION	DESCRIPTION
8539	8543*	CHAND 18-1	Z	AR ALL TH
8424	0	CHAND 18-1	PP	ALL
8469	0	CHAND 18-1	FP	ALL
9125	9143	CHAND 18-1	Z	AR SFD BLOCK A,1R-5R
9241	9243	CHAND 18-1	Z	AR SFD BLOCK A, 6R-8R
9125	0	CHAND 18-1	RPP	BLOCK A, 1-10(1R-5R)
9241	0	CHAND 18-1	RPP	BLOCK A, 11-15(6R-8R)

* See "Chand" master Plan section for full ordinance

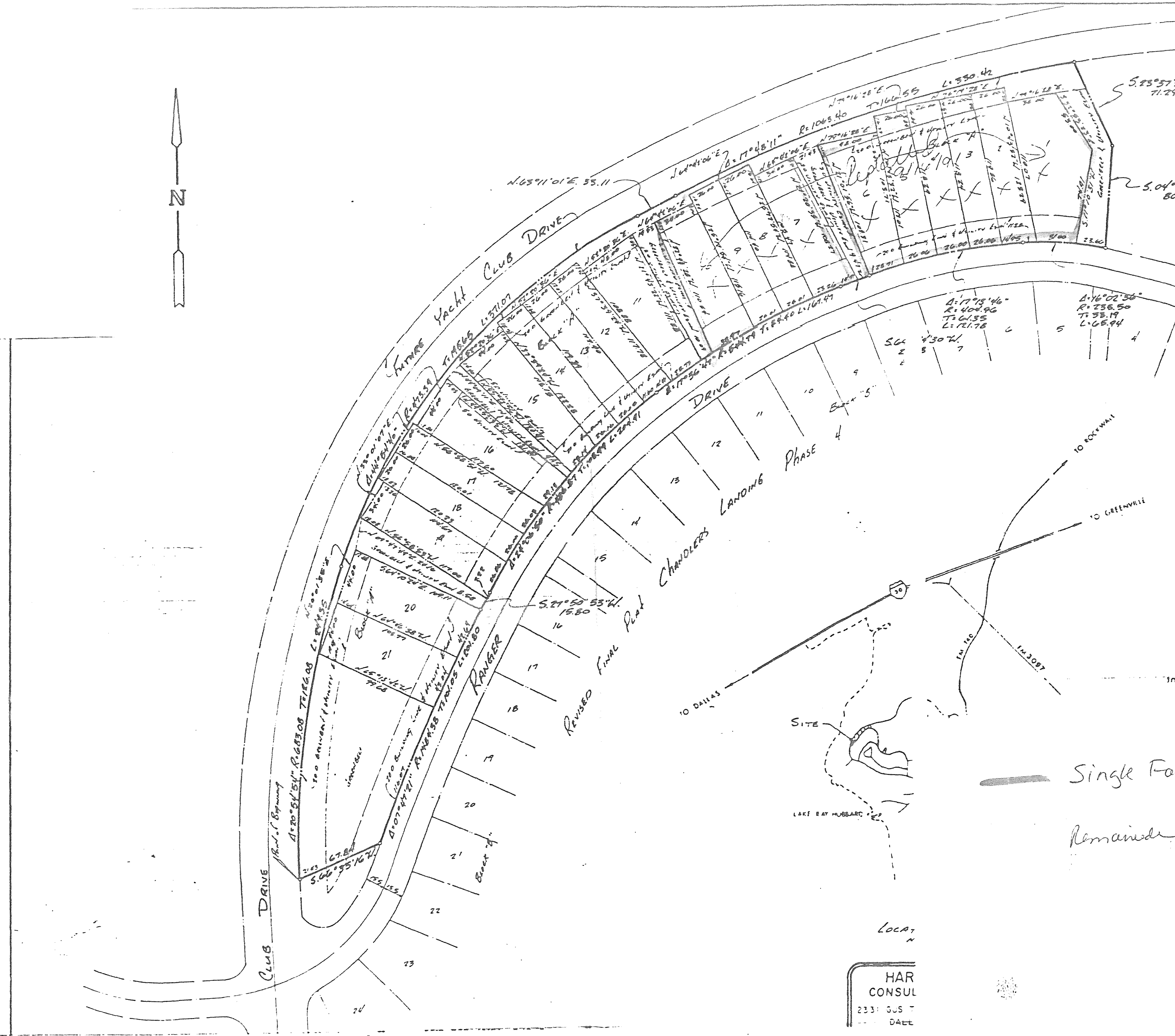
EXHIBIT C

CHANDLERS LANDING PHASE 18, SECTION 1

TOWNHOUSE AREA REQUIREMENTS

1.	Minimum lot area	3,000 sq. ft.
2.	Maximum dwelling units per lot	1
3.	Minimum sq. ft. per dwelling unit	1,000 sq. ft.
4.	Minimum lot width	26 ft. at building line
5.	Minimum lot depth	100 ft.
6.	Minimum front setback	
	front entry garage	20 ft.
	side or rear	15 ft.
7.	Minimum rear setback	10 ft.
8.	Minimum side setback	0 ft.
	abutting street	10 ft.
9.	Minimum separation between attached buildings	20 ft. every 250 ft.
10.	Minimum length of driveway pavement on side or rear yard	20 ft.
11.	Minimum landscaping	10%
12.	Maximum density	8 per acre
13.	Maximum height	30 ft.
14.	Minimum off street parking	2 spaces
15.	Minimum garage	2 car
16.	Maximum number attached units	8 up to 250 ft.
17.	Maximum building coverage	60%

8539 8543 CHAND 18-1 Z AR ALL TH



Single Family Detached Use

Remainder Townhouse

8469 c Chand. 18-1 FP R11

ORDINANCE NO. 91-43

AN ORDINANCE OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE AND ORDINANCE NO. 84-4 OF THE CITY OF ROCKWALL, TEXAS, AS HERETOFORE AMENDED, SO AS TO GRANT A ZONING CHANGE AND AMEND A PRELIMINARY PLAN FOR PD-8, CHANDLERS LANDING, MORE FULLY DESCRIBED HEREINAFTER; 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 REPEALER CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall have given the requisite notices by publication and otherwise, and have held public hearings 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 (see attachments for lot description).

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 to the Comprehensive Zoning Ordinance.

B. Development of those portions of Planned Development, Chandlers Landing Phase 17, Phase 18, Section 1 and Phase 18, Section 2 as described herein shall be regulated by the requirements as specified on Exhibit "A" attached hereto and made a part hereof. All area requirements not specifically listed herein shall comply with the requirements set forth in the corresponding standard zoning classification for each use.

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 7th day of October 1991, 1991.

APPROVED:

Frank R Miller

Mayor

ATTEST:

By: Mary Nichols

1st reading September 16, 1991

2nd reading October 7, 1991

ORDINANCE NO._____

EXHIBIT "A"

AREA REQUIREMENTS

CHANDLERS LANDING PHASE 17

LOTS 1-R THROUGH 8-R, BLOCK B; AND 13-R, & 14-R, BLOCK F

Minimum Lot Area	5,500 sq. ft.
Minimum Floor Area per Dwelling Unit	1,750 sq. ft.
Minimum Lot Frontage	40 ft.
Minimum Average Lot Depth	100 ft.
Minimum Front Set Back	20 Lin. Ft.
Minimum Rear Set Back	10 ft.
Minimum Side Yard (internal lot)	5 ft.
Minimum Side Yard (adjacent to a side street)	15 ft.
Minimum Building Separation	10 ft.
Maximum Building Coverage	40%
Maximum Building Height	30 ft.
Minimum Off-Street Parking (excluding garage)	2 sps./unit
Minimum Garage Space	2 vehicles

All other area requirements of "SF-10" Single Family zoning classification not specifically addressed above are hereby incorporated as area requirements for Lots 1-R through 8-R, Block 6, and 13-R & 14-R, Block F, Phase 17.

ORDINANCE NO._____

EXHIBIT "A"

AREA REQUIREMENTS

CHANDLERS LANDING PHASE 17

LOTS 1-R, BLOCK C

Minimum Lot Area	5,500 sq. ft.
Minimum Floor Area per Dwelling Unit	1,750 sq. ft.
Minimum Lot Frontage	40 ft.
Minimum Lot Depth	100 ft.
Minimum Front Set Back	20 ft.
Minimum Rear Set Back	10 ft.
Minimum Side Yard (internal lot)	5 ft.
Minimum Side Yard (adjacent to a street)	15 ft.
Minimum Building Separation	10 ft.
Maximum Building Coverage	40%
Maximum Building Height	30 ft.
Minimum Off-Street Parking (excluding garage)	2 sps./unit
Minimum Garage Space	2 vehicles

All other area requirements of "SF-10" Single Family zoning classification not specifically addressed above are hereby incorporated as area requirements for Lot 1-R, Block C, Phase 17.

ORDINANCE NO._____

EXHIBIT "A"

AREA REQUIREMENTS

CHANDLERS LANDING PHASE 18, SECTION 1

LOTS 1-R, 2-R, 3-R, 4-R, AND 5-R, BLOCK A

Minimum Lot Area	6,000 sq. ft.
Minimum Floor Area per Dwelling Unit	1,750 sq. ft.
Minimum Lot Frontage	40 ft.
Minimum Lot Depth	100 ft.
Minimum Front Set Back	20 ft.
Minimum Rear Set Back	10 ft.
Minimum Side Yard (internal lot)	5 ft.
Minimum Side Yard (adjacent to a street)	15 ft.
Minimum Building Separation	10 ft.
Maximum Building Coverage	40%
Maximum Building Height	30 ft.
Minimum Off-Street Parking (excluding garage)	2 sps./unit
Minimum Garage Space	2 vehicles

All other area requirements of "SF-10" Single Family zoning classification not specifically addressed above are hereby incorporated as area requirements for Lot 1-R, 2-R, 3-R, 4-R, and 5-R, Block A, Phase 18, Section 1.

ORDINANCE NO._____

EXHIBIT "A"

AREA REQUIREMENTS

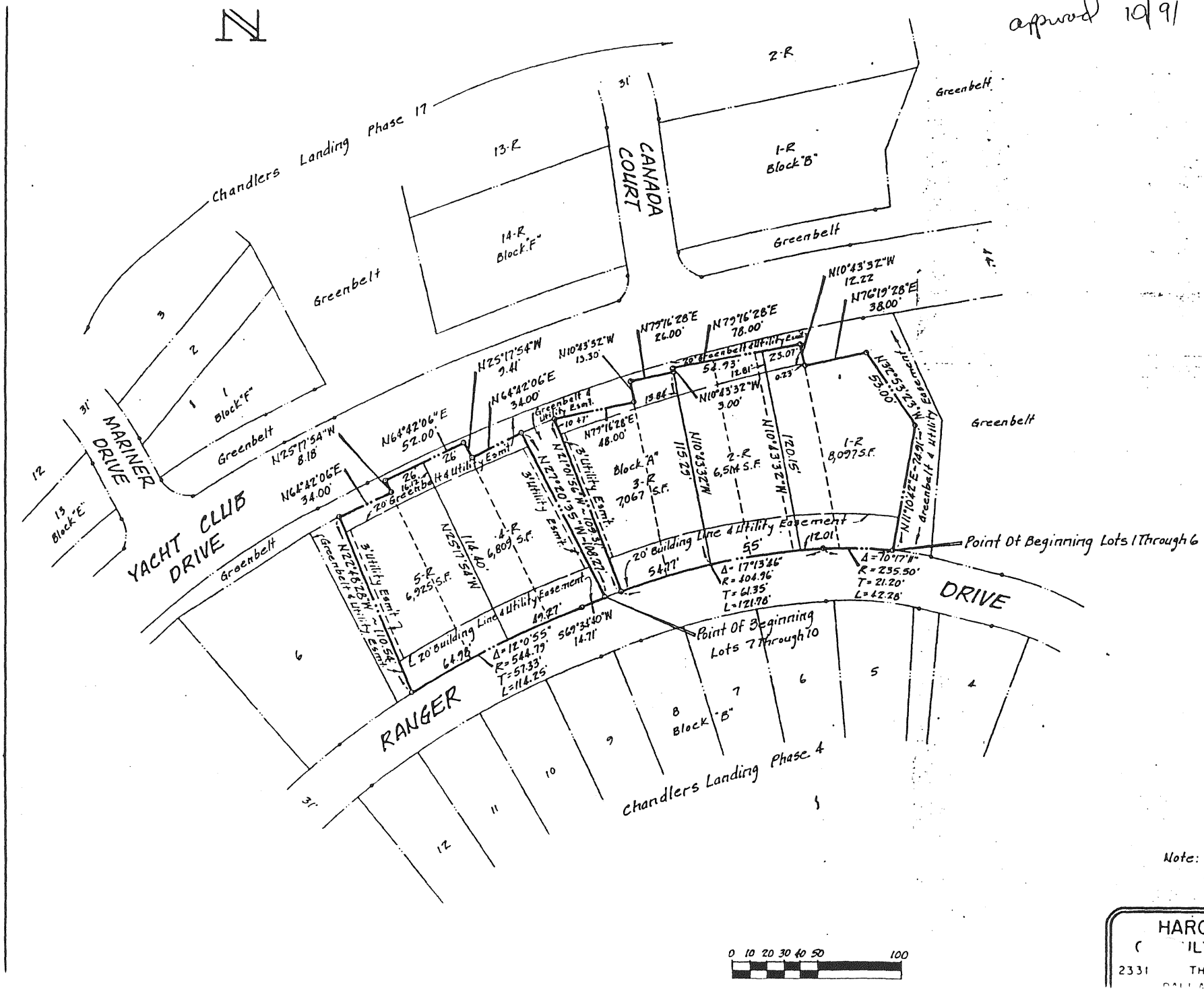
CHANDLERS LANDING PHASE 18, SECTION 2

LOTS 1-R, BLOCK B AND LOTS 1-R, 4-R, AND 5-R, BLOCK C

Minimum Lot Area	6,000 sq. ft.
Minimum Floor Area per Dwelling Unit	1,750 sq. ft.
Minimum Lot Frontage	40 ft.
Minimum Lot Depth	100 ft.
Minimum Front Set Back	20 ft.
Minimum Rear Set Back	10 ft.
Minimum Side Yard (internal lot)	5 ft.
Minimum Side Yard (adjacent to a street)	15 ft.
Minimum Building Separation	10 ft.
Maximum Building Coverage	40%
Maximum Building Height	30 ft.
Minimum Off-Street Parking (excluding garage)	2 sps./unit
Minimum Garage Space	2 vehicles

All other area requirements of "SF-10" Single Family zoning classification not specifically addressed above are hereby incorporated as area requirements for Lots 1-R, Block B and Lots 1-R, 4-R, and 5-R, Block C, Phase 18, Section 2.

Replat Phase 18-1
Block A, 1-10
approved 10/91



CHAND 18-1 RPP BLOCK A, 1-10(1R-5R)

0 9125

Note: All property are ... iron

HAROLD ... EV
... ILTING ... EN
2331 THOMAS ... N F
DALLAS ...

ORDINANCE NO. 92-43

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 TOWNHOUSE TO SINGLE FAMILY DETACHED LAND USE 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 zero lot line residential to single family detached residential was submitted by C.B.N. Development Corporation on Lots 6-R,7-R, and 8-R, Block A, Phase 18, Section 1, Chandlers Landing; 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 as Lots 6-R,7-R, and 8-R, Block A, Phase 18, Section 1, Chandlers Landing.

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 Single Family Detached residential development and shall be regulated by the area requirements as set forth on Exhibit "A", attached hereto and made a part hereof.

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

Section 3. Any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of 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 7th day of December, 1992, 1992.

APPROVED:

Mayor

ATTEST:

By: Hilda Crangle

1st reading 11/16/92

2nd reading 12/7/92

AREA REQUIREMENTS

CHANDLERS LANDING PHASE 18, SECTION 1

LOTS 6-R, 7-R AND 8-R, BLOCK A

Minimum Lot Area.....5,700 Sq. FT

Minimun Floor Area per Dwelling Unit.....1,750 Sq. Ft.

Minimum Lot Frontage.....40 Lin. Ft

Minimum Lot Depth.....100 Lin. Ft.

Minimum Front Set Back.....25 Lin. Ft.

Minimum Rear Set Back.....20 Lin. Ft.

Minimum Side Yard (internal lot).....5 Lin. Ft.

Minimum Building Separation.....10 Lin. Ft.

Maximum Building Coverage.....40 %

Maximum Building Height.....30 Vert. Ft.

Minimum Off-Street Parking (Excluding Garage).....2 Sps./Unit

Minimum Garage Space.....2 Vehicles

All other area requirements of "SF-10" Single Family zoning classfication, not specifically addressed above, are hereby incorporated as area requirements for lots 6-R, 7-R and 8-R, Block A, Phase 18, Section 1.

ATTACHMENT "A"

OWNER's CERTIFICATE

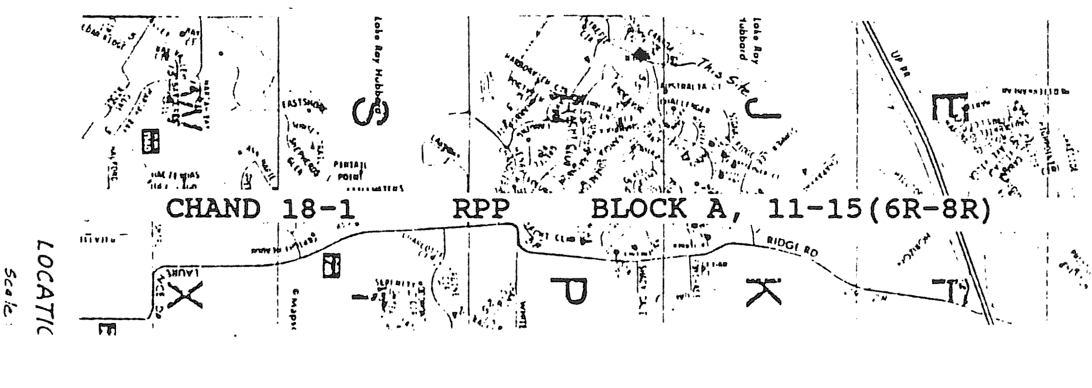
STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS, CBN Development Corporation is the owner of a tract of land situated in the E. Teal Survey, Abstract No. 207, Rockwall County, Texas, and being all of Lots 11 through 15, Block A of Chandlers Landing, Phase 1B, Section 1, an addition to the City of Rockwall, recorded in Slide B, Page 163, Plat Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found at the East corner of said Lot 11 and on the Northwesterly line of Ranger Drive, a 31 foot roadway, said point being on a curve to the left, having a central angle of 4° 32' 13", a radius of 544.79 feet, and a chord that bears South 54° 13' 50" West a distance of 43.13 feet;
THENCE: Along said curve and with said Northwesterly line an arc distance of 43.14 feet to a 1/2" iron rod found at the point of compound curvature of a curve to the left, having a central angle of 10° 49' 11", a radius of 486.87 feet, and a chord that bears South 46° 33' 07" West a distance of 91.80 feet;
THENCE: Along said curve and continuing with said Northwesterly line an arc distance of 91.94 feet to a 1/2" iron rod found at the South corner of said Lot 15;
THENCE: North 45° 22' 56" West a distance of 120.91 feet to a 1/2" iron rod found at the West corner of said Lot 15;
THENCE: Along the Northwesterly lines of Lots 15, 14, 13, 12, and 11, all to 1/2" iron rods found for corners as follows: North 52° 20' 36" East a distance of 44.00 feet; North 37° 39' 24" West a distance of 7.13 feet; North 52° 20' 36" East a distance of 78.00 feet; South 37° 39' 24" East a distance of 8.90 feet; and North 52° 20' 36" East a distance of 48.00 feet, the North corner of said Lot 11;
THENCE: South 27° 43' 22" East a distance of 111.88 feet to the Point of Beginning and containing 0.4067 acres of land.

Phase 18-1
Partial Replat
Block A, 11-15
approved 11/92

9241 0 CHAND 18-1 RPP BLOCK A, 11-15(6R-8R)



VIEW: Pdfile SORT: PHASE_NO
RESTRICT: PHASE_NO = "CHAND 18-2" GE"

P&Z CASE NO	ORDINANCE	PHASE NAME	ACTION	DESCRIPTION
8424	0	CHAND 18-2	PP	AR ZLL ALL
8477	0	CHAND 18-2	FP	ALL
8808	0	CHAND 18-2	RPP	A1,7,8, C1-3(VOID)
8832	0	CHAND 18-2	RPP	A9-32(9-23), B4-16(4-13)
8838	8851	CHAND 18-2	Z	AR SFD BLOCK A9-23
8859	0	CHAND 18-2	RPP	A1,7,8(1,7), C1-3(1-3)
9125	9143	CHAND 18-2	Z	AR SFD B1-R;C1-R,4-R,5-R
9125	0	CHAND 18-2	RPP	B1-2(1R);C1,2,4-7(1,4-5R)

AREA REQUIREMENTS:

Minimum Lot Area	4000	sq.ft.
Minimum Floor Area per D.U.	1,750	sq.ft.
Minimum Lot Frontage	40	ft.(at bldg.line)
Minimum Lot Depth	100	ft.
Minimum Front Setback	20	ft.
Minimum Rear Setback	15	ft.
Minimum Side Yard	0	ft. and 10 ft.
Minimum Bldg. Separation	10	ft.
Maximum Bldg. Coverage	60	%
Maximum Bldg. Height	30	ft.
Minimum Off-Street Parking (excluding garage)	2	spaces/unit

LAKE RAY HUBBARD
Phase 18 Section 2
Replatted 3/89 (See Replat)
Replatted 1/88 (See Replat)
Replatted 10/91 (See Replat)
Redesignated to SFD
Remainder of Land Use Zero lot line
LANDING PHASE 18 SECTION 2
SURVEY ABSTRACT No. 207
ROCKWALL COUNTY, TEXAS
8477 0 Chand 18-2 FP Q11

ORDINANCE NO. 85-51

AN ORDINANCE OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE AND ORDINANCE NO. 84-4 OF THE CITY OF ROCKWALL, TEXAS, AS HERETOFORE AMENDED, SO AS TO GRANT A ZONING CHANGE AND AMEND A PRELIMINARY PLAN FOR PD-8, CHANDLERS LANDING, MORE FULLY DESCRIBED HEREIN; PROVIDING SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall have given the requisite notices by publication and otherwise, and have held public hearings 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 as Lots 9 through 23, Block A, Section II, Chandlers Landing, Phase 18.

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. Prior to issuance of any building permit in Planned Development District No. 8, Chandlers Landing, a comprehensive development plan shall be filed with the Planning and Zoning Commission, and after hearing, the City Council shall approve a final development plan, which shall be filed and included as Exhibit "A" and made a part of this ordinance for all purposes. Such development plan shall set forth in detail the requirements for ingress and egress to the property, public or private streets or drives, with adequate right-of-way to conform to the Thoroughfare Plan of the City of Rockwall, sidewalks, utilities, drainage, parking space, height of buildings, maximum lot coverage, yards and open spaces, screening walls or fences and other development and protective requirements considered necessary by the City Council so as to create a reasonable transition to and protection of the adjacent property.

B. All development of property covered by Planned Development District No.

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

C. Development of Planned Development No. 8, Chandlers Landing Phase 18 as described herein shall be regulated by the requirements as follows. All area requirements not specifically listed herein shall comply with the requirements set forth in the corresponding standard zoning classification for each use.

Use-Single Family Detached

AREA REQUIREMENTS

CHANDLERS LANDING PHASE 18, SECTION 2

LOTS 9 THROUGH 23, BLOCK A

1. Minimum lot area - 6,500 square feet

2. Maximum number of single family detached dwelling units per lot - 1

3. Minimum square footage per dwelling unit - 1,500 square feet

4. Minimum lot width - 45 feet at building line

5. Minimum lot depth - 100 feet

6. Minimum depth of front setback - 20 feet

7. Minimum depth of rear setback - 15 feet

8. Minimum width of side setback - 5 feet

9. Minimum distance between separate buildings on the same lot or parcel of land - 10 feet

10. Maximum building coverage as a percentage of lot area - 40 percent

11. Maximum height of structures - 30 feet

12. Minimum distance between buildings - 10 feet

13. Minimum garage space - 2 cars

14. Minimum number of parking spaces/unit - 2 spaces

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 3rd day of October, 1988.

APPROVED:

Frank R Miller
Mayor

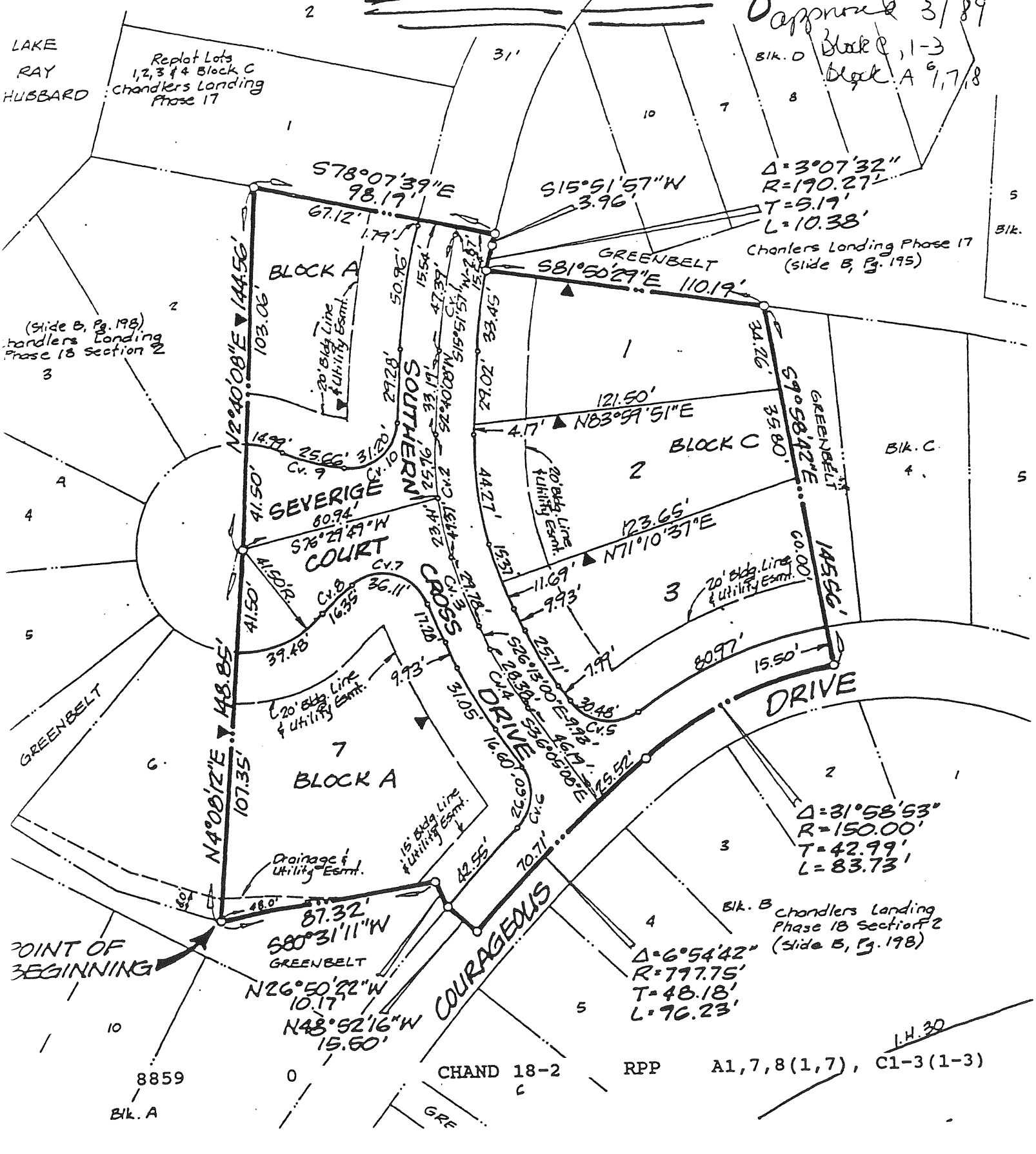
ATTEST:

By Julie Couch

1st reading 9/19/88
2nd reading 10/3/88

and with said centerline an arc distance of 83.73 feet to the point of compound curvature of a ci
entral angle of 6° 54' 42", and a radius of 797.75 feet;
and with said centerline, passing at an arc distance of 25.52 feet the existing centerline intersec
Courageous Drive, and continuing a total arc distance of 96.23 feet to a point for a corner;
West a distance of 15.50 feet to the Southwest corner of Lot 8, Block A;
West a distance of 10.17 feet to the Southeast corner of Lot 7, Block A;
W a distance of 87.32 feet to the Point of Beginning and Containing 51,050 Square Feet or 1.

~~PLAT OF~~ ~~PROPOSED~~ REPLAT of Phase 18-2
approved 3/89



Phase 1 & 2

ORDINANCE NO. 91-43

AN ORDINANCE OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE AND ORDINANCE NO. 84-4 OF THE CITY OF ROCKWALL, TEXAS, AS HERETOFORE AMENDED, SO AS TO GRANT A ZONING CHANGE AND AMEND A PRELIMINARY PLAN FOR PD-8, CHANDLERS LANDING, MORE FULLY DESCRIBED HEREINAFTER; 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 REPEALER CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall have given the requisite notices by publication and otherwise, and have held public hearings 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 (see attachments for lot description).

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 to the Comprehensive Zoning Ordinance.

B. Development of those portions of Planned Development, Chandlers Landing Phase 17, Phase 18, Section 1 and Phase 18, Section 2 as described herein shall be regulated by the requirements as specified on Exhibit "A" attached hereto and made a part hereof. All area requirements not specifically listed herein shall comply with the requirements set forth in the corresponding standard zoning classification for each use.

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 7th day of October 1991, 1991.

APPROVED:

Frank R Miller

Mayor

ATTEST:

By: Mary Nichols

1st reading September 16, 1991

2nd reading October 7, 1991

ORDINANCE NO._____

EXHIBIT "A"

AREA REQUIREMENTS

CHANDLERS LANDING PHASE 17

LOTS 1-R THROUGH 8-R, BLOCK B; AND 13-R, & 14-R, BLOCK F

Minimum Lot Area	5,500 sq. ft.
Minimum Floor Area per Dwelling Unit	1,750 sq. ft.
Minimum Lot Frontage	40 ft.
Minimum Average Lot Depth	100 ft.
Minimum Front Set Back	20 Lin. Ft.
Minimum Rear Set Back	10 ft.
Minimum Side Yard (internal lot)	5 ft.
Minimum Side Yard (adjacent to a side street)	15 ft.
Minimum Building Separation	10 ft.
Maximum Building Coverage	40%
Maximum Building Height	30 ft.
Minimum Off-Street Parking (excluding garage)	2 sps./unit
Minimum Garage Space	2 vehicles

All other area requirements of "SF-10" Single Family zoning classification not specifically addressed above are hereby incorporated as area requirements for Lots 1-R through 8-R, Block 6, and 13-R & 14-R, Block F, Phase 17.

ORDINANCE NO._____

EXHIBIT "A"

AREA REQUIREMENTS

CHANDLERS LANDING PHASE 17

LOTS 1-R, BLOCK C

Minimum Lot Area	5,500 sq. ft.
Minimum Floor Area per Dwelling Unit	1,750 sq. ft.
Minimum Lot Frontage	40 ft.
Minimum Lot Depth	100 ft.
Minimum Front Set Back	20 ft.
Minimum Rear Set Back	10 ft.
Minimum Side Yard (internal lot)	5 ft.
Minimum Side Yard (adjacent to a street)	15 ft.
Minimum Building Separation	10 ft.
Maximum Building Coverage	40%
Maximum Building Height	30 ft.
Minimum Off-Street Parking (excluding garage)	2 sps./unit
Minimum Garage Space	2 vehicles

All other area requirements of "SF-10" Single Family zoning classification not specifically addressed above are hereby incorporated as area requirements for Lot 1-R, Block C, Phase 17.

ORDINANCE NO._____

EXHIBIT "A"
Page 4 of 4

AREA REQUIREMENTS

CHANDLERS LANDING PHASE 18, SECTION 1

LOTS 1-R, 2-R, 3-R, 4-R, AND 5-R, BLOCK A

Minimum Lot Area	6,000 sq. ft.
Minimum Floor Area per Dwelling Unit	1,750 sq. ft.
Minimum Lot Frontage	40 ft.
Minimum Lot Depth	100 ft.
Minimum Front Set Back	20 ft.
Minimum Rear Set Back	10 ft.
Minimum Side Yard (internal lot)	5 ft.
Minimum Side Yard (adjacent to a street)	15 ft.
Minimum Building Separation	10 ft.
Maximum Building Coverage	40%
Maximum Building Height	30 ft.
Minimum Off-Street Parking (excluding garage)	2 sps./unit
Minimum Garage Space	2 vehicles

All other area requirements of "SF-10" Single Family zoning classification not specifically addressed above are hereby incorporated as area requirements for Lot 1-R, 2-R, 3-R, 4-R, and 5-R, Block A, Phase 18, Section 1.

ORDINANCE NO._____

EXHIBIT "A"
Page 3 of 4

AREA REQUIREMENTS

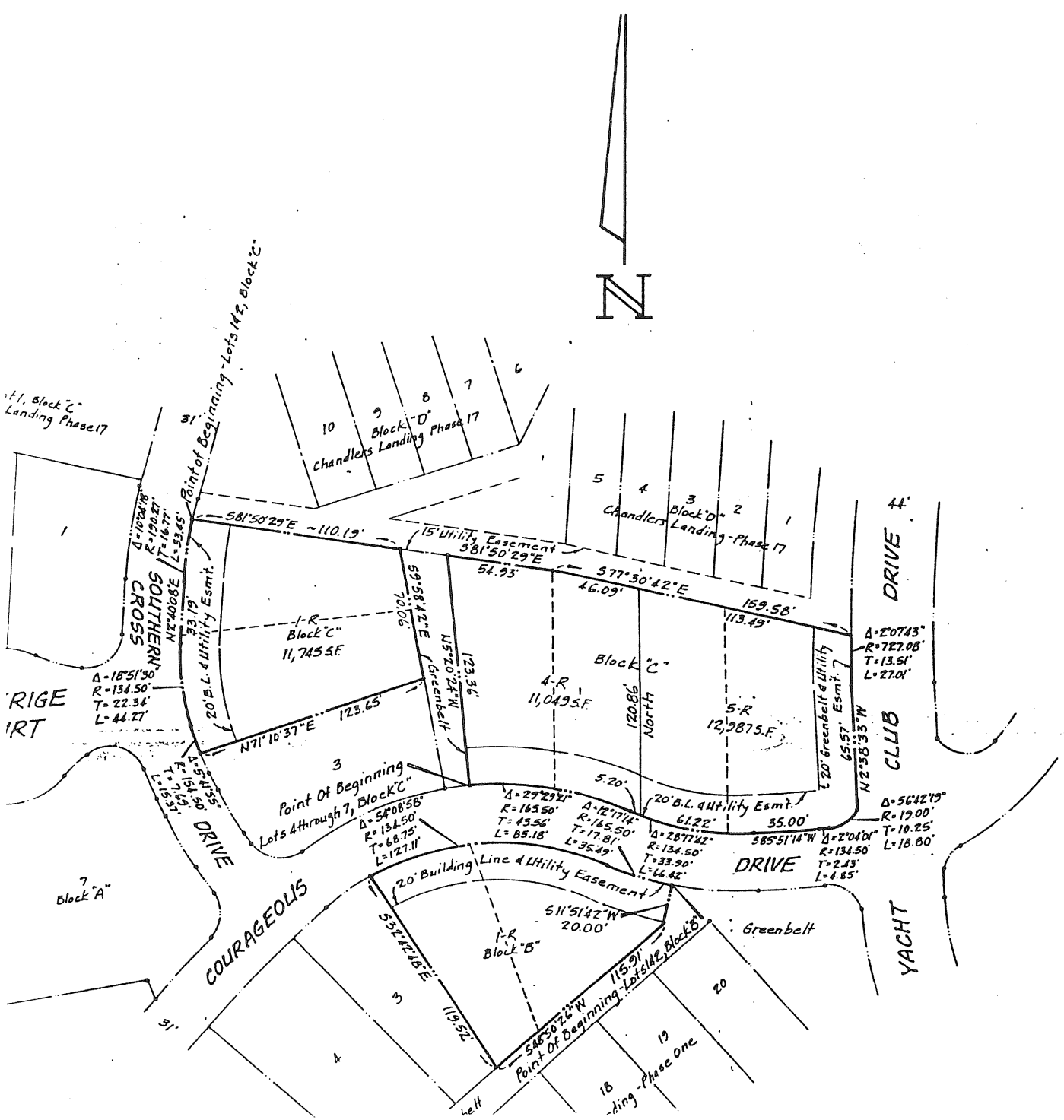
CHANDLERS LANDING PHASE 18, SECTION 2

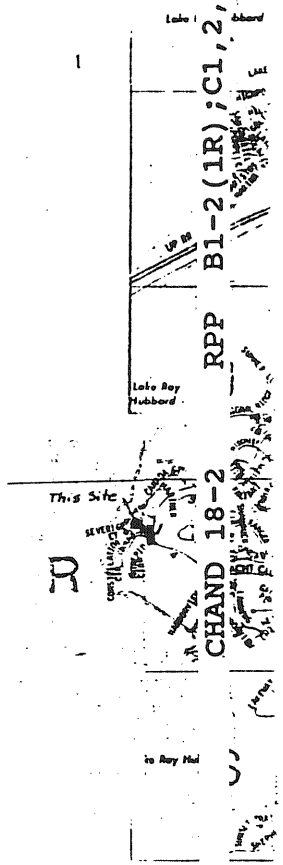
LOTS 1-R, BLOCK B AND LOTS 1-R, 4-R, AND 5-R, BLOCK C

Minimum Lot Area	6,000 sq. ft.
Minimum Floor Area per Dwelling Unit	1,750 sq. ft.
Minimum Lot Frontage	40 ft.
Minimum Lot Depth	100 ft.
Minimum Front Set Back	20 ft.
Minimum Rear Set Back	10 ft.
Minimum Side Yard (internal lot)	5 ft.
Minimum Side Yard (adjacent to a street)	15 ft.
Minimum Building Separation	10 ft.
Maximum Building Coverage	40%
Maximum Building Height	30 ft.
Minimum Off-Street Parking (excluding garage)	2 sps./unit
Minimum Garage Space	2 vehicles

All other area requirements of "SF-10" Single Family zoning classification not specifically addressed above are hereby incorporated as area requirements for Lots 1-R, Block B and Lots 1-R, 4-R, and 5-R, Block C, Phase 18, Section 2.

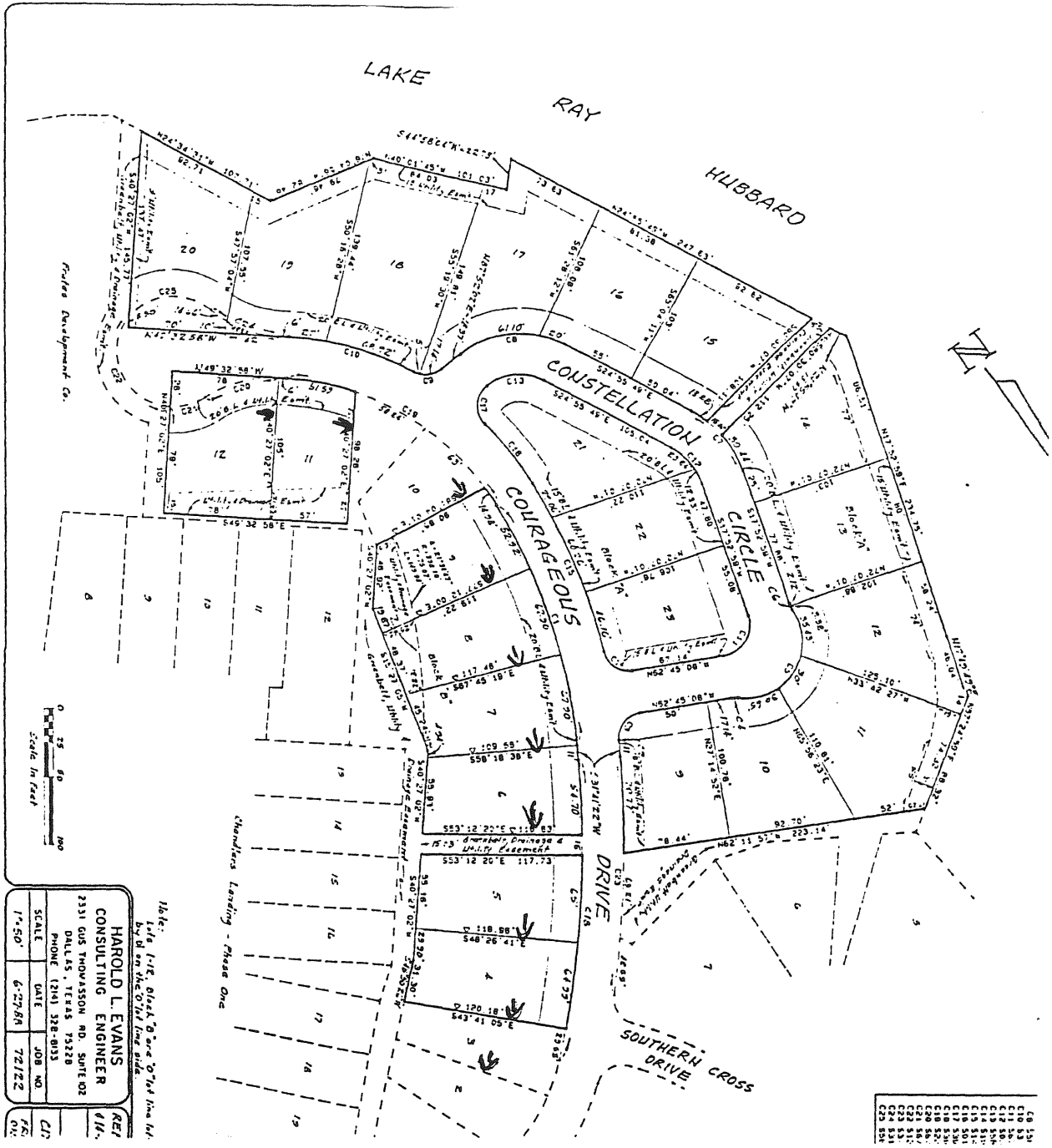
Replat Phase 18-2
Block B, 1-2
Block C, 1,2,4,5,6,7
10/91





CHAND 18-2 RPP B1-2(1R);C1,2,4-7(1,4-5R)

9125



~~Proposed~~ Replat
Phase 8-2
approved 11 8

8832 0 CHAND 18-2 RPP A9-32(9-23), B4-16(4-13)

VIEW: Pdfile SORT: PHASE_NO
RESTRICT: PHASE_NO = "CHAND 19"

P&Z CASE NO	ORDINANCE	PHASE NAME	ACTION	DESCRIPTION
8525	0	CHAND 19	PP	ALL
8545	0	CHAND 19	PP	REVISED ALL
8556	0	CHAND 19	FP	ALL
8539	8543*	CHAND 19	Z	AR SFD ALL

* See "Chand" master Plan for full ordinance

EXHIBIT C

CHANDLERS LANDING, PHASES 19 and 20

AREA REQUIREMENTS

1.	Minimum lot area	6,000 sq. ft.
2.	Maximum units per lot	1
3.	Minimum dwelling unit	1,200 sq. ft.
4.	Minimum lot width	50 ft.
5.	Minimum lot depth	100 ft.
6.	Minimum front setback	20 ft.
7.	Minimum rear setback	10 ft.
8.	Minimum side setback	5 ft.
9.	Minimum distance between buildings on same lot	10 ft.
10.	Maximum building coverage	40%
11.	Maximum height	30 ft.
12.	Minimum distance between buildings	10 ft.
13.	Minimum parking	2 spaces
14.	Minimum garage	2 car

8539 8543 CHAND 19 Z AR SFD ALL

The Council then considered the final plat of the Smith Addition submitted by John Smith. Mr. Smith explained to the Council his one lot residential subdivision. Couch explained that this plat was adjacent to the Chenault residential subdivision. She also explained that Smith was agreeable to dedication of additional right-of-way to meet the requirements of the Thoroughfare Plan, but, as was the case with the Chenault residential subdivision, he was requesting that he not be required to place funds in escrow for improvement of the State highway.

Gournay made a motion that the final plat for the Smith Addition be approved with a waiver of the requirements for escrowing of funds with the restriction that if the use becomes anything other than single family the waiver would expire. Bullock seconded the motion. The motion was voted on and passed unanimously.

The Council then considered vacating a portion of Chandlers Landing, Phase 15 and approval of a final plat on Chandlers Landing, Phase 19. Couch explained the items under consideration.

Welborn made a motion that the Council approve vacating a portion of Chandlers Landing, Phase 15 and approve a final plat for Chandlers Landing, Phase 19 subject to the following stipulations:

1. That the designation labeled "area of widening" be changed to read "right-of-way".

2. That the right-of-way be obtained from the center of the existing right-of-way line rather than the center of the existing pavement.

3. That funds be escrowed for paving 24 ft. of FM-740 and for curb, gutter, and engineering to be paid prior to construction of any portion of this phase.

4. That a deceleration lane be built prior to construction of any portion of this phase.

5. That the street name "Lavonia Court" be changed since there is already such a street so named on file with the County Clerk.

6. That the variances from the City's horizontal and vertical curve standards be granted.

7. That credit for the turn lane be given for the amount of pavement used in the deceleration lane in calculation of the amount of funds to be escrowed.

Eubanks seconded the motion. The motion was voted on and carried unanimously.

The Council then considered a resolution requesting the rural water supply corporations to reconsider their contracts with

of this sort was by property ownership and told the Council that this was the method under which the Staff would proceed.

Davis asked if Freese and Nichols had looked into the possibility of taking sewer north to Camp Creek Basin. Eisen stated taht he would discuss this matter with Freese and Nichols and told the Council that the City of Lavon would be making a presentation to the Council on the subject of bringing sewage to the Rockwall system. He stated that Lavon was making this request based on recommendations from the North Central Texas Council of Governments.

Eisen reported on the status of improving traffic flow at SH-205 and SH-66 as requested at a previous meeting by Davis. Eisen stated that several alternatives had been considered and that his recommendation involved re-striping of several areas. He presented the detailed plan for the Council to comment on. The Council indicated support for the proposal as presented and expressed their appreciation for the work done on the plan. Tuttle stated that the Council had previously made a commitment about eighteen months ago to continue the improvements made to the Square and asked if it would be possible to take the sidewalks in to obtain more room for the street.

Eubanks suggested that the City also consider the need that no-parking periods be provided in the morning as well as in the afternoon to accommodate the traffic generated by school traffic. Eisen indicated that this option would be considered.

Welborn asked if the Staff had completed work toward providing a plan for additional planning in the downtown area. Eisen indicated that the Staff had been trying to schedule a meeting with the committee of downtown merchants to discuss this matter but had not, as yet, held the meeting. Tuttle stated that it was his opinion that for the plan improving the traffic flow to be acceptable, it would be necessary for the City to offer additional parking. He stated that it was his feeling that the old City Hall site would have to be opened along with the plans being discussed for the intersection of Goliad and SH-66.

Eisen stated that if there was no objecion the City would proceed with the improvements on the northbound lanes and continue to work on the other aspects of the problem.

The Council then considered approval of a preliminary plat development plan for Phase 19 of Chandlers Landing. Couch reviewed the recommendations of the Staff and the Planning and Zoning Commission.

Welborn made a motion to approve the preliminary plat development plan for Phase 19 of Chandlers Landing with the following stipulations:

1. That a determination of whether "eyebrow" streets proposed meet the City's engineering requirements be made.

2. That the ten lots fronting on Yacht Club Drive be required to have circular driveways.

3. That a deceleration and acceleration lane be required to be built on SH-740 simultaneously with the opening of the construction entrance to this phase as well as a left turn lane for traffic going north on SH-740 (contingent upon Texas Department of Highways and Public Transportation approval).

4. That dedication and escrowing of funds in accordance with present City ordinances be required at the time of final platting of any portion of Phase 19.

Eubanks seconded the motion. The motion was voted on and passed unanimously.

Tuttle agreed with a suggestion by Davis that it might be advantageous to meet with representatives from the City of Heath regarding planning in areas near that City. He suggested that Eisen contact Mayor Burns for establishing groundwork for such meetings and suggested use of Council committees to work out these details.

The Council then considered approval of a preliminary plat development plan for Phase 20 of Chandlers Landing. Couch stated that comments from Staff were the same as had been discussed under the previous items. She reviewed these matters in the motion.

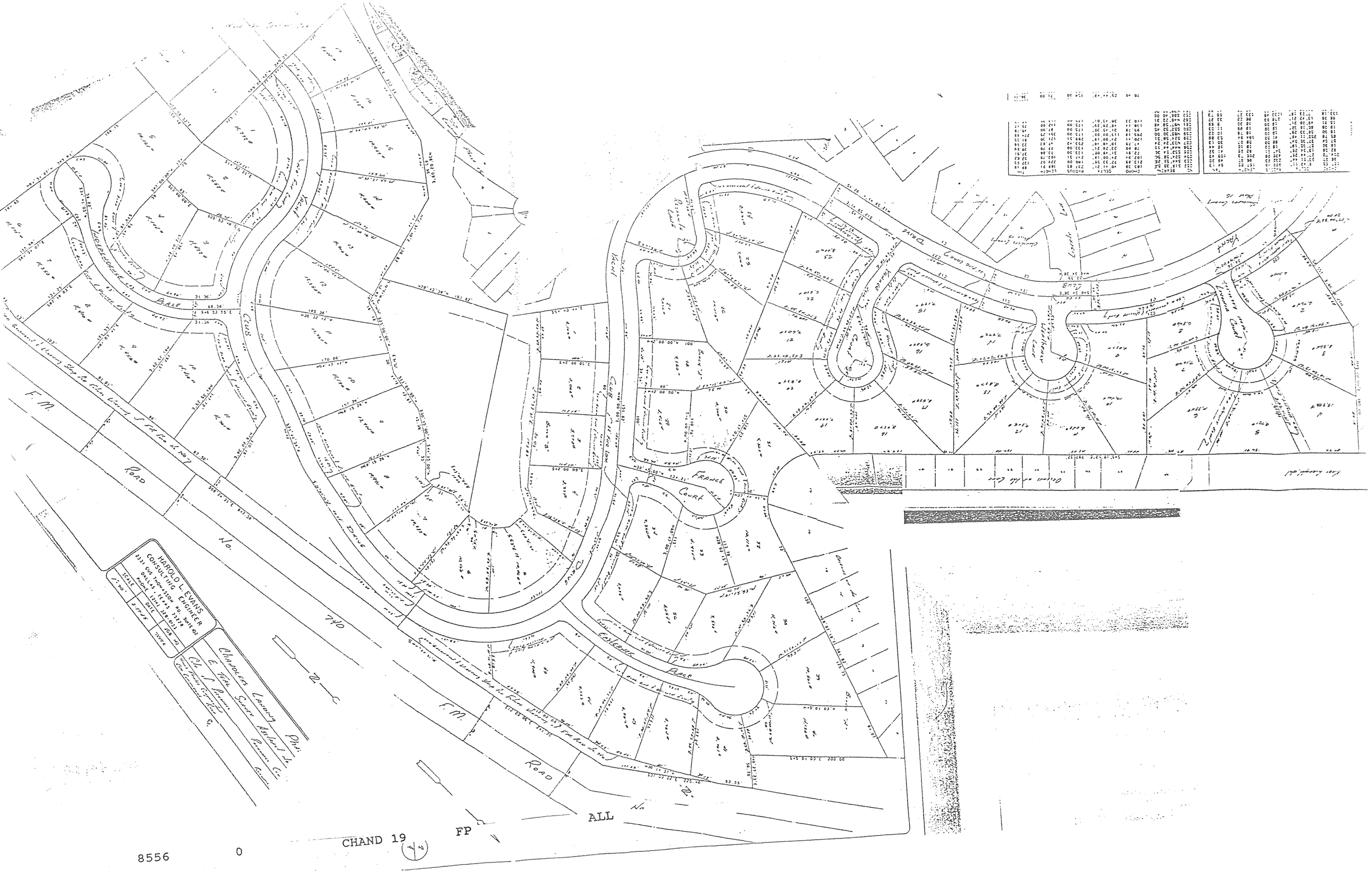
Motion was made by Welborn that the preliminary plat development plan for Phase 20 of Chandlers Landing be approved subject to engineering review of "eyebrow" streets to insure they meet the City standards. Eubanks seconded the motion. The motion was voted on and passed unanimously.

Van Hall, representing Chandlers Landing, told the Council that the developers had gone to a great deal of engineering expense to preserve trees and natural areas in the development. He explained that this produced some odd-shaped cul-de-sacs to preserve the natural terrain. He asked the Council to ask the Staff to work with them in engineering review of the-odd shaped cul-de-sacs and noncompliant curves. The Council generally agreed that such review could be done by the Staff and that if the Staff and developers were unable to come to agreement, the developer could come back to the Council for final resolution of any such problems.

The Council then considered vacating the existing plats on Phases 8 and 14 and approving a replat of Chandlers Landing, Phase 14. Couch pointed out that as a part of the preliminary plan already considered the previous night the land use involved changing a portion of Phase 14 from Townhome to Single Family Detached. She stated that the Council would need to take three actions to revise the plat:

1. Vacate existing Phase 14 and approve the replatting of Phase 14.

2. Vacate old Phase 8 plat which was platted in the new Phase 14.



Yacht
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740
F.M.
Road
No.
HAROLD L. EVANS
CONSULTING ENGINEER
Chandlers Landing Ph.
ALL
CHAND 19
FP
8556
0

VIEW: Pdfile
RESTRICT: PHASE_NO = "CHAND 20"

SORT: PHASE_NO

P&Z CASE NO	ORDINANCE	PHASE NAME	ACTION	DESCRIPTION
8539	8543*	CHAND 20	Z	AR SFD ALL
8549	0	CHAND 20	PP	ALL
8551	0	CHAND 20	FP	ALL

* See "Chand" Master Plan Section for full ordinance

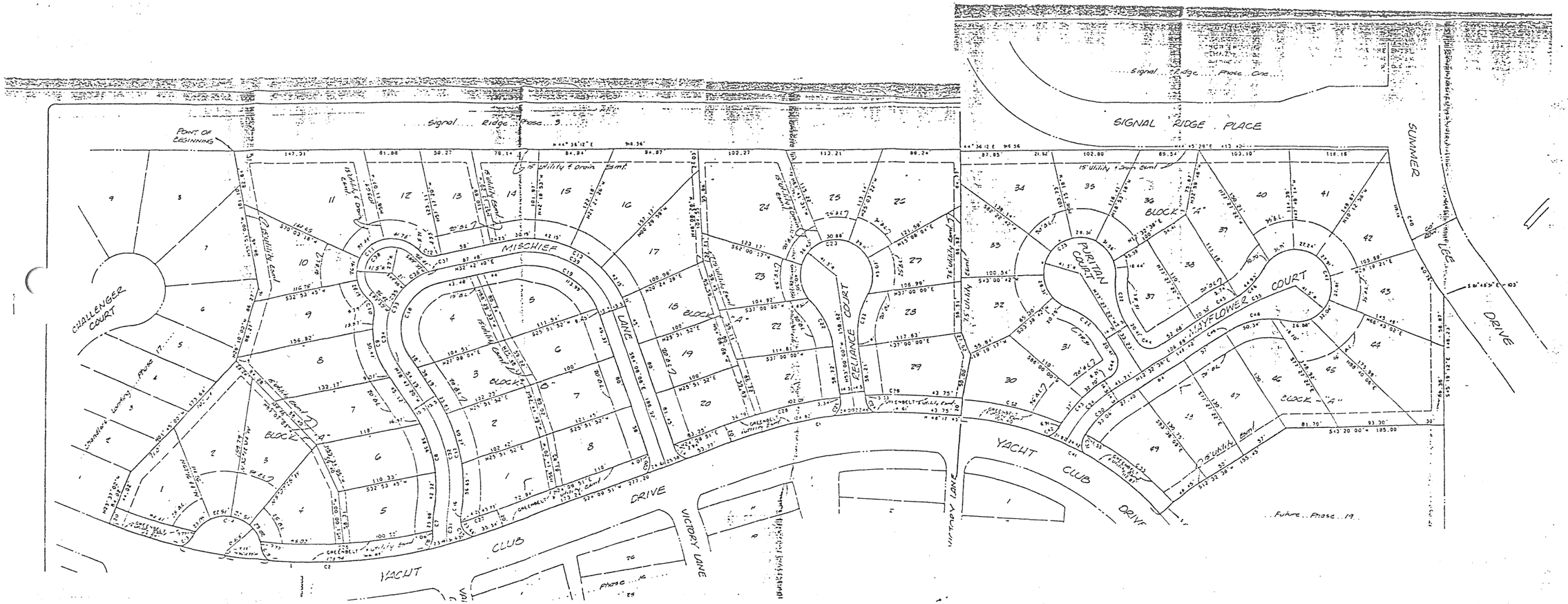
EXHIBIT C

CHANDLERS LANDING, PHASES 19 and 20

AREA REQUIREMENTS

1.	Minimum lot area	6,000 sq. ft.
2.	Maximum units per lot	1
3.	Minimum dwelling unit	1,200 sq. ft.
4.	Minimum lot width	50 ft.
5.	Minimum lot depth	100 ft.
6.	Minimum front setback	20 ft.
7.	Minimum rear setback	10 ft.
8.	Minimum side setback	5 ft.
9.	Minimum distance between buildings on same lot	10 ft.
10.	Maximum building coverage	40%
11.	Maximum height	30 ft.
12.	Minimum distance between buildings	10 ft.
13.	Minimum parking	2 spaces
14.	Minimum garage	2 car

8539 8543 CHAND 20 Z AR SFD ALL



8551 0 CHAND 20 FP ALL

VIEW: Pafile SORT: PHASE_NO
RESTRICT: PHASE_NO = "HARBOR LANDING"

CASE_NO	ORD_NO	PHASE_NO	TYPE	DESC	ADOPTED
8430	8416	HARBOR LANDING	Z	AR SFD SF-10, SF-7	00/00/00
8430	8416	HARBOR LANDING		RES 87-19 SETTLEMENT	00/00/00
8430	8416	HARBOR LANDING		RES 87-20 SETTLEMENT	00/00/00
8648	0	HARBOR LANDING	FP	ALL - PHASE 1	01/01/86
8722	0	HARBOR LANDING	PP	ALL - PHASE 2	01/01/87
8730	0	HARBOR LANDING	FP	ALL - PHASE 2	01/01/87

Jeffrey -into

Exhibit "C"
Harbor Landing Phase 2

BLOCK B

Lot #	Maximum Rooftop Elevation Per Court Order	Maximum Pad Elevation Per Court Order	As-Built Pad Elevation	Maximum House Height Per Court Order	Adjusted Maximum House Height
4	488	466		22'	
5	488	459		29'	
6	471	448	450	23'	21'
7	471	448		23'	
8	471	448		23'	
9	469	447		22'	
10	469	447		22'	
11	478.5	452		26.5'	
12	489	451		29'	
13	474.5	451.5		23'	
14	469	446		23'	
15	469	446		23'	
16	468	445	446	23'	22'
17	468	445	447	23'	21'
18	468	445	448	23'	20'
19	477	449		28'	
20	480	450		30'	
21	477	450		27'	
22	484	458	454	26'	30'
23	490	460		30'	

BLOCK C

Lot #	Maximum Rooftop Elevation Per Court Order	Maximum Pad Elevation Per Court Order	As-Built Pad Elevation	Maximum House Height Per Court Order	Adjusted Maximum House Height
14	479	456	459	23'	20'
15	481	456		25'	
16	482	457		25'	
17	485.5	462.5		23'	
18	495	470		25'	
19	496.5	473.5		23'	
20	493	470		23'	
21	492	466.5		26.5'	
22	478.5	456		22.5'	
23	479	457		22'	
24	479	457		22'	
25	489	467		22'	

REVISED PD-8

ORDINANCE NO. 84-16

AN ORDINANCE OF THE CITY OF ROCKWALL, TEXAS, AMENDING ORDINANCE NO. 73-48 OF THE CITY OF ROCKWALL AND AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF ROCKWALL AS HERETOFORE AMENDED AND AS RELATES TO TRACT I-A OF PLANNED DEVELOPMENT DISTRICT NUMBER 8, SAID TRACT BEING DESCRIBED ON THE PRELIMINARY SITE PLAN ATTACHED HERETO; PROVIDING FOR ORDERLY DEVELOPMENT OF SAID TRACT I-A OF PLANNED DEVELOPMENT DISTRICT NUMBER 8; PROVIDING FOR LAND USE WITHIN SAID TRACT I-A OF PLANNED DEVELOPMENT DISTRICT NUMBER 8 AND AREA REQUIREMENTS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF ONE THOUSAND DOLLARS ($1,000.00) FOR EACH OFFENSE AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the Laws of the State of Texas and the Ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held due 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, the governing body, in the exercise of its legislative discretion, has concluded that Ordinance No. 73-48 of the City of Rockwall and the Comprehensive Zoning Ordinance f the City of Rockwall as relates to Tract I-A of Planned Development District Number 8 should be amended as set forth herein; and

WHEREAS, the governing body of the City of Rockwall has determined that a substantial change in circumstances and of land usages and development has occurred in Planned Development District Number 8 as authorized by Ordinance No. 73-48 of the City of Rockwall since the passage and effective date of said development necessitate amendment of said Ordinance No. 73-48 of the City of Rockwall as set forth herein:

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

SECTION 1. That Ordinance No. 73-48 of the City of Rockwall is hereby amended by adding a new section to be numbered Section 2a and to read as follows:

Section 2a. The granting of the Planned Development Number 8 to to the above described property is subject to the following special conditions and provisions:

(1) Tract IA of Planned Development District Number 8 shall be developed in accordance with the preliminary development plan for said area which is

attached hereto and made a part hereof as Exhibit "A".

(2) That all development of the property covered by this Ordinance shall be in accordance with the approved preliminary plan attached hereto as Exhibit "A", and no substantial change in the development shall be permitted except after obtaining approval of the change of such preliminary plan in the manner required for amendments to the Comprehensive Zoning Ordinance.

(3) Prior to the issuance of any Building Permit in Tract I-A of Planned Development District Number 8, a final development plan prepared in accordance with the requirements of the Comprehensive Zoning Ordinance shall be filed with the City Council of the City of Rockwall and shall be approved by said governing body after review and recommendation by the Planning and Zoning Commission and filed as a part of this Ordinance. Such required development plan shall set forth the requirements for ingress and egress to the property, public or private streets of drive, with adequate right-of-way to conform to the thorougfare plan of the City of Rockwall, sidewalks, utilities, drainage, parking space, all area requirements and maximum lot coverage, yards and open spaces, screening walls or fences, amenities, greenbelt areas and all other development and protective requirements considered necessary by the City Council to create a reasonable transition to and protection of the adjacent property. Such approval by the City Council of the detailed final development plan shall be considered as an amendment to this Ordinance and shall be applicable to the property involved.

(4) That all development in Area "A" on the attached site plan meet the requirements of "SF-10" Single Family Residential District.

(5) That all development in area "B" on the attached site plan meet the requirements of "SF-7" Single Family Residential district.

(6) That all development shall meet the height restrictions of no more than 30 feet above existing grade nor 12 feet above the building line of the uphill lot.

SECTION 3. This ordinance shall take effect immediately from and after its passage and the publication of the caption as the law in such cases requires.

PASSED AND APPROVED this 2nd day of April, 1984.

APPROVED:

Mayor

ATTEST:

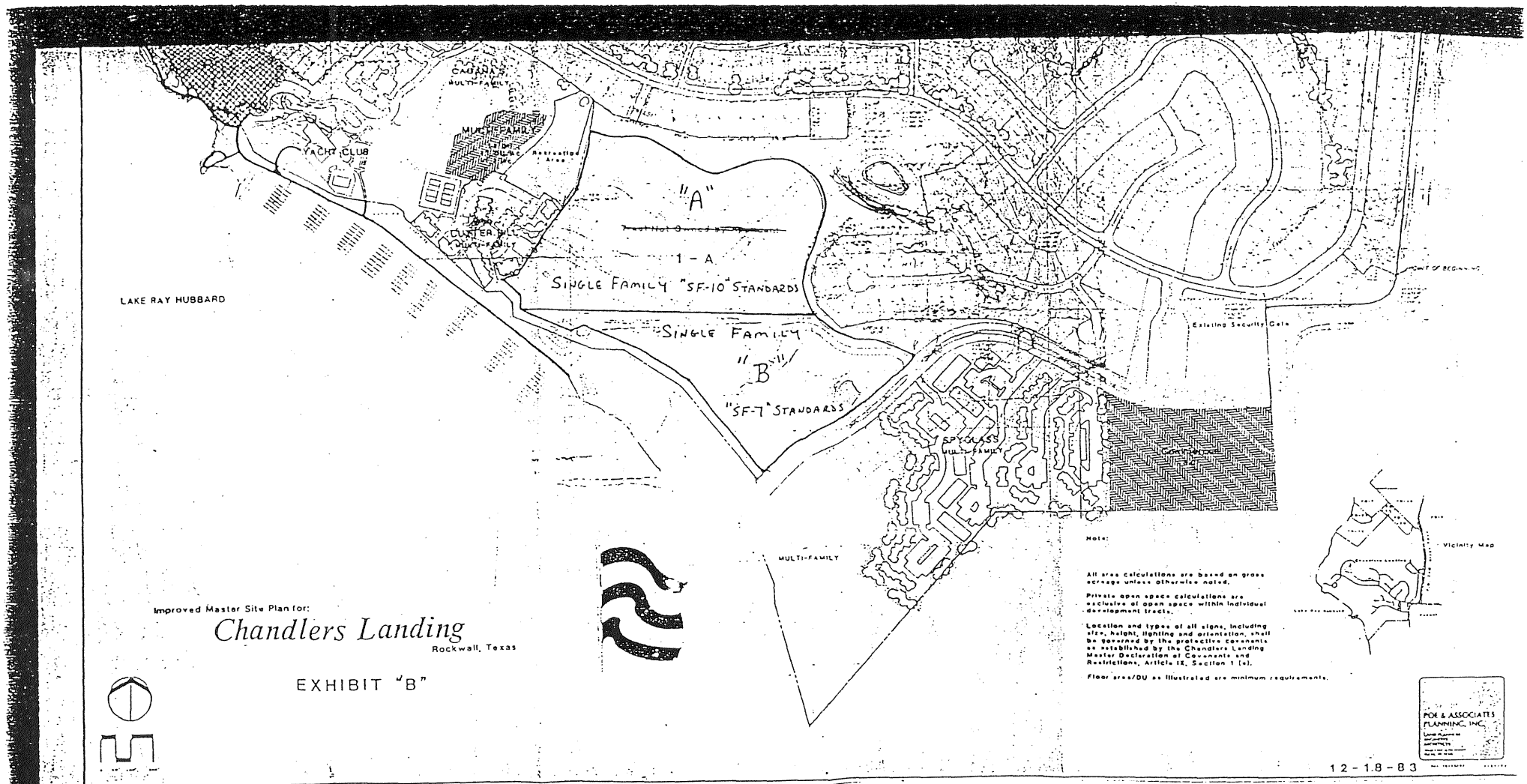
ty Secretary

TRACT IA

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

COMMENCING at the most southerly Southeast corner of Cutter Hill, Phase Three an addition to the City of Rockwall, Rockwall County, Texas, as recorded in Slide A, Page 399 of the Deed Records of Rockwall County, Texas said commencing point being on the City of Dallas take line for Lake Ray Hubbard and also being North 46° 18' 55" West, a distance of 132.23 feet from the City of Dallas monument T 13-1 and T 11-6.
THENCE: Along the Southerly line of the said Cutter Hill, Phase Three, North 54° 39' 29" East, a distance of 54 feet to an iron rod for a corner;
THENCE: North 74° 47' 07" East, a distance of 24.70 feet to an iron rod for a corner and the Point of Beginning of this tract.
THENCE: North 74° 47' 07" East, along the Southeast line of Cutter Hill, hase Two, an addition to the City of Rockwall, Rockwall County, Texas recorded in Slide A, Page 285 of the Deed Records of Rockwall County, exas, a distance of 61.24 feet to an iron rod for a corner;
THENCE; North 33° 38' 08" East, continuing along the Southeast line of the said Cutter Hill, Phase Two, a distance of 363 feet to an iron rod for a corner;
THENCE; North 14° 47' 36" East, a distance of 191.50 feet to an iron rod for a corner and the beginning of a circular curve to the left, said curve having a chord bearing of South 75° 25' 44" East, a central angle of 29° 08' 32" and a radius of 190.70 feet;
THENCE: In an Easterly direction with said curve to the left, an arc distance of 96.99 feet to an iron rod for a corner;
THENCE: East, a distance of 20 feet to an iron rod for a corner and the beginning of circular curve to the right, said curve having a central angle of 36° 07' 46" and a radius of 245.27 feet.
THENCE: In an Easterly direction with said curve to the right, an arc distance of 154.66 feet to an iron rod for a corner;
THENCE: South 53° 52' 14" East, a distance of 67.62 feet to an iron rod for a corner and the beginning of a circular curve to the left, said curve having a central angle of 55° 50' 15" and a radius of 188.72 feet;
THENCE: In an Easterly direction with said curve to the left, an arc distance of 183.91 feet to an iron rod for a corner;
THENCE: North 70° 17' 31" East, a distance of 74.68 feet to an iron rod for a corner and the beginning of a circular curve to the right, said curve having a central angle of 70° 29' 43" and a radius of 155.66 feet.
THENCE: In an Easterly direction with said curve to the right, an arc distance of 191.52 feet to an iron rod for a corner;
THENCE: South 39° 12' 46" East, a distance of 10.38 feet to an iron rod for a corner and the beginning of a circular curve to the right, said curve having a central angle of 60° 15' 01" and a radius of 155.10 feet.
THENCE: In a Southerly direction with said curve to the right, an arc distance of 163.10 feet to an iron rod for a corner;
THENCE: South 21° 02' 15" West, a distance of 130.62 feet to an iron od for a corner and the beginning of a circular curve to the left, said urve having a central angle of 49° 55' 27" and a radius of 214.24 feet.
THENCE: In a Southerly direction with a curve to the left, an arc distance of 186.68 feet to an iron rod for a corner and the point of compound curvature of a circular curve to the left having a central angle of 56° 22' 10" and a radius of 184.75 feet;
THENCE: In a Southeasterly direction with said curve to the left, an arc distance of 181.77 feet to an iron rod for a corner;

THENCE: South 85° 15' 22" East, a distance of 83.83 feet to an iron rod for a corner and the beginning of a circular curve to the right, said curve having a central angle of 42° 14' 23" and a radius of 152.74 ft.;
THENCE: In a Southeasterly direction with said curve to the right, an arc distance of 112.61 feet to an iron rod for a corner;
THENCE: South 43° 0' 59" East, a distance of 19.74 feet to an iron rod for a corner in the Northerly right-of-way line of Henry M. Chandler Drive;
THENCE: South 46° 59' 01" West, along the Northerly right-of-way line of Henry M. Chandler Drive, a distance of 153.61 feet to an iron rod for a corner and the beginning of a circular curve to the right having a central angle of 21° 41' 24" and a radius of 782.99 feet;
THENCE: In a Southwesterly direction with said curve to the right, an arc distance of 296.41 feet to an iron rod for a corner;
THENCE: South 68° 40' 25" West, a distance of 11.91 feet to an iron rod for a corner and the beginning of a circular curve to the left having a central angle of 23° 11' 15" and a radius of 136.48 feet;
THENCE: In a Southwesterly direction with said curve to the left, an arc distance of 55.23 feet to an iron rod for a corner;
THENCE: South 45° 29' 10" West, a distance of 120.24 feet to an iron rod for a corner;
THENCE: North 38° 21' 05" West, a distance of 402.14 feet to an iron rod for a corner;
THENCE: North 56° 39' 37" West, a distance of 232.26 feet to an iron rod for a corner;
THENCE: North 67° 16' 48" West, a distance of 162.79 feet to an iron rod for a corner;
THENCE: South 62° 44' 42" West, a distance of 43.88 feet to an iron rod for a corner;
THENCE: North 67° 27' 32" West, a distance of 189.78 feet to an iron rod for a corner;
THENCE: North 3° 55' 02" West, a distance of 42.77 feet to an iron rod for a corner;
THENCE: North 44° 59' 06" West, a distance of 89.31 feet to the Point of Beginning and containing 17.7348 acres (772,529 sq. ft.) of land.


CABANAS
MULTI-FAMILY
MULTI-FAMILY
YACHT CLUB
Recreation Area
CLUSTER HILL
MULTI-FAMILY
"A"
1 - A
SINGLE FAMILY "SF-10" STANDARDS
LAKE RAY HUBBARD
SINGLE FAMILY
"B"
"SF-7" STANDARDS
SPYGLASS
MULTI-FAMILY
Existing Security Gate
MULTI-FAMILY
Improved Master Site Plan for:
Chandlers Landing
Rockwall, Texas
EXHIBIT "B"
Note:
All area calculations are based on gross acreage unless otherwise noted.
Private open space calculations are exclusive of open space within individual development tracts.
Location and types of all signs, including size, height, lighting and orientation, shall be governed by the protective covenants as established by the Chandlers Landing Master Declaration of Covenants and Restrictions, Article IX, Section 1 (a).
Floor area/DU as illustrated are minimum requirements.
Vicinity Map
POE & ASSOCIATES
PLANNING, INC.
12-1.8-83

RESOLUTION NUMBER 87-19

A RESOLUTION AUTHORIZING THE AGREEMENT AND SETTLEMENT OF ALL MATTERS IN CONTROVERSY BETWEEN THE CITY OF ROCKWALL AND PLAINTIFF AND INTERVENORS IN THAT CERTAIN ACTION STYLED ROCKWALL HARBOR LANDING, INC., A TEXAS CORPORATION VS. CITY OF ROCKWALL, TEXAS, CAUSE NUMBER 87-124; AND PROVIDING FOR AN EFFECTIVE DATE.

BE IT RESOLVED BY THE COUNCIL OF THE CITY OF ROCKWALL, TEXAS:

Section 1

That the Mayor is hereby authorized to sign an agreement settling and compromising all matters in controversy between the City of Rockwall and Plaintiff and Intervenors in that certin action styled Rockwall Harbor Landing, Inc., A Texas Corporation vs. City of Rockwall, Texas, as shown on the attached Exhibit "A".

Section 2

That this Resolution shall in no way be construed to be an admission of liability by the City of Rockwall with respect to any matter in controversy between the City and Plaintiff and Intervenors.

Section 3

That this Resolution shall take effect immediately from and after its passage.

PASSED AND APPROVED: June 15, 1987.

CITY OF ROCKWALL, TEXAS

MAYOR

ATTESTED TO BY:

CITY SECRETARY

APPROVED AS TO FORM:

CITY ATTORNEY

No. 87-124

OCKWALL HARBOR LANDING, INC., A TEXAS CORPORATION, Plaintiff,	)	IN THE DISTRICT COURT
VS.	)	86TH JUDICIAL DISTRICT
CITY OF ROCKWALL, TEXAS, Defendant.	)	ROCKWALL COUNTY, TEXAS

AGREED JUDGMENT

On the _____ day of _____, 1987, came on to be heard the above-entitled and numbered cause wherein Rockwall Harbor Landing, Inc., hereinafter referred to as Plaintiff, City of Rockwall, Texas, hereinafter referred to as Defendant and Rick S. Burgy, Leigh Burgy, Charles N. Capri, Thelma L. Capri, Claude F. Fulton, Francis Fulton, Peter G. Oetking, Maude Oetking, and Revival Tabernacle Association, Inc., hereinafter referred to as Intervenors, appeared in person and by their attorneys of record. Defendant, having been duly and legally cited to appear and answer, has filed n answer in this matter, Intervenors have duly appeared and filed their Plea Of ntervention; all parties have reached an agreement to settle all matters of controversy pending before the Court and have agreed to the terms and conditions of this Agreed Judgment.

The parties have announced to the Court that they have reached an agreement in this cause and have executed a Settlement Agreement, which has been filed with the Court, the terms of said Settlement Agreement are incorporated herein by reference as if set forth anew. The Court, after having reviewed the Settlement Agreement, approves said Settlement Agreement and the terms and conditions recited therein, and after considering same,

IT IS THEREFORE, ORDERED, ADJUDGED AND DECREED by the Court that, subject to the terms and conditions of the Settlement Agreement, the above-entitled

and numbered cause of action be in all things dismissed, and that all costs of court are to be taxed against the party incurring same.

SIGNED AND ENTERED this _____ day of _____, 1987.

_____
JUDGE PRESIDING

AGREED AS TO FORM AND CONTENT:

SALLINGER, NICHOLS, JACKSON,
KIRK & DILLARD

By:_____
Robert E. Hager
Texas Bar Card 08689500
1800 Lincoln Plaza
Dallas, Texas 75201
Phone: (214) 954-3333

ATTORNEYS FOR PLAINTIFF

HUTCHISON PRICE BOYLE & BROOKS

y:_____
Pete Eckert
Texas Bar Card 06399000
Kent S. Hofmeister
Texas Bar Card 09791700
3900 First City Center
Dallas, Texas 75201-4622
Phone: (214) 754-8600

ATTORNEYS FOR DEFENDANT

BIRD & RENEKER

By:_____
D. Ronald Reneker
Texas Bar Card 16770000
D. Grant Seabolt, Jr.
Texas Bar Card 17942500
1100 Premier Place
5910 North Central Expressway
Dallas, Texas 75206
Phone: (214) 373-7070

ATTORNEYS FOR INTERVENORS

RESOLUTION NO. 87-20

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, CLARIFYING THE CONTENT OF ORDINANCE NUMBER 84-16

WHEREAS, the zoning and platting of a subdivision within the City of Rockwall named Harbor Landing Phase I has been approved by the City Council, and

WHEREAS, a lawsuit has been filed against the City of Rockwall by Rockwall Harbor Landing, Inc., and

WHEREAS, the lawsuit seeks from the Court a judicial interpretation of the meaning of Section 1(6) of Ordinance Number 84-16, and

WHEREAS, certain residents of the area adjacent to Harbor Landing Phase I have intervened in this lawsuit, and

WHEREAS, the City of Rockwall, Rockwall Harbor Landing, Inc., and the intervenors in the lawsuit have agreed to the interpretation and application of the Ordinance Number 84-16 as it pertains to Harbor Landing Phase I, and

WHEREAS, the agreed interpretation and application specifies the building pad elevations and maximum elevations of buildings in the subdivision, as shown in "Exhibit A" to this resolution, and the term "house height" shall be defined as the distance between a monument located at the front building line of each lot and the highest point of the structure on each such lot; and

WHEREAS, the Rockwall Harbor Landing, Inc., Plaintiff in the lawsuit, has agreed to dismiss with prejudice all claims as to each party to the lawsuit upon the approval and enactment of this resolution.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Rockwall that:

1. It is the intent of the City Council that Ordinance Number 84-16 be interpreted, applied and enforced as specified in Exhibit A, and

2. The City Manager is instructed to enforce Ordinance Number 84-16 in such a manner that the pad elevations and maximum building elevations shown in Exhibit A are adhered to.

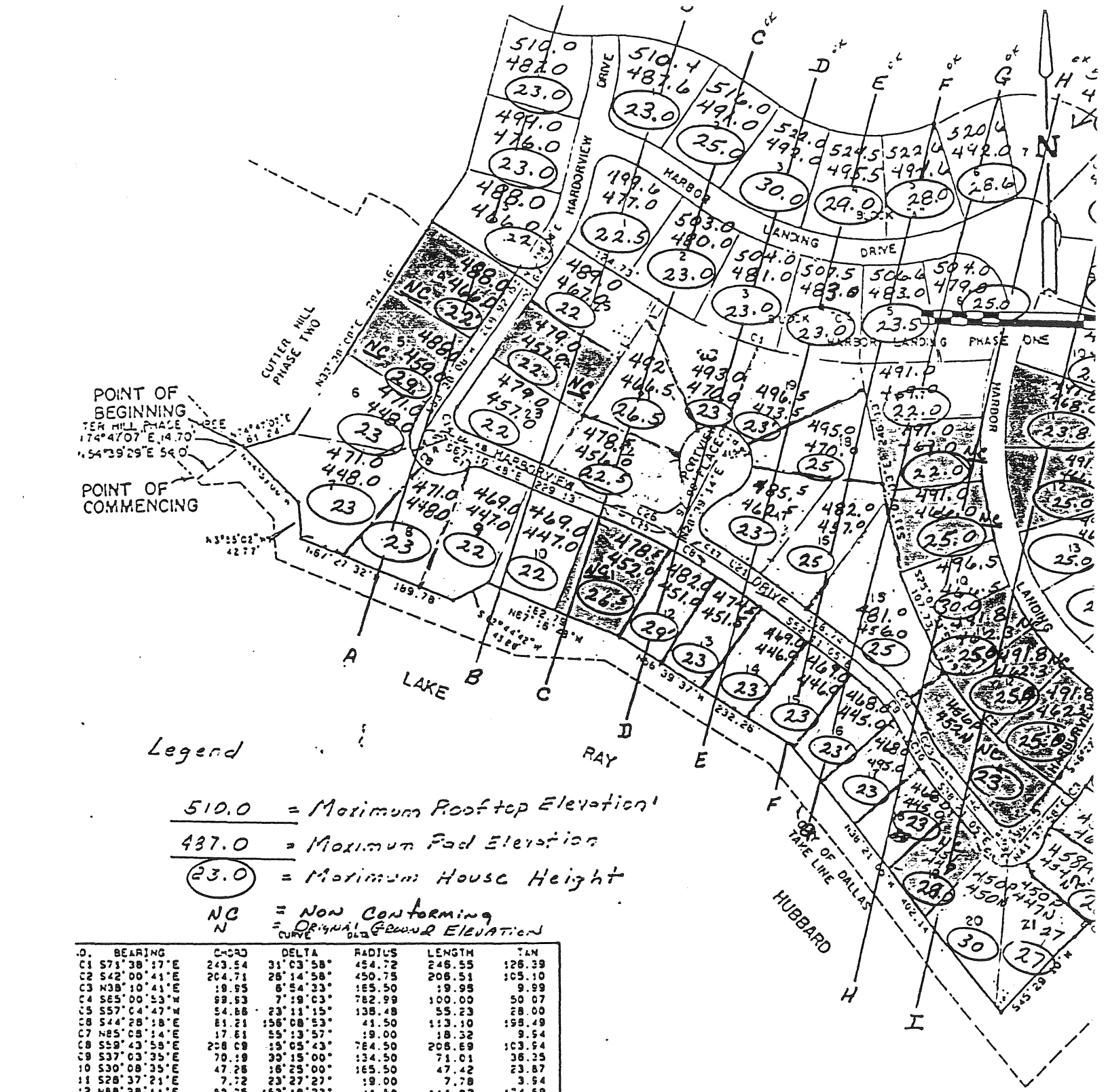
PASSED AND APPROVED the 15th day of June, 1987.

APPROVED:

ATTEST:

By

0320h/5



Legend

510.0 = Maximum Rooftop Elevation

437.0 = Maximum Pad Elevation

(23.0) = Maximum House Height

NC = Non Conforming

N = Original Ground Elevation

NO.	BEARING	CHORD	DELTA	RADIUS	LENGTH	TAN
C1	S71°38'17"E	243.54	31°03'58"	454.72	246.55	126.39
C2	S42°00'41"E	204.71	26°14'58"	450.75	206.51	105.10
C3	N38°10'41"E	19.95	6°54'33"	165.50	19.95	9.99
C4	S65°00'53"W	89.53	7°19'03"	782.99	100.00	50.07
C5	S57°04'47"W	54.86	23°11'15"	138.48	55.23	28.00
C6	S44°28'18"E	81.21	156°08'53"	41.50	113.10	195.49
C7	N85°08'14"E	17.61	55°13'57"	19.00	18.32	9.94
C8	S59°43'58"E	208.09	15°05'43"	784.50	206.69	103.94
C9	S37°03'35"E	70.19	30°15'00"	134.50	71.01	36.35
C10	S30°08'35"E	47.28	16°25'00"	165.50	47.42	23.87
C11	S28°37'21"E	7.72	23°27'27"	19.00	7.78	3.94
C12	N88°28'11"E	80.75	153°18'23"	41.50	111.02	174.69
C13	N28°43'58"E	9.77	29°47'59"	19.00	9.88	5.06
C14	S18°49'20"E	29.30	100°54'56"	19.00	33.48	23.01
C15	S65°31'13"E	50.08	3°31'08"	815.50	50.09	25.05
C16	N88°10'28"E	29.14	100°07'45"	19.00	33.20	22.70
C17	N03°34'58"E	38.39	25°03'18"	88.50	38.70	19.68
C18	S81°20'46"E	65.78	255°11'48"	41.50	184.84	53.89
C19	S53°43'30"W	38.39	25°03'18"	88.50	38.70	19.68
C20	S08°52'01"E	29.14	100°07'45"	19.00	33.20	22.70
C21	S55°33'28"E	65.67	8°44'48"	815.50	68.03	48.07
C22	S37°03'35"E	89.37	30°15'00"	165.50	87.38	44.73
C23	S30°08'35"E	38.41	16°25'00"	134.50	38.54	19.40
C24	S88°21'34"E	28.53	100°00'57"	19.00	33.17	22.65
C25	S59°43'58"E	219.18	15°05'43"	800.00	210.77	105.90
C26	S84°18'47"E	82.81	5°58'02"	800.00	82.85	41.48
C27	S58°45'55"E	127.78	8°08'41"	800.00	127.92	64.10
C28	S37°03'35"E	78.78	30°15'00"	150.00	79.19	40.54
C29	S30°08'35"E	42.83	16°25'00"	150.00	42.98	21.64

Revised June 3 1987

Revised June 10, 1987

No. 87-124

ROCKWALL HARBOR LANDING, INC., A TEXAS CORPORATION, Plaintiff,	)	IN THE DISTRICT COURT
VS.	)	86TH JUDICIAL DISTRICT
CITY OF ROCKWALL, TEXAS, Defendant.	)	ROCKWALL COUNTY, TEXAS

SETTLEMENT AGREEMENT

THIS AGREEMENT is made and entered into this _____ day of _____, 1987, by and between Rockwall Harbor Landing, Inc., hereinafter referred to as Plaintiff, City of Rockwall, Texas, hereinafter referred to as Defendant and Rick S. Burgy, Leigh Burgy, Charles N. Capri, Thelma L. Capri, Claude F. Fulton, Francis Fulton, Peter G. Oetking, Maude Oetking, and Revival Tabernacle Association, Inc., hereinafter referred to as Intervenors.

WHEREAS, Plaintiff has filed a suit in the 86th Judicial District Court in Rockwall County, Texas, against Defendant in Cause Number 87-124; the City has duly appeared and filed an Answer in said proceeding; and, Intervenors have duly appeared and filed their Plea of Intervention in said proceedings.

WHEREAS, the parties have reached an agreement to settle the matters in controversy recited in Plaintiff's Original Petition and have agreed to enter into an Agreed Judgment to dismiss the pending litigation, subject to the provisions recited therein.

NOW THEREFORE, in consideration of the terms, conditions and covenants recited herein, the parties agree as follows:

1. Approval of Plat Plan. Defendant, by and through the authorized actions of its City Council, hereby approves for all purposes the Plat Plan which is attached hereto and incorporated herein as Exhibit "A", which sets forth the maximum

roof top elevation, maximum building pad elevation and maximum height for single family residences in Rockwall Harbor Landing Phase I. Defendant agrees and acknowledges that under its Zoning Ordinance 84-16, attached hereto as Exhibit "B", and the previously filed Plat applicable to Plaintiff's property which is described in Exhibit "C" attached hereto and incorporated herein by reference, Plaintiff may sell and/or construct single family residences on its property. The approval of Exhibit "A" does hereby interpret the Zoning Ordinance 84-16, attached hereto as Exhibit "B", and specifically incorporates the terms of this Agreement as the official interpretation of said ordinance.

Defendant recognizes and agrees that Plaintiff or any subsequent purchaser of Plaintiff's property shall have the right to construct single family residences on said property subject to (i) the terms recited in Exhibit "A" and (ii) compliance with other standard requirements (in addition to site plan approval) required by city ordinances to obtain a building permit for single family residences.

2. Plat Restrictions. The parties agree, that pursuant to Resolution Number _____, concerning the attached Exhibit "A" submitted by Plaintiff for the Rockwall Harbor Landing Plat, in connection therewith, the attached Exhibit "A" establishes for each lot within said Plat the following: (i) maximum roof-top elevation; (ii) maximum building pad elevation; (iii) maximum height for single-family residences. Intervenors and Defendant agree to take no action of any kind to amend, alter, revise or relocate in any manner the restrictions contained in Exhibit "A" which would interfere or impede Plaintiff's development of said property. Defendant further agrees that no action of any nature is pending or contemplated to attempt to amend Ordinance number 84-16, or to otherwise change or restrict the current use allowed under the existing ordinances and as provided in the filed plat, as amended herein.

3. Settlement of Litigation. The parties agree that upon the approval of Resolution number _____, the parties shall execute and deliver to the 86th Judicial

Court of Rockwall County, Texas, the Agreed Judgment in the form attached hereto as Exhibit "D", to be entered in the pending litigation referenced above. Pursuant to the terms of the Agreed Judgment, the pending cause of action and claims of Plaintiff and Intervenors shall be dismissed and all court costs assessed against the party incurring the same. Further, in consideration of the terms and conditions recited herein, Plaintiff hereby agrees that upon the occurrence of the Conditions Precedent recited above, and the performance by Defendant of the terms recited herein, Plaintiff shall release, remise and discharge Defendant from all claims, demands, damages, costs and expenses of any nature, including attorney's fees, alleged in Plaintiffs' Original Petition filed in the pending litigation. Defendant, in consideration of the release by Plaintiff recited herein, shall hereby release, remise and discharge Plaintiff from any and all claims, demands, damages, costs and expenses, including attorney's fees, arising from Plaintiff's Original Petition or any other action of Plaintiff's related thereto. Intervenors, in consideration of the release by Plaintiff and Defendant recited herein, shall hereby release, remise and discharge Plaintiff and Defendant from any and all claims, demands, damages, costs and expenses, including attorney's fees, arising from Intervenors' Plea Of Intervention or any other action of Intervenors' related thereto. All parties acknowledge that this Agreement has been executed of their own free will and volition, and that each party has consulted its own counsel to review and advise them of the matter contained herein prior to execution of this Agreement. Further, this Agreement is binding and fully enforceable against the parties recited herein and may be introduced into evidence in any court proceedings related to the matters referenced herein.

4. Invalidity. Except as expressly provided to the contrary herein, each section, part, term or provision of this Agreement shall be considered severable; and if for any reason any section, part, term or provision herein is determined to be invalid and contrary to or in conflict with any existing or future law or regulation by a Court or agency having valid jurisdicaiton, such determination shall not impair the operation

of or have any other affect on other sections, parts, terms or provisions of this agreement as may remain otherwise intelligible, and the latter shall cotninue to be given full force and effect and bind the parties hereto, and said invalid sections, parts, terms or provisions shall not be deemed to be a part of this Agreement.

5. State Law. This Agreement has been executed and delivered in the State of Texas and shall be construed in accordance with the laws of the State of Texas. Any action brought to enforce or interpret this Agreement shall be brought in the court of appropriate jurisdiction in Rockwall County, Texas. Should any provision of this Agreement require judicial interpretation, it is agreed that the court interpreting or considering same shall not apply the presumption that the terms hereof shall be more strictly construed against a party by reason of the rule or conclusion that a document should be construed more strictly against the party who itself or through its agent prepared the same, it being agreed that all parties hereto have participated in the preparation of this Agreement and that legal counsel was consulted by each responsible party before the execution of this Agreement.

6. Successors and Assigns. This Agreement and the terms and provisions hereof shall inure to the benefit of and binding upon the parties hereto and their respective successors and assigns whenever the context so requires or permits.

EXECUTED this _____ day of _____, 1987.

Plaintiff:

ROCKWALL HARBOR LANDING, INC., A
TEXAS CORPORATION

By: _____

Title: _____

Defendant:

CITY OF ROCKWALL, TEXAS

By: _____

Title: _____

Intervenors:

_____
Rick S. Burgy

_____
Leigh Burgy

_____
Charles N. Capri

_____
Thelma L. Capri

_____
Claude F. Fulton

_____
Francis Fulton

_____
Peter G. Oetking

_____
Maude Oetking

REVIVAL TABERNACLE ASSOCIATION, INC.

By:_____

Title:_____

AGREED AS TO FORM AND CONTENT:

SALLINGER, NICHOLS, JACKSON,
KIRK & DILLARD

By:_____
Robert E. Hager
Texas Bar Card 08689500
1800 Lincoln Plaza
Dallas, Texas 75201
Phone: (214) 954-3333

ATTORNEYS FOR PLAINTIFF

HUTCHISON PRICE BOYLE & BROOKS

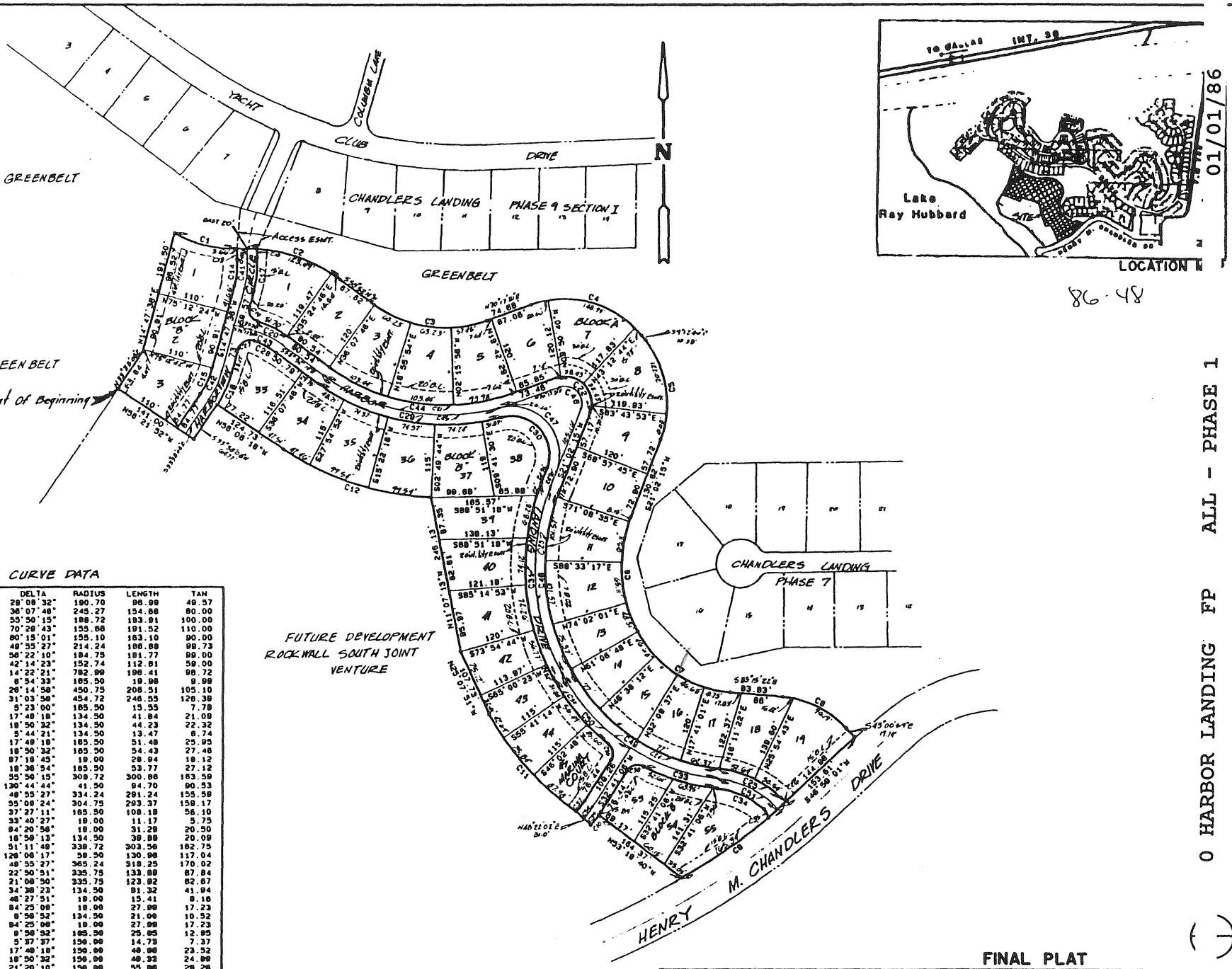
By:_____
Pete Eckert
Texas Bar Card 06399000
Kent S. Hofmeister
Texas Bar Card 09791700
3900 First City Center
Dallas, Texas 75201-4622
Phone: (214) 754-8600

ATTORNEYS FOR DEFENDANT

BIRD & RENEKER

By:_____
D. Ronald Reneker
Texas Bar Card 16770000
D. Grant Seabolt, Jr.
Texas Bar Card 17942500
1100 Premier Place
5910 North Central Expressway
Dallas, Texas 75206
Phone: (214) 373-7070

ATTORNEYS FOR INTERVENORS



86-48

01/01/86

ALL - PHASE 1

0 HARBOR LANDING FP

8648

CURVE DATA

NO.	BEARING	CHORD	DELTA	RADIUS	LENGTH	TAN
C1	S75°25'44"E	95.95	29°08'32"	190.70	96.99	49.57
C2	S71°56'07"E	152.11	36°07'46"	245.27	154.66	80.00
C3	S81°47'21"E	176.72	55°50'15"	188.72	183.91	100.00
C4	S74°27'38"E	178.67	70°28'43"	155.88	191.52	110.00
C5	S08°05'18"E	155.89	80°15'01"	155.10	183.10	90.00
C6	S03°55'28"E	180.83	48°55'27"	214.24	186.88	98.73
C7	S57°04'17"E	174.52	58°22'10"	184.75	181.77	99.00
C8	S64°08'11"E	110.07	42°14'23"	152.74	112.81	59.00
C9	S54°10'11"W	185.88	14°22'21"	782.89	196.41	98.72
C10	S38°10'41"W	10.95	8°54'33"	185.50	10.98	5.99
C11	N42°00'41"W	204.71	26°14'58"	450.75	206.51	105.10
C12	N71°38'17"W	243.54	31°03'56"	454.72	246.55	126.38
C13	S00°20'11"E	15.54	5°23'00"	165.50	15.55	7.78
C14	S05°52'57"W	41.87	17°48'18"	134.50	41.84	21.09
C15	S24°12'52"W	44.03	18°50'32"	134.50	44.23	22.32
C16	S00°09'31"E	19.47	5°44'21"	134.50	13.47	8.74
C17	S05°52'57"W	51.27	17°48'18"	165.50	51.48	25.95
C18	S24°12'52"W	54.18	18°50'32"	165.50	54.43	27.46
C19	S28°50'48"E	28.22	87°18'45"	19.00	28.94	18.12
C20	S63°10'41"E	53.53	18°36'54"	165.50	53.77	27.12
C21	S81°47'22"E	288.18	55°50'15"	308.72	300.88	163.58
C22	S44°20'07"E	75.45	130°44'44"	41.50	94.70	90.53
C23	S03°55'28"E	282.11	48°55'27"	334.24	291.24	155.58
C24	S58°27'54"E	282.18	55°08'24"	304.75	293.37	159.17
C25	S65°18'00"E	106.27	37°27'11"	165.50	108.18	56.10
C26	S83°25'38"E	11.01	33°40'27"	19.00	11.17	5.75
C27	N81°58'04"E	27.87	84°20'58"	19.00	31.29	20.50
C28	S82°21'51"E	38.73	16°58'13"	134.50	39.88	20.09
C29	S78°28'08"E	283.58	51°11'48"	338.72	303.58	162.75
C30	S42°00'54"E	108.08	126°08'17"	58.50	130.98	117.04
C31	S03°55'28"E	308.28	48°55'27"	365.24	318.25	170.02
C32	S40°18'37"E	139.08	22°50'51"	335.75	133.88	67.84
C33	S73°28'10"E	128.22	21°08'50"	335.75	123.92	62.67
C34	S88°43'24"E	88.88	34°38'23"	134.50	81.32	41.94
C35	S28°10'17"E	14.88	46°27'51"	18.00	15.41	8.18
C36	S09°31'28"E	25.53	84°25'08"	18.00	27.88	17.23
C37	S37°08'32"W	20.88	8°58'52"	134.50	21.08	10.52
C38	S74°53'41"W	25.53	84°25'08"	18.00	27.88	17.23
C39	S37°08'32"W	25.82	8°38'52"	185.50	25.85	12.85
C40	S00°12'33"E	14.73	5°37'37"	150.00	14.78	7.37
C41	S05°52'57"W	48.47	17°48'18"	150.00	48.88	23.52
C42	S24°12'52"W	48.11	18°50'32"	150.00	48.33	24.88
C43	S84°32'18"E	55.54	21°20'10"	150.00	55.88	28.26
C44	S81°47'21"E	303.81	55°50'15"	324.22	315.97	171.80
C45	S78°28'08"E	288.18	51°11'48"	324.22	288.71	155.38
C46	S44°20'07"E	47.27	130°44'44"	28.88	58.33	58.72
C47	S42°00'54"E	138.71	126°08'17"	75.88	188.87	147.53
C48	S03°55'28"E	285.18	48°55'27"	348.74	384.74	182.81
C49	S58°27'54"E	288.58	55°08'24"	320.25	308.38	187.27
C50	S43°08'03"E	157.27	28°28'42"	320.25	158.88	81.12
C51	S83°32'35"E	[illegible]	41°00'02"	150.00	107.34	56.08
C52	S37°08'32"		8°58'52"	150.00	23.42	11.74

FINAL PLAT

HAROLD L. EVANS CONSULTING ENGINEER 2331 GUS THOMASSON RD. SUITE 102 DALLAS, TEXAS 75228 PHONE (214) 328-8133		
SCALE	DATE	JOB NO.
1"=100'	5-12-86	84186

HARBOR LANDING PHASE ONE

EDWARD TEAL SURVEY ABSTRACT NO. 207

CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

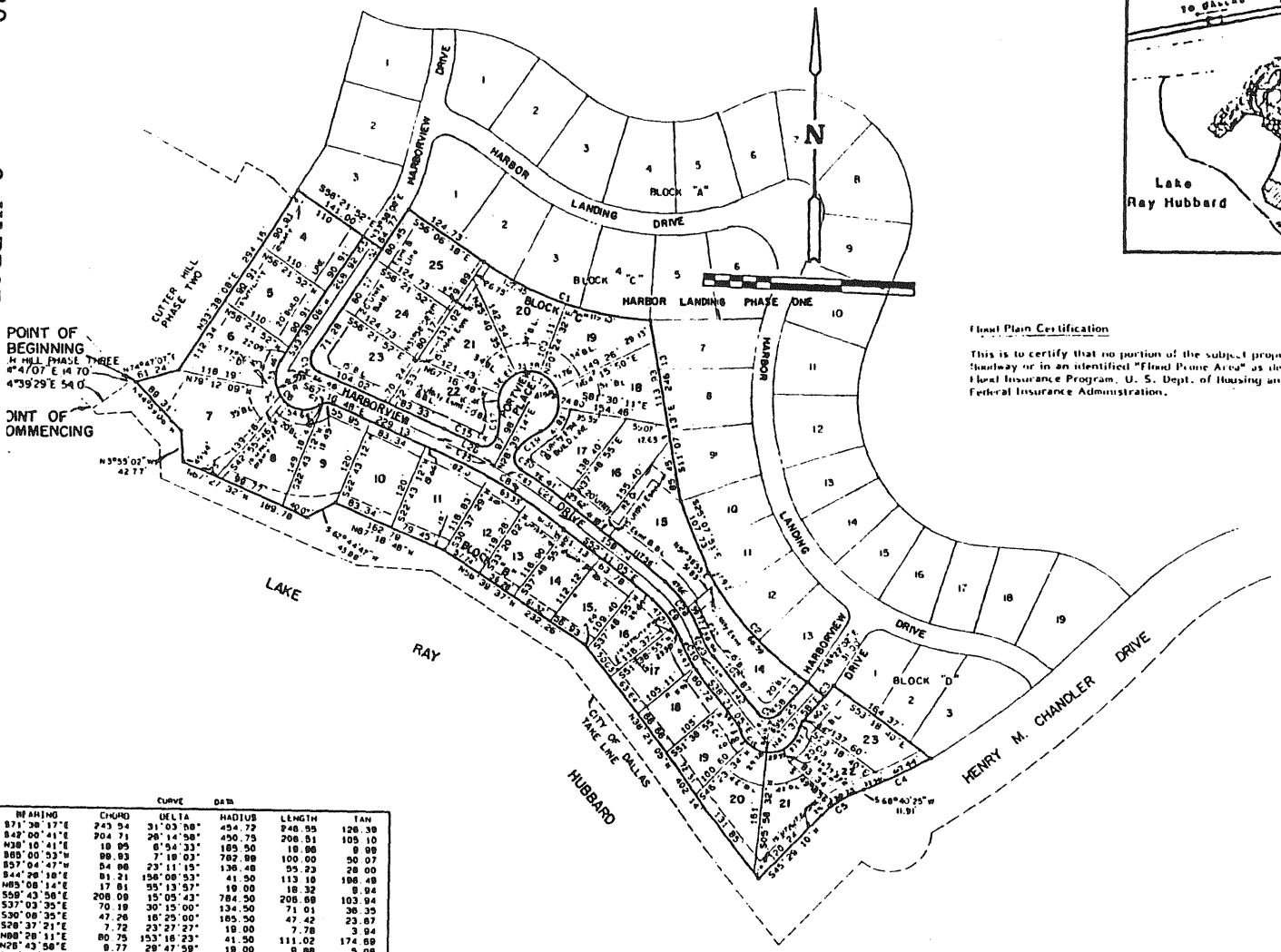
ROCKWALL SOUTH JOINT VENTURE
P.O. BOX 1234 GREENVILLE, TX

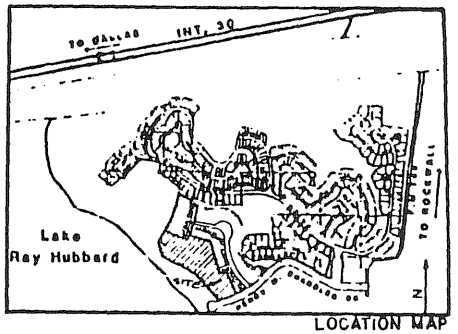
OWNER
214-455

8730

0 HARBOR LANDING FP ALL - PHASE 2

01/01/87





LOCATION MAP

Flood Plain Certification

This is to certify that no portion of the subject property lies within a 100 year floodway or in an identified "Flood Prone Area" as defined by the National Flood Insurance Program, U. S. Dept. of Housing and Urban Development, Federal Insurance Administration.

AREA CALCULATIONS		
LOT NO.	BLOCK	AREA (sq ft)
4	B	10,000
5	B	10,000
6	B	10,013
7	B	15,377
8	B	10,001
9	B	10,000
10	B	10,001
11	B	10,416
12	B	7,168
13	B	7,210
14	B	7,000
15	B	7,000
16	B	7,281
17	B	7,000
18	B	7,000
19	B	7,000
20	B	8,721
21	B	9,379
22	B	7,161
23	B	9,064
14	C	12,151
15	C	16,033
16	C	10,000
17	C	10,000
18	C	10,000
19	C	10,000
20	C	10,000
21	C	10,000
22	C	10,000
23	C	10,142
24	C	10,000
25	C	10,000

27.38

2/8

CURVE DATA					
BEARING	CHORD	DELTA	RADIUS	LENGTH	TAN
S71°38'17"E	243.54	31°03'58"	454.72	246.55	126.38
S42°00'41"E	204.71	26°14'58"	450.75	206.51	105.10
N38°10'41"E	19.95	6°54'33"	185.50	10.00	5.00
S88°00'53"W	98.83	7°19'03"	782.99	100.00	50.07
S57°04'47"W	54.88	23°11'15"	136.48	55.23	28.00
S44°28'18"E	81.21	156°08'53"	41.50	113.10	186.48
N85°08'14"E	17.81	55°13'57"	19.00	18.32	9.94
S59°43'58"E	208.08	15°05'43"	784.50	206.68	103.94
S37°03'35"E	70.19	30°15'00"	134.50	71.01	36.35
S30°08'35"E	47.28	18°25'00"	185.50	47.42	23.87
S28°37'21"E	7.72	23°27'27"	19.00	7.78	3.94
N88°28'11"E	80.75	153°18'23"	41.50	111.02	174.88
N28°43'58"E	8.77	28°47'59"	19.00	9.88	5.06
S18°49'20"E	28.30	100°54'56"	19.00	33.48	23.01
S85°31'13"E	50.08	3°31'09"	815.50	50.08	25.05
N86°10'28"E	29.14	100°07'45"	19.00	33.20	22.70
N03°34'58"E	38.38	25°03'18"	88.50	38.70	19.66
S81°20'48"E	85.78	259°11'48"	41.50	184.84	53.88
S53°43'30"W	38.38	25°03'18"	88.50	38.70	19.66
S08°52'01"E	29.14	100°07'45"	19.00	33.20	22.70
S55°35'28"E	95.87	6°44'48"	815.50	96.03	48.07
S37°03'35"E	88.37	30°15'00"	185.50	87.38	44.73
S30°08'35"E	38.41	18°25'00"	134.50	38.54	19.40
S88°21'24"E	29.11	100°00'57"	19.00	33.17	22.65
S59°43'58"E	210.18	15°05'43"	800.00	210.77	106.00
S84°16'47"E	82.91	5°56'02"	800.00	82.95	41.48
S56°45'55"E	127.78	9°09'41"	800.00	127.92	64.10
S37°03'35"E	78.28	30°15'00"	150.00	78.19	40.54
S30°08'35"E	42.03	16°25'00"	150.00	42.08	21.64

HAROLD L. EVANS CONSULTING ENGINEER		
2331 GUS THOMASSON RD. SUITE 102 DALLAS, TEXAS 75228 PHONE (214) 328-8133		
SCALE	DATE	JOB NO
1" = 100'	4-14-87	8755

HARBOR LANDING PHASE TWO

EDWARD TEAL SURVEY ABSTRACT NO. 207

CITY OF ROCKWALL—ROCKWALL COUNTY, TEXAS

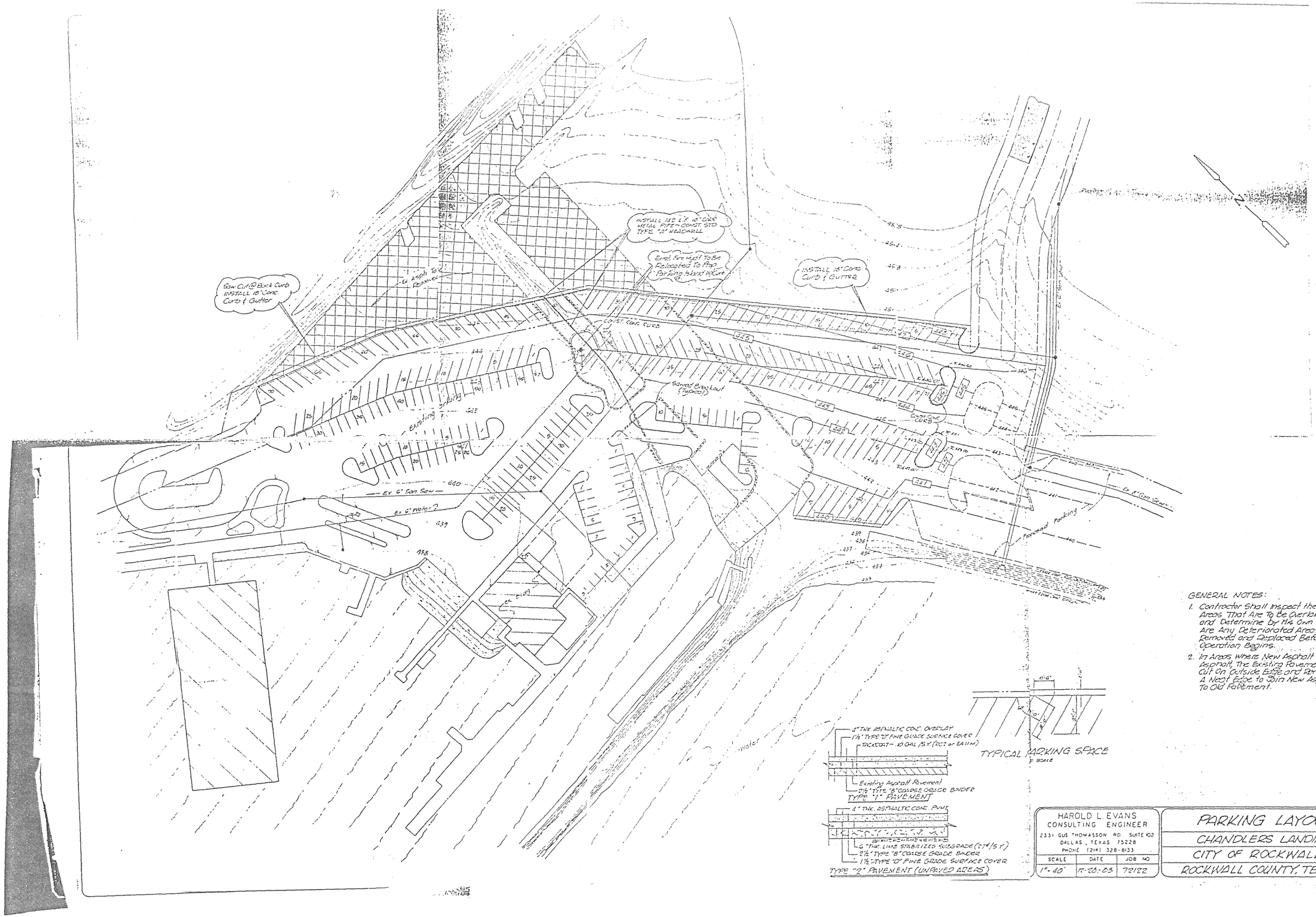
JERRY W. BIESEL OWNER (ph. 357-5676)
970 NORTH TOWER 700 NORTH PEARL DALLAS, TEXAS 75201

VIEW: Pdfile
RESTRICT: PHASE_NO = "MARINA"

SORT: PHASE_NO

P&Z CASE NO	ORDINANCE	PHASE NAME	ACTION	DESCRIPTION
8417	8419	MARINA	Z	LAND USE AND SITE PLAN
8810	0	MARINA	Z	REVISED SITE PLAN (added guardhouse, not indicated herein)

AMENDING PD

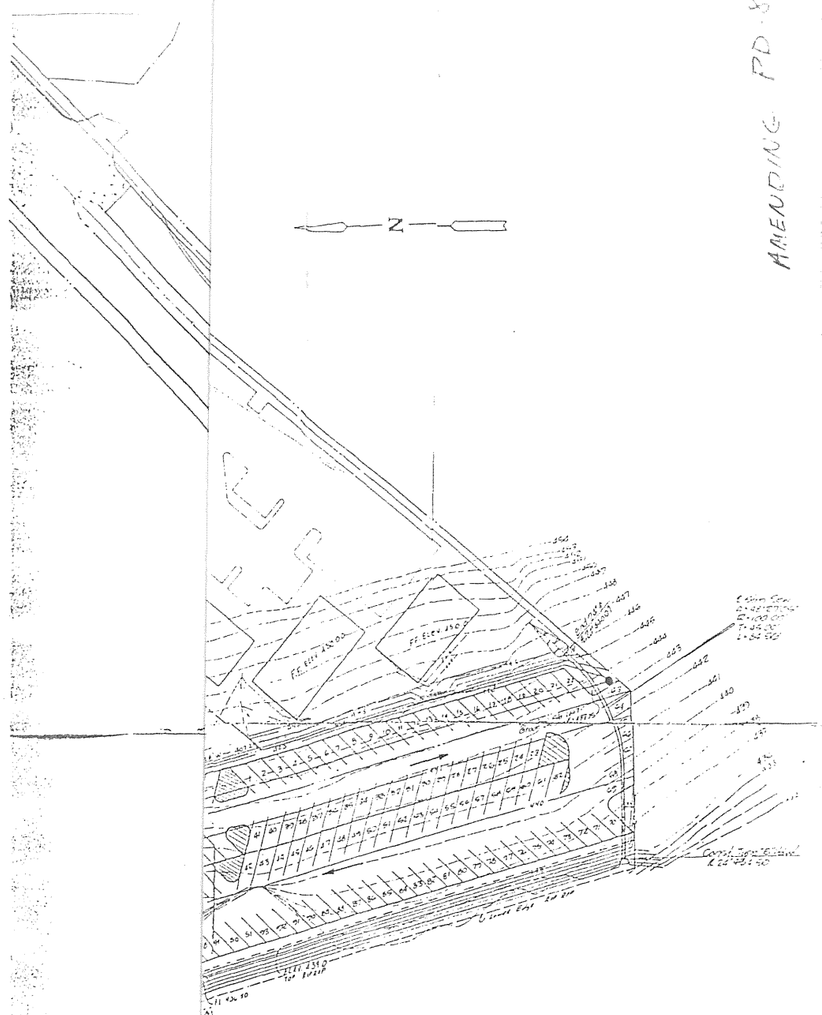


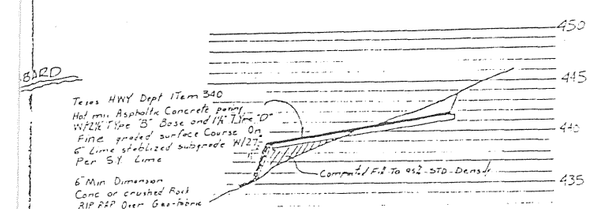
GENERAL NOTES:

1. Contractor Shall Inspect the Existing Parking Areas That Are To Be Overlaid With Asphalt and Determine by His Own Means If There Are Any Deteriorated Areas That Should Be Removed and Replaced Before the Overlaying Operation Begins.
2. In Areas Where New Asphalt Joins Existing Asphalt, The Existing Pavement Shall Be Saw Cut On Outside Edge and Removed to Provide A Neat Edge to Join New Asphalt Pavement To Old Pavement.

HAROLD L. EVANS CONSULTING ENGINEER 2331 GUS THOMASSON RD. SUITE 102 DALLAS, TEXAS 75228 PHONE (214) 328-8133			PARKING LAYOUT
SCALE	DATE	JOB NO	CHANDLERS LANDING
1" = 40'	12-26-83	72122	CITY OF ROCKWALL
			ROCKWALL COUNTY, TEXAS

AMENDING PD-8





Texas HWY Dept Item 340
Hot mix Asphaltic Concrete paving
W/2½" Type "B" Base and 1½" Type "D"
Fine graded surface Course On
6" Lime stabilized subgrade W/27
Per S.Y. Lime

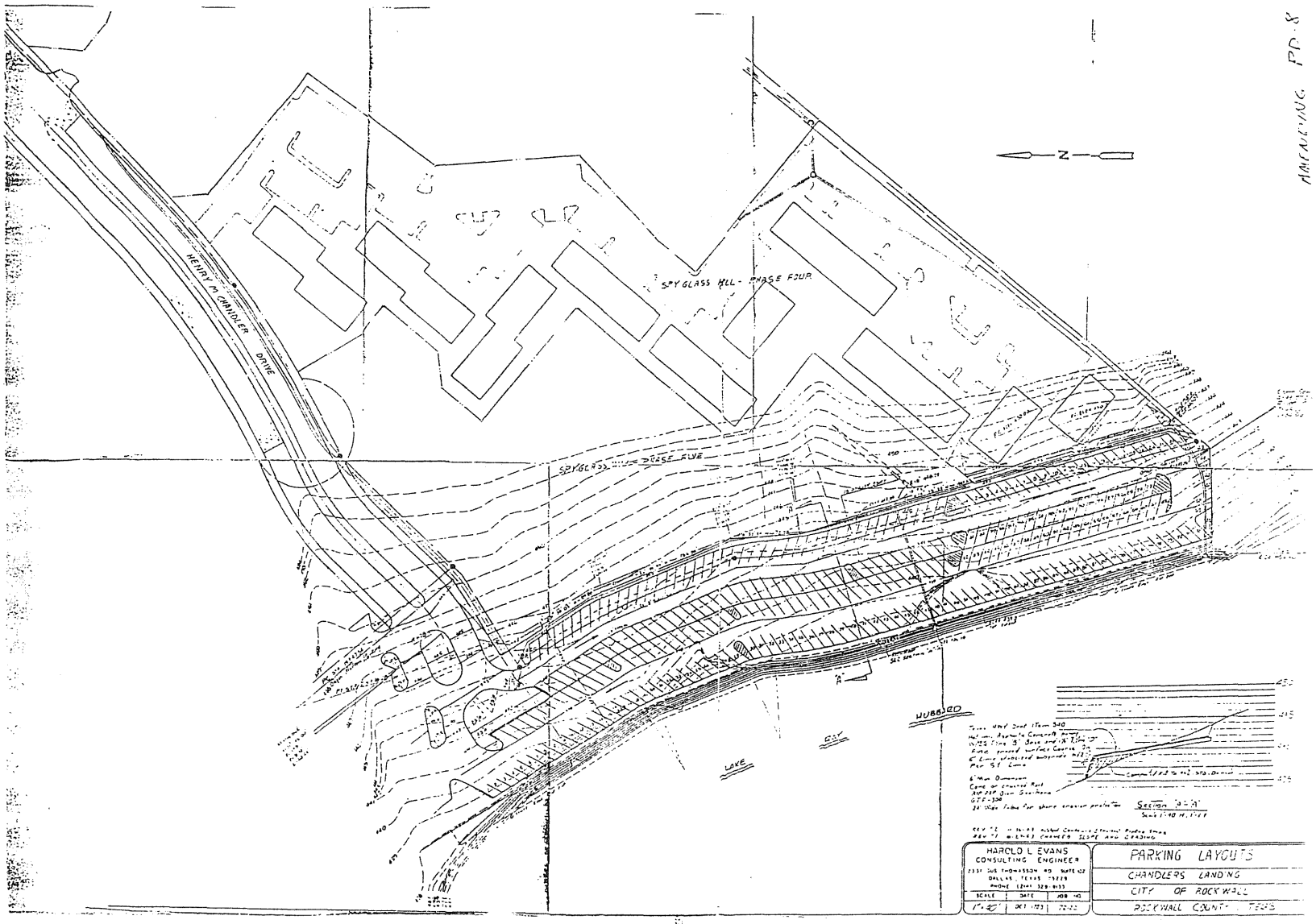
6" Min Dimension
Conc or crushed Rock
RIP RAP Over Geo-fabric
GTF-300
24' Wide Fabic for shore erosion protection

Section "A-A"
Scale 1"=40' H, 1"=1' V

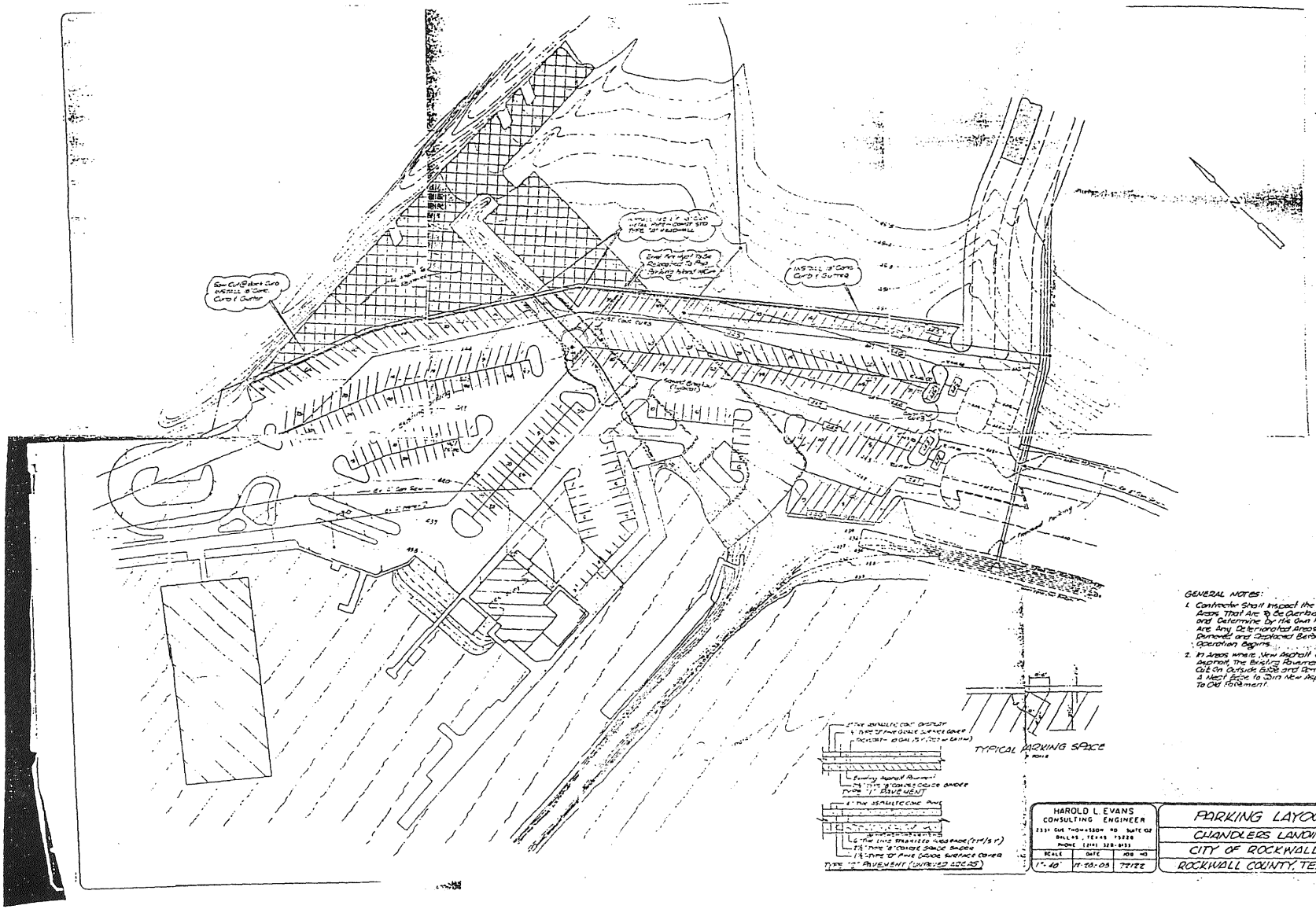
REV #2 11-30-83 Added Contours & Revised RipRap Slope
REV #1 10-27-83 CHANGED SLOPE AND GRADING

HAROLD L EVANS CONSULTING ENGINEER 2331 SUS THOMASSON RD. SUITE 102 DALLAS, TEXAS 75228 PHONE (214) 328-8133			PARKING LAYOUTS CHANDLERS LANDING CITY OF ROCKWALL ROCKWALL COUNTY, TEXAS
SCALE	DATE	JOB NO	
1"=40'	OCT 1983	72122	

AMENDING PD-8



AMENDING PD-8



GENERAL NOTES:

1. Contractor Shall Inspect the Existing Parking Areas That Are To Be Overlaid With Asphalt and Determine by His Own Means If There Are Any Deteriorated Areas That Should Be Removed and Replaced Before the Overlaying Operation Begins.
2. In Areas Where New Asphalt Joins Existing Asphalt, The Existing Pavement Shall Be Saw Cut On Outside Edge and Removed to Provide A Neat Edge to Join New Asphalt Pavement To Old Pavement.

HAROLD L. EVANS CONSULTING ENGINEER 2331 CUE THOMASSON RD SUITE 102 DALLAS, TEXAS 75228 PHONE (214) 328-8133			PARKING LAYOUT
SCALE	DATE	JOB NO	CHANDLERS LANDING
1"=40'	11-28-05	72122	CITY OF ROCKWALL
			ROCKWALL COUNTY, TEXAS

ORDINANCE NO. 84-19

AN ORDINANCE OF THE CITY OF ROCKWALL, TEXAS, AMENDING ORDINANCE NO. 73-48 OF THE CITY OF ROCKWALL AND AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF ROCKWALL AS HERETOFORE AMENDED AND AS RELATES TO PD NO 8 SO AS TO GRANT A CONDITIONAL USE PERMIT FOR A MARINA DRY STORAGE AND PARKING AREA IN PD DISTRICT NO. 8 AND IN AN AGRICULTURAL ZONED DISTRICT ON THE FOLLOWING TRACT: BEING A TRACT OF LAND SITUATED IN THE E. TEAL SURVEY, ABSTRACT NO 207, ROCKWALL COUNTY, TEXAS, AND BEING A PART OF THAT 97.79 ACRE, MORE OR LESS, TRACT KNOWN AS MARINA SITE K, PART OF A TRACT OF LAND CONVEYED TO WHILDEN CONSTRUCTION COMPANY BY DEED RECORDED IN VOLUME 44, PAGE 618, DEED RECORDS, ROCKWALL COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE MOST SOUTHERLY CORNER OF SAID WHILDEN TRACT AND AT THE SOUTHEAST CORNER OF SAID MARINA SITE K; THENCE: WEST, A DISTANCE OF 98.17 FEET ALONG THE SOUTH LINE OF SAID MARINA SITE K TO A POINT FOR A CORNER; THENCE: TRAVERSING SAID MARINA SITE K AS FOLLOWS: NORTH 14° 35' 26" WEST A DISTANCE OF 416.96 FEET TO A POINT FOR A CORNER; NORTH 1° 33' 59" WEST A DISTANCE OF 63.76 FEET TO A POINT FOR A CORNER; NORTH 20° 51' 59" WEST A DISTANCE OF 123.65 FEET TO A POINT FOR A CORNER; NORTH 31° 30' 08" WEST A DISTANCE OF 252.98 FEET TO A POINT FOR A CORNER; NORTH 38° 21' 05" WEST A DISTANCE OF 70.00 FEET TO A POINT FOR A CORNER; NORTH 77° 39' 39" EAST A DISTANCE OF 65.30 FEET TO A POINT FOR A CORNER; AND NORTH 3° 08' 55" EAST, PASSING AT 205.73 FEET THE EAST LINE OF SAID MARINA SITE K AND THE WEST LINE OF SAID WHILDEN TRACT AND CONTINUING A TOTAL DISTANCE OF 251.00 FEET TO A POINT FOR A CORNER; THENCE: TRAVERSING SAID WHILDEN TRACT AS FOLLOWS: SOUTH 38° 21' 05" EAST A DISTANCE OF 325.00 FEET TO A POINT FOR A CORNER; AND SOUTH 54° 29' 10" WEST A DISTANCE OF 30.17 FEET TO A POINT FOR A CORNER ON THE WEST LINE OF SAID WHILDEN TRACT AND THE EAST LINE OF SAID MARINA SITE K; THENCE: ALONG SAID LINE AS FOLLOWS: SOUTH 38° 21' 05" EAST A DISTANCE OF 80.46 FEET TO A POINT FOR A CORNER; AND SOUTH 58° 29' 50" WEST A DISTANCE OF 90.00 FEET TO A POINT FOR A CORNER; THENCE: TRAVERSING SAID WHILDEN TRACT AS FOLLOWS: SOUTH 31° 30' 08" EAST A DISTANCE OF 109.80 FEET TO A POINT FOR A CORNER; SOUTH 20° 51' 59" EAST A DISTANCE OF 156.54 FEET TO A POINT FOR A CORNER; SOUTH 1° 33' 59" EAST A DISTANCE OF 70.75 FEET TO A POINT FOR A CORNER; AND SOUTH 14° 35' 26" EAST A DISTANCE OF 407.29 FEET TO A POINT FOR A CORNER ON THE SOUTH LINE OF SAID WHILDEN TRACT; THENCE: SOUTH 41° 32' 55" WEST A DISTANCE OF 36.13 FEET TO THE POINT OF BEGINNING AND CONTAINING 3.5488 ACRES OF LAND; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF ONE THOUSAND DOLLARS ($1,000.00) FOR EACH OFFENSE; AND DECLARING AN EMERGENCY.

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 due hearings and afforded a full and fair hearing to all property owners generally and to all persons in and situated in the affected rea and in the vicinity thereof, the governing body in the exercise f its legislative discretion has concluded that Ordinance No. 73-48 of the City of Rockwall and the Comprehensive Zoning Ordinance of the City of Rockwall should be amended as follows,

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

SECTION 1. That Ordinance no. 73-48 of the City of Rockwall is hereby amended to add the allowed use of marina dry storage and parking lot as shown on Exhibit "A" attached hereto and made a part hereof.

SECTION 2. That the Comprehensive Zoning Ordinance of the City of Rockwall, Texas, as heretofore amended, be and the same is hereby amended by amending the zoning map of the City of Rockwall so as to grant a Conditional Use Permit for marina dry storage and parking lot on the following described property:

BEING a tract of land situated in the E. Teal Survey, Abstract No. 207, Rockwall County, Texas, and being a part of that 97.79 acre, more or less, tract known as Marina Site K, as on file with the City of Dallas Department of Dallas Department of Parks and Recreation, and also being a part of a tract of land conveyed to Whilden Construction Company by deed recorded in Volume 44, Page 618, Deed Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at the most Southerly corner of said Whilden tract and at the Southeast corner of said Marina Site K;

THENCE; West, a distance of 98.17 feet along the South line of said Marina Site K to a point for a corner;

THENCE: Traversing said Marina Site K as follows: North 14° 35' 26" West a distance of 416.96 feet to a point for a corner; North 1° 33' 59" West a distance of 63.76 feet to a point for a corner; North 20° 51' 59" West a distance of 123.65 feet to a point for a corner; North 31° 30' 08" West a distance of 252.98 feet to a point for a corner; North 38° 21' 05" West a distance of 70.00 feet to a point for a corner; North 77° 39' 39" East a distance of 65.30 feet to a point for a corner; and North 3° 08' 55" East, passing at 205.73 feet the East line of said Marina Site K and the West line of said Whilden Tract and continuing a total distance of 251.00 feet to a point for a corner;

THENCE: Traversing said Whilden tract as follows: South 38° 21' 05" East a distance of 325.00 feet to a point for a corner; and south 54° 29' 10" West a distance of 30.17 feet to a point for a corner on the West line of said Whilden tract and the East line of said Marina Site K;

THENCE: Along said line as follows: South 38° 21' 05" East a distance of 80.46 feet to a point for a corner; and South 58° 29' 50" West a distance of 90.00 feet to a point for a corner;

THENCE: Traversing said Whilden tract as follows: South 31° 30' 08" East a distance of 109.80 feet to a point for a corner; South 20° 51' 59" East a distance of 156.54 feet to a point for a corner; South 1° 33' 59" East a distance of 70.75 feet to a point for a corner; and South 14° 35' 26" East a distance of 407.29 feet to a point for a corner on the South line of said Whilden tract;

THENCE: South 41° 32' 55" West a distance of 36.13 feet to the Point of BEginning and Containing 3.5488 Acres of Land,

as shown on Exhibit "A".

SECTION 3. That the paved area shown on Exhibit "A" must have landscaped screening from the adjacent property in Windward Slope.

SECTION 4. That the paved area must have screening from the area the east generally known as Spyglass Hill when such area shall develop.

SECTION 5. That the expansion shall follow the design included as Exhibit "A".

SECTION 6. That there shall be no time limit on the Conditional Use Permit.

SECTION 7. That the above described tract of land shall be used only in the manner and for the purpose provided for by the Comprehensive Zoning Ordinance of the City of Rockwall as heretofore amended, as amended herein by granting this zoning change, and as may be amended in the future.

SECTION 8. Any person, firm, corporation or firm violating any of the provisions of this ordinance shall be subject to the same penalty as provided for in the Comprehensive Zoning Ordinance of the City of Rockwall as heretofore amended, as amended hereby, and as may be amended in the future, and upon conviction shall be punished by a penalty of ne not to exceed the sum of $1,000.00 for each offense, and each and every day such offense shall continue shall be deemed to constitute a separate offense.

SECTION 9. WHEREAS, it appears that the above described property requires classification so as to grant a Conditional Use Permit for marina dry storage and parking lot in order to permit its proper development and in order to protect the public interest and general welfare of the City of Rockwall, such requirement creates an urgency and an emergency in the preservation of the public welfare and requires that this ordinance 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 by the City Council of the City of Rockwall, Texas, on the 2nd day of April, 1984.

APPROVED:

Mayor

TTEST:

City Secretary

CITY OF ROCKWALL

ORDINANCE NO. 02-50

AN ORDINANCE OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF ROCKWALL AND AMENDING ORDINANCE NO. 84-19, AS PREVIOULSY AMENDED, AS IT RELATES TO PLANNED DEVELOPMENT DISTRICT NO. 8, SO AS TO GRANT A CONDITIONAL USE PERMIT FOR A MARINA DRY STORAGE AND PARKING AREA IN PLANNED DEVELOPMENT DISTRICT NO. 8 AND IN AN "A", AGRICULTURAL ZONED DISTRICT ON THE PROPERTY BEING MORE FULLY DESCRIBED IN EXHIBIT "A"; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings 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, the governing body in the exercise of its legislative discretion has concluded that Ordinance No. 84-19 and the Comprehensive Zoning Ordinance 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 Ordinance No. 84-19 of the City of Rockwall is hereby amended to allow the use of marina dry storage and parking lot as shown on Exhibit "B" attached hereto and made a part thereof.

Section 2. That the tract of land described as Exhibit "A" shall be used only in the manner and for the purposes provided for in the Comprehensive Zoning Ordinance of the City of Rockwall as heretofore amended, as amended herein by granting of this approval shall affect only the property described in the attached Exhibit "A" and said property shall be limited to the uses, density, area, setback and other requirements set forth herein.

Section 3. That development in the area within Exhibit "A" shall be limited to uses and requirements listed in Ordinance No. 73-48 and Ordinance 84-19 and the Conditional Use Permit shall be subject to the following additional conditions:

1. That the property be subject to site plan review and all other development requirements of the City of Rockwall prior to any future development.

2. That marina dry storage and boat sales shall be limited to the paved area south of Henry M. Chandler Drive as indicated on Exhibit "B".

3. That parking of vehicles and parking of boats awaiting repair shall be limited to the paved area north of Henry M. Chandler Drive in the locations specified on Exhibit "B".

4. The storage of "RV", Recreational Vehicles, shall be limited to the marina dry storage area as indicated on Exhibit "B".

5. Parking of "RV", Recreational Vehicles, shall be limited to a maximum of seventy two (72) hours per vehicle for any period of time extending more than one day (24 hours) and shall be limited to the paved parking area north of Henry M. Chandler Drive as indicated on Exhibit "B".

Section 4. 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 offence and each and every day such offense shall continue shall be deemed to constitute a separate offense.

Section 5. If any section paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Comprehensive Zoning Ordinance No. 83-23 of the City of Rockwall, Texas, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable.

Section 6. That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be, and the same are hereby repealed to the extent of that conflict.

Section 7. 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.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, this 4th day of November, 2002.

Ken Jones, Mayor

ATTEST:

Dorothy Brooks, City Secretary

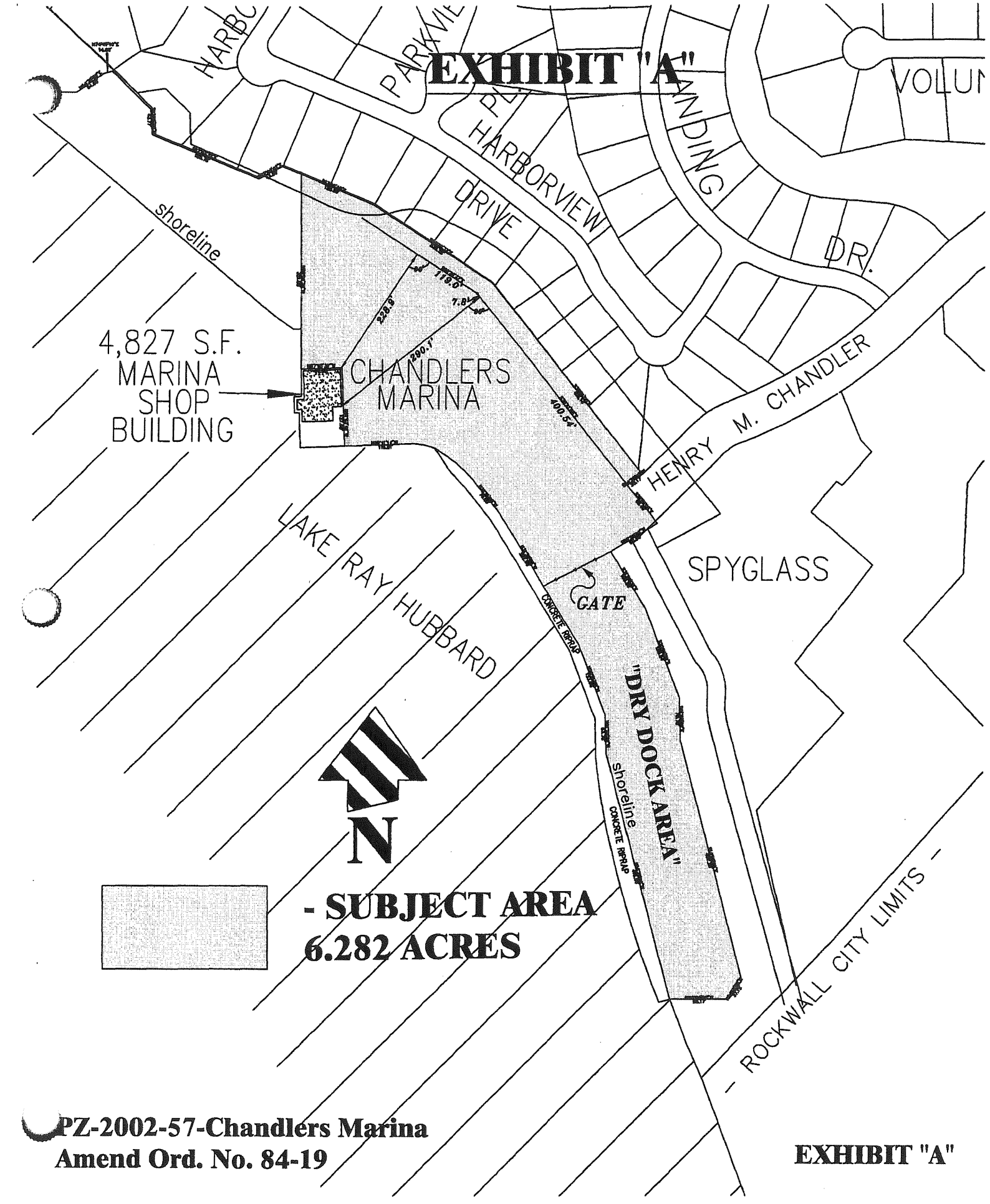
CITY OF ROCKWALL TEXAS
SEAL

APPROVED AS TO FORM:

Pete Eckert, City Attorney

1st Reading: October 21, 2002

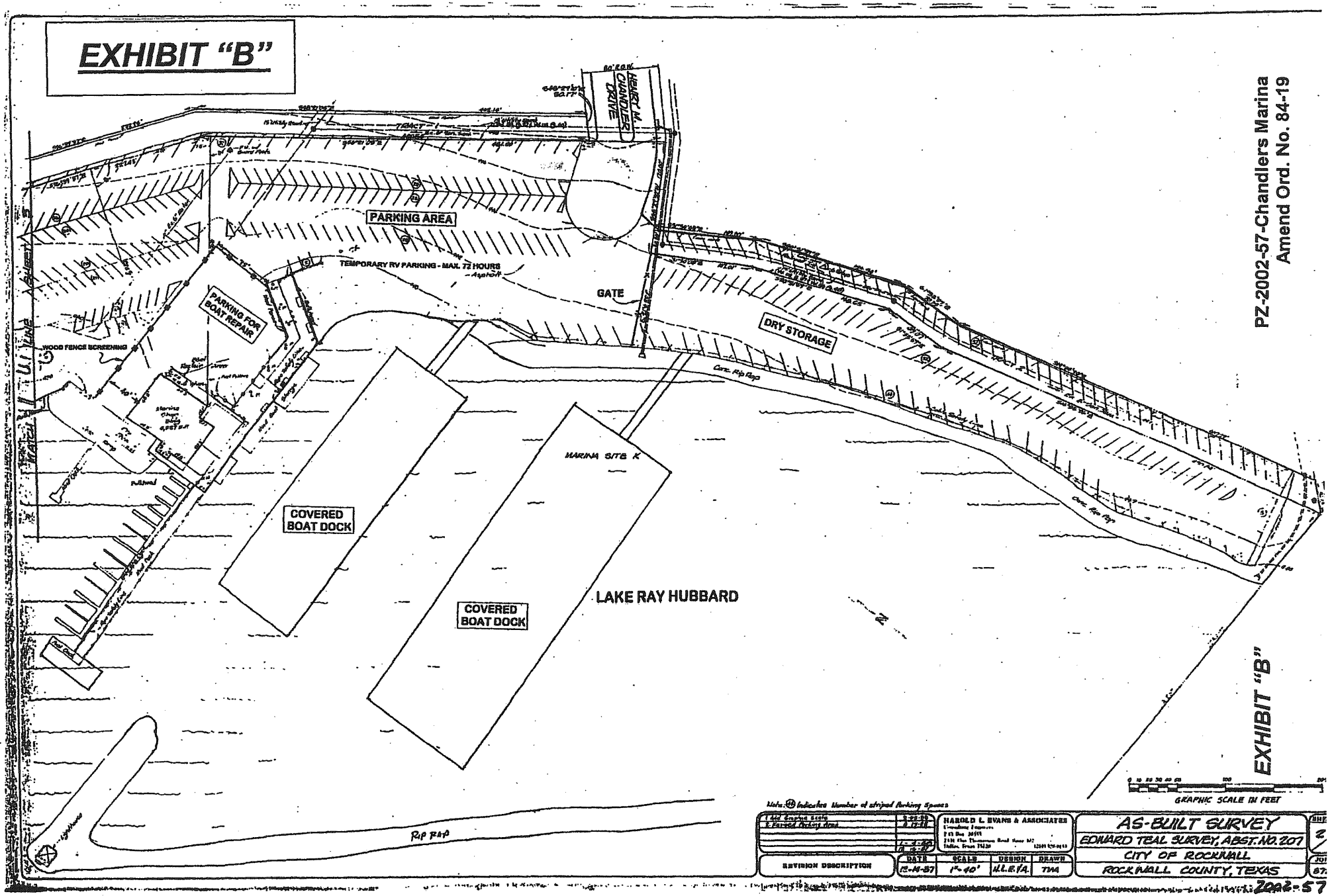
2nd Reading: November 4, 2002



PZ-2002-57-Chandlers Marina
Amend Ord. No. 84-19

EXHIBIT "A"

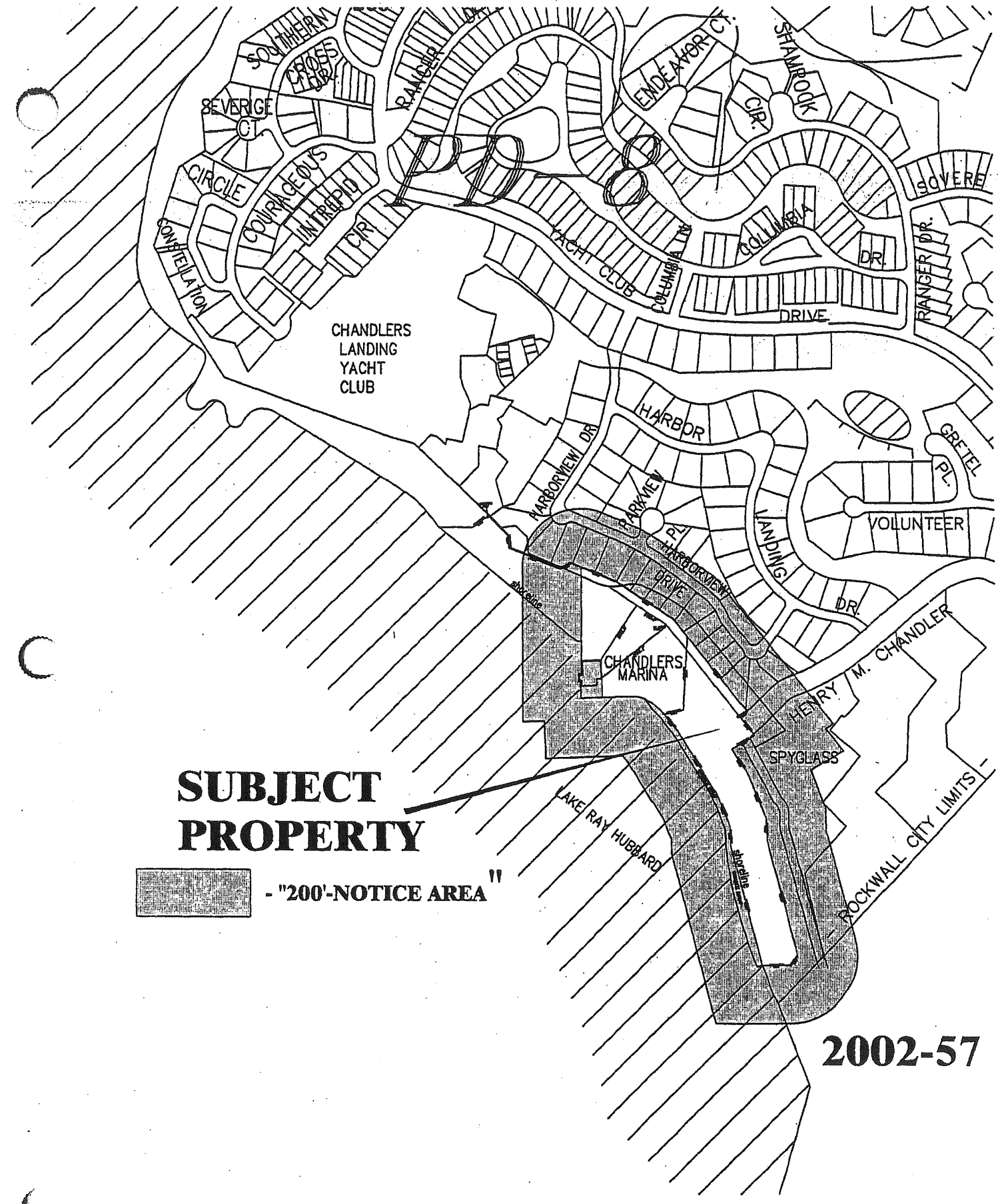
EXHIBIT "B"



PZ-2002-57-Chandlers Marina
Amend Ord. No. 84-19

EXHIBIT "B"

2002-57


SOUTHERN CROSS CIR.
RANGER DR.
ENDEAVOR CT.
SHAMROCK CIR.
SEVERIGE CT.
CIRCLE
COURAGEOUS
INTREPID
CIR.
CONSTELLATION
YACHT CLUB
COLUMBIA LN.
COLUMBIA
DR.
SEVERE
RANGER DR.
DRIVE
CHANDLERS LANDING YACHT CLUB
HARBOR
HARBORVIEW DR.
PARKVIEW
PL.
HARBORVIEW
DRIVE
GRETEL
PL.
VOLUNTEER
LANDING
DR.
CHANDLERS MARINA
HENRY M. CHANDLER
SPYGLASS
LAKE RAY HUBBARD
ROCKWALL CITY LIMITS
SUBJECT PROPERTY
- "200'-NOTICE AREA"

2002-57

VIEW: Pdfile SORT: PHASE_NO
RESTRICT: PHASE_NO = "MARINA VILLAGE"

P&Z CASE NO	ORDINANCE	PHASE NAME	ACTION	DESCRIPTION
9208	9239	MARINA VILLAGE	Z	AR ZLL ALL
9208	0	MARINA VILLAGE	PP	ALL

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:

9208 9239 MARINA VILLAGE Z AR ZLL ALL

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 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;

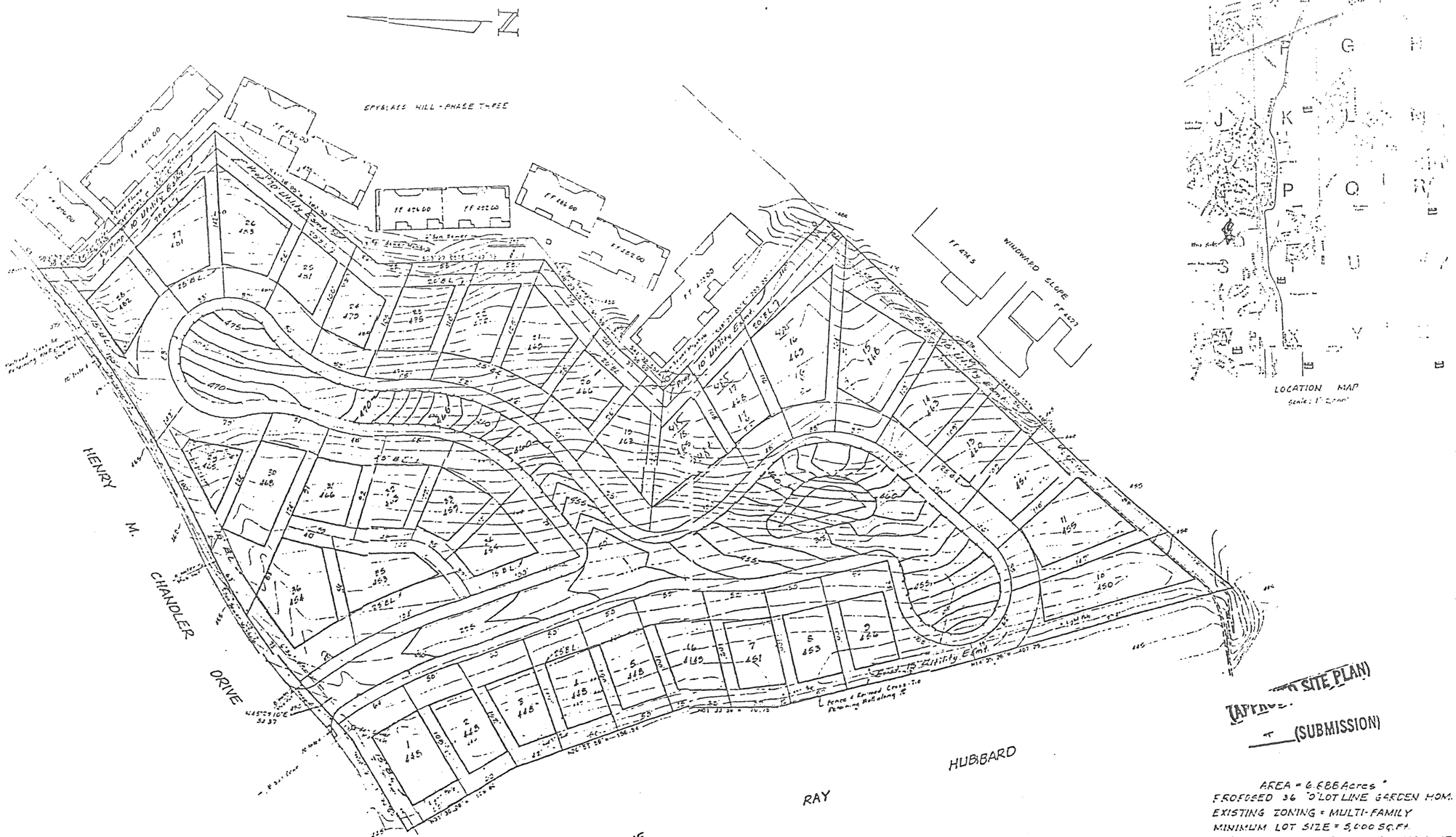
THENCE, along the Southerly line of Henry M. Chandler Drive, the following; North 58 deg. 29' 50" East a distance of 90.00 feet to a 1/2" iron stake set for corner;

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.

EXHIBIT "A"



LOCATION MAP
Scale: 1" = 2000'

AREA = 6.686 Acres ±
PROPOSED 36 'D' LOT LINE GARDEN HOM.
EXISTING ZONING = MULTI-FAMILY
MINIMUM LOT SIZE = 5,000 SQ.FT.
50' WIDE MIN. AT FRONT BUILDING LINE

LEGEND

- 650 — Existing Contour
- 660 — Proposed Contour
- 658 — Proposed Pad Elevation (± 2 Feet)

MARINA VILLAGE

HAROLD L EVANS CONSULTING ENGINEER		
233. GUS THOMASSON RD SUITE 162 DALLAS, TEXAS 75228 PHONE (214) 328-8133		
SCALE	DATE	JOB NO
1"=40	8-10-92	9260

PRELIMINARY SITE & GRADIN.
EDWARD TEAL SURVEY, ABSTRACT NO. 207
CITY OF ROCKWALL, ROCKWALL COUNTY, TE.

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

Exhibit "B"

9208 0 MARINA VILLAGE PP ALL

CITY OF ROCKWALL

ORDINANCE NO. 21-38

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING PLANNED DEVELOPMENT DISTRICT 8 (PD-8) AND THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO AMEND THE PLANNED DEVELOPMENT CONCEPT PLAN AND DEVELOPMENT STANDARDS APPROVED WITH *ORDINANCE NO. 92-39*, BEING A 6.88-ACRE TRACT OF LAND IDENTIFIED AS LOT 4, BLOCK A, SPYGLASS HILL #4 ADDITION AND TRACT 134-12 OF THE E. TEAL SURVEY ABSTRACT NO 207, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE FULLY DESCRIBED HEREIN BY *EXHIBIT 'A'* AND DEPICTED HEREIN BY *EXHIBIT 'B'*; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request by Troy Lewis of Newstream Capital Partners for an amendment to the *Planned Development Concept Plan* and *Development Standards* contained within Planned Development District 8 (PD-8) [*Ordinance No. 92-39*], for a 6.88-acre tract of land identified as Lot 4, Block A, Spyglass Hill #4 Addition and Tract 134-12 of the E. Teal Survey, Abstract No. 207, City of Rockwall, Rockwall County, Texas and more fully described in *Exhibit 'A'* of this ordinance, which hereinafter shall be referred to as the *Subject Property* and incorporated by reference herein; 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 Planned Development District 8 (PD-8) [*Ordinance No. 92-39*] and the Unified Development Code [*Ordinance No. 20-02*] should be amended as follows:

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS:

SECTION 1. That the approval of this ordinance shall supersede all requirements stipulated in *Ordinance No. 92-39*;

SECTION 2. That the *Subject Property* shall be used only in the manner and for the purposes authorized by this Planned Development District Ordinance and the Unified Development Code [*Ordinance No. 20-02*] of the City of Rockwall as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future;

SECTION 3. That development of the *Subject Property* shall generally be in accordance with the *Concept Plan*, depicted in *Exhibit 'C'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'C'*, which is deemed hereby to be a condition of approval of the

amended zoning classification for the *Subject Property*;

SECTION 4. That development of the *Subject Property* shall generally be in accordance with the *Density and Development Standards*, outlined in *Exhibit 'D'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'D'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*;

SECTION 5. That development of the *Subject Property* shall be in conformance with the schedule listed below (*except as set forth below with regard to simultaneous processing and approvals*).

(a) The procedures set forth in the City's subdivision regulations on the date this ordinance is approved by the City, as amended by this ordinance [*including Subsections 5(b) through 5(g) below*], shall be the exclusive procedures applicable to the subdivision and platting of the *Subject Property*.

(b) The following plans and plats shall be required in the order listed below (*except as set forth below with regard to simultaneous processing and approvals*). The City Council shall act on an application for a *Master Parks and Open Space Plan* in accordance with the time period specified in *Section 212.009* of the *Texas Local Government Code*.

(1) Preliminary Plat
(2) PD Site Plan
(3) Final Plat

(c) *Preliminary Plat.* A *Preliminary Plat* for each phase of the *Subject Property*, as depicted in *Exhibit 'C'* of this ordinance, shall be submitted and shall include a *Treescape Plan* for the area being platted.

(d) *PD Site Plan.* A *PD Site Plan* for each phase of the development of the *Subject Property*, as depicted in *Exhibit 'C'* of this ordinance, shall be submitted and shall identify all site/landscape/hardscape plan(s) for all open space, neighborhood parks, trail systems, street buffers and entry features. A *PD Site Plan* application may be processed by the City concurrently with a *Final Plat* application for the development.

(e) *Final Plat.* Prior to the issuance of any building permits, a *Final Plat*, conforming to the *Preliminary Plat*, shall be submitted for approval.

SECTION 6. That 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 7. That if any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Unified Development Code, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable;

SECTION 8. The standards in this ordinance shall control in the event of a conflict between this ordinance and any provision of the Unified Development Code or any provision of the City Code, ordinance, resolution, rule, regulation, or procedure that provides a specific standard that is different from and inconsistent with this ordinance. References to zoning district regulations or other standards in the Unified Development Code (including references to the *Unified Development Code*), and references to overlay districts, in this ordinance or any of the Exhibits hereto are those in effect on the date this ordinance was passed and approved by the City Council of the City of Rockwall, Texas;

SECTION 9. That this ordinance shall take effect immediately from and after its passage;

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 2ND DAY OF AUGUST, 2021.

Kevin Fowler, Mayor

ATTEST:

Kristy Cole, City Secretary

CITY OF ROCKWALL TEXAS
SEAL

APPROVED AS TO FORM:

Frank J. Garza, City Attorney

1st Reading: August 2, 2021

2nd Reading: August 16, 2021

Exhibit 'A':
Legal Description

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 described as follows:

BEGINNING at a point on the South line of Henry M. Chandler Drive, said point being the Northwest corner of Spyglass Hill Condominiums, Phase Three, an addition to the City of Rockwall, as recorded in Slide B, page 175, Map Records, Rockwall County, Texas, a ½" 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 ½" iron stake set for corner;
South 48 deg. 27' 05" East a distance of 160.16 feet to a ½" iron stake set for corner;
South 37 deg. 16' 05" West a distance of 180.50 feet to a ½" iron stake set for corner;
South 03 deg. 27' 05" East a distance of 142.73 feet to a ½" iron stake set for corner;
South 48 deg. 23' 55" West a distance of 95.59 feet to a ½" iron stake set for corner;
South 41 deg. 23 '55" West a distance of 56.00 feet to a ½" iron stake set for corner;
South 48 deg. 27' 05" East a distance of 203.00 feet to a ½" 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 ½" iron stake found for corner;

THENCE North 14 deg. 35' 26" West, a distance of 407.29 feet to a ½" iron stake set for corner;

THENCE North 1 deg. 33' 59" West a distance of 70.75 feet to a ½" iron stake set for corner;

THENCE North 20 deg. 51' 59" West a distance of 156.54 feet to a ½" iron stake set for corner;

THENCE North 31 deg. 30' 08" West a distance of 109.80 feet to a ½" 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 ½" 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 ½" 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 1,040.00 feet, a ½" 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 'B':
Survey

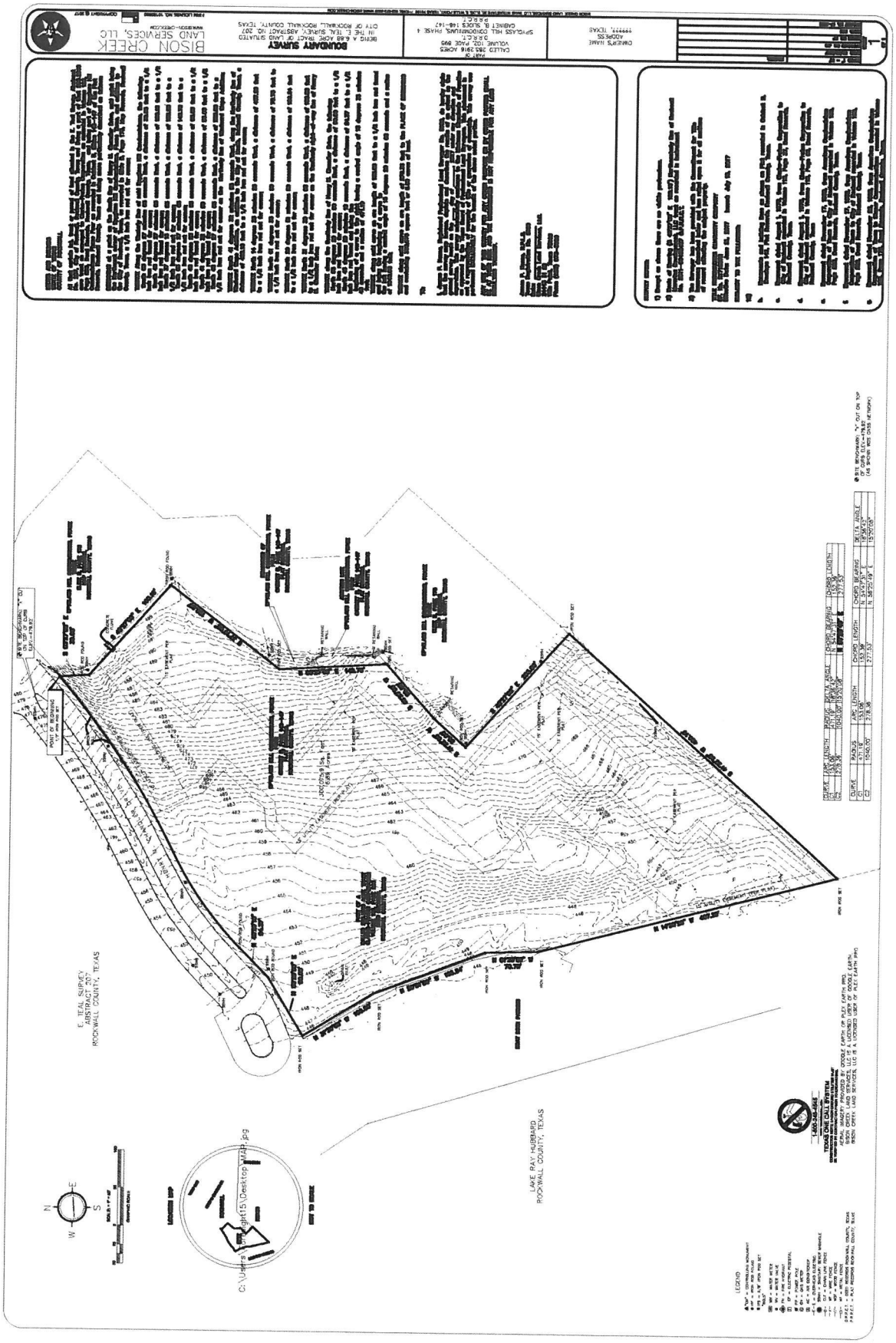


Exhibit 'C':
Concept Plan

Exhibit 'D':
Density and Development Standards

PD Development Standards.

(1) *Permitted Uses*. Unless specifically provided by this Planned Development ordinance, only those uses permitted within the Two Family (2F) District, as stipulated by the *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future are permitted on the *Subject Property*; however, the following additional land uses shall be permitted *by-right*:

☑ Townhomes/Townhouses

(2) *Density and Dimensional Standards*. Unless specifically provided by this Planned Development ordinance, any development on the *Subject Property* shall be subject to the density and dimensional requirements required for a Two Family (2F) District, as stipulated by Article 05, *District Development Standards*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future. In addition, the maximum permissible density for the *Subject Property* shall be *5.23* dwelling units per gross acre of land; however, in no case should the proposed development exceed 36-units. All development on the *Subject Property* shall conform to the standards stipulated by *Table 2: Lot Dimensional Requirements* below, and generally conform to the lot layout depicted in *Exhibit 'B'* of this ordinance.

Table 2: Lot Dimensional Requirements

Minimum Lot Width	30'
Minimum Lot Depth	110'
Minimum Lot Area	3,000 SF
Minimum Front Yard Setback [1]	20'
Minimum Side Yard Setback [2]	0'/10'
Minimum Side Yard Setback (Adjacent to a Street)	15'
Minimum Length of Driveway Pavement from Front Property Line	25'
Maximum Height [3]	30'
Minimum Rear Yard Setback	20'
Minimum Area/Dwelling Unit (SF) [Sum of All Floor Area's]	1,900 SF
Maximum Lot Coverage	90%

General Notes:

[1]: Porches, stoops, bay windows, balconies, eaves and similar architectural features may encroach beyond the *Front Yard Building Setback* by up to five (5) feet for any property; however, the encroachment shall not exceed five (5) feet on *Side Yard Setbacks* where appropriate for such use and shall not encroach into the private right-of-way.

[2]: The side yard setback on the attached side maybe zero (0) if directly abutting a structure on an adjacent lot.

[3]: The Maximum Height shall be measured to the midpoint of the roof of the single-family home, and in no case should any home exceed an elevation of 500-feet above sea level.

(3) *Garage Orientation*. Garages shall be permitted to be forward facing (*i.e. facing onto the private street in a flat front entry configuration*) with a minimum driveway length of 25-feet.

(4) *Building Standards*. The building elevations shall differ in appearance through the use of varying entry features, use of detail and trim, use of materials, articulation and setback, and shall conform to the following requirements:

(i) *Masonry Requirements*. The minimum masonry requirement for the exterior façades of all buildings shall be 90%. For the purposes of this ordinance, the masonry requirement shall

be limited to full width brick, natural stone, and cast stone. Cementaceous fiberboard horizontal lap-siding (*e.g. HardiBoard or Hardy Plank*) and, stucco (*i.e. three [3] part stucco or a comparable -- to be determined by staff*) may be used for up to 50% of the exterior of the building and shall be limited to the anti-monotony restrictions as outlined in this ordinance.

(ii) *Roof Design Requirements*. All buildings shall be designed such that no roof mounted mechanical equipment (*i.e. HVAC, satellite, vents, etc.*) shall be visible from any direction.

Note: Screening of mechanical equipment is necessary for all equipment regardless of location (*i.e. roof mounted, ground mounted, or otherwise attached to the building and/or located on the site*).

(iii) *Architectural Requirements*. All units shall be architecturally finished on all sides of the building with the same materials, detailing and features.

(5) *Anti-Monotony Restrictions*. All development shall adhere to the following anti-monotony restrictions:

(i) Identical brick blends, paint colors and, cementaceous products (*i.e. Hardy Plank lap siding, etc.*) may not occur on adjacent (*i.e. side-by-side*) properties within the development without at least two (2) intervening townhomes of differing materials on the same side of the adjacent townhome beginning with the adjacent property.

(ii) Front building elevations shall not repeat along any block face without at least two (2) intervening homes of differing appearance on the same block face within the development.

(iii) The rear elevation of homes shall not repeat without at least two (2) (*i.e. side-by-side*) intervening homes of differing appearance. Homes are considered to have a differing appearance if any of the following two (2) items deviate:

a) Front Encroachment (*i.e. Porch and/or Sunroom*) Type and Layout
b) Roof Type and Layout
c) Articulation of the Front Façade
d) Differing Primary Exterior Materials

(6) *Landscaping Standards*.

(i) *Landscape Requirements*. Landscaping shall be reviewed and approved with the *PD Site Plan*. All *Canopy/Shade Trees* planted within this development shall be a minimum of four (4) caliper inches in size and all *Accent/Ornamental/Under-Story Trees* shall be a minimum of four (4) feet in total height.

(ii) *Landscape Buffers*. A minimum of a ten (10) foot landscape buffer shall be provided along the frontage of Henry M. Chandler Drive, and shall incorporate a minimum of one (1) canopy tree and one (1) accent tree per 50-feet of linear frontage.

(iii) *Irrigation Requirements*. Irrigation shall be installed for all required landscaping located within common areas, landscape buffers and/or open space. Irrigation installed in these areas shall be designed by a Texas licensed irrigator or landscape architect.

(7) *Trash Dumpster Enclosure*. If proposed trash dumpster enclosures shall be four (4) sided, with eight (8) foot walls constructed and cladded with materials matching the primary structures of the townhomes, and have a self-latching opaque gate. All trash dumpster enclosures shall be internal to the site and not be situated within any established building setbacks or landscape buffers.

(8) *Fence Standards*. All fences shall be required to be wrought iron or a tubular steel fence. Wrought iron/tubular steel fences shall be a minimum of four (4) feet in height; however, may not exceed a maximum of eight (8) feet in height.

(9) *Open Space*. A minimum of 20% open space shall be provided which generally conforms to the *Concept Plan* contained in *Exhibit 'B'* of this ordinance. The Homeowner's Association (HOA) shall be responsible for maintaining all open space areas.

(10) *Private Right-of-Way*. The proposed private right-of-way shall incorporate a minimum of a 29-foot *back-to-back* concrete street built to the City's standards.

(11) *Homeowner's Association (HOA)*. A Homeowner's Association shall be created or the subject property shall be incorporated into the existing Chandler's Landing Homeowner's Association to enforce the restrictions established in accordance with the requirements of *Section 38-15* of the Subdivision Regulations contained within the Municipal Code of Ordinances of the City of Rockwall. The HOA shall also maintain all neighborhood parks, open space and common areas, irrigation, landscaping, screening fences and the private roadways, drive aisles and drive approaches for the subject property associated with this development.

(12) *Variances*. The variance procedures and standards for approval that are set forth in the UDC shall apply to any application for variances to this ordinance

VIEW: Pdfile SORT: PHASE_NO
RESTRICT: PHASE_NO = "SCENIC ESTATES"

P&Z CASE NO	ORDINANCE	PHASE NAME	ACTION	DESCRIPTION
8811	8817	SCENIC ESTATES	Z	LAND USE AND CONDITIONS

ORDINANCE NO. 88-17

AN ORDINANCE OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF ROCKWALL, TEXAS, AS HERETOFORE AMENDED AND AS IT RELATES TO PD-8, SO AS TO GRANT A CHANGE IN ZONING FROM "A" AGRICULTURAL TO "PD-8" PLANNED DEVELOPMENT ON A TRACT OF LAND DESCRIBED HEREIN; CORRECTING THE OFFICIAL ZONING MAP; PROVIDING FOR ORDERLY DEVELOPMENT OF "PD-8"; PROVIDING FOR LAND USE WITHIN PLANNED DEVELOPMENT NO. 8; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING A REPEALER CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, a change in the classification of a zoning district has been requested by Chandlers Landing Development Corporation for the property described as Lot 2, Scenic Estates; 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 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, the governing body in the exercise of its legislative discretion has concluded that the Comprehensive Zoning Ordinance 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 of the City of Rockwall, as heretofore amended, be and the same is hereby amended by amending the zoning map of the City of Rockwall so as to give PD-8 District Classification to the tract of land described as Lot 2, Scenic Estates.

Section 2. That the property described as Lot 2, Scenic Estates shall be used only in the manner and for the purposes provided for in the Comprehensive Zoning Ordinance of the City of Rockwall as heretofore amended, as amended herein by granting of this zoning change, and as may be amended in the future, providing that granting of "PD-8" classification to the above described tract is subject to the following conditions:

A. The tract of land described as Lot 2, Scenic Estates shall only be used for the following uses:

   1. Swimming amenities for PD-8 property owners

8811 8817 SCENIC ESTATES Z LAND USE AND CONDITIONS

2. Community meeting center for small social and meeting functions of community members of PD-8

3. Play area and large toy for children in PD-8

4. Administrative offices for overall project management of PD-8; the facility is not to be used as sales offices

B. All development of this tract shall be in accordance with and regulated by the approved site plan attached as Exhibit "A" and the following requirements:

1. A security fence of not less than six feet in height will be constructed around the sides and rear of the lot and will be of a material stronger than a cedar fence

2. Men and women's restrooms will be constructed outside the house in the pool area

or

direct entry will be provided from the outside to indoor restroom facilities

3. Additional parking will be built in the rear of the house to provide space for a minimum of five (5) vehicles

4. Additional screening/landscaping will be provided in the island area of the front parking lot including closing access to Ridge Road and constructing a berm along the property frontage on FM-740

5. Drive access will be provided from Independence Place to the parking area adjacent to Ridge Road

Section 4. Any person, firm or corporation violating any of the provisions of this ordinance 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 5. 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 of the City of Rockwall, Texas, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance shall remain in full force and effect.

Section 6. 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 7. That this ordinance shall take effect immediately from and after the publication of the caption of said ordinance as the law in such case provides.

DULY PASSED AND APPROVED this 2nd day of May, 1988.

APPROVED:

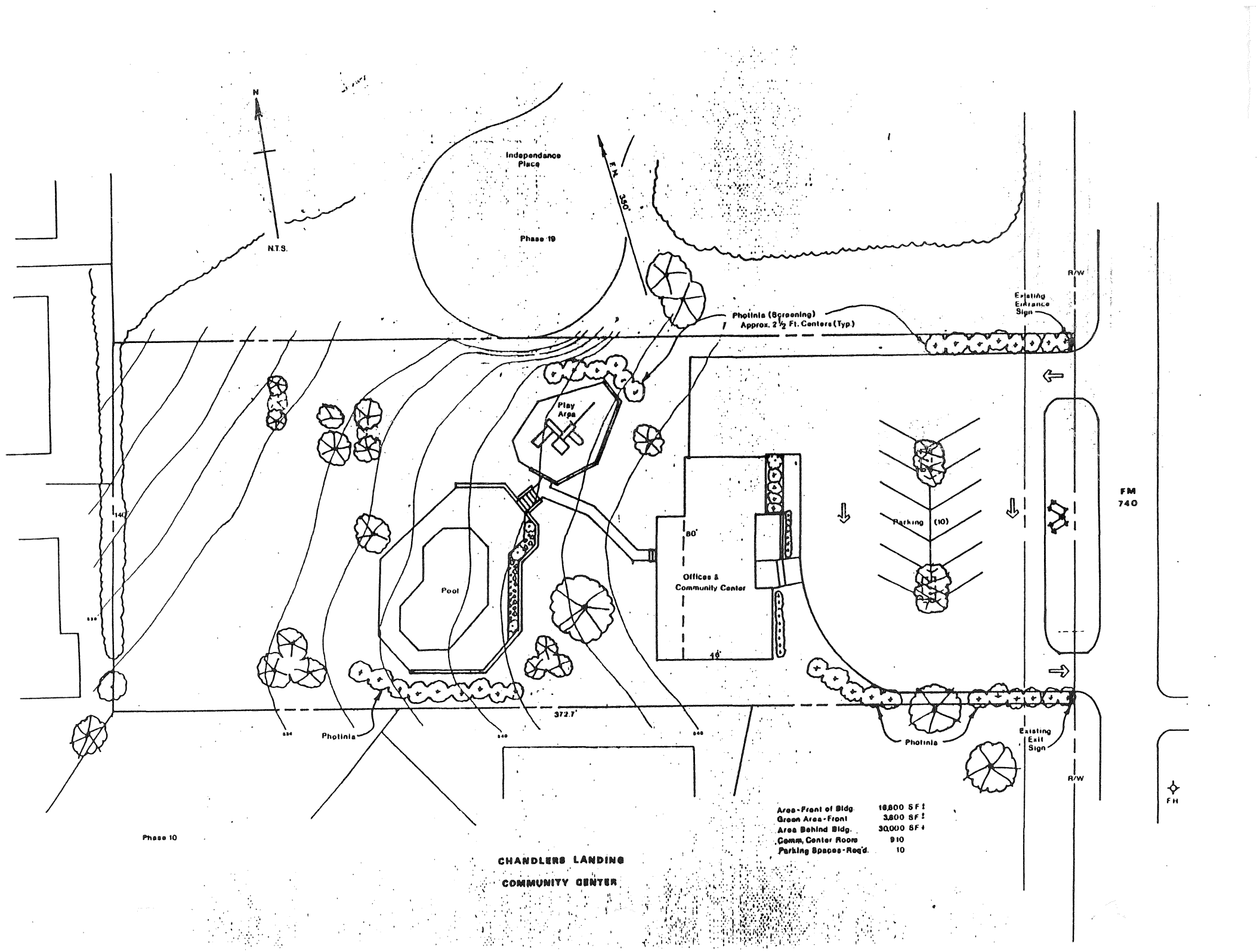
Ted L Miller
Mayor

ATTEST:

By:

1st reading 4/18/88

2nd reading 5/2/88


N
N.T.S.
Independance Place
Phase 19
F M
350'
R/W
Existing Entrance Sign
Photinia (Screening)
Approx. 2½ Ft. Centers (Typ.)
Play Area
Pool
Offices & Community Center
80'
40'
Parking (10)
FM 740
372.7'
Photinia
Photinia
Existing Exit Sign
R/W
F H
Phase 10
Area-Front of Bldg. 16,800 S F ±
Green Area-Front 3,800 S F ±
Area Behind Bldg. 30,000 S F ±
Comm. Center Room 910
Parking Spaces-Req'd. 10
CHANDLERS LANDING
COMMUNITY CENTER

CITY OF ROCKWALL

ORDINANCE NO. 05-30

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE OF THE CITY OF ROCKWALL AND ORDINANCE NO. 88-17, AS HERETOFORE AMENDED, SO AS TO AMEND (PD-8) PLANNED DEVELOPMENT DISTRICT NO. 8 TO ALLOW FOR SINGLE-FAMILY RESIDENTIAL USES ON A 1.21-ACRE TRACT KNOWN AS LOT 2, SCENIC ESTATES AND MORE FULLY DESCRIBED HEREIN AS EXHIBIT "A"; 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 A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request from Kama Roux of the Chandlers Landing Community Association for an amendment to (PD-8), Planned Development District No. 8 to allow for Single-Family Residential uses on a 1.21-acre tract known as Lot 2, Scenic Estates and more fully described herein as Exhibit "A"; 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 Unified Development Code 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 Unified Development Code of the City of Rockwall and Ordinance No. 88-17, as heretofore amended, be and the same are hereby amended by amending the zoning map of the City of Rockwall so as to amend (PD-8), Planned Development District No. 8 to allow for Single-Family Residential uses on a 1.21-acre tract known as Lot 2, Scenic Estates and more fully described herein as Exhibit "A"; and

Section 2. That the property described herein shall be used only in the manner and for the purposes provided for in ***Article V, Section 3.6, Single Family Residential (SF-7) District*** of the Unified Development Code of the City of Rockwall as heretofore amended, as amended herein by granting of this zoning change, and as may be amended in the future and subject to the following additional conditions:

1. No Access shall be permitted from Ridge Road (FM 740).

Section 3. That the official zoning map of the City be corrected to reflect the changes in zoning described herein.

Section 4. Any person, firm, or corporation violating any of the provisions of this ordinance

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 5. 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 Unified Development Code 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 shall remain in full force and effect.

Section 6. 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 7. 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.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, this 5th day of July, 2005.

William R. Cecil

William R. Cecil, Mayor

ATTEST:

Dorothy Brooks

Dorothy Brooks, City Secretary

CITY OF ROCKWALL TEXAS
SEAL

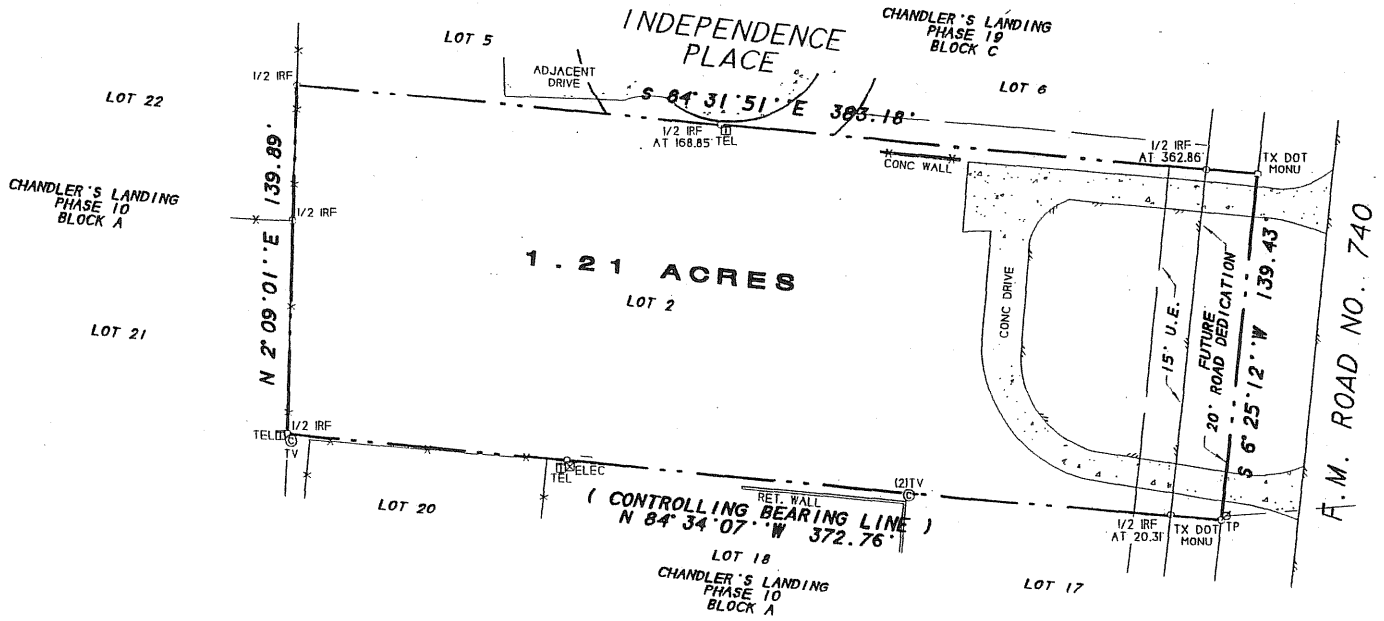
APPROVED AS TO FORM:

Pete Eckert

Pete Eckert, City Attorney

1st Reading: 06-20-05

2nd Reading: 07-05-05



RECEIVED
MAY 20 2005
By

DESCRIPTION

All that certain lot, tract or parcel of land situated in Rockwall County, Texas, and being out of the E. Teal Survey, and being all of Lot (2) of the Scenic Estate Subdivision, according to the Map thereof, recorded in Cabinet A, Slide 42, Map Records of Rockwall County, Texas.

SURVEYOR'S CERTIFICATE

I, Harold D. Fetty, III, Registered Professional Land Surveyor No. 5034, do hereby certify that the above plat of the property surveyed for CHANDLER'S LANDING COMMUNITY ASSOCIATION at F.M. ROAD NO. 740, ROCKWALL County, Texas, is the result of a careful collection of the best evidence available to me and my opinion is based on the facts as found at the time of survey. This survey meets the requirements of the Minimum Standards of Practice as approved and published by the Texas Board of Professional Land Surveying, effective September 1, 1992 and subsequent revisions, and the same was surveyed under my supervision on the ground this the 2nd day of May, 2005.

NOTES

1) According to F.E.M.A. Flood Insurance Rate Map, Community Panel No. 480547 0005 C dated June 16, 1992, this property lies in Zone X. This property does not appear to lie within a 100-year flood plain.

2) BEARING SOURCE: RECORDED PLAT.

3) ALL 1/2" IRS ARE CAPPED WITH YELLOW PLASTIC CAPS "R.S.C.I. RPLS 5034."

SURVEY ACCEPTED BY:

_____ DATE _____

_____ DATE _____

Harold D. Fetty III, R.P.L.S. No. 5034

STATE OF TEXAS
REGISTERED
HAROLD D. FETTY III
5034
PROFESSIONAL
LAND SURVEYOR

SYMBOL LEGEND

TV TELEVISION CABLE RISER	GAS GAS METER	TEL PHONE RISER	FH FIRE HYDRANT	PP POWER POLE
ELEC ELECTRIC METER	TU ELEC BOX SUBSURFACE JUNCTION BOX	WM WATER METER	1/2" IRF IRON ROD FOUND (CORNER)	
FENCE		A/C AIR COND. UNIT	LP LIGHT POLE	PROPANE TANK

PROPERTY LINES

R.S.C.I.
ROCKWALL SURVEYING CO., INC. LAND SURVEYING
1984 S. FM 551 ROYSE CITY, TX 75189 972-772-5434 PHONE 972-772-5443 FAX

SURVEY DATE MAY 2, 2005
SCALE 1" = 50' FILE # 20050733
CLIENT C.L.C.A. GF # NONE

EXHIBIT "A"

FILE COP

2005 023

CITY OF ROCKWALL

ORDINANCE NO. 23-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING PLANNED DEVELOPMENT DISTRICT 8 (PD-8) AND THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO CONSOLIDATE THE REGULATING ORDINANCES OF THE PLANNED DEVELOPMENT DISTRICT, BEING A 230.80-ACRE TRACT OF LAND SITUATED WITHIN THE E. TEAL SURVEY, ABSTRACT NO. 207, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE FULLY DESCRIBED HEREIN BY *EXHIBIT 'A'* AND DEPICTED HEREIN BY *EXHIBIT 'B'*; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Rockwall has initiated an amendment to the Planned Development District 8 (PD-8) for the purpose of consolidating the regulating ordinances [*Ordinance No.'s 73-48, 84-04, 84-16, 84-19, 85-43, 86-04, 86-64, 86-87, 87-45, 88-17, 88-51, 90-38, 91-43, 92-39, 92-41, 92-43, 02-50, 05-30, 14-15, & 21-38* and *Resolution No.'s 87-19 & 87-20*].

WHEREAS, Planned Development District 8 (PD-8) is a 293.80-acre tract of land situated within the E. Teal Survey, Abstract No. 207, City of Rockwall, Rockwall County, Texas and which is more fully described in *Exhibit 'A'* of this ordinance, which hereinafter shall be referred to as the *Subject Property* and incorporated by reference herein; 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 Planned Development District 8 (PD-8) [*Ordinance No.'s 73-48, 84-04, 84-16, 84-19, 85-43, 86-04, 86-64, 86-87, 87-45, 88-17, 88-51, 90-38, 91-43, 92-39, 92-41, 92-43, 02-50, 05-30, 14-15, & 21-38* and *Resolution No.'s 87-19 & 87-20*] and the Unified Development Code [*Ordinance No. 20-02*] should be amended as follows:

NOW, THEREFORE, **BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS:**

SECTION 1. That the approval of this ordinance shall supersede all requirements stipulated in *Ordinance No.'s 73-48, 84-04, 84-16, 84-19, 85-43, 86-04, 86-64, 86-87, 87-45, 88-17, 88-51, 90-38, 91-43, 92-39, 92-41, 92-43, 02-50, 05-30, 14-15, & 21-38* and *Resolution No.'s 87-19 & 87-20*;

SECTION 2. That the *Subject Property* shall be used only in the manner and for the purposes authorized by this Planned Development District Ordinance and the Unified Development Code [*Ordinance No. 20-02*] of the City of Rockwall as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future;

DRAFT ORDINANCE 2023

SECTION 3. That development of the *Subject Property* shall generally be in accordance with the *Concept Plan*, depicted in *Exhibit 'C'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'C'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*;

SECTION 4. That development of the *Subject Property* shall generally be in accordance with the *Density and Development Standards*, outlined in *Exhibit 'D'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'D'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*;

SECTION 5. Prior to the issuance of any building permit in Planned Development District 8 (PD-8), a final development plan prepared in accordance with the requirements of the Unified Development Code (UDC) [*Ordinance No. 20-02*] shall be filed with the City Council of the City of Rockwall and shall be approved by said governing body after review and recommendation from the Planning and Zoning Commission and filed as a part of this ordinance. Such required development plan shall set forth the requirements for ingress and egress to the property, public or private streets or drive, with adequate right-of-way to conform to the Master Thoroughfare Plan contain in the OURHometown Vision 2040 Comprehensive Plan of the City of Rockwall, sidewalks, utilities, drainage, parking, open space, all area requirements and maximum lot coverage, screening walls or fences, amenities, greenbelt areas, and all other development and protective requirements considered necessary by the City Council to create a reasonable transition to and protection of the adjacent property. Such approval by the City Council of the detailed final development plan shall be considered as an amendment to this ordinance and shall be applicable to the property involved.

SECTION 6. That 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 7. That if any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Unified Development Code, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable;

SECTION 8. The standards in this ordinance shall control in the event of a conflict between this ordinance and any provision of the Unified Development Code or any provision of the City Code, ordinance, resolution, rule, regulation, or procedure that provides a specific standard that is different from and inconsistent with this ordinance. References to zoning district regulations or other standards in the Unified Development Code (including references to the *Unified Development Code*), and references to overlay districts, in this ordinance or any of the Exhibits hereto are those in effect on the date this ordinance was passed and approved by the City Council of the City of Rockwall, Texas;

SECTION 9. That this ordinance shall take effect immediately from and after its passage;

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 7TH DAY OF AUGUST, 2023.

DRAFT ORDINANCE 07.18.2023

Trace Johannesen, *Mayor*

ATTEST:

Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading: *July 17, 2023*

2nd Reading: *August 7, 2023*

DRAFT ORDINANCE 07.11.2023

Exhibit 'A':
Legal Description

BEING 293.80 acres of land situated in the Abstract 207, E. Teal Survey in the County of Rockwall, Texas and being more particularly described by metes and bounds as follows:

COMMENCING at a point in the North Right of Way of Henry M. Chandler Dr. at the City of Rockwall Geodetic Control Monument #5. (NAD83 Texas State Plane GPS Coordinate (Grid): E 2,589,936.483, N 7,007,500.489 Feet) bearing South 37° 22' 04" East, a distance of 488.384 feet to the *POINT OF BEGINNING*;

BEGINNING at a Southeastern corner of Abstract 207, E. Teal Survey, Tract 134-02, also known as Henry M. Chandler Park, (NAD83 Texas State Plane GPS Coordinate (Grid): E 2,590,225.307, N 7,007,160.123 Feet);

1 *THENCE* North 88°-18'-11" West along the Southern City of Rockwall Limits line, a distance of 582.443 feet to a point;
2 *THENCE* North 89°-48'-59" West continuing along said City Limits line, a distance of 355.507 feet to a point;
3 *THENCE* South 43°-0'-23" West, a distance of 919.737 feet to a point;
4 *THENCE* South 67°-4'-25" West, a distance of 35.098 feet for a corner;
5 *THENCE* North 14°-30'-14" West along the City of Dallas Lake Ray Hubbard Takeline, a distance of 583.017 feet to a point;
6 *THENCE* North 29°-2'-31" West continuing along said Takeline, a distance of 137.581 feet for a corner;
7 *THENCE* North 56°-8'-41" East, a distance of 128.545 feet for a corner;
8 *THENCE* North 30°-32'-7" West, a distance of 69.156 feet to a point;
9 *THENCE* North 37°-8'-45" West, a distance of 390.351 feet to a point;
10 *THENCE* North 52°-36'-21" West, a distance of 145.287 feet to a point;
11 *THENCE* North 58°-32'-34" West, a distance of 118.386 feet to a point;
12 *THENCE* North 69°-16'-12" West, a distance of 73.067 feet to a point;
13 *THENCE* South 74°-15'-59" West, a distance of 77.354 feet to a point;
14 *THENCE* North 65°-43'-7" West, a distance of 256.437 feet to a point;
15 *THENCE* North 51°-11'-9" West, a distance of 281.288 feet to a point;
16 *THENCE* North 51°-53'-10" West, a distance of 279.71 feet to a point;
17 *THENCE* North 62°-32'-22" West, a distance of 447.671 feet to a point;
18 *THENCE* North 17°-20'-59" West, a distance of 37.541 feet to a point;
19 *THENCE* North 26°-11'-34" West, a distance of 17.364 feet to a point;
20 *THENCE* North 23°-38'-49" West, a distance of 92.977 feet to a point;
21 *THENCE* North 29°-3'-32" West, a distance of 15.446 feet to a point;
22 *THENCE* North 75°-11'-11" West, a distance of 79.16 feet to a point;
23 *THENCE* North 40°-51'-30" West, a distance of 103.986 feet to a point;
24 *THENCE* South 48°-53'-36" West, a distance of 22.644 feet to a point;
25 *THENCE* North 24°-19'-40" West, a distance of 248.667 feet to a point;
26 *THENCE* North 26°-7'-15" West, a distance of 28.5 feet to a point;
27 *THENCE* North 17°-59'-7" East, a distance of 281.413 feet to a point;
28 *THENCE* North 57°-36'-17" East, a distance of 106.753 feet to a point;
29 *THENCE* North 3°-51'-8" West, a distance of 137.544 feet to a point;
30 *THENCE* North 44°-49'-51" East, a distance of 136.993 feet to a point;
31 *THENCE* North 15°-21'-46" East, a distance of 138.342 feet to a point;
32 *THENCE* North 39°-56'-11" East, a distance of 15.252 feet to a point;
33 *THENCE* North 57°-56'-35" East, a distance of 236.839 feet to a point;
34 *THENCE* North 28°-19'-43" East, a distance of 98.253 feet to a point;
35 *THENCE* North 29°-9'-48" East, a distance of 92.112 feet to a point;
36 *THENCE* North 36°-59'-49" East, a distance of 15.953 feet to a point;
37 *THENCE* North 40°-49'-32" East, a distance of 64.585 feet to a point;
38 *THENCE* North 39°-57'-21" East, a distance of 79.555 feet to a point;
39 *THENCE* North 40°-17'-52" East, a distance of 102.428 feet to a point;
40 *THENCE* North 39°-59'-46" East, a distance of 45.353 feet to a point;

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THENCE North 41°-24'-4" East, a distance of 55.609 feet to a point;
THENCE North 39°-1'-18" East, a distance of 102.883 feet to a point;
THENCE North 39°-56'-1" East, a distance of 51.761 feet to a point;
THENCE North 36°-1'-35" East, a distance of 21.146 feet to a point;
THENCE North 40°-3'-54" East, a distance of 55.794 feet to a point;
THENCE North 70°-51'-23" East, a distance of 25.361 feet to a point;
THENCE North 74°-3'-0' East, a distance of 53.495 feet to a point;
THENCE North 71°-19'-43" East, a distance of 59.736 feet to a point;
THENCE North 57°-6'-5" West, a distance of 85.273 feet for a corner;
THENCE North 57°-21'-4" West, a distance of 153.393 feet for a corner;
THENCE North 46°-48'-21" East, a distance of 115.66 feet for a corner;
THENCE South 58°-8'-28" East along the boundary of the Signal Ridge Place Addition, a distance of 390.89 feet to a point;
THENCE South 56°-59'-48" East continuing along said Signal Ridge Place boundary, a distance of 351.404 feet for a corner;
THENCE North 45°-48'-4" East, a distance of 112.664 feet to a point;
THENCE North 44°-19-51" East, a distance of 247.254 feet to a point;
THENCE North 44°-19'-51" East, a distance of 206.252 feet to a point;
THENCE North 46°-3'-5" East, a distance of 314.449 feet to a point;
THENCE North 46°-3'-5" East, a distance of 303.267 feet to a point;
THENCE North 46°-3'-6" East, a distance of 93.323 feet to a point;
THENCE North 44°-27'-14" East, a distance of 188.011 feet to a point;
THENCE North 46°-20'-42" East, a distance of 211.787 feet to a point;
THENCE North 45°-53'-44" East, a distance of 40.132 feet to the beginning of a curve found in the Centerline of Summer Lee Dr.
said being the beginning of a curve to the left having a tangent of 49.883 feet and a radius of 525.622 feet with a chord distance of 99.319 feet and a chord bearing of South 60°-9'-24" East to a point;
THENCE South 46°-32'-42" East, a distance of 65.598 feet to a point;
THENCE South 45°-32'-36" East along the Southern boundary of the Newport Place Addition, a distance of 61.079 feet to a point;
THENCE South 44°-4'-56" East continuing along said Newport Place boundary, a distance of 90.696 feet to a point;
THENCE South 45°-42'-7" East, a distance of 127.883 feet to a point;
THENCE South 44°-41'-28" East, a distance of 93.59 feet to a point;
THENCE South 44°-12'-37" East along the Southern boundary of the Orleans on the Lake Addition, a distance of 91.186 feet to a point;
THENCE South 44°-11'-59" East continuing along said Orleans on the Lake boundary, a distance of 288.305 feet to a point;
THENCE South 44°-9'-51" East, a distance of 140.065 feet to a point;
THENCE South 43°-26'-16" East along said Orleans on the Lake boundary, a distance of 39.385 feet to the beginning of a curve,
said being the beginning of a curve to the left having a tangent of 117.273 feet and a radius of 86.764 feet with a chord distance of 139.499 feet and a chord bearing of North 77°-17'-18" East to a point;
THENCE North 19°-17'-22" East, a distance of 69.972 feet to a point;
THENCE North 19°-8'-59" East, a distance of 101.965 feet to a point;
THENCE North 18°-34'-28" East, a distance of 179.36 feet to a point;
THENCE North 9°-3'-26" East, a distance of 40.216 feet for a corner;
THENCE South 42°-45'-6" East, a distance of 208.889 feet for a corner;
THENCE North 41°-41'-29" East, a distance of 52.007 feet to a point;
THENCE North 38°-39'-57" East to the Centerline of Ridge Road, a distance of 80.613 feet to the beginning of a curve,
said being the beginning of a curve to the left having a tangent of 34.265 feet and a radius of 486.839 feet with a chord distance of 68.36 feet and a chord bearing of South 30°-3'-27" East to the beginning of a curve,
Continuing along a curve to the right having a tangent of 43.415 feet and a radius of 728.077 feet with a chord distance of 86.675 feet and a chord bearing of South 32°-43'-26" East to the beginning

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of a curve,

Continuing along a curve to the right having a tangent of 159.757 feet and a radius of 766.621 feet with a chord distance of 312.794 feet and a chord bearing of South 17°-33'-54" East to a point;

THENCE South 5°-54'-11" East, a distance of 252.075 feet to the beginning of a curve,

said being the beginning of a curve to the left having a tangent of 121.934 feet and a radius of 3593.301 feet with a chord distance of 243.727 feet and a chord bearing of South 6°-48'-53" East to the beginning of a curve,

Continuing along a curve to the left having a tangent of 115.369 feet and a radius of 15094.377 feet with a chord distance of 230.732 feet and a chord bearing of South 8°-49'-25" East to the beginning of a curve,

Continuing along a curve to the right having a tangent of 123.432 feet and a radius of 938.92 feet with a chord distance of 244.758 feet and a chord bearing of South 3°-34'-39" East to a point;

THENCE South 6°-45'-10" West, a distance of 726.609 feet to a point;

THENCE South 6°-36'-9" West, a distance of 894.838 feet to a point;

THENCE South 19°-43'-59" West to a point intersecting the City of Heath City Limits, as described in the adopted Boundary Agreement, City of Rockwall Ordinance 21-15 (exhibit area 1, dated March 23, 2021), a distance of 236.664 feet for a corner;

THENCE North 38°-39'-37" West continuing along said City Limits line, a distance of 88.874 feet to the beginning of a curve,

said being the beginning of a curve to the left having a tangent of 20.272 feet and a radius of 1327.182 feet with a chord distance of 40.539 feet and a chord bearing of North 89°-14'-41" West to the beginning of a curve,

Continuing along a curve to the left having a tangent of 44.837 feet and a radius of 3408.623 feet with a chord distance of 89.666 feet and a chord bearing of South 87°-26'-59" West to the beginning of a curve,

Continuing along a curve to a curve to the left having a tangent of 42.557 feet and a radius of 3577.031 feet with a chord distance of 85.108 feet and a chord bearing of South 84°-41'-24" West to the beginning of a curve,

Continuing along a curve to the left having a tangent of 153.911 feet and a radius of 213.23 feet with a chord distance of 249.594 feet and a chord bearing of South 34°-28'-51" West to a point;

THENCE South 2°-41'-7" East, a distance of 100.099 feet to a point;

THENCE South 5°-36'-7" East, a distance of 80.149 feet to a point;

THENCE South 1°-55'-40" East, a distance of 308.063 feet, to the *POINT OF BEGINNING AND CONTAINING* 293.80 acres of land (12,797,923.461 square feet) more or less.

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Exhibit 'B':
Survey

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Exhibit 'C':
Concept Plan

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Exhibit 'D':
Density and Development Standards

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Exhibit 'D':
Density and Development Standards

GENERAL REQUIREMENTS

(A) *PD Concept Plan*. Planned Development District 8 (PD-8) shall be developed in accordance with the Concept Plan depicted in Exhibit 'C' of this ordinance, and no substantial change in the development shall be permitted except after obtaining approval of the change in the manner required for amendments as stipulated by the Unified Development Code (UDC) of the City of Rockwall, as heretofore amended, as amended herein by this zoning change, and as maybe amended in the future.

(B) *Development Plan*. Prior to the issuance of any *Building Permit* in Planned Development District 8 (PD-8), a final *Development Plan* prepared in accordance with the requirements of the Unified Development Code (UDC) shall be filed with the City Council of the City of Rockwall and shall be approved by said governing body after review and recommendation by the Planning and Zoning Commission and filed as part of this ordinance. Such required *Development Plan* shall set forth the requirements for ingress and egress to the property, public or private streets or drive, with adequate right-of-way to conform to the Master Thoroughfare Plan of the City of Rockwall, sidewalks, utilities, drainage, parking spaces, all area requirements and maximum lot coverage, yards and open space, screening walls or fences, amenities, greenbelts areas, and all other development and protective requirements considered necessary by the City Council to create a reasonable transition to and protection of the adjacent property. Such approval by the City Council of the detailed final *Development Plan* shall be considered as an amendment to this ordinance and shall be applicable to the property involved.

(C) *Greenbelts and Open Space*.

(1) *Greenbelt 'A'*. That the area north of the existing entrance at the southeast corner of Planned Development District 8 (PD-8) [*designated as Greenbelt 'A' on the Concept Plan depicted in Exhibit 'C' of this ordinance*] shall be designated and maintained as a permanent greenbelt area.

(2) *Greenbelt 'B'*. That the area south of the existing entrance at the southeast corner of Planned Development District 8 (PD-) [*designated as Greenbelt 'B' on the Concept Plan depicted in Exhibit 'C' of this ordinance*] may be developed in a manner that would not interfere with the contemplated realignment and improvement of FM-740 [*i.e. Ridge Road*], and the governing body of the City of Rockwall must consider and specifically approve further development of said area.

(D) *Amenities (Per Ordinance No. 84-04)*. That the construction and development of amenities for Planned Development District 8 (PD-8) for all future development thereof shall be based upon recreational units with each single-family dwelling unit equaling one-half (½) recreation unit and each multi-family dwelling unit equaling one (1) recreation unit, said amenities are to consist of the follow:

(1) *Sports Park*. A sports park will include a combination of one (1) sports court -- *lighted if properly located as not to disturb residences* --, exercise areas, rest areas, basketball, badminton, volleyball, racket tennis, paths and parking. All of the sports parks will be landscaped.

Ratio Required: 1/300 Recreation Unit
Number Required: 3

(2) *Swim Club*. The swim club will contain a minimum of a 1,500 SF swimming pool, 1,800 SF club pavilion, restrooms, manager's office, parking for guests, lighting and landscaping.

Ratio Required: 1/225 Recreation Unit
Number Required: 4

(3) *Play Park*. Each play park will be devoted to the young residents of Chandler's Landing and will have a large self-contained sand area with creative wood play equipment. These parks will be landscaped with shaded rest areas for adults.

Ratio Required: 1/250 Recreation Unit
Number Required: 4

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(4) *Upland Lakes*. These are lakes either existing or to be built. These lakes will be kept clean and maintained to the shoreline for residents to enjoy. No swimming or motorized boating will be allowed.

Ratio Required: 1/300 Recreation Unit
Number Required: 3

(5) *Security Entrances*. These entries will be well lighted, landscaped, and maintained. They are to be secured by guards, or by a mechanical system. These entrances are strategically located throughout the development in order to provide proper ingress and egress.

(6) *Landscape Developments*. These entries are to be paved with a brick or cobblestone pattern. On either side of the landscaped boulevard there will be lush plantings, berms, and decorative fencings.

(7) *Architectural Graphics*. These graphics and signs will be designated in harmony for all developable parcels in the remainder of Chandler's Landing. These signs will be very pleasing and will direct visitors through the development.

(8) *Common Greenbelts and Paths*. These areas will flow through the development following the low areas as designated on the Master Plan. They will have paths for jogging, walking and golf carts. Along some areas of the greenbelts, we are planning an aerobic course.

NOTE: It should be noted that all of the above described recreation uses must be designated in detail at the time of Final Plat.

(E) *Amenities (Per Ordinance No. 85-43)*. That the construction and development of amenities for Planned Development District 8 (PD-8) shall be as depicted in the *Concept Plan* depicted in Subsection (G) below and as follows:

(1) *Yacht Club Area*.

(a) Seven (7) tennis courts to be resurfaced.
(b) A new improved lighting system will be installed on five (5) courts.
(c) Landscaped retaining walls will be constructed around all steep slopes adjacent to the courts.
(d) A subsurface drainage system will be installed to pick up surface run-off.
(e) A new sidewalk system will be installed to accommodate golf carts that is a minimum of six (6) feet wide around the existing golf courts.
(f) Major grading will be performed to improve landscaping and better maintain the erosion ditch.
(g) The courts will have spectator accommodations where the terrain permits.
(h) The existing children's play area will be renovated and enlarged.
(i) Outdoor tennis pavilion.
(j) Additional major improvements will be made to the Yacht Club, which will include better acoustics, carpeting, renovation of Commodore State Room, outside lounging accommodations, structure cosmetics, and landscaping.

(2) *Area 'A': Swimming and Tennis Park*.

(a) Parking.
(b) Swimming Pool.
(c) Gazebo.
(d) Children's Play Area.
(e) Restrooms/Dressing.
(f) Two (2) Tennis Courts with Lights.
(g) General Landscaping.
(h) Large Trees, Small Trees, Shrubs and Ground Cover, Lawn, Elevated Planters and Lights.

(3) *Area 'B': Recreation Park*.

(a) Limited Parking and Access.

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(b) Park Shelter.
(c) Two (2) Children's Play Areas.
(d) Four (4) Picnic Spots.
(e) Volleyball Court.
(f) Half Basketball Court.
(g) Open Lawn Area.
(h) Seven (7) Exercise Stations.
(i) Pedestrian Trail.
(j) Four (4) Bridges.
(k) General Clearing and Channel Work.
(l) Tree Pruning, Stone Boulders, Retaining Walls and Fencing, Flowering Trees, and Plants.

(F) *Amenities (Per Ordinance No. 86-87)*. That the construction and development of amenities for Planned Development District 8 (PD-8) shall be as depicted in *Concept Plan* depicted in Subsection (G) below and as follows:

(1) The tract of land shown in the *Concept Plan* depicted in Subsection (G) shall only be used for park and recreation purposes and as a Community Association maintenance facility.

(2) The development of the tract of land shown in the *Concept Plan* depicted in Subsection (G) shall be in conformance with the *Concept Plan* depicted in Subsection (G) below.

(G) *Concept Plan*.

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Exhibit 'D':
Density and Development Standards

CHANDLER'S LANDING. PHASES 1, 2 & 3

(H) *Land Uses*. Zero Lot Line Homes

(I) *Development Cases*.

PHASE 1.
(1) *Subdivision Plat*. Approved by the Commissioners Court on July 9, 1973.
(2) *1973*: Zoning (*Ordinance No. 73-48*). Adopted on November 12, 1973.

PHASE 2.
(3) *Subdivision Plat*. Approved by the Commissioners Court on July 9, 1973.
(4) *1973*: Zoning (*Ordinance No. 73-48*). Adopted on November 12, 1973.

PHASE 3.
(5) *Subdivision Plat*. Approved by the Commissioners Court on July 9, 1973.
(6) *1973*: Zoning (*Ordinance No. 73-48*). Adopted on November 12, 1973.

(J) *Regulating Ordinance*. *Ordinance No. 73-48*

(K) *Concept Plans*.

PHASE 1. ZERO LOT LINE HOMES.

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Exhibit 'D':
Density and Development Standards

PHASE 2. ZERO LOT LINE AND SINGLE-FAMILY HOMES.

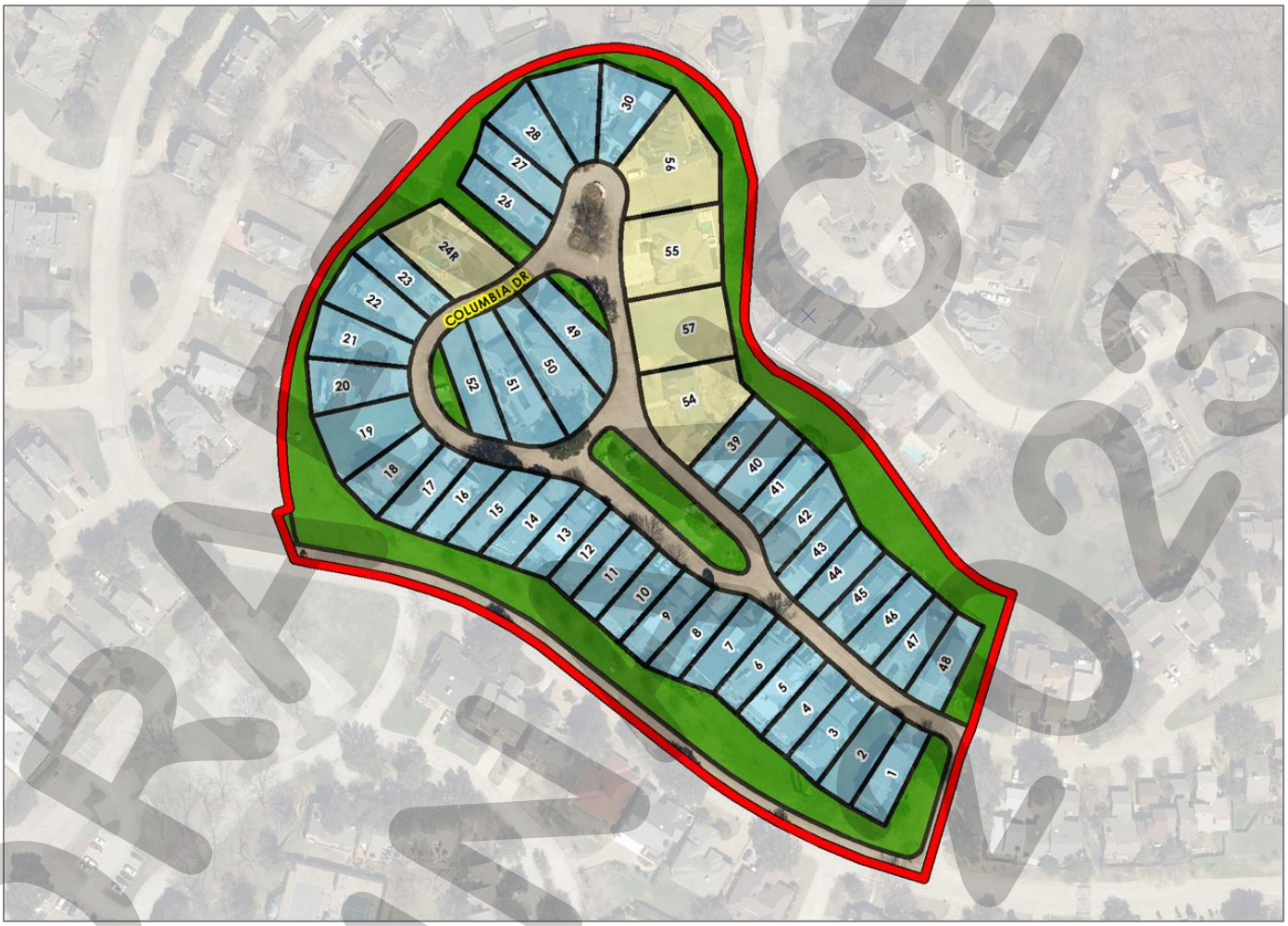

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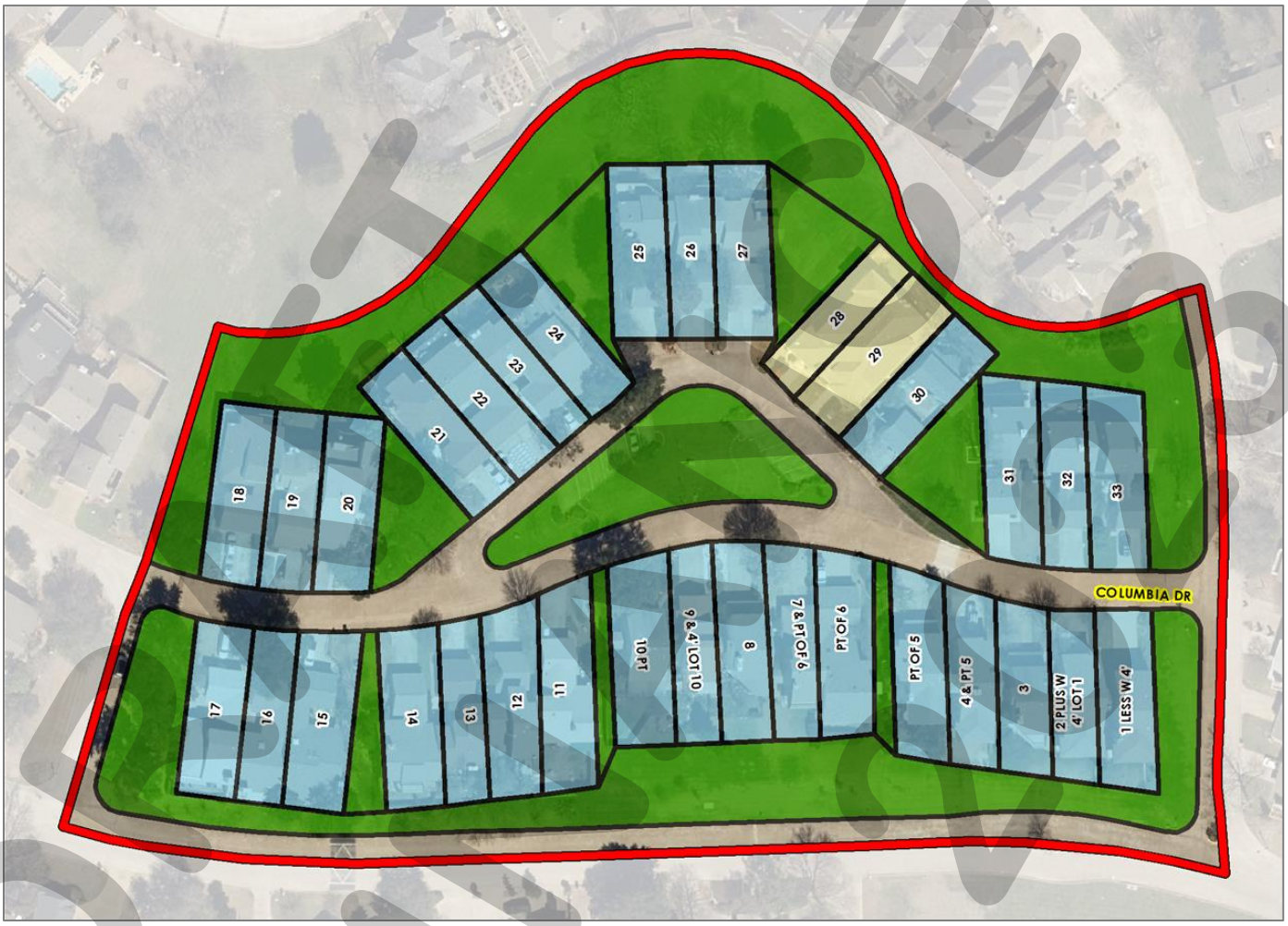
Exhibit 'D':
Density and Development Standards

PHASE 3. ZERO LOT LINE SINGLE-FAMILY ATTACHED HOMES.



(L) *Density and Development Standards*.

	SINGLE-FAMILY	ZERO-LOT-LINE	SINGLE-FAMILY ATTACHED	MULTI-FAMILY OR CONDOMINIUM
MINIMUM LOT WIDTH	50'	40'	20'	70'
MINIMUM LOT DEPTH	100'	100'	100'	100'
MINIMUM LOT AREA	6,000 SF	4,000 SF	3,000 SF	2,000 SF
MINIMUM FRONT YARD SETBACK	25'	25'	25'	25'
MINIMUM SIDE YARD SETBACK	5'	10' [1]	0'	(2) & (3) [3]
MINIMUM REAR YARD SETBACK	10'	10'	10' [2]	10'
MINIMUM PARKING SPACES REQUIRED PER UNIT	2	2	2	1½
MAXIMUM BUILDING COVERAGE	40%	60%	60%	40%

NOTES:
[1]: NO SIDE YARD REQUIRED ON ONE (1) SIDE.
[2]: NONE REQUIRED WHEN ADJOINING A COMMON AREA.
[3]: AS PER 9-602 OF THE 1972 ZONING ORDINANCE:

(2) MULTIPLE FAMILY DWELLINGS NOT EXCEEDING THREE (3) STORIES IN HEIGHT SHALL PROVIDE A MINIMUM SIDE YARD OF FIFTEEN (15) FEET BETWEEN ANY BUILDING WALL CONTAINING OPENINGS FOR WINDOWS, LIGHT, AND AIR AND ANY SIDE LOT LINE EXCEPT THAT ANY SUCH BUILDING FACE OR WALL NOT EXCEEDING 35-FEET IN WIDTH MAY PROVIDE A MINIMUM SIDE YARD OF TEN (10) FEET. WHERE A BUILDING WAIL CONTAINS NO OPENINGS FOR WINDOWS, LIGHT OR AIR, A MINIMUM SIDE YARD OF TEN (10) FEET SHALL BE PROVIDED BETWEEN SUCH WALL AND THE SIDE LOT LINE.

(3) ON A CORNER LOT, A SIDE YARD ADJACENT TO A STREET FOR A MULTIPLE FAMILY DWELLING NOT EXCEEDING THREE (3) STORIES IN HEIGHT SHALL NOT BE LESS THAN 15-FEET AND NO BALCONY OR PORCH OR ANY PORTION OF THE BUILDING MAY EXTEND INTO SUCH REQUIRED SIDE YARD EXCEPT THAT A ROOF MAY OVERHANG SUCH SIDE YARD NOT TO EXCEED FOUR (4) FEET.

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Exhibit 'D':
Density and Development Standards

CHANDLER'S LANDING. **PHASE 4**

(A) *Land Uses*. Zero Lot Line Homes

(B) *Development Cases*.

(1) *1973*: Zoning (*Ordinance No. 73-48*). Adopted on November 12, 1973.
(2) *PZ1983-012-01*. Site Plan. Adopted on May 2, 1983.
(3) *PZ1983-037-01*. Preliminary Plat, Site Plan, and Zoning Change [*Ordinance No. 84-04*]. Adopted on January 9, 1984.
(4) *PZ1984-023-01*. Preliminary Plat. Adopted on March 5, 1985.
(5) *PZ1984-023-02*. Concept Plan. Adopted on March 5, 1985.
(6) *PZ1984-045-01*. Final Plat. Adopted on May 7, 1984.
(7) *PZ1996-005-01*. Replat. Adopted on March 18, 1996.
(8) *PZ1999-030-01*. Replat. Adopted on May 17, 1999.

(C) *Original Regulating Ordinance*. *Ordinance No. 84-04*

(D) *Concept Plans*.

PHASE 4. ZERO LOT LINE HOMES.

(E) *Development Standards*.

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Exhibit 'D':
Density and Development Standards

ZERO LOT LINE HOMES.	
MINIMUM LOT WIDTH	40'
MINIMUM LOT DEPTH	100'
MINIMUM LOT AREA	4,000 SF
MINIMUM FRONT YARD SETBACK	20'
MINIMUM SIDE YARD SETBACK	0'/10'
MINIMUM REAR YARD SETBACK	15'
MINIMUM PARKING SPACES REQUIRED [1]	2
MAXIMUM HEIGHT	30'
MINIMUM DISTANCE BETWEEN BUILDINGS	10'
MINIMUM AREA/DWELLING UNIT (SF) [SUM OF ALL FLOOR AREA'S]	1,500 SF
MAXIMUM BUILDING COVERAGE	60%

NOTES:
[1]: EXCLUDING GARAGE SPACES.

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Exhibit 'D':
Density and Development Standards

CHANDLER'S LANDING. **PHASE 5**

(A) *Land Uses.* Single-Family, Single-Family Attached, and Zero Lot Line Homes

(B) *Development Cases.*

(1) *1973*: Zoning (*Ordinance No. 73-48*). Adopted on November 12, 1973.
(2) *1976*. Replat. Adopted on September 7, 1976.
(3) *1977*. Replat. Adopted on March 7, 1977.

(C) *Original Regulating Ordinance. Ordinance No. 73-48*

(M) *Concept Plans*.

PHASE 5. SINGLE-FAMILY, SINGLE-FAMILY ATTACHED, AND ZERO LOT LINE HOMES.

(N) *Density and Development Standards*.

	SINGLE-FAMILY	ZERO-LOT-LINE	SINGLE-FAMILY ATTACHED	MULTI-FAMILY OR CONDOMINIUM
MINIMUM LOT WIDTH	50'	40'	20'	70'
MINIMUM LOT DEPTH	100'	100'	100'	100'
MINIMUM LOT AREA	6,000 SF	4,000 SF	3,000 SF	2,000 SF

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Exhibit 'D':
Density and Development Standards

MINIMUM FRONT YARD SETBACK	25'	25'	25'	25'
MINIMUM SIDE YARD SETBACK	5'	10' [1]	0'	(2) & (3) [3]
MINIMUM REAR YARD SETBACK	10'	10'	10' [2]	10'
MINIMUM PARKING SPACES REQUIRED PER UNIT	2	2	2	1½
MAXIMUM BUILDING COVERAGE	40%	60%	60%	40%

NOTES:
[1]: NO SIDE YARD REQUIRED ON ONE (1) SIDE.
[2]: NONE REQUIRED WHEN ADJOINING A COMMON AREA.
[3]: AS PER 9-602 OF THE 1972 ZONING ORDINANCE:

(2) MULTIPLE FAMILY DWELLINGS NOT EXCEEDING THREE (3) STORIES IN HEIGHT SHALL PROVIDE A MINIMUM SIDE YARD OF FIFTEEN (15) FEET BETWEEN ANY BUILDING WALL CONTAINING OPENINGS FOR WINDOWS, LIGHT, AND AIR AND ANY SIDE LOT LINE EXCEPT THAT ANY SUCH BUILDING FACE OR WALL NOT EXCEEDING 35-FEET IN WIDTH MAY PROVIDE A MINIMUM SIDE YARD OF TEN (10) FEET. WHERE A BUILDING WAIL CONTAINS NO OPENINGS FOR WINDOWS, LIGHT OR AIR, A MINIMUM SIDE YARD OF TEN (10) FEET SHALL BE PROVIDED BETWEEN SUCH WALL AND THE SIDE LOT LINE.

(3) ON A CORNER LOT, A SIDE YARD ADJACENT TO A STREET FOR A MULTIPLE FAMILY DWELLING NOT EXCEEDING THREE (3) STORIES IN HEIGHT SHALL NOT BE LESS THAN 15-FEET AND NO BALCONY OR PORCH OR ANY PORTION OF THE BUILDING MAY EXTEND INTO SUCH REQUIRED SIDE YARD EXCEPT THAT A ROOF MAY OVERHANG SUCH SIDE YARD NOT TO EXCEED FOUR (4) FEET.

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Exhibit 'D':
Density and Development Standards

CHANDLER'S LANDING. **PHASE 6**

(A) *Land Uses*. Single-Family, Single-Family Attached, and Zero Lot Line Homes

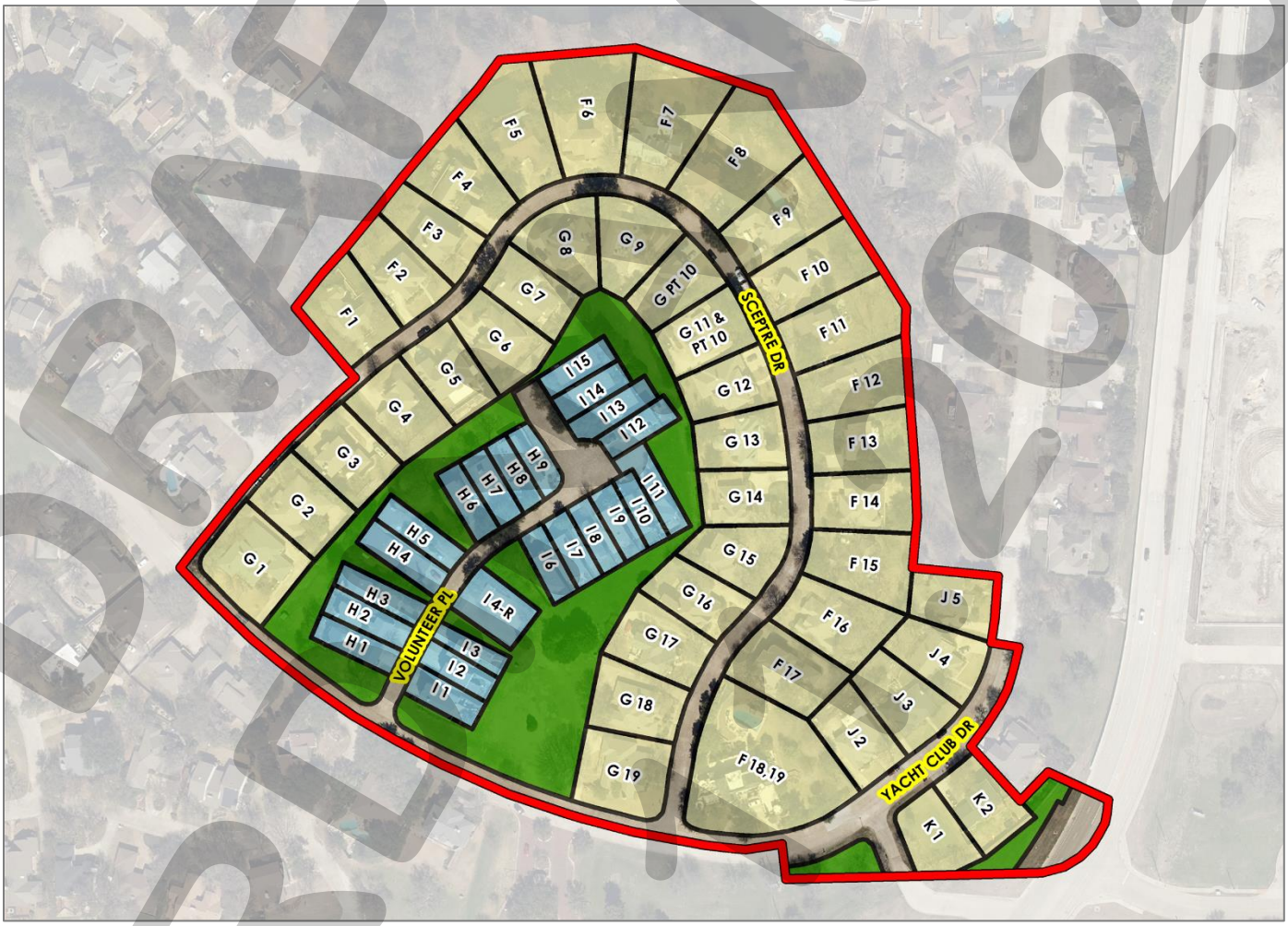
(B) *Development Cases*.

(1) *1973:* Zoning (*Ordinance No. 73-48*). Adopted on November 12, 1973.
(2) *1977*. Replat. Adopted on February 1, 1977.

(C) *Original Regulating Ordinance*. *Ordinance No. 73-48*

(D) *Concept Plans*.

PHASE 6. SINGLE-FAMILY, SINGLE-FAMILY ATTACHED, AND ZERO LOT LINE HOMES.



(E) *Density and Development Standards*.

	SINGLE-FAMILY	ZERO-LOT-LINE	SINGLE-FAMILY ATTACHED	MULTI-FAMILY OR CONDOMINIUM
MINIMUM LOT WIDTH	50'	40'	20'	70'
MINIMUM LOT DEPTH	100'	100'	100'	100'
MINIMUM LOT AREA	6,000 SF	4,000 SF	3,000 SF	2,000 SF

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Exhibit 'D':
Density and Development Standards

MINIMUM FRONT YARD SETBACK	25'	25'	25'	25'
MINIMUM SIDE YARD SETBACK	5'	10' [1]	0'	(2) & (3) [3]
MINIMUM REAR YARD SETBACK	10'	10'	10' [2]	10'
MINIMUM PARKING SPACES REQUIRED PER UNIT	2	2	2	1½
MAXIMUM BUILDING COVERAGE	40%	60%	60%	40%

NOTES:
[1]: NO SIDE YARD REQUIRED ON ONE (1) SIDE.
[2]: NONE REQUIRED WHEN ADJOINING A COMMON AREA.
[3]: AS PER 9-602 OF THE 1972 ZONING ORDINANCE:

(2) MULTIPLE FAMILY DWELLINGS NOT EXCEEDING THREE (3) STORIES IN HEIGHT SHALL PROVIDE A MINIMUM SIDE YARD OF FIFTEEN (15) FEET BETWEEN ANY BUILDING WALL CONTAINING OPENINGS FOR WINDOWS, LIGHT, AND AIR AND ANY SIDE LOT LINE EXCEPT THAT ANY SUCH BUILDING FACE OR WALL NOT EXCEEDING 35-FEET IN WIDTH MAY PROVIDE A MINIMUM SIDE YARD OF TEN (10) FEET. WHERE A BUILDING WAIL CONTAINS NO OPENINGS FOR WINDOWS, LIGHT OR AIR, A MINIMUM SIDE YARD OF TEN (10) FEET SHALL BE PROVIDED BETWEEN SUCH WALL AND THE SIDE LOT LINE.

(3) ON A CORNER LOT, A SIDE YARD ADJACENT TO A STREET FOR A MULTIPLE FAMILY DWELLING NOT EXCEEDING THREE (3) STORIES IN HEIGHT SHALL NOT BE LESS THAN 15-FEET AND NO BALCONY OR PORCH OR ANY PORTION OF THE BUILDING MAY EXTEND INTO SUCH REQUIRED SIDE YARD EXCEPT THAT A ROOF MAY OVERHANG SUCH SIDE YARD NOT TO EXCEED FOUR (4) FEET.

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Exhibit 'D':
Density and Development Standards

CHANDLER'S LANDING. **PHASE 7**

(A) *Land Uses.* Single-Family Homes

(B) *Development Cases.*

(1) *1973:* Zoning (*Ordinance No. 73-48*). Adopted on November 12, 1973.
(2) *1976*. Final Plat of Phase 7, Installment 1. Adopted on June 7, 1976.
(3) *1976*. Final Plat of Phase 7, Installment 2. Adopted on June 7, 1976.

(C) *Original Regulating Ordinance. Ordinance No. 73-48*

(D) *Concept Plans*.

PHASE 7. SINGLE-FAMILY HOMES.

(E) *Density and Development Standards*.

	SINGLE-FAMILY	ZERO-LOT-LINE	SINGLE-FAMILY ATTACHED	MULTI-FAMILY OR CONDOMINIUM
MINIMUM LOT WIDTH	50'	40'	20'	70'
MINIMUM LOT DEPTH	100'	100'	100'	100'
MINIMUM LOT AREA	6,000 SF	4,000 SF	3,000 SF	2,000 SF

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Exhibit 'D':
Density and Development Standards

MINIMUM FRONT YARD SETBACK	25'	25'	25'	25'
MINIMUM SIDE YARD SETBACK	5'	10' [1]	0'	(2) & (3) [3]
MINIMUM REAR YARD SETBACK	10'	10'	10' [2]	10'
MINIMUM PARKING SPACES REQUIRED PER UNIT	2	2	2	1½
MAXIMUM BUILDING COVERAGE	40%	60%	60%	40%

NOTES:
[1]: NO SIDE YARD REQUIRED ON ONE (1) SIDE.
[2]: NONE REQUIRED WHEN ADJOINING A COMMON AREA.
[3]: AS PER 9-602 OF THE 1972 ZONING ORDINANCE:

(2) MULTIPLE FAMILY DWELLINGS NOT EXCEEDING THREE (3) STORIES IN HEIGHT SHALL PROVIDE A MINIMUM SIDE YARD OF FIFTEEN (15) FEET BETWEEN ANY BUILDING WALL CONTAINING OPENINGS FOR WINDOWS, LIGHT, AND AIR AND ANY SIDE LOT LINE EXCEPT THAT ANY SUCH BUILDING FACE OR WALL NOT EXCEEDING 35-FEET IN WIDTH MAY PROVIDE A MINIMUM SIDE YARD OF TEN (10) FEET. WHERE A BUILDING WAIL CONTAINS NO OPENINGS FOR WINDOWS, LIGHT OR AIR, A MINIMUM SIDE YARD OF TEN (10) FEET SHALL BE PROVIDED BETWEEN SUCH WALL AND THE SIDE LOT LINE.

(3) ON A CORNER LOT, A SIDE YARD ADJACENT TO A STREET FOR A MULTIPLE FAMILY DWELLING NOT EXCEEDING THREE (3) STORIES IN HEIGHT SHALL NOT BE LESS THAN 15-FEET AND NO BALCONY OR PORCH OR ANY PORTION OF THE BUILDING MAY EXTEND INTO SUCH REQUIRED SIDE YARD EXCEPT THAT A ROOF MAY OVERHANG SUCH SIDE YARD NOT TO EXCEED FOUR (4) FEET.

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Exhibit 'D':
Density and Development Standards

CHANDLER'S LANDING. **PHASE 9**

(A) *Land Uses.* Single-Family and Zero Lot Line Homes

(B) *Development Cases.*

(1) *1973:* Zoning (*Ordinance No. 73-48*). Adopted on November 12, 1973.
(2) *1975*. Replat. Adopted on April 1, 1975.

(C) *Original Regulating Ordinance. Ordinance No. 73-48*

(D) *Concept Plans*.

PHASE 9. SINGLE-FAMILY AND ZERO LOT LINE HOMES.

(E) *Density and Development Standards*.

	SINGLE-FAMILY	ZERO-LOT-LINE	SINGLE-FAMILY ATTACHED	MULTI-FAMILY OR CONDOMINIUM
MINIMUM LOT WIDTH	50'	40'	20'	70'
MINIMUM LOT DEPTH	100'	100'	100'	100'
MINIMUM LOT AREA	6,000 SF	4,000 SF	3,000 SF	2,000 SF

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Exhibit 'D':
Density and Development Standards

MINIMUM FRONT YARD SETBACK	25'	25'	25'	25'
MINIMUM SIDE YARD SETBACK	5'	10' [1]	0'	(2) & (3) [3]
MINIMUM REAR YARD SETBACK	10'	10'	10' [2]	10'
MINIMUM PARKING SPACES REQUIRED PER UNIT	2	2	2	1½
MAXIMUM BUILDING COVERAGE	40%	60%	60%	40%

NOTES:
[1]: NO SIDE YARD REQUIRED ON ONE (1) SIDE.
[2]: NONE REQUIRED WHEN ADJOINING A COMMON AREA.
[3]: AS PER 9-602 OF THE 1972 ZONING ORDINANCE:

(2) MULTIPLE FAMILY DWELLINGS NOT EXCEEDING THREE (3) STORIES IN HEIGHT SHALL PROVIDE A MINIMUM SIDE YARD OF FIFTEEN (15) FEET BETWEEN ANY BUILDING WALL CONTAINING OPENINGS FOR WINDOWS, LIGHT, AND AIR AND ANY SIDE LOT LINE EXCEPT THAT ANY SUCH BUILDING FACE OR WALL NOT EXCEEDING 35-FEET IN WIDTH MAY PROVIDE A MINIMUM SIDE YARD OF TEN (10) FEET. WHERE A BUILDING WAIL CONTAINS NO OPENINGS FOR WINDOWS, LIGHT OR AIR, A MINIMUM SIDE YARD OF TEN (10) FEET SHALL BE PROVIDED BETWEEN SUCH WALL AND THE SIDE LOT LINE.

(3) ON A CORNER LOT, A SIDE YARD ADJACENT TO A STREET FOR A MULTIPLE FAMILY DWELLING NOT EXCEEDING THREE (3) STORIES IN HEIGHT SHALL NOT BE LESS THAN 15-FEET AND NO BALCONY OR PORCH OR ANY PORTION OF THE BUILDING MAY EXTEND INTO SUCH REQUIRED SIDE YARD EXCEPT THAT A ROOF MAY OVERHANG SUCH SIDE YARD NOT TO EXCEED FOUR (4) FEET.

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Exhibit 'D':
Density and Development Standards

CHANDLER'S LANDING. **PHASE 9, SECTION 1**

(A) *Land Uses.* Single-Family Home

(B) *Development Cases.*

(1) *1973*: Zoning (*Ordinance No. 73-48*). Adopted on November 12, 1973.
(2) *1975*. Replat. Adopted on April 1, 1975.

(C) *Original Regulating Ordinance. Ordinance No. 73-48*

(D) *Concept Plans*.

PHASE 9, SECTION 1. SINGLE-FAMILY HOME.

(E) *Density and Development Standards*.

	SINGLE-FAMILY	ZERO-LOT-LINE	SINGLE-FAMILY ATTACHED	MULTI-FAMILY OR CONDOMINIUM
MINIMUM LOT WIDTH	50'	40'	20'	70'
MINIMUM LOT DEPTH	100'	100'	100'	100'
MINIMUM LOT AREA	6,000 SF	4,000 SF	3,000 SF	2,000 SF

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Exhibit 'D':
Density and Development Standards

MINIMUM FRONT YARD SETBACK	25'	25'	25'	25'
MINIMUM SIDE YARD SETBACK	5'	10' [1]	0'	(2) & (3) [3]
MINIMUM REAR YARD SETBACK	10'	10'	10' [2]	10'
MINIMUM PARKING SPACES REQUIRED PER UNIT	2	2	2	1½
MAXIMUM BUILDING COVERAGE	40%	60%	60%	40%

NOTES:
[1]: NO SIDE YARD REQUIRED ON ONE (1) SIDE.
[2]: NONE REQUIRED WHEN ADJOINING A COMMON AREA.
[3]: AS PER 9-602 OF THE 1972 ZONING ORDINANCE:

(2) MULTIPLE FAMILY DWELLINGS NOT EXCEEDING THREE (3) STORIES IN HEIGHT SHALL PROVIDE A MINIMUM SIDE YARD OF FIFTEEN (15) FEET BETWEEN ANY BUILDING WALL CONTAINING OPENINGS FOR WINDOWS, LIGHT, AND AIR AND ANY SIDE LOT LINE EXCEPT THAT ANY SUCH BUILDING FACE OR WALL NOT EXCEEDING 35-FEET IN WIDTH MAY PROVIDE A MINIMUM SIDE YARD OF TEN (10) FEET. WHERE A BUILDING WAIL CONTAINS NO OPENINGS FOR WINDOWS, LIGHT OR AIR, A MINIMUM SIDE YARD OF TEN (10) FEET SHALL BE PROVIDED BETWEEN SUCH WALL AND THE SIDE LOT LINE.

(3) ON A CORNER LOT, A SIDE YARD ADJACENT TO A STREET FOR A MULTIPLE FAMILY DWELLING NOT EXCEEDING THREE (3) STORIES IN HEIGHT SHALL NOT BE LESS THAN 15-FEET AND NO BALCONY OR PORCH OR ANY PORTION OF THE BUILDING MAY EXTEND INTO SUCH REQUIRED SIDE YARD EXCEPT THAT A ROOF MAY OVERHANG SUCH SIDE YARD NOT TO EXCEED FOUR (4) FEET.

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Exhibit 'D':
Density and Development Standards

CHANDLER'S LANDING. **PHASE 10**

(A) *Land Uses*. Single-Family and Zero Lot Line Homes

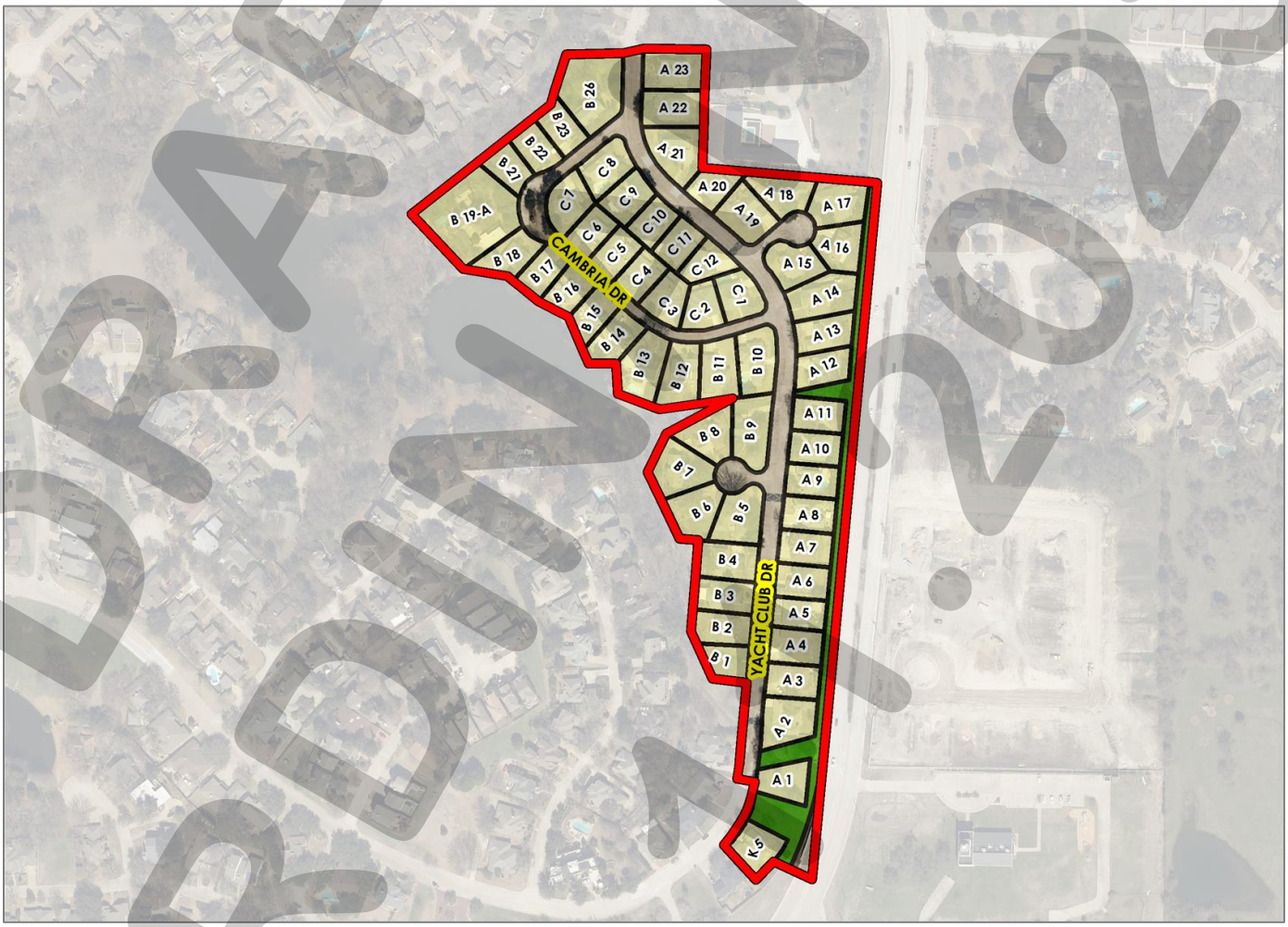
(B) *Development Cases*.

(1) *1973*: Zoning (*Ordinance No. 73-48*). Adopted on November 12, 1973.
(2) *1975*. Replat. Adopted on August 1, 1975.
(3) *PZ1996-051-01*. Replat [*Lot 11 and part of Lot 10*]. Adopted on August 19, 1996.

(C) *Original Regulating Ordinance*. *Ordinance No. 73-48*

(D) *Concept Plans*.

PHASE 10. SINGLE-FAMILY AND ZERO LOT LINE HOMES.



(E) *Density and Development Standards*.

	SINGLE-FAMILY	ZERO-LOT-LINE	SINGLE-FAMILY ATTACHED	MULTI-FAMILY OR CONDOMINIUM
MINIMUM LOT WIDTH	50'	40'	20'	70'
MINIMUM LOT DEPTH	100'	100'	100'	100'
MINIMUM LOT AREA	6,000 SF	4,000 SF	3,000 SF	2,000 SF

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Exhibit 'D':
Density and Development Standards

MINIMUM FRONT YARD SETBACK	25'	25'	25'	25'
MINIMUM SIDE YARD SETBACK	5'	10' [1]	0'	(2) & (3) [3]
MINIMUM REAR YARD SETBACK	10'	10'	10' [2]	10'
MINIMUM PARKING SPACES REQUIRED PER UNIT	2	2	2	1½
MAXIMUM BUILDING COVERAGE	40%	60%	60%	40%

NOTES:
[1]: NO SIDE YARD REQUIRED ON ONE (1) SIDE.
[2]: NONE REQUIRED WHEN ADJOINING A COMMON AREA.
[3]: AS PER 9-602 OF THE 1972 ZONING ORDINANCE:

(2) MULTIPLE FAMILY DWELLINGS NOT EXCEEDING THREE (3) STORIES IN HEIGHT SHALL PROVIDE A MINIMUM SIDE YARD OF FIFTEEN (15) FEET BETWEEN ANY BUILDING WALL CONTAINING OPENINGS FOR WINDOWS, LIGHT, AND AIR AND ANY SIDE LOT LINE EXCEPT THAT ANY SUCH BUILDING FACE OR WALL NOT EXCEEDING 35-FEET IN WIDTH MAY PROVIDE A MINIMUM SIDE YARD OF TEN (10) FEET. WHERE A BUILDING WAIL CONTAINS NO OPENINGS FOR WINDOWS, LIGHT OR AIR, A MINIMUM SIDE YARD OF TEN (10) FEET SHALL BE PROVIDED BETWEEN SUCH WALL AND THE SIDE LOT LINE.

(3) ON A CORNER LOT, A SIDE YARD ADJACENT TO A STREET FOR A MULTIPLE FAMILY DWELLING NOT EXCEEDING THREE (3) STORIES IN HEIGHT SHALL NOT BE LESS THAN 15-FEET AND NO BALCONY OR PORCH OR ANY PORTION OF THE BUILDING MAY EXTEND INTO SUCH REQUIRED SIDE YARD EXCEPT THAT A ROOF MAY OVERHANG SUCH SIDE YARD NOT TO EXCEED FOUR (4) FEET.

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Exhibit 'D':
Density and Development Standards

CHANDLER'S LANDING. **PHASE 14**

(A) *Land Uses*. Single-Family Homes

(B) *Development Cases*.

(1) *1973*: Zoning (*Ordinance No. 73-48*). Adopted on November 12, 1973.
(2) *PZ1983-012-01*. Site Plan [*Phases 4, 14, 15, 16, 17, 18, 18A, 19 & 20*]. Adopted on May 2, 1983.
(3) *PZ1983-037-01*. Preliminary Plat, Site Plan and Zoning Change [*Ordinance No. 84-04*]. Adopted on January 9, 1984.
(4) *PZ1983-040-01*. Preliminary Plat [*Lots 1-21, Block B*]. Adopted on December 5, 1983.
(5) *PZ1983-059-01*. Final Plat. Adopted on December 5, 1983.
(6) *PZ1984-112-01*. Final Plat. Adopted on December 3, 1984.
(7) *PZ1985-039-01*. Zoning [*Ordinance No. 85-43*]. Adopted on August 26, 1985.
(8) *PZ1985-046-01*. Final Plat. Adopted on July 2, 1985.
(9) *PZ1994-030-01*. Replat. Adopted on November 21, 1994.
(10) *PZ1999-045-01*. Replat [*Lots 6 & 7, Block A*]. Adopted on July 19, 1999.
(11) *PZ1999-046-01*. Replat [*Lots 6 & 7, Block B into Lot 6R, Block B*]. Adopted on July 19, 1999.
(12) *PZ1999-111-01*. Replat [*Lots 11 -13, Block B into Lots 11R & 12R, Block B*]. Adopted on January 28, 2000.
(13) *PZ2000-083-01*. Replat [*Lots 3-6, Block D*]. Adopted on October 2, 2000.

(C) *Original Regulating Ordinance*. *Ordinance No. 85-43*

(D) *Concept Plans*.

PHASE 14. SINGLE-FAMILY HOMES.

DRAFT OF 2023

(E) *Density and Development Standards*.

BLOCK A. SINGLE-FAMILY HOMES.

MINIMUM LOT WIDTH	50'
MINIMUM LOT DEPTH	100'
MINIMUM LOT AREA	6,500 SF
MAXIMUM UNITS PER LOT	1
MINIMUM FRONT YARD SETBACK	20'
MINIMUM SIDE YARD SETBACK	5'
MINIMUM REAR YARD SETBACK	10'
MINIMUM PARKING SPACES REQUIRED	2
MINIMUM NUMBER OF GARAGE PARKING SPACES	2
MAXIMUM HEIGHT	30'
MINIMUM DISTANCE BETWEEN BUILDINGS ON THE SAME LOT	10'
MINIMUM DISTANCE BETWEEN BUILDINGS	10'
MINIMUM AREA/DWELLING UNIT (SF) [SUM OF ALL FLOOR AREA'S]	1,200 SF
MAXIMUM BUILDING COVERAGE	40%

BLOCK B. PATIO HOMES.

MINIMUM LOT WIDTH [1]	40'
MINIMUM LOT DEPTH	105'
MINIMUM LOT AREA	4,200 SF
MINIMUM FRONT YARD SETBACK	25'
MINIMUM SIDE YARD SETBACK	0'/10'
MINIMUM REAR YARD SETBACK	10'
MINIMUM PARKING SPACES REQUIRED	2
MINIMUM NUMBER OF PARKING SPACES [2]	2
MAXIMUM HEIGHT	28'
MINIMUM DISTANCE BETWEEN BUILDINGS	10'
MINIMUM FLOOR AREA PER DWELLING UNIT	1,500 SF
MAXIMUM BUILDING COVERAGE	60%

NOTES:
[1]: AT FRONT BUILDING LINE.
[2]: EXCLUDING GARAGE PARKING SPACES.

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Exhibit 'D':
Density and Development Standards

CHANDLER'S LANDING. **PHASE 15**

(A) *Land Uses*. Single-Family Homes

(B) *Development Cases*.

(1) *1973*: Zoning (*Ordinance No. 73-48*). Adopted on November 12, 1973.
(2) *PZ1983-012-01*. Site Plan [*Phases 4, 14, 15, 16, 17, 18, 18A, 19 & 20*]. Adopted on May 2, 1983.
(3) *PZ1983-037-01*. Preliminary Plat, Site Plan and Zoning Change [*Ordinance No. 84-04*]. Adopted on January 9, 1984.
(4) *PZ1983-076-01*. Preliminary Plat. Adopted on January 9, 1984.
(5) *PZ1983-076-02*. Concept Plan. Adopted on January 9, 1984.
(6) *PZ1984-032-01*. Final Plat. Adopted on April 2, 1984.
(7) *PZ1986-045-01*. Zoning [*Ordinance No. 86-64*; *Zero Lot Line and Single-Family Homes*]. Adopted on July 28, 1986.
(8) *PZ1986-058-01*. Final Plat. Adopted on December 15, 1986.
(9) *PZ1992-038-01*. Zoning (*Ordinance No. 92-41; Superseded 84-04 & 86-64*) [*Single-Family Homes*]. Adopted on November 16, 1992.
(10) *PZ1992-043-01*. Preliminary Plat. Adopted on November 16, 1992.
(11) *PZ1994-012-01*. Final Plat. Adopted on November 16, 1992.

(C) *Original Regulating Ordinance*. *Ordinance No. 92-41*

(D) *Concept Plan*.

PHASE 15. SINGLE-FAMILY HOMES.

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(E) *Development Standards*. Unless specifically provided by this Planned Development ordinance, any development within Chandler's Landing, Phase 15 shall be subject to the density and dimensional requirements required for a property situated within the Single-Family 7 (SF-7) District as stipulated by Article 05, *District Development Standards*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future; however the following additional requirements shall apply:

MINIMUM AREA/DWELLING UNIT (SF) [SUM OF ALL FLOOR AREA'S]	1,500 SF
MINIMUM INTERNAL SIDE YARD SETBACK	5'

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Exhibit 'D':
Density and Development Standards

CHANDLER'S LANDING. **PHASE 16**

(A) *Land Uses.* Zero Lot Line Homes

(B) *Development Cases.*

(1) *1973:* Zoning (*Ordinance No. 73-48*). Adopted on November 12, 1973.
(2) *PZ1983-012-01*. Site Plan [*Phases 4, 14, 15, 16, 17, 18, 18A, 19 & 20*]. Adopted on May 2, 1983.
(3) *PZ1983-037-01*. Preliminary Plat, Site Plan and Zoning Change [*Ordinance No. 84-04*]. Adopted on January 9, 1984.
(4) *PZ1984-009-01*. Preliminary Plat [*Lots 1-19, Block C and Lots 1-7, Block D*]. Adopted on February 6, 1984.
(5) *PZ1984-063-01*. Final Plat. Adopted on June 11, 1984.
(6) *PZ1985-082-01*. Final Plat and Zoning [*Ordinance No. 86-04*; *Lots 1-22, Block E and Lots 1-12, Block F*]. Adopted on January 20, 1986.
(7) *PZ1996-093-01*. Replat [*Lots 1 & 2, Block D*]. Adopted on December 16, 1996.
(8) *PZ1999-034-01*. Replat [*Lots 1 & 2, Block E*]. Adopted on May 17, 1999.
(9) *PZ2000-025-01*. Replat [*Lots 5-9 & 17-19, Block E and Lots 8-10, Block F*]. Adopted on April 3, 2000.

(C) *Original Regulating Ordinance. Ordinance No. 86-04*

(D) *Concept Plan.*

PHASE 16. ZERO LOT LINE HOMES.

(E) *Dimensional Standards.* Unless specifically provided by this Planned Development ordinance, any development within Chandler's Landing, Phase 16 shall be subject to the density and dimensional requirements required for a property

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situated within the Zero Lot Line (ZL-5) District as stipulated by Article 05, *District Development Standards*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future; however the following additional requirements shall apply:

MINIMUM LOT WIDTH	40'
MINIMUM LOT DEPTH	100'
MINIMUM LOT AREA	4,000 SF
MINIMUM FRONT YARD SETBACK	20'
MINIMUM SIDE YARD SETBACK	0'/10'
MINIMUM REAR YARD SETBACK	15'
MINIMUM PARKING SPACES REQUIRED [1]	2
MINIMUM NUMBER OF GARAGE PARKING SPACES	2
MAXIMUM HEIGHT	30'
MINIMUM DISTANCE BETWEEN BUILDINGS	10'
MINIMUM AREA/DWELLING UNIT (SF) [SUM OF ALL FLOOR AREA'S]	1,500 SF
MAXIMUM BUILDING COVERAGE	60%

NOTES:
[1]: EXCLUDING GARAGE SPACES.

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Exhibit 'D':
Density and Development Standards

CHANDLER'S LANDING. **PHASE 17**

(A) *Land Uses*. Townhomes, Single-Family Homes, and Zero Lot Line Homes

(B) *Development Cases*.

(1) *1973:* Zoning (*Ordinance No. 73-48*). Adopted on November 12, 1973.
(2) *PZ1983-012-01*. Site Plan [*Phases 4, 14, 15, 16, 17, 18, 18A, 19 & 20*]. Adopted on May 2, 1983.
(3) *PZ1983-037-01*. Preliminary Plat, Site Plan and Zoning Change [*Ordinance No. 84-04*]. Adopted on January 9, 1984.
(4) *PZ1984-010-01*. Preliminary Plat. Adopted on February 6, 1984.
(5) *PZ1984-046-01*. Final Plat. Adopted on June 11, 1984.
(6) *PZ1985-047-01*. Replat. Adopted on July 2, 1985.
(7) *PZ1987-040-01*: Replat [*Lots 1-4, Block C*]. Adopted on August 17, 1987.
(8) *PZ1987-041-01*. Preliminary Plat and Zoning [*Ordinance No. 87-45; Single-Family to Townhomes*]. Adopted on August 17, 1987.
(9) *PZ1991-025-01*. Replat. Adopted September on 16, 1991.
(10) *PZ1991-025-02*. Zoning [*Ordinance No. 91-43*]. Adopted on October 7, 1991.
(11) *PZ1994-047-01*. Replat [*Lot 21, Block A*]. Adopted on January 12, 1995.
(12) *PZ1996-025-01*. Replat [*Lots 1-6, Block A into Lots 1R – 3R, Block A*]. Adopted on May 20, 1996.
(13) *PZ1996-042-01*. Replat and Zoning Change [*Ordinance No. 96-18; Changed Zoning for Lots 1R – 3R, Block A*]. Adopted on July 1, 1996.
(14) *PZ2002-017-01*. Replat [*Lot 21, Block A*]. Adopted on March 18, 2002.

(C) *Original Regulating Ordinance*. *Ordinance No.'s 87-45, 91-43 & 96-18*

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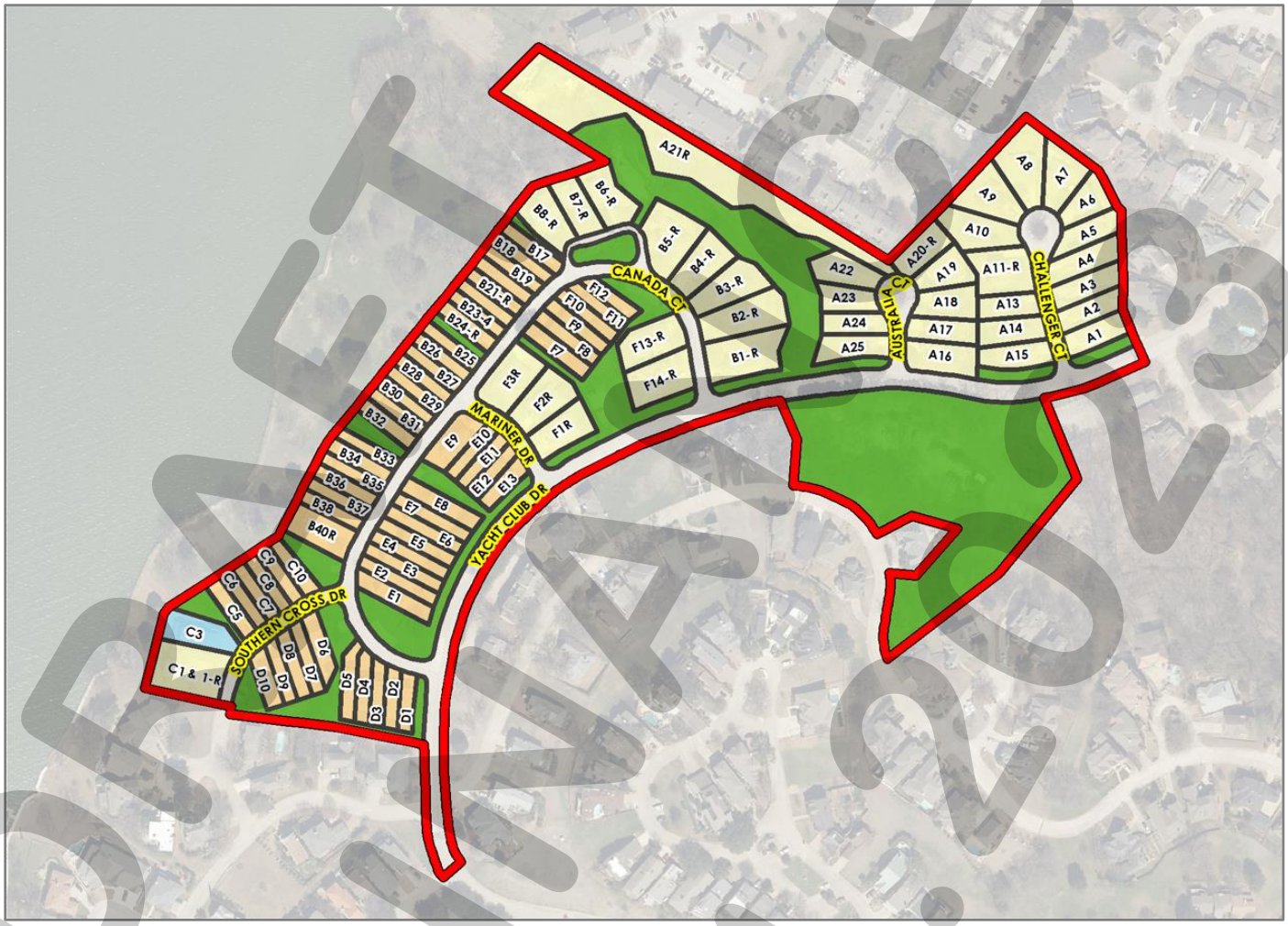
Exhibit 'D':
Density and Development Standards

(D) *Concept Plan.*

PHASE 17. TOWNHOMES, SINGLE-FAMILY HOMES, AND ZERO LOT LINE HOMES.



(E) *Dimensional Standards.*

LOTS 1-25, BLOCK A, CHANDLER'S LANDING PHASE 17.

MINIMUM LOT WIDTH [1]	40'
MINIMUM LOT DEPTH	100'
MINIMUM LOT AREA	4,000 SF
MINIMUM FRONT YARD SETBACK	20'
MINIMUM SIDE YARD SETBACK	0'/10'
MINIMUM REAR YARD SETBACK	15'
MINIMUM PARKING SPACES REQUIRED [2]	2
MAXIMUM HEIGHT	30'
MINIMUM DISTANCE BETWEEN BUILDINGS	10'
MINIMUM AREA/DWELLING UNIT (SF) [SUM OF ALL FLOOR AREA'S]	1,500 SF
MAXIMUM BUILDING COVERAGE	60%

NOTES:
[1]: AT FRONT YARD BUILDING SETBACK.
[2]: EXCLUDING GARAGE SPACES.

BLOCKS B, C, D, E, & F, CHANDLER'S LANDING PHASE 17.

MINIMUM LOT WIDTH	26'

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Exhibit 'D':
Density and Development Standards

MINIMUM LOT AREA	3,000 SF
MINIMUM FRONT YARD SETBACK [1]	20'
MINIMUM SIDE YARD SETBACK	0'
MINIMUM SIDE YARD ADJACENT TO A STREET	10'
MINIMUM REAR YARD SETBACK	10'
MAXIMUM HEIGHT	30'
MINIMUM DISTANCE BETWEEN BUILDINGS [2]	10'
MINIMUM AREA/DWELLING UNIT (SF) [SUM OF ALL FLOOR AREA'S]	1,000 SF
MAXIMUM BUILDING COVERAGE	60%

NOTES:
[1]: 15-FEET WITH A SIDE ENTRY GARAGE.
[2]: MINIMUM OF 20-FEET BETWEEN BUILDINGS EVERY 250-FEET.

LOTS 1-4, BLOCK C, CHANDLER'S LANDING PHASE 17.
Unless specifically provided by this Planned Development ordinance, any development on Lots 1-4, Block C, Chandler's Landing, Phase 17 shall be subject to the density and dimensional requirements required for a property situated within the Zero Lot Line (ZL-5) District as stipulated by Article 05, *District Development Standards*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future; however the following additional requirements shall apply:

MINIMUM LOT WIDTH	40'
MINIMUM LOT DEPTH	100'
MINIMUM LOT AREA	5,000 SF
MINIMUM FRONT YARD SETBACK	20'
MINIMUM SIDE YARD SETBACK	0'/10'
MINIMUM PARKING SPACES REQUIRED [1]	2
MINIMUM REAR YARD SETBACK	15'
MAXIMUM HEIGHT	30'
MINIMUM DISTANCE BETWEEN BUILDINGS	10'
MINIMUM AREA/DWELLING UNIT (SF) [SUM OF ALL FLOOR AREA'S]	1,750 SF
MAXIMUM BUILDING COVERAGE	60%

NOTES:
[1]: EXCLUDING GARAGE SPACES.

LOTS 1-R – 8-R, BLOCK B; LOTS 1-R, BLOCK C; AND LOTS 13-R & 14-R, BLOCK F, CHANDLER'S LANDING PHASE 17.
Unless specifically provided by this Planned Development ordinance, any development on Lots 1-R – 8-R, Block B; Lots 1-R, Block C; and Lots 13-R & 14-R, Block F, Chandler's Landing Phase 17 shall be subject to the density and dimensional requirements required for a property situated within the Single-Family 10 (SF-10) District as stipulated by Article 05, *District Development Standards*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future; however the following additional requirements shall apply:

MINIMUM LOT WIDTH	40'
MINIMUM LOT DEPTH	100'
MINIMUM LOT AREA	5,500 SF
MINIMUM FRONT YARD SETBACK	20'
MINIMUM SIDE YARD SETBACK	5'
MINIMUM SIDE YARD ADJACENT TO A STREET	15'
MINIMUM REAR YARD SETBACK	10'
MINIMUM PARKING SPACES REQUIRED [1]	2
MINIMUM GARAGE PARKING SPACES REQUIRED	2
MAXIMUM HEIGHT	30'
MINIMUM DISTANCE BETWEEN BUILDINGS	10'
MINIMUM AREA/DWELLING UNIT (SF) [SUM OF ALL FLOOR AREA'S]	1,750 SF
MAXIMUM BUILDING COVERAGE	40%

NOTES:
[1]: EXCLUDING GARAGE SPACES.

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Exhibit 'D':
Density and Development Standards

CHANDLER'S LANDING. **PHASE 18/SECTION 1**

(A) *Land Uses*. Townhomes and Single-Family Homes

(B) *Development Cases*.

(1) *1973*: Zoning (*Ordinance No. 73-48*). Adopted on November 12, 1973.
(2) *PZ1983-012-01*. Site Plan [*Phases 4, 14, 15, 16, 17, 18, 18A, 19 & 20*]. Adopted on May 2, 1983.
(3) *PZ1983-037-01*. Preliminary Plat, Site Plan and Zoning Change [*Ordinance No. 84-04*]. Adopted on January 9, 1984.
(4) *PZ1984-024-01*. Preliminary Plat and Concept Plan. Adopted on April 2, 1984.
(5) *PZ1985-039-01*. Preliminary Plat, Final Plat, Site Plan, and Zoning [*Ordinance No 85-43*]. Adopted on August 26, 1985.
(6) *PZ1985-048-01*. Final Plat. Adopted on July 2, 1985.
(7) *PZ1991-025-01*. Replat [*Lots 1-10, Block A to Lots 1-R – 5-R, Block A*]. Adopted on September 16, 1991.
(8) *PZ1991-025-02*. Zoning [*Ordinance No. 91-43*; *Lots 1-R – 5-R, Block A*]. Adopted on October 7, 1991.
(9) *PZ1992-041-01*. Replat [*Lots 11-15, Block A to Lots 6-R – 8-R, Block A*] and Zoning [*Ordinance No. 92-43; Lots 6-R – 8-R*]. Adopted on December 7, 1992.
(10) *PZ1994-006-01*. Replat [*Lots 1-R & 2-R, Block A*]. Adopted on March 21, 1994.
(11) *PZ1999-002-01*. Replat [*Lots 7 & 8, Block A to Lot 7RA, Block A*]. Adopted on February 9, 1999.

(C) *Original Regulating Ordinance*. *Ordinance No.'s 85-43*, *91-43 & 92-43*

(F) *Concept Plan*.

PHASE 18/SECTION 1. TOWNHOMES AND SINGLE-FAMILY HOMES.

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(D) *Dimensional Standards*.

TOWNHOMES.

MINIMUM LOT WIDTH [1]	26'
MINIMUM LOT DEPTH	100'
MINIMUM LOT AREA	3,000 SF
MAXIMUM UNITS PER LOT	1
MINIMUM FRONT YARD SETBACK [FRONT ENTRY GARAGE] [2]	20'
MINIMUM SIDE YARD SETBACK	0'
MINIMUM SIDE YARD SETBACK ADJACENT TO A STREET	10'
MINIMUM REAR YARD SETBACK	10'
MINIMUM PARKING SPACES REQUIRED	2
MINIMUM NUMBER OF GARAGE PARKING SPACES	2
MAXIMUM HEIGHT	30'
MINIMUM LENGTH OF DRIVEWAY PAVEMENT ON SIDE OR REAR	20'
MINIMUM DISTANCE BETWEEN BUILDINGS [3]	20'
MAXIMUM NUMBER OF ATTACHED UNITS [4]	8
MAXIMUM DENSITY [DWELLING UNITS PER ACRE]	8
MINIMUM AREA/DWELLING UNIT (SF) [SUM OF ALL FLOOR AREA'S]	1,000 SF
MINIMUM LANDSCAPING PERCENTAGE	10%
MAXIMUM BUILDING COVERAGE	60%

NOTES:
[1]: THE MINIMUM LOT WIDTH SHALL BE MEASURE AT THE FRONT YARD BUILDING SETBACK.
[2]: THE FRONT YARD SETBACK CAN BE REDUCED TO 15-FEET FOR SIDE AND REAR ENTRY GARAGES.
[3]: EVERY 250-FEET.
[4]: UP TO 250-FEET.

LOTS 1-R – 5-R, BLOCK A, CHANDLER'S LANDING PHASE 18/SECTION 1.
Unless specifically provided by this Planned Development ordinance, any development on Lots 1-R – 5-R, Block A, Chandler's Landing Phase 18/Section 1 shall be subject to the density and dimensional requirements required for a property situated within the Single-Family 10 (SF-10) District as stipulated by Article 05, *District Development Standards*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future; however the following additional requirements shall apply:

MINIMUM LOT WIDTH	40'
MINIMUM LOT DEPTH	100'
MINIMUM LOT AREA	6,000 SF
MINIMUM FRONT YARD SETBACK	20'
MINIMUM SIDE YARD SETBACK	5'
MINIMUM SIDE YARD ADJACENT TO A STREET	15'
MINIMUM REAR YARD SETBACK	10'
MINIMUM PARKING SPACES REQUIRED [1]	2
MINIMUM GARAGE PARKING SPACES REQUIRED	2
MAXIMUM HEIGHT	30'
MINIMUM DISTANCE BETWEEN BUILDINGS	10'
MINIMUM AREA/DWELLING UNIT (SF) [SUM OF ALL FLOOR AREA'S]	1,750 SF
MAXIMUM BUILDING COVERAGE	40%

NOTES:
[1]: EXCLUDING GARAGE SPACES.

LOTS 6-R – 8-R, BLOCK A, CHANDLER'S LANDING PHASE 18/SECTION 1.
Unless specifically provided by this Planned Development ordinance, any development on Lots 6-R – 8-R, Block A, Chandler's Landing Phase 18/Section 1 shall be subject to the density and dimensional requirements required for a property situated within the Single-Family 10 (SF-10) District as stipulated by Article 05, *District Development Standards*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future; however the following additional requirements shall apply:

MINIMUM LOT WIDTH	40'

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Exhibit 'D':
Density and Development Standards

MINIMUM LOT DEPTH	100'
MINIMUM LOT AREA	5,700 SF
MINIMUM FRONT YARD SETBACK	25'
MINIMUM SIDE YARD SETBACK	5'
MINIMUM REAR YARD SETBACK	20'
MINIMUM PARKING SPACES REQUIRED [1]	2
MINIMUM GARAGE PARKING SPACES REQUIRED	2
MAXIMUM HEIGHT	30'
MINIMUM DISTANCE BETWEEN BUILDINGS	10'
MINIMUM AREA/DWELLING UNIT (SF) [SUM OF ALL FLOOR AREA'S]	1,750 SF
MAXIMUM BUILDING COVERAGE	40%

NOTES:
[1]: EXCLUDING GARAGE SPACES.

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Exhibit 'D':
Density and Development Standards

CHANDLER'S LANDING. **PHASE 18/SECTION 2**

(A) *Land Uses*. Zero Lot Line Homes and Single-Family Homes

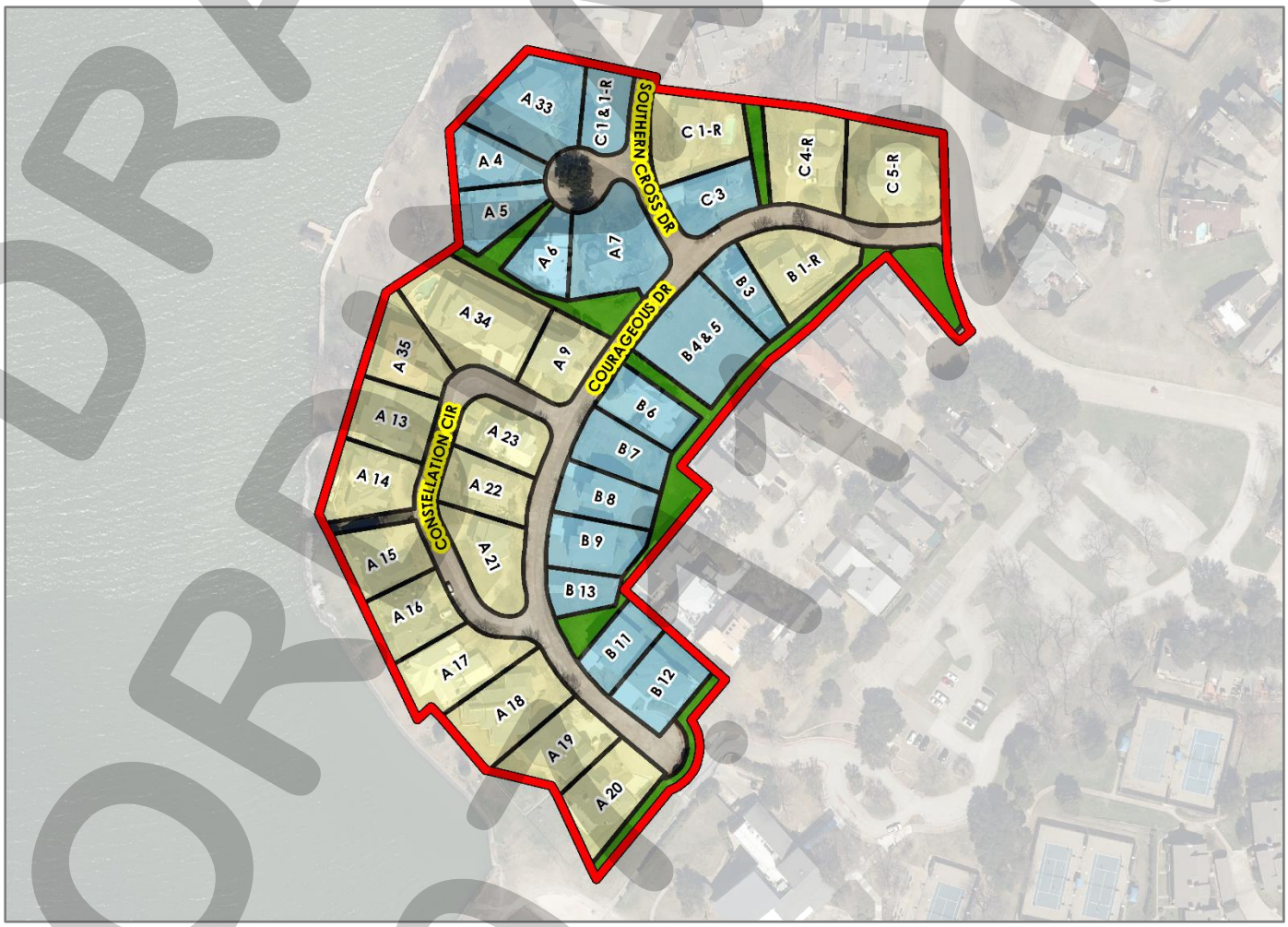
(B) *Development Cases*.

(1) *1973*: Zoning (*Ordinance No. 73-48*). Adopted on November 12, 1973.
(2) *PZ1983-012-01*. Site Plan [*Phases 4, 14, 15, 16, 17, 18, 18A, 19 & 20*]. Adopted on May 2, 1983.
(3) *PZ1983-037-01*. Preliminary Plat, Site Plan and Zoning Change [*Ordinance No. 84-04*]. Adopted on January 9, 1984.
(4) *PZ1984-024-01*. Preliminary Plat and Concept Plan. Adopted on April 2, 1984.
(5) *PZ1985-039-01*. Preliminary Plat, Final Plat, Site Plan, and Zoning [*Ordinance No 85-43*]. Adopted on August 26, 1985.
(6) *PZ1985-048-01*. Final Plat. Adopted on July 2, 1985.
(7) *PZ1988-008-01*. Replat [*Lots 1, 7 & 8, Block A and Lots 1-3, Block C*]. Adopted on May 2, 1988.
(8) *PZ1988-032-01*. Replat [*Lots 1-32, Block A and Lots 4-16, Block B*]. Adopted on August 1, 1988.
(9) *PZ1988-038-01*. Zoning [*Ordinance No. 88-51; Single Family Homes for Lots 9-23, Block A*]. Adopted on October 3, 1988.
(10) *PZ1988-059-01*. Replat [*Lots 1, 7 & 8, Block A and Lots 1-3, Block C*]. Adopted on March 20, 1989.
(11) *PZ1991-025-01*. Replat [*Lots 1-10, Block A to Lots 1-R – 5-R, Block A*]. Adopted on September 16, 1991.
(12) *PZ1991-025-02*. Zoning [*Ordinance No. 91-43*; *Lots 1-R – 5-R, Block A*]. Adopted on October 7, 1991.

(C) *Original Regulating Ordinance*. *Ordinance No.'s 84-04, 88-51 & 91-43*

(D) *Concept Plan*.

PHASE 18/SECTION 2. ZERO LOT LINE HOMES AND SINGLE-FAMILY HOMES



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(E) *Dimensional Standards*.

ZERO LOT LINE HOMES.

MINIMUM LOT WIDTH [1]	40'
MINIMUM LOT DEPTH	100'
MINIMUM LOT AREA	4,000 SF
MINIMUM FRONT YARD SETBACK	20'
MINIMUM SIDE YARD SETBACK	0'/10'
MINIMUM REAR YARD SETBACK	15'
MINIMUM PARKING SPACES REQUIRED [2]	2
MAXIMUM HEIGHT	30'
MINIMUM DISTANCE BETWEEN BUILDINGS	10'
MINIMUM AREA/DWELLING UNIT (SF) [SUM OF ALL FLOOR AREA'S]	1,750 SF
MAXIMUM BUILDING COVERAGE	60%

NOTES:
[1]: THE MINIMUM LOT WIDTH SHALL BE MEASURE AT THE FRONT YARD BUILDING SETBACK.
[2]: EXCLUDING GARAGE SPACES.

LOTS 9-23, BLOCK A, CHANDLER'S LANDING PHASE 18/SECTION 2 (SINGLE-FAMILY DETACHED HOMES).

MINIMUM LOT WIDTH [1]	45'
MINIMUM LOT DEPTH	100'
MINIMUM LOT AREA	6,500 SF
MAXIMUM HOMES PER LOT	1
MINIMUM FRONT YARD SETBACK	20'
MINIMUM SIDE YARD SETBACK	5'
MINIMUM REAR YARD SETBACK	15'
MINIMUM PARKING SPACES REQUIRED	2
MINIMUM GARAGE PARKING SPACES REQUIRED	2
MAXIMUM HEIGHT	30'
MINIMUM DISTANCE BETWEEN SEPARATE BUILDINGS [2]	10'
MINIMUM DISTANCE BETWEEN BUILDINGS	10'
MINIMUM AREA/DWELLING UNIT (SF) [SUM OF ALL FLOOR AREA'S]	1,500 SF
MAXIMUM BUILDING COVERAGE	40%

NOTES:
[1]: THE MINIMUM LOT WIDTH SHALL BE MEASURE AT THE FRONT YARD BUILDING SETBACK.
[2]: ON THE SAME LOT OR PARCEL OF LAND.

LOT 1-R, BLOCK B AND LOTS 1-R, 4-R & 5-R, BLOCK C, CHANDLER'S LANDING PHASE 18/SECTION 2.
Unless specifically provided by this Planned Development ordinance, any development on Lot 1-R, Block B and Lots 1-R, 4-R, & 5-R, Block C, Chandler's Landing Phase 18/Section 2 shall be subject to the density and dimensional requirements required for a property situated within the Single-Family 10 (SF-10) District as stipulated by Article 05, *District Development Standards*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future; however the following additional requirements shall apply:

MINIMUM LOT WIDTH	40'
MINIMUM LOT DEPTH	100'
MINIMUM LOT AREA	6,000 SF
MINIMUM FRONT YARD SETBACK	20'
MINIMUM SIDE YARD SETBACK	5'
MINIMUM SIDE YARD ADJACENT TO A STREET	15'
MINIMUM REAR YARD SETBACK	10'
MINIMUM PARKING SPACES REQUIRED [1]	2
MINIMUM GARAGE PARKING SPACES REQUIRED	2
MAXIMUM HEIGHT	30'
MINIMUM DISTANCE BETWEEN BUILDINGS	10'
MINIMUM AREA/DWELLING UNIT (SF) [SUM OF ALL FLOOR AREA'S]	1,750 SF
MAXIMUM BUILDING COVERAGE	40%

NOTES:
[1]: EXCLUDING GARAGE SPACES.

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Exhibit 'D':
Density and Development Standards

CHANDLER'S LANDING. **PHASE 19**

(A) *Land Uses*. Single-Family Homes

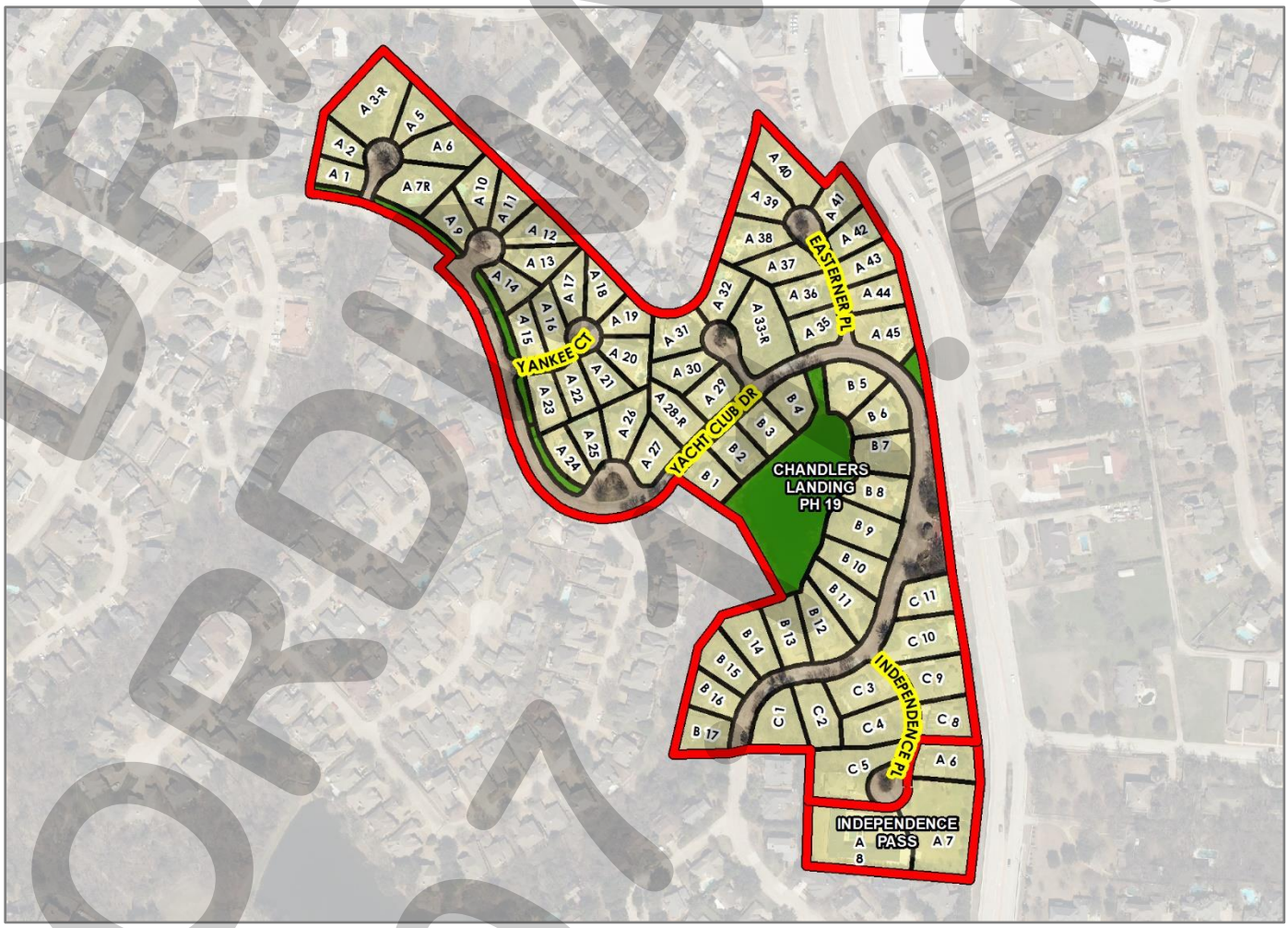
(B) *Development Cases*.

(1) *1973:* Zoning (*Ordinance No. 73-48*). Adopted on November 12, 1973.
(2) *PZ1983-012-01*. Site Plan [*Phases 4, 14, 15, 16, 17, 18, 18A, 19 & 20*]. Adopted on May 2, 1983.
(3) *PZ1983-037-01*. Preliminary Plat, Site Plan and Zoning Change [*Ordinance No. 84-04*]. Adopted on January 9, 1984.
(4) *PZ1985-025-01*. Preliminary Plat. Adopted on April 2, 1984.
(5) *PZ1985-025-01*. Concept Plan. Adopted on April 2, 1984.
(6) *PZ1985-039-01*. Preliminary Plat, Final Plat, Site Plan, and Zoning Change [*Ordinance No. 85-43*]. Adopted on July 2, 1985.
(7) *PZ1985-045-01*. Preliminary Plat and Concept Plan. Adopted on July 2, 1985.
(8) *PZ1985-056-01*. Final Plat. Adopted on July 2, 1985.
(9) *PZ1996-015-01*. Replat [*Lots 7 & 8, Block A to Lot 7R, Block A*]. Adopted on May 20, 1996.
(10) *PZ1998-040-01*. Replat [*Lots 33 & 34, Block A*]. Adopted on September 21, 1998.
(11) *PZ1999-015-01*. Replat. Adopted on March 15, 1999.
(12) *PZ2000-009-01*. Replat [*Lot 1R, Block B*]. Adopted on March 20, 2000.

(C) *Original Regulating Ordinance. Ordinance No. 85-43*

(D) *Concept Plan*.

PHASE 19. SINGLE-FAMILY HOMES



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(E) *Dimensional Standards*.

SINGLE-FAMILY HOMES.

MINIMUM LOT WIDTH	50'
MINIMUM LOT DEPTH	100'
MINIMUM LOT AREA	6,000 SF
MAXIMUM UNITS PER LOT	1
MINIMUM FRONT YARD SETBACK	20'
MINIMUM SIDE YARD SETBACK	5'
MINIMUM REAR YARD SETBACK	10'
MINIMUM PARKING SPACES REQUIRED	2
MINIMUM NUMBER OF GARAGE PARKING SPACES	2
MAXIMUM HEIGHT	30'
MINIMUM DISTANCE BETWEEN BUILDINGS ON THE SAME LOT	10'
MINIMUM DISTANCE BETWEEN BUILDINGS	10'
MINIMUM AREA/DWELLING UNIT (SF) [SUM OF ALL FLOOR AREA'S]	1,200 SF
MAXIMUM BUILDING COVERAGE	40%

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Exhibit 'D':
Density and Development Standards

CHANDLER'S LANDING. **PHASE 20**

(A) *Land Uses*. Single-Family Homes

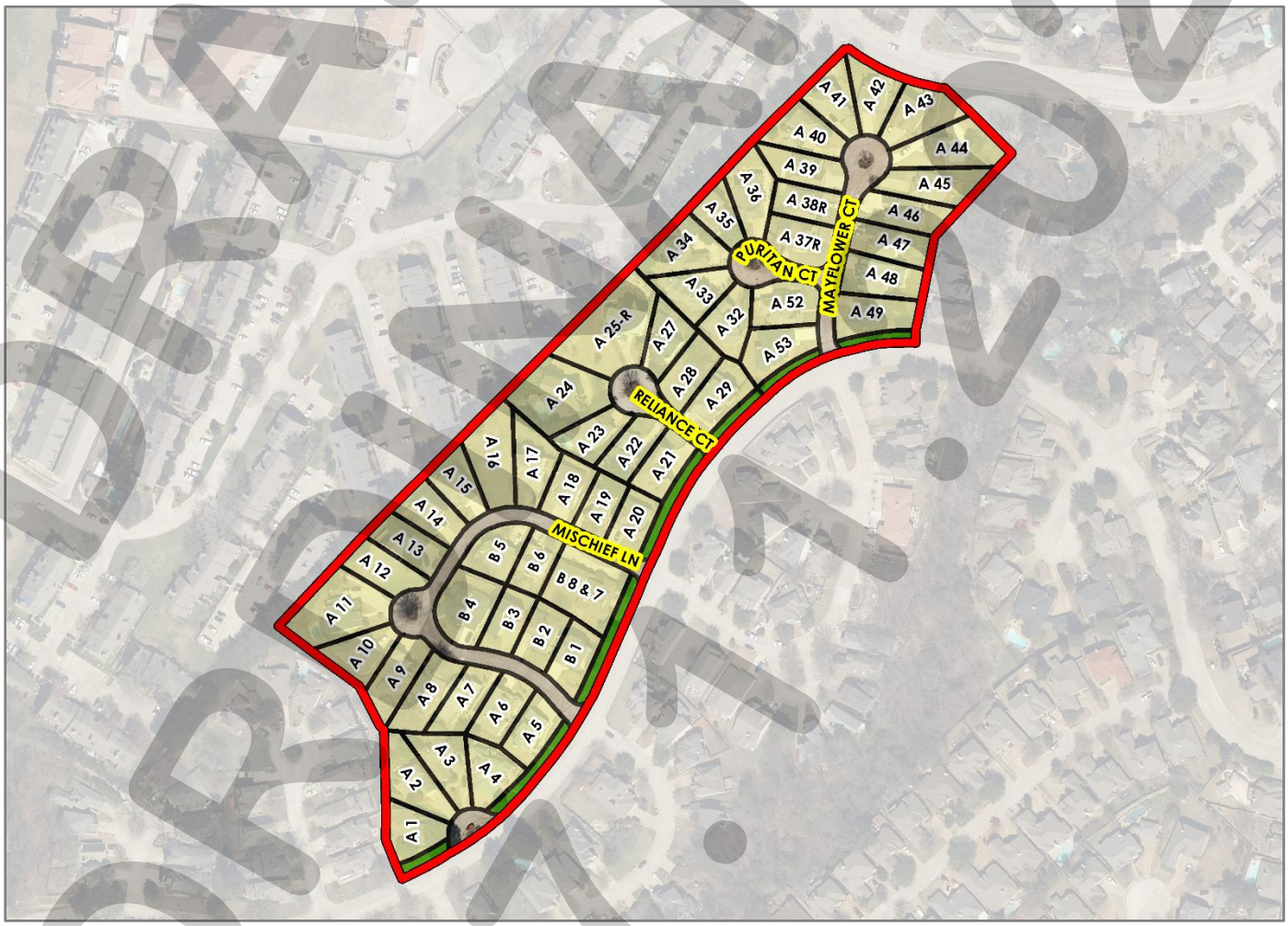
(B) *Development Cases*.

(1) *1973:* Zoning (*Ordinance No. 73-48*). Adopted on November 12, 1973.
(2) *PZ1983-012-01*. Site Plan [*Phases 4, 14, 15, 16, 17, 18, 18A, 19 & 20*]. Adopted on May 2, 1983.
(3) *PZ1983-037-01*. Preliminary Plat, Site Plan and Zoning Change [*Ordinance No. 84-04*]. Adopted on January 9, 1984.
(4) *PZ1985-039-01*. Preliminary Plat, Final Plat, Site Plan, and Zoning Change [*Ordinance No. 85-43*]. Adopted on July 2, 1985.
(5) *PZ1985-049-01*. Preliminary Plat and Concept Plan. Adopted on July 2, 1985.
(6) *PZ1985-051-01*. Final Plat. Adopted on July 2, 1985.
(7) *PZ1994*-029-01. Replat. Adopted on November 21, 1994.
(8) *PZ2002*-034-01. Replat [*Lots 37 & 38, Block A to Lot 37A, Block A*]. Adopted on May 20, 2002.

(C) *Original Regulating Ordinance*. *Ordinance No. 85-43*

(D) *Concept Plan*.

PHASE 20. SINGLE-FAMILY HOMES



(E) *Dimensional Standards*.

SINGLE-FAMILY HOMES.

MINIMUM LOT WIDTH	50'

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Exhibit 'D':
Density and Development Standards

MINIMUM LOT DEPTH	100'
MINIMUM LOT AREA	6,000 SF
MAXIMUM UNITS PER LOT	1
MINIMUM FRONT YARD SETBACK	20'
MINIMUM SIDE YARD SETBACK	5'
MINIMUM REAR YARD SETBACK	10'
MINIMUM PARKING SPACES REQUIRED	2
MINIMUM NUMBER OF GARAGE PARKING SPACES	2
MAXIMUM HEIGHT	30'
MINIMUM DISTANCE BETWEEN BUILDINGS ON THE SAME LOT	10'
MINIMUM DISTANCE BETWEEN BUILDINGS	10'
MINIMUM AREA/DWELLING UNIT (SF) [SUM OF ALL FLOOR AREA'S]	1,200 SF
MAXIMUM BUILDING COVERAGE	40%

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Exhibit 'D':
Density and Development Standards

THE CABANAS AT CHANDLER'S LANDING.

(A) *Land Uses*. Townhomes

(B) *Development Cases*.

(1) *1973*: Zoning (*Ordinance No. 73-48*). Adopted on November 12, 1973.
(2) *PZ1984-081-01*. Development Plan. Adopted on September 10, 1984.
(3) *PZ1985-072-01*. Concept Plan. Adopted on September 10, 1984.
(4) *PZ1990-029-01*. Zoning Change [*Ordinance No. 90-38*]. Adopted on November 5, 1990.
(5) *Z2014-006*. Zoning [*Ordinance No. 14-15*]. Adopted on April 7, 2014.
(6) *P2014-007*. Replat. Adopted on July 7, 2014.

(C) *Original Regulating Ordinance*. *Ordinance No. 14-15*

(D) *Concept Plan*.

THE CABANAS AT CHANDLER'S LANDING. TOWNHOMES

(E) *Development Standards*.

(1) *Purpose*. It was the intent of *Ordinance No. 14-15* to maintain the current conditions of the subject property, while permitting property owners to physically subdivide their properties into lots to delineate the open space that will be dedicated to the *Chandler's Landing Homeowner's Association*.

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(2) *Permitted Uses*. The following are the only permitted land uses that shall be established on the *Subject Property*:

(a) *Permitted Uses*. Uses permitted *by right* or by *Specific Use Permit (SUP)* in Planned Development District 8 (PD-8). Uses subject to the approval of a *Specific Use Permit (SUP)* shall be required to follow the procedure for requesting a *SUP* as set forth in Article 11, *Development Applications and Review Procedures*, of the Unified Development Code.

(b) *Townhomes*. A single-family dwelling unit constructed in a series, or group of units that share common walls, and are situated on an individual or separate lot.

NOTE: All development of the Subject Property should conform to the Concept Plan depicted above.

(3) *Maximum Number of Units*. The *Subject Property* may contain no more than nine (9) townhomes that conform to the *Concept Plan* depicted above.

(4) *Density and Development Requirements*.

TOWNHOMES

MINIMUM LOT WIDTH	20'
MINIMUM LOT DEPTH	40'
MINIMUM LOT AREA	2,200 SF
MAXIMUM UNITS PER LOT	1
MINIMUM FRONT YARD SETBACK	0'
MINIMUM SIDE YARD SETBACK [1]	0'
MINIMUM REAR YARD SETBACK	0'
MINIMUM OFF-STREET PARKING SPACES REQUIRED	2
MAXIMUM HEIGHT	30'
MAXIMUM BUILDING COVERAGE (AS PERCENTAGE OF LOT AREA)	100%

NOTES:
[1]: THE INTERNAL SIDE YARD SETBACK SHALL BE SUBJECT TO ALL BUILDING CODES AND THE SIDE YARD ABUTTING A STRUCTURE SHALL BE REQUIRED TO BE SEPERATED BY A FIRE-RETARDANT WALL.

(5) *Additional Restrictions*. No fences or any other type of barricade shall be permitted on any property depicted in the *Concept Plan* depicted above.

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Exhibit 'D':
Density and Development Standards

THE CABANAS.

(A) *Land Uses*. Townhomes

(B) *Development Cases*.

(1) *1973*: Zoning (*Ordinance No. 73-48*). Adopted on November 12, 1973.
(2) *PZ1990-029-01*. Zoning Change [*Ordinance No. 90-38*]. Adopted on November 5, 1990.
(3) *PZ1990-029-02*. Final Plat. Adopted on November 5, 1990.

(C) *Original Regulating Ordinance. Ordinance No. 90-38*

(D) *Concept Plan*.

THE CABANAS. TOWNHOMES

(E) *Development Standards*.

(1) *Permitted Uses*. One (1) attached townhouse unit with fire walls on an individual lot with a maximum of two (2) attached units on two (2) separate lots.

(2) *Density*. Development or redevelopment of the above described tract shall be limited to no more than six (6) single-family townhouse lots.

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(3) *Density and Development Requirements.*

TOWNHOMES

MINIMUM LOT WIDTH [1]	25'
MINIMUM LOT DEPTH	42'
MINIMUM LOT AREA	1,050 SF
MAXIMUM UNITS PER LOT	1
MINIMUM SQUARE FOOT PER DWELLING UNIT	1,200 SF
MINIMUM FRONT YARD SETBACK	0'
MINIMUM SIDE YARD SETBACK [2]	0'
MINIMUM REAR YARD SETBACK	0'
MINIMUM OFF-STREET PAVED PARKING SPACES REQUIRED [3]	2
MAXIMUM HEIGHT	23'
MAXIMUM BUILDING COVERAGE (AS PERCENTAGE OF LOT AREA)	100%

NOTES:
[1]: ON A PUBLIC STREET OR APPROVED PRIVATE ACCESS.
[2]: THE INTERNAL SIDE YARD SETBACK SHALL BE SUBJECT TO ALL BUILDING CODES AND THE SIDE YARD ABUTTING A STRUCTURE SHALL BE REQUIRED TO BE SEPERATED BY A FIRE-RETARDANT WALL.
[3]: REQUIRED FOR EACH RESIDENTIAL DWELLING UNIT.

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Exhibit 'D':
Density and Development Standards

MATCH POINT.

(A) *Land Uses*. Townhomes

(B) *Development Cases*.

(1) *1973*: Zoning (*Ordinance No. 73-48*). Adopted on November 12, 1973.
(2) *1981*: Final Plat. Adopted on August 5, 1981.

(C) *Original Regulating Ordinance. Ordinance No. 73-48*

(D) *Concept Plan*.

MATCH POINT. MULTI-FAMILY STRUCTURE OR CONDOMINIUM

(E) *Density and Development Standards*.

MULTI-FAMILY STRUCTURE OR CONDOMINIUM

MINIMUM LOT WIDTH	70'
MINIMUM LOT DEPTH	100'
MINIMUM LOT AREA	2,000 SF
MINIMUM FRONT YARD SETBACK	25'
MINIMUM SIDE YARD SETBACK	(2) & (3) [1]
MINIMUM REAR YARD SETBACK	10'

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MINIMUM PARKING SPACES REQUIRED PER UNIT	1½
MAXIMUM BUILDING COVERAGE	40%

NOTES:

[1]: AS PER 9-602 OF THE 1972 ZONING ORDINANCE:

(2) MULTIPLE FAMILY DWELLINGS NOT EXCEEDING THREE (3) STORIES IN HEIGHT SHALL PROVIDE A MINIMUM SIDE YARD OF FIFTEEN (15) FEET BETWEEN ANY BUILDING WALL CONTAINING OPENINGS FOR WINDOWS, LIGHT, AND AIR AND ANY SIDE LOT LINE EXCEPT THAT ANY SUCH BUILDING FACE OR WALL NOT EXCEEDING 35-FEET IN WIDTH MAY PROVIDE A MINIMUM SIDE YARD OF TEN (10) FEET. WHERE A BUILDING WAIL CONTAINS NO OPENINGS FOR WINDOWS, LIGHT OR AIR, A MINIMUM SIDE YARD OF TEN (10) FEET SHALL BE PROVIDED BETWEEN SUCH WALL AND THE SIDE LOT LINE.

(3) ON A CORNER LOT, A SIDE YARD ADJACENT TO A STREET FOR A MULTIPLE FAMILY DWELLING NOT EXCEEDING THREE (3) STORIES IN HEIGHT SHALL NOT BE LESS THAN 15-FEET AND NO BALCONY OR PORCH OR ANY PORTION OF THE BUILDING MAY EXTEND INTO SUCH REQUIRED SIDE YARD EXCEPT THAT A ROOF MAY OVERHANG SUCH SIDE YARD NOT TO EXCEED FOUR (4) FEET.

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Exhibit 'D':
Density and Development Standards

CUTTER HILL. **PHASES 1, 2, & 3**

(A) *Land Uses*. Condominiums

(B) *Development Cases*.

(1) *1973*: Zoning (*Ordinance No. 73-48*). Adopted on November 12, 1973.
(2) *1977*: Final Plat for Phase 1. Adopted on January 4, 1977.
(3) *1977*: Final Plat for Phase 2. Adopted on November 17, 1977.
(4) *1981*: Final Plat for Phase 3. Adopted on June 15, 1981.

(C) *Original Regulating Ordinance*. *Ordinance No. 73-48*

(D) *Concept Plan*.

CUTTER HILL, PHASES 1, 2, & 3. MULTI-FAMILY STRUCTURE OR CONDOMINIUM

(E) *Density and Development Standards*.

MULTI-FAMILY STRUCTURE OR CONDOMINIUM

MINIMUM LOT WIDTH	70'
MINIMUM LOT DEPTH	100'
MINIMUM LOT AREA	2,000 SF
MINIMUM FRONT YARD SETBACK	25'

DRAFT NOTICE 07.12.2023

Exhibit 'D':
Density and Development Standards

MINIMUM SIDE YARD SETBACK	(2) & (3) [1]
MINIMUM REAR YARD SETBACK	10'
MINIMUM PARKING SPACES REQUIRED PER UNIT	1½
MAXIMUM BUILDING COVERAGE	40%

NOTES:

[1]: AS PER 9-602 OF THE 1972 ZONING ORDINANCE:

(2) MULTIPLE FAMILY DWELLINGS NOT EXCEEDING THREE (3) STORIES IN HEIGHT SHALL PROVIDE A MINIMUM SIDE YARD OF FIFTEEN (15) FEET BETWEEN ANY BUILDING WALL CONTAINING OPENINGS FOR WINDOWS, LIGHT, AND AIR AND ANY SIDE LOT LINE EXCEPT THAT ANY SUCH BUILDING FACE OR WALL NOT EXCEEDING 35-FEET IN WIDTH MAY PROVIDE A MINIMUM SIDE YARD OF TEN (10) FEET. WHERE A BUILDING WAIL CONTAINS NO OPENINGS FOR WINDOWS, LIGHT OR AIR, A MINIMUM SIDE YARD OF TEN (10) FEET SHALL BE PROVIDED BETWEEN SUCH WALL AND THE SIDE LOT LINE.

(3) ON A CORNER LOT, A SIDE YARD ADJACENT TO A STREET FOR A MULTIPLE FAMILY DWELLING NOT EXCEEDING THREE (3) STORIES IN HEIGHT SHALL NOT BE LESS THAN 15-FEET AND NO BALCONY OR PORCH OR ANY PORTION OF THE BUILDING MAY EXTEND INTO SUCH REQUIRED SIDE YARD EXCEPT THAT A ROOF MAY OVERHANG SUCH SIDE YARD NOT TO EXCEED FOUR (4) FEET.

DRAFT ORDINANCE 07.11.2023

Exhibit 'D':
Density and Development Standards

HARBOR LANDING. **PHASES 1 & 2**

(A) *Land Uses*. Single-Family Homes

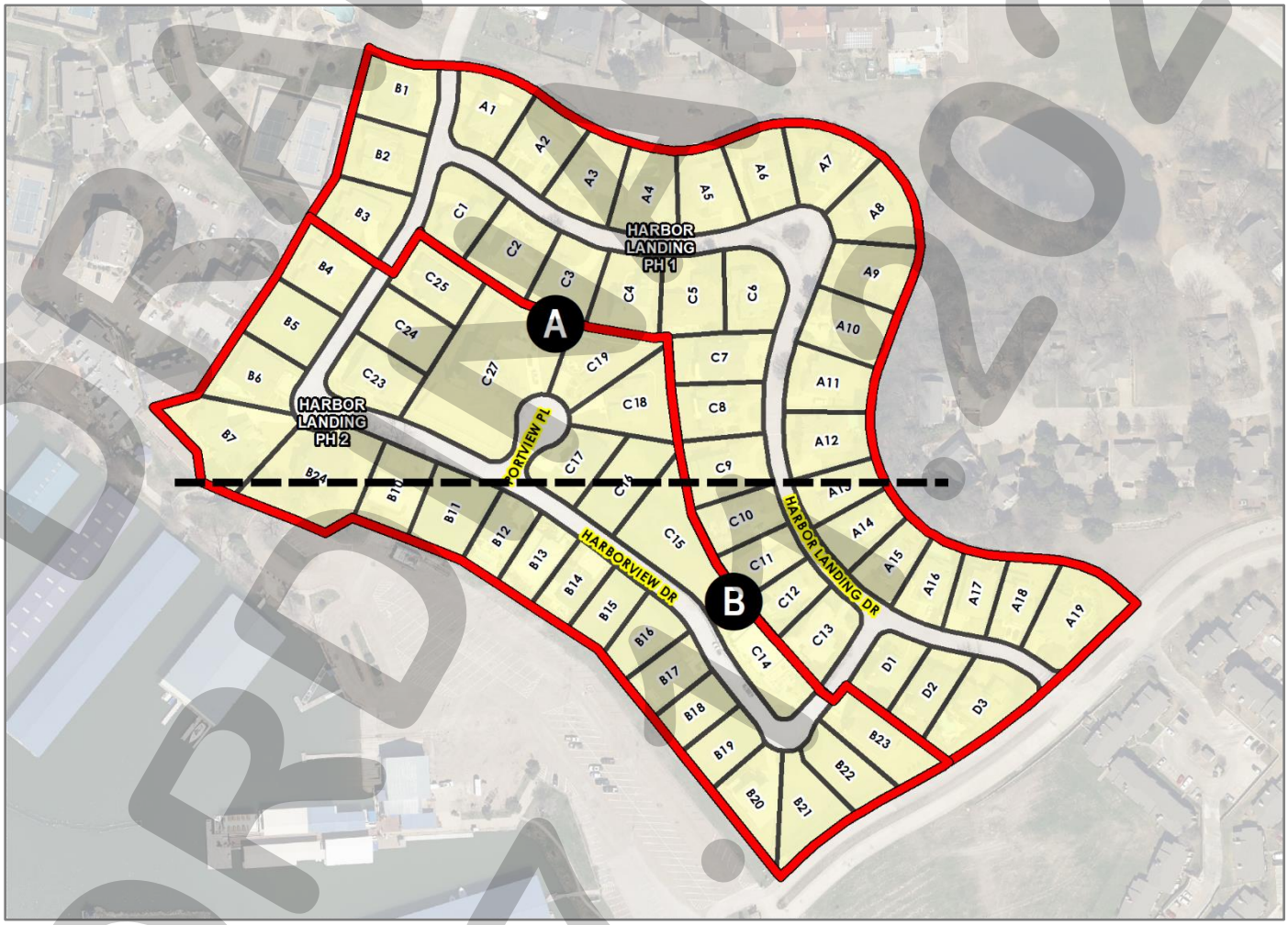
(B) *Development Cases*.

(1) *PZ1984-030-01*: Zoning Change [*Ordinance No. 84-16; Single-Family 10 (SF-10) District & Single-Family 7 (SF-7) District Land Uses*]. Adopted on April 2, 1984.
(2) *PZ1984-030-01*: Resolution [*Resolution No. 87-19; Settlement Agreement*]. Adopted on June 15, 1987.
(3) *PZ1984-030-01*: Resolution [*Resolution No. 87-20; Settlement Agreement*]. Adopted on June 15, 1987.
(4) *PZ1986-048-01*: Final Plat for Phase 1. Adopted on December 15, 1986.
(5) *PZ1987-022-01*: Preliminary Plat for Phase 2. Adopted on April 20, 1987.
(6) *PZ1987-030-01*: Final Plat for Phase 2. Adopted on June 15, 1987.

(C) *Original Regulating Ordinance*. *Ordinance No. 84-16*

(D) *Concept Plan*.

PHASES 1 & 2. SINGLE-FAMILY HOMES



(E) *Elevations Per Settlement Agreement*.

DRAFT ORDINANCE 07-2023

Exhibit 'D':
Density and Development Standards

BLOCK B.

LOT NO.	MAXIMUM ROOFTOP ELEVATION PER COURT ORDER	MAXIMUM PAD ELEVATION PER COURT ORDER	AS-BUILT PAD ELEVATION	MAXIMUM HEIGHT PER COURT ORDER	ADJUSTED MAXIMUM HEIGHT
4	488.00	466.00		22.00'	
5	488.00	459.00		29.00'	
6	471.00	448.00	450.00	23.00'	21.00'
7	471.00	448.00		23.00'	
8	471.00	448.00		23.00'	
9	469.00	447.00		22.00'	
10	469.00	447.00		22.00'	
11	478.50	452.00		26.50'	
12	489.00	451.00		29.00'	
13	474.50	451.50		23.00'	
14	469.00	446.00		23.00'	
15	469.00	446.00		23.00'	
16	468.00	445.00	446.00	23.00'	22.00'
17	468.00	445.00	447.00	23.00'	21.00'
18	468.00	445.00	448.00	23.00'	20.00'
19	477.00	449.00		28.00'	
20	480.00	450.00		30.00'	
21	477.00	450.00		27.00'	
22	484.00	458.00	454.00	26.00'	30.00'
23	490.00	460.00		30.00'	

BLOCK C.

LOT NO.	MAXIMUM ROOFTOP ELEVATION PER COURT ORDER	MAXIMUM PAD ELEVATION PER COURT ORDER	AS-BUILT PAD ELEVATION	MAXIMUM HEIGHT PER COURT ORDER	ADJUSTED MAXIMUM HEIGHT
14	479.00	456.00	459.00	23.00'	20.00'
15	481.00	456.00		25.00'	
16	482.00	457.00		25.00'	
17	485.50	462.50		23.00'	
18	495.00	470.00		25.00'	
19	496.50	473.50		23.00'	
20	493.00	470.00		23.00'	
21	492.00	466.50		26.50'	
22	478.50	456.00		22.50'	
23	479.00	457.00		22.00'	
24	479.00	457.00		22.00'	
25	489.00	467.00		22.00'	

(F) *Dimensional Standards.* That all development in *Area 'A'* (*i.e. Lots A1 – A12; Lots B1 - B7, & B24; Lots C1 – C9, C17 – C19, C23 – C25; & C27*) on the above *Concept Plan* shall meet the requirements of the Single-Family 10 (SF-10) District as stipulated by the Unified Development Code (UDC). That all development in *Area 'B'* (*i.e. Lots A13 – A19; Lots B10 – B23; C10 – C16; Lots D1 – D3*) on the above *Concept Plan* shall meet the requirements of the Single-Family 7 (SF-7) District as stipulated by the Unified Development Code (UDC).

(G) *Maximum Height.* That all development shall meet the height restrictions of no more than 30-feet above existing grade nor 12-feet above the building line of the uphill lot.

DRAFT ORDINANCE 07.17.2023

MARINA VILLAGE.

(A) *Land Uses*. Townhomes

(B) *Development Cases*.

(1) *PZ1992-008-01*. Zoning Change [*Ordinance No. 92-39*]. Adopted on October 19, 1992.
(2) *PZ1992-008-02*. Preliminary Plat. Adopted on November 5, 1992.
(3) *Z2021-026*. Zoning Change [*Ordinance No. 21-38*]. Adopted on August 16, 2021.

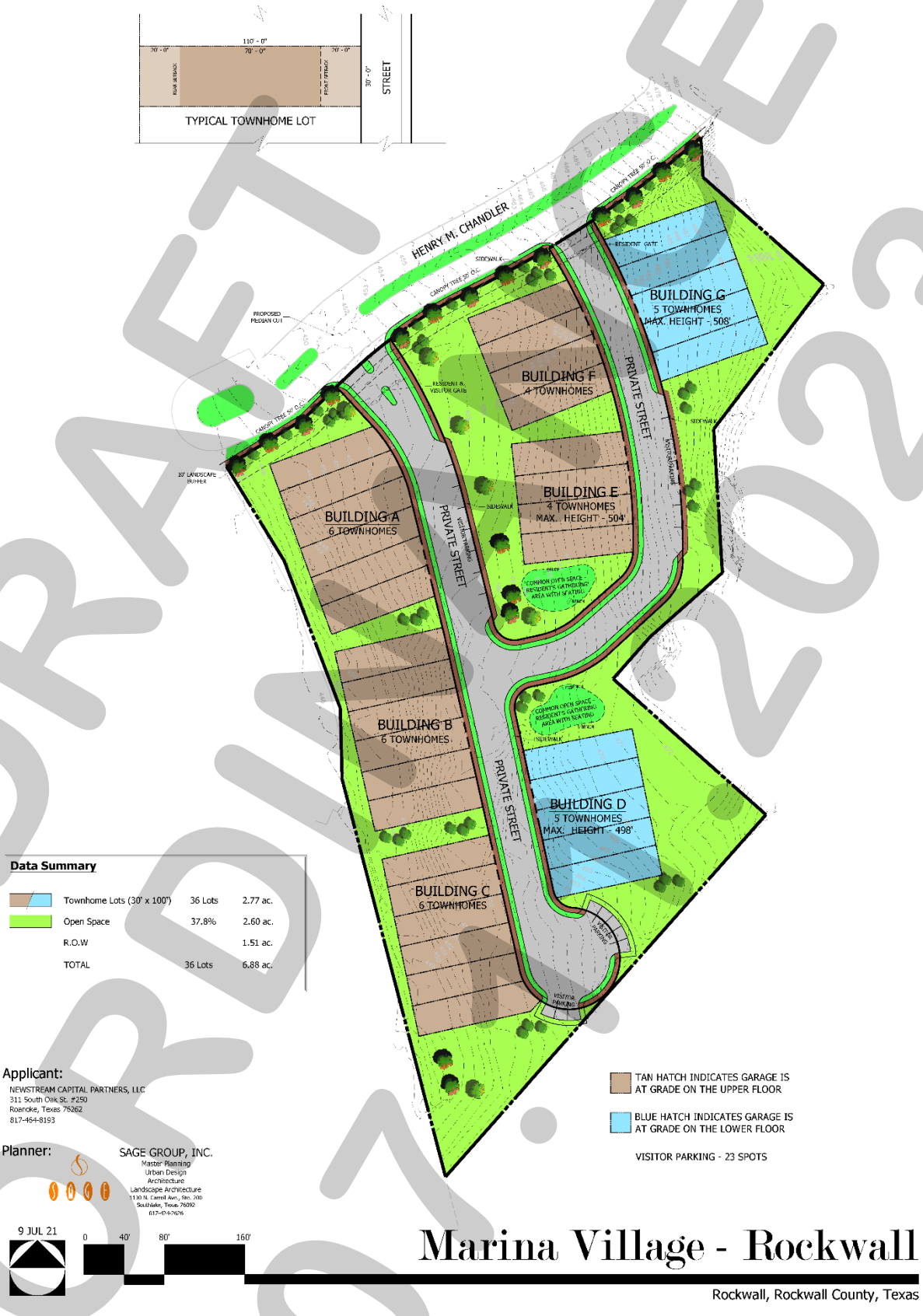
(C) *Original Regulating Ordinance. Ordinance No. 21-38*

(D) *Concept Plan*.

DRAFT ORDINANCE 07.11.2023

Exhibit 'D':
Density and Development Standards

MARINA VILLAGE. TOWNHOMES HOMES



DRAFT ORDINANCE 07.2023

(E) *Dimensional Standards.*

(1) *Permitted Uses.* Unless specifically provided by this Planned Development ordinance, only those uses permitted within the Two Family (2F) District, as stipulated by the *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future are permitted on the *Subject Property*; however, the following additional land uses shall be permitted *by-right*:

☑ Townhomes/Townhouses

(2) *Density and Dimensional Standards.* Unless specifically provided by this Planned Development ordinance, any development on the *Subject Property* shall be subject to the density and dimensional requirements required for a Two Family (2F) District, as stipulated by Article 05, *District Development Standards*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future. In addition, the maximum permissible density for the *Subject Property* shall be *5.23* dwelling units per gross acre of land; however, in no case should the proposed development exceed 36-units. All development on the *Subject Property* shall conform to the standards stipulated by *Table 2: Lot Dimensional Requirements* below, and generally conform to the lot layout depicted in *Exhibit 'B'* of this ordinance.

Table 2: Lot Dimensional Requirements

MINIMUM LOT WIDTH	30'
MINIMUM LOT DEPTH	100'
MINIMUM LOT AREA	3,000 SF
MINIMUM FRONT YARD SETBACK [1]	20'
MINIMUM SIDE YARD SETBACK [2]	0'/25'
MINIMUM SIDE YARD SETBACK (ADJACENT TO A STREET)	15'
MINIMUM LENGTH OF DRIVEWAY PAVEMENT FROM FRONT PROPERTY LINE	25'
MAXIMUM HEIGHT [3]	30'
MINIMUM REAR YARD SETBACK	10'
MINIMUM AREA/DWELLING UNIT (SF) [SUM OF ALL FLOOR AREA'S]	1,900 SF
MAXIMUM LOT COVERAGE	90%

NOTES:

[1]: PORCHES, STOOPS, BAY WINDOWS, BALCONIES, EAVES AND SIMILAR ARCHITECTURAL FEATURES MAY ENCROACH BEYOND THE *FRONT YARD BUILDING SETBACK* BY UP TO FIVE (5) FEET FOR ANY PROPERTY; HOWEVER, THE ENCROACHMENT SHALL NOT EXCEED FIVE (5) FEET ON *SIDE YARD SETBACKS* WHERE APPROPRIATE FOR SUCH USE AND SHALL NOT ENCROACH INTO THE PRIVATE RIGHT-OF-WAY.

[2]: THE SIDE YARD SETBACK ON THE ATTACHED SIDE MAYBE ZERO (0) IF DIRECTLY ABUTTING A STRUCTURE ON AN ADJACENT LOT.

[3]: THE MAXIMUM HEIGHT SHALL BE MEASURED TO THE MIDPOINT OF THE ROOF OF THE SINGLE-FAMILY HOME, AND IN NO CASE SHOULD ANY HOME EXCEED AN ELEVATION OF 500-FEET ABOVE SEA LEVEL.

(3) *Garage Orientation.* Garages shall be permitted to be forward facing (*i.e. facing onto the private street in a flat front entry configuration*) with a minimum driveway length of 25-feet.

(4) *Building Standards.* The building elevations shall differ in appearance through the use of varying entry features, use of detail and trim, use of materials, articulation and setback, and shall conform to the following requirements:

(i) *Masonry Requirements.* The minimum masonry requirement for the exterior façades of all buildings shall be 90%. For the purposes of this ordinance, the masonry requirement shall be limited to full width brick, natural stone, and cast stone. Cementaceous fiberboard horizontal lap-siding (*e.g. HardiBoard or Hardy Plank*) and, stucco (*i.e. three [3] part stucco or a comparable -- to be determined by staff*) may be used for up to 50% of the exterior of the building and shall be limited to the anti-monotony restrictions as outlined in this ordinance.

(ii) *Roof Design Requirements*. All buildings shall be designed such that no roof mounted mechanical equipment (*i.e. HVAC, satellite, vents, etc.*) shall be visible from any direction.

Note: Screening of mechanical equipment is necessary for all equipment regardless of location (*i.e. roof mounted, ground mounted, or otherwise attached to the building and/or located on the site*).

(iii) *Architectural Requirements*. All units shall be architecturally finished on all sides of the building with the same materials, detailing and features.

(5) *Anti-Monotony Restrictions*. All development shall adhere to the following anti-monotony restrictions:

(i) Identical brick blends, paint colors and, cementaceous products (*i.e. Hardy Plank lap siding, etc.*) may not occur on adjacent (*i.e. side-by-side*) properties within the development without at least two (2) intervening townhomes of differing materials on the same side of the adjacent townhome beginning with the adjacent property.

(ii) Front building elevations shall not repeat along any block face without at least two (2) intervening homes of differing appearance on the same block face within the development.

(iii) The rear elevation of homes shall not repeat without at least two (2) (*i.e. side-by-side*) intervening homes of differing appearance. Homes are considered to have a differing appearance if any of the following two (2) items deviate:

(a) Front Encroachment (*i.e. Porch and/or Sunroom*) Type and Layout
(b) Roof Type and Layout
(c) Articulation of the Front Façade
(d) Differing Primary Exterior Materials

(6) *Landscaping Standards*.

(i) *Landscape Requirements*. Landscaping shall be reviewed and approved with the *PD Site Plan*. All *Canopy/Shade Trees* planted within this development shall be a minimum of four (4) caliper inches in size and all *Accent/Ornamental/Under-Story Trees* shall be a minimum of four (4) feet in total height.

(ii) *Landscape Buffers*. A minimum of a ten (10) foot landscape buffer shall be provided along the frontage of Henry M. Chandler Drive, and shall incorporate a minimum of one (1) canopy tree and one (1) accent tree per 50-feet of linear frontage.

(iii) *Irrigation Requirements*. Irrigation shall be installed for all required landscaping located within common areas, landscape buffers and/or open space. Irrigation installed in these areas shall be designed by a Texas licensed irrigator or landscape architect.

(7) *Trash Dumpster Enclosure*. If proposed trash dumpster enclosures shall be four (4) sided, with eight (8) foot walls constructed and cladded with materials matching the primary structures of the townhomes, and have a self-latching opaque gate. All trash dumpster enclosures shall be internal to the site and not be situated within any established building setbacks or landscape buffers.

(8) *Fence Standards*. All fences shall be required to be wrought iron or a tubular steel fence. Wrought iron/tubular steel fences shall be a minimum of four (4) feet in height; however, may not exceed a maximum of eight (8) feet in height.

(9) *Open Space*. A minimum of 20% open space shall be provided which generally conforms to the *Concept Plan* contained in *Exhibit 'B'* of this ordinance. The Homeowner's Association (HOA) shall be responsible for maintaining all open space areas.

(10) *Private Right-of-Way*. The proposed private right-of-way shall incorporate a minimum of a 29-foot *back-to-back* concrete street built to the City's standards.

(11) *Homeowner's Association (HOA)*. A Homeowner's Association shall be created to enforce the restrictions established in accordance with the requirements of *Section 38-15* of the Subdivision Regulations contained within the Municipal Code of Ordinances of the City of Rockwall. The HOA shall also maintain all neighborhood parks,

DRAFT ORDINANCE 01.17.2023

open space and common areas, irrigation, landscaping, screening fences and the private roadways, drive aisles and drive approaches for the subject property associated with this development.

(12) *Variances*. The variance procedures and standards for approval that are set forth in the UDC shall apply to any application for variances to this ordinance

DRAFT ORDINANCE 07.11.2023

Exhibit 'D':
Density and Development Standards

SPYGLASS HILL. **PHASES 1, 2, & 3**

(A) *Land Uses*. Condominiums

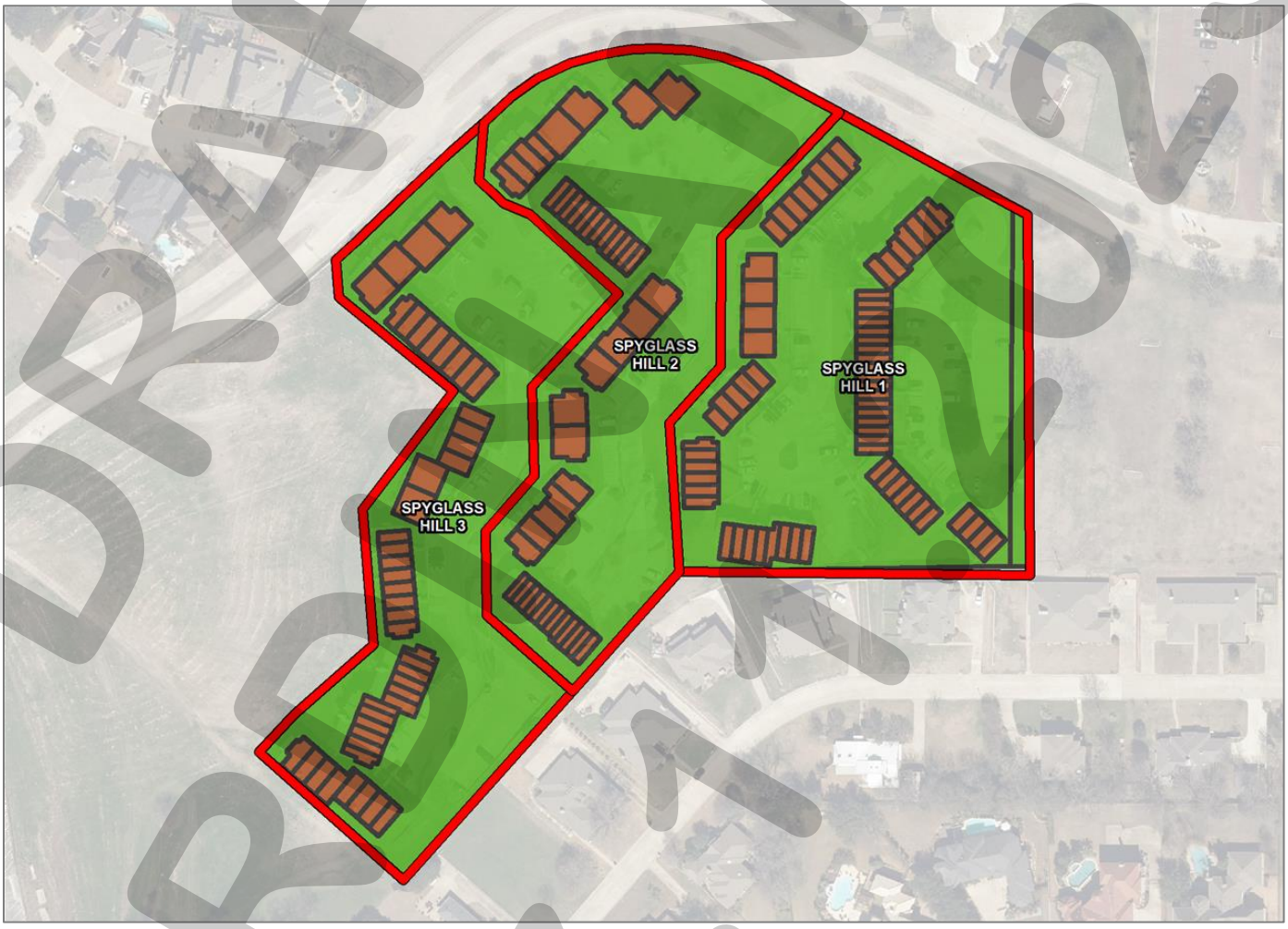
(B) *Development Cases*.

(1) *1973*: Zoning (*Ordinance No. 73-48*). Adopted on November 12, 1973.
(2) *1982*: Final Plat for Phase 1. Adopted on April 5, 1982.
(3) *1982*: Final Plat for Phase 2. Adopted on August 2, 1982.
(4) *1985*: Final Plat for Phase 3. Adopted on January 15, 1985.

(C) *Original Regulating Ordinance*. *Ordinance No. 73-48*

(D) *Concept Plan*.

SPYGLASS HILL, PHASES 1, 2, & 3. MULTI-FAMILY STRUCTURE OR CONDOMINIUM



(E) *Density and Development Standards*.

MULTI-FAMILY STRUCTURE OR CONDOMINIUM

MINIMUM LOT WIDTH	70'
MINIMUM LOT DEPTH	100'
MINIMUM LOT AREA	2,000 SF
MINIMUM FRONT YARD SETBACK	25'

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07.17.2023

Exhibit 'D':
Density and Development Standards

MINIMUM SIDE YARD SETBACK	(2) & (3) [1]
MINIMUM REAR YARD SETBACK	10'
MINIMUM PARKING SPACES REQUIRED PER UNIT	1½
MAXIMUM BUILDING COVERAGE	40%

NOTES:

[1]: AS PER 9-602 OF THE 1972 ZONING ORDINANCE:

(4) MULTIPLE FAMILY DWELLINGS NOT EXCEEDING THREE (3) STORIES IN HEIGHT SHALL PROVIDE A MINIMUM SIDE YARD OF FIFTEEN (15) FEET BETWEEN ANY BUILDING WALL CONTAINING OPENINGS FOR WINDOWS, LIGHT, AND AIR AND ANY SIDE LOT LINE EXCEPT THAT ANY SUCH BUILDING FACE OR WALL NOT EXCEEDING 35-FEET IN WIDTH MAY PROVIDE A MINIMUM SIDE YARD OF TEN (10) FEET. WHERE A BUILDING WAIL CONTAINS NO OPENINGS FOR WINDOWS, LIGHT OR AIR, A MINIMUM SIDE YARD OF TEN (10) FEET SHALL BE PROVIDED BETWEEN SUCH WALL AND THE SIDE LOT LINE.

(5) ON A CORNER LOT, A SIDE YARD ADJACENT TO A STREET FOR A MULTIPLE FAMILY DWELLING NOT EXCEEDING THREE (3) STORIES IN HEIGHT SHALL NOT BE LESS THAN 15-FEET AND NO BALCONY OR PORCH OR ANY PORTION OF THE BUILDING MAY EXTEND INTO SUCH REQUIRED SIDE YARD EXCEPT THAT A ROOF MAY OVERHANG SUCH SIDE YARD NOT TO EXCEED FOUR (4) FEET.

DRAFT ORDINANCE 07.11.2023

CITY OF ROCKWALL

CITY COUNCIL MEMORANDUM

PLANNING AND ZONING DEPARTMENT
385 S. GOLIAD STREET • ROCKWALL, TX 75087
PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM

TO:	Mayor and City Council
CC:	Mary Smith, *City Manager* Joey Boyd, *Assistant City Manager*
FROM:	Ryan Miller, *Director of Planning and Zoning*
DATE:	July 17, 2023
SUBJECT:	Z2023-029; *Amendment to Planned Development District 8 (PD-8)*

As the City Council is aware, Planned Development Districts have become a common practice within the City's zoning code, with there being over 100 active Planned Development Districts currently regulating the majority of property within the City. When a Planned Development District is created, a regulating ordinance is written, and -- *prior to 2015* -- when a Planned Development District was amended an additional regulating ordinance was written that may have superseded or changed sections of the original regulating ordinance without completely superseding it. The issue with this process is that older Planned Development Districts -- *or Planned Development Districts that have been amended multiple times* -- tend to accumulate a large number of regulating ordinances. In these cases, unless the person interpreting the Planned Development District understands the timing and intent of each of the ordinances, it can be difficult to determine what the actual development requirements are for a particular property. Based on this, the City Council directed staff on June 5, 2023 to begin the process of initiating zoning to amend the City's older Planned Development (PD) Districts that have multiple regulating ordinances.

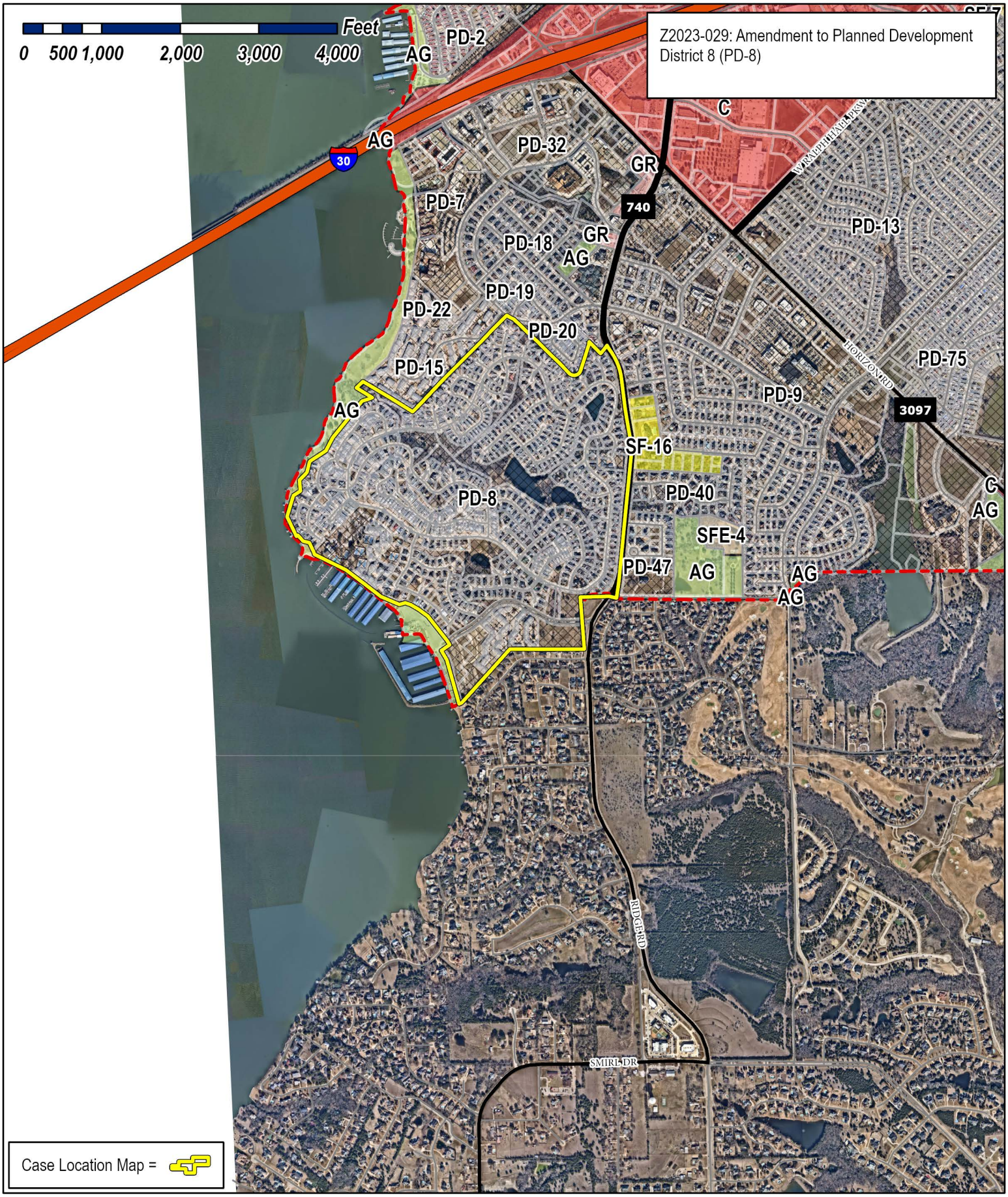
In accordance with this direction staff has prepared a consolidating ordinance (*i.e. writing one [1] ordinance that superseded all previous ordinances for a Planned Development District*) for Planned Development District 8 (PD-8), also known as the Chandler's Landing Subdivision. Planned Development District 8 (PD-8) currently consists of over 200 pages of regulations within 20 regulating ordinances and two (2) resolutions and over 100 development cases (*see attached Planned Development District 8 [PD-8]*). To give an idea of the size of this Planned Development District, the current Unified Development Code (UDC) (*i.e. the zoning code for the City of Rockwall*) is only 248 pages. The proposed draft ordinance consolidates these regulating ordinances, resolutions, and development cases into a single document. Staff should note that under the proposed amendment, staff is required to initiate zoning; however, the proposed consolidating ordinance <u>*will not*</u> change any of the requirements, concept plans, or development standards stipulated for any property in the Chandler's Landing Subdivision.

The main purpose of this consolidated ordinance is to [*1*] make the document easier for residents, homebuilders, and City staff to interpret, and [*2*] to make staff more efficient when reviewing and issuing permits in the subdivision. Currently, there are only 37 vacant lots left in the Chandler's Landing Subdivision; however, from June 2022 to the date of this memorandum the City has received 355 permit requests for properties in the subdivision. These permits consist of requests for new homes, remodels of existing homes, and accessory structures. Due to the number of ordinances associated with the existing Planned Development District and the disjointed nature of these ordinances, it can take staff an extended amount of time and effort to research zoning requirements for simple permits in this Planned Development District. The consolidated ordinance should alleviate this moving forward.

This being a zoning case, staff sent out 1,809 notices to all property owners and occupants of the Chandler's Landing Subdivision and within 500-feet of the Chandler's Landing Subdivision. In addition, staff notified the Chandler's Landing, The Cabana's at Chandler's Landing, Cutter Hill, Spyglass, Benton Woods, Rainbow Lakes, Fox Chase, Signal Ridge, Water's Edge at Lake Ray Hubbard, and the Lago Vista Homeowner's Associations (HOA's), which were the only HOA's within 1,500-feet of the subject property. Included within the notice was a link to the City's website -- *which has all of the zoning documents (i.e. the old Planned Development District 8 (PD-8) ordinances and the proposed draft ordinance) associated with the case* --, and included with the notice was a letter explaining the purpose of the zoning amendment. To date, staff has received nine (9) property owner notifications from nine (9) property owners in the Chandler's Landing Subdivision. Three (3) of these notices were in favor of the amendment and six (6) notices were opposed to the amendment. Staff should note that two (2) of

the notices stated opposition to the amendment indicating that the amendment would create an *unsafe* condition or was *suspicious*; however, as stated by staff the proposed amendment ***does not*** change any of the requirements, concept plans, or development standards stipulated for any property in the Chandler's Landing Subdivision. In addition, staff received one (1) email from a resident of the subdivision requesting a work session with the neighborhood, City staff, and the Chandler's Landing Homeowner's Association (HOA); however, staff did ***not*** receive a request for a work session from the Chandler's Landing Homeowner's Association (HOA), and as a result did not hold a work session. Staff has included all of these responses in the attached packet.

For the City Council's review, staff has included a copy of the current and proposed Planned Development District 8 (PD-8) in the attached packet. In accordance with the requirements of the Unified Development Code (UDC), staff brought the proposed zoning amendment to the Planning and Zoning Commission. On July 11, 2023, the Planning and Zoning Commission approved a motion to recommend approval of the case by a vote of 6-0, with Commissioner Conway absent. Should the City Council have any questions, staff will be available at the ***July 17, 2023*** City Council meeting.



City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.

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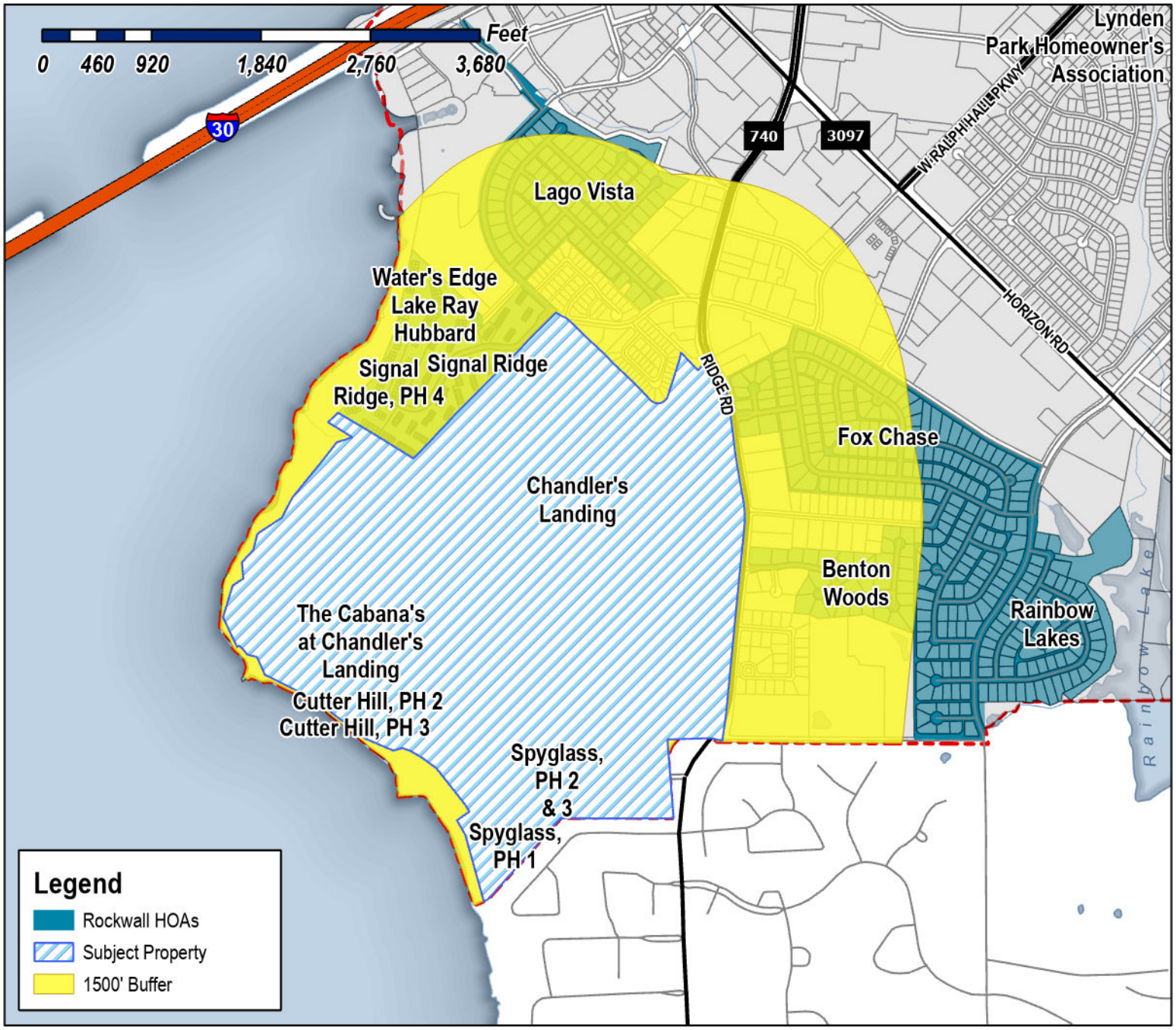
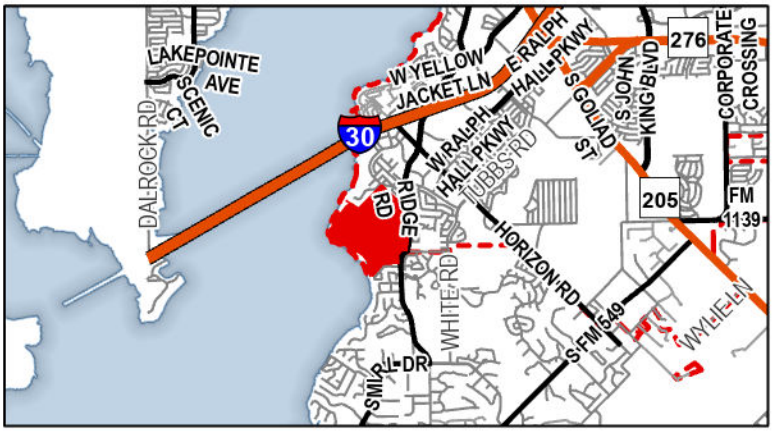


Case Number: Z2023-029
Case Name: Amendment to PD-8
Case Type: Zoning
Zoning: Planned Development District 8 (PD-8)
Case Address: Chandler's Landing Subdivision



Date Saved: 6/15/2023
For Questions on this Case Call (972) 771-7745

Lee, Henry

From: Zavala, Melanie
Sent: Monday, June 19, 2023 3:53 PM
Cc: Miller, Ryan; Ross, Bethany; Lee, Henry; Guevara, Angelica
Subject: Neighborhood Notification Program [Z2023-029]
Attachments: Public Notice Letter (06.16.2023).pdf; HOA Map (06.15.2023).pdf; Public Notice (P&Z) (06.16.2023).pdf

HOA/Neighborhood Association Representative:

Per your participation in the *Neighborhood Notification Program*, you are receiving this notice to inform your organization that a zoning case has been filed with the City of Rockwall that is located within 1,500-feet of the boundaries of your neighborhood. As the contact listed for your organization, you are encouraged to share this information with the residents of your subdivision. Please find the attached map detailing the property requesting to be rezoned in relation to your subdivision boundaries. Additionally, below is the summary of the zoning case that will be published in the Rockwall Herald Banner on *June 23, 2023*. The Planning and Zoning Commission will hold a public hearing on *Tuesday, July 11, 2023 at 6:00 PM*, and the City Council will hold a public hearing on *Monday, June 17, 2023 at 6:00 PM*. Both hearings will take place at 6:00 PM at City Hall, 385 S. Goliad, Rockwall, TX 75087.

All interested parties are encouraged to submit public comments via email to Planning@rockwall.com at least 30 minutes in advance of the meeting. Please include your name, address, and the case number your comments are referring to. These comments will be read into the record during each of the public hearings. Additional information on all current development cases can be found on the City's website: https://sites.google.com/site/rockwallplanning/development/development-cases.

Z2023-029: Amendment to PD-8
Hold a public hearing to discuss and consider a request by the City of Rockwall for the approval of a *Zoning Change* amending Planned Development District 8 (PD-8) [*Ordinance No.'s 73-48, 84-04, 84-16, 84-19, 85-43, 86-04, 86-64, 86-87, 87-45, 88-17, 88-51, 90-38, 91-43, 92-39, 92-41, 92-43, 02-50, 05-30, 14-15, & 21-38 and Resolution No.'s 87-19 & 87-20*] for the purpose of consolidating the regulating ordinances and resolutions for a 230.80-acre tract of land situated within the E. Teal Survey, Abstract No. 207, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 8 (PD-8), generally located south of Summer Lee Drive and west of Ridge Road [*FM-740*], and take any action necessary.

Thank you,

Melanie Zavala

Planning Coordinator
City of Rockwall Planning & Zoning
385 S. Goliad Street
Rockwall, TX 75087
Office: 972-771-7745
Direct: 972-771-6568

City of Rockwall

Planning & Zoning Department
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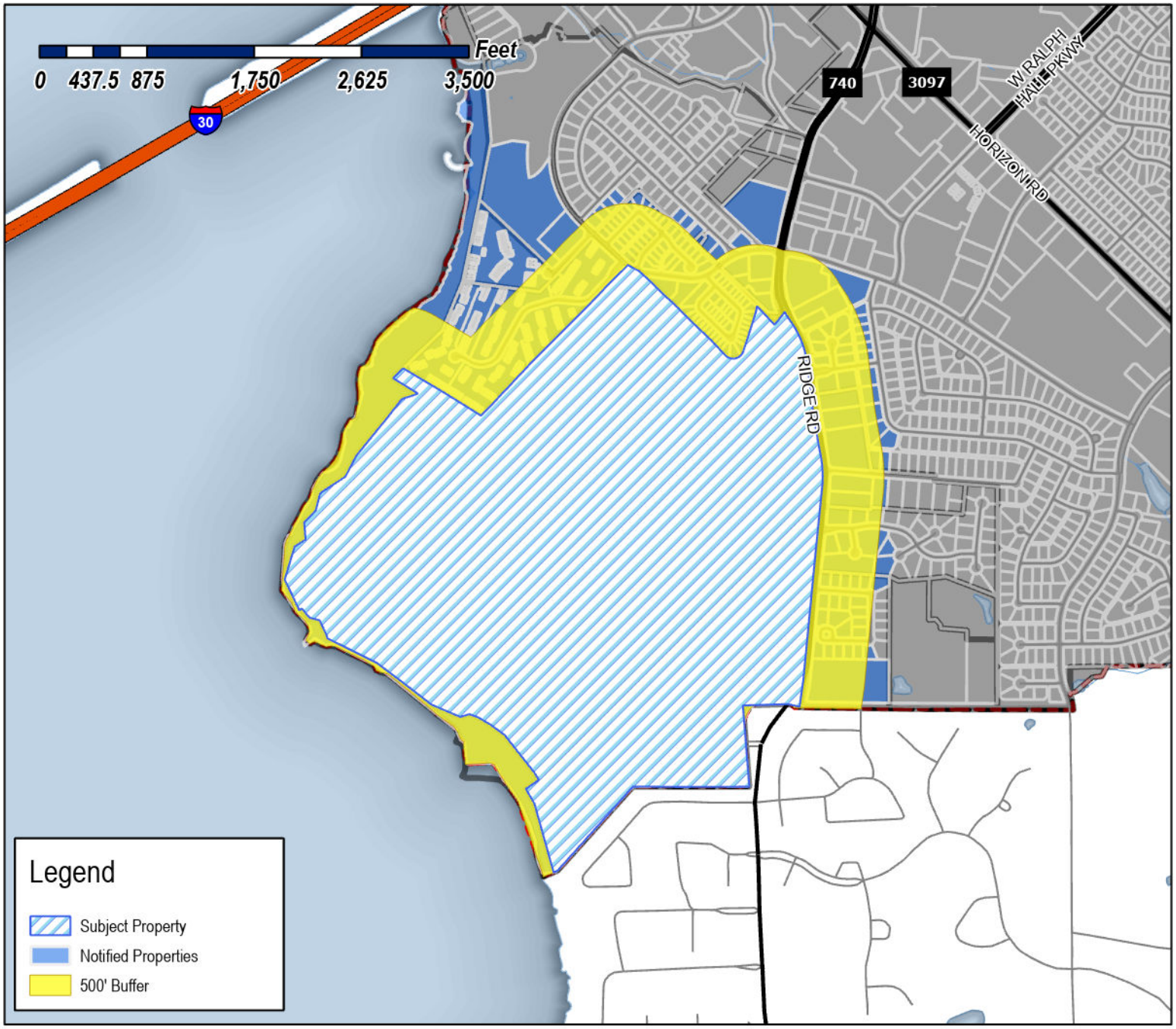
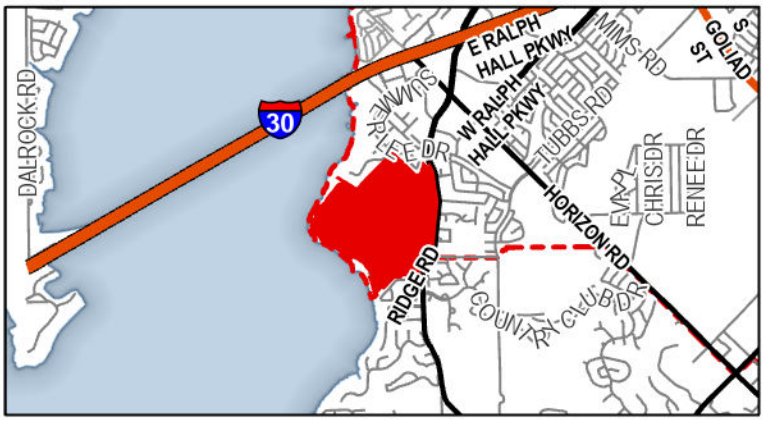


Case Number: Z2023-029
Case Name: Amendment to PD-8
Case Type: Zoning
Zoning: Planned Development District 8 (PD-8)
Case Address: Adjacent to 1 Harborview Drive



Date Saved: 6/14/2023
For Questions on this Case Call: (972) 771-7746

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PATON FAMILY CHARITABLE TR
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HEATH, TX 75032

THE DOYLE REVOCABLE TRUST
1000 EVENING SHADE LANE
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MILDRED AND LARRY W STARLING
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EL CAJON, CA 92019

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1113 SIGNAL RIDGE PL
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1114 SIGNAL RIDGE PL
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1115 SIGNAL RIDGE PL
ROCKWALL, TX 75032

MAKE READY RENOVATIONS LLC
1116 SIGNAL RIDGE PL
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1117 SIGNAL RIDGE PLACE
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1118 NEWCASTLE DRIVE
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MARGARITA HEREDIA
1119 SIGNAL RIDGE PLACE
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ROCKWALL, TX 75032

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1122 SIGNAL RIDGE PLACE # 1122
ROCKWALL, TX 75032

RESIDENT
1123 SIGNAL RIDGE PL
ROCKWALL, TX 75032

RESIDENT
1124 SIGNAL RIDGE PL
ROCKWALL, TX 75032

RESIDENT
1125 SIGNAL RIDGE PL
ROCKWALL, TX 75032

GUERRA CHRISTOPHER
1126 SIGNAL RIDGE PLACE
ROCKWALL, TX 75032

RESIDENT
1127 SIGNAL RIDGE PL
ROCKWALL, TX 75032

VAUGHAN CULLY & SARA
1128 SIGNAL RIDGE PL
ROCKWALL, TX 75032

RESIDENT
1129 SIGNAL RIDGE PL
ROCKWALL, TX 75032

RESIDENT
113 CLIPPER CT
ROCKWALL, TX 75032

RESIDENT
113 SCEPTRE DR
ROCKWALL, TX 75032

FOSTER ROBERT L AND RUTH E
113 HENRY M CHANDLER DRIVE
ROCKWALL, TX 75032

PARTEN PAUL E & PATRICIA M
113 LIBERTY LN
ROCKWALL, TX 75032

CASTRO CRISTINA
113 MAYFLOWER CT
ROCKWALL, TX 75032

BIRD MATTHEW AND JANE SCHMANSKI
1130 SIGNAL RIDGE
ROCKWALL, TX 75032

SRP SUB, LLC
1131 W WARNER RD STE 102
SCOTTSDALE, AZ 85284

RESIDENT
114 HENRY M CHANDLER DR
ROCKWALL, TX 75032

MARRIOTT RUSSELL D AND LISA D
114 CLIPPER CT
ROCKWALL, TX 75032

WEAVER C R & KAREN REV LIVING TR
114 DEFENDER CT
ROCKWALL, TX 75032

BENSON CARROLL AND GLENDA
114 LIBERTY LANE
ROCKWALL, TX 75032

FAIRCHILD JOINT REVOCABLE LIVING TRUST
TONI A FAIRCHILD- TRUSTEE
114 MAYFLOWER CT
ROCKWALL, TX 75032

FAIRCHILD REVOCABLE LIVING TRUST
114 MAYFLOWER CT
ROCKWALL, TX 75032

GEORGE ELIZABETH M AND ROBIN J
114 MISCHIEF LANE
ROCKWALL, TX 75032

RIERA CRISTINA
114 SCEPTRE DR
ROCKWALL, TX 75032

RESIDENT
115 HENRY M CHANDLER DR
ROCKWALL, TX 75032

WEBSTER PROPERTIES LTD
115 DEFENDER C
ROCKWALL, TX 75032

WEBSTER LIDIA
115 DEFENDER CT
ROCKWALL, TX 75032

WEBSTER MARY ANN
115 DEFENDER CT
ROCKWALL, TX 75032

WEBSTER MARY ANN
115 DEFENDER CT
ROCKWALL, TX 75032

YU DAVIS & HYUN SOOK
115 FREEDOM CT
ROCKWALL, TX 75032

JURCA JACOB S AND JACLYN J
115 MAYFLOWER CT
ROCKWALL, TX 75032

MORGAN ROBERT AND MICHELE
115 SCEPTRE DRIVE
ROCKWALL, TX 75032

RESIDENT
116 HENRY M CHANDLER DR
ROCKWALL, TX 75032

LETT LORNA
116 MISCHIEF LN
ROCKWALL, TX 75032

SINISCALCHI JOSEPH W & KIMBERLY A
116 OLD VINEYARD LN
ROCKWALL, TX 75032

BRELAND JULIA AND
BARRY W YOUNG
116 SCEPTRE DR
ROCKWALL, TX 75032

THOMPSON FRED AND LINDA
116 SHEPHERDS GLEN RD
ROCKWALL, TX 75032

ROGERS RYAN
117 CLIPPER COURT
ROCKWALL, TX 75032

ROGERS RYAN J
117 CLIPPER CT
ROCKWALL, TX 75032

HAYWORTH DEVON A
117 HENRY M CHANDLER DR UNIT 117, BLDG E
ROCKWALL, TX 75032

BEARD DAVID & SANDY
117 LIBERTY LANE
ROCKWALL, TX 75032

PHAN JOHN
117 SCEPTRE DR
ROCKWALL, TX 75032

RESIDENT
118 HENRY M CHANDLER DR
ROCKWALL, TX 75032

RESIDENT
118 MISCHIEF LN
ROCKWALL, TX 75032

GOETTSCH THADDEAUS DUANE AND MEGAN
118 CLIPPER CT
ROCKWALL, TX 75032

CUMMINGS ATANIA ROLDAN AND ERIC JOSEPH
118 FREEDOM COURT
ROCKWALL, TX 75032

WEBSTER KATHLEEN ANN
118 LIBERTY LN
ROCKWALL, TX 75032

JASIN PAUL A
118 SCEPTRE DR
ROCKWALL, TX 75032

THEPCHATRI PAHK AND SUCHADA
1181 HANNAFORD LANE
JOHNS CREEK, GA 30097

PUSTEJOVSKY MARK
11875 CR 4026
KEMP, TX 75143

HARRIS FAMILY REVOCABLE LIVING TRUST
WILLIAM J HARRIS AND JONNA R HARRIS-
COTRUSTEES
1188 BENTON WOODS DRIVE
ROCKWALL, TX 75032

JONES FELICIA M
119 FREEDOM COURT
ROCKWALL, TX 75032

JONES BRUCE WAYNE
119 HENRY M CHANDLER DR
ROCKWALL, TX 75032

DAVIS JOHN M AND THERESA Y
119 SCEPTRE DRIVE
ROCKWALL, TX 75032

RESIDENT
12 INTREPID CIR
ROCKWALL, TX 75032

RESIDENT
120 HENRY M CHANDLER DR
ROCKWALL, TX 75032

RESIDENT
120 SCEPTRE DR
ROCKWALL, TX 75032

SANCHEZ RAMSES S
120 APPIAN WAY
DALLAS, TX 75216

COOK NATHAN & COURTNEY
120 MISCHIEF LN
ROCKWALL, TX 75032

GONZALEZ KEITH R & DEANNA J
120 PURITAN CT
ROCKWALL, TX 75032

HPA US1 LLC
120 RIVERSIDE PLZ STE 2000
CHICAGO, IL 60606

HPA TEXAS SUB 2017-1 LLC
120 S RIVERSIDE PLZ STE 2000
CHICAGO, IL 60606

HPA BORROWER 2016-1 LLC
120 S RIVERSIDE PLZ SUITE 2000
CHICAGO, IL 60606

HPA II TEXAS SUB 2019-1 LLC
120 SOUTH RIVERSIDE PLAZA SUITE 2000
CHICAGO, IL 60606

SELBY PEGGY
1201 SIGNAL RIDGE PLACE
ROCKWALL, TX 75032

RESIDENT
1202 SIGNAL RIDGE PL
ROCKWALL, TX 75032

FALLER JAMES JUSTIN
1202 WHISPER ROCK DR
HEATH, TX 75032

RESIDENT
1203 CHAPEL DR
ROCKWALL, TX 75032

RESIDENT
1203 SIGNAL RIDGE PL
ROCKWALL, TX 75032

RESIDENT
1204 SIGNAL RIDGE PL
ROCKWALL, TX 75032

RESIDENT
1205 SIGNAL RIDGE PL
ROCKWALL, TX 75032

RESIDENT
1206 SIGNAL RIDGE PL
ROCKWALL, TX 75032

MARCHANT ANGELA K AND MARIE N
1206 WHISPER ROCK DR
ROCKWALL, TX 75032

RESIDENT
1207 SIGNAL RIDGE PL
ROCKWALL, TX 75032

STORY BRYCE BAILEY AND MEADAN GALE
1207 CHAPEL DR
ROCKWALL, TX 75032

ADAMS LINDA RUTH
1208 SIGNAL RIDGE PL
ROCKWALL, TX 75032

RESIDENT
1209 SIGNAL RIDGE PL
ROCKWALL, TX 75032

RESIDENT
121 SCEPTRE DR
ROCKWALL, TX 75032

FAZELIMANESH KAREN & ARDESHIR
121 BLUE HERON LN
HEATH, TX 75032

PINSON REGINALD A & CAROL S
121 CLIPPER CT
ROCKWALL, TX 75032

STOCKS DENISE K
121 HENRY M CHANDLER DR
ROCKWALL, TX 75032

IRIZARRY ALBERTO R & TERESA E
121 LIBERTY LANE
ROCKWALL, TX 75032

ELLISTON DANIEL MARK
121 YACHT CLUB DRIVE
ROCKWALL, TX 75032

RESIDENT
1210 WHISPER ROCK DR
ROCKWALL, TX 75032

VAN BAALE DARWIN HENRY AND KELLY MARIE
1210 SIGNAL RIDGE PLACE
ROCKWALL, TX 75032

RESIDENT
1211 CHAPEL DR
ROCKWALL, TX 75032

LANE DEBRA
1211 SIGNAL RIDGE
ROCKWALL, TX 75032

RESIDENT
1212 SIGNAL RIDGE PL
ROCKWALL, TX 75032

MCCONNELL MICHAEL J
C/O LINDA M DUGO
12123 DRUJON LN
DALLAS, TX 75244

RESIDENT
1213 WHISPER ROCK DRIVE
ROCKWALL, TX 75032

BROWNE STANLEY H & SANDRA R
1213 SIGNAL RIDGE PL
ROCKWALL, TX 75032

RESIDENT
1214 SIGNAL RIDGE PL
ROCKWALL, TX 75032

DEREN JEROME C AND DENISE M
1214 WHISPER ROCK DRIVE
ROCKWALL, TX 75032

BEASLEY COREY B AND ALICIA D
1215 CHAPEL DR
ROCKWALL, TX 75032

BREWER MELODY K
1215 SIGNAL RIDGE PL
ROCKWALL, TX 75032

RESIDENT
1216 CHAPEL DR
ROCKWALL, TX 75032

HAMILTON LARRY WAYNE & REBA DIANE
1216 BENTON WOODS DR
ROCKWALL, TX 75032

DALE ROBERT WAYNE
1216 SIGNAL RIDGE PL
ROCKWALL, TX 75032

RESIDENT
1217 SIGNAL RIDGE PL
ROCKWALL, TX 75032

RESIDENT
1217 WHISPER ROCK DR
ROCKWALL, TX 75032

RESIDENT
1218 CHAPEL DR
ROCKWALL, TX 75032

RESIDENT
1218 SIGNAL RIDGE PL
ROCKWALL, TX 75032

FLADELAND HARVEY T & LORI
1218 WHISPER ROCK DR.
ROCKWALL, TX 75032

RESIDENT
1219 CHAPEL DR
ROCKWALL, TX 75032

PURDY PAULETTE
1219 SIGNAL RIDGE PLACE
ROCKWALL, TX 75032

RESIDENT
122 FREEDOM CT
ROCKWALL, TX 75032

RESIDENT
122 LIBERTY LN
ROCKWALL, TX 75032

JOHNSON TREVOR R & DANA J
122 CLIPPER CT
ROCKWALL, TX 75032

MARENGO-ROWE JUSTINE
122 HENRY M CHANDLER DRIVE #122
ROCKWALL, TX 75032

LOWREY COLT A AND
LEO WISE
122 MISCHIEF LN
ROCKWALL, TX 75032

HORTON TREVOR L AND MEGAN
122 PURITAN COURT
ROCKWALL, TX 75032

CAMIEL JEFFREY M
122 SCEPTRE DR
ROCKWALL, TX 75032

RESIDENT
1220 SIGNAL RIDGE PL
ROCKWALL, TX 75032

MCMURTRE DREW
1220 COIT RD STE 107
PLANO, TX 75075

LASAGE TAMMY
1221 SIGNAL RIDGE PL #1221
ROCKWALL, TX 75032

2022 K.B. CARUSO REVOCABLE TRUST
KEVIN THOMAS CARUSO AND BRANDI NICOLE
CARUSO - TRUSTEES
1221 WHISPER ROCK DRIVE
ROCKWALL, TX 75032

WILLIS PATRICIA D
12218 GLADWICK DR
HOUSTON, TX 77077

RESIDENT
1222 WHISPER ROCK DR
ROCKWALL, TX 75032

HUFFHINES SHANON LYNN
1222 SIGNAL RIDGE PLACE
ROCKWALL, TX 75032

FRANCE'S LANDING LLC
12222 MERIT DRIVE STE 1000
DALLAS, TX 75251

RESIDENT
1223 CHAPEL DR
ROCKWALL, TX 75032

JONES ASHLEY C
1223 SIGNAL RIDGE PLACE
ROCKWALL, TX 75032

RESIDENT
1224 CHAPEL DR
ROCKWALL, TX 75032

MAHAND CLINT
1224 SIGNAL RIDGE PLACE
ROCKWALL, TX 75032

RESIDENT
1225 SIGNAL RIDGE PL
ROCKWALL, TX 75032

KAHINDO FURAHA
1225 TOWN CETER DR APT 1947
PFLUGERVILLE, TX 78660

VICE JUDY
1226 SIGNAL RIDGE PLACE
ROCKWALL, TX 75032

RESIDENT
1227 SIGNAL RIDGE PL
ROCKWALL, TX 75032

SHANKS WILLIAM B
1228 SIGNAL RIDGE PL
ROCKWALL, TX 75032

CHRISTENSEN ALEXANDER
1229 SIGNAL RIDGE
ROCKWALL, TX 75087

RESIDENT
123 HENRY M CHANDLER DR
ROCKWALL, TX 75032

RESIDENT
123 YACHT CLUB DR
ROCKWALL, TX 75032

THOMAS ALAN AND DANA
123 FREEDOM COURT
ROCKWALL, TX 75032

BAKER BOB W
1230 SIGNAL RIDGE PL UNIT 1230
ROCKWALL, TX 75032

WORTHY DENNIS K
1231 SIGNAL RIDGE PLACE
ROCKWALL, TX 75032

REEVES ROBERT E AND ZEARLENE J
1232 SIGNAL RIDGE PLACE
ROCKWALL, TX 75032

THIBODEAUX PAULA
1233 SIGNAL RIDGE PL
ROCKWALL, TX 75032

HALL PRESTON MICHAEL AND
CORI HALL
1234 SIGNAL RIDGE PLACE UNIT 1234
ROCKWALL, TX 75032

RESIDENT
1235 SIGNAL RIDGE PL
ROCKWALL, TX 75032

RESIDENT
1236 SIGNAL RIDGE PL
ROCKWALL, TX 75032

RESIDENT
1237 SIGNAL RIDGE PL
ROCKWALL, TX 75032

MILLS DONNA
1238 SIGNAL RIDGE PLACE
ROCKWALL, TX 75032

RESIDENT
1239 BENTON WOODS DR
ROCKWALL, TX 75032

RESIDENT
1239 SIGNAL RIDGE PL
ROCKWALL, TX 75032

RESIDENT
124 HENRY M CHANDLER DR
ROCKWALL, TX 75032

MONTOYA ASHLEY R & JOSE L
124 MISCHIEF LANE
ROCKWALL, TX 75032

POTISKA PATRICIA
124 PURITAN CT
ROCKWALL, TX 75032

WELCH JERL R & ANNE E
124 SCEPTRE DR
ROCKWALL, TX 75032

NGUYEN KIM LOAN
1240 SIGNAL RIDGE PL
ROCKWALL, TX 75032

INDRA SUSANNA
1241 SIGNAL RIDGE PLACE
ROCKWALL, TX 75032

RESIDENT
1242 SIGNAL RIDGE PL
ROCKWALL, TX 75032

RESIDENT
1243 SIGNAL RIDGE PL
ROCKWALL, TX 75032

RESIDENT
1244 SIGNAL RIDGE PL
ROCKWALL, TX 75032

RESIDENT
125 HENRY M CHANDLER DR
ROCKWALL, TX 75032

RESIDENT
125 MISCHIEF LN
ROCKWALL, TX 75032

CASHMAN GINA L AND
JOEY L RIVER
125 CLIPPER CT
ROCKWALL, TX 75032

STEWART JAMES W
125 SHEPHERDS GLEN RD
ROCKWALL, TX 75032

GOFF SEAN & STEPHANIE BARNES
1250 BENTON WOODS DRIVE
ROCKWALL, TX 75032

DAVIS CODY AUSTIN AND ELISABETH ANNE
1257 BENTON WOODS DRIVE
ROCKWALL, TX 75032

RESIDENT
126 CLIPPER CT
ROCKWALL, TX 75032

RESIDENT
126 HENRY M CHANDLER DR
ROCKWALL, TX 75032

BOLES ALAN L & DANA M
126 FREEDOM CT
ROCKWALL, TX 75032

FRANZA TODD AND KATIE
126 LIBERTY LN
ROCKWALL, TX 75032

LOPEZ CHRIS MARK AND ASHLEY MARIE
126 MISCHIEF LN
ROCKWALL, TX 75087

WINKLES GARY AND KRISTY
126 PURITAN CT
ROCKWALL, TX 75032

COLONIAL ESTATE IRREVOCABLE TRUST
TERRY L BROWN & BARRY R BROWN TRUSTEES
126 SCEPTRE DR
ROCKWALL, TX 75032

OSEE WILSON
12629 EPPS FIELD RD
FARMERS BRANCH, TX 75234

SNIDER MICHAEL AND CASSANDRA
127 FREEDOM CT
ROCKWALL, TX 75032

JONES JONATHAN
127 HENRY M CHANDLER DR
ROCKWALL, TX 75032

TOWNEND DAVID WILLIAM AND JEANMARIE
127 LIBERTY LANE
ROCKWALL, TX 75032

MARTIN NAN YI
127 MICHIEF LANE
ROCKWALL, TX 75032

EVANS BETTY GERBERT
1275 LEMM RD 1
SPRING, TX 77373

RESIDENT
128 HENRY M CHANDLER DR
ROCKWALL, TX 75032

RESIDENT
128 PURITAN CT
ROCKWALL, TX 75032

ROGINA FAMILY TRUST
SERGIO A LOPEZ-ROGINA AND SUSAN D VIDAL-ROGINA- TRUSTEES
128 LIBERTY LANE
ROCKWALL, TX 75032

HALAMA STEVEN
128 MISCHIEF LN
ROCKWALL, TX 75032

SAINT-MU PATRICIA
128 SCEPTRE DR
ROCKWALL, TX 75032

CZECH JOSHUA AND SHARONA
1288 STANFORD DR
ROCKWALL, TX 75087

RESIDENT
129 HENRY M CHANDLER DR
ROCKWALL, TX 75032

MANSFIELD PHYLLIS J
129 MISCHIEF LANE
ROCKWALL, TX 75032

LUCKEY CAROL MALATICH
13 INTREPID CIRCLE
ROCKWALL, TX 75032

RESIDENT
130 HENRY M CHANDLER DR
ROCKWALL, TX 75032

BILLITER MARGARET AND ROGER
130 FREEDOM CT
ROCKWALL, TX 75032

HARGROVE PATRICIA ANN
130 MISCHIEF LANE
ROCKWALL, TX 75032

ZUK ELIZABETH
130 SCEPTRE DR
ROCKWALL, TX 75032

RESIDENT
1301 SUMMER LEE DR
ROCKWALL, TX 75032

QUILLEN BOBBY RAY JR
1307 GUN CLUB CR
RICHARDSON, TX 75081

RESIDENT
131 HENRY M CHANDLER DR
ROCKWALL, TX 75032

WALTON ALLEN NICK & WANDA JEAN
131 FREEDOM CT
ROCKWALL, TX 75032

CHURY JENNIFER LEIGH & BRIAN D
131 MISCHIEF LANE
ROCKWALL, TX 75032

TIMOTHY J AND LAURA D DRAELOS TRUST
TIMOTHY J DRAELOS AND LAURA D DRAELOS TRUSTEES
13117 SANDSTONE PLACE NE
ALBUQUERQUE, NM 87111

RESIDENT
132 HENRY M CHANDLER DR
ROCKWALL, TX 75032

RESIDENT
132 MISCHIEF LN
ROCKWALL, TX 75032

ZIELINSKI THOMAS ROBERT
132 LIBERTY LN
ROCKWALL, TX 75032

RESIDENT
133 HENRY M CHANDLER DR
ROCKWALL, TX 75032

ASHMORE KEITH C & JENNIFER
133 LIBERTY LN
ROCKWALL, TX 75032

COFFEE CHARLES C AND DEBRA P
134 FREEDOM CT
ROCKWALL, TX 75032

CROUCH FAMILY LIVING TRUST
JERROLD F AND KATHLEEN A CROUCH TRUSTEES
134 HENRY M. CHANDLER DR.
ROCKWALL, TX 75032

RESIDENT
135 HENRY M CHANDLER DR
ROCKWALL, TX 75032

ROBISON BRUCE EMERSON
135 FREEDOM COURT
ROCKWALL, TX 75032

RESIDENT
136 HENRY M CHANDLER DR
ROCKWALL, TX 75032

LISTER WILLIAM
136 LIBERTY LN
ROCKWALL, TX 75032

LEDE' HOWARD G AND ANNETTE M
1360 GOLD COAST DRIVE
ROCKWALL, TX 75087

RESIDENT
137 HENRY M CHANDLER DR
ROCKWALL, TX 75032

RESIDENT
137 LIBERTY LN
ROCKWALL, TX 75032

MORRIS NICOLE E
13724 CORDARY AVE UNIT 7
HAWTHORNE, CA 90250

SANFORD JOSHUA K
1375 CLUBHILL DR
ROCKWALL, TX 75087

RESIDENT
138 HENRY M CHANDLER DR
ROCKWALL, TX 75032

ROGERS SHAWN A & BRENDA
138 FREEDOM CT
ROCKWALL, TX 75032

RESIDENT
139 FREEDOM CT
ROCKWALL, TX 75032

RESIDENT
139 HENRY M CHANDLER DR
ROCKWALL, TX 75032

CHADCO INVESTMENTS LLC
13914 OVERLOOK LN
FORNEY, TX 75126

BOHORQUEZ DAVID
1397 GLENWICK DRIVE
ROCKWALL, TX 75032

POURBEIK POUYAN AND TABASOM
14 INTREPID CIR
ROCKWALL, TX 75032

HILL SAMUEL J
14 PARK CENTRAL CIR
ROCKWALL, TX 75087

RESIDENT
140 HENRY M CHANDLER DR
ROCKWALL, TX 75032

CURRENS KYLE ALLEN
140 LIBERTY LANE
ROCKWALL, TX 75032

WALKER SHERRIE G LIFE ESTATE
CYNTHIA SEELY & STEVEN WALKER
141 HENRY M CHANDLER DR
ROCKWALL, TX 75032

BRADLEY DEBRA ANN
141 LIBERTY LANE
ROCKWALL, TX 75032

RESIDENT
142 HENRY M CHANDLER DR
ROCKWALL, TX 75032

NIGH INVESTMENTS LIMITED LIABILITY
COMPANY
1420 PICKWICK LANE
DENTON, TX 76209

LEEDS JULIE
1423 ROLLINS DR
ALLEN, TX 75013

RESIDENT
143 HENRY M CHANDLER DR
ROCKWALL, TX 75032

LANIGAN TIFFANY LEE
143 STEVENSON DR
FATE, TX 75087

AIR REAL ESTATE LLC
1432 AIRPORT BLVD
MESQUITE, TX 75181

RESIDENT
144 HENRY M CHANDLER DR
ROCKWALL, TX 75032

MORRIS NORMA
144 LIBERTY LANE
ROCKWALL, TX 75087

RESIDENT
145 LIBERTY LN
ROCKWALL, TX 75032

TORRES PAULITA T
145 HENRY M CHANDLER DR
ROCKWALL, TX 75032

RESIDENT
146 HENRY M CHANDLER DR
ROCKWALL, TX 75032

RESIDENT
147 HENRY M CHANDLER DR
ROCKWALL, TX 75032

WEAM MONAWAR AND
TAHANI MUNAWAR
1471 ENGLEWOOD DR
ROCKWALL, TX 75032

RESIDENT
148 HENRY M CHANDLER DR
ROCKWALL, TX 75032

SUTHERLAND ETHAN JOHN
148 LIBERTY LN
ROCKWALL, TX 75032

JOHNSON TIFFANY MICHELLE
148 OXFORD
HEATH, TX 75032

HEFFERNAN MARILYN
1480 BLUEBELL DRIVE
ESTES PARK, CO 80517

RESIDENT
149 HENRY M CHANDLER DR
ROCKWALL, TX 75032

L T L FAMILY HOLDINGS LLC
14918 MYSTIC TERRACE LANE
CYPRESS, TX 77429

GLENDINNING ANTHONY AND CHRISTI BOYD
15 INTREPID CIR
ROCKWALL, TX 75032

PARNES DROR & ALEXANDRA
15 KESTREL COURT
ROCKWALL, TX 75032

PARNES ALEXANDRA
15 KESTREL CT
ROCKWALL, TX 75032

48 MKS LTD
15 WINDING LAKE DR
DALLAS, TX 75230

RESIDENT
150 HENRY M CHANDLER DR
ROCKWALL, TX 75032

RESIDENT
1501 SIGNAL RIDGE PL
ROCKWALL, TX 75032

WEST VICTORIA FELICIA
1502 SIGNAL RIDGE
ROCKWALL, TX 75032

LE VASSEUR SANDI
1503 SIGNAL RIDGE PL
ROCKWALL, TX 75032

RESIDENT
1504 SIGNAL RIDGE PL
ROCKWALL, TX 75032

BRINKMAN VICKI LYNN
1505 SIGNAL RIDGE PL
ROCKWALL, TX 75032

WECHES LAND LTD
1505 SUMMER LEE DR
ROCKWALL, TX 75032

RESIDENT
1506 SIGNAL RIDGE PL
ROCKWALL, TX 75032

FITZGERALD LARRY R AND JACQUELINE
1507 SIGNAL RIDGE PL
ROCKWALL, TX 75032

RESIDENT
1508 SIGNAL RIDGE PL
ROCKWALL, TX 75032

RESIDENT
151 HENRY M CHANDLER DR
ROCKWALL, TX 75032

ROBERTS JOSHUA & CHRISTINA
151 LIBERTY LANE
ROCKWALL, TX 75032

COLLINS FAMILY TRUST
EWELL D COLLINS AND JENNIFER R TRUSTEES
1512 SIGNAL RIDGE PL
ROCKWALL, TX 75032

BRAD RHODES REALTY LLC
1514 ANDY DRIVE
SHERMAN, TX 75092

LOAN RANGER CAPITAL INVESTMENTS LLC
1515 S CAPITAL OF TEXAS HWY STE 306
AUSTIN, TX 78746

RESIDENT
1517 SIGNAL RIDGE PL
ROCKWALL, TX 75032

RESIDENT
1518 SIGNAL RIDGE PL
ROCKWALL, TX 75032

GUERRA JUSTIN
1519 SIGNAL RIDGE PLACE
ROCKWALL, TX 75032

RESIDENT
152 HENRY M CHANDLER DR
ROCKWALL, TX 75032

KNOTT STEPHEN D & SUSAN C
152 LIBERTY LN
ROCKWALL, TX 75032

CONFIDENTIAL
152 SHEPHERDS GLEN RD
ROCKWALL, TX 75032

DECKER SARAH E
1520 SIGNAL RIDGE PL
ROCKWALL, TX 75032

MCCLENDON JAMIE
1521 SIGNAL RIDGE PL
ROCKWALL, TX 75032

RESIDENT
1522 SIGNAL RIDGE PL
ROCKWALL, TX 75032

BROWN CORY
1523 SIGNAL RIDGE
ROCKWALL, TX 75032

TABOR MARILYN W
1524 SIGNAL RIDGE PL
ROCKWALL, TX 75032

RESIDENT
1525 SIGNAL RIDGE PL
ROCKWALL, TX 75032

OSBORN LARETHA
1526 SIGNAL RIDGE PLACE UNIT 1526
ROCKWALL, TX 75032

RESIDENT
1527 SIGNAL RIDGE PL
ROCKWALL, TX 75032

VANCLEVE BARRY CURTIS
1528 SIGNAL RIDGE PLACE
ROCKWALL, TX 75032

RESIDENT
1529 SIGNAL RIDGE PL
ROCKWALL, TX 75032

HUGHES LUANN LYTLE AND RICHARD ANDREW
153 HENRY M CHANDLER DR
ROCKWALL, TX 75032

NORWOOD BRYAN AND JENNIFER
153 WESTON CT
ROCKWALL, TX 75032

PINSON JON JEFFREY
1530 SIGNAL RIDGE PLACE BLDG S, UNIT 3
ROCKWALL, TX 75032

RESIDENT
1531 SIGNAL RIDGE PL
ROCKWALL, TX 75032

RESIDENT
1532 SIGNAL RIDGE PL
ROCKWALL, TX 75032

RESIDENT
1533 SIGNAL RIDGE PL
ROCKWALL, TX 75032

RESIDENT
1534 SIGNAL RIDGE PL
ROCKWALL, TX 75032

NALL JODEE WAYNE
1535 SIGNAL RIDGE PL UNIT 3
ROCKWALL, TX 75032

SCHAR KATIE AND ERNST
1536 SIGNAL RIDGE PL UNIT 3
ROCKWALL, TX 75032

RESIDENT
1537 SIGNAL RIDGE PL
ROCKWALL, TX 75032

RESIDENT
1538 SIGNAL RIDGE PL
ROCKWALL, TX 75032

RESIDENT
1539 SIGNAL RIDGE PL
ROCKWALL, TX 75032

RESIDENT
154 HENRY M CHANDLER DR
ROCKWALL, TX 75032

WILLIAMS CHARLES M AND TIFFANY
1540 SIGNAL RIDGE PL
ROCKWALL, TX 75032

LIVELY FRED W & PAULA J
1545 SUMMER LEE DR
ROCKWALL, TX 75032

RESIDENT
155 HENRY M CHANDLER DR
ROCKWALL, TX 75032

RESIDENT
155 HENRY M CHANDLER DR
ROCKWALL, TX 75032

JACKSON STEVEN J AND BARBARA A
1554 MCDONALD RD
ROCKWALL, TX 75032

JACKSON STEVEN J AND BARBARA A
1554 MCDONALD RD
ROCKWALL, TX 75032

RESIDENT
156 HENRY M CHANDLER DR
ROCKWALL, TX 75032

OURSLER JIM & BETTY L
156 LIBERTY LN
ROCKWALL, TX 75032

RESIDENT
157 HENRY M CHANDLER DR
ROCKWALL, TX 75032

RESIDENT
158 HENRY M CHANDLER DR
ROCKWALL, TX 75032

RICKLEFS MARY E
159 HENRY M CHANDLER DR
ROCKWALL, TX 75032

RESIDENT
16 INTREPID CIR
ROCKWALL, TX 75032

CURRENS WAYNE & ARLENE TRUSTEES
BUCHNER/CURRENS FAMILY TRUST
16 LAKEWAY DR
HEATH, TX 75032

CURRENS WAYNE & ARLENE TRUSTEES
BUCHNER/CURRENS FAMILY TRUST
16 LAKEWAY DR
HEATH, TX 75032

RESIDENT
160 HENRY M CHANDLER DR
ROCKWALL, TX 75032

SHELTON CRAIG
160 LIBERTY LN
ROCKWALL, TX 75032

MILLER LYNETTE LIFE ESTATE
ALISON LYN FOX
1601 BAYCREST TRAIL
HEATH, TX 75032

RESIDENT
161 HENRY M CHANDLER DR
ROCKWALL, TX 75032

RAM KULYA
1619 RAINTREE CIR
SULPHER SPRINGS, TX 75482

COUGHLIN DIANE AND BRIAN FOULKS
162 HENRY M CHANDLER DRIVE UNIT 162
ROCKWALL, TX 75032

RESIDENT
163 HENRY M CHANDLER DR
ROCKWALL, TX 75032

RESIDENT
164 HENRY M CHANDLER DR
ROCKWALL, TX 75032

RESIDENT
165 HENRY M CHANDLER DR
ROCKWALL, TX 75032

BISHOP HOLLOW LLC
1650 JOHN KING BLVD #406
ROCKWALL, TX 75032

RESIDENT
166 HENRY M CHANDLER DR
ROCKWALL, TX 75032

KUPERMAN IGOR
166 HENRY M CHANDLER
ROCKWALL, TX 75032

RESIDENT
167 HENRY M CHANDLER DR
ROCKWALL, TX 75032

RAMIREZ KIMBERLIE M AND
JEFFREY T GROSSO
1670 WINDING CREEK LANE
ROCKWALL, TX 75032

BURNETT JAMES AND ELIZABETH
168 HENRY M CHANDLER DR
ROCKWALL, TX 75032

RESIDENT
169 HENRY M CHANDLER DR
ROCKWALL, TX 75032

WILKE PATRICIA LYTLE
17 INTREPID CIR
ROCKWALL, TX 75032

RESIDENT
170 HENRY M CHANDLER DR
ROCKWALL, TX 75032

RESIDENT
171 HENRY M CHANDLER DR
ROCKWALL, TX 75032

SCHULL ROBERT F & MISSY SCHULL
1715 SUMMER LEE DRIVE
ROCKWALL, TX 75032

2019-1 IH BORROWER LP
1717 MAIN SST SUITE 2000
DALLAS, TX 75201

RESIDENT
172 HENRY M CHANDLER DR
ROCKWALL, TX 75032

RESIDENT
173 HENRY M CHANDLER DR
ROCKWALL, TX 75032

RAY HUBBARD SMI JV LLC
17330 PRESTON ROAD SUITE 220A
DALLAS, TX 75252

RAY HUBBARD SMI JV LLC
17330 PRESTON ROAD SUITE 220A
DALLAS, TX 75252

RESIDENT
174 HENRY M CHANDLER DR
ROCKWALL, TX 75032

RESIDENT
175 HENRY M CHANDLER DR
ROCKWALL, TX 75032

LEMMOND BRENTON
175 E INTERSTATE 30
GARLAND, TX 75043

RESIDENT
176 HENRY M CHANDLER DR
ROCKWALL, TX 75032

FERNANDEZ RENEE LINDA
177 HENRY M CHANDLER DR
ROCKWALL, TX 75032

RESIDENT
178 HENRY M CHANDLER DR
ROCKWALL, TX 75032

BLOCKER JAMES ROBERT & MARY KATHERINE
TRUSTEES
JAMES & MARY BLOCKER FAMILY TRUST
1796 MYSTIC STREET
ROCKWALL, TX 75032

ANSARI MOHAMMAD TARIQ
1799 LA COSTA DR
ROCKWALL, TX 75032

RESIDENT
18 INTREPID CIR
ROCKWALL, TX 75032

MEDINA ALEJANDRO
1800 DALROCK #100
ROWLETT, TX 75088

TEEL ALVIN AND EUAMDEUANE
1802 MYSTIC ST
ROCKWALL, TX 75032

DWA EQUITIES LLC
1802 SIGNAL RIDGE
ROCKWALL, TX 75032

DWA EQUITIES LLC
1802 SIGNAL RIDGE
ROCKWALL, TX 75032

REYNOLDS MICHAEL W AND STEPHANE
1803 MYSTIC STREET
ROCKWALL, TX 75032

RESIDENT
1804 SIGNAL RIDGE PL
ROCKWALL, TX 75032

RESIDENT
1804 SIGNAL RIDGE PL
ROCKWALL, TX 75032

RESIDENT
1806 MYSTIC ST
ROCKWALL, TX 75032

MOSS WILLIAM B & COLLEEN W
1806 BRISTOL LN
ROCKWALL, TX 75032

DENYSSCHEN REGENALD R & SALLY
1807 LA COSTA DR
ROCKWALL, TX 75032

LORD DEE A
1809 BRISTOL LN
ROCKWALL, TX 75032

SHIELDS KENNETH L AND SANDRA J
1809 MYSTIC STREET
ROCKWALL, TX 75032

RESIDENT
1810 MYSTIC ST
ROCKWALL, TX 75032

COCANOUGHER TODD M
1810 SIGNAL RIDGE PLACE
ROCKWALL, TX 75032

RESIDENT
1812 BRISTOL LN
ROCKWALL, TX 75032

RIDDLE LARRY W & NANCY
1813 MYSTIC ST
ROCKWALL, TX 75032

ELVIA INV LLC
1814 MYSTIC ST
ROCKWALL, TX 75032

MARTIN GRAHAM S AND
SAMANTHA M BARTELL
1815 BRISTOL LANE
ROCKWALL, TX 75032

GATSON OSCAR D & PATSY M
1816 BRISTOL LN
ROCKWALL, TX 75032

LASPE FAMILY TRUST
FORREST ROBERT LASPE & NANCY KAY LASPE,
TRUSTEES
1817 LA COSTA DR
ROCKWALL, TX 75032

ESPINOZA CARLOS DAVID AND KATIE LYNN
1817 MYSTIC STREET
ROCKWALL, TX 75032

FITZGERALD LARRY AND JEANA MARIE
1818 MYSTIC STREET
ROCKWALL, TX 75032

FLOYD LISA
1819 BRISTOL LN
ROCKWALL, TX 75032

GONZALES KAYLEIGH AND RICHARD
1820 BRISTOL LANE
ROCKWALL, TX 75032

SOMERS CHARLES LEWIS JR AND MICHELLE IRENE
18208 PRESTON RD SUITE D9-408
DALLAS, TX 75252

FUENTES DANIEL & LISA
1821 MYSTIC ST
ROCKWALL, TX 75032

WILSON PATRICIA
1822 MYSTIC ST
ROCKWALL, TX 75032

RESIDENT
1823 BRISTOL LN
ROCKWALL, TX 75032

PATRICK JANET
WILLIAMS PAUL KIRKLAND
1824 BRISTOL LN
ROCKWALL, TX 75032

FORD SAMUEL M & SUSAN D
1825 LA COSTA DR
ROCKWALL, TX 75032

RESIDENT
1827 MYSTIC ST
ROCKWALL, TX 75032

WHITE LISA
1828 MYSTIC ST
ROCKWALL, TX 75032

TIPPS MIGUEL
1829 BRISTOL LN
ROCKWALL, TX 75032

PHILLIPS DEBRA
1830 BRISTOL LN
ROCKWALL, TX 75032

FKH SFR PROPCO A LP
1850 PARKWAY PLACE SUITE 900
MARIETTA, GA 30067

RESIDENT
1872 SIGNAL RIDGE PL
ROCKWALL, TX 75032

GODFREY GREGORY GRANT
1874 SIGNAL RIDGE PL
ROCKWALL, TX 75032

FIELD JACK B
1875 SIGNAL RIDGE PL
ROCKWALL, TX 75032

RESIDENT
1876 SIGNAL RIDGE PL
ROCKWALL, TX 75032

RESIDENT
1877 SIGNAL RIDGE PL
ROCKWALL, TX 75032

RESIDENT
1878 SIGNAL RIDGE PL
ROCKWALL, TX 75032

RESIDENT
1879 SIGNAL RIDGE PL
ROCKWALL, TX 75032

DENNIS JOHN F & COLETTE
1880 SIGNAL RIDGE PL
ROCKWALL, TX 75032

RESIDENT
1881 SIGNAL RIDGE PL
ROCKWALL, TX 75032

KOSANOVICH VALERIE
1882 SIGNAL RIDGE PL
ROCKWALL, TX 75032

PETSCH VICKI & JOHN
1883 SIGNAL RIDGE PLACE
ROCKWALL, TX 75032

URBAN CLARA ELIZABETH
1884 SIGNAL RIDGE PLACE
ROCKWALL, TX 75032

RESIDENT
1885 SIGNAL RIDGE PL
ROCKWALL, TX 75032

POSKA STEPHEN
1886 SIGNAL RIDGE PL
ROCKWALL, TX 75032

RUBLE ROLAND E AND BARBARA R
1887 SIGNAL RIDGE PLACE
ROCKWALL, TX 75032

RESIDENT
1888 SIGNAL RIDGE PL
ROCKWALL, TX 75032

RESIDENT
1889 SIGNAL RIDGE PL
ROCKWALL, TX 75032

RESIDENT
1890 SIGNAL RIDGE PL
ROCKWALL, TX 75032

RESIDENT
1891 SIGNAL RIDGE PL
ROCKWALL, TX 75032

RESIDENT
1893 SIGNAL RIDGE PL
ROCKWALL, TX 75032

HUNT CONNIE S
1902 SIGNAL RIDGE PLACE
ROCKWALL, TX 75032

ROSS DONNA C
1904 SIGNAL RIDGE PL
ROCKWALL, TX 75032

NIPPER JAMES L JR & JEAN G
1906 SIGNAL RIDGE PL
ROCKWALL, TX 75032

BALLARD CARLEY E JR
1907 LAKEVIEW DR
ROCKWALL, TX 75087

RESIDENT
1908 SIGNAL RIDGE PL
ROCKWALL, TX 75032

BREZ RAYMOND C & M LYNNE TRUSTEES
BREZ FAMILY TRUST
1910 SIGNAL RIDGE
ROCKWALL, TX 75032

HOESL DONALD CARL
1912 SIGNAL RIDGE PLACE
ROCKWALL, TX 75032

RESIDENT
1914 SIGNAL RIDGE PL
ROCKWALL, TX 75032

RESIDENT
1916 SIGNAL RIDGE PL
ROCKWALL, TX 75032

MCLEAN SANDRA H
1918 SIGNAL RIDGE PL
ROCKWALL, TX 75032

BOJORQUEZ MANUEL & LYNSEY
19185 PALM VIS
YORBA LINDA, CA 92886

RESIDENT
1920 SIGNAL RIDGE PL
ROCKWALL, TX 75032

OLSEN CATHERINE A
1920 KINGS PASS
HEATH, TX 75032

OLSEN CATHERINE A
1920 KINGS PASS
HEATH, TX 75032

SIDDIQI NAVEED AND TAMARA ABDULWAHAB
194 BURNS ST
FOREST HILLS, NY 11375

SIDDIQI NAVEED & TAMARA ABDUL WAHAB
194 BURNS ST
FOREST HILLS, NY 11375

RESIDENT
1944 SIGNAL RIDGE PL
ROCKWALL, TX 75032

RESIDENT
1946 SIGNAL RIDGE PL
ROCKWALL, TX 75032

ESTEP DONNA GAIL
1948 SIGNAL RIDGE PL
ROCKWALL, TX 75032

RESIDENT
1950 SIGNAL RIDGE PL
ROCKWALL, TX 75032

RESIDENT
1952 SIGNAL RIDGE PL
ROCKWALL, TX 75032

FAIRCLOTH JERRY AND BARBARA
1954 SIGNAL RIDGE RD
ROCKWALL, TX 75032

VREELAND DENISE AND
DAN CALNON
1956 GEAR AVE
FAIRFIELD, IA 52556

STEFANI KIM BERNARD AND PATRICIA HELEN
1956 SIGNAL RIDGE PLACE
ROCKWALL, TX 75032

BROWN WALTER R & MARJORIE C
196 WILLOW OAK WAY
PALM COAST, FL 32137

EYRE JENEVIEVE
1982 SIGNAL RIDGE PL
ROCKWALL, TX 75032

BOYD BARBARA
1984 SIGNAL RIDGE PL
ROCKWALL, TX 75032

RESIDENT
1986 SIGNAL RIDGE PL
ROCKWALL, TX 75032

RESIDENT
1988 SIGNAL RIDGE PL
ROCKWALL, TX 75032

RESIDENT
1990 SIGNAL RIDGE PL
ROCKWALL, TX 75032

JONES HARVEY E & MARY D
1992 SIGNAL RIDGE PL
ROCKWALL, TX 75032

RESIDENT
1995 SUMMER LEE DR
ROCKWALL, TX 75032

5 TO 1 LIVING TRUST
2 INTREPID CIRCLE
ROCKWALL, TX 75032

BYBEE TERRY DON & CATHERINE DENISE
2 SHADYDALE LANE
ROCKWALL, TX 75032

RESIDENT
20 INTREPID CIR
ROCKWALL, TX 75032

VINES GREGORY S
200 VZCR 3710
EDGEWOOD, TX 75117

VINES AMY
200 VZCR 3710
EDGEWOOD, TX 75117

RESIDENT
2000 PORTOFINO DR
ROCKWALL, TX 75032

MILLENNIUM TRUST COMPANY LLC
CUSTODIAN FBO WILLIAM COMPTON
2001 SPRING RD SUITE 700
OAK BROOK, IL 60523

RESIDENT
2003 PORTOFINO DR
ROCKWALL, TX 75032

HARVILLE BRET
2003 PORTOFINO DR
ROCKWALL, TX 75032

DASILVA JOHN M
2009 TOUCH GOLD CT
ROWLETT, TX 75088

RESIDENT
201 HENRY M CHANDLER DR
ROCKWALL, TX 75032

RESIDENT
201 SOVEREIGN CT
ROCKWALL, TX 75032

COMMUNITY BANK OF ROCKWALL
201 E KAUFMAN ST
ROCKWALL, TX 75087

BAXTER ERIKA LEE GARDNER AND SCOTT
201 FREEDON CT
ROCKWALL, TX 75032

MCKNIGHT MARY D
201 HARBOR LANDING DR
ROCKWALL, TX 75032

ROJAS SAMUEL AND
SANDRA ELIZABETH MORALES LEDESMA
201 RAINBOW CIRCLE
ROCKWALL, TX 75032

MACFARLANE VICTOR L TRUST
VICTOR B & THADERINE D MACFARLANE
TRUSTEES
201 SPEAR ST STE 1000
SAN FRANCISCO, CA 94105

WATTERSON RONALD AND MICHAEL M
SAMBOGNA
2011 CEDAR SPRINGS R 604 2011 CEDAR
SPRINGS
DALLAS, TX 75201

RESIDENT
2018 PORTOFINO DR
ROCKWALL, TX 75032

RESIDENT
202 HENRY M CHANDLER DR
ROCKWALL, TX 75032

MATTESON EVAN RICHARD & VIRGINIA ANN
202 GRETEL PL
ROCKWALL, TX 75032

WILSON SEAN
202 HARBOR LANDING DR
ROCKWALL, TX 75032

LAZYDALE PARTNERS LLP
202 N SAN JACINTO
ROCKWALL, TX 75087

SELZER RICHARD M ET UX
202 RAINBOW CIR
ROCKWALL, TX 75032

SELZER DEANNA
202 RAINBOW CIRCLE
ROCKWALL, TX 75032

SELZER DEANNA
202 RAINBOW DR
ROCKWALL, TX 75032

CARTER DAVID F & CYNTHIA W
202 SOVEREIGN CT
ROCKWALL, TX 75032

NILSON ROXIE, TRUSTEE
ROXIE NILSON LIVING TRUST
202 WINDWARD PASSAGE APT 607
CLEARWATER BEACH, FL 33767

RESIDENT
2020 PORTOFINO DR
ROCKWALL, TX 75032

RESIDENT
2022 PORTOFINO DR
ROCKWALL, TX 75032

RESIDENT
2022 SIGNAL RIDGE PL
ROCKWALL, TX 75032

BANNISTER ZACHARY
2023 SIGNAL RIDGE PLACE
ROCKWALL, TX 75032

RESIDENT
2024 PORTOFINO DR
ROCKWALL, TX 75032

RESIDENT
2024 SIGNAL RIDGE PL
ROCKWALL, TX 75032

RESIDENT
2026 PORTOFINO DR
ROCKWALL, TX 75032

RESIDENT
2026 SIGNAL RIDGE PL
ROCKWALL, TX 75032

RESIDENT
2028 PORTOFINO DR
ROCKWALL, TX 75032

RESIDENT
2028 SIGNAL RIDGE PL
ROCKWALL, TX 75032

LARAPINTA LLC
2028 E. BEN WHITE BLVD # 240-5820
AUSTIN, TX 75741

RESIDENT
203 HENRY M CHANDLER DR
ROCKWALL, TX 75032

RESIDENT
203 RAINBOW CIR
ROCKWALL, TX 75032

PETERSON LELAND D & JANET
203 HARBOR LANDING DR
ROCKWALL, TX 75032

RYAN BETTY & JAMES
203 YACHT CLUB DR
ROCKWALL, TX 75032

RESIDENT
2030 PORTOFINO DR
ROCKWALL, TX 75032

THE NORMA J CAULEY LIVING TRUST
NORMA JEAN CAULEY
2030 SIGNAL RIDGE PLACE
ROCKWALL, TX 75032

RESIDENT
2032 PORTOFINO DR
ROCKWALL, TX 75032

RESIDENT
2034 PORTOFINO DR
ROCKWALL, TX 75032

RESIDENT
2034 SIGNAL RIDGE PL
ROCKWALL, TX 75032

RESIDENT
2036 PORTOFINO DR
ROCKWALL, TX 75032

CURRENS KEVIN WAYNE
2036 SIGNAL RIDGE PLACE
ROCKWALL, TX 75032

RESIDENT
2038 PORTOFINO DR
ROCKWALL, TX 75032

COLLIER ROBERT
2038 SIGNAL RIDGE
ROCKWALL, TX 75032

BRUMMETT JOHN W
204 GRETEL PLACE
ROCKWALL, TX 75032

BERNAL LIBIA AMAYA AND
CARLOS AUGUSTO MOSQUERA
204 HARBOR LANDING
ROCKWALL, TX 75032

SHORT KATHRYN FARLEY
204 HENRY M CHANDLER DRIVE
ROCKWALL, TX 75088

YOUNGBLOOD JOLYNN AND TERRY DON
204 RAINBOW CIR
ROCKWALL, TX 75032

ALLEN FRANCIS CONRAD
204 SOVEREIGN CT
ROCKWALL, TX 75032

ROLAND MICHAEL D AND SHARON V
2040 SIGNAL RIDGE PLACE
ROCKWALL, TX 75032

HOMS SALVADOR
2042 SIGNAL RIDGE PL
ROCKWALL, TX 75032

RESIDENT
2044 SIGNAL RIDGE PL
ROCKWALL, TX 75032

RESIDENT
205 HARBOR LANDING DR
ROCKWALL, TX 75032

RESIDENT
205 HENRY M CHANDLER DR
ROCKWALL, TX 75032

KNABLE MICHAEL D REVOCABLE TRUST
MICHAEL D KNABLE TRUSTEE
205 BENTON DRIVE APT 1202
ALLEN, TX 75013

KOCUREK MICHELLE
205 FREEDOM COURT
ROCKWALL, TX 75032

YNIGUEZ THOMAS WAYNE &
MANDY E YNIGUEZ
205 MAGIC LN
SUNNYVALE, TX 75182

PAHMEIER JOHN P AND LANA D
205 RAINBOW CIR
ROCKWALL, TX 75032

SILVA ERNESTO AND
SETH SPAVEN
205 SOVEREIGN COURT
ROCKWALL, TX 75032

GOODCHILD ROBERT R
205 YACHT CLUB DR
ROCKWALL, TX 75032

RESIDENT
206 HENRY M CHANDLER DR
ROCKWALL, TX 75032

SCHROEPFER BRADLEY ROBERT & TAMMY LYNN
206 GRETEL PLACE
ROCKWALL, TX 75032

D'AMBROSIA DEAN AND MUSTAFA OMAR
206 HARBOR LANDING DR
ROCKWALL, TX 75032

ROY BROOKE LEE AND JAMIN LANCE
206 RAINBOW CIRCLE
ROCKWALL, TX 75032

RESIDENT
207 HENRY M CHANDLER DR
ROCKWALL, TX 75032

BARTO GARY J & TERRI
207 RAINBOW CIRCLE
ROCKWALL, TX 75032

GROVE JERRY DAVID
207 YACHT CLUB DR
ROCKWALL, TX 75032

RESIDENT
208 HENRY M CHANDLER DR
ROCKWALL, TX 75032

MOYER JOHN R ETUX CINDY
208 GRETEL PL
ROCKWALL, TX 75032

MCNAMES JOSEPH AND KIRSTEN
208 HARBOR LANDING DRIVE
ROCKWALL, TX 75032

BOESCH PATRICE RENEE
208 LIONHART PL
ROCKWALL, TX 75032

FISHER FRANK C JR & CHRISTINE K KYLE
208 RAINBOW CR
ROCKWALL, TX 75032

SLATE CRAIG AND TANYA
208 S AVENIDA DEL SEMBRADOR
TUSCAN, AZ 85745

RESIDENT
209 HENRY M CHANDLER DR
ROCKWALL, TX 75032

LANE LAWRENCE DALE & HARRIETT B
209 FREEDOM COURT
ROCKWALL, TX 75032

THEO SHEILA L
209 RAINBOW CIRCLE
ROCKWALL, TX 75032

FROST KIMBERLY
209 SOVEREIGN COURT
ROCKWALL, TX 75032

SUMMEY JOSHUA L AND AMANDA L
209 YACHT CLUB DRIVE
ROCKWALL, TX 75032

MORRISON MICHAEL JARED AND
SARAH MARIE GOOCH
210 FREEDOM CT
ROCKWALL, TX 75032

MCKINNEY BEVERLY KAY AND FRANKIE
210 HENRY M CHANDLER DRIVE
ROCKWALL, TX 75032

COLLICHIO KIMBERLY CULLINS
210 RAINBOW CIR
ROCKWALL, TX 75032

CROSS KIMBERLY CULLINS
210 RAINBOW CR
ROCKWALL, TX 75032

STELTE NICHOLAS & CHELSEA
210 SOVEREIGN CT
ROCKWALL, TX 75032

LEWIS COLIN BRAD
2101 BRISBON ST
FATE, TX 75189

LEWIS COLIN BRAD
2101 BRISBON ST
FATE, TX 75189

ROMER ENTERPRISES, LLC
2101 BRISBON STREET
FATE, TX 75189

RESIDENT
211 HENRY M CHANDLER DR
ROCKWALL, TX 75032

COOKE MELANIE
211 YACHT CLUB DRIVE
ROCKWALL, TX 75032

RESIDENT
212 HENRY M CHANDLER DR
ROCKWALL, TX 75032

WILKERSON DARYL R & LYNN
212 LIONHART PL
ROCKWALL, TX 75032

SUTTON MARK
212 RAINBOW CIRCLE
ROCKWALL, TX 75032

ESCH JUDD D & CHRISTINE E
212 SOVEREIGN COURT
ROCKWALL, TX 75032

ZEAL PROPERTY DEVELOPMENT LLC
2121 KINGS PASS
HEATH, TX 75032

RESIDENT
213 HENRY M CHANDLER DR
ROCKWALL, TX 75032

RESIDENT
213 SOVEREIGN CT
ROCKWALL, TX 75032

MONKRESS MONTE R & MARGARET D
213 FREEDOM CT
ROCKWALL, TX 75032

RESIDENT
214 HENRY M CHANDLER DR
ROCKWALL, TX 75032

GENTZEL DUSTIN AND SHANA
214 FREEDOM COURT
ROCKWALL, TX 75032

MOORE GREGORY J
2140 PORTOFINO DR
ROCKWALL, TX 75032

RESIDENT
215 HENRY M CHANDLER DR
ROCKWALL, TX 75032

RESIDENT
216 HENRY M CHANDLER DR
ROCKWALL, TX 75032

YU HEQING & YIN YANG
216 LIONHART PLACE
ROCKWALL, TX 75032

KIRK MARY
216 SOVEREIGN CT
ROCKWALL, TX 75032

RESIDENT
217 HENRY M CHANDLER DR
ROCKWALL, TX 75032

NORRISS KIMBERLY S
217 FREEDOM CT
ROCKWALL, TX 75032

RESIDENT
218 HENRY M CHANDLER DR
ROCKWALL, TX 75032

WILLIAMS HARRY E & MARGARET
218 FREEDOM CT
ROCKWALL, TX 75032

O'CONNOR GLORIA J
219 HENRY M CHANDLER DR #219
ROCKWALL, TX 75032

RESIDENT
220 HENRY M CHANDLER DR
ROCKWALL, TX 75032

RESIDENT
220 LIONHART PL
ROCKWALL, TX 75032

1879 ROCKETEER HOLDINGS LLC
2200 ROSS AVE 3600
DALLAS, TX 75201

MCCASKILL KRISTOFER
221 FREEDOM COURT
ROCKWALL, TX 75032

3 STRANDED CORD, LLC
221 HENRY M CHANDLER DR
ROCKWALL, TX 75032

ARCHER MAX & HELEN MANAGEMENT TRUST
MAX EARL & HELEN GAETA ARCHER CO TRUSTEES
221 SOVEREIGN COURT
ROCKWALL, TX 75032

RESIDENT
222 HENRY M CHANDLER DR
ROCKWALL, TX 75032

AGNEW MICHAEL THOMAS AND KARLA KAY
222 FREEDOM COURT
ROCKWALL, TX 75032

AUSBURN CHARLES NEAL AND
MELVILLE CYRIL BAILEY II
222 SOVEREIGN CT
ROCKWALL, TX 75032

CROWELL ROBERT J AND POLLY
223 SOVEREIGN CT
ROCKWALL, TX 75032

MCCALLUM TERRY
2231 W FM 550
ROCKWALL, TX 75032

RESIDENT
224 SOVEREIGN CT
ROCKWALL, TX 75032

DUNCAN FRANK T AND NORMA E
224 LIONHART PLACE
ROCKWALL, TX 75032

RESIDENT
225 SOVEREIGN CT
ROCKWALL, TX 75032

LUCIANO ANTHONY
225 FREEDOM COURT
ROCKWALL, TX 75032

THORNE ROGER J
226 CREEK CROSSING LN
ROYSE CITY, TX 75189

BELL LINDA W
226 FREEDOM CT
ROCKWALL, TX 75032

CASTER JAMES E
228 HENRY M CHANDLER
ROCKWALL, TX 75087

HOLLIS CODY JONATHAN
228 LIONHART PLACE
ROCKWALL, TX 75032

DYER STACY D
228 SOVEREIGN COURT
ROCKWALL, TX 75032

RESIDENT
229 HENRY M CHANDLER DR
ROCKWALL, TX 75032

TONICK MICHAEL D & JANET A
229 FREEDOM CT
ROCKWALL, TX 75032

RESIDENT
230 HENRY M CHANDLER DR
ROCKWALL, TX 75032

RESIDENT
231 HENRY M CHANDLER DR
ROCKWALL, TX 75032

ROMER ENTERPRISES LLC
2311 NORWICH DR
CARROLLTON, TX 75006

NASH TERRY L & MARGARET SPEAR
232 LIONHART PL
ROCKWALL, TX 75032

BAKKAL RENE & MESUT
232 SOVEREIGN CT
ROCKWALL, TX 75032

HENDERSON DON AND MARIA
234 BRISTOL CT
HEATH, TX 75032

RESIDENT
236 HENRY M CHANDLER DR
ROCKWALL, TX 75032

MOLTZAN HERBERT J & JANET R
236 LIONHART PL
ROCKWALL, TX 75032

SARA M FRANKEL TRUST
SARA M FRANKEL - TRUSTEE
2366 FAYETTEVILLE AVE
HENDERSON, NV 89052

RESIDENT
237 HENRY M CHANDLER DR
ROCKWALL, TX 75032

RESIDENT
238 HENRY M CHANDLER DR
ROCKWALL, TX 75032

RESIDENT
239 HENRY M CHANDLER DR
ROCKWALL, TX 75032

AMH 2014-2 BORROWER LLC
23975 PARK SORRENTO SUITE 300
CALABASAS, CA 91302

AMERICAN HOMES 4 RENT PROPERTIES TWO LLC
23975 PARK SORRENTO SUITE 300
CALABASAS, CA 91302

RESIDENT
240 HENRY M CHANDLER DR
ROCKWALL, TX 75032

SWERCINSKY CAPRICE MICHELLE
240 WILLOWCREST
ROCKWALL, TX 75032

PINK DALLAS LLC
240 WILLOWCREST
ROCKWALL, TX 75032

COGBURN DEWAYNE AND GLENNA
2400 TRINITY COURT
HEATH, TX 75032

ODOM LACEY AND JOSH
2402 YACHT CLUB DR
ROCKWALL, TX 75032

MORALE PATRICIA L
241 HENRY M CHANDLER DR
ROCKWALL, TX 75032

GLENVIEW PROPERTIES LLC
244 MOCKINGBIRD LANE
HEATH, TX 75032

220HMC LLC
245 BARNES BRIDGE RD
SUNNYVALE, TX 75182

PARRISH WENDY R
246 VICTORY LN
ROCKWALL, TX 75032

GATZKE LISA AND JAMES
247 VICTORY LANE
ROCKWALL, TX 75032

RESIDENT
249 HENRY M CHANDLER DR
ROCKWALL, TX 75032

RESIDENT
250 HENRY M CHANDLER DR
ROCKWALL, TX 75032

RAINS BILLIE F
2500 DISCOVERY BLVD SUITE 300
ROCKWALL, TX 75032

ALDI TEXAS LLC
2500 WESTCOURT ROAD
DENTON, TX 76207

RESIDENT
251 HENRY M CHANDLER DR
ROCKWALL, TX 75032

HARRIS ERIC & DEBBIE
251 VICTORY LN
ROCKWALL, TX 75032

ROBERTS GARREN B AND MARY BERNADETTE FIDELMA ROBERTS
25112 SLEEPY HOLLOW
LAKE FOREST, CA 92630

ROBERTS GARREN AND MARY BERNADETTE FIDELMA
25112 SLEEPY HOLLOW
LAKE FOREST, CA 92630

KIM SEOK H
2516 WOODHAVEN DR
FLOWER MOUND, TX 75028

RESIDENT
252 HENRY M CHANDLER DR
ROCKWALL, TX 75032

RESIDENT
253 HENRY M CHANDLER DR
ROCKWALL, TX 75032

LASANCE RICHARD & SHIRLEY
253 VICTORY LN
ROCKWALL, TX 75032

RESIDENT
254 HENRY M CHANDLER DR
ROCKWALL, TX 75032

ROCKWALL LOT 3 OWNER LLC
255 ALHAMBRA CIRCLE SUITE 760
CORAL GABLES, FL 33134

2055 SUMMER LEE ROCKWALL OWNER LLC
255 ALHAMBRA CIRCLE SUITE 760
CORAL GABLES, FL 33134

TONA CHAD J & MARTI
256 VICTORY LANE
ROCKWALL, TX 75032

RESIDENT
257 VICTORY LN
ROCKWALL, TX 75032

POWELL ALEAH D
259 HENRY M CHANDLER DR
ROCKWALL, TX 75032

RESIDENT
260 HENRY M CHANDLER DR
ROCKWALL, TX 75032

RESIDENT
261 HENRY M CHANDLER DR
ROCKWALL, TX 75032

CARNEY DON
262 HENRY M CHANDLER DR
ROCKWALL, TX 75032

HANSEN J D & PATRICIA
262 VICTORY LN
ROCKWALL, TX 75032

RESIDENT
263 HENRY M CHANDLER DR
ROCKWALL, TX 75032

RESIDENT
264 HENRY M CHANDLER DR
ROCKWALL, TX 75032

RESIDENT
264 VICTORY LN
ROCKWALL, TX 75032

DUHON CRAIG AND DONNA
2640 WHITE ROAD
ROCKWALL, TX 75032

RESIDENT
267 HENRY M CHANDLER DR
ROCKWALL, TX 75032

RESIDENT
268 HENRY M CHANDLER DR
ROCKWALL, TX 75032

STUBBLEFIELD SUSAN
268 VICTORY LN
ROCKWALL, TX 75032

FERRIS BETH ANN
269 HENRY M CHANDLER DRIVE UNIT 269
ROCKWALL, TX 75032

RESIDENT
270 HENRY M CHANDLER DR
ROCKWALL, TX 75032

LE LINH
2701 CEDAR COURT
ROCKWALL, TX 75032

MUMPHREY SCHEDRICK RANDTEZ AND
MELODY HOSKINS
2702 FOXCHASE LANE
ROCKWALL, TX 75032

ESTES JACK D & DELORES E
2703 CEDAR CT
ROCKWALL, TX 75032

HOUSTON RICHARD AND
LINDSAY WEATHERREAD
2704 FOXCHASE LANE
ROCKWALL, TX 75032

HOWELL BRIAN K
2704 FOXCHASE LN
ROCKWALL, TX 75032

BOSWELL ROBERT L & AMY S
2705 CEDAR CT
ROCKWALL, TX 75032

NIXON KENNETH G & MARY H
2707 CEDAR CT
ROCKWALL, TX 75032

ALBRECHT LAWRENCE & LINDA
2709 CEDAR CT
ROCKWALL, TX 75032

RESIDENT
271 HENRY M CHANDLER DR
ROCKWALL, TX 75032

LUO JIAN AND KUN
2711 CEDAR CT
ROCKWALL, TX 75032

ARMSTRONG MARY B
2713 CEDAR CT
ROCKWALL, TX 75032

KRUSZ WILLIAM C & EVELYN KAY
2715 CEDAR CT
ROCKWALL, TX 75032

DILOV VANIO
2717 LAKEWOOD
ROWLETT, TX 75088

RESIDENT
272 HENRY M CHANDLER DR
ROCKWALL, TX 75032

FRANCISCO CAROLYN ELLISON
272 VICTORY LN
ROCKWALL, TX 75032

RESIDENT
273 HENRY M CHANDLER DR
ROCKWALL, TX 75032

RESIDENT
274 HENRY M CHANDLER DR
ROCKWALL, TX 75032

MASON JANIS E
275 HENRY M CHANDLER DR UNIT 3
ROCKWALL, TX 75032

CARPENTER CHARLES KENNETH JR AND LIDA L
2752 E FM 552
ROCKWALL, TX 75087

RESIDENT
276 HENRY M CHANDLER DR
ROCKWALL, TX 75032

GALLANT ENTERPRISE LLC
2765 ROKI DELL LANE
ROCKWALL, TX 75032

RESIDENT
277 HENRY M CHANDLER DR
ROCKWALL, TX 75032

BURKETT BENJAMIN HERRINGTON E
MARY R BURKETT CUSTODIAN
277 TERRY LANE
HEATH, TX 75032

BURKETT MARY REBECCA EASON
277 TERRY LN
HEATH, TX 75032

BURKETT MARY R
CUSTODIAN F/BENJAMIN HERRINGTON E
BURKETT
277 TERRY LN
ROCKWALL, TX 75032

BURKETT MARY REBECCA
277 TERRY LN
ROCKWALL, TX 75032

BURKETT MARY REBECCA EASON
277 TERRY LN
HEATH, TX 75032

BURKETT BENJAMIN HERRINGTON E
MARY R BURKETT CUSTODIAN
277 TERRY LN
HEATH, TX 75032

RESIDENT
278 HENRY M CHANDLER DR
ROCKWALL, TX 75032

HENZEN CARLA
278 HENRY M CHANDLER DR
ROCKWALL, TX 75032

CGN SPYGLASS LLC
2807 EASTGROVE LN
HOUSTON, TX 77027

NICKSON SPYGLASS LLC
2807 EASTGROVE LN
HOUSTON, TX 77027

CGN SPYGLASS LLC
2807 EASTGROVE LN
HOUSTON, TX 77027

AMERICAN CONDO CORP OF HOUSTON
2807 EASTGROVE LN
HOUSTON, TX 77027

DEMARS GREGORY SCOTT AND
CYNTHIA LEE FLOYD
281 VICTORY LANE
ROCKWALL, TX 75032

BALLARD AMANDA L &
MATTHEW WEST BALLARD
28106 WHISPERING MAPLE WAY
SPRING, TX 77386

BALLARD M WEST & AMANDA B
28106 WHISPERING MAPLE WAY
SPRING, TX 77386

BALLARD AMANDA L &
MATTHEW WEST BALLARD
28106 WHISPERING MAPLE WAY
SPRING, TX 77386

HALL JASON M & CORI M
284 VICTORY LN
ROCKWALL, TX 75032

BROWN TERRI LYNN
285 VICTORY LN
ROCKWALL, TX 75032

T & B FAMILY LIMITED PARTNERSHIP
2879 LAGO VISTA DR
ROCKWALL, TX 75032

RUBENSTEIN ALAN AND
GINA STRICKLIN
2880 LAGO VISTA LN
ROCKWALL, TX 75032

HEINDEL MATTHEW A & HEATHER
2881 NEWPORT PLACE
ROCKWALL, TX 75032

QUINTERO BERTHA L
2885 NEWPORT DR
ROCKWALL, TX 75032

RESIDENT
2889 NEWPORT DR
ROCKWALL, TX 75032

BYRUM CURTIS R AND SUSAN L
289 VICTORY LN
ROCKWALL, TX 75032

DEVYANI SEEMA T
2905 NEWPORT DRIVE
ROCKWALL, TX 75032

JOHNSON DAVID
291 VICTORY LN
ROCKWALL, TX 75032

BALLARD JUSTIN AND MELODY
2910 GREENWAY DRIVE
ROCKWALL, TX 75087

VEGA EMMANUEL M VILLA
2911 NEWPORT DRIVE
ROCKWALL, TX 75032

RESIDENT
2912 LAGO VISTA LN
ROCKWALL, TX 75032

RESIDENT
2917 NEWPORT DR
ROCKWALL, TX 75032

BAILEY RONALD C AND BETH K
2919 COUNTRY PLACE CIR
CARROLLTON, TX 75006

WAFFER DANNY KAY
2920 LAGO VISTA LANE
ROCKWALL, TX 75032

RESIDENT
2923 NEWPORT DR
ROCKWALL, TX 75032

CRIBARI JAMES & DEBBIE
2928 NEWPORT DRIVE
ROCKWALL, TX 75032

HAGOS SELAMAWIT AND
EMANUELE DI STEFANO
2929 NEWPORT PLACE
ROCKWALL, TX 75032

AMERSON GARY W AND DEBRA J
293 HARBORVIEW DR
ROCKWALL, TX 75032

WOOD JOHN S & LISA MARIE
293 VICTORY LN
ROCKWALL, TX 75032

HOLLOWAY KAREN HOUSTON
2931 RIDGE RD #101-51
ROCKWALL, TX 75032

SALT PROPERTIES LLC
2931 RIDGE ROAD SUITE 101-181
ROCKWALL, TX 75032

SMITH JAY E & KRISTY A
2932 LAGO VISTA LN
ROCKWALL, TX 75032

MONSERATE NIDA S & MACARIO
2934 NEWPORT DR
ROCKWALL, TX 75032

NORTON MONICA JEAN
2935 NEWPORT DR
ROCKWALL, TX 75032

JEON YONG J
2941 NEWPORT DR
ROCKWALL, TX 75032

RESIDENT
2944 LAGO VISTA LN
ROCKWALL, TX 75032

RESIDENT
2944 NEWPORT DR
ROCKWALL, TX 75032

LA VALVA MARAJILL AND RICHARD
2947 NEWPORT DRIVE
ROCKWALL, TX 75032

RESIDENT
295 HARBORVIEW DR
ROCKWALL, TX 75032

RESIDENT
295 VICTORY LN
ROCKWALL, TX 75032

PATEL HIMANSHU S AND NIKITA H
2952 OAK DR
ROCKWALL, TX 75032

CEKA ENKELEJD
2953 NEWPORT DRIVE
ROCKWALL, TX 75032

CONFIDENTIAL
2954 OAK DR
ROCKWALL, TX 75032

WHISMAN RAYMOND V & KATHY M
2956 LAGO VISTA LANE
ROCKWALL, TX 75032

BRELAND JUNIOR L & SERENIAH K
2956 OAK DR
ROCKWALL, TX 75032

JORDAN WILLIAM
2958 OAK DR
ROCKWALL, TX 75032

FRIZZELL BARBARA
2960 OAK DRIVE
ROCKWALL, TX 75032

SEEDS DAVID R
2961 S CHERRY WAY
DENVER, CO 80222

KEVIN T MONK AND LISA M MONK REVOCABLE LIVING TRUST
KEVIN T AND LISA M MONK TRUSTEES
2962 OAK DR
ROCKWALL, TX 75032

SERCY NORMAN W & MARSHA M
2963 LAGO VISTA LN
ROCKWALL, TX 75032

RESIDENT
297 HABORVIEW DR
ROCKWALL, TX 75032

LYNN JASON AND DANIELLE
297 VICTORY LANE
ROCKWALL, TX 75032

PREWITT CARROLL O JR AND MARY E
2970 OAK DR
ROCKWALL, TX 75032

VARNER GLENN MERRILL & CARRIE G
2972 OAK DR
ROCKWALL, TX 75032

BOWERMAN FAMILY TRUST
JACK E AND HELEN R BOWERMAN TRUSTEES
2974 OAK DR
ROCKWALL, TX 75032

CURRA CHRISTOPHER
2975 BLACKBURN ST APT 1019
DALLAS, TX 75204

RAMOS EMILIO & MARIA C
2976 OAK DR
ROCKWALL, TX 75032

BEVILL HELEN M AND
CHANDRA KARLEN
2977 OAK DR
ROCKWALL, TX 75032

FOSTER DONNA JO
2978 OAK DRIVE
ROCKWALL, TX 75032

O'DELL CLAUDETTE & KENNETH
299 HARBORVIEW DRIVE
ROCKWALL, TX 75032

PERRY GEORGE DAVID & SANDRA SUE
299 VICTORY LN
ROCKWALL, TX 75032

PORTER INVESTMENTS LLC
3 COVE CREEK COURT
HEATH, TX 75032

SPARKS PHILIP R
3 INTREPID CIR
ROCKWALL, TX 75032

POPLAR HILLS. LLC SERIES E- 154 HENRY CHANDLER
30 WINDSOR DRIVE
ROCKWALL, TX 75032

RIVERA LUIS
300 S WATTERS RD APT 127
ALLEN, TX 75103

JONES CHRISTOPHER ASHLEY & LESLIE
300 SHAMROCK CIRCLE
ROCKWALL, TX 75032

RESIDENT
301 HARBORVIEW DR
ROCKWALL, TX 75032

RIBAIL LEAH
301 COLUMBIA DR
ROCKWALL, TX 75032

MILLER RICHARD & SHELLAYNE
301 HARBOR LANDING DRIVE
ROCKWALL, TX 75032

MIRFENDERESKI JONAH JAVAD AND
NALINA MICHELLE SHAPIRO
301 VALIANT DRIVE
ROCKWALL, TX 75032

SERRANO CHRISTIAN
301 VILLAGE DR APT 307
KING OF PRUSSIA, PA 19406

AL MUNAJID MOHD NAZIH & SALMA ALHEWANI
302 COLUMBIA DRIVE
ROCKWALL, TX 75032

GENTLE BILL
302 HARBOR LANDING DR
ROCKWALL, TX 75032

RICHARDS JOAN S
302 SHAMROCK CIR
ROCKWALL, TX 75032

RESIDENT
3020 RIDGE RD
ROCKWALL, TX 75032

SULLIVAN MORTIMER M & CAROLYN B
REV LIVING TRUST AGREEMENT
3020 RIDGE RD
ROCKWALL, TX 75032

THACKER N FAMILY TRUST AND
SHEEGOG FAMILY TRUST
3021 RIDGE RD SUITE 26
ROCKWALL, TX 75032

PRESERVE CUSTOM HOMES LLC
3021 RIDGE RD #205
ROCKWALL, TX 75032

ORLEANS ON THE LAKE HOMEOWNERS ASSN
3021 RIDGE RD #A252
ROCKWALL, TX 75032

VANHORN WILLIAM & PENNI
JOSEPH HENRY & KRISTINE ELIZABETH ZYLKA
3021 RIDGE RD SUITE A-66
ROCKWALL, TX 75032

RESIDENT
303 HARBORVIEW DR
ROCKWALL, TX 75032

RESIDENT
303 VALIANT DR
ROCKWALL, TX 75032

WHITE TERRI
303 COLUMBIA DRIVE
ROCKWALL, TX 75032

MUSSER CRAIG AND SHEILA
303 HARBOR LANDING DR
ROCKWALL, TX 75032

ANDERSON MARK ANDREAS
303 HENRY M CHANDLER DR
ROCKWALL, TX 75032

BALLARD CHRISTOPHER AND ANDREA
303 VALIANT DR
ROCKWALL, TX 75032

RESIDENT
304 COLUMBIA DR
ROCKWALL, TX 75032

RESIDENT
304 HENRY M CHANDLER DR
ROCKWALL, TX 75032

RESIDENT
304 SHAMROCK CIR
ROCKWALL, TX 75032

CRIDER MICHAEL & LINDA C
304 HARBOR LANDING DR
ROCKWALL, TX 75032

RESIDENT
305 HENRY M CHANDLER DR
ROCKWALL, TX 75032

CUNNINGHAM KERRI JON
305 COLUMBIA DR
ROCKWALL, TX 75032

POTISKA ANDREA
305 HARBOR LANDING DR
ROCKWALL, TX 75032

CONFIDENTIAL
305 HARBORVIEW DR
ROCKWALL, TX 75032

HALL TABITHA AMY AND
TERESA ADAMS
305 VALIANT DR
ROCKWALL, TX 75032

LAM PROPERTY
3051 N GOLIAD ST
ROCKWALL, TX 75087

RESIDENT
306 HENRY M CHANDLER DR
ROCKWALL, TX 75032

RESIDENT
306 SHAMROCK CIR
ROCKWALL, TX 75032

RESIDENT
306 VICTORY LN
ROCKWALL, TX 75032

DOTSON MICHAEL J
306 COLUMBIA DR
ROCKWALL, TX 75032

CLEATON JERRY LEE
306 HARBOR LANDING DRIVE
ROCKWALL, TX 75032

CAMACHO MARC AND JARITA
306 HARBORVIEW DR
ROCKWALL, TX 75032

WATTERSON RONALD E & MICHAEL E
SAMBOGNA
306 SHAMROCK CIRCLE
ROCKWALL, TX 75032

RESIDENT
3060 RIDGE RD
ROCKWALL, TX 75032

RESIDENT
307 HENRY M CHANDLER DR
ROCKWALL, TX 75032

RIBAIL MAUREEN A
307 COLUMBIA DR
ROCKWALL, TX 75032

CARRINGTON BRADLEY T AND KARI
307 HARBOR LANDING DR
ROCKWALL, TX 75032

CROMEENS SHAN
307 HARORVIEW DR
ROCKWALL, TX 75032

SANFORD TIMOTHY & KELLEE
307 VALIANT DRIVE
ROCKWALL, TX 75032

MCNAIR KELLY
307 VICTORY LN
ROCKWALL, TX 75032

RESIDENT
308 COLUMBIA DR
ROCKWALL, TX 75032

RESIDENT
308 HARBORVIEW DR
ROCKWALL, TX 75032

DE LA GARZA DOLLY ANNE
308 HARBOR LANDING DR
ROCKWALL, TX 75032

MCCLAIN-SMITH GARETH AND
DONNA L WINDSOR
308 HENRY M CHANDLER DR
ROCKWALL, TX 75032

FRY RANOR C AND NORMA L
308 SHAMROCK CIRCLE
ROCKWALL, TX 75032

RESIDENT
3085 RIDGE RD
ROCKWALL, TX 75032

RESIDENT
309 HARBORVIEW DR
ROCKWALL, TX 75032

RESIDENT
309 HENRY M CHANDLER DR
ROCKWALL, TX 75032

RESIDENT
309 VALIANT DR
ROCKWALL, TX 75032

MCKINNEY NANCY C
309 COLUMBIA DR
ROCKWALL, TX 75032

GRIFFIN DAVID L ET UX
309 HARBOR LANDING DR
ROCKWALL, TX 75032

FALLS DAVID & TERRI
309 ROOKERY CT
MARCO ISLAND, FL 34145

GILLEAN AND POTTER REAL ESTATE LLC
3090 RIDGE RD
ROCKWALL, TX 75032

RESIDENT
310 HENRY M CHANDLER DR
ROCKWALL, TX 75032

RESIDENT
310 VICTORY LN
ROCKWALL, TX 75032

BRIDGES MICHAEL AND DEBRA
310 COLUMBIA DR
ROCKWALL, TX 75032

LEWIS DENNIS & CLARISSA
310 HARBOR LANDING DR
ROCKWALL, TX 75032

FENIANOS JOHN
310 HARBORVIEW DR
ROCKWALL, TX 75032

FENIANOS JOHN
310 HARBORVIEW DR <Null>
ROCKWALL, TX 75032

RESIDENT
3100 RIDGE RD
ROCKWALL, TX 75032

VEAL JEREMY
3101 BOURBON ST
ROCKWALL, TX 75032

GARCIA YAHAIRA
3103 BOURBON STREET CIR
ROCKWALL, TX 75032

BELL WILLIAM B AND KRISTA D
3104 BOURBON STREET CIRCLE
ROCKWALL, TX 75032

RESIDENT
3105 BOURBON ST CIR
ROCKWALL, TX 75032

BOSWELL PAMELA
3107 BOURBON STREET CIRCLE
ROCKWALL, TX 75032

PEADEN SPURGEON THOMAS AND WANDA
JOYCE
3108 BOURBON STREET CIRCLE
ROCKWALL, TX 75032

SORRELL PATRICIA
3109 BOURBON ST
ROCKWALL, TX 75032

SORRELL PATRICIA A AND
MARK ANDREWS
3109 BOURBON STREET CIR
ROCKWALL, TX 75032

RESIDENT
311 VALIANT DR
ROCKWALL, TX 75032

JONES JEFFERY S & SHERIDAN D
311 COLUMBIA DR
ROCKWALL, TX 75032

JONES SHERIDAN S
311 COLUMBIA DR
ROCKWALL, TX 75032

TAYLOR ANTHONY
311 HARBOR LANDING
ROCKWALL, TX 75032

RECINOS ARNOLDO AND RUTH LIMA
311 HARBORVIEW DR
ROCKWALL, TX 75032

LONG SHAWN
3110 BOURBON STREET CIR
ROCKWALL, TX 75032

KOZEL ALEXANDER & KIMBERLY
3110 FARM ROAD 195
PARIS, TX 75462

RESIDENT
3111 BOURBON ST CIR
ROCKWALL, TX 75032

RESIDENT
3112 BOURBON ST CIR
ROCKWALL, TX 75032

RESIDENT
3113 BOURBON ST. CIR
ROCKWALL, TX 75032

RESIDENT
3114 BOURBON ST CIR
ROCKWALL, TX 75032

RESIDENT
3115 RIDGE RD
ROCKWALL, TX 75032

BILLY AND VICKIE COLEMAN REVOCABLE TRUST
BILLY C COLEMAN AND VICKIE D COLEMAN -
TRUSTEES
3115 BOURBON ST CIR
ROCKWALL, TX 75032

ANDERSON CLAUDIA
3117 BOURBON STREET CIR
ROCKWALL, TX 75032

KELBERT ERIC R
3119 BOURBON STREET CIR
ROCKWALL, TX 75032

RESIDENT
312 HARBOR LANDING DR
ROCKWALL, TX 75032

WHATLEY JEFF W AND DIANE
312 COLUMBIA DR
ROCKWALL, TX 75032

BARHAM ARTHUR LLOYD JR AND ANITA L
312 PORTVIEW PL
ROCKWALL, TX 75032

IMAN SUE ROFFEE LIVING TRUST
IMAN SUE ROFFEE AND JOSEPH MICHAEL AL-
KIRWI
3121 BOURBON STREET CIRCLE
ROCKWALL, TX 75032

RESIDENT
3123 BOURBON ST CIR
ROCKWALL, TX 75032

RESIDENT
3125 BOURBON ST CIR
ROCKWALL, TX 75032

RESIDENT
3125 RIDGE RD
ROCKWALL, TX 75032

SLAUGHTER CATHY
3127 BOURBON STREET CIR
ROCKWALL, TX 75032

HOUSE CHRISTOPHER W
3129 BOURBON STREET CIR
ROCKWALL, TX 75032

RUDOLPH CLIFFORD CHARLES
313 COLUMBIA DR
ROCKWALL, TX 75032

TCHAKAROV SVETLIN G AND
ROSSITZA I POPOVA
313 HARBOR LANDING DRIVE
ROCKWALL, TX 75032

MASSEY MICHAEL J AND CHERYL R
313 HARBORVIEW DR
HEATH, TX 75032

MORTON JONNA
313 ROCKBROOK DR
ROCKWALL, TX 75087

LOVELESS JERRY L & TOMMIE H
313 VALIANT DR
ROCKWALL, TX 75032

RESIDENT
3131 BOURBON ST CIR
ROCKWALL, TX 75032

HALL KEVIN A & MICHELLE D
3133 BOURBON STREET CIR
ROCKWALL, TX 75032

JOLLEY VICTORIA
3135 BOURBON STREET CIR
ROCKWALL, TX 75032

ANDERSON JO S & G EMORY
3137 BOURBON STREET CIR
ROCKWALL, TX 75032

KING DEBRAH ANN
3139 BOURBON STREET CIRCLE
ROCKWALL, TX 75032

PHILLIPS ROBERT M AND ANNIE A
314 COLUMBIA DR
ROCKWALL, TX 75032

TURCHI ARLENE S
314 HARBOR LANDING DRIVE
ROCKWALL, TX 75032

PENCE DENNIS AND DIANNA
314 PORTVIEW PL
ROCKWALL, TX 75032

SMITH JOSHUA AND
MAEGAN HOLLOWAY
314 VALIANT DR
ROCKWALL, TX 75032

MAY DEBRA AND RODNEY
314 VICTORY LN
ROCKWALL, TX 75032

GARZA ERIC ISAAC AND KARINA RUBIO
3140 BOURBON STREET CIR
ROCKWALL, TX 75032

RESIDENT
3141 BOURBON ST CIR
ROCKWALL, TX 75032

CROWELL SHANNON P
3142 BOURBON STREET CIRCLE
ROCKWALL, TX 75032

RESIDENT
3143 BOURBON ST CIR
ROCKWALL, TX 75032

GIBBONS DAVID AND
JACQUELINE CORDOVA
3144 BOURBON STREET CIR
ROCKWALL, TX 75032

ROJAS SAMUEL & SANDRA E MORALES
LEDESMA
3145 BOURBON ST
ROCKWALL, TX 75032

SALITURE CODY AND BRITTANY
3146 BOURBON STREET CIRCLE
ROCKWALL, TX 75032

PAREKH PRABHAKAR AND NILA
3147 BOURBON STREET CIRCLE
ROCKWALL, TX 75032

COBB CAROL
3148 BOURBON STREET CIR
ROCKWALL, TX 75032

HARMON ROBERT E & CAROLE R
3149 BOURBON STREET CIRCLE
ROCKWALL, TX 75032

RESIDENT
315 COLUMBIA DR
ROCKWALL, TX 75032

THOMPSON JIM B AND LEIGH A
315 HARBOR LANDING DRIVE
ROCKWALL, TX 75032

ROSS THOMAS AND VICKIE
315 HARBORVIEW DR
ROCKWALL, TX 75032

JOHNSTON CAROLINE
315 VALIANT DR
ROCKWALL, TX 75032

ARCE JAIME G
315 VICTORY LN
ROCKWALL, TX 75032

LOREDO SARAHI
315 VICTORY LN
ROCKWALL, TX 75032

SINGH HARMINDERJIT AND
SANDEEP KAUR
3150 BOURBON ST CRICLE
ROCKWALL, TX 75032

CARNEY CANDI
3151 BOURBON STREET CIR
ROCKWALL, TX 75032

RESIDENT
3152 BOURBON ST CIR
ROCKWALL, TX 75032

CUMMINS LAURENCE G III AND DEE ANN
3153 BOURBON STREET CIRCLE
ROCKWALL, TX 75032

LEVINE ERIC HARRIS & MARIO MONZON CUELLAR
3155 BOURBON STREET CIRCLE
ROCKWALL, TX 75032

RESIDENT
316 COLUMBIA DR
ROCKWALL, TX 75032

RESIDENT
316 HARBOR LANDING DR
ROCKWALL, TX 75032

COFFEY JAMES & DEBORAH
316 PORTVIEW PL
ROCKWALL, TX 75032

COFFEY JAMES & DEBORAH
316 PORTVIEW PL
ROCKWALL, TX 75032

RESIDENT
317 VALIANT DR
ROCKWALL, TX 75032

MAHAFFEY BARBARA L
317 COLUMBIA DR
ROCKWALL, TX 75032

QUILLEN BOBBY RAY JR
317 HARBOR LANDING DR
ROCKWALL, TX 75032

WELLS JOEL A AND SHOLANA K
318 COLUMBIA DRIVE
ROCKWALL, TX 75032

NADEAU JESSICA & STEPHEN
318 HARBOR LANDING DR
ROCKWALL, TX 75032

MURPHY CASEY D AND BRIANNA
318 VALIANT DRIVE
ROCKWALL, TX 75032

RESIDENT
3185 S RIDGE RD
ROCKWALL, TX 75032

LEWELLYN DARYL G & SARAH
3187 RIDGE RD
ROCKWALL, TX 75032

RESIDENT
319 HENRY M CHANDLER DR
ROCKWALL, TX 75032

FONTANA APRIL SHIRATSUKI
319 COLUMBIA DR
ROCKWALL, TX 75032

BAILEY WAYNE & JACQUELINE
319 HARBOR LANDING DRIVE
ROCKWALL, TX 75032

SELF JANET
319 HARBORVIEW DR
ROCKWALL, TX 75032

SELF SCOTT L & JAN
319 HARBORVIEW DR
ROCKWALL, TX 75032

ARCHULETA JOSEPH AND KATHY
319 SWEETSPIRE DRIVE
ROYSE CITY, TX 75189

COPPLER GERALD
319 VALIANT DR
ROCKWALL, TX 75032

MARK AND VICTORIA THORESON REVOCABLE TRUST
MARK R THORESON AND VICTORIA L THORESON CO-TRUSTEES
319 YACHT CLUB DR.
ROCKWALL, TX 75032

RESIDENT
320 HENRY M CHANDLER DR
ROCKWALL, TX 75032

STURGEON WILLIAM C & BETTY E
320 COLUMBIA DR
ROCKWALL, TX 75032

LOHR JAMES A & MARGARET P
320 HARBOR LANDING DR
ROCKWALL, TX 75032

POTTS JASON AND ANNA
320 PORTVIEW PLACE
ROCKWALL, TX 75032

HANSEN JOSH AND RACHEL THORNQUIST
320 VALIANT DRIVE
ROCKWALL, TX 75032

ST CLAIR PAUL M & GENEVIEVE J
3201 RIDGE RD
ROCKWALL, TX 75032

RESIDENT
321 HARBORVIEW DR
ROCKWALL, TX 75032

CARRILLO JOHNNY AND SUZETTE
321 COLUMBIA DR
ROCKWALL, TX 75032

LINNSTAEDTER RANDALL AND KIMBERLY
321 HARBOR LANDING DR
ROCKWALL, TX 75032

BLASINGAME DAVID A AND LISA M HOUCHIN
321 VALIANT DR
ROCKWALL, TX 75032

CATHEY MARVA WALKER
321 YACHT CLUB DR
ROCKWALL, TX 75032

WEBSTER ALAN T
322 COLUMBIA DR
ROCKWALL, TX 75032

WOOD GEORGE & EVELYN
322 HARBOR LANDING DR
ROCKWALL, TX 75032

CONDIT TINA
322 VALIANT DRIVE
ROCKWALL, TX 75032

MONTGOMERY JEFFERY RONALD
323 COLUMBIA DRIVE
ROCKWALL, TX 75032

IMRIE DONALD M & CHERYL K
323 HARBOR LANDING DR
ROCKWALL, TX 75032

OWENS MICHAEL V
323 VALIANT DR
ROCKWALL, TX 75032

DERIDDER VIOLETA S
323 YACHT CLUB DRIVE
ROCKWALL, TX 75032

RESIDENT
324 VALIANT DR
ROCKWALL, TX 75032

LIKE LARRY D & MELISA L
324 COLUMBIA DRIVE
ROCKWALL, TX 75032

BRADSHAW MARCKUS LEWIS AND
VANESSA RIZZARI
324 HARBOR LANDING DR
ROCKWALL, TX 75032

CHAPA RUBEN AND MYDA
324 ROSEMARY DR
WYLIE, TX 75098

RESIDENT
325 COLUMBIA DR
ROCKWALL, TX 75032

GRAY RUSSELL LEE
325 HARBOR LANDING DR
ROCKWALL, TX 75032

CULLEN GREGORY L & JEAN C
325 HARBORVIEW DR
ROCKWALL, TX 75032

ROGERS JACY MARIE AND FRANK MARION
325 VALIANT DRIVE
ROCKWALL, TX 75032

SIVILS BOB R & LINDA LUDDEN SIVILS
325 YACHT CLUB DR
ROCKWALL, TX 75032

RESIDENT
326 VALIANT DR
ROCKWALL, TX 75032

JACKSON JAMES THOMAS AND SONYA K
326 COLUMBIA
ROCKWALL, TX 75032

DENIKE SARAH
326 HARBOR LANDING DR
ROCKWALL, TX 75032

LUCIA LODEMA S TRUSTEE
LUCIA REVOCABLE INTER-VIVOS TRUST
326 HARBORVIEW DR
ROCKWALL, TX 75032

KORTES KAREN L
327 COLUMBIA DR
ROCKWALL, TX 75032

WAGONER SHANNON AND JAMES
327 HARBORVIEW DR
ROCKWALL, TX 75032

GENERAL DALE A & KATHRYN
327 VALIANT DR
ROCKWALL, TX 75032

ABOU-HAIDAR ISSA S & LAMORA
327 YACHT CLUB DR
ROCKWALL, TX 75032

HAIDAR LAMORA LUCIA AND ISSA ABOU
327 YACHT CLUB DR
ROCKWALL, TX 75032

PADILLA MANUEL JESUS AND ALICIA PADILLA
REVOCABLE TRUST
32790 BUTTERFLY CIR
WINCHESTER, CA 92596

RESIDENT
328 HARBORVIEW DR
ROCKWALL, TX 75032

BREEDLOVE STEPHEN WENN & NEITA P
328 COLUMBIA DRIVE
ROCKWALL, TX 75032

WHETSELL BETTY R
328 HARBOR LANDING DR
ROCKWALL, TX 75032

RESIDENT
329 HARBORVIEW DR
ROCKWALL, TX 75032

SHEPPARD LYNN & KENNETH
329 COLUMBIA DRIVE
ROCKWALL, TX 75032

IMBURGIA JAMES
329 VALIANT DR
ROCKWALL, TX 75032

BOOKHOUT JAMES M & KATHRYN C
329 YACHT CLUB DR
ROCKWALL, TX 75032

HOLZHEI CAROLYN
33 WILSHIRE DR

OLEKSINSKI MICHAEL A
330 COLUMBIA DR
ROCKWALL, TX 75032

MATTES JOHN AND TONG
330 HARBOR LANDING DR
ROCKWALL, TX 75032

MARTIN SERGIO ROBLEDO AND ANDRESSA HENDLER
330 HARBORVIEW DR
ROCKWALL, TX 75032

BOOKHOUT JAMES C AND NICOLE
331 COLUMBIA DRIVE
ROCKWALL, TX 75032

MERCKLING BRYAN S AND STACY D
331 HARBORVIEW DR
ROCKWALL, TX 75032

LIECHTY SHIRLEY JEAN
C/O MRS AMY JENSEN
331 MOCKINGBIRD LN
AUBURN, AL 36830

LIECHTY SHIRLEY JEAN
C/O MRS AMY JENSEN
331 MOCKINGBIRD LN
AUBURN, AL 36830

STORY BRIAN K AND LANA K
331 VALIANT DRIVE
ROCKWALL, TX 75032

CLARK MELISSA JOYCE & MICHAEL JOHN
331 YACHT CLUB DRIVE
ROCKWALL, TX 75032

HURST RANDY L & CAROL J
332 COLUMBIA DR
ROCKWALL, TX 75032

DAMALUX RENTAL AND REMODELING LLC
3320 AUGUSTA BLVD
ROCKWALL, TX 75087

RESIDENT
333 YACHT CLUB DR
ROCKWALL, TX 75032

BISHOP J PHIL
333 COLUMBIA DR
ROCKWALL, TX 75032

TMCC TRUST
THOMAS V MCCROSSAN- TRUSTEE
333 HARBORVIEW DRIVE
ROCKWALL, TX 75032

LE TAN T AND VIRGINIA I
333 VALIANT DR
ROCKWALL, TX 75032

MARTIN AND LISA MANASCO LIVING TRUST
MARTIN EDWARD MANASCO AND LISA MARIE MANASCO- TRUSTEES
335 HARBORVIEW DR
ROCKWALL, TX 75032

DANIEL SANDRA SUE
335 VALIANT DR
ROCKWALL, TX 75032

RESIDENT
337 VALIANT DR
ROCKWALL, TX 75032

MCCROSSAN LIA AND JAMES
337 HARBORVIEW DRIVE
ROCKWALL, TX 75032

FIRST CHRISTIAN CHURCH
DISCIPLES OF CHRIST
3375 RIDGE ROAD
ROCKWALL, TX 75032

RESIDENT
338 HENRY M CHANDLER DR
ROCKWALL, TX 75032

LEWIS JASMINE
339 HENRY M CHANDLER DR
ROCKWALL, TX 75032

GOVE CHRISTOPHER AND
SHELBY HOLBROOK
34 SLICE WAY
MASHPEE, MA 2649

THOMPSON PAIGE ELIZABETH
340 HENRY M CHANDLER
ROCKWALL, TX 75032

N & S PROPERTIES LLC
3402 ANTHONY CIR
ROWLETT, TX 75088

KEITH BENJAMIN AND
SHERYL KEITH
3403 WATERVIEW TRAIL
ROCKWALL, TX 75087

RESIDENT
341 HENRY M CHANDLER DR
ROCKWALL, TX 75032

BUNYASAI PARIYADA
3416 CAMPUS AVE
CLAREMONT, CA 91711

LESLIE RANDY
349 E ELDORADO DR
SCROGGINS, TX 75480

RESIDENT
351 HENRY M CHANDLER DR
ROCKWALL, TX 75032

STRAHM ROBERT & DENA LYNNE
351 EQUESTRIAN DR
ROCKWALL, TX 75032

GASSNER CECELIA ANN AND
WILLIAM ADAM PARK
352 HENRY M CHANDLER DR
ROCKWALL, TX 75032

RESIDENT
353 HENRY M CHANDLER DR
ROCKWALL, TX 75032

GOULD JAMES F AND BRENDA G
353 MARIAH BAY DR.
HEATH, TX 75032

RESIDENT
354 HENRY M CHANDLER DR
ROCKWALL, TX 75032

RESIDENT
371 HENRY M CHANDLER DR
ROCKWALL, TX 75032

RESIDENT
372 HENRY M CHANDLER DR
ROCKWALL, TX 75032

RESIDENT
373 HENRY M CHANDLER DR
ROCKWALL, TX 75032

RESIDENT
374 HENRY M CHANDLER DR
ROCKWALL, TX 75032

MMAC 300 ROCKWALL TX LLC
C/O MONTECITO MEDICAL REAL ESTATE, ATTN
BRIAN MAAS
3807 CLEGHORN AVENUE SUITE 903
NASHVILLE, TN 37215

JOHNSON BRENT B & LINDA
3810 COVE RD
ROWLETT, TX 75088

JOHNSON BRENT & LINDA
3810 COVE RD
ROWLETT, TX 75088

DOMINGUE JON
3836 PINEBLUFF LN
ROCKWALL, TX 75032

NAIDOO PAUL
3904 ASPEN DR #3123
ROWLETT, TX 75088

ROLAND JOHN ROBERT AND
SUSAN RENEE CANNON
3910 MEDITERRANEAN STREET
ROCKWALL, TX 75087

KELBERT ERIC R
3939 E ALLIN ST UNIT 322
LONG BEACH, CA 90803

FLEMING JOYCE MARIE
4 INTREPID CIR
ROCKWALL, TX 75032

LEPARD RICHARD L
400 ENDEAVOR CT
ROCKWALL, TX 75032

BAXTER STEVE & KARAN
401 COLUMBIA DR
ROCKWALL, TX 75032

KORTEMIER WILLIAM F
401 YACHT CLUB DR
ROCKWALL, TX 75032

MOULEDOUS ALFRED E JR
402 COLUMBIA DR
ROCKWALL, TX 75032

BURNS LORRAINE
403 WEST WASHINGTON
ROCKWALL, TX 75087

KENTOPP RICHARD J & MELODY
403 YACHT CLUB DR
ROCKWALL, TX 75032

RESIDENT
404 COLUMBIA DR
ROCKWALL, TX 75032

HEIN PRISCILLA
404 ENDEAVOR CT
ROCKWALL, TX 75032

RESIDENT
405 YACHT CLUB DR
ROCKWALL, TX 75032

CENSULLO FRANCIS
405 COLUMBIA DR
ROCKWALL, TX 75032

CENSULLO TERESA ANN
405 COLUMBIA DR
ROCKWALL, TX 75032

HUGHES THOMAS AND MADISON
406 COLUMBIA DR
ROCKWALL, TX 75032

HURTADO DAVID RAY II AND
AIKO MINEMOTO
406 ENDEAVOR CT
ROCKWALL, TX 75032

LEROY WALKER AND ZADA WALKER TRUST
LISA PERRY- TRUSTEE
407 COLUMBIA DR
ROCKWALL, TX 75032

WISE RUTHANNE
407 YACHT CLUB DRIVE
ROCKWALL, TX 75032

TULK SHERRY
408 COLUMBIA DR
ROCKWALL, TX 75032

TULK SHARON K
408 COLUMBIA DR
ROCKWALL, TX 75032

TULK SHARON KAYE
408 COLUMBIA DR
ROCKWALL, TX 75032

FARR MATTHEW & AMBER
408 ENDEAVOR COURT
ROCKWALL, TX 75032

SCHREIBER JIMMY D & INEZ
409 COLUMBIA DR
ROCKWALL, TX 75032

BAKER JARROD J & HEATHER M
409 YACHT CLUB DR
ROCKWALL, TX 75032

NELSON JERRY C & MARIBETH TRUSTEES
NELSON FAMILY LIVING TRUST
410 COLUMBIA DR
ROCKWALL, TX 75032

NELSON FAMILY LIVING TRUST
JERRY C NELSON AND MARIBETH NELSON-
TRUSTEES
410 COLUMBIA DRIVE
ROCKWALL, TX 75032

MCKAY WILLIAM R & LINDA S
4109 DESERT GARDEN DR
PLANO, TX 75093

CHRISTENSEN DAVID J & STACEY
411 COLUMBIA DRIVE
ROCKWALL, TX 75032

PALERMO JAMES ALBERT
411 DRIFTWOOD ST
ROCKWALL, TX 75087

WATSON JARRETT A
411 YACHT CLUB DR
ROCKWALL, TX 75032

MARTIN MAX E
412 COLUMBIA DR
ROCKWALL, TX 75032

COMPTON WILLIAM H & JAYNE
412 ENDEAVOR CT
ROCKWALL, TX 75032

HYDEMAN ROBERT B JR
413 COLUMBIA DR
ROCKWALL, TX 75032

MACGILVARY ERIN
413 YACHT CLUB DRIVE
ROCKWALL, TX 75032

KERR DALE LESLIE AND SUSAN ALLEN
414 COLUMBIA DRIVE
ROCKWALL, TX 75032

LILES MICHAEL AND JO ANN
414 ENDEAVOR CT
ROCKWALL, TX 75032

WHITTEN DON AND PATRICE
415 COLUMBIA DR
ROCKWALL, TX 75032

STEVENSON LARRY KEITH
416 COLUMBIA DR
ROCKWALL, TX 75032

BOSWELL RAE ANN AND
AND LUKE SHAFER
417 COLUMBIA DR
ROCKWALL, TX 75032

RESIDENT
419 COLUMBIA DR
ROCKWALL, TX 75032

DJA REAL ESTATE LLC
42 MARY STREET
MOUNT VERNON, TX 75457

BREWER JAMES ASHLEY JR
420 COLUMBIA DR
ROCKWALL, TX 75032

RESIDENT
421 COLUMBIA DR
ROCKWALL, TX 75032

RESIDENT
422 COLUMBIA DR
ROCKWALL, TX 75032

BRIGHT CHRISTOPHER J JOHN
423 COLUMBIA DR
ROCKWALL, TX 75032

FRONTERA JOSE ANTONIO & CAROLINE
4241 BUENA VISTA #18
DALLAS, TX 75205

HANKINS MICHAEL L & VICKI S
425 COLUMBIA DR
ROCKWALL, TX 75032

RESIDENT
426 S YACHT CLUB DR
ROCKWALL, TX 75032

CONINE CHRISTOPHER T
426 YACHT CLUB DR UNIT B
ROCKWALL, TX 75032

JONES AMBER
426 YACHT CLUB DR UNIT H
ROCKWALL, TX 75032

PETTITT GREGORY S AND CONNIE L
426 YACHT CLUB DRIVE APT D
ROCKWALL, TX 75032

WEEKLEY PATRICIA H
426 YACHT CLUB DRIVE #G UNIT C-3
ROCKWALL, TX 75032

YANGER MORRIS & DORIS
427 COLUMBIA DR
ROCKWALL, TX 75032

HUNT JOEL JAMES & RISA DARLENE
427 PRIVATE RD 2939
PITTSBURG, TX 75686

RESIDENT
428 COLUMBIA DR
ROCKWALL, TX 75032

WRIGHT RHONDA LYNN
428 YACHT CLUB DR APT C
ROCKWALL, TX 75032

WRIGHT RHONDA
428C YACHT CLUB DR
ROCKWALL, TX 75032

ROLAND JAMES & DEBRA JAN
429 COLUMBIA DR
ROCKWALL, TX 75032

JR HILLTOP HOMES
429 COLUMBIA DRIVE
ROCKWALL, TX 75032

KANIA-ROLAND
429 COLUMBIA DRIVE
ROCKWALL, TX 75032

JR HILLTOP HOMES
429 COLUMBIA DRIVE
ROCKWALL, TX 75032

RESIDENT
430 S YACHT CLUB DR
ROCKWALL, TX 75032

KAY SUZANNE KAY
430E YACHT CLUB DRIVE
ROCKWALL, TX 75032

KELLY DONNA
431 COLUMBIA DR
ROCKWALL, TX 75032

PONDER KENNETH AND ELMA
431 PELICAN BAY CIR
SACRAMENTO, CA 95835

BARRINGER VAN
4310 COCHRAN CHAPEL CIR
DALLAS, TX 75209

DUDEK JOHN F AND JENNIFER H
432 COLUMBIA DR
ROCKWALL, TX 75032

GESSNER JOHN B
433 COLUMBIA DR
ROCKWALL, TX 75032

LAMBERTH ROBERT B & JENNIFER J
435 COLUMBIA DR
ROCKWALL, TX 75032

MORRISON DEBRA
436 COLUMBIA DR
ROCKWALL, TX 75032

RESIDENT
436 S YACHT CLUB DR
ROCKWALL, TX 75032

BECK JOAN K
436 YACHT CLUB DR APT A
ROCKWALL, TX 75032

MERCKLING BRYAN AND SARAH HUSSAIN
436 YACHT CLUB DRIVE #G
ROCKWALL, TX 75032

HALL DEREK
436C YACHT CLUB DRIVE
ROCKWALL, TX 75032

BENSON CURT R
438 COLUMBIA DRIVE
ROCKWALL, TX 75032

RESIDENT
438 S YACHT CLUB DR
ROCKWALL, TX 75032

WALLACE BRITTANY
438 S YACHT CLUB DR APT H
ROCKWALL, TX 75032

JOHNSTON CAROL RUTH
438 YACHT CLUB #E
ROCKWALL, TX 75032

JAMES DEBRA SUE
438 YACHT CLUB DR APT D
ROCKWALL, TX 75032

BARLOW DAVID ALLEN
438 YACHT CLUB DR APT F
ROCKWALL, TX 75032

TUCKER ASHLEY NICOLE
438 YACHT CLUB DR #G
ROCKWALL, TX 75032

SFIKAS SCOTT
438 YACHT CLUB DRIVE APT C
ROCKWALL, TX 75032

KRISHNAN ASHOK AND
SRIVASTAVA VARUNA
440 COLUMBIA DRIVE
ROCKWALL, TX 75032

RESIDENT
440 S YACHT CLUB DR
ROCKWALL, TX 75032

BROWN CYNTHIA
440 YACHT CLUB UNIT E
ROCKWALL, TX 75032

SERRANO MANUEL
440 YACHT CLUB DR UNIT B
ROCKWALL, TX 75032

FISHER TED Y
4404 PLACIDIA AVE
TOLUCA LAKE, CA 91602

STOUFFER JAMES MITCHELL AND AMY ALLEN
442 COLUMBIA DR
ROCKWALL, TX 75032

RESIDENT
442 S YACHT CLUB DR
ROCKWALL, TX 75032

SPOENEMAN DAVID AND JODI
442A YACHT CLUB APT A
ROCKWALL, TX 75032

SMITH THOMAS M
443 CHIPPENDALE DR
ROCKWALL, TX 75032

PAYNE JOHN R
444 COLUMBIA DR
ROCKWALL, TX 75032

RESIDENT
446 COLUMBIA DR
ROCKWALL, TX 75032

RESIDENT
450 S YACHT CLUB DR
ROCKWALL, TX 75032

ARMSTRONG MARK C
450 YACHT CLUB DRIVE UNIT C
ROCKWALL, TX 75032

RUNYON FLOYD D AND DANA
450 YACHT CLUB DRIVE UNIT # A
ROCKWALL, TX 75032

BRACK KENYATTA AND SELEAN TURNER
4501 YACHT CLUB DRIVE
ROCKWALL, TX 75032

RESIDENT
452 S YACHT CLUB DR
ROCKWALL, TX 75032

SULLIVAN ROBERT MICHAEL
452 YACHT CLUB DR #B
ROCKWALL, TX 75032

XU JINGRU
4529 CROSSTIMBER DR
PLANO, TX 75093

POWELL COQUEACE
454 S YACHT CLUB DRIVE A
ROCKWALL, TX 75032

MADONI DANIEL S AND BRENDA K
456 YACHT CLUB DRIVE, C UNIT 302
ROCKWALL, TX 75032

MCHALE JOHN D JR
457 LAURENCE DRIVE SUTIE 168
HEATH, TX 75032

RESIDENT
458 S YACHT CLUB DR
ROCKWALL, TX 75032

CLAYCOMB DENISE MASUNAS AND JOHN WILLIAM
458 YACHT DRIVE 458A
ROCKWALL, TX 75032

AUSBURN CHARLES NEAL
4614 GILBERT AVE
DALLAS, TX 75219

LIGHT JEFFREY A & LEIGH ANN
4671 GREENBRIAR CT
ROCKWALL, TX 75032

KUMAR ANVITA
4701 COPPER MOUNTAIN LANE
RICHARDSON, TX 75082

BICKLEY AMANDA
4702 STEEPLE CHASE LN
ROCKWALL, TX 75032

PAUL AMANDA K & SEAN K
4702 STEEPLE CHASE LN
ROCKWALL, TX 75032

RESIDENT
4725 BENTON CT
ROCKWALL, TX 75032

ETZ LUCAS COLE AND NANCY JO AND ELAINE COPELAND
4730 PIN OAKS CIR
ROCKWALL, TX 75032

GRAND-LIENARD ROBERT J III AND DIANA L
4741 BENTON CT
ROCKWALL, TX 75032

BAILEY KENNETH AND MEREDITH
4748 PIN OAKS CIR
ROCKWALL, TX 75032

ALLEN FAMILY TRUST
ROBERT E ALLEN AND ELEANOR I ALLEN-TRUSTEES
480 N WINCHESTER BLVD. #7
SANTA CLARA, CA 95050

RESIDENT
4804 SOUTHWIND DR
ROCKWALL, TX 75032

FLETCHER GAIL
4805 SOUTHWIND DR
ROCKWALL, TX 75032

FLETCHER GAIL
4805 SOUTHWIND DR
ROCKWALL, TX 75032

RESIDENT
4808 SOUTHWIND DR
ROCKWALL, TX 75032

RESIDENT
4812 SOUTHWIND DR
ROCKWALL, TX 75032

RESIDENT
4816 CHAPEL DR
ROCKWALL, TX 75032

DAVIS NITA
5 DARR ROAD
HEATH, TX 75032

AURINGER JENNIFER & JONATHAN
5 INTREPID CIR
ROCKWALL, TX 75032

SLABAS KAREN AND JEFFREY
50 SHADY DALE LN
ROCKWALL, TX 75032

RESIDENT
501 YACHT CLUB DR
ROCKWALL, TX 75032

UDSTUEN ERIKA ANN
501 COLUMBIA DRIVE
ROCKWALL, TX 75032

VILLARREAL ANDRES II
502 COLUMBIA DRIVE
ROCKWALL, TX 75032

LIECHTY FAMILY PARTNERSHIP LP
502 TERRY LN
HEATH, TX 75032

LIECHTY FAMILY PARTNERSHIP LP AND STANLEY B AND GERALDINE M SCOTT
502 TERRY LN
HEATH, TX 75032

RESIDENT
503 MARINER DR
ROCKWALL, TX 75032

NORTHCUTT BENJAMIN CHARLES AND LEIGH ANN
503 COLUMBIA DRIVE
ROCKWALL, TX 75032

RESIDENT
504 MARINER DR
ROCKWALL, TX 75032

BYRUM JO ANN
504 N ALAMO ROAD
ROCKWALL, TX 75087

RESIDENT
505 MARINER DR
ROCKWALL, TX 75032

FORSSELL MARI ANNIKA &
KINGSLEY CHRISTOPHER DAVID
505 COLUMBIA DR.
ROCKWALL, TX 75032

OIWA TAKAAKI
C/O OPEN HOUSE CO LTD
5050 QUORUM DRIVE SUITE 610
DALLAS, TX 75254

YANO SHINYA
C/O OPEN HOUSE CO., LTD,
5050 QUORUM DRIVE SUITE 610
DALLAS, TX 75254

IRWIN PATRICIA ANN
506 COLUMBIA DRIVE
ROCKWALL, TX 75032

RESIDENT
507 MARINER DR
ROCKWALL, TX 75032

RESIDENT
508 MARINER DR
ROCKWALL, TX 75032

BLAKELY SARA
508 COLUMBIA DR
ROCKWALL, TX 75032

BLAKELY DENNIS DALE AND SARA ALLEN
508 COLUMBIA DRIVE
ROCKWALL, TX 75032

JUDD MANO
508 MARIAH BAY DR
ROCKWALL, TX 75032

KUIPERS ROY & KATHY SALFEN
508 MARIAH BAY DR
ROCKWALL, TX 75032

RESIDENT
509 MARINER DR
ROCKWALL, TX 75032

SUTTON KRISTINA
510 COLUMBIA DR
ROCKWALL, TX 75032

SELZER DEANNA
510 TURTLE COVE BLVD STE 109
ROCKWALL, TX 75087

HONEYCUTT WELDON & LINDA
5102 YACHT CLUB DR
ROCKWALL, TX 75032

BUSS LARRY D & KAREN K
5103 YACHT CLUB DR
ROCKWALL, TX 75032

BOUGHTON JANENE
MARK STUERTZ
5104 YACHT CLUB DR
ROCKWALL, TX 75032

SOUTHAM THOMAS & MELISSA
5106 YACHT CLUB DRIVE
ROCKWALL, TX 75032

FEKADU HENOK
5108 YACHT CLUB DR
ROCKWALL, TX 75032

RESIDENT
511 MARINER DR
ROCKWALL, TX 75032

DEBENDER RACHEL M AND
MADELINE A GEARY
512 COLUMBIA DR
ROCKWALL, TX 75032

RUMBO PAUL
512 MARINER DR
ROCKWALL, TX 75032

BOUSSERT ANNE S & CHRISTIAN B
516 CAMELIA AVE
BATON ROUGE, LA 70806

LAQUEY DIANA
516 LAS LOMAS DR
HEATH, TX 75032

HAMMOND LIVING TRUST
519 E I30 #704
ROCKWALL, TX 75087

HAMMOND HUDDLE LIVING TRUST
EUGENE WESLEY HUDDLE AND JANE
HAMMOND, TRUSTEES
519 E I-30 #704
ROCKWALL, TX 75087

HAMMOND HUDDLE LIVING TRUST
EUGENE WESLEY HUDDLE AND JANE
HAMMOND, TRUSTEES
519 E I-30 #704
ROCKWALL, TX 75087

KING LINDA D REV LIVING TR
LINDA D KING TRUSTEE
519 E INTERSTATE 30
ROCKWALL, TX 75087

HARMON H VICTOR
519 E INTERSTATE 30 PMB 212
ROCKWALL, TX 75087

HARMON H VICTOR ETUX
519 E INTERSTATE 30 PMB 212
ROCKWALL, TX 75087

HARMON HOSEA VICTOR & ELIZABETH C
519 E INTERSTATE 30 PMB 212
ROCKWALL, TX 75087

HARMON H VICTOR
519 E INTERSTATE 30 PMB 212
ROCKWALL, TX 75087

LAYENDECKER TIMOTHY P & SHAHLA
519 INTERSTATE 30 #629
ROCKWALL, TX 75087

RESIDENT
52 SHADYDALE LN
ROCKWALL, TX 75032

THOMAS JERRY & MARSHA
5202 YACHT CLUB DR
ROCKWALL, TX 75032

BARRY JOYCE
5204 YACHT CLUB DR
ROCKWALL, TX 75032

RESIDENT
5206 YACHT CLUB DR
ROCKWALL, TX 75032

METRY GREGORY K
5208 YACHT CLUB DRIVE
ROCKWALL, TX 75032

HOGAN CANDICE LYNN AND
KEVIN PETER CRANTZ
522 YACHT CLUB DRIVE
ROCKWALL, TX 75032

GOODE FAMILY TRUST A
5231 FM 3227
CANTON, TX 75103

PERRY JAMES L AND SONDRA S
5233 SARASOTA DRIVE
GARLAND, TX 75043

HUGHES RONALD L AND RITA GAYLE
524 YACHT CLUB DRIVE
ROCKWALL, TX 75032

RESIDENT
526 YACHT CLUB DR
ROCKWALL, TX 75032

RESIDENT
528 YACHT CLUB DR
ROCKWALL, TX 75032

RESIDENT
530 YACHT CLUB DR
ROCKWALL, TX 75032

DAVIES DAVID B & HELEN J
5302 YACHT CLUB DR
ROCKWALL, TX 75032

NORTON JO ANN
5303 YACHT CLUB DR
ROCKWALL, TX 75032

HOLMGREN DENNIS M AND JO ANN
5303 YACHT CLUB DRIVE
ROCKWALL, TX 75032

RANSON DEBRA POOVEY
5304 YACHT CLUB DR
ROCKWALL, TX 75032

MARTIN CAREN
5305 YACHT CLUB DR
ROCKWALL, TX 75032

ADRIAN AMANDA C AND MICHAEL S
5306 YACHT CLUB DR
ROCKWALL, TX 75032

ADDISON MARAVIN G AND FAYE
5308 YACHT CLUB DR.
ROCKWALL, TX 75033

RESIDENT
532 YACHT CLUB DR
ROCKWALL, TX 75032

SCHARF ALLEN J
532 HUNTZINGER ROAD
WERNERSVILLE, PA 19565

ROSHAN KC
5335 BROADWAY BLVD #210
GARLAND, TX 75043

SALT PROPERTIES LLC
534 YACHT CLUB DRIVE
ROCKWALL, TX 75032

TROTTER STEVEN DOUGLAS & LISA ANN
534 YACHT CLUB DRIVE
ROCKWALL, TX 75032

TYBONE PROPERTIES LLC
536 LOMA VISTA
HEATH, TX 75032

PEARMAN JANICE
536 YACHT CLUB DR
ROCKWALL, TX 75032

RESIDENT
538 YACHT CLUB DR
ROCKWALL, TX 75032

RESIDENT
54 SHADY DALE LN
ROCKWALL, TX 75032

RESIDENT
540 YACHT CLUB DR
ROCKWALL, TX 75032

VAN AMBURGH GORDON D JR & JEANNE M
540 LOMA VIST
HEATH, TX 75032

DUNCAN HAL & EILEEN
5401 RANGER DR
ROCKWALL, TX 75032

ODOM JOSHUA D-WAYNE AND LACEY ALEXANDRA
5402 YACHT CLUB DRIVE
ROCKWALL, TX 75032

JANAK JUDY A AND MICHAEL K BOX
5403 RANGER DR
ROCKWALL, TX 75032

RESIDENT
5405 RANGER DR
ROCKWALL, TX 75032

MONTGOMERY WILLIAM C & DIANE
5406 YACHT CLUB DR
ROCKWALL, TX 75032

MAYFIELD STEPHEN ANDREW
5407 RANGER DRIVE
ROCKWALL, TX 75032

COLEMAN WILL
5408 YACHT CLUB DR
ROCKWALL, TX 75032

RESIDENT
5409 RANGER DR
ROCKWALL, TX 75032

RICH JEFFREY M
5411 RANGER DRIVE
ROCKWALL, TX 75032

RESIDENT
5412 RANGER DR
ROCKWALL, TX 75032

RESIDENT
5413 RANGER DR
ROCKWALL, TX 75032

RESIDENT
5414 RANGER DR
ROCKWALL, TX 75032

COOK GREGORY
5416 RANGER DRIVE
ROCKWALL, TX 75032

KUIPERS KATHY & ROY
5418 RANGER DR
ROCKWALL, TX 75032

KOMP STEPHEN J
5419 RANGER DRIVE
ROCKWALL, TX 75032

RESIDENT
542 YACHT CLUB DR
ROCKWALL, TX 75032

OTTEN STEVEN E
5420 RANDER DR
ROCKWALL, TX 75032

RESIDENT
5421 RANGER DR
ROCKWALL, TX 75032

RESIDENT
5422 RANGER DR
ROCKWALL, TX 75032

FULLER JULIE
5425 BYERS AVE
FORT WORTH, TX 76107

LUND MICHAEL J AKA
MICHAEL LUND AND CHIZUKO T LUND AKA
CHIZUKO LUND
5425 RANGER DRIVE
ROCKWALL, TX 75032

THOMAS VICKIE SUE
5427 RANGER DR
ROCKWALL, TX 75032

THOMAS VICKI
5427 RANGER DRIVE
ROCKWALL, TX 75032

THOMAS VICKI
5427 RANGER DRIVE
ROCKWALL, TX 75032

CONFIDENTIAL
5433 RANGER DR
ROCKWALL, TX 75032

RAINEY JOEL A & PAULA N
5434 RANGER DR
ROCKWALL, TX 75032

DOVE JAMES & BARBARA
5436 RANGER DR
ROCKWALL, TX 75032

LIKE JOHN MILES
5437 RANGER DR
ROCKWALL, TX 75032

RESIDENT
5438 RANGER DR
ROCKWALL, TX 75032

RESIDENT
544 YACHT CLUB DR
ROCKWALL, TX 75032

RESIDENT
5440 RANGER DR
ROCKWALL, TX 75032

RESIDENT
5441 RANGER DR
ROCKWALL, TX 75032

PIXLEY SUZANNE M
5442 RANGER DR
ROCKWALL, TX 75032

RESIDENT
5445 RANGER DR
ROCKWALL, TX 75032

DEATON AMANDA
5446 RANGER DRIVE
ROCKWALL, TX 75032

STENBERG SHANE & TRACY ENGLISH
5449 MARTEL
DALLAS, TX 75206

GILL ATLANTA PROPERTIES LLC
545 KIRNWOOD DRIVE
DALLAS, TX 75232

MAYS JOHN
5450 MERRIMAC AVENUE
DALLAS, TX 75206

GARCIA SERGIO AND
SAGRARIO MENA NAVA
5453 RANGER DR
ROCKWALL, TX 75032

MONTONEY LAUREN D
5455 RANGER DR
ROCKWALL, TX 75032

DOHERTY COURTNEY AND RYAN
5457 RANGER DRIVE
ROCKWALL, TX 75032

RESIDENT
546 YACHT CLUB DR
ROCKWALL, TX 75032

SOLOMON MARION C
5461 RANGER DR
ROCKWALL, TX 75032

GIBSON JEANETTE L
548 YACHT CLUB DR
ROCKWALL, TX 75032

VEGA DAVID AND ALICIA C
550 MCDONALD ROAD
HEATH, TX 75032

BYRD MANUEL NICKLOUS & EVA RHINE
550 YACHT CLUB
ROCKWALL, TX 75032

AVIZENIS ANTHONY JR AND MICHELLE
5500 RANGER DRIVE
ROCKWALL, TX 75032

RESIDENT
5501 CANADA CT
ROCKWALL, TX 75032

SCHULTZ KATHY L & LARRY R
5501 RANGER DR
ROCKWALL, TX 75032

CULLEN SETH LAWRENCE AND GABRIELLE
5501 YACHT CLUB DR
ROCKWALL, TX 75032

RESIDENT
5502 AUSTRALIA CT
ROCKWALL, TX 75032

SCHLETT KARLA AND SCOTT SHEPHERD
5502 CANADA CT
ROCKWALL, TX 75032

MARSHALL SAMUEL AND DIANA
5502 CHALLENGER CT
ROCKWALL, TX 75032

DAVIS WILLIAM H & PATRICIA L
5502 YACHT CLUB DR
ROCKWALL, TX 75032

RESIDENT
5503 YACHT CLUB DR
ROCKWALL, TX 75032

LORENZ CONSTANCE JOAN
5503 CANADA COURT
ROCKWALL, TX 75032

DENNEY ZACHARY LEWIS
5503 RANGER DR
ROCKWALL, TX 75032

LINLEY ZACHARY AND ELIZABETH HOLLAND-
5504 AUSTRALIA COURT
ROCKWALL, TX 75032

JAMES JUSTIN & LINDSEY
5504 CANADA COURT
ROCKWALL, TX 75032

MCKAY ADRIAN AND ROBERTA
5504 CHALLENGER CT
ROCKWALL, TX 75032

HENRY SUE E
5504 YACHT CLUB DR
ROCKWALL, TX 75032

RESIDENT
5505 YACHT CLUB DR
ROCKWALL, TX 75032

GARRETT TAYLOR B
5505 RANGER DR
ROCKWALL, TX 75032

RESIDENT
5506 CHALLENGER CT
ROCKWALL, TX 75032

WILSON STEPHEN MICHAEL AND LISA MARIE
5506 AUSTRALIA COURT
ROCKWALL, TX 75032

FELLERS CAROL
5506 CANADA CT
ROCKWALL, TX 75032

TURNBULL DENNIS AND SYLVIA
5507 YACHT CLUB DRIVE
ROCKWALL, TX 75032

RESIDENT
5508 CAMBRIA DR
ROCKWALL, TX 75032

YOUNG SHERRY WHITE
5508 AUSTRALIA CT
ROCKWALL, TX 75032

DAVIS JASON SCOTT
5508 CANADA COURT
ROCKWALL, TX 75032

NORTON ANGELA
5508 CHALLENGER CT
ROCKWALL, TX 75032

LATIMER TAMMY & DONALD
5509 RANGER DR
ROCKWALL, TX 75032

DESROSIERS RONALD J
5510 AUSTRALIA CT
HEATH, TX 75032

BULLARD SANDRA
5510 CANADA COURT
ROCKWALL, TX 75032

BRADSHAW ADRIAN
5510 CHALLENGER COURT
ROCKWALL, TX 75032

TAYLOR JOE & CINDY
5511 AUSTRALIA CT
ROCKWALL, TX 75032

RESIDENT
5512 CHALLENGER CT
ROCKWALL, TX 75032

GARCIA LUIS
5512 CANADA CT
ROCKWALL, TX 75032

LANCE DONNIE C & MARY
5514 AUSTRALIA CT
ROCKWALL, TX 75032

PETERS LEONARD R AND SANDY JO
5514 CANADA CT
ROCKWALL, TX 75032

STARBIRD RYAN D AND LAUREN
5514 CHALLENGER CT
ROCKWALL, TX 75032

CLARK TAWANA
5516 AUSTRALIA CT
ROCKWALL, TX 75032

SEAY JIMMY & CYNTHIA F
5516 CANADA CT
ROCKWALL, TX 75032

CABANISS CHAR CHERICE
DAVID R DE LA CERDA
5516 CHALLENGER CT
ROCKWALL, TX 75032

RESIDENT
5518 AUSTRALIA CT
ROCKWALL, TX 75032

FREDERIKSEN JOHN C & ARLENE C REV LIV TR
JOHN C & ARLENE C FREDERIKSEN TRUSTEES
5518 CHALLENGER CT
ROCKWALL, TX 75032

MORRISON MICHAEL S
552 YACHT CLUB DRIVE
ROCKWALL, TX 75032

RESIDENT
5520 AUSTRALIA CT
ROCKWALL, TX 75032

RESIDENT
5520 CHALLENGER CT
ROCKWALL, TX 75032

CHESLIK EDWIN ALLEN JR AND AMBER NICHOLE CARREON
5522 CHALLENGER CT
ROCKWALL, TX 75032

CONFIDENTIAL
5526 CHALLENGER COURT
ROCKWALL, TX 75032

SHELTON ROBERT M
5528 CHALLENGER CT
ROCKWALL, TX 75032

WATKINS JAMES & ELLEN
5530 CHALLENGER CT
ROCKWALL, TX 75032

WILLIAMS MARLENE
5533 CANADA COURT
ROCKWALL, TX 75032

IPPOLITO TERRI L AND JOHN J
5534 CANADA CT
ROCKWALL, TX 75032

MAXCEY THOMAS CHRISTOPHER & KIRSTEN JOANN
5535 CANADA CT
ROCKWALL, TX 75032

RESIDENT
5536 CANADA CT
ROCKWALL, TX 75032

RESIDENT
5537 CANADA CT
ROCKWALL, TX 75032

CHURCHMAN MICHAEL B AND
LAURIE PATERNOSTER
5538 CANADA CT
ROCKWALL, TX 75032

BYRUM TADD AUSTIN
5539 CANADA CT
ROCKWALL, TX 75032

2016 BLUM REVOCABLE TRUST
JENNIFER REBECCA BLUM, TRUSTEE
554 YACHT CLUB
ROCKWALL, TX 75032

MULLENIX DIANE
5541 CANADA COURT
ROCKWALL, TX 75032

MUNDO JOE AND PAM
5542 CANADA CT
ROCKWALL, TX 75032

MUNDO JOSEPH C & PAMELA J
5542 CANADA CT
ROCKWALL, TX 75032

RESIDENT
5543 CANADA CT
ROCKWALL, TX 75032

JONES KEITH AND TERESA K
5544 CHANDLERS COURT
ROCKWALL, TX 75032

OWEN JAMI HUBER
5546 CANADA COURT
ROCKWALL, TX 75032

RESIDENT
5548 CANADA CT
ROCKWALL, TX 75032

FREEMAN STEPHEN M
5550 CANADA CT
ROCKWALL, TX 75032

RESIDENT
5552 CANADA CT
ROCKWALL, TX 75032

SCHOENEMAN JAMES B
5554 CANADA CT
ROCKWALL, TX 75032

RUSH REGINA AND
JENNIFER REBECCA BLUM
5556 CANADA CT
ROCKWALL, TX 75032

BLUM JENNIFER REBECCA
5556 CANADA CT
ROCKWALL, TX 75032

2016 BLUM REVOCABLE TRUST
JENNIFER REBECCA BLUM- TRUSTEE
5556 CANADA CT
ROCKWALL, TX 75032

JORDAN RICHARD WAYNE
5558 CANADA COURT
ROCKWALL, TX 75032

VAUGHAN SANDRA K
556 YACHT CLUB DR UNIT 1
ROCKWALL, TX 75032

PIXLEY SUZANNE M & ANDREA J
5560 CANADA COURT
ROCKWALL, TX 75032

PIXLEY SUZANNE AND ANDREA J
5560 CANADA COURT
ROCKWALL, TX 75032

PIXLEY ANDREA J AND SUZANNE M
5560 CANADA CT
ROCKWALL, TX 75032

PIXLEY ANDREA AND
SUZANNE PIXLEY
5560 CANADA CT
ROCKWALL, TX 75032

PIXLEY ANDREA J AND SUZANNE M
5560 CANADA CT
ROCKWALL, TX 75032

PIXLEY ENTERPRISES AND
ANDREA PIXLEY
5560 CANADA CT
ROCKWALL, TX 75032

PIXLEY ANDREA
5560 CANADA CT
ROCKWALL, TX 75032

RESIDENT
5562 CANADA CT
ROCKWALL, TX 75032

RESIDENT
5564 CANADA CT
ROCKWALL, TX 75032

RESIDENT
5566 CANADA CT
ROCKWALL, TX 75032

PERRY ADAM J AND CLARICE
5568 CANADA CT
ROCKWALL, TX 75032

PUSCH CHRISTA
5569 CANADA CT
ROCKWALL, TX 75032

KRAVETZ STEVEN M ETUX
5570 CANADA CT
ROCKWALL, TX 75032

RESIDENT
5571 CANADA CT
ROCKWALL, TX 75032

RESIDENT
5572 CANADA CT
ROCKWALL, TX 75032

RESIDENT
5573 CANADA CT
ROCKWALL, TX 75032

RESIDENT
5574 CANADA CT
ROCKWALL, TX 75032

MCCLOY STEPHANIE JOAN
5575 CANADA CT
ROCKWALL, TX 75032

MCCLOY STEPHANIE JOAN
5575 CANADA CT
ROCKWALL, TX 75032

MCCLOY STEPHANIE JOAN
5575 CANADA CT
ROCKWALL, TX 75032

M & H PROPERTIES INC
5575 CANADA CT
ROCKWALL, TX 75032

MCCLOY STEPHANIE JOAN
5575 CANADA CT
ROCKWALL, TX 75032

HETTINGER HAYS V & MARGARET A
5576 CANADA CT
ROCKWALL, TX 75032

RESIDENT
5577 CANADA CT
ROCKWALL, TX 75032

PALMER TODD P AND NEELIE HUFF
5579 CANADA CT
ROCKWALL, TX 75032

RESIDENT
558 YACHT CLUB DR
ROCKWALL, TX 75032

HAWN LESLEE AND WILLIAM RUSSELL
5580 CANADA CT
ROCKWALL, TX 75032

AUBREY Q & YVONNE M PATTERSON
REVOCABLE LIVING TRUST
AUBREY Q & YVONNE M PATTERSON TRUSTEES
5581 CANADA COURT
ROCKWALL, TX 75032

MARTIN GREGORY LAWRENCE AND CHRISTIN
BRADLEY
5583 CANADA CT
ROCKWALL, TX 75032

KIBBY ROAD LLC
559 W MAIN ST
MERCED, CA 95340

RESIDENT
560 YACHT CLUB DR
ROCKWALL, TX 75032

MILLER DAVID W & GAIL M
5601 CAMBRIA DRIVE
ROCKWALL, TX 75032

MARTIN FREDERICK & SONJA
5601 RANGER DR
ROCKWALL, TX 75032

MARTIN LAKESHORE PROPERTIES LLC
5601 RANGER DR
ROCKWALL, TX 75032

BLOCKER LINDA SUE
5601 YACHT CLUB DRIVE
ROCKWALL, TX 75032

HOLLOWAY KAREN HOUSTON
5602 CAMBRIA DRIVE
ROCKWALL, TX 75032

JACKSON DESHANNON
5602 CANADA COURT
ROCKWALL, TX 75032

WOMACK NATALIE AND
JACOB BAYS
5602 YACHT CLUB DRIVE
ROCKWALL, TX 75032

SMITH MICHAEL A
5603 CAMBRIA DR
ROCKWALL, TX 75032

KING RONALD H AND
DEBBIE D RENFROW
5603 YACHT CLUB DRIVE
ROCKWALL, TX 75032

RESIDENT
5604 YACHT CLUB DR
ROCKWALL, TX 75032

DUDLEY KAREN
5604 CAMBRIA DRIVE
ROCKWALL, TX 75032

FARIS CHARLES M AND DAWN M
5604 CANADA CT
ROCKWALL, TX 75032

WANDREY ERIN
5605 CAMBRIA DRIVE
ROCKWALL, TX 75032

CLEVENGER JOHN
5605 RANGER DRIVE
ROCKWALL, TX 75032

RESIDENT
5606 CANADA CT
ROCKWALL, TX 75032

RESIDENT
5606 YACHT CLUB DR
ROCKWALL, TX 75032

WHITE DAVID RANDALL
5606 CAMBRIA DR
ROCKWALL, TX 75032

SANDKNOP RYAN TERRANCE AND KATIE ANN
5606 RANGER DR
ROCKWALL, TX 75032

CRUZ SVEN CHRISTIAN AND
JAMIE MCCORMICK
5607 CAMBRIA DR
ROCKWALL, TX 75032

NEEL COURTNEY B
5607 RANGER DRIVE
ROCKWALL, TX 75032

RESIDENT
5608 YACHT CLUB DR
ROCKWALL, TX 75032

BUTTLES HOLLI M LOVELESS
5608 CANADA CT
ROCKWALL, TX 75032

GARNER LAURA
5609 CAMBRIA DR
ROCKWALL, TX 75032

PROFFER PAUL D & CAROL W
5610 CAMBRIA DR
ROCKWALL, TX 75032

ROBISON AARON AND AMY M
5610 CANADA CT
ROCKWALL, TX 75032

LALONDE SCOTT M AND MEGAN B
5610 YACHT CLUB DRIVE
ROCKWALL, TX 75032

RESIDENT
5611 CAMBRIA DR
ROCKWALL, TX 75032

FUENTES GERARDO & GENISE
5612 CAMBRIA DRIVE
ROCKWALL, TX 75032

GARDNER MICHAEL J
5613 CAMBRIA DR
ROCKWALL, TX 75032

SANCHEZ DIANA AND JERRY
5614 CAMBRIA DRIVE
ROCKWALL, TX 75032

ELLIOTT LARRY & MARY
5616 CAMBRIA DR
ROCKWALL, TX 75032

BAILEY KENNETH R & DEBBIE A
5618 CAMBRIA DRIVE
ROCKWALL, TX 75032

WONG PAUL C & POLLY W
5620 CAMBRIA DR
ROCKWALL, TX 75032

RESIDENT
5622 CAMBRIA DR
ROCKWALL, TX 75032

COOPER NEAL B
5624 CAMBRIA DR
ROCKWALL, TX 75032

WALLACE JOSHUA RAY AND
MANDI LYNN HEATHERLY
5626 CAMBRIA DRIVE
ROCKWALL, TX 75032

ARNOLD TIMOTHY S AND SHELLEY R
5700 RANGER DR
ROCKWALL, TX 75032

WEST JAKE EDWARD AND RACHEL
5701 YACHT CLUB
ROCKWALL, TX 75032

ROMERO VICTOR H MATA AND FILOMENA
MATA
5702 RANGER DR
ROCKWALL, TX 75032

OWEN DONALD H
5702 SOUTHERN CROSS
ROCKWALL, TX 75032

FERGUSON MICHEAL & DEBBIE
5703 RANGER DR
ROCKWALL, TX 75032

LANG JOSEPH W III &
LISA PAPANICOLAS-LANG
5703 YACHT CLUB DR
ROCKWALL, TX 75032

COGGESHALL LON CHRISTIAN
5704 RANGER DRIVE
ROCKWALL, TX 75032

NOLAN STEPHEN
5704 SOUTHERN CROSS DR
ROCKWALL, TX 75032

MALAK RICHARD J AND BARBARA E
5704 YACHT CLUB DRIVE
ROCKWALL, TX 75032

RESIDENT
5705 YACHT CLUB DR
ROCKWALL, TX 75032

LAROUX TONI D
5705 RANGER DR
ROCKWALL, TX 75032

SORENSEN DEBORAH R & ROBERT S
5705 SOUTHERN CROSS DR
ROCKWALL, TX 75032

CROUCH DANIEL AND CHRISTINA
5706 RANGER DR
ROCKWALL, TX 75032

HAMAD JASON
5706 SOUTHERN CROSS DRIVE
ROCKWALL, TX 75032

DOUGLAS-GRAY ANTONE & DAKOTA
5707 RANGER DR
ROCKWALL, TX 75032

KING SHILA
5707 SOUTHERN CROSS DRIVE
ROCKWALL, TX 75032

GANDY JAMES BRADY & EDNA
5707 YACHT CLUB DRIVE
ROCKWALL, TX 75032

RESIDENT
5708 SOUTHERN CROSS DR
ROCKWALL, TX 75032

RESIDENT
5709 SOUTHERN CROSS DR
ROCKWALL, TX 75032

RESIDENT
5709 YACHT CLUB DR
ROCKWALL, TX 75032

REYNOLDS TIM A
5709 RANGER DR
ROCKWALL, TX 75032

DEFRANCO JOHN
5710 SOUTHERN CROSS
ROCKWALL, TX 75032

DEFRANCO JOHN S & DIANE B
5710 SOUTHERN CROSS DR
ROCKWALL, TX 75032

VILLAROMAN LEO D MD & MARIA E
5711 RANGER DRIVE
ROCKWALL, TX 75032

MARK BRIAN POESCHEL & AURORA POESCHEL LIVING TRUST
MARK BRIAN POESCHEL & AURORA POESCHEL-TRUSTEES
5711 SOUTHERN CROSS DRIVE
ROCKWALL, TX 75032

WHITE GUY B AND
JESSICA CANTON
5711 YACHT CLUB DRIVE
ROCKWALL, TX 75032

LEMASTER MARK & JILL
5712 SOUTHERN CROSS DR
ROCKWALL, TX 75032

BOWERS WILLIAM AND STEPHANIE
5713 RANGER DR
ROCKWALL, TX 75032

RUSHING ROGER D & DEBORAH C
5713 SOUTHERN CROSS DR
ROCKWALL, TX 75032

CURTIN DENIS ELLIOT
5715 RANGER DR
ROCKWALL, TX 75032

JENNISON FAMILY HOMESTEAD TRUST
JEROME R JENNISON AND NANCY E JENNISON-TRUSTEES
5716 SOUTHERN CROSS DRIVE
ROCKWALL, TX 75032

CHESNA THOMAS E &
VICTORIA D CHESNA LIVING TR
5720 SOUTHERN CROSS DR
ROCKWALL, TX 75032

BRANCO ANTHONY J
5731 SOUTHERN CROSS DR
ROCKWALL, TX 75032

WITT CAROLINE L
5735 SOUTHERN CROSS DRIVE
ROCKWALL, TX 75032

RESIDENT
5801 RANGER DR
ROCKWALL, TX 75032

BIXLER JOY S
5801 YACHT CLUB DR
ROCKWALL, TX 75032

ALVARADO PAUL AND ELSA
5802 CONSTELLATION CIR
ROCKWALL, TX 75032

RESIDENT
5803 RANGER DR
ROCKWALL, TX 75032

WRIGHTSON DAVID J SR
5803 YACHT CLUB DR
ROCKWALL, TX 75032

WRIGHTSON DAVID J & LUCY S
5803 YACHT CLUB DR
ROCKWALL, TX 75032

RESIDENT
5804 YACHT CLUB DR
ROCKWALL, TX 75032

MARQUES LILIAN
5805 RANGER DRIVE
ROCKWALL, TX 75032

MINCKLER JOSEPH M & INGRID E
5805 YACHT CLUB DR
ROCKWALL, TX 75032

INMAN CAROL AND DANNY REVOCABLE TRUST
DANNY DALE INMAN & CAROL ANNETTE CO-TRUSTEES
5806 CONSTELLATION
ROCKWALL, TX 75032

HUMES JENNIFER
5806 YACHT CLUB DRIVE
ROCKWALL, TX 75032

RESIDENT
5807 YACHT CLUB DR
ROCKWALL, TX 75032

ARCE JEAN PAUL
5807 RANGER DR
ROCKWALL, TX 75032

RESIDENT
5808 CONSTELLATION CIR
ROCKWALL, TX 75032

LANG NICOLE
5808 YACHT CLUB DR
ROCKWALL, TX 75032

CAMPOS RUBEN
5809 RANGER DR
ROCKWALL, TX 75032

MORALES JOSE LUIS JR
5809 YACHT CLUB DR
ROCKWALL, TX 75032

STROUD SUZETTE AND
LINA NIKOLE SWIZE
581 LOUDER WAY
FATE, TX 75087

PT SHARAMITARO FAMILY TRUST
PAUL J SHARAMITARO AND TINA L
SHARAMITARO- TRUSTEES
5810 CONSTELLATION CIRCLE
ROCKWALL, TX 75032

DEWITT MADALENA M
5811 YACHT CLUB DRIVE
ROCKWALL, TX 75032

SEALS SCOTT RYAN AND SHANNA LOUISE
5812 CONSTELLATION CIR
ROCKWALL, TX 75032

RESIDENT
5813 YACHT CLUB DR
ROCKWALL, TX 75032

DEMAGGIO ANNEMIEKE W & ANTHONY J
5813 CONSTELLATION CIR
ROCKWALL, TX 75032

HYVL BRUCE ALAN AND MIRANDA RENEE
5814 CONSTELLATION CIRCLE
ROCKWALL, TX 75032

RENTFROW JAMEY AND LEEANN
5816 CONSTELLATION CIRCLE
ROCKWALL, TX 75032

DICKSTEIN JUSTIN
5817 CONSTELLATION CIR
ROCKWALL, TX 75032

OSTRANDER MARK & TAMMY
5818 CONSTELLATION CIRCLE
ROCKWALL, TX 75032

RESIDENT
5901 VOLUNTEER PL
ROCKWALL, TX 75032

RESIDENT
5901 YACHT CLUB DR
ROCKWALL, TX 75032

PALMER VANDI
5901 RANGER DR
ROCKWALL, TX 75032

BRIGHT ANDREA STEFANIE SCHMAZ AND
CHRISTOPHER COLIN KATO
5901 SCEPTRE DRIVE
ROCKWALL, TX 75032

MARENICH JENNIFER CORA AND ROBERT
ANDREW
5902 YACHT CLUB DRIVE
ROCKWALL, TX 75032

PIERCE D F
5903 RANGER DR
ROCKWALL, TX 75032

FIALA MARZENA AND GEORGE
5903 SCEPTRE DR
ROCKWALL, TX 75032

HENDRICKS LORI L
5903 VOLUNTEER PL
ROCKWALL, TX 75032

HENDRICKS LORI L
5903 VOLUNTEER PLACE
ROCKWALL, TX 75032

MANN ERIK AND ABBY
5903 YACHT CLUB DR
ROCKWALL, TX 75032

RESIDENT
5904 YACHT CLUB DR
ROCKWALL, TX 75032

MOORE JAMES SETH & KIMBERLY N
5904 SCEPTRE DRIVE
ROCKWALL, TX 75032

WILLIS TOMMY LEE
5905 RANGER DR
ROCKWALL, TX 75032

MILLAGER JOSHUA & KRASSY
5905 SCEPTRE DR
ROCKWALL, TX 75032

NEWCOMER JORDAN AND DARA
5905 VOLUNTEER PLACE
ROCKWALL, TX 75032

PHILLIPS KYLONI
5906 SCEPTRE DR
ROCKWALL, TX 75032

JONES BRADLEY
5906 YACHT CLUB DR
ROCKWALL, TX 75032

BLOCKER LANA HICE
5907 SCEPTRE DR
ROCKWALL, TX 75032

ODELL JEFFERY T & TONYA
5907 VOLUNTEER PL
ROCKWALL, TX 75032

CONFIDENTIAL
5907 YACHT CLUB DR
ROCKWALL, TX 75032

DAHL MICHAEL K & SHEILA
5908 SCEPTRE DRIVE
ROCKWALL, TX 75032

TURNER LESLIE D
5908 YACHT CLUB DR
ROCKWALL, TX 75032

GRIMLAND MIKE W AND
WENDY D SMITH
5909 SCEPTRE DR
ROCKWALL, TX 75032

ULMEN PEGGY SUE
5909 VOLUNTEER PL
ROCKWALL, TX 75032

ULMEN PEGGY SUE
5909 VOLUNTEER PLACE
ROCKWALL, TX 75032

MALAK DANIEL & CYNTHIA
5910 SCEPTRE DR
ROCKWALL, TX 75032

RESIDENT
5911 VOLUNTEER PL
ROCKWALL, TX 75032

YANCEY JERRY W & YEA ZONG
5911 SCEPTRE DR
ROCKWALL, TX 75032

RABAH MILENA
5912 YACHT CLUB DRIVE
ROCKWALL, TX 75032

HALL GLENN D
5913 SCEPTRE DR
ROCKWALL, TX 75032

GRIMES BEVERLY BOYCE
5913 VOLUNTEER PL
ROCKWALL, TX 75032

KALAJDZIC BOJAN
5914 VOLUNTEER PLACE
ROCKWALL, TX 75032

RESIDENT
5915 VOLUNTEER PL
ROCKWALL, TX 75032

WALKER SHARLA
5915 SCEPTRE DRIVE
ROCKWALL, TX 75032

BRANTLEY RITA JANELLE
5916 VOLUNTEER PLACE
ROCKWALL, TX 75032

OBENSHAIN LOUISE V
5917 VOLUNTEER PLACE
ROCKWALL, TX 75032

RESIDENT
5918 VOLUNTEER PL
ROCKWALL, TX 75032

RESIDENT
5919 VOLUNTEER PL
ROCKWALL, TX 75032

FIELDS S A
5920 VOLUNTEER PL
ROCKWALL, TX 75032

BOBO ANN MARIE
5921 VOLUNTEER PLACE
ROCKWALL, TX 75032

LENOX NANCY H
5922 VOLUNTEER PL
ROCKWALL, TX 75032

RESIDENT
5924 VOLUNTEER PL
ROCKWALL, TX 75032

RESIDENT
5925 VOLUNTEER PL
ROCKWALL, TX 75032

BANKS GENELLE MARIE
5926 VOLUNTEER PL
ROCKWALL, TX 75032

STOUT JEFFREY AND SHERI
5927 VOLUNTEER PL
ROCKWALL, TX 75032

MOMSEN LEO JOHN
5928 VOLUNTEER PLACE
ROCKWALL, TX 75032

SCHIRATO LISA
5929 VOLUNTEER PLACE
ROCKWALL, TX 75032

LEATHERWOOD CATHY R
5930 VOLUNTEER PLACE
ROCKWALL, TX 75032

BROWN DORLISKA WADSWORTH IV
6 INTREPID CIRCLE
ROCKWALL, TX 75032

COLLICHIO STEVEN JAMES
6002 VOLUNTEER PL
ROCKWALL, TX 75032

DALY PETER H & CARLA S BRICE
6003 VOLUNTEER PL
ROCKWALL, TX 75032

WOOD TERESA E
6004 VOLUNTEER PL
ROCKWALL, TX 75032

DEAN ANGIE D & ROY M
6005 VOLUNTEER PL
ROCKWALL, TX 75032

FUNDARO ANTHONY J AND MARTINA
6007 VOLUNTEER PL
ROCKWALL, TX 75032

RICHARDSON CHESTER AND SHELLEY
604 COURAGEOUS DR
ROCKWALL, TX 75032

TONOLI KEITH M & ROSEMARY E
604 SEVERIGE CT
ROCKWALL, TX 75032

RESIDENT
605 COURAGEOUS DR
ROCKWALL, TX 75032

JORDAN PAMELLA W
605 SCENIC DR
ROCKWALL, TX 75032

LANGER KATHERINE
606 SEVERIGE CT
RROCKWALL, TX 75032

HILL KENYON B
608 SEVERIGE CT
ROCKWALL, TX 75032

MARSHALL LISA AND WILLIAM C
609 COURAGEOUS DR
ROCKWALL, TX 75032

HALLBACK ERIK & ANIKO
610 SEVERIGE CT
ROCKWALL, TX 75032

DWYER REX W AND AMY
6101 VOLUNTEER PL
ROCKWALL, TX 75032

RESIDENT
6102 VOLUNTEER PL
ROCKWALL, TX 75032

WEBSTER MARY ANN
6103 VOLUNTEER PLACE
ROCKWALL, TX 75032

RESIDENT
6104 VOLUNTEER PL
ROCKWALL, TX 75032

BRENDA BEJARANO REVOCABLE TRUST
BRENDA BEJARANO- TRUSTEE
6105 VOLUNTEER PLACE
ROCKWALL, TX 75032

RESIDENT
6106 VOLUNTEER PL
ROCKWALL, TX 75032

BRYNE PATRICK AND LAURA KRUSE
6107 VOLUNTEER PLACE
ROCKWALL, TX 75032

DRAPER CHARLES E & JANICE M
6108 VOLUNTEER PL
ROCKWALL, TX 75032

MARSH ELIZABETH AND JACK
6109 VOLUNTEER PL
ROCKWALL, TX 75032

NEAL RYAN & ALLYSON
6110 VOLUNTEER PLACE
ROCKWALL, TX 75032

BROWN BRYAN K
6111 VOLUNTEER PL
ROCKWALL, TX 75032

MAZUR MELISSA
6112 VOLUNTEER PL
ROCKWALL, TX 75032

JOHNSON EARL & ERA WILLIAMS
612 SEVERIGE COURT
ROCKWALL, TX 75032

RESIDENT
615-619 COURAGEOUS DR
ROCKWALL, TX 75032

BLASSINGAME KENNETH E ETUX
6227 HIGHGATE LN
DALLAS, TX 75214

ATASHIRANG GHASSEM
623 COURAGEOUS DR
ROCKWALL, TX 75032

HUMES GEORGE D & MARY A
624 COURAGEOUS DR
ROCKWALL, TX 75032

RIDGE ROAD REAL ESTATE LLC
6245 RYEWORTH DR
FRISCO, TX 75035

RESIDENT
625 COURAGEOUS DR
ROCKWALL, TX 75032

RESIDENT
627 COURAGEOUS DR
ROCKWALL, TX 75032

JOHNSON FAMILY TRUST
628 SHADOW WOOD LN
HEATH, TX 75032

JUAREZ JAIME L
629 COURAGEOUS DR
ROCKWALL, TX 75032

CRUTCHFIELD DAVID S & MARY W
630 COURAGEOUS DR
ROCKWALL, TX 75032

RESIDENT
631 COURAGEOUS DR
ROCKWALL, TX 75032

MELTON STEVEN C & BEVERLY G
632 COURAGEOUS DR
ROCKWALL, TX 75032

SANTANO INVESTMENTS LLC
632 SORITA CIRCLE
HEATH, TX 75032

KORSH ERIC S AND DIANE
633 COURAGEOUS DRIVE
ROCKWALL, TX 75032

MCKINSTRY FRITZ & KATHY, TRUSTEES
FRITZ & KATHY MCKINSTRY LIVING TRUST
634 COURAGEOUS DR
ROCKWALL, TX 75032

MCKINSTRY FRITZ AND KATHY LIVING TRUST
634 COURAGEOUS DR
ROCKWALL, TX 75032

LACORTE PASQUALE JR AND LANEY LACORTE
635 COURAGEOUS DRIVE
ROCKWALL, TX 75032

HAYS DANNY W & JOAN
639 STAFFORD CIR
ROCKWALL, TX 75087

HAYS DANNY W AND JOAN A
639 STAFFORD CIRCLE
ROCKWALL, TX 75087

HAYS DANNY W AND JOAN A
639 STAFFORD CIRCLE
ROCKWALL, TX 75087

ROCKWALL PROPERTY SOLUTIONS
643 TURTLE COVE BLVD
ROCKWALL, TX 75087

COOPER KAREN AND CRAIG
6498 GOLDEN CLUB DR
MIRA LOMA, CA 91752

MUNGER JEFFREY K AND GAIL SLOANE
6558 FOXDALE CIRCLE
COLORADO SPRINGS, CO 80919

ROBERTSON RONALD H AND
BILLY C ROBERTSON
661 SORITA CIRCLE
HEATH, TX 75032

ARBAT, LLC
6629 ISLA DEL RAY
EL PASO, TX 79912

CORL JON & KIMBERLY BETH CORL AND
ELIZABETH EDWARDS
668 FEATHERSTONE DRIVE
ROCKWALL, TX 75087

EMERIROCK LLC
DBA EMERITUS SENIOR LIVING
6737 W WASHINGTON ST STE 2300
MILWAUKEE, WI 53214

RESIDENT
7 GREENBELT
ROCKWALL, TX 75032

DEFORD ERA JANE
7 INTREPID CIRCLE
ROCKWALL, TX 75032

STIEGELMAR RICHARD L AND DORA L
7 MAGNOLIA DR
MEXICO BEACH, FL 32456

JONES W GRIFFIN & BARBARA STEWART JONES
701 YACHT CLUB DR
ROCKWALL, TX 75032

RAMSEY TERESA GALE AND
LORI RAMSEY
7047 LAVISTA DRIVE
DALLAS, TX 75214

UTHLAUT WILLIAM & JACQUELINE C
7057 W BELMONT DR
LITTLETON, CO 80123

UTHLAUT WILLIAM S
7057 W BELMONT DR
LITTLETON, CO 80123

STAMPS GAYLON JR
7120 SPRING VALLEY RD
DALLAS, TX 75254

PILARC KAREN
718 7TH STREET SOUTHEAST
AUBURN, WA 98002

VELASCO ALEJANDRO PORTOCARRERO AND
STEPHANIE G ARAMAYO
7205 STONE MEADOW CIR
ROWLETT, TX 75088

CID EVELYN DEL
7226 ENCLAVE WAY
DALLAS, TX 75218

CID EVELYN DEL
7226 ENCLAVE WAY
DALLAS, TX 75218

CID EVELYN DEL
7226 ENCLAVE WAY
DALLAS, TX 75218

THOMAS VELIA
7317 LOUGHEED PLZ
PLANO, TX 75025

GKD PROPERTIES LLC
732 AVALON DRIVE
HEATH, TX 75032

ROCK SOUTH INVESTMENTS LTD. A TEXAS
LIMITED PARTNERSHIP
756 RIDGE HOLLOW RD
ROCKWALL, TX 75032

ABARCA CARLOS ALBERTO RIVERS
7709 BRIARCREST CT
IRVING, TX 75063

JACOBS MICHAEL TYLER AND ASHLEE BROOKS
PATTON
ASHLEE BROOKS PATTON
7818 GASTON DR
SAN DIEGO, CA 92126

PATTERSON WILLIAM L JR AND DWAYLA L
REVOCABLE LIVING TRUST
782 HANOVER DR
ROCKWALL, TX 75087

PATTERSON WILLIAM L JR AND DWAYLA L
REVOCABLE LIVING TRUST
782 HANOVER DR
ROCKWALL, TX 75087

BENTON EMILY AND
LORI BENTON
785 WINDING RIDGE LN
ROCKWALL, TX 75032

BOWSHER KATHERINE M
8 INTREPID CIRCLE
ROCKWALL, TX 75032

RESIDENT
801 SIGNAL RIDGE PL
ROCKWALL, TX 75032

RESIDENT
801 SIGNAL RIDGE PL
ROCKWALL, TX 75032

RESIDENT
801 SIGNAL RIDGE PL
ROCKWALL, TX 75032

LONON DEBORAH J
802 SIGNAL RIDGE PLACE
ROCKWALL, TX 75032

RESIDENT
803 SIGNAL RIDGE PL
ROCKWALL, TX 75032

PROSEK SHERI L
803 VILLAGE GREEN DR
ROCKWALL, TX 75087

BROWN NIGEL M.H.O.
8039 WESTOVER DR
DALLAS, TX 75231

RESIDENT
804 SIGNAL RIDGE PL
ROCKWALL, TX 75032

ARMSTRONG D
804 EAGLE PASS
HEATH, TX 75032

ARMSTRONG JOHN D III AND INDIVIDUAL
804 EAGLE PASS
HEATH, TX 75032

ARMSTRONG D
804 EAGLE PASS
HEATH, TX 75032

ARMSTRONG JOHN D
804 EAGLE PASS
HEATH, TX 75032

KING JON JOSHUA
805 SAHARA DRIVE
GREENVILLE, TX 75402

PATTON ROXANNE LOUISE & KURTIS LEE
805 SIGNAL RIDGE PLACE
ROCKWALL, TX 75032

WALKER RAYMOND B & PHYLLIS F REVOCABLE
TRUST
RAYMOND B & PHYLLIS F WALKER TRUSTEES
806 SIGNAL RIDGE PLACE UNIT 806
ROCKWALL, TX 75032

POPP LEILA
807 SIGNAL RIDGE PL
ROCKWALL, TX 75032

PETERSON STEVEN R & DONNA R
808 SIGNAL RIDGE
ROCKWALL, TX 75032

BRAY SHAWN & HANNAH GRACE LEHMANN-BRAY
809 SIGNAL RIDGE
ROCKWALL, TX 75032

KLINE LINDA ANN MULLANE
8090 FRANKFORD RD APT 119
DALLAS, TX 75252

KLINE LINDA ANN MULLANE
8090 FRANKFORD RD APT 119
DALLAS, TX 75252

GERAULT JANET
810 SIGNAL RIDGE PL
ROCKWALL, TX 75032

RESIDENT
811 SIGNAL RIDGE PL
ROCKWALL, TX 75032

RESIDENT
812 SIGNAL RIDGE PL
ROCKWALL, TX 75032

DUNN FAMILY TRUST AND DUNN MARITAL TRUST
ALMA JEAN DEAN- TRUSTEE
813 SIGNAL RIDGE PLACE
ROCKWALL, TX 75032

BRASHEARS KARI
814 SIGNAL RIDGE PL
ROCKWALL, TX 75032

ANDREW JONATHON
815 SIGNAL RIDGE
ROCKWALL, TX 75032

RESIDENT
816 SIGNAL RIDGE PL
ROCKWALL, TX 75032

KOLLECK THOMAS A AND TAMARA DESIERTO
8175 W BARRANCA RD
PAYSON, AZ 85541

CROW BILL CHARLES & RUTH ELIZABETH
828 CR 1035
COOPER, TX 75432

SN DFW LLC
8390 E VIA DE VENTURA F-110 #303
SCOTTSDALE, AZ 85258

STARNES KIMBERLY DAWN
8545 MIDWAY RD
DALLAS, TX 75209

ESPARZA KRISTIN
8565 PLAINFIELD ROAD
LYONS, IL 60534

BEST JAMES AND KIMBERLY
870 W INTERSTATE SUITE 100
GARLAND, TX 75043

DALTON PAMELA JOY, TRUSTEE
PAMELA JOY DALTON LIVING TRUST
872 RATHBONE CIRCLE
FOLSOM, CA 95630

SEIBERT PETE
9 INTREPID CIR
ROCKWALL, TX 75032

C SCOTT LEWIS HOMS INC
900 HEATHLAND CROSSING
HEATH, TX 75032

RRDC LTD
900 HEATHLAND CROSSING
HEATH, TX 75032

STEPHENSON ROBIN AND LARRY JR
9005 BRIARCREST DR
ROWLETT, TX 75089

RESIDENT
901 SIGNAL RIDGE PL
ROCKWALL, TX 75032

ESTRERA PHILIP
9011 CLEARHURST DRIVE
DALLAS, TX 75238

LOYCE HOPKINS 2017 REVOCABLE TRUST
LOYCE ANN HOPKINS TRUSTEE
902 SIGNAL RIDGE PLACE
ROCKWALL, TX 75032

TURANO DEBRA SUE
903 SIGNAL RIDGE PL
ROCKWALL, TX 75032

RESIDENT
904 SIGNAL RIDGE PL
ROCKWALL, TX 75032

CHAPMAN LAURA J AND RONALD L
905 SIGNAL RIDGE PL
ROCKWALL, TX 75032

GOODALL JOYCE ANN & JILL NICOLE COOPER
906 SIGNAL RIDGE PLACE 5
ROCKWALL, TX 75032

RESIDENT
907 SIGNAL RIDGE PL
ROCKWALL, TX 75032

EFFLE MANDY E AND
JOSH DEATON
908 SIGNAL RIDGE
ROCKWALL, TX 75032

RESIDENT
909 SIGNAL RIDGE PL
ROCKWALL, TX 75032

ROCKWALL HOMES LLC
C/O SAUNDRA HOLLAND
909 CULLINS RD
ROCKWALL, TX 75032

LANCE A HOLLAND FAMILY TRUST
SAUNDRA G HOLLAND TRUSTEE
909 CULLINS ROAD
ROCKWALL, TX 75032

RESIDENT
910 SIGNAL RIDGE PL
ROCKWALL, TX 75032

WHITE DEBORAH
912 SIGNAL RIDGE PL
ROCKWALL, TX 75032

DISMUKE JAMIE M
913 SIGNAL RIDGE PLACE #913
ROCKWALL, TX 75032

TUCKER JANA
914 IVY LN
ROCKWALL, TX 75087

GARRIS LISA AND RANDALL
914 SIGNAL RIDGE PLACE
ROCKWALL, TX 75032

RESIDENT
915 SIGNAL RIDGE PL
ROCKWALL, TX 75032

RESIDENT
916 SIGNAL RIDGE PL
ROCKWALL, TX 75032

DEZEE CAROLE H
917 SIGNAL RIDGE PL
ROCKWALL, TX 75032

RESIDENT
918 SIGNAL RIDGE PL
ROCKWALL, TX 75032

RESIDENT
919 SIGNAL RIDGE PL
ROCKWALL, TX 75032

INZILLO FRANCA
920 SIGNAL RIDGE PL
ROCKWALL, TX 75032

RESIDENT
921 SIGNAL RIDGE PL
ROCKWALL, TX 75032

RESIDENT
921 SIGNAL RIDGE PL
ROCKWALL, TX 75032

BEST JAMES AND DEBRA
922 SENDERA LN
ROCKWALL, TX 75087

MURRAY NORMA C
922 SIGNAL RIDGE PL
ROCKWALL, TX 75032

RESIDENT
923 SIGNAL RIDGE PL
ROCKWALL, TX 75032

RESIDENT
924 SIGNAL RIDGE PL
ROCKWALL, TX 75032

RESIDENT
925 SIGNAL RIDGE PL
ROCKWALL, TX 75032

RESIDENT
926 SIGNAL RIDGE PL
ROCKWALL, TX 75032

RESIDENT
927 SIGNAL RIDGE PL
ROCKWALL, TX 75032

WILEY ALEXANDRIA AND JOHN WESLEY
SHELTON
928 SIGNAL RIDGE PL
ROCKWALL, TX 75032

LIDE SUSAN L
933 GANNON HTS
ROCKWALL, TX 75087

MALLARD DAVID S & SHERRY A
9405 WAYNE AVE
LUBBOCK, TX 79424

GREEN MAUREEN
945 BREEZY HILL LANE
ROCKWALL, TX 75087

HARRIS SUSAN
9660 ALPHA LN
QUINLAN, TX 75474

ARA MANAGEMENT LLC
9906 LINCOLNSHIRE LN
ROCKWALL, TX 75087

TAYLOR LIVING TRUST
KEVIN ASHLEY TAYLOR AND ANNETTE
ELIZABETH TAYLOR-COTRUSTEES
9918 LINCOLNSHIRE CT
ROCKWALL, TX 75087

ENGEL MARIA
LISA THOMPSON- EXECUTOR
992 GREEN RIVER RD
WAYNESBORO, TN 38485

DEVOS FAMILY REVOCABLE LIVING TRUST
DEVOS MARTIN L AND LILY K - TRUSTEES
9929 COPPEDGE LN
DALLAS, TX 75220

PRICE MOLLIE L TRUST
MOLLIE L PRICE TRUSTEE
C/O CHARLES LINEVILLE P O BOX 743612
DALLAS, TX 75374

SELF BILLY & KATIE
C/O PRO SOAP 321 HARBORVIEW DR
ROCKWALL, TX 75032

AMHILL FINANCIAL, LP
P. O. BOX 1179
ROCKWALL, TX 75087

AMHILL FINANCIAL L.P.
P. O. BOX 1179
ROCKWALL, TX 75087

PAIGE RYAN PROPERTIES LLC
P. O. BOX 853
WYLIE, TX 75098

THE SPACE PLACE, SERIES LLC, SERIES I
P.O. BOX 1271
MOUNT PLEASANT, TX 75456

LOGAN PAULINE K
P.O. BOX 2198
ROCKWALL, TX 75087

MCMINN KIMBERLY
PMB 239 11654 PLAZA AMERICA DR
RESTON, VA 20190

OUR STUFF LLC
PO BOX 100
STANTON, TX 79782

KELLEY CYNTHIA JANE
IRREVOCABLE FAMILY TRUST
PO BOX 109
ROWLETT, TX 75030

RICHMOND JANET M & TOM R
PO BOX 1145
ROCKWALL, TX 75087

AMHILL FINANCIAL LP
ATTN JIM PETERS
PO BOX 1179
ROCKWALL, TX 75087

KJT FLYING PROPERTIES LLC
PO BOX 1476
ROCKWALL, TX 75087

SRYGLEY JAMES
PO BOX 1928
ROCKWALL, TX 75087

MACALIK OTTO JEFFREY
PO BOX 2110
ROCKWALL, TX 75087

JDM RENTALS I LLC
PO BOX 2110
ROCKWALL, TX 75087

LOGAN PAULINE K
PO BOX 2198
ROCKWALL, TX 75087

#23 INVESTMENTS LLC
PO BOX 2292
ROCKWALL, TX 75087

MARICH ENTERPRISE CORPORATION
PO BOX 2319
ROCKWALL, TX 75087

HOWELL STEVE & SHARON
PO BOX 397
CRANDALL, TX 75114

CHANDLERS LANDING COMMUNITY
ASSOCIATION INC
PO BOX 638
ROCKWALL, TX 75087

HAQ REZA AHMED & SHELINA KARIM
PO BOX 6952
HUNTSVILLE, AL 35813

PRICE MOLLIE L TRUST
MOLLIE PRICE TRUSTEE
PO BOX 743612
DALLAS, TX 75374

RUSH MAJOR
PO BOX 760794
GARLAND, TX 75046

DEVILL HOMES INC
PO BOX 764166
DALLAS, TX 75376

PARAMOUNT LAURELS LLC
PO BOX 786
WYLIE, TX 75098

STOKES RICHARD & JULIE
PO BOX 8
ROCKWALL, TX 75087

WALTERS PATRICIA ANN AND JEFFERY MICHAEL
LYAN
PO BOX 833073
RICHARDSON, TX 75083

RAND PARTNERS LP
PO BOX B
TERRELL, TX 75160

PUBLIC NOTICE

CITY OF ROCKWALL
PLANNING AND ZONING DEPARTMENT
PHONE: (972) 771-7745
EMAIL: PLANNING@ROCKWALL.COM

Property Owner and/or Resident of the City of Rockwall:

You are hereby notified that the City of Rockwall Planning and Zoning Commission and City Council will consider the following application:

Z2023-029: Amendment to PD-8
Hold a public hearing to discuss and consider a request by the City of Rockwall for the approval of a Zoning Change amending Planned Development District 8 (PD-8) [Ordinance No.'s 73-48, 84-04, 84-16, 84-19, 85-43, 86-04, 86-64, 86-87, 87-45, 88-17, 88-51, 90-38, 91-43, 92-39, 92-41, 92-43, 02-50, 05-30, 14-15, & 21-38 and Resolution No.'s 87-19 & 87-20] for the purpose of consolidating the regulating ordinances and resolutions for a 230.80-acre tract of land situated within the E. Teal Survey, Abstract No. 207, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 8 (PD-8), generally located south of Summer Lee Drive and west of Ridge Road [FM-740], and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on *Tuesday, July 11, 2023 at 6:00 PM,* and the City Council will hold a public hearing on *Monday, July 17, 2023 at 6:00 PM*. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

As an interested property owner, you are invited to attend these meetings. If you prefer to express your thoughts in writing please return the form to:

Ryan Miller
Rockwall Planning and Zoning Dept.
385 S. Goliad Street
Rockwall, TX 75087

You may also email your comments to the Planning Department at planning@rockwall.com. If you choose to email the Planning Department please include your name and address for identification purposes.

Your comments must be received by *Monday, July 17, 2023 at 4:00 PM* to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning

USE THIS QR CODE TO GO DIRECTLY TO THE WEBSITE

MORE INFORMATION ON THIS CASE CAN BE FOUND AT: https://sites.google.com/site/rockwallplanning/development/development-cases

PLEASE RETURN THE BELOW FORM

Case No. Z2023-029: Amendment to PD-8

Please place a check mark on the appropriate line below:

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

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

Name:

Address:

Tex. Loc. Gov. Code, Sec. 211.006 (d) If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.

PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE

June 16, 2023

TO: The Residents of the Chandler's Landing Subdivision

FROM: Ryan Miller, AICP
City of Rockwall Planning and Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087

SUBJECT: Case No. Z2023-029; Amendment to Planned Development District 8 (PD-8)

Property Owners and/or Residents of the Chandler's Landing Subdivision,

The City of Rockwall has initiated an amendment to the Planned Development District 8 (PD-8) for the purpose of consolidating the regulating ordinances contained within this Planned Development District. Currently, Planned Development District 8 (PD-8) -- *which currently regulates the Chandler's Landing Subdivision* -- consists of over 200 pages of regulations within 20 regulating ordinances, two (2) resolutions, and over 100 development cases. The proposed amendment *does not* change the land uses, development requirements, or the concept plans associated with these ordinances. The proposed amendment will, however, consolidate these ordinances, resolutions, and development cases into a single Planned Development District ordinance. The purpose of making this change is to make the document easier to read and understand for residents and home builders looking to do work in the Chandler's Landing Subdivision.

WHY AM I GETTING THIS NOTICE?
The Local Government Code for the State of Texas requires notices to be sent to all property owners and occupants effected by a zoning change. The City of Rockwall establishes a 500-foot notification buffer around the subject property as the notice areas. This means that you are receiving this notice because you either live within the Chandler's Landing Subdivision or within 500-feet of its boundaries. The attached map is a visual representation of the subject property *(i.e. Chandler's Landing Subdivision)* and the 500-foot notification buffer surrounding the zoning area.

DOES THIS CHANGE MY PROPERTY'S ZONING?
NO. The proposed amendment to Planned Development District 8 (PD-8) will not change your zoning or any development requirements associated with your property or any other properties located within Chandler's Landing Subdivision. It will *only* make it easier to find the development requirements associated with property for property owners, home builders, and city staff. Any property that is located within the 500-foot notification area -- *but is not situated within the Chandler's Landing Subdivision* -- will not be affected by the proposed zoning change.

WHEN CAN I LEARN MORE ABOUT THIS AMENDMENT?
The Planning and Zoning Commission will hold a *PUBLIC HEARING* on Tuesday, July 11, 2023 at 6:00 PM, and the City Council will hold a *Public Hearing* on Monday, July 17, 2023 at 6:00 PM. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street. Should a resident wish to attend these meetings they will be open to the public. In addition, all meetings will be available to be streamed live (*or after the meeting is over*) through the City's website (*i.e. www.rockwall.com*). If you have specific questions about the amendment you can contact the Rockwall Planning and Zoning Department at (972) 772-6441 or email planning@rockwall.com.

Ryan Miller, AICP
Director of Planning and Zoning

PLEASE RETURN THE BELOW FORM

Case No. Z2023-029: Amendment to PD-8

Please place a check mark on the appropriate line below:

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

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

Name: Carol Inman

Address: 5806 Constellation Cir Rockwall

Tex. Loc. Gov. Code, Sec. 211.006 (d) If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.

PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE

PLEASE RETURN THE BELOW FORM

Case No. Z2023-029: Amendment to PD-8

Please place a check mark on the appropriate line below:

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

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

I am opposed because I, being an older person, would feel unsafe --- being a gated community, my late husband thought I would be safer

Name: Sarah Dasher

Address: 1520 Signal Ridge Place

Tex. Loc. Gov. Code, Sec. 211.006 (d) If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.

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Case No. Z2023-029: Amendment to PD-8

Please place a check mark on the appropriate line below:

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

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

Name: JAMES W BRown aka DeVille Homes

Address: 16 Intrepid CR Rockwall TX 75032

Tex. Loc. Gov. Code, Sec. 211.006 (d) If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.

PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE

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Case No. Z2023-029: Amendment to PD-8

Please place a check mark on the appropriate line below:

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

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

YOUR REQUEST IS TOO COMPLICATED. LOOKS SUSPICIOUS TO ME.

Name: JAMES + LINDA CHASTEEN

Address: 228 HENRY CHANDLER DR 75032

Tex. Loc. Gov. Code, Sec. 211.006 (d) If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.

PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE

PLEASE RETURN THE BELOW FORM

Case No. Z2023-029: Amendment to PD-8

Please place a check mark on the appropriate line below:

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

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

I see no reason to make a change.

Name: Sara Vaughan

Address: 1128 Signal Ridge, Rockwall TX 75032

Tex. Loc. Gov. Code, Sec. 211.006 (d) If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.

PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE

Case No. Z2023-029: Amendment to PD-8

Please place a check mark on the appropriate line below:

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

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

How About the City Assuming Road Maintenance Since you want us to conform to your view of what our PD should look like & fit for TAT

Name: C C Benson

Address: 114 Liberty Lane, Rockwall 75032

Tex. Loc. Gov. Code, Sec. 211.006 (d) If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.

PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE

Case No. Z2023-029: Amendment to PD-8

Please place a check mark on the appropriate line below:

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

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

Name: Debra D Bailey

Address: 5018 Cambria Dr - Rockwall - TX 75032

Tex. Loc. Gov. Code, Sec. 211.006 (d) If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.

PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE

PLEASE RETURN THE BELOW PORTION

Case No. Z2023-029: Amendment to PD-8

Please place a check mark on the appropriate line below:

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

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

Constructive consolidation of regulating ordinances

Name: Janet R. Moltzan

Address: 236 Lionhart Place Rockwall 75032

Tex. Loc. Gov. Code, Sec. 211.006 (d) If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.

PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE

PLEASE RETURN THE BELOW FORM

Case No. Z2023-029: Amendment to PD-8

Please place a check mark on the appropriate line below:

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

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

NOT IN FAVOR TO CHANGE ANYTHING.

Name: SHAIKH RASOOL & FARHANA ZAFAR

Address: 114 MISCHIEF LANE ROCKWALL TX, 75032

Tex. Loc. Gov. Code, Sec. 211.006 (d) If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.

PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE

From: Pam Mundo
To: CLCADirector3@ChandlersLanding.org; CLCAPresident@ChandlersLanding.org
Cc: khartani@chandlerslanding.org; Miller, Ryan
Subject: Request for community workshop on zoning consolidation
Date: Wednesday, June 28, 2023 12:57:50 PM
Attachments: Memorandum [CC] (06.05.2023).pdf
Draft Ordinance [PD-8] (04.18.2023).pdf

See below my public information request and the documents that the Planning Director provided. I appreciate obtaining these documents very much. Other citizens and property owners of Chandlers Landing have most likely not been given the documents unless they are wise enough to request them. Is that properr? The attached Draft Ordinance is well prepared and from the other documents provided it was a great task to produce the Draft Ordinance. But the citizens and land owners have not be given the opportunity to verified that nothing has changes and it will take time to verify that nothing has changed.

On behalf of citizens and property owners of Chandlers Landing I request that CLCA hold a public workshop with the City Planning department who would review the draft ordinance and show the evidence that nothing has changed. There can be Q & A and discussion. The July 11th public hearing is not for Q & A and citizen education. While for some these may be just a consolidation, for others is a serious land use regulating document that requires a careful look and citizen examination of the proposal. What is the hurray to get this done with a prescribed schedule and without any citizen education. Why disregard or disrespect the right of citizens to be fully informed. There are hundreds of pages of documentation and to verify that "nothing has changed" one needs time to review and understand the changes. I would think that if the City of Rockwall and the Chandler's Landing Administration and Board of Directors is interested in support and respect from voting citizens and property owners that an opportunity can be provided to them for full distribution of the proposed ordinance, a workshop for education, Q & A and then time to review the hundreds of pages in the draft ordinance.

Pam Mundo
5542 Canada Court
214 773 0966

From: Planning <planning@rockwall.com>
Sent: Monday, June 26, 2023 9:40 AM
To: Pam Mundo <pmundo@mundoandassociates.com>; Planning <planning@rockwall.com>
Cc: Smith, Mary <MSmith@rockwall.com>; joe@mundoandassociates.com; Teague, Kristy <KTeague@Rockwall.com>; khartani@chandlerslanding.org
Subject: RE: Request to receive proposed ordinance and redline of consolidations

Pam … Thank you for your request. Below and attached I have provided links to the proposed draft ordinance and the previous ordinances for your review. I have also provided a link to the resolutions for the Chandler's Landing Subdivision. For the subdivision plats, you will have to access them through the Plat Viewer, which is

fairly simple to use; however, if you have any questions please feel free to call or email me for assistance. With regard to the development cases, we are currently in the process of digitizing our older case files and don't have all the documents from these cases available through the website (though a number of these cases are currently available and I have provided a link below to where we store these cases on our website). Since we don't have many of these cases digitized you would need to work with the City Secretary (CC'ed on this email) to request these documents since there would be staff time required to create digital versions of the files (the case numbers to these development cases are provided in the proposed draft ordinance that is attached). I have also included a copy of the memorandum that was provided to the City Council concerning the program that was proposed to clean up older Planned Development Districts, and I provided a link below to the meeting where staff proposed this to the City Council (Item X 3 on the Video Index). This provides additional information that may better clarify our objectives.

Our goal in this process is to make sure that we have a document that can [1] be easy for residents and developers to understand, and [2] to provide staff with the tools to be efficient when reviewing and issuing permits to homeowners in the subdivision. As you will see when reading through the existing Planned Development District ordinances, they are convoluted and in many cases unclear. My goal is to clear up this ambiguity. I am open to meeting with any residents or the HOA prior to the scheduled meetings, and can make myself available to do so at your convenience; however, the intent again is not to change any of the land uses or development requirements associated with any of the properties in Chandler's Landing Subdivision. We are just trying to be as efficient as possible. With regard to your comments about the notices, the City has an established development calendar and treats all zoning cases in the manner prescribed by the Texas Local Government Code. In this case, we sent the notices out in the State mandated manner and are in compliance with all local and state requirements. The letter was an attempt to try and alleviate any concerns or to initiate questions much like yours prior to the meetings.

If you have any questions or would like to schedule a meeting with me I would be happy to accommodate you, and feel free to forward on this email and any of its information to any other concerned citizens. At your request I have CC'ed the registered contact of the Chandler's Landing Homeowner's Association (HOA) per our Neighborhood Notification Program. Again, our intent is to be as transparent and accessible as possible through this process. If you need anything please let me know. Thank you.

June 5, 2023 City Council Meeting: https://rockwalltx.new.swagit.com/videos/245728

Current Planned Development District 8 (PD-8) Ordinances:
http://www.rockwall.com/pz/Planning/Planned%20Development%20Districts/PD-008.pdf

Resolutions: http://www.rockwall.com/pz/Planning/Planned%20Development%20Districts/PD-008-R.pdf

Development Case Packet: http://www.rockwall.com/pz/Planning/Development%20Cases/2023/Z2023-029.pdf

Subdivision Plats for Chandler's Landing Subdivision (Subdivision Plat Viewer):
https://rockwall.maps.arcgis.com/apps/webappviewer/index.html?id=e55362607b0544728f65ae9790309809

Development Cases on the City's Website:
https://sites.google.com/site/rockwallplanning/development/development-case-log

RYAN C. MILLER, AICP
DIRECTOR OF PLANNING & ZONING • PLANNING & ZONING DIVISION • CITY OF ROCKWALL
972.772.6441 OFFICE
RMILLER@ROCKWALL.COM

385 S. GOLIAD STREET • ROCKWALL, TX 75087

NOTES:
1) APPOINTED AND ELECTED OFFICIALS: BY REPLYING ALL TO THIS EMAIL YOU MAY BE IN VIOLATION OF THE TEXAS OPEN MEETINGS ACT. PLEASE REPLY ONLY TO THE SENDER.
2) PLEASE NOTE THAT ANY CORRESPONDENCE SENT TO CITY STAFF MAY BECOME PUBLIC RECORD.

From: Pam Mundo <pmundo@mundoandassociates.com>
Sent: Sunday, June 25, 2023 1:17 PM
To: Planning <planning@rockwall.com>
Cc: Smith, Mary <MSmith@rockwall.com>; joe@mundoandassociates.com
Subject: Request to receive proposed ordinance and redline of consolidations

My husband and I are residents of Chandler's Landing in Rockwall and yesterday June 24, received your P & Z notice dated June 16th, post marked June 22, for a July 11 public hearing to consolidate the regulating ordinances and resolutions and 100 development cases of the Planned Development District 8. Please provide us with an electronic or digital copy of the proposed ordinance and the redline or highlighted changes occurring of all previous regulating ordinances, two resolutions and 100 development cases that impacted the PD #8 regulations. Consider this an open record request. Digital or electronic copy is sufficient. No need for paper.

There is a statement in the notice sent that the proposed amendment will not change the zoning or development requirements. What about the regulations within the Unified Development Code? There is no proof of that statement provided.
Each property owner is certainly interested in obtaining the proof of such a statement prior to the public hearing. We are definitely interested in receiving this proof prior to the public hearing so that we may have time to review the documents and responsibly prepare adequate questions for the public hearing.

We also would recommend that you provide the homeowners association with similar electronic copies of the documents requested so that the property owners of Chandler's may reasonably be informed. The announcement letter only stirred up doubts. The letter notice we received yesterday was 9 days after the date of the notice. We all have the 4th of July Holiday. And very quickly thereafter is this hearing with a significant amendment. In our opinion the Planning Department needs to hold an open house at Chandlers prior to the public hearing where we can all learn far more about your efforts than is noted in this letter. You have just instilled a lot of unnecessary doubt and mistrust in your effort to consolidate.
Serious citizen/homeowner involvement is needed in your effort and I am surprised by the lack of such involvement. We would certainly like to support your effort but significant information is lacking to obtain our support.

Pamela Mundo, AICP
5542 Canada Court
Rockwall, TX 75032

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VIEW: Pdfile SORT: PHASE_NO
RESTRICT: PHASE_NO = "AMENITIES"

P&Z CASE NO	ORDINANCE	PHASE NAME	ACTION	DESCRIPTION
8539	8543	AMENITIES	Z	REVISED MASTER PARTIAL
8662	8687	AMENITIES	Z	REVISED MASTER
8753	0	AMENITIES	SP	REVISED SITE PLAN

ORDINANCE NO. 85-43

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

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings 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 No. 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 84-4 of the City of Rockwall, Texas, as heretofore amended, be and the same are hereby amended by amending the zoning map of the City of Rockwall so as to approve a zoning change and change in the preliminary plan for "PD" Planned Development District Number 8: Chandlers Landing on the property described in Exhibit "A".

PD-8

8539 8543 AMENITIES Z REVISED MASTER PARTIAL

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

A. Prior to issuance of any building permit in Planned Development District No. 8: Chandlers Landing, Phases 14, 18 Section 1, 19 and 20, a comprehensive development plan shall be filed with the Planning and Zoning Commission, and after hearing, the City Council shall approve a final development plan, which shall be filed and included as Exhibit "B" and made a part of this ordinance for all purposes. Such development plan shall set forth in detail the requirements for ingress and egress to the property, public or private streets or drives, with adequate right-of-way to conform to the Thoroughfare Plan of the City of Rockwall, sidewalks, utilities, drainage, parking space, height of buildings, maximum lot coverage, yards and open spaces, screening walls or fences and other development and protective requirements considered necessary by the City Council so as to create a reasonable transition to and protection of the adjacent property.

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

C. Development of Planned Development No. 8: Chandlers Landing Phases 14, 18 Section 1, 19 and 20 shall be regulated by the requirements listed in Exhibit "C".

D. Development of the amenities of Planned Development No. 8: Chandlers Landing shall be regulated by the requirements listed in Exhibit "D".

E. Prior to the construction of streets and utilities in Phase 19, the developer must escrow the funds for 115% of the cost of 24 ft. of concrete paving along FM-740, including storm drainage, curb and gutter, sidewalk, and engineering.

F. The new entrance off FM-740 can only be used for semi-trailer trucks until a southbound deceleration lane on FM-740 is constructed. The truck entrance must be chained and locked when not in use.

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

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

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

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

DULY PASSED AND APPROVED this 26th day of August, 1985.

APPROVED:

Mayor

ATTEST:

City Secretary

1st reading 8/5/85

2nd reading 8/26/85

EXHIBIT D

AMENITY IMPROVEMENTS

Yacht Club Area

1. Seven (7) tennis courts to be re-surfaced.
2. A new improved lighting system will be installed on five (5) courts.
3. Landscaped retaining walls will be constructed around all steep slopes adjacent to the courts.
4. A sub-surface drainage system will be installed to pick up surface run-off.
5. A new sidewalk system will be installed to accommodate golf carts - 6 ft. wide around existing tennis courts.
6. Major grading will be performed to improve landscaping and better maintenance - erosion ditch.
7. The courts will have spectator accommodations where the terrain permits.
8. The existing children's play area will be renovated and enlarged.
9. Outdoor tennis pavillion.
10. Additional major improvements will be made to the Yacht Club which include better accoustics, carpeting, renovation of Commodore State Room, outside lounging accommodations, structure cosmetics and landscaping.

Area A - Swimming & Tennis Park

1. Parking
2. Swimming pool
3. Gazebo
4. Children's play area
5. Restrooms/dressing
6. tennis courts (2), lights
7. General landscaping.
8. Large trees, small trees, shrubs and ground cover, lawn, elevated planters, lighting

Area B: Recreation Park

1. Limited parking and access
2. Park shelter
3. Children's play area (2)
4. Picnic spots (4)
5. Volleyball court
6. Half basketball court
7. Open lawn area
8. Exercise stations (7)
9. Pedestrian trail
10. Bridges (4)
11. General clearing and channel work
12. Tree pruning, stone boulders, retaining walls and fencing, flowering trees, and plants

AMENITIES SCHEDULE

I. Recreation Park

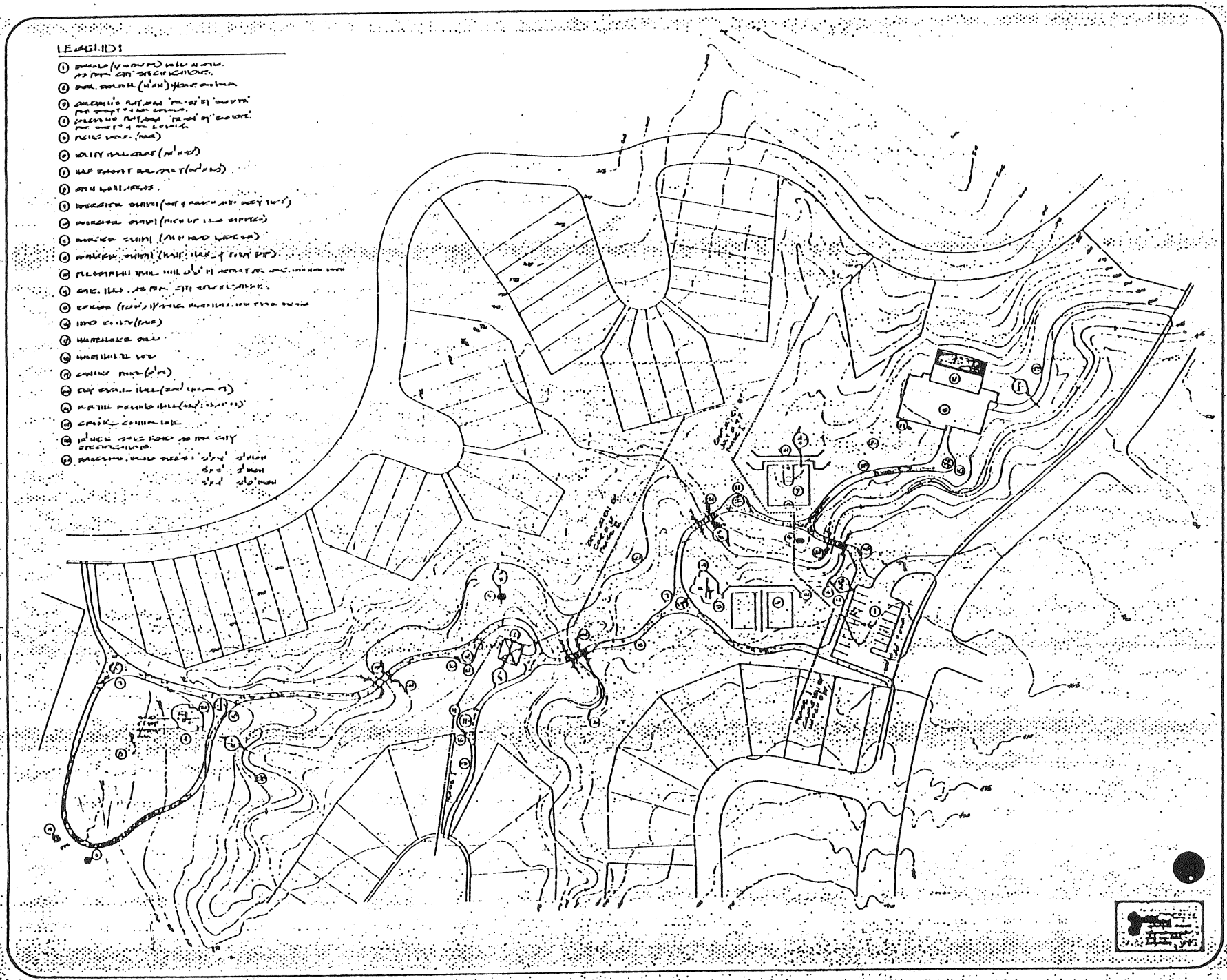
Start Fall. 1985
Open lawn area, Spring 1986
Completion, Fall 1987

II. Amenity Improvements for Yacht Club

Start Summer 1985
Completion Spring 1986

III. Swimming and Tennis Park

Start Spring 1986
Completion Fall 1987


LEGEND:

PD-8

ORDINANCE No. 86-87

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

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

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

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

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

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

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

2. Community Association maintenance facility as shown on Exhibit "B".

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

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

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

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

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

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

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

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

APPROVED:

Mayor

ATTEST:

BY: _____

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

Exhibit "A"

RECREATION PARK

STATE OF TEXAS
COUNTY OF ROCKWALL

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

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

Continued.....Page 2

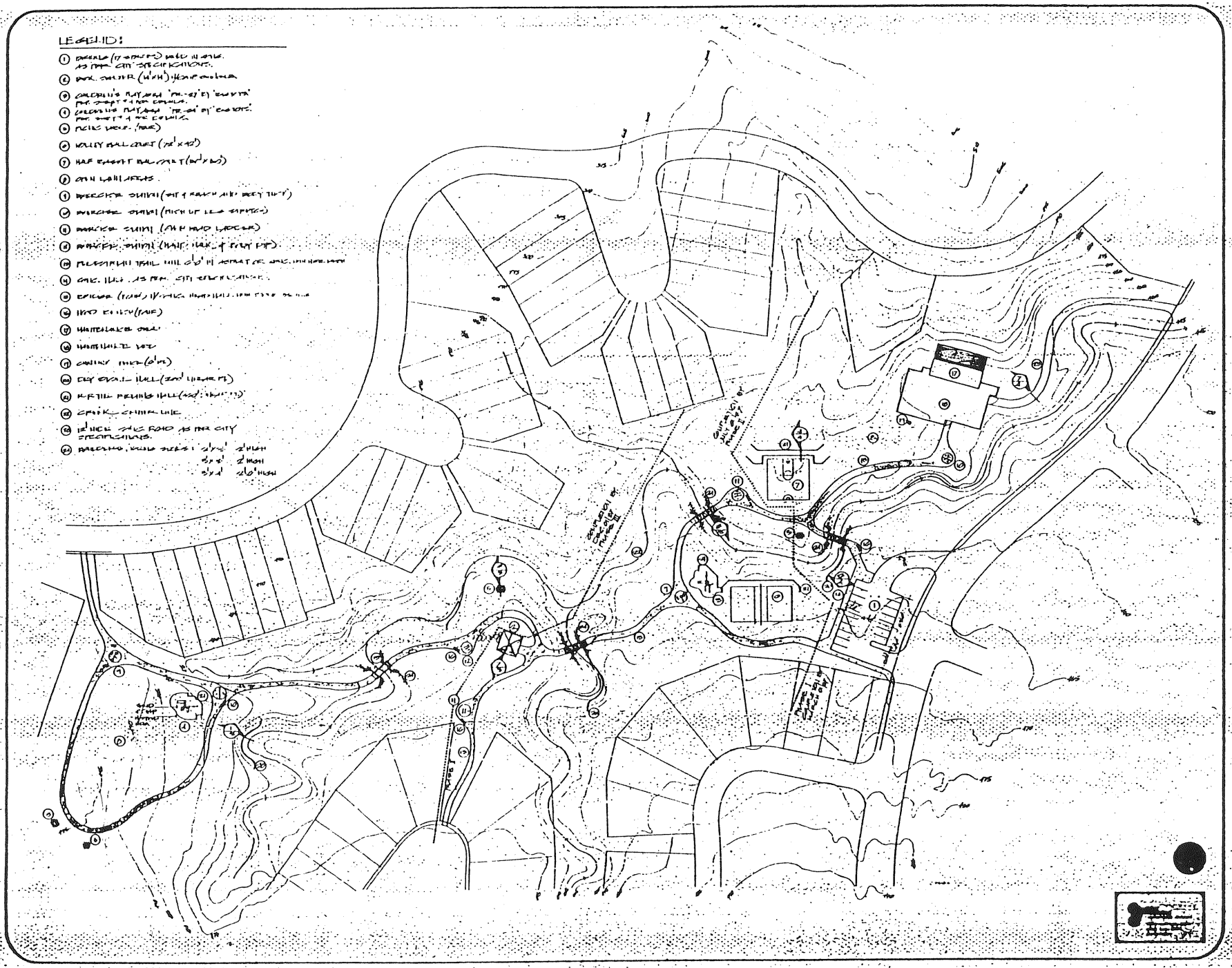
THENCE: North 73° 51' 06" West a distance of 86.96 feet to a point for a corner;
THENCE: South 62° 17' 57" West a distance of 70.90 feet to a point for a corner in the Northerly R.O.W. line of Ranger Drive (31 foot R.O.W.) and the beginning of a circular curve to the left, said curve having a chord bearing of North 53° 25' 54" West, a chord of 137.18 feet, a central angle of 47° 26' 29" and a radius of 170.50 feet;
THENCE: In a Northwesterly direction along the Northerly R.O.W. line of Ranger Drive an arc distance of 141.18 feet to a point for a corner;
THENCE: North 77° 09' 08" West along the Northerly R.O.W. line of Ranger Drive a distance of 43.93 feet to the Point of Beginning and Containing 8.8497 Acres of Land.

Harold L. Evans, Consulting Engineer

July 2, 1985

EXHIBIT "B"

SITE PROFILE
an environmental design project - for
CHANDLERS LANDING PARK
ROCKWALL
TEXAS
revisions
dwn
chk
app
project
date
scale
shown
sheet



revisions

dwn

chk

app

an environmental design project for

CHANDLERS LANDING PARK

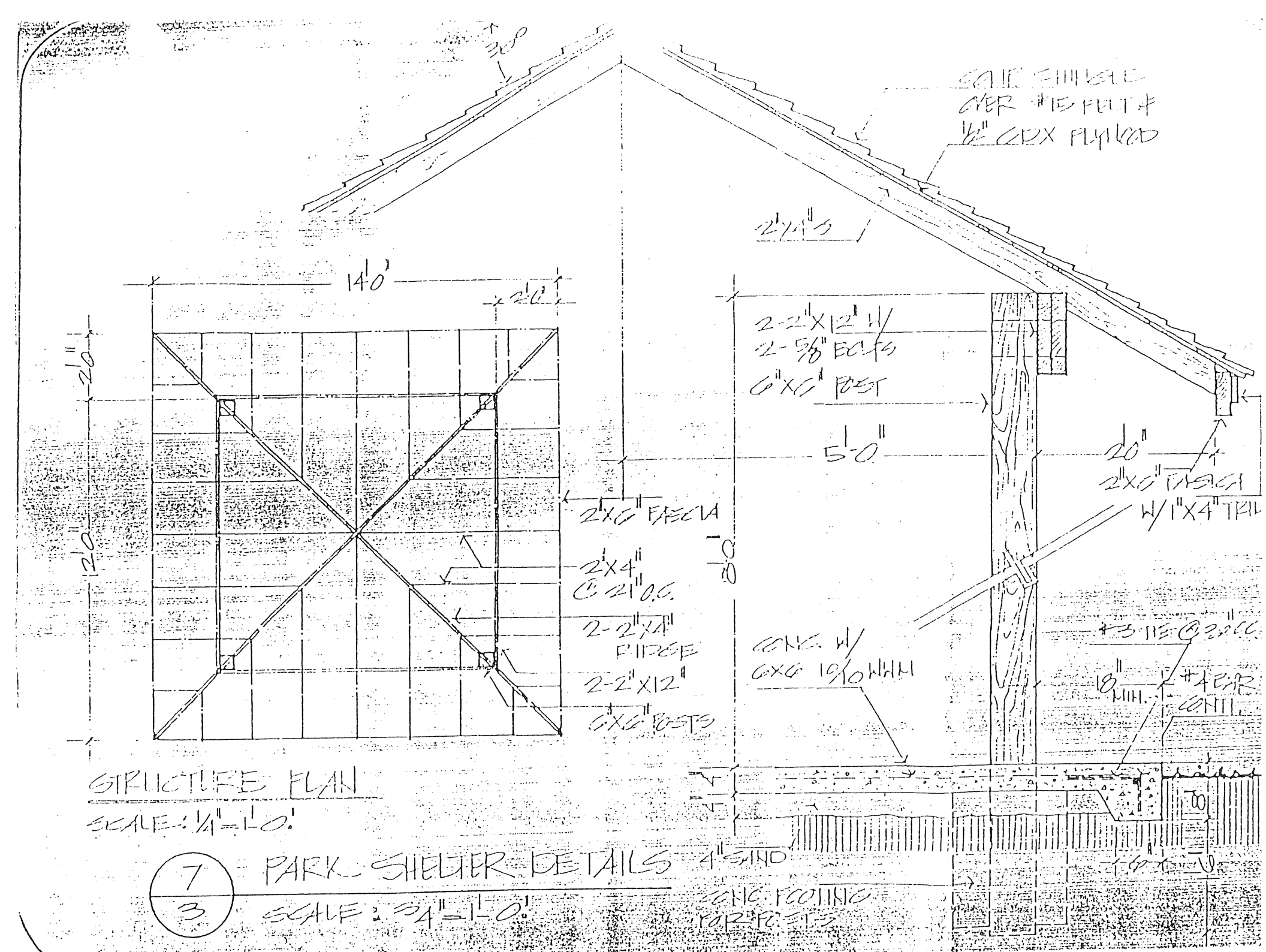
project

date

scale

shown

sheet

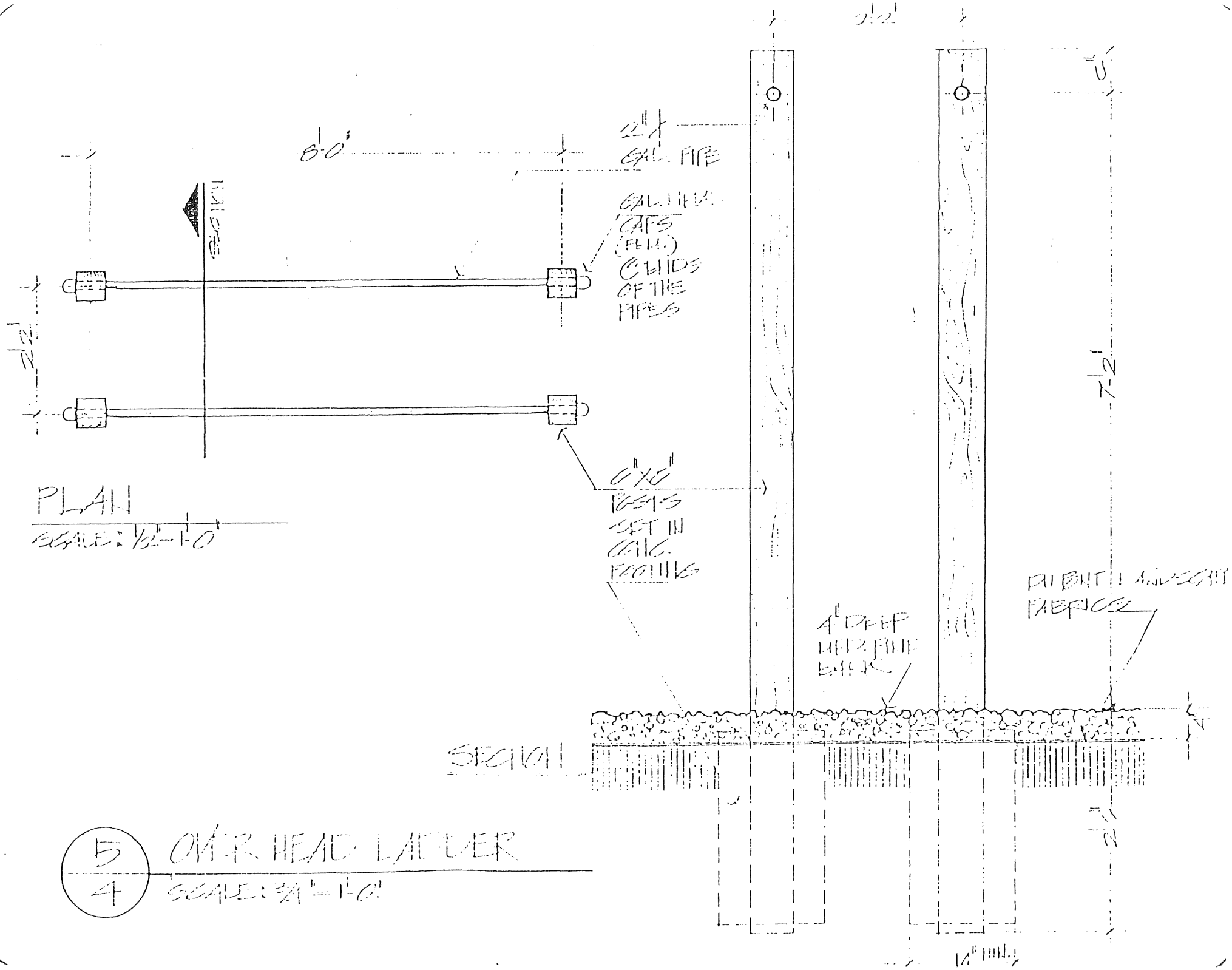


STRUCTURE PLAN

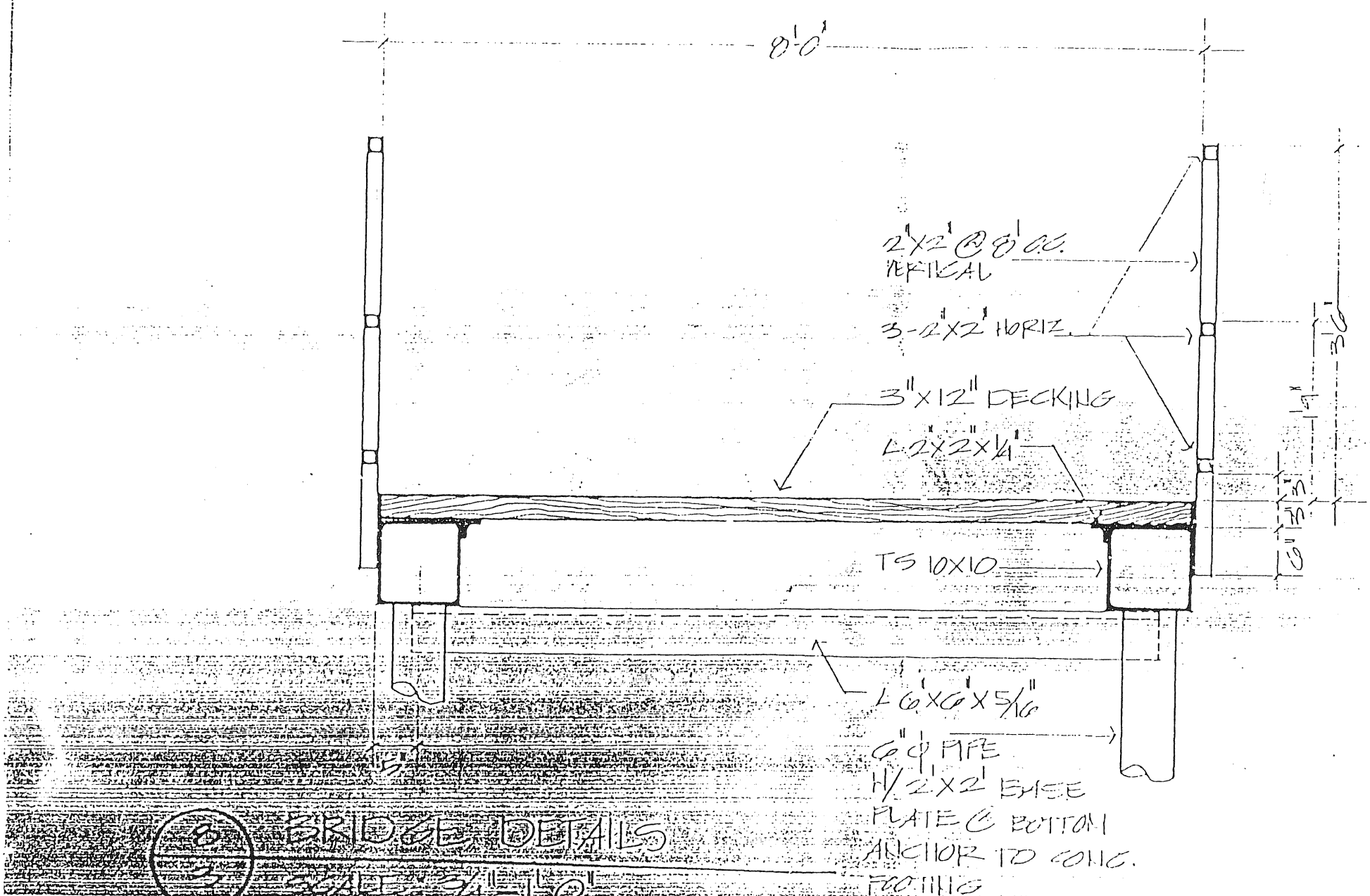
SCALE: 1/4"=1'-0"

7/3 PARK SHELTER DETAILS

SCALE: 3/4"=1'-0"

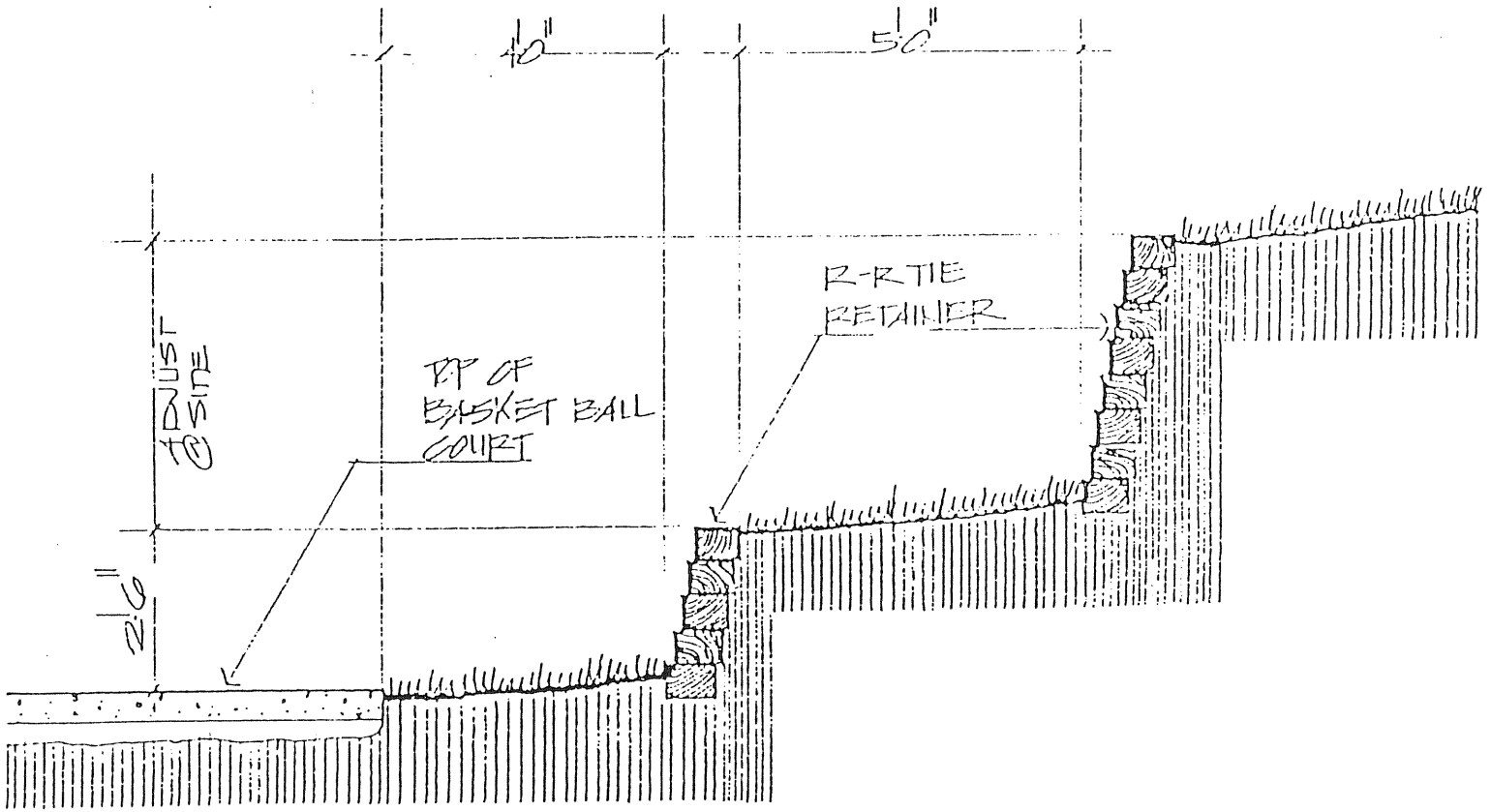


8'-0"
2'-2"
2" GAL. PIPE
GAL. MALE CAPS (FEM.) @ ENDS OF THE PIPES
6"x6" POSTS SET IN CONC. FOOTING
PLAN
SCALE: 1/2"=1'-0"
4" DEEP MED. PINE BARK
DUPONT LANDSCAPE FABRICS
SECTION
7'-2"
5/4 OVER HEAD LADDER
SCALE: 3/4"=1'-0"



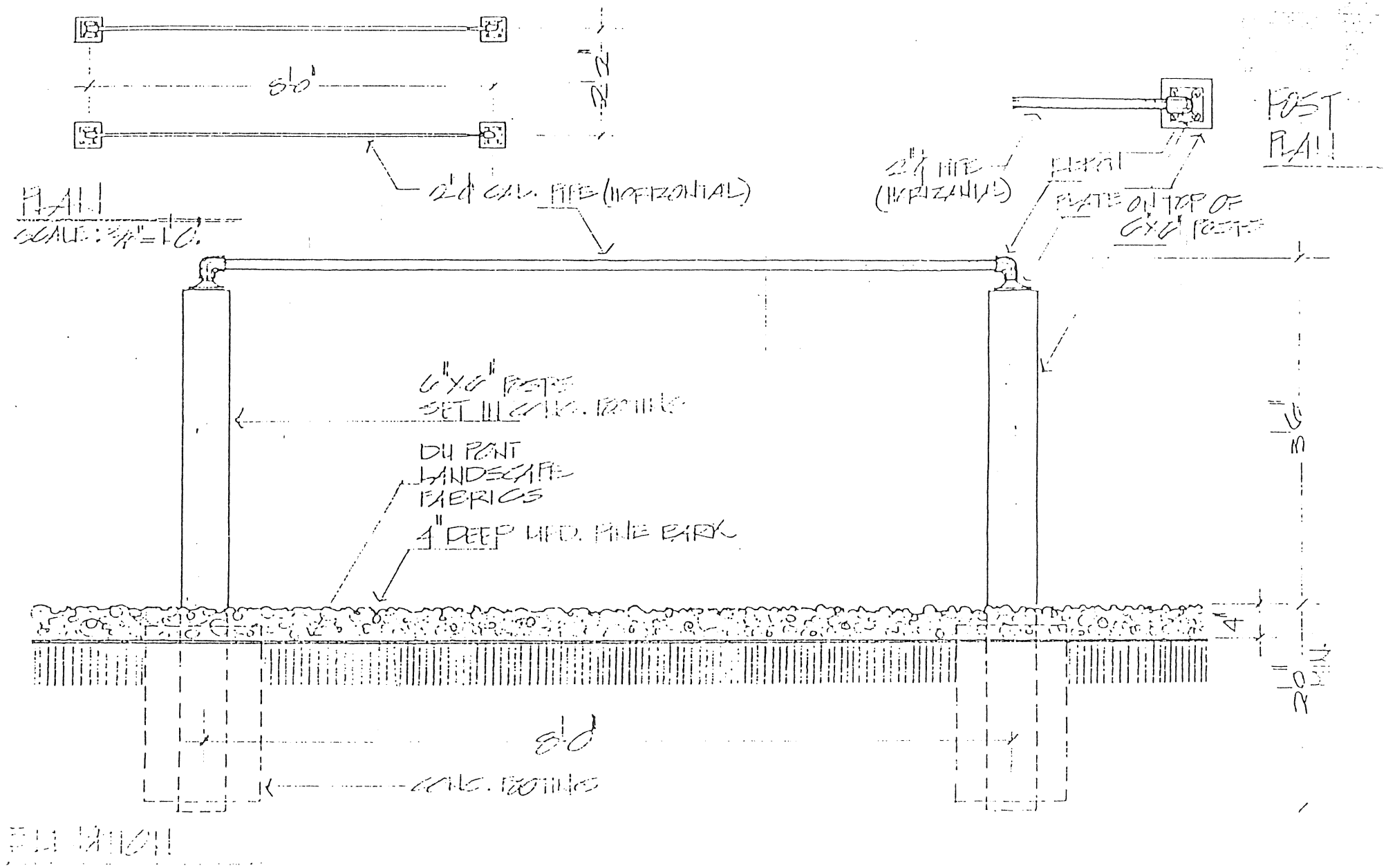
BRIDGE DETAILS

SCALE: 3/4" = 1'-0"



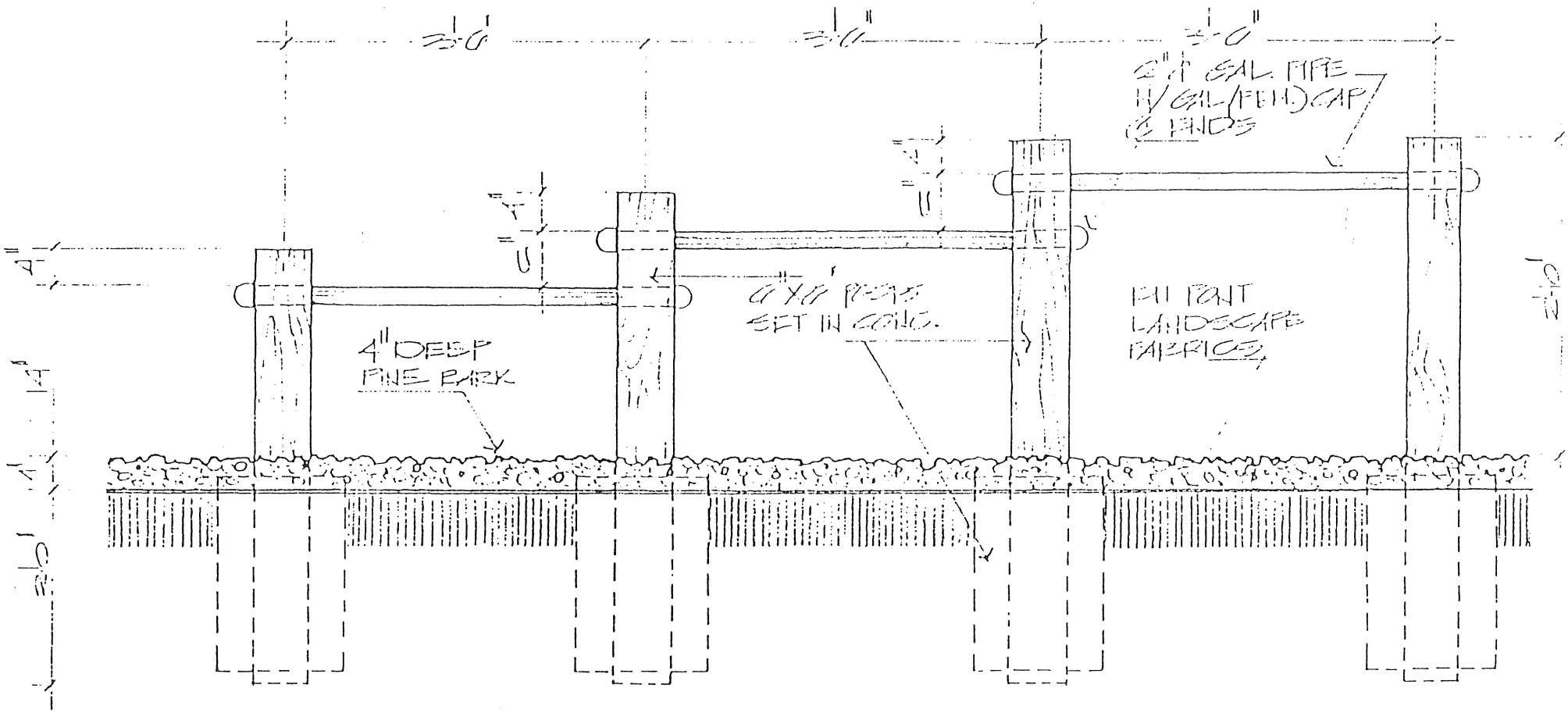
4/4 R-R TIE RETAINING WALL

SCALE : 3/4"=1'-0"



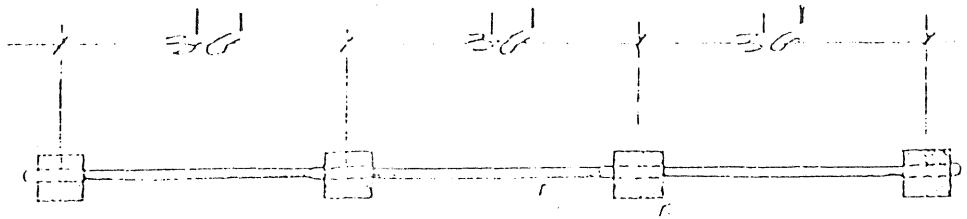
1/4 HAND WALK & BODY DIP BAR DET.

SCALE: 3/4"=1'-0"



ELEVATION

SCALE: 3/4"=1'-0"



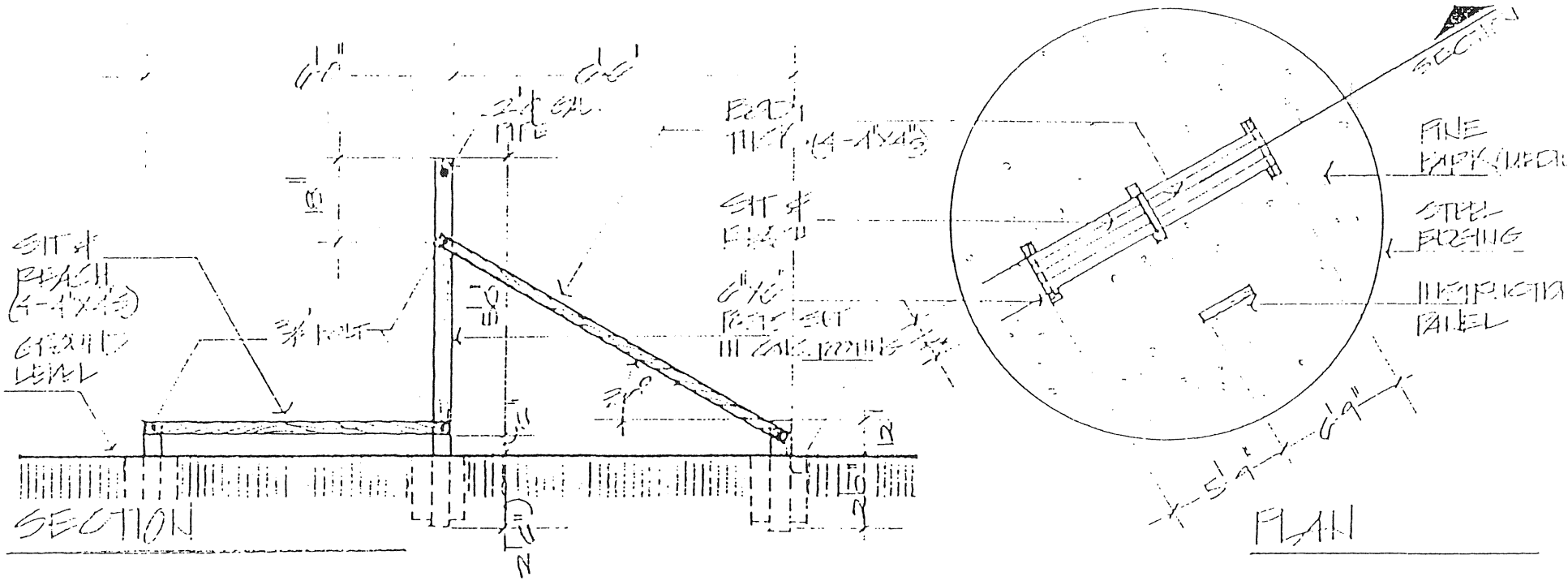
PLAN

SCALE: 3/4"=1'-0"

PUSH UP + LOG SPEECH

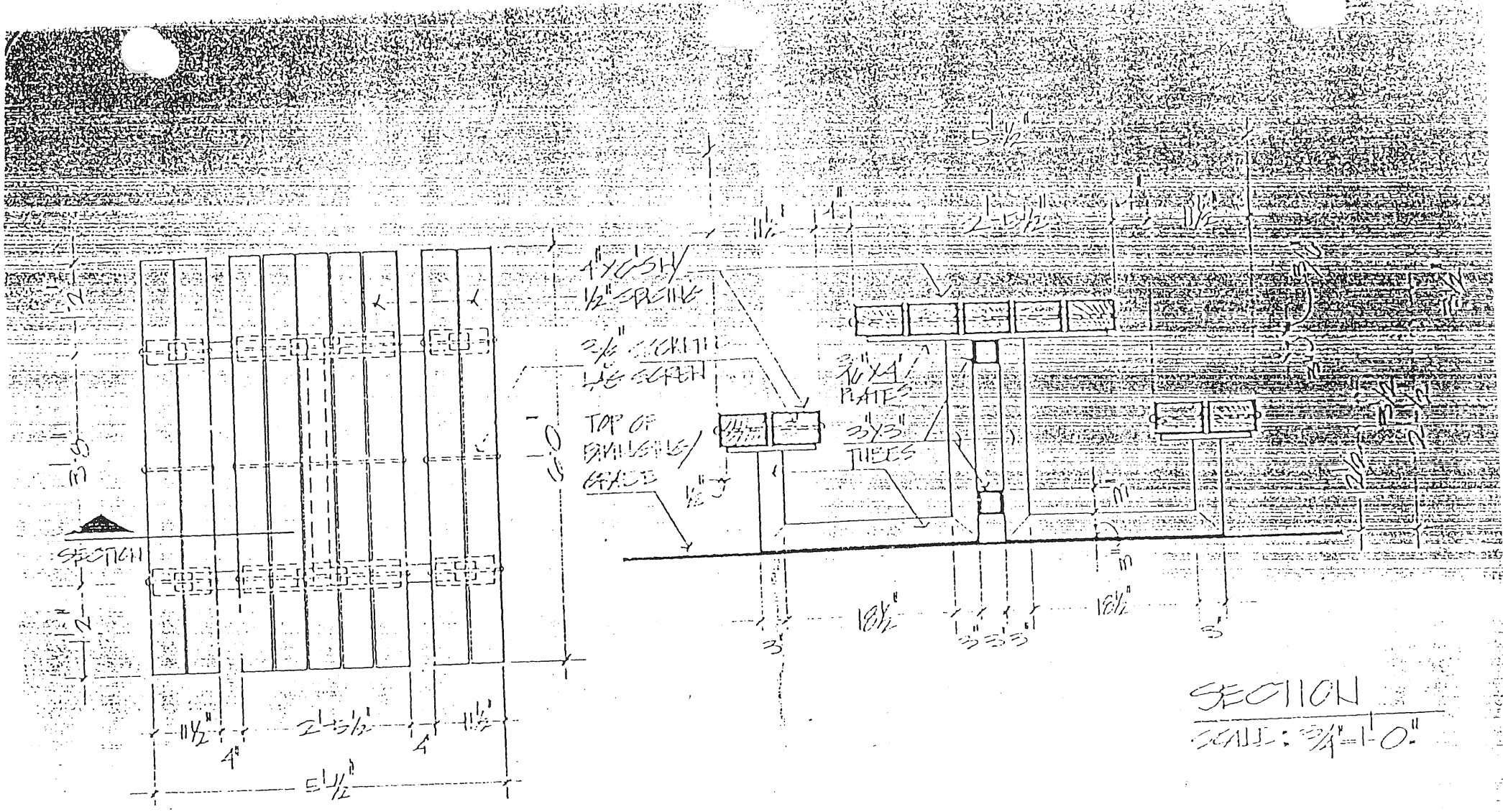
2/4

SCALE: AS SHOWN



3/4 EXERCISE STATION

NOT TO SCALE



PLAN

SCALE: 1/2"=1'-0"

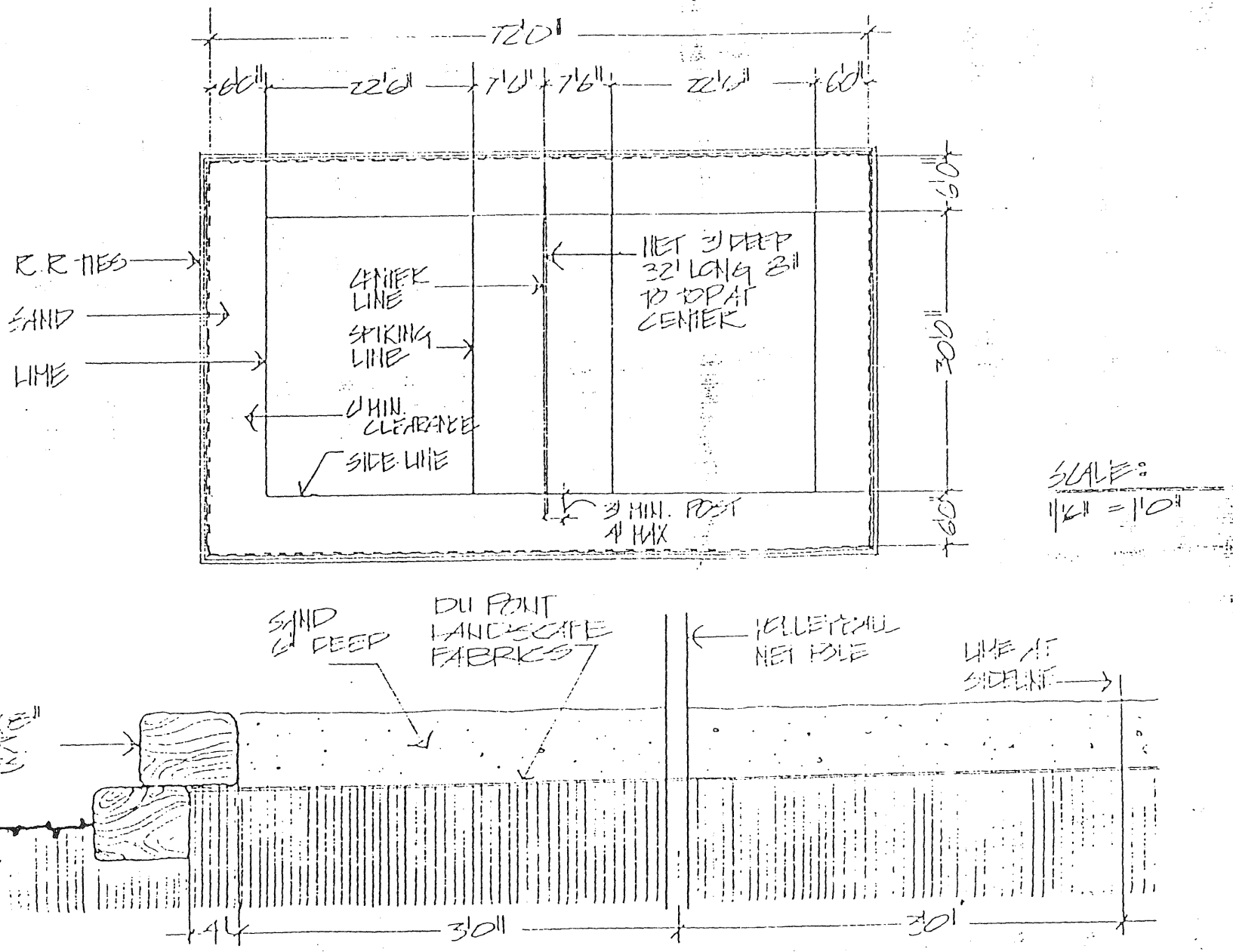
SECTION

SCALE: 3/4"=1'-0"

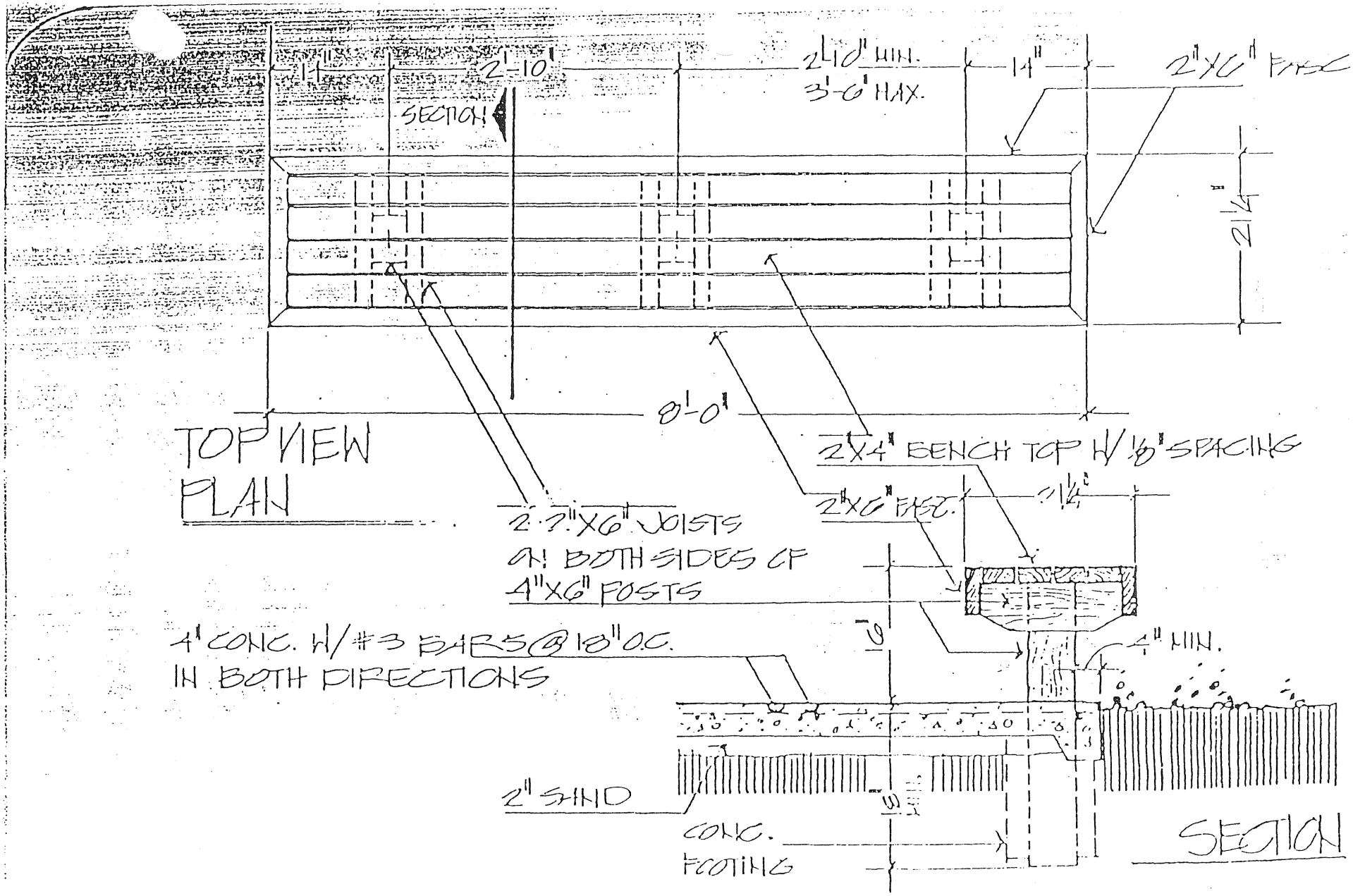
PICNIC TABLE WITH METAL FRAME

6/3

SCALE: AS SHOWN



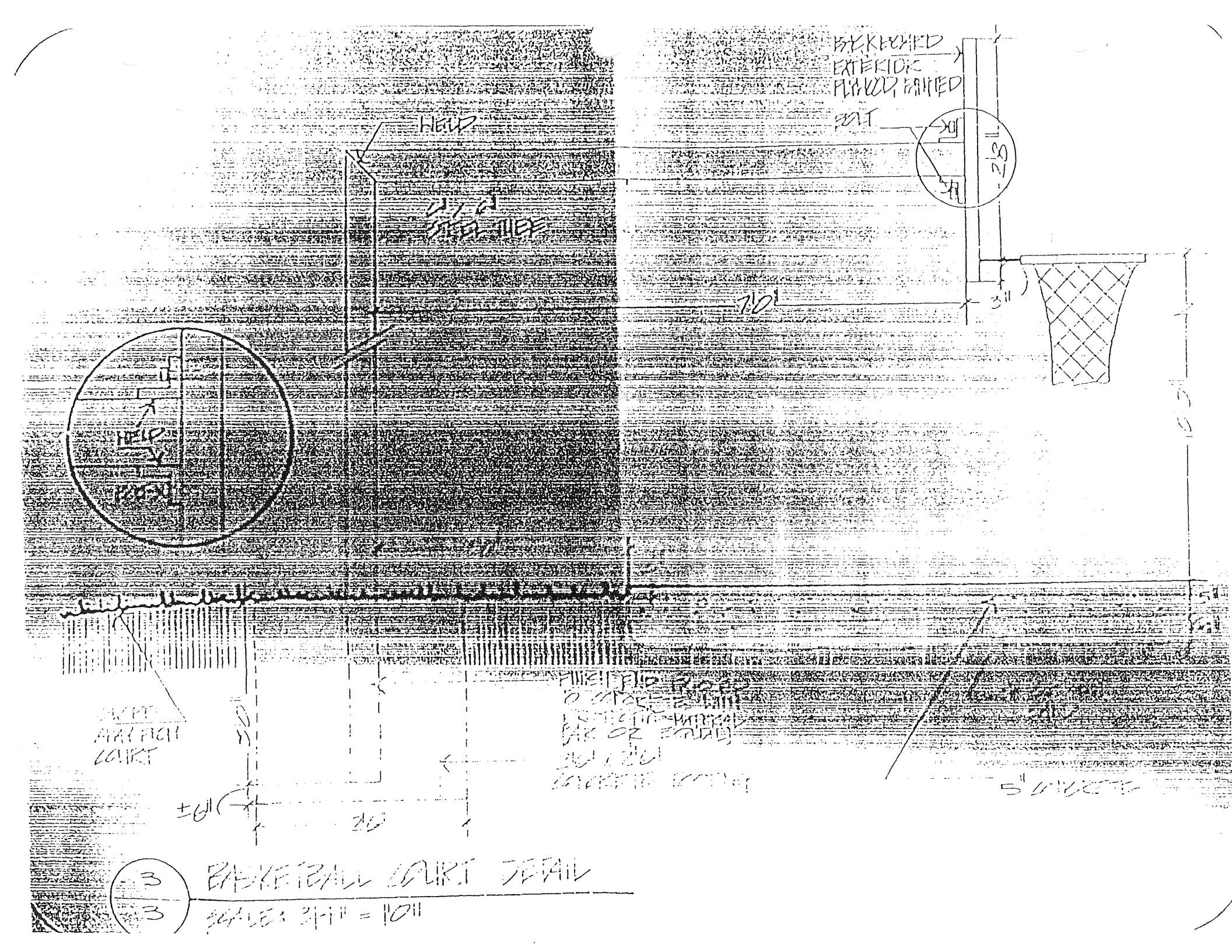
VOLLEYBALL COURT LAYOUT PLAN.



WOOD BENCH (8' LONG)

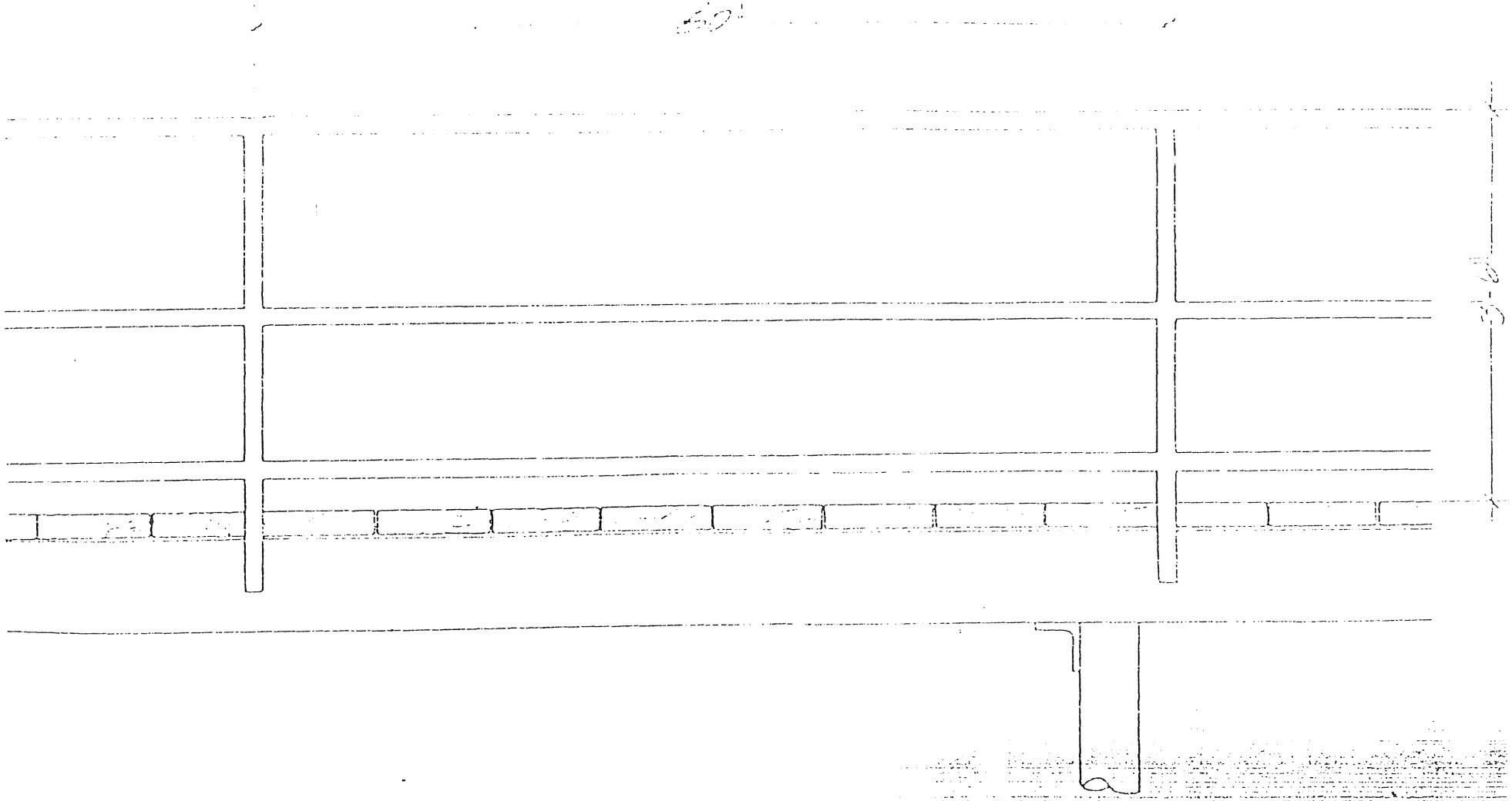
4/3

SCALE: 3/4" = 1'-0"



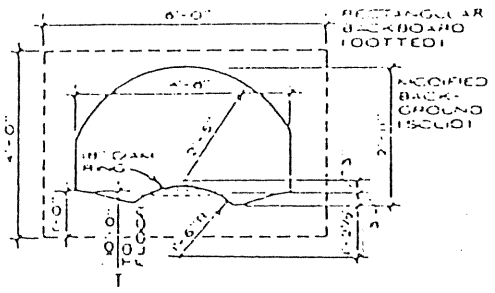
3/3 BASKETBALL COURT DETAIL

SCALE: 3/4" = 1'0"

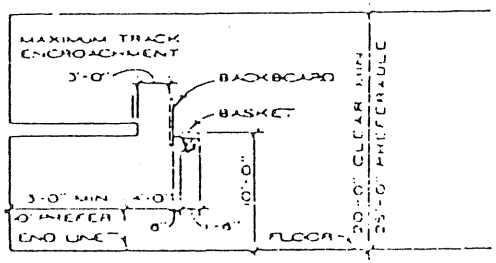


9/3 PARTIAL BRIDGE ELEVATION

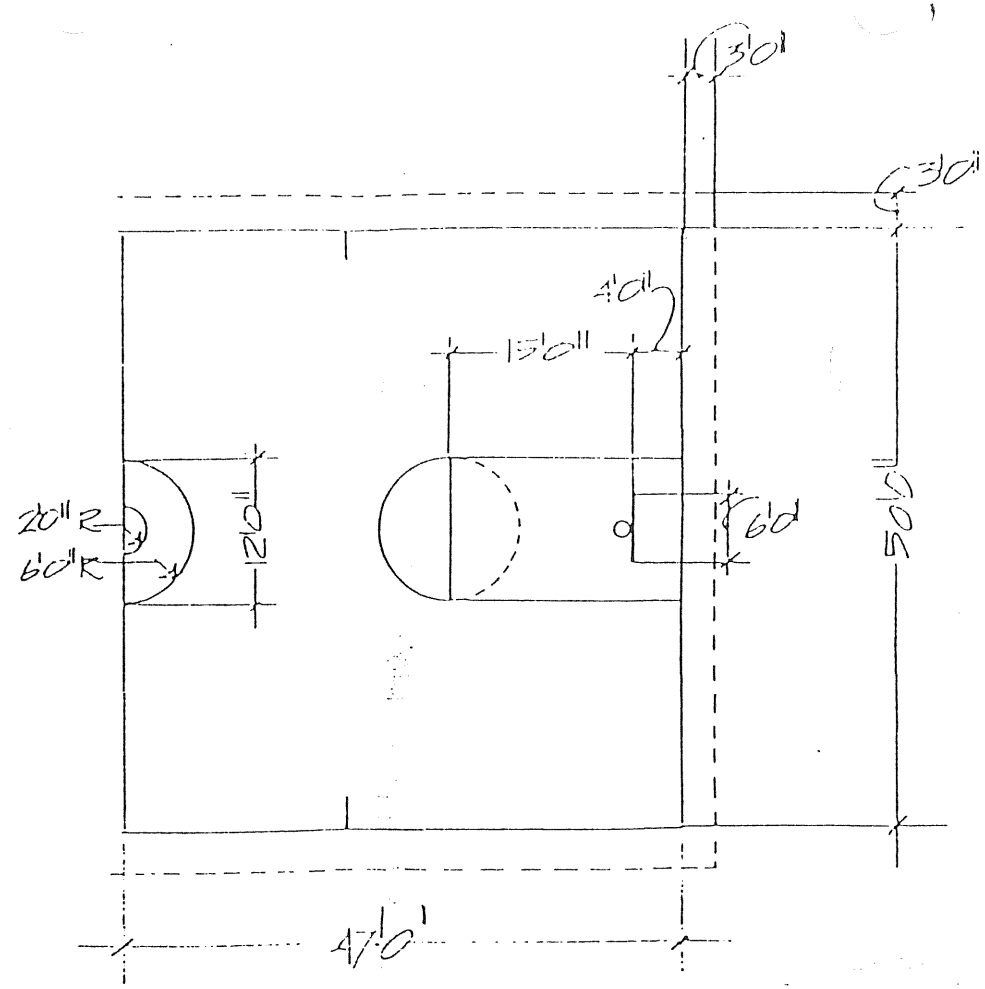
SCALE: 3/4"=1'-0"



BACKBOARD DETAIL
COLLEGE – TRANSPARENT RECTANGULAR BACKBOARD
HIGH SCHOOL – EITHER TYPE WITH FAN SHAPE REQUIRED IN NEW EQUIPMENT

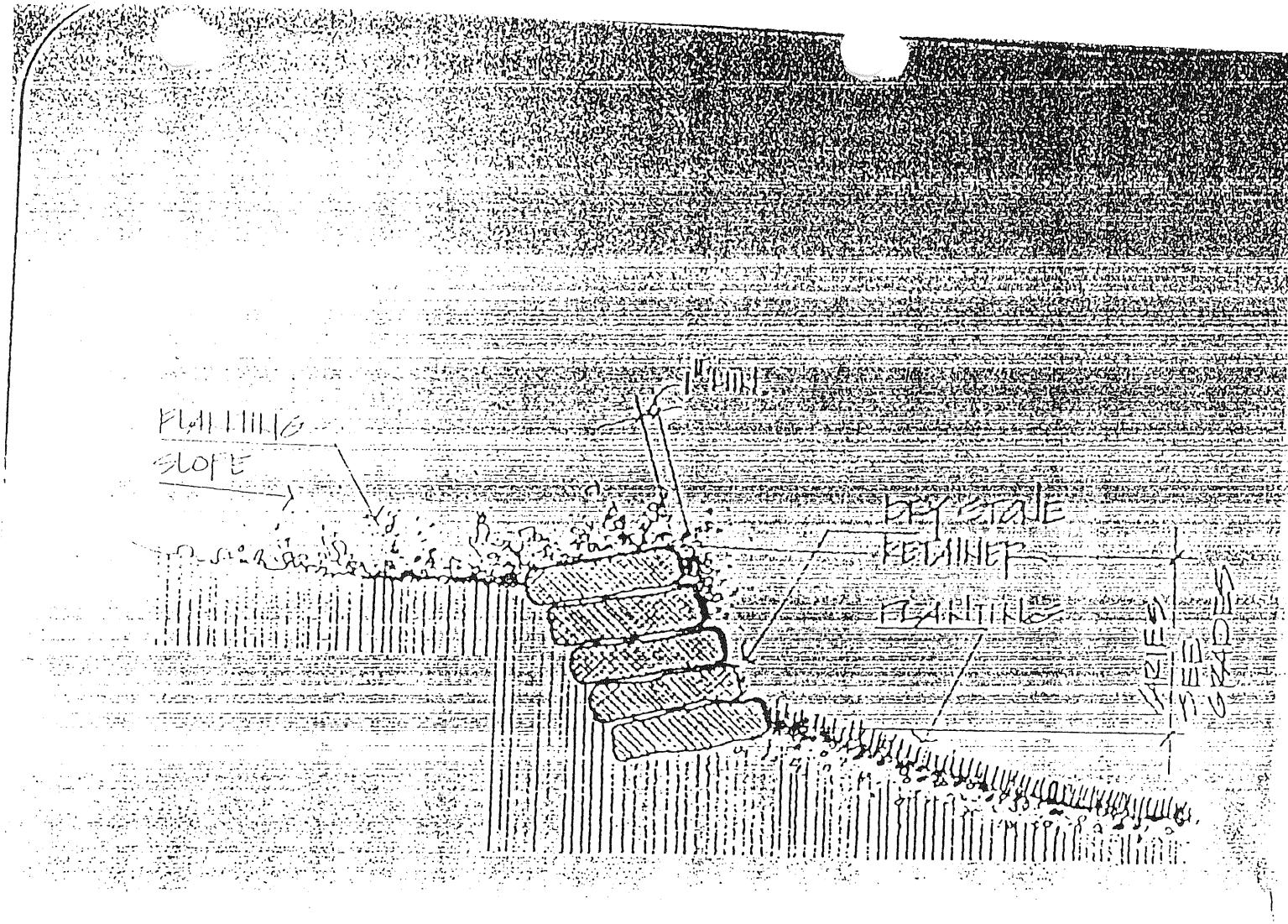


SECTION SHOWING BASKET AND ENCROACHMENTS



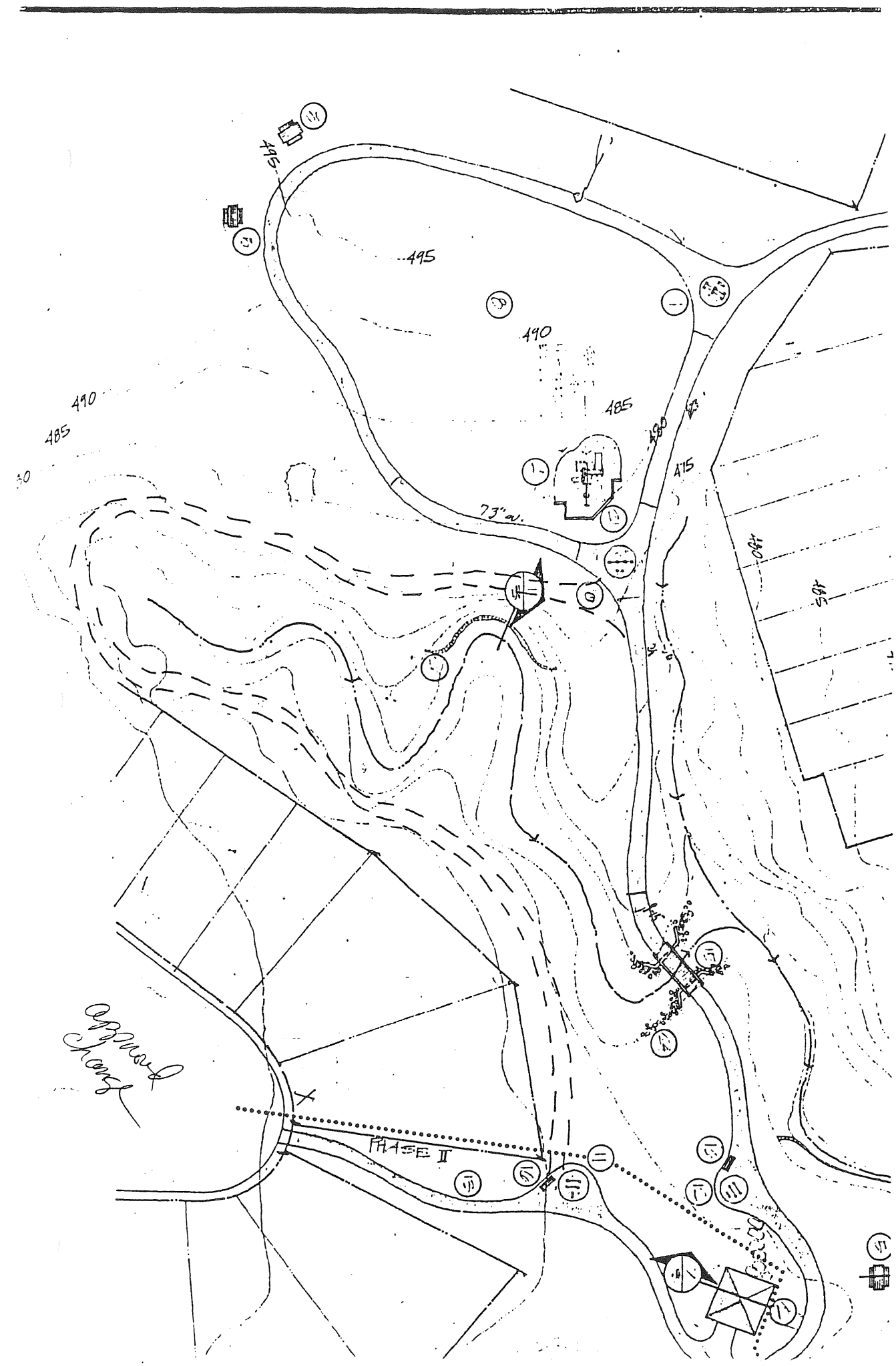
2/3 BASKETBALL COURT LAYOUT PLAN

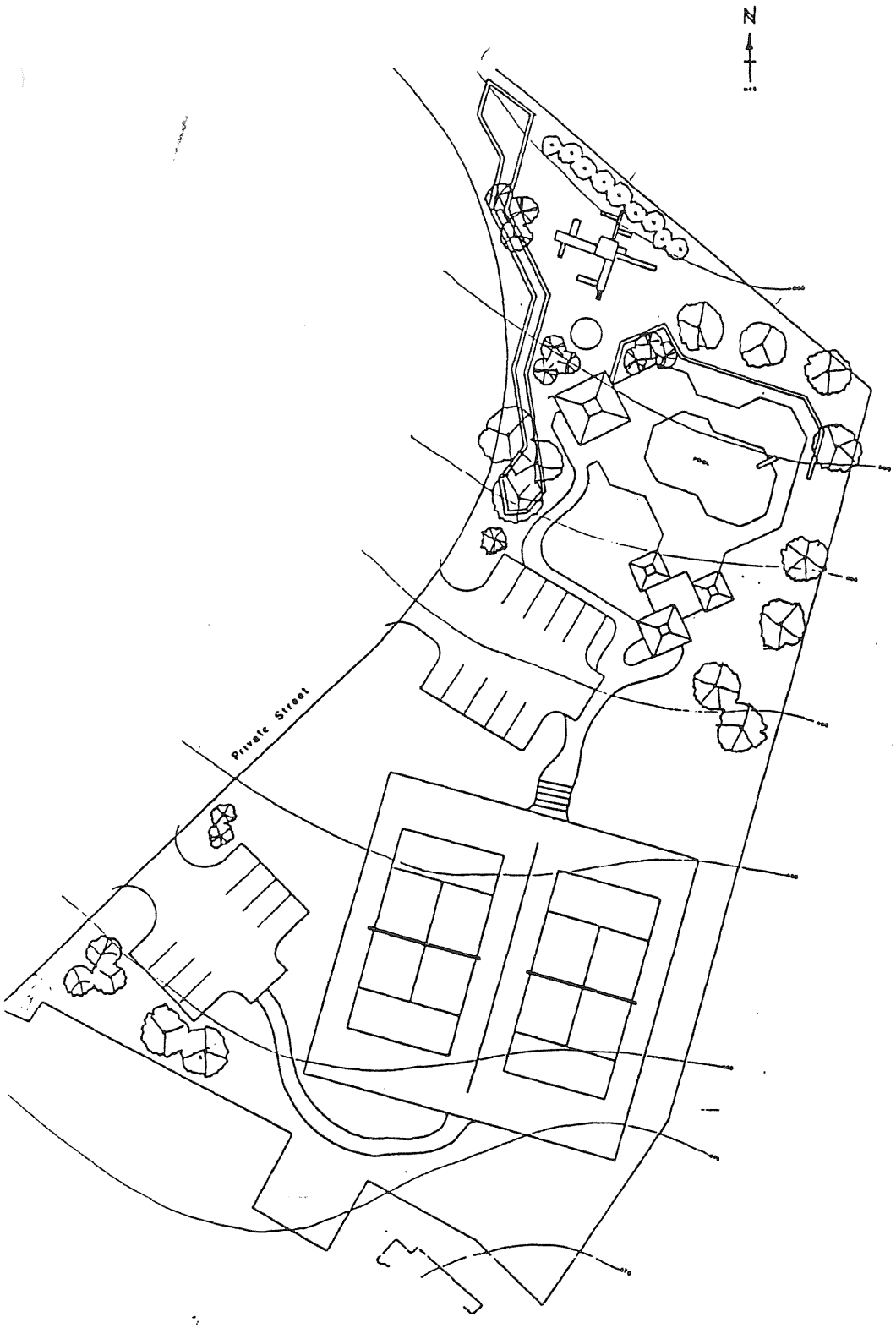
SCALE: 1/16" = 1'-0"



1/3 DRY STONE RET. WALL DET.

SCALE: 3/4" = 1'


495
490
485
480
475
73" av.
PHASE II



Swim And Tennis Park
Chandlers Landing

8753 0 AMENITIES SP REVISED SITE PLAN

CITY OF ROCKWALL

"THE NEW HORIZON"

February 25, 1988

Mr. Larry Walker
Chandlers Landing Development Co.
1717 South Boulder
Tulsa, Oklahoma 75119

Re: Completion of Amenities in Chandlers Landing

Dear Mr. Walker:

This letter is to verify that, based on field inspections, the required improvements relating to the swim and tennis park in Chandlers Landing have been completed in compliance with the requirements of the site plans and ordinances applicable to these improvements.

If you have any other questions, please don't hesitate to contact us.

Sincerely,

Julie Couch
Assistant City Manager

JC/mmp

205 West Rusk Rockwall, Texas 75087 (214) 722-1111

VIEW: Pdfile SORT: PHASE_NO
RESTRICT: PHASE_NO = "CABANAS" "

P&Z CASE NO	ORDINANCE	PHASE NAME	ACTION	DESCRIPTION
9029	9038	CABANAS	Z	AR TOWNHOUSE
9029	0	CABANAS	RPP	TOWNHOUSE LOTS 1-6

ORDINANCE NO. 90-38

AN ORDINANCE OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE AND ORDINANCE NO. 84-4 OF THE CITY OF ROCKWALL AS HERETOFORE AMENDED SO AS TO AMEND THE PRELIMINARY PLAN FOR PD-8 CHANDLERS LANDING, MORE FULLY DESCRIBED HEREIN; PROVIDING SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the state of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings 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, the governing body in the exercise of its legislative discretion has concluded that the Comprehensive Zoning Ordinance and No. 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 of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to a change in the preliminary plan for "PD" Planned Development District Number 8: Chandlers Landing on the property described in Exhibit "A".

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

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

B. Development or redevelopment of the above described tract shall conform to the building style as shown on the attached exhibit "C".

9029 9038 CABANAS Z AR TOWNHOUSE

C. Development or redevelopment of the above described tract shall be limited to no more than six (6) single family townhouse lots.

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 ordinance 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 case provides.

DULY PASSED AND APPROVED this 5th day of November 1990

APPROVED:

Jack C Miller

Mayor

ATTEST:

BY Mary A Nichols

City Secretary

1st reading 10/15/90

2nd reading 11/5/90

CABANAS CHANDLERS LANDING
LAND USE SPECIFICATIONS

I. PLANNED DEVELOPMENT SINGLE FAMILY

A. Permitted Uses

1. One attached townhouse unit with fire walls on an individual lot with a maximum of two attached units on two separate lots.

B. Area Requirements

1. Minimum lot area - 1,050 square feet

2. Maximum number of single family attached dwelling units per lot - 1

3. Minimum square footage per dwelling unit - 1200 square feet

4. Minimum lot frontage on a public street or approved private access - 25 feet

5. Minimum lot depth - 42 feet

6. Minimum depth of front setback - 0 feet

7. Minimum depth of rear setback - 0 feet

8. Minimum width of side setback -

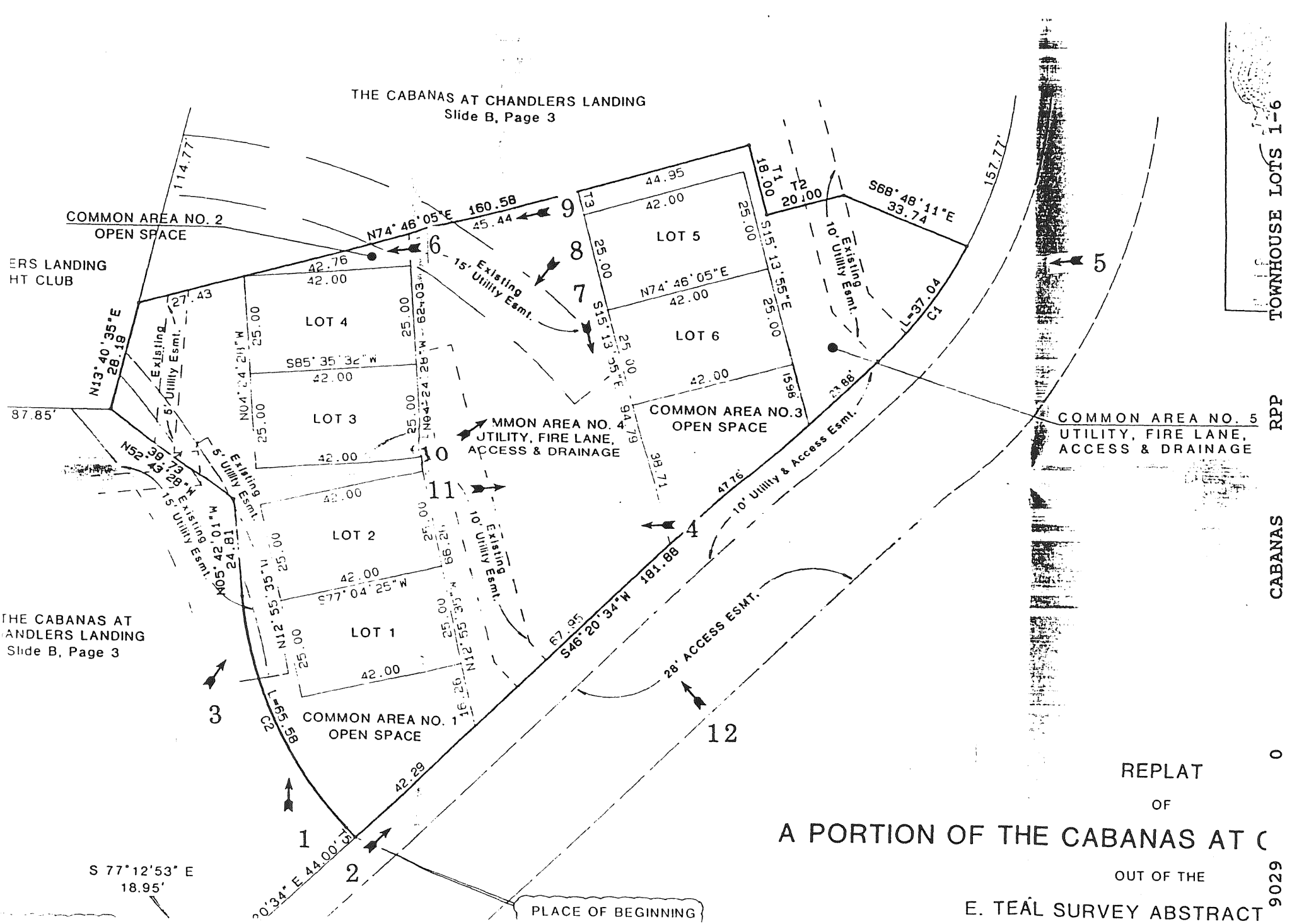
   a. Abutting Structures - separated by fire retardant walls - 0 feet

   b. Internal Lot - 0 feet meeting all building code requirements

9. Maximum building coverage as a percentage of lot area - 100% of lot area

10. Maximum height of structures - 23 feet

11. Minimum number of paved parking spaces required for each residential dwelling unit - 2 off street spaces


THE CABANAS AT CHANDLERS LANDING
Slide B, Page 3
COMMON AREA NO. 2
OPEN SPACE
ERS LANDING
HT CLUB
N74° 46' 05"E 160.58
45.44
114.77'
N13° 40' 35"E
28.18'
27.43
87.85'
42.76
42.00
LOT 4
LOT 3
LOT 2
LOT 1
LOT 5
LOT 6
S85° 35' 32"W
42.00
25.00
6
7
8
9
13
15' Existing Utility Esmt.
5' Utility Esmt.
N52° 39' 43"W
28.73'
15' Utility Esmt.
N05° 42' 01"W
24.81
N12° 55' 35"W
66.21'
S77° 04' 25"W
S15° 13' 55"E
44.95
T1
18.00
T2
20.00
S68° 48' 11"E
33.74
157.77'
10' Utility Esmt.
L=37.04
C1
5
COMMON AREA NO. 4
UTILITY, FIRE LANE,
ACCESS & DRAINAGE
COMMON AREA NO. 3
OPEN SPACE
64.79
38.71'
15.96'
23.88'
10
11
4
47.76'
10' Utility & Access Esmt.
COMMON AREA NO. 5
UTILITY, FIRE LANE,
ACCESS & DRAINAGE
S46° 20' 34"W 181.88
67.95
28' ACCESS ESMT.
12
3
C2
L=65.58
COMMON AREA NO. 1
OPEN SPACE
16.26'
42.29
1
2
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PLACE OF BEGINNING
THE CABANAS AT
ANDLERS LANDING
Slide B, Page 3
REPLAT
OF
A PORTION OF THE CABANAS AT (
OUT OF THE
E. TEAL SURVEY ABSTRACT
TOWNHOUSE LOTS 1-6
CABANAS
RPP
9029
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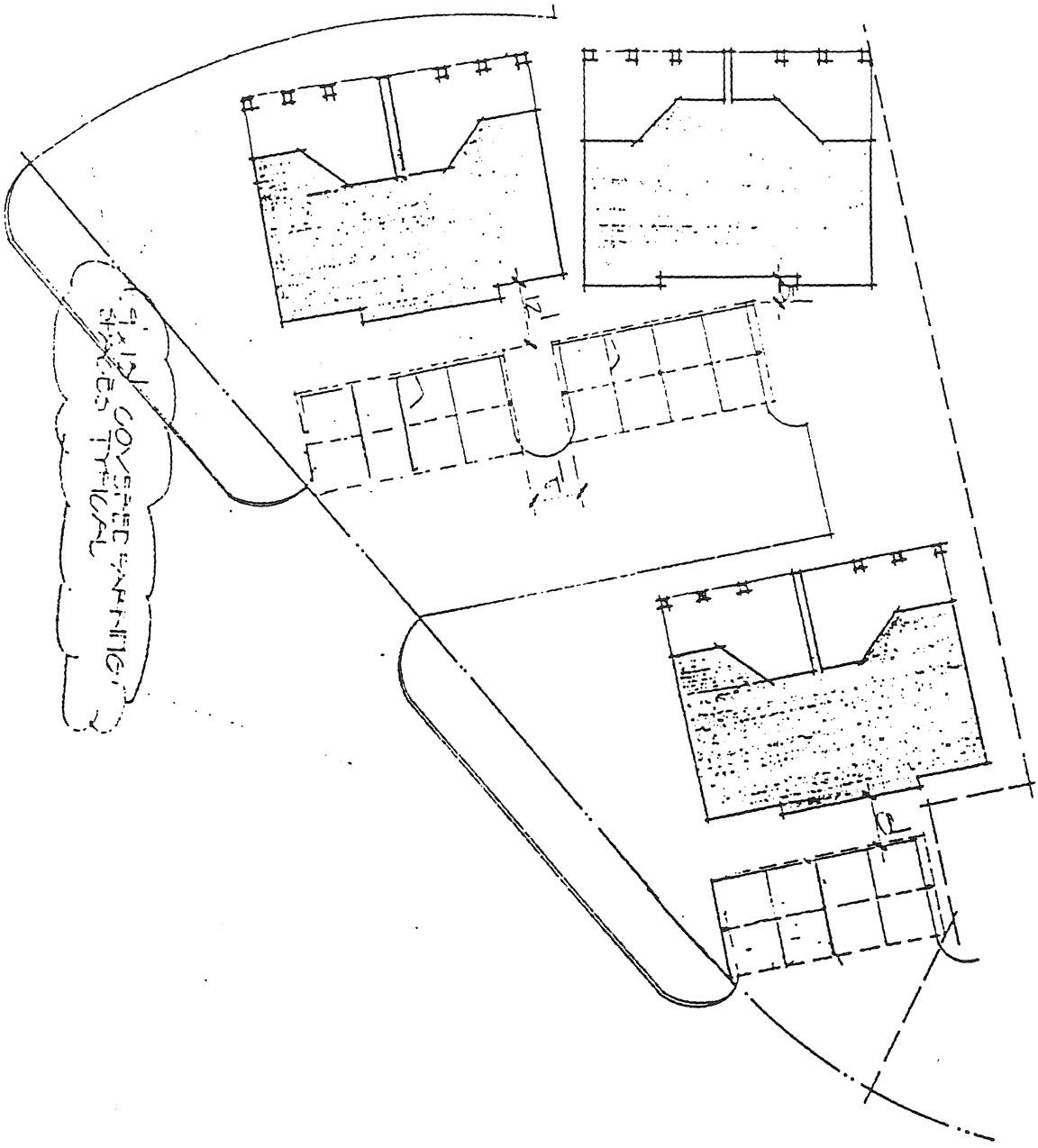


Existing Development Plan
Matchpoint Homes

CITY OF ROCKWALL

ORDINANCE NO. 14-15

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING PLANNED DEVELOPMENT DISTRICT 8 (PD-8) [*ORDINANCE NO. 73-48 & 84-04*] AND THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 04-38*] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED SO AS TO FURTHER AMEND THE DENSITY AND DIMENSIONAL REQUIREMENTS STIPULATED BY PLANNED DEVELOPMENT DISTRICT 8 (PD-8) FOR A 1.131-ACRE PORTION OF A PARCEL OF LAND IDENTIFIED AS THE CABANAS AT CHANDLER'S LANDING, ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE SPECIFICALLY DESCRIBED IN EXHIBIT 'A' OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request by the Cabana's at Chandler's Landing Homeowner's Association on behalf of the residents of the Cabana's at Chandler's Landing, for an amendment to the density and development standards contained within Planned Development District 8 (PD-8) [specifically contained within *Ordinance No. 73-48 & 84-04*] and the Unified Development Code [*Ordinance No. 04-38*] of the City of Rockwall to allow for a lot layout similar to the lot layout depicted in *Exhibit 'B'* of this ordinance, which herein after shall be referred to as the *Zoning Exhibit* and incorporated by reference herein, for a 1.131-acre portion of a parcel of land identified as the Cabanas at Chandler's Landing, Rockwall, Rockwall County, Texas and more fully described in *Exhibit 'A'* of this ordinance, which hereinafter shall be referred to as the *Subject Property* and incorporated by reference herein; 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 Planned Development District 8 [*Ordinance No. 73-48 & 84-04*] and the Unified Development Code [*Ordinance No. 04-38*] should be amended as follows:

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS:

Section 1. That the *Subject Property* shall be used only in the manner and for the purposes authorized by Planned Development District 8 (PD-8) [*Ordinance No. 73-48 & 84-04*] and the Unified Development Code [*Ordinance No. 04-38*] of the City of Rockwall as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future;

Section 2. That the subdivision of the *Subject Property* shall generally be in accordance with the *Zoning Exhibit*, described in *Exhibit 'B'* of this ordinance, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*;

Section 3. That the development or redevelopment of the *Subject Property* shall generally be in

accordance with the *PD Development Standards*, described in *Exhibit 'C'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'C'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*;

Section 4. The *Official Zoning Map* of the City of Rockwall, Texas shall be amended to reflect the change in zoning for the *Subject Property* as described in this ordinance;

Section 5. That 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 6. That if any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Unified Development Code, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable;

Section 7. The standards in this ordinance shall control in the event of a conflict between this ordinance and any provision of the Unified Development Code or any provision of the City Code, ordinance, resolution, rule, regulation, or procedure that provides a specific standard that is different from and inconsistent with this ordinance. References to zoning district regulations or other standards in the Unified Development Code (including references to the *Unified Development Code*), and references to overlay districts, in this ordinance or any of the Exhibits hereto are those in effect on the date this ordinance was passed and approved by the City Council of the City of Rockwall, Texas;

Section 8. 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;

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 7TH DAY OF APRIL, 2014.

David Sweet, *Mayor*

ATTEST:

Kristy Ashberry, *City Secretary*

CITY OF ROCKWALL TEXAS SEAL

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading: *March 17, 2014*

2nd Reading: *April 7, 2014*

Exhibit 'A':
Legal Description

BEING a tract or parcel of land situated in the E. Teal Survey, Abstract No. 207, Rockwall County, Texas, and being a part of the Cabanas at Chandlers Landing, an addition to the city of Rockwall, recorded in Slide B, Page 3 & 4, Plat Records Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at an iron rod at the North corner of said Cabanas at Chandlers Landing, said iron rod bears North 6° 20' 10" West, a distance of 950.39 feet from City of Dallas Take Line monument for Lake Ray Hubbard marked T-13-1 and T-11-6, said iron rod being on a circular curve to the left having a central angle of 24° 27' 31", a radius of 168.23 feet, and a chord that bears South 56° 35' 00" East, a distance of 71.27 feet;

THENCE: Along said curve and with the Northeast line of said Cabanas at Chandlers Landing an arc distance of 71.82 feet to an iron rod at the point of tangency of said curve;

THENCE: South 68° 48' 46" East a distance of 17.62 feet continuing along said Northeast line to an iron rod at the point of curvature of a circular curve to the right having a central angle of 15° 29' 42" and a radius of 114.09 feet;

THENCE: Along said curve and along said Northeast line an arc distance of 30.86 feet to an iron rod at the point of tangency of said curve;

THENCE: South 53° 19' 04" East, a distance of 103.07 feet continuing along said Northeast line to an iron rod at the point of curvature of a circular curve to the right having a central angle of 80° 42' 31" and a radius of 112.00 feet;

THENCE: Along said curve and continuing along said Northeast and then the East line an arc distance of 157.77 feet to an iron rod for a corner;

THENCE: Leaving said East line and traversing said Addition as follows: North 68° 48' 11" West, a distance of 33.74 feet to an iron rod for a corner, South 74° 46' 05" West a distance of 20.00 feet to an iron rod for a corner, North 15° 13' 55" West, a distance of 18.00 feet to an iron rod for a corner, South 74° 46' 05" West, a distance of 160.58 feet to an iron rod for a corner, on a Westerly line of said Addition;

THENCE: North 13° 40' 35" East, a distance of 114.76 feet with said Westerly line to an iron rod for a corner;

THENCE: Along the most Northerly South lines of said Addition as follows:
North 76° 19' 25" West, a distance of 36.34 feet to an iron rod for a corner, North 69° 07' 25" West, a distance of 28.00 feet to an iron rod for a corner, and North 61° 59' 55" west, a distance of 79.50 feet to an iron rod for a corner at the most Northerly West corner of said Addition;

THENCE: North 20° 52' 35" East, a distance of 79.84 feet along the most Northerly Northwest line of said Addition to an iron rod for a corner; said iron rod being on a circular curve to the left having a central angle of 18° 44' 09", a radius of 234.00 feet, and a chord that bears North 60° 29' 27" East, a distance of 76.18 feet;

THENCE: Along said curve an arc distance of 76.52 feet to an iron rod at the point of compound curvature of a circular curve to the left having a central angle of 0° 32' 08" and a radius of 300.00 feet;

THENCE: Along said curve an arc distance of 2.80 feet to the Point of Beginning and containing 49,268 square feet or 1.131 Acres of Land.

FILED: 5th DAY OF: Oct. 19820 9:20A M.
RECORDED 7th DAY OF Oct. 19820 3:00P M.
JUNE WIMPEE, COUNTY CLERK, ROCKWALL COUNTY, TEXAS
BY: Ina Davis DEPUTY

Exhibit 'B':
Zoning Exhibit

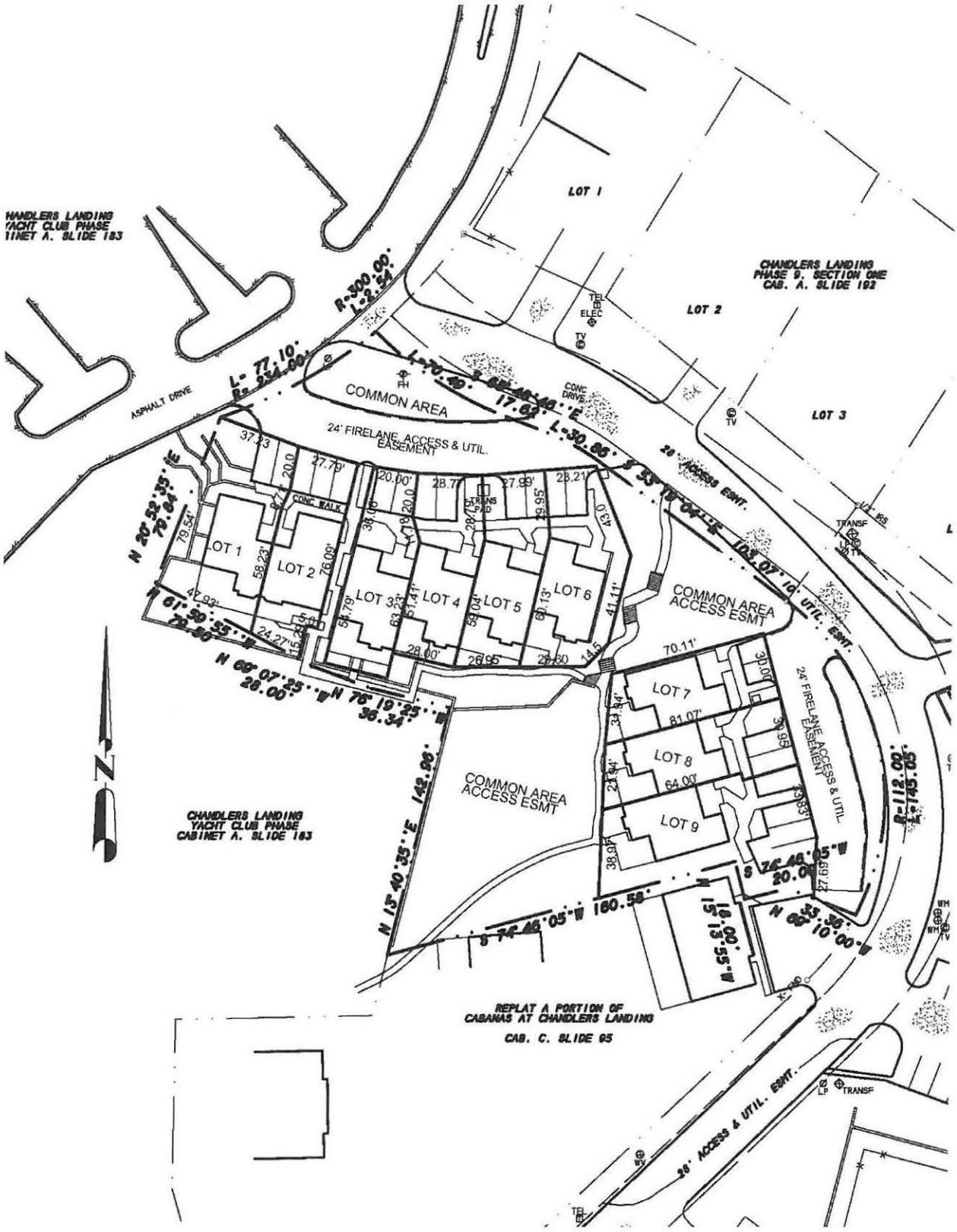


Exhibit 'C':
PD Development Standards

PD Development Standards.

1. *Purpose.* It is the intent of this zoning ordinance to maintain the current conditions of the subject property, while permitting property owners to physically subdivide their properties into lots to delineate the open space that will be dedicated to the *Chandler's Landing Homeowner's Association*.

2. *Allowed Uses.* The following are the only permitted land uses that shall be established on the *Subject Property*:

    a. *Permitted Uses.* Uses permitted *by right* or by *Specific Use Permit (SUP)* in Planned Development District 8 (PD-8) [*Ordinance No. 73-48 & 84-04*]. Uses subject to the approval of a *Specific Use Permit (SUP)* shall be required to follow the procedure for requesting an *SUP* as set forth in Article XI, *Zoning-Related Applications*, of the Unified Development Code.

    b. *Townhomes.* A single family dwelling unit constructed in a series, or group of units that share common walls, and are situated on an individual or separate lot.

    NOTE: All development of the Subject Property should conform to the Zoning Exhibit in Exhibit 'B'.

3. *Maximum Number of Units.* The *Subject Property* may contain no more than nine (9) townhomes that conform to the *Zoning Exhibit* in *Exhibit 'B'*.

4. *Area Requirements.*

    i. *Minimum Lot Area:* 2,200 Square Feet

    ii. *Minimum Lot Width:* 20 Feet

    iii. *Minimum Lot Depth:* 40 Feet

    iv. *Maximum Number of Dwelling Units per Lot:* One

    v. *Minimum Front Yard Building Setback:* 0 Feet

    vi. *Minimum Rear Yard Setback:* 0 Feet

    vii. Minimum Side Yard Setback:

        a. *Internal Side Yard Setback:* 0 Feet [*subject to all building code requirements*]

        b. *Side Yard Abutting a Structure:* 0 Feet [*required to be separated by a fire retardant wall*]

    viii. *Maximum Lot Coverage:* 100% [*as a percentage of lot area*]

    ix. *Maximum Height:* 30 Feet

    x. *Minimum Number of Paved Parking Spaces per Lot:* Two (2) Off-Street Spaces

5. *Additional Restrictions.* No fences or any other type of barricade shall be permitted on any property depicted in the *Zoning Exhibit* in *Exhibit 'B'*.

VIEW: Pdfile SORT: PHASE_NO
RESTRICT: PHASE_NO = "CHAND" ES"

P&Z CASE NO	ORDINANCE	PHASE NAME	ACTION	DESCRIPTION
1	7348	CHAND	Z	MASTER PLAN ORIGINAL
2	8404	CHAND	Z	MASTER PLAN REVISED
8539	8543	chand	z	various changes

ORDINANCE NO. 73-48

AN ORDINANCE OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE, AS HERETOFORE AMENDED, SO AS TO GIVE THE FOLLOWING-DESCRIBED TRACTS OF LAND A "PD" PLANNED DEVELOPMENT DISTRICT CLASSIFICATION ZONING FOR A COMBINATION OF SINGLE-FAMILY, MULTIPLE-FAMILY AND OTHER USES AS SET OUT HEREIN, TO BE DESIGNATED AS PLANNED DEVELOPMENT DISTRICT NUMBER 8, SAID PLANNED DEVELOPMENT DISTRICT BEING DESCRIBED ON THE PLAT ATTACHED HERETO; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO HUNDRED DOLLARS ($200.00) FOR EACH OFFENSE; AND DECLARING AN EMERGENCY.

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 due 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, the governing body, in the exercise of its legislative discretion, has concluded that the Comprehensive Zoning Ordinance 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 of the City of Rockwall, as heretofore amended, be, and the same is hereby, amended by amending the Zoning Map of the City of Rockwall so as to give the following-described property the zoning classification hereinafter set out, to-wit:

SECTION 2. The granting of the Planned Development District Number 8 to the above-described property is subject to the following Special Conditions:

(1) Planned Development District Number 8 shall be developed generally in accordance with the site plan for said area, which is attached to and made a part hereof as Exhibit "A."

(2) That all development of property covered by this ordinance shall be in accordance with the approved site plan, and no substantial change in the development shall be permitted except after obtaining approval of the change of such site plan in the manner required for change and amendments to the Comprehensive Zoning Ordinance.

(3) Prior to the issuance of any building permit in Planned Development District Number 8, a Comprehensive Site Plan of the Development shall be filed with the City Council of the City and shall be approved by them and filed as a part of this ordinance. Such required detailed plan shall set forth the requirements for ingress and egress to the property, public or private streets or drives, with adequate right-of-way to conform to the thoroughfare plan of the City of Rockwall, sidewalks, utilities, drainage, parking space, height of buildings, maximum lot coverage, yards and open spaces, screening walls or fences and other development and protective requirements considered necessary by the City Council to create a reasonable transition to and protection of the adjacent property. Such approval by the City Council of the detailed site plan shall be considered as an amendment to this ordinance and shall be applicable to the property involved.

(4) Area 1. of Planned Development District No. 8 shall contain no more than 500 dwelling units, subject to the setbacks, yards, parking spaces and other requirements set out in Exhibit "B" hereto.

(5) Area 2. of Planned Development District No. 8 shall contain any single-family, multiple-family or non-residential use permitted in a Planned Development District under the Comprehensive Zoning Ordinance of the City of Rockwall, except the following:

(a) Automobile-type uses under Section 8-106;

(b) Retail and service-type uses under Section 8-107;

(c) Commercial and service-type uses under Section 8-108;

(d) Industrial uses under Section 8-109.

(6) The number of dwelling units in Area 2. shall not exceed six (6) per gross acre, or 1,520 unit total.

TRACT I.

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

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

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

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

TRACT II.

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

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

SECTION 3. That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance 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 4. That the above-described tract of land shall be used only in the manner and for the purposes provided for by the Comprehensive Zoning Ordinance of the City of Rockwall, as heretofore amended, and as amended herein, by the granting of this zoning change.

SECTION 5. Any person, firm or corporation violating any of the provisions of this ordinance shall be subject to the same penalty as provided for in the Comprehensive Zoning Ordinance of the City of Rockwall, as heretofore amended, and as amended hereby, and upon conviction shall be punished by a fine not to exceed the sum of Two Hundred Dollars ($200.00) for each offense, and each and every day such offense shall continue shall be deemed to constitute a separate offense.

SECTION 6. Whereas, it appears that the above-described property requires classification as a Planned Development District in order to permit its proper development and in order to protect the public interest and general welfare of the City of Rockwall, such requirement creates an urgency and an emergency in the preservation of the public welfare and requires that this ordinance 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 by the City Council of the City of Rockwall, Texas, on the 12th day of November, 1973.

APPROVED:

Harold Myers
MAYOR

ATTEST:

Dawn C. Williams
CITY SECRETARY

APPROVED AS TO FORM:

CITY ATTORNEY

Set Backs, Yards, Pa[illegible] Spaces, Etc., Proposed

	Min. Residential Lot Area	Min. Residential Lot Width	Min. Residential Lot Depth	Max. Building Coverage	Min. Front Yard	Min. Side Yard	Min. Rear Yard	Min. Number of Parking Spaces
Single-Family Structures With Side Yards On Both Sides	6000 sq. ft.	50 ft.	100 ft.	40%	25 ft.	5 ft.	10 ft.	2 per unit
Single-Family Structures With Side Yard On One Side Only.	4000 sq. ft.	40 ft.	100 ft.	60%	25 ft.	10 ft.*	10 ft.	2 per unit
Single-Family Structure With No Side Yard	3000 sq. ft.	20 ft.	100 ft.	60%	25 ft.	-	10 ft.**	2 per unit
Multi-Family Structure Or Condominium	2000 sq. ft. per unit	70 ft.	100 ft.	40%	25 ft.	as per 9-602 (2)&(3)	10 ft.	1 1/2 per unit
Non-Residential	-	-	-	40%	25 ft.	None	10 ft.	As per 10-102

* No side yard required on one side

** Except none required where adjoining a common area

EXHIBIT B

PLANNED DEVELOPMENT DISTRICT NO. 8

EXHIBIT "B"

NDLERS LANDING

ASTER SITE PLAN

Kiyotaki/Ball & Associates

itects & Land Planners

REVISED P D

ORDINANCE NO. 84-4

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING ORDINANCE NO. 73-48 OF THE CITY OF ROCKWALL AND AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF ROCKWALL AS HERETOFORE AMENDED AND AS RELATES TO PLANNED DEVELOPMENT DISTRICT NUMBER 8, SAID PLANNED DEVELOPMENT DISTRICT BEING DESCRIBED ON THE PRELIMINARY SITE PLAN ATTACHED HERETO: PROVIDING FOR ORDERLY DEVELOPMENT OF SAID PLANNED DEVELOPMENT DISTRICT NO. 8; PROVIDING FOR LAND USE WITHIN SAID PLANNED DEVELOPMENT DISTRICT NUMBER 8 AND AREA REQUIREMENTS, AMENITIES AND DENSITIES OF DEVELOPMENT; DIRECTING THE PLANNING AND ZONING COMMISSION OF THE CITY OF ROCKWALL TO INSTITUTE A STUDY OF THE BEST LAND USE OF THE AREA PREVIOUSLY DESIGNATED 1-A OF PLANNED DEVELOPMENT DISTRICT NUMBER 8; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF A FINE NOT TO EXCEED THE SUM OF ONE THOUSAND DOLLARS ($1,000) FOR EACH OFFENSE AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the Laws of The State of Texas and the Ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise and have held due 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, the governing body, in the exercise of its legislative discretion, has concluded that Ordinance No. 73-48 of the City of Rockwall and the Comprehensive Zoning Ordinance of the City of Rockwall as relates to Planned Development District Number 8 should be amended as set forth herein; and

WHEREAS, the governing body of The City of Rockwall has determined that a substantial change in circumstances and of land usages and development has occurred in Planned Development District Number 8 as authorized by Ordinance No. 73-48 of the City of Rockwall since the passage and effective date of said Ordinance, and that such changed circumstances, land uses and development necessitate amendment of said Ordinance No. 73-48 of the City of Rockwall as set forth herein:

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

Section 1. That Ordinance No. 73-48 of the City of Rockwall is hereby amended by deleting in its entirety Section 2 thereof and by adding a new section to be numbered Section 2 and to read as follows:

8404 CHAND Z MASTER PLAN REVISED

Section 2.

The granting of the Planned Development Number 8 to the above described property is subject to the following special conditions and provisions:

(1) Planned Development District Number 8 shall be developed in accordance with the preliminary development plan for said area which is attached hereto and made a part hereof as Exhibit "A".

(2) That all development of the property covered by this Ordinance shall be in accordance with the approved preliminary plan attached hereto as Exhibit "A", and no substantial change in the development shall be permitted except after obtaining approval of the change of such preliminary plan in the manner required for amendments to the Comprehensive Zoning Ordinance.

(3) Prior to the issuance of any Building Permit in Planned Development District Number 8, a final development plan prepared in accordance with the requirements of the Comprehensive Zoning Ordinance shall be filed with the City Council of the City of Rockwall and shall be approved by said governing body after review and recommendation by the Planning and Zoning Commission and filed as a part of this Ordinance. Such required development plan shall set forth the requirements for ingress and egress to the property, public or private streets or drive, with adequate right-of-way to conform to the thoroughfare plan of the City of Rockwall, sidewalks, utilities, drainage, parking, space, all area requirements and maximum lot coverage, yards and open spaces, screening walls or

fences, amenities, greenbelt areas and all other development and protective requirements considered necessary by the City Council to create a reasonable transition to and protection of the adjacent property. Such approval by the City Council of the detailed final development plan shall be considered as an amendment to this Ordinance and shall be applicable to the property involved.

(4) That all development of Planned Development District Number 8 shall generally occur in the sequence according to the phasing plan consisting of six (6) separate phases as graphically depicted in Exhibit "B" which is attached hereto and made a part hereof.

(5) That the area North of the existing entrance at the Southeast corner of Planned Development District Number 8 (designated on Exhibit "A" as Greenbelt A) be designated and maintained as permanent greenbelt area, and that the area South of the existing entrance at the Southeast corner of Planned Development District Number 8 (designated on Exhibit "A" as Greenbelt B) may be developed in a manner that would not interfere with the contemplated realignment and improvement of FM 740, and the governing body of the City of Rockwall must consider and specifically approve further development of said area. That all development, construction and other improvements be in strict accordance with the Comprehensive Zoning Ordinance (Ordinance No. 83-23) of the City of Rockwall as presently existing, as amended herein, or hereafter amended prior to any such development, construction or improvement,

except to the extent that the minimum square footages specifically stated on the preliminary development Plan attached hereto as Exhibit "A" exceed the minimum requirements of the Comprehensive Zoning Ordinance in which case said minimum square footages as specifically stated on Exhibit "A" attached hereto shall be applicable, and with the further exception relating to zero lot line requirements which shall be as follows:

- Minimum floor area per unit See Master Plan for minimum floor areas for any given tract.	1200 - 1500 sq. ft.
- Maximum building height	30 ft.
- Minimum lot width	40 ft.
- Minimum lot depth	100 ft.
- Minimum front yard	20 ft.
- Minimum side yard	0 ft. and 10 ft.
- Minimum rear yard	15 ft.
- Minimum lot area	4000 ft.
- Maximum building coverage	60%
- Minimum distance between building	15 ft.
- Building setback from less dense use (One story construction)	25 ft.
- Building setback from less dense use (Two story construction)	35 ft.
- Minimum garage space	one car
- Minimum number of parking spaces/unit	2 spaces

(6) That the area North of the existing Cutter Hill multi-family development within Planned Development District Number 8 shall be designated as recreational area. (On Exhibit "A" attached hereto.)

(7) That all densities of development as stated on Exhibit "A" attached hereto shall be construed as exact maximum densities of development and not approximations.

(8) That the construction and development of amenities for Planned Development District Number 8 for all future development thereof shall be based upon recreational units

with each single family dwelling unit equalling one-half recreation unit and each multi-family dwelling unit equalling one recreation unit, said minimum amenities to consist of the following;

	ITEM	NUMBER	RATIO
a.	Sports Park	3	one per 300 Rec. Unit
b.	Swim Club	4	one per 225 Rec. Unit
c.	Play Parks	4	one per 250 Rec. Unit
d.	Upland Lakes (two existing to be improved)	3	one per 300 Rec. Unit
e.	Security Entrances		
f.	Landscape Entry Developments		
g.	Architectural Graphic and Signs		
h.	Common Greenbelts and Paths		

(9) That each amenity provided for herein shall be in accordance with the description of same attached hereto as Exhibit "C" and made a part hereof.

(10) That all multi-family development permitted hereby, as designated on Exhibit "A" North of Yacht Club Drive shall not exceed thirteen (13) dwelling units per acre.

(11) That all multi-family development permitted hereby North of Yacht Club Drive shall contain a minimum square footage of 1300 square feet per dwelling unit, and no more than fifteen percent (15%) of the total multi-family dwelling units shall be developed at such minimum square footage requirement and all other such multifamily dwelling units shall be in excess thereof.

(12) That all references herein to multi-family dwelling units and all such references contained on any attachments hereto, shall refer specifically to condominiums as defined in the

Comprehensive Zoning Ordinance of The City of Rockwall and shall specifically exclude any authorization for the development of apartment projects, all multi-family units shall be built to condominium construction standards.

(13) That the residential product types that are permitted hereby as designated on Exhibit "A" are as specifically stated in Exhibit "D" attached hereto and made a part hereof.

(14) That the governing body of the City of Rockwall does not by this Ordinance authorize the development of any specific total number of dwelling units, but authorizes the maximum densities for residential development, as designated on the preliminary plan attached hereto as Exhibit "A".

(15) That the governing body of the City of Rockwall hereby directs the Planning and Zoning Commission of the City of Rockwall to institute a study of possible and appropriate land usages for the development of the area designated as I-A in the Site Plan attached as Exhibit "A".

Section 2. That Ordinance No. 73-48 of the City of Rockwall is hereby amended by deleting in its entirety Section 5 thereof and by adding a new Section to be numbered Section 5 to read as follows:

Section 5.

Any person, firm or corporation who violates any provisions of this Ordinance shall be deemed guilty of a misdemeanor and upon conviction thereof in the Municipal Court, shall be subject to a fine of not more than ONE THOUSAND DOLLARS ($1,000) for each offense, and each and every day that the violation of

the Ordinance shall be permitted to continue shall constitute a separate offense.

Section 3. This Ordinance shall take effect and be in full force on and after the 9th day of January, 1984, and upon the publication of the caption as the law in such cases required.

PASSED AND APPROVED this 9th day of January, 1984.

APPROVED:

MAYOR

ATTEST:

CITY SECRETARY

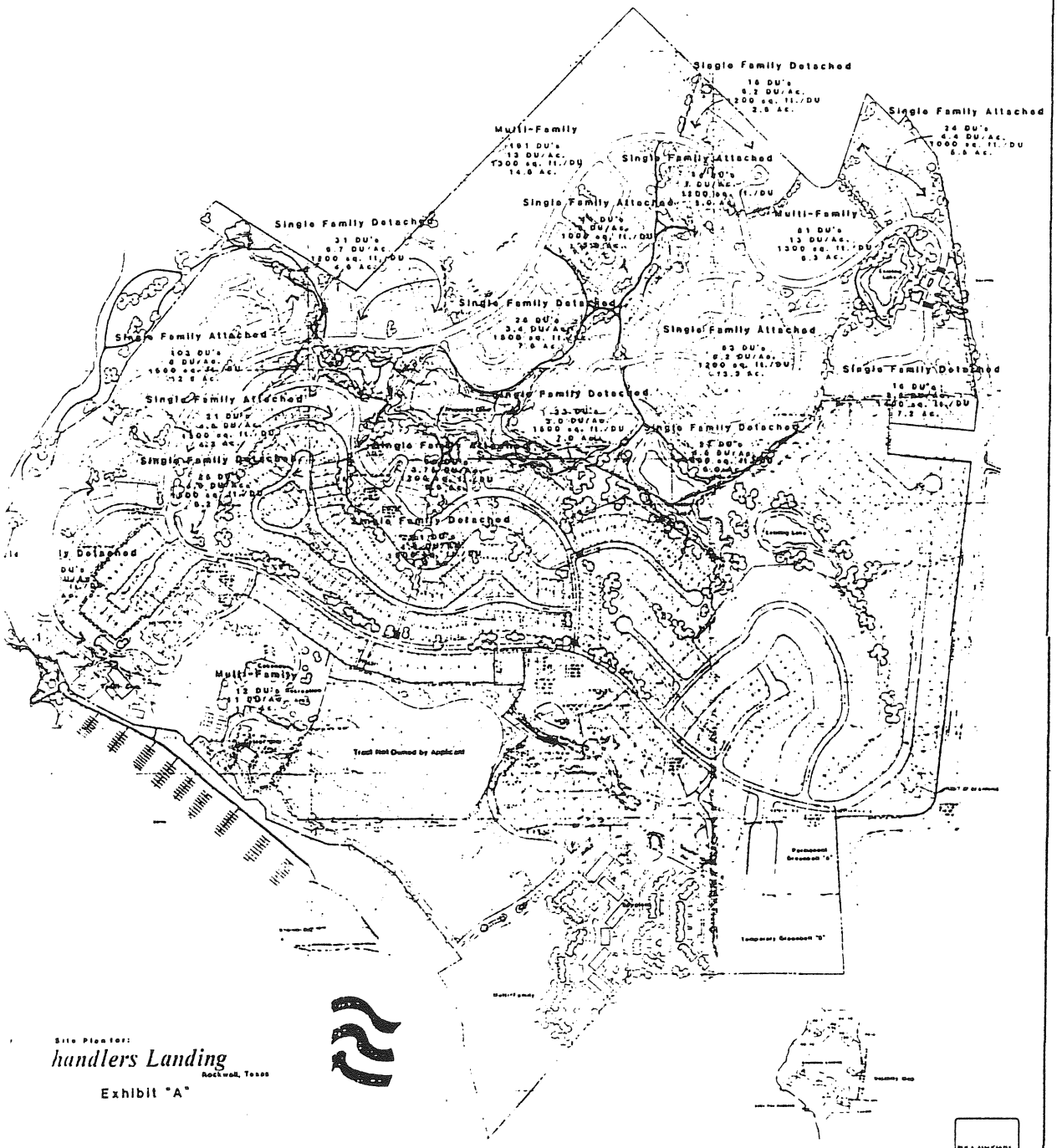
Tract I - Being a tract of land out of the Edward Teal Survey, Abstract No. 207, Rockwall County, Texas, and being all of those certain tracts of land as conveyed to Kirby Albright, by Deed as recorded in Vol. 83, Page 510, and a portion of that tract as conveyed to Whilden Construction Company, by Deed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

Beginning at a point for a corner at the northerly northwest corner in the City of Dallas Take-Line in Lake Ray Hubbard, said point being the southwest corner of Kirby Albright 26.954 acre tract, as recorded in Deed Records of Rockwall County, Texas; Thence S 56 degrees 53' 59" E, 732.68 feet to a point for a corner; Thence N 44 degrees 37' 56" E, 1751.07 feet to a point for corner; Thence S 45 degrees 29' 25" E, 1101.25 feet to the beginning of a circular curve to the left having a radius of 80.00 feet; Thence Southeasterly, to Northeasterly, along said circular curve to the left, thru a central angle of 116 degrees 29' 35", an arc distance of 162.66 feet to the point of tangency; Thence N 18 degrees 01' E, 375.02 feet to a point for a corner, in the Southwesterly line of a Public Road; Thence S 45 degrees 18' 28" E, along the said Southwesterly line of a Public Road, 200.00 feet to a point for a corner; Thence N 39 degrees 48' 39" E, 51.22 feet to a point for corner, in the above-referenced Westerly line of Farm-Market Highway 740; Thence S 37 degrees 03' 22" E, continuing along the said Westerly line of Farm-Market Highway 740, 225.40 feet to an angle point; Thence S 12 degrees 02' 06" E, continuing along the said Westerly line of Farm-Market Highway 740, 241.20 feet to an angle point; Thence S 8 degrees 24' 31" E, continuing along the said Westerly line of Farm-Market Highway 740, 848.05 feet to a point for corner at northeast corner of Scenic Estates Subdivision; Thence N 84 degrees 34' 07" West along the north line of Lot 1 of the above said Scenic Estate Subdivision, 391.10 feet to a point for corner; Thence S 2 degrees 06' 52" W, along the Westerly line of the above said Scenic Estates Subdivision, 559.82 feet to a point for a corner, said point being the Southwesterly corner of Lot 4, of said subdivision; Thence S 84 degrees 34' 07" E, along the Southerly line of the above said Lot 4, 352.30 feet to a point for a corner, in the above referenced West line of Farm-Market Highway 740; Thence S 6 degrees 05' 20" W, along the said Westerly line of Farm-Market Highway 740, 310.00 feet to a point for corner; Thence N 89 degrees 17' 49" W 4268.99 feet to a point for corner in the City of Dallas TakeLine for Lake Ray Hubbard; Thence, the following courses and distances along the existing and proposed City of Dallas TakeLine for Lake Ray Hubbard: N 17 degrees 56' 12" E 235.24 feet; N 17 degrees 48' 56" E, 45.55 feet; N 57 degrees 22' 11" E 107.47 feet; N 4 degrees 36' 56" W, 137.44 feet; N 44 degrees 11' 50" E, 137.84 feet; N 14 degrees 30' 54" E, 137.19 feet; N 56 degrees 08' 28" E, 255.03 feet; N 28 degrees 15' 05" E, 192.07 feet; N 39 degrees 23' 13" E, 599.08 feet; N 72 degrees 30' 52" E, 138.00 feet; N 57 degrees 05' 40" W, 236.77 feet; N 46 degrees 18' 05" E, 120.00 feet to the Point of Beginning and containing 162.6 acres of land.

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

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

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



Site Plan for:

handlers Landing

Rockwall, Texas

Exhibit "A"

1/9/84

REVISED PD-8

a.d 84-4

EXHIBIT C

AMENITY DESCRIPTIONS

a. SPORTS PARK - A sports park will include a combination of one sports court, (lighted if properly located as not to disturb residences), exercise areas, rest areas, basketball, badminton, volleyball, racket tennis, paths and parking. All of the sports parks will be landscaped.

b. SWIM CLUB - The swim club will contain a minimum of a 1,500 sq. ft. swimming pool, 1,800 sq. ft. club pavilion, restrooms, manager's office, parking for guests, lighting and landscaping.

c. PLAY PARK - Each play park will be devoted to the young residents of Chandlers Landing and will have a large self-contained sand area with creative wood play equipment. These parks will be landscaped with shaded rest areas for adults. Each park will be strategically located for the benefit of the selected neighborhood.

d. UPLAND LAKES - These are lakes either existing or to be built. These lakes will be kept clean and maintained to the shore line for residents to enjoy. No swimming or motorized boating will be allowed.

e. SECURITY ENTRANCES - These entries will be well lighted, landscaped and maintained. They are to be secured by guards, or by a mechanical system. These entrances are strategically located throughout the development in order to provide proper ingress and egress.

LANDSCAPED ENTRY DEVELOPMENTS - These entries are to be paved with a brick or cobblestone pattern. On either side of the landscaped boulevard there will be lush plantings, berms, and decorative fencings.

g. ARCHITECTURAL GRAPHICS - These graphics and signs will be designed in harmony for all developable parcels in the remainder of Chandlers Landing. These signs will be very pleasing and will direct visitors through the development.

h. COMMON GREENBELTS AND PATHS - These areas will flow through the development following the low areas as designated on the Master Plan. They will have paths for jogging, walking and golf carts. Along some areas of the greenbelts, we are planning an aerobic course.

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

EXHIBIT D

PRODUCT TYPES

S LE FAMILY DETACHED (Type "A") homes will consist of single family detached units that are clustered in groups of a slightly higher density than conventional single family homes. This concept promotes a slightly higher density in the area that is actually developed while creating more open space which is commonly owned and maintained by the homeowners and/or the Property Owners' Association. Ownership of these homes will involve the units as well as the lot on which the units are sited. These lots will have front, rear and side yards. These units will be one and one and a half story structures. This type unit will meet the area requirements for zero lot line units as specified in Section 2.(5) herein, except for side yard requirements which shall meet the requirements of the townhouse zoning district for side yards not constructed on the zero lot line.

SINGLE FAMILY DETACHED (Type "B") units are proposed as another form of single family detached housing being attached only by means of a garden wall. These units are proposed as zero lot line homes in which a unit is sited on one of the lot lines. This concept provides a more efficient use of the lot, having three yards instead of four, and therefore creates more open space within the common areas. Ownership of these homes involves the unit as well as the lot. This type unit shall meet the requirements for zero lot line units as specified in section 2.(5) herein.

SINGLE FAMILY DETACHED (Type "C") dwelling units are proposed as another form of detached housing. These lots will consist of parcels of land having access and frontage on a private road. Ownership of these homes would involve the unit as well as the lot. This type unit shall meet the area requirements of the "SF-7" Zoning District.

Note: The Single Family Detached unit Type "A", "B", and "C" shall be designated on each development plan as submitted.

SINGLE FAMILY ATTACHED UNITS are proposed as single family attached homes with party walls. The units are characteristically built as individual units in a series of four to eight units with common walls between units, and a side yard on the end units only. These units would be two story construction, and in some cases with enclosed garages that may or may not be attached. Ownership of these units would involve the unit as well as the lot. Greenspace would be commonly owned through the Community Owners' Association. This type unit shall meet the area requirements of the "TH" Townhouse Zoning District.

MULTIFAMILY ATTACHED UNITS shall meet the densities as established on Exhibit "A" attached herein, and shall meet the applicable area requirements as set forth in section 2.(11) herein, and as set forth in the Comprehensive Zoning Ordinance.

Note: A minimum of 20' will be maintained along both sides of the proposed collector road for landscape purposes.

All units located within the interior portion of the proposed collector road will be a maximum of 30' in height.

ORDINANCE NO. 85-43

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

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings 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 No. 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 84-4 of the City of Rockwall, Texas, as heretofore amended, be and the same are hereby amended by amending the zoning map of the City of Rockwall so as to approve a zoning change and change in the preliminary plan for "PD" Planned Development District Number 8: Chandlers Landing on the property described in Exhibit "A".

PD-8

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

A. Prior to issuance of any building permit in Planned Development District No. 8: Chandlers Landing, Phases 14, 18 Section 1, 19 and 20, a comprehensive development plan shall be filed with the Planning and Zoning Commission, and after hearing, the City Council shall approve a final development plan, which shall be filed and included as Exhibit "B" and made a part of this ordinance for all purposes. Such development plan shall set forth in detail the requirements for ingress and egress to the property, public or private streets or drives, with adequate right-of-way to conform to the Thoroughfare Plan of the City of Rockwall, sidewalks, utilities, drainage, parking space, height of buildings, maximum lot coverage, yards and open spaces, screening walls or fences and other development and protective requirements considered necessary by the City Council so as to create a reasonable transition to and protection of the adjacent property.

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

C. Development of Planned Development No. 8: Chandlers Landing Phases 14, 18 Section 1, 19 and 20 shall be regulated by the requirements listed in Exhibit "C".

D. Development of the amenities of Planned Development No. 8: Chandlers Landing shall be regulated by the requirements listed in Exhibit "D".

E. Prior to the construction of streets and utilities in Phase 19, the developer must escrow the funds for 115% of the cost of 24 ft. of concrete paving along FM-740, including storm drainage, curb and gutter, sidewalk, and engineering.

F. The new entrance off FM-740 can only be used for semi-trailer trucks until a southbound deceleration lane on FM-740 is constructed. The truck entrance must be chained and locked when not in use.

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

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

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

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

DULY PASSED AND APPROVED this 26th day of August, 1985.

APPROVED:

Mayor

ATTEST:

City Secretary

1st reading 8/5/85

2nd reading 8/26/85

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

Beginning at a point for a corner at the northerly northwest corner in the City of Dallas Take-Line in Lake Ray Hubbard, said point being the southwest corner of Kirby Albright 26.954 acre tract, as recorded in Deed Records of Rockwall County, Texas; Thence S 56 degrees 53' 59" E, 732.68 feet to a point for a corner; Thence N 44 degrees 37' 56" E, 1751.07 feet to a point for corner; Thence S 45 degrees 29' 25" E, 1101.25 feet to the beginning of a circular curve to the left having a radius of 80.00 feet; Thence Southeasterly, to Northeasterly, along said circular curve to the left, thru a central angle of 116 degrees 29' 35", an arc distance of 162.66 feet to the point of tangency; Thence N 18 degrees 01' E, 375.02 feet to a point for a corner, in the Southwesterly line of a Public Road; Thence S 45 degrees 18' 28" E, along the said Southwesterly line of a Public Road, 200.00 feet to a point for a corner; Thence N 39 degrees 48' 39" E, 51.22 feet to a point for corner, in the above-referenced Westerly line of Farm-Market Highway 740; Thence S 37 degrees 03' 22" E, continuing along the said Westerly line of Farm-Market Highway 740, 225.40 feet to an angle point; Thence S 12 degrees 02' 06" E, continuing along the said Westerly line of Farm-Market Highway 740, 241.20 feet to an angle point; Thence S 8 degrees 24' 31" E, continuing along the said Westerly line of Farm-Market Highway 740, 848.05 feet to a point for corner at northeast corner of Scenic Estates Subdivision; Thence N 84 degrees 34' 07" West along the north line of Lot 1 of the above said Scenic Estate Subdivision, 391.10 feet to a point for corner; Thence S 2 degrees 06' 52" W, along the Westerly line of the above said Scenic Estates Subdivision, 559.82 feet to a point for a corner, said point being the Southwesterly corner of Lot 4, of said subdivision; Thence S 84 degrees 34' 07" E, along the Southerly line of the above said Lot 4, 352.30 feet to a point for a corner, in the above referenced West line of Farm-Market Highway 740; Thence S 6 degrees 05' 20" W, along the said Westerly line of Farm-Market Highway 740, 310.00 feet to a point for corner; Thence N 89 degrees 17' 49" W 4268.99 feet to a point for corner in the City of Dallas TakeLine for Lake Ray Hubbard; Thence, the following courses and distances along the existing and proposed City of Dallas TakeLine for Lake Ray Hubbard: N 17 degrees 56' 12" E 235.24 feet; N 17 degrees 48' 56" E, 45.55 feet; N 57 degrees 22' 11" E 107.47 feet; N 4 degrees 36' 56" W, 137.44 feet; N 44 degrees 11' 50" E, 137.84 feet; N 14 degrees 30' 54" E, 137.19 feet; N 56 degrees 08' 28" E, 255.03 feet; N 28 degrees 15' 05" E, 192.07 feet; N 39 degrees 23' 13" E, 599.08 feet; N 72 degrees 30' 52" E, 138.00 feet; N 57 degrees 05' 40" W, 236.77 feet; N 46 degrees 18' 05" E, 120.00 feet to the Point of Beginning and containing 162.6 acres of land.

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

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

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

EXHIBIT C

CHANDLERS LANDING, PHASE 14, BLOCK A

AREA REQUIREMENTS

1.	Minimum lot area	6,500 ft.
2.	Maximum Units per lot	1
3.	Minimum dwelling unit	1,200 sq. ft.
4.	Minimum lot width	50 ft.
5.	Minimum lot depth	100 ft.
6.	Minimum front setback	20 ft.
7.	Minimum rear setback	10 ft.
8.	Minimum side setback	5 ft.
9.	Minimum distance between buildings on same lot	10 ft.
10.	Maximum building coverage	40%
11.	Maximum height	30 ft.
12.	Minimum distance between buildings	10 ft.
13.	Minimum parking	2 spaces
14.	Minimum garage	2 car

EXHIBIT C

CHANDLERS LANDING PHASE 18, SECTION 1

TOWNHOUSE AREA REQUIREMENTS

1.	Minimum lot area	3,000 sq. ft.
2.	Maximum dwelling units per lot	1
3.	Minimum sq. ft. per dwelling unit	1,000 sq. ft.
4.	Minimum lot width	26 ft. at building line
5.	Minimum lot depth	100 ft.
6.	Minimum front setback	
	front entry garage	20 ft.
	side or rear	15 ft.
7.	Minimum rear setback	10 ft.
8.	Minimum side setback	0 ft.
	abutting street	10 ft.
9.	Minimum separation between attached buildings	20 ft. every 250 ft.
10.	Minimum length of driveway pavement on side or rear yard	20 ft.
11.	Minimum landscaping	10%
12.	Maximum density	8 per acre
13.	Maximum height	30 ft.
14.	Minimum off street parking	2 spaces
15.	Minimum garage	2 car
16.	Maximum number attached units	8 up to 250 ft.
17.	Maximum building coverage	60%

EXHIBIT C

CHANDLERS LANDING, PHASES 19 and 20

AREA REQUIREMENTS

1.	Minimum lot area	6,000 sq. ft.
2.	Maximum units per lot	1
3.	Minimum dwelling unit	1,200 sq. ft.
4.	Minimum lot width	50 ft.
5.	Minimum lot depth	100 ft.
6.	Minimum front setback	20 ft.
7.	Minimum rear setback	10 ft.
8.	Minimum side setback	5 ft.
9.	Minimum distance between buildings on same lot	10 ft.
10.	Maximum building coverage	40%
11.	Maximum height	30 ft.
12.	Minimum distance between buildings	10 ft.
13.	Minimum parking	2 spaces
14.	Minimum garage	2 car

EXHIBIT D

AMENITY IMPROVEMENTS

Yacht Club Area

1. Seven (7) tennis courts to be re-surfaced.
2. A new improved lighting system will be installed on five (5) courts.
3. Landscaped retaining walls will be constructed around all steep slopes adjacent to the courts.
4. A sub-surface drainage system will be installed to pick up surface run-off.
5. A new sidewalk system will be installed to accommodate golf carts - 6 ft. wide around existing tennis courts.
6. Major grading will be performed to improve landscaping and better maintenance - erosion ditch.
7. The courts will have spectator accommodations where the terrain permits.
8. The existing children's play area will be renovated and enlarged.
9. Outdoor tennis pavillion.
10. Additional major improvements will be made to the Yacht Club which include better accoustics, carpeting, renovation of Commodore State Room, outside lounging accommodations, structure cosmetics and landscaping.

Area A - Swimming & Tennis Park

1. Parking
2. Swimming pool
3. Gazebo
4. Children's play area
5. Restrooms/dressing
6. tennis courts (2), lights
7. General landscaping.
8. Large trees, small trees, shrubs and ground cover, lawn, elevated planters, lighting

EXHIBIT D

Area B: Recreation Park

1. Limited parking and access
2. Park shelter
3. Children's play area (2)
4. Picnic spots (4)
5. Volleyball court
6. Half basketball court
7. Open lawn area
8. Exercise stations (7)
9. Pedestrian trail
10. Bridges (4)
11. General clearing and channel work
12. Tree pruning, stone boulders, retaining walls and fencing, flowering trees, and plants

AMENITIES SCHEDULE

I. Recreation Park

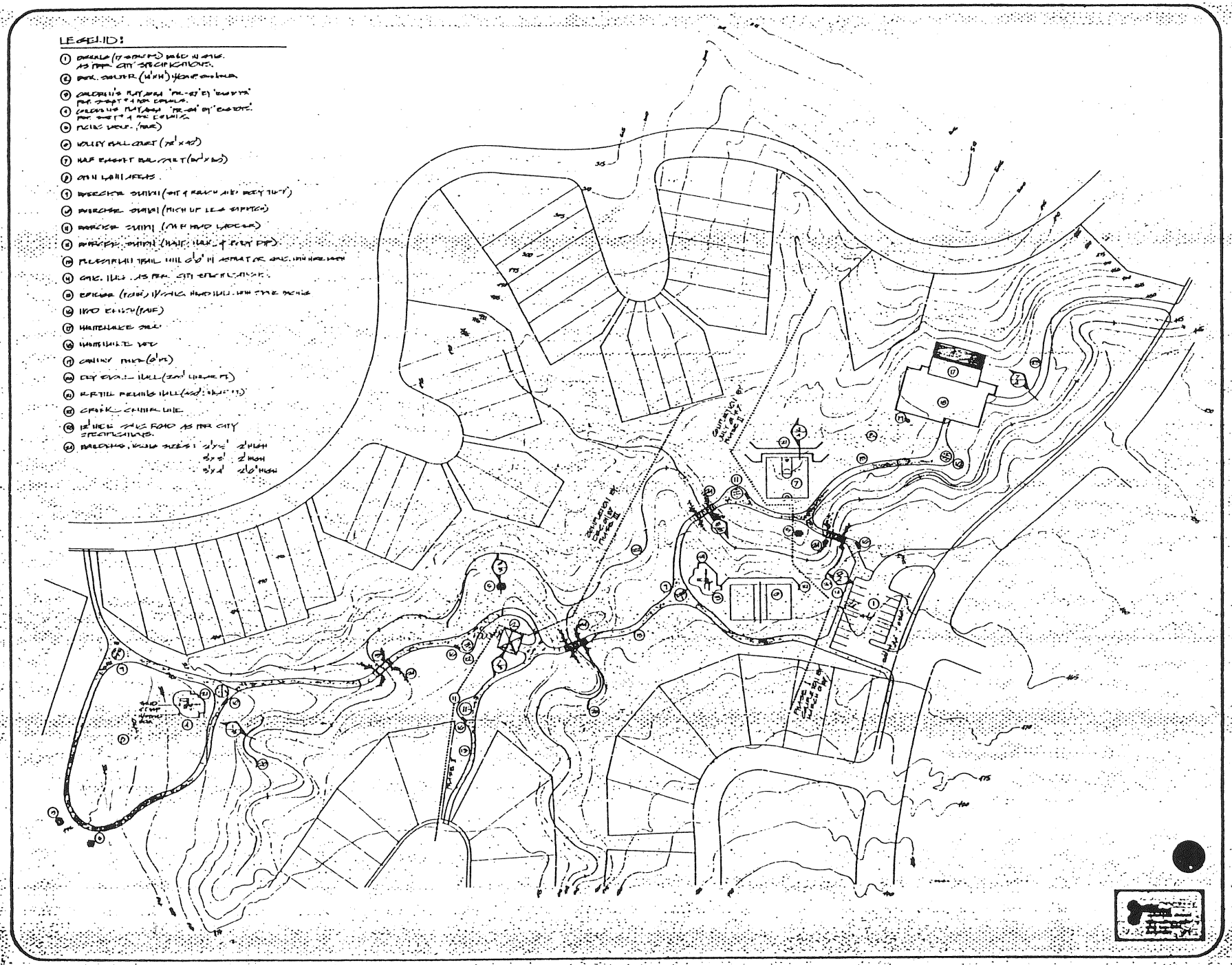
Start Fall. 1985
Open lawn area, Spring 1986
Completion, Fall 1987

II. Amenity Improvements for Yacht Club

Start Summer 1985
Completion Spring 1986

III. Swimming and Tennis Park

Start Spring 1986
Completion Fall 1987



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an environmental design project for
CHANDLERS LANDING PARK

project
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VIEW: Pdfile SORT: PHASE_NO
RESTRICT: PHASE_NO = "CHAND 4" TATES"

P&Z CASE NO	ORDINANCE	PHASE NAME	ACTION	DESCRIPTION
8423	0	CHAND 4	PP	AR ZLL ALL ESTAB.
8445	0	CHAND 4	FP	ALL

7516 Chantilly Ct. in Rockwall

CHANDLERS LANDING/PHASE 4
January 20, 1984

AREA REQUIREMENTS:

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

8423 0 CHAND 4 PP AR ZLL ALL ESTAB.

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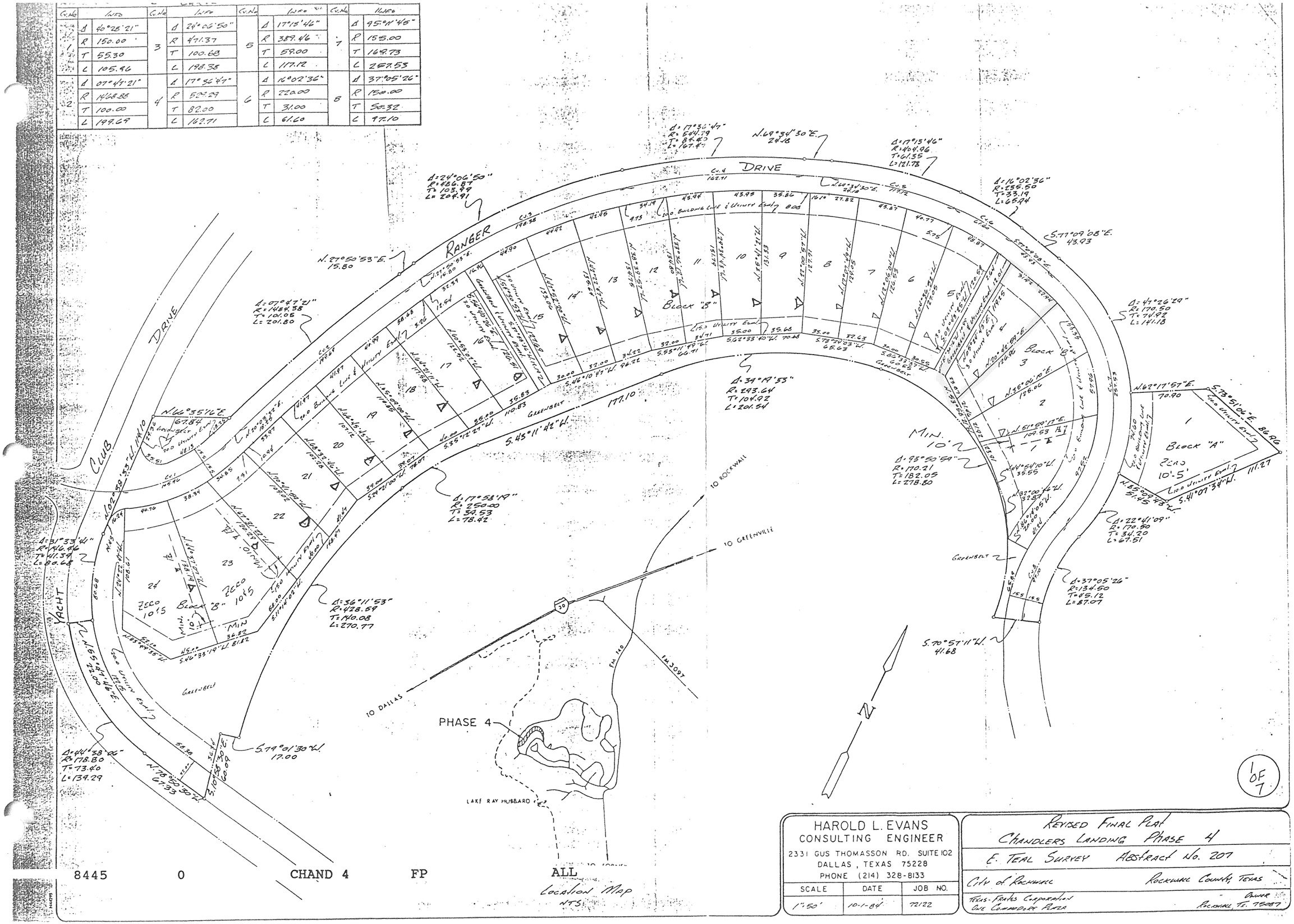
	T	55.30		T	100.68		T	59.00		T	169.73
	L	105.96		L	198.38		L	117.12		L	257.53
2	Δ	07°41'21"	4	Δ	17°35'47"	6	Δ	16°02'36"	8	Δ	37°05'26"
	R	1468.88		R	520.29		R	220.00		R	150.00
	T	100.00		T	82.00		T	31.00		T	50.32
	L	199.69		L	162.71		L	61.60		L	97.10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P&Z CASE NO	ORDINANCE	PHASE NAME	ACTION	DESCRIPTION
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8446	0	CHAND 17	FP	ALL
8547	0	CHAND 17	RPP	A1-25
8740	8745	CHAND 17	Z	AR ZLL C1-4
8740	0	CHAND 17	RPP	PARTIAL, C1-4 (C1-3)
9125	9143	CHAND 17	Z	AR SFD B1-8R,F13-14R,C1R
9125	0	CHAND 17	RPP	B1-16,F13-17,C1-2SEE ABOV

Lots 1-25, Block A

AREA REQUIREMENTS:

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

Ord 84-C

Block B, C, D, E, F

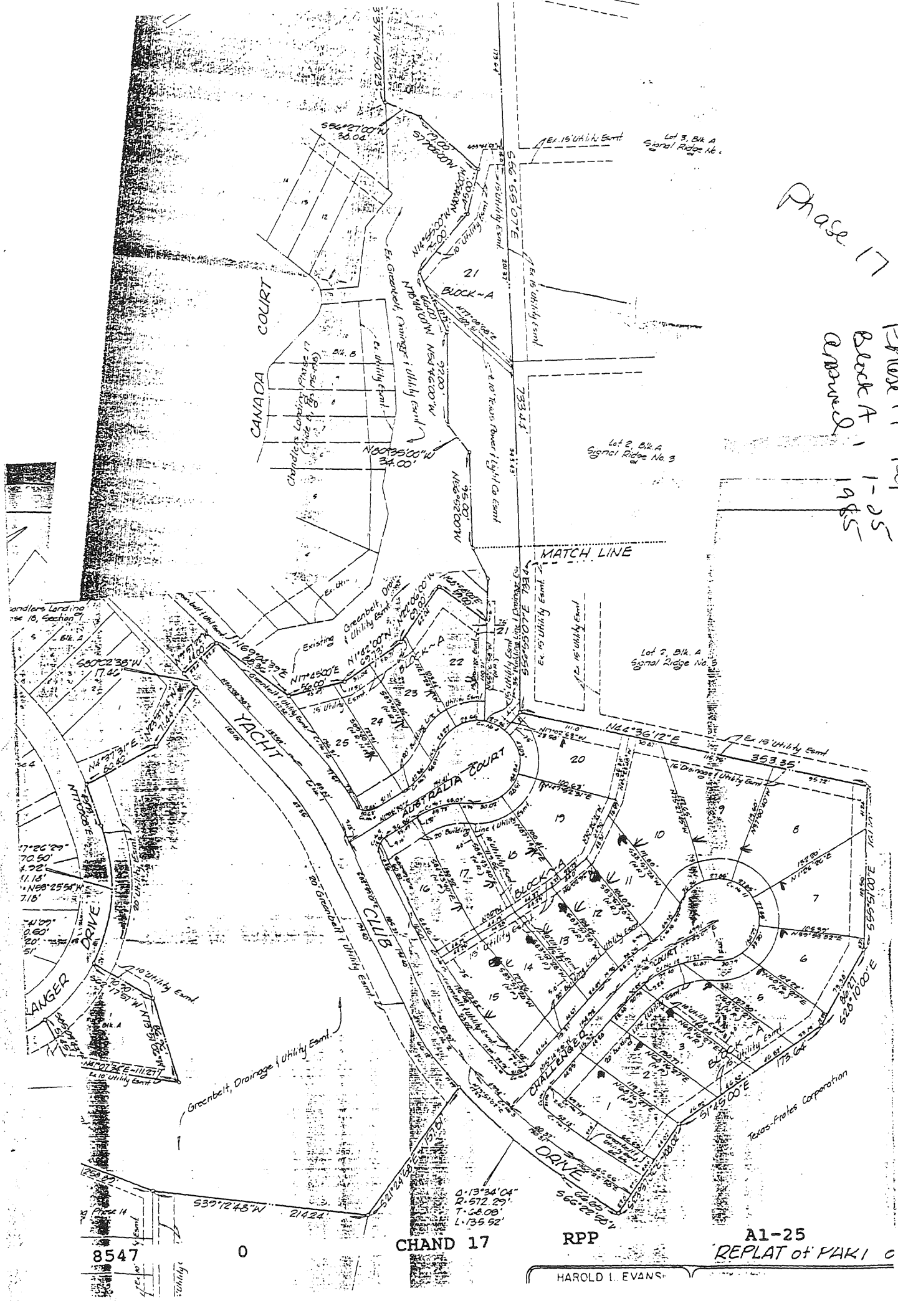
AREA REQUIREMENTS:

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

1-25 Block A

PATIO HOMES: LOTS ~~51-73~~, BLOCK B

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


Phase 17
Phase 17 Replat
Block A, 1-25
Approved 1985
CANADA COURT
BLOCK-A
Lot 3, Blk A
Signal Ridge No.
Lot 2, Blk. A
Signal Ridge No. 3
MATCH LINE
YACHT CLUB DRIVE
AUSTRALIA COURT
CHALLENGER COURT
Texas-Frates Corporation
Greenbelt, Drainage & Utility Esmt.
Existing Greenbelt, Drainage & Utility Esmt.
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T=68.08'
L=135.52'
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214.24'
S66°22'58"W
S56°55'07"E
N44°36'12"E
353.35'
S55°51'00"E
S28°10'00"E
S1°45'00"E
173.64'
N80°35'00"W
34.00'
S80°02'38"W
17.46'
N69°04'39"E
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Phase 17

ORDINANCE NO. 87-45

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

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings 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 No. 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" Planned Development District No. 8, Chandlers Landing, on the property described as Block C, Lots 1-4, Phase 17. Chandlers Landing.

Section 2. That the above described tract of land 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. The above described tract of land shall be developed for Zero Lot Line single family dwellings meeting the requirements listed on Exhibit "A" attached hereto and made a part hereof.

B. Development of the above described tract of land shall comply with the development plan attached hereto as Exhibit "B" and made a part hereof.

Section3. Any person, firm or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of ONE THOUSAND DOLLARS ($1,000.00) for each offense and each and every day such offense shall continue shall be deemed to constitute a separate offense.

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

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

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

DULY PASSED AND APPROVED this 17th day of August, 1987.

APPROVED:

Mayor

ATTEST:

By

1st reading 8/3/87
2nd reading 8/17/87

ORDINANCE NO. 87-45

EXHIBIT "A"

ZERO LOT LINE DEVELOPMENT

Block C, Lots 1-4, Phase 17

Area Requirements

Minimum Lot area----------5,000 sq. ft.

Minimum Floor Area per Dwelling Unit----------1,750 sq. ft.

Minimum Lot Frontage----------40 ft.

Minimum Lot Depth----------100 ft.

Minimum Front Setback----------20 ft.

Minimum Rear Setback----------15 ft.

Minimum Side Yard----------0 ft. & 10 ft.

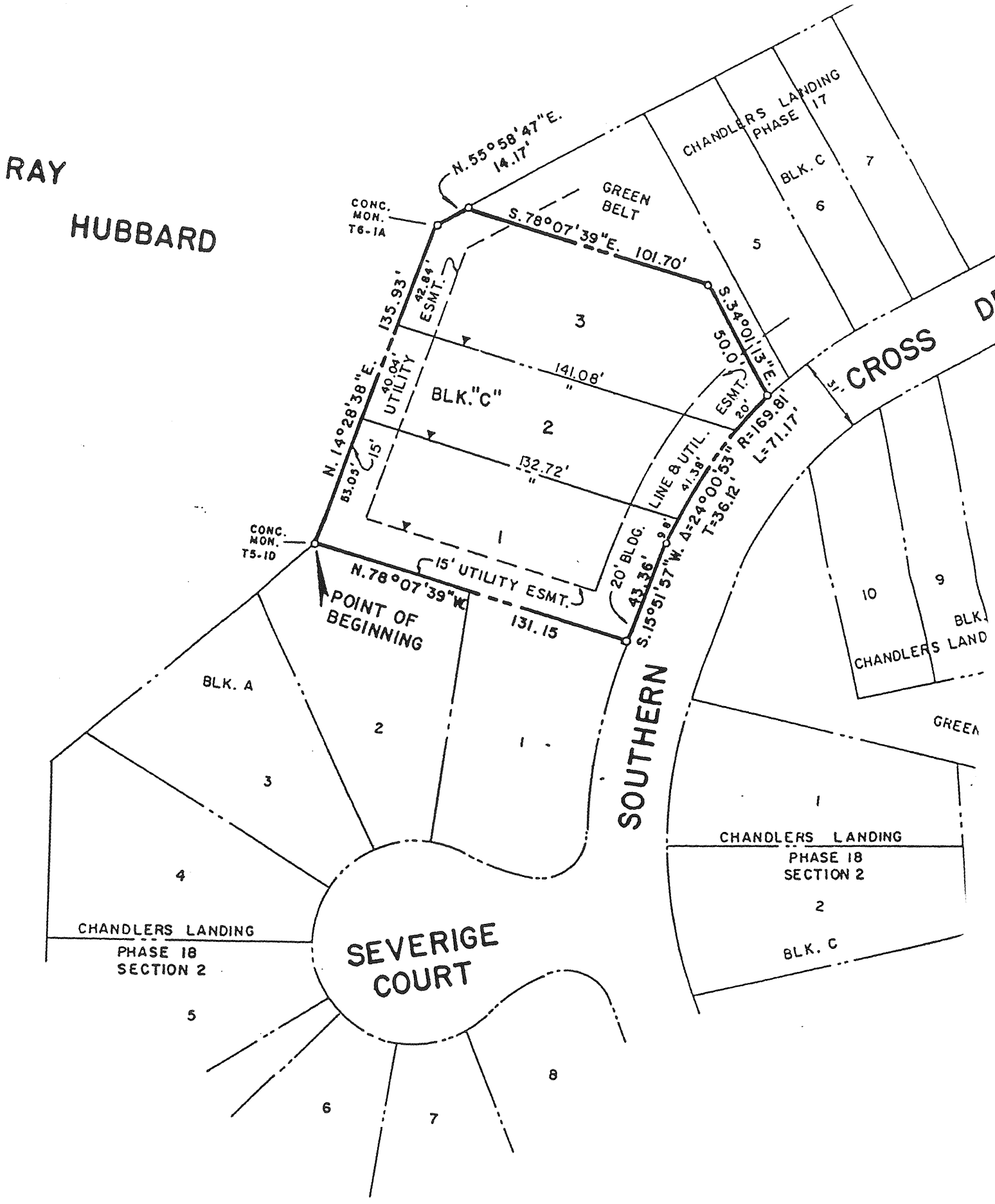
Minimum Building Separation----------10 ft.

Maximum Building Coverage----------60%

Maximum Building Height----------30 ft.

Minimum Off-Street Parking----------2 spaces/unit (excluding garage)

All other area requirements of "ZLL-5" Zero Lot Line classification not specifically addressed above are hereby incorporated as area requirements for Block C, Lots 1-4, Phase 17.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CONC. MON. T6-1A
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GREEN BELT
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CHANDLERS LANDING PHASE 17
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42.84' ESMT.
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40.04' UTILITY
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ESMT. 20'
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LINE & UTIL. 41.38'
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L=71.17'
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GREEN
BLK. A
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PHASE 18
SECTION 2
SEVERIGE COURT
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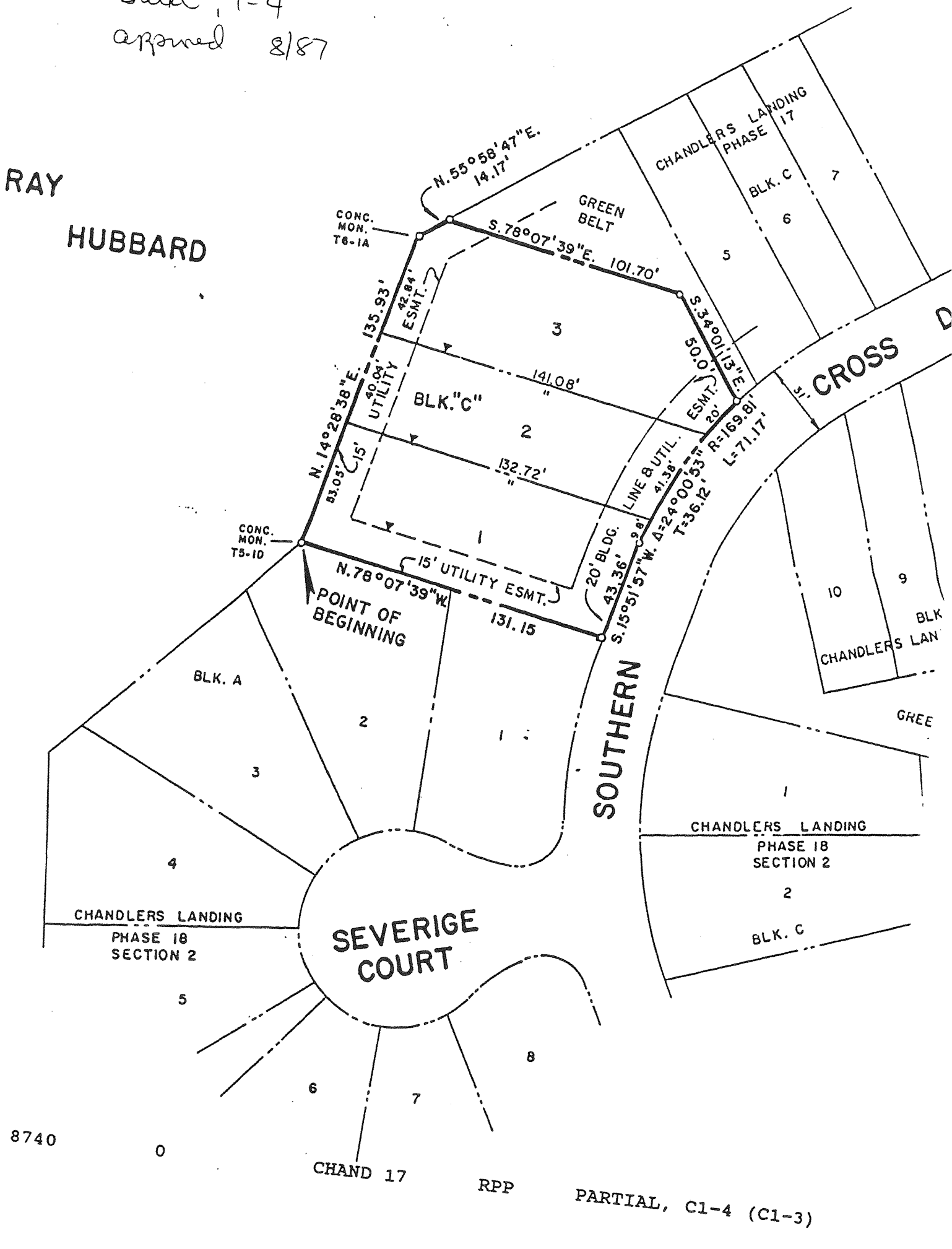
CHANDLERS LANDING
PHASE 18
SECTION 2
2
BLK. C

Replat Phase 17
Block C, 1-4
approved 8/87



Phase 17

ORDINANCE NO. 91-43

AN ORDINANCE OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE AND ORDINANCE NO. 84-4 OF THE CITY OF ROCKWALL, TEXAS, AS HERETOFORE AMENDED, SO AS TO GRANT A ZONING CHANGE AND AMEND A PRELIMINARY PLAN FOR PD-8, CHANDLERS LANDING, MORE FULLY DESCRIBED HEREINAFTER; 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 REPEALER CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall have given the requisite notices by publication and otherwise, and have held public hearings 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 (see attachments for lot description).

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 to the Comprehensive Zoning Ordinance.

B. Development of those portions of Planned Development, Chandlers Landing Phase 17, Phase 18, Section 1 and Phase 18, Section 2 as described herein shall be regulated by the requirements as specified on Exhibit "A" attached hereto and made a part hereof. All area requirements not specifically listed herein shall comply with the requirements set forth in the corresponding standard zoning classification for each use.

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 7th day of October 1991, 1991.

APPROVED:

Frank R Miller

Mayor

ATTEST:

By: Mary Nichols

1st reading September 16, 1991

2nd reading October 7, 1991

ORDINANCE NO._____

EXHIBIT "A"

AREA REQUIREMENTS

CHANDLERS LANDING PHASE 17

LOTS 1-R THROUGH 8-R, BLOCK B; AND 13-R, & 14-R, BLOCK F

Minimum Lot Area	5,500 sq. ft.
Minimum Floor Area per Dwelling Unit	1,750 sq. ft.
Minimum Lot Frontage	40 ft.
Minimum Average Lot Depth	100 ft.
Minimum Front Set Back	20 Lin. Ft.
Minimum Rear Set Back	10 ft.
Minimum Side Yard (internal lot)	5 ft.
Minimum Side Yard (adjacent to a side street)	15 ft.
Minimum Building Separation	10 ft.
Maximum Building Coverage	40%
Maximum Building Height	30 ft.
Minimum Off-Street Parking (excluding garage)	2 sps./unit
Minimum Garage Space	2 vehicles

All other area requirements of "SF-10" Single Family zoning classification not specifically addressed above are hereby incorporated as area requirements for Lots 1-R through 8-R, Block 6, and 13-R & 14-R, Block F, Phase 17.

ORDINANCE NO._____

EXHIBIT "A"

AREA REQUIREMENTS

CHANDLERS LANDING PHASE 17

LOTS 1-R, BLOCK C

Minimum Lot Area	5,500 sq. ft.
Minimum Floor Area per Dwelling Unit	1,750 sq. ft.
Minimum Lot Frontage	40 ft.
Minimum Lot Depth	100 ft.
Minimum Front Set Back	20 ft.
Minimum Rear Set Back	10 ft.
Minimum Side Yard (internal lot)	5 ft.
Minimum Side Yard (adjacent to a street)	15 ft.
Minimum Building Separation	10 ft.
Maximum Building Coverage	40%
Maximum Building Height	30 ft.
Minimum Off-Street Parking (excluding garage)	2 sps./unit
Minimum Garage Space	2 vehicles

All other area requirements of "SF-10" Single Family zoning classification not specifically addressed above are hereby incorporated as area requirements for Lot 1-R, Block C, Phase 17.

ORDINANCE NO._____

EXHIBIT "A"

AREA REQUIREMENTS

CHANDLERS LANDING PHASE 18, SECTION 1

LOTS 1-R, 2-R, 3-R, 4-R, AND 5-R, BLOCK A

Minimum Lot Area	6,000 sq. ft.
Minimum Floor Area per Dwelling Unit	1,750 sq. ft.
Minimum Lot Frontage	40 ft.
Minimum Lot Depth	100 ft.
Minimum Front Set Back	20 ft.
Minimum Rear Set Back	10 ft.
Minimum Side Yard (internal lot)	5 ft.
Minimum Side Yard (adjacent to a street)	15 ft.
Minimum Building Separation	10 ft.
Maximum Building Coverage	40%
Maximum Building Height	30 ft.
Minimum Off-Street Parking (excluding garage)	2 sps./unit
Minimum Garage Space	2 vehicles

All other area requirements of "SF-10" Single Family zoning classification not specifically addressed above are hereby incorporated as area requirements for Lot 1-R, 2-R, 3-R, 4-R, and 5-R, Block A, Phase 18, Section 1.

ORDINANCE NO._____

EXHIBIT "A"

AREA REQUIREMENTS

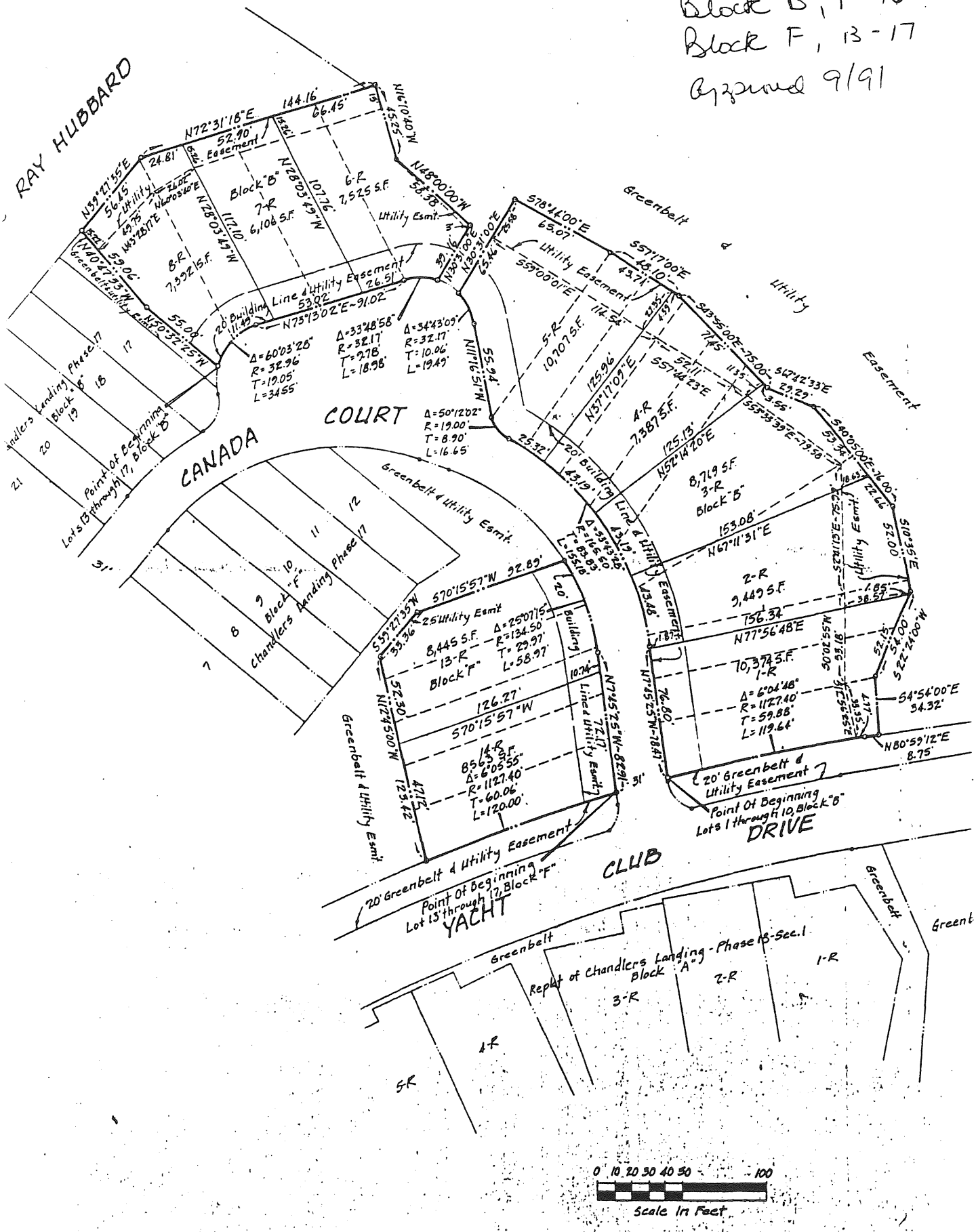
CHANDLERS LANDING PHASE 18, SECTION 2

LOTS 1-R, BLOCK B AND LOTS 1-R, 4-R, AND 5-R, BLOCK C

Minimum Lot Area	6,000 sq. ft.
Minimum Floor Area per Dwelling Unit	1,750 sq. ft.
Minimum Lot Frontage	40 ft.
Minimum Lot Depth	100 ft.
Minimum Front Set Back	20 ft.
Minimum Rear Set Back	10 ft.
Minimum Side Yard (internal lot)	5 ft.
Minimum Side Yard (adjacent to a street)	15 ft.
Minimum Building Separation	10 ft.
Maximum Building Coverage	40%
Maximum Building Height	30 ft.
Minimum Off-Street Parking (excluding garage)	2 sps./unit
Minimum Garage Space	2 vehicles

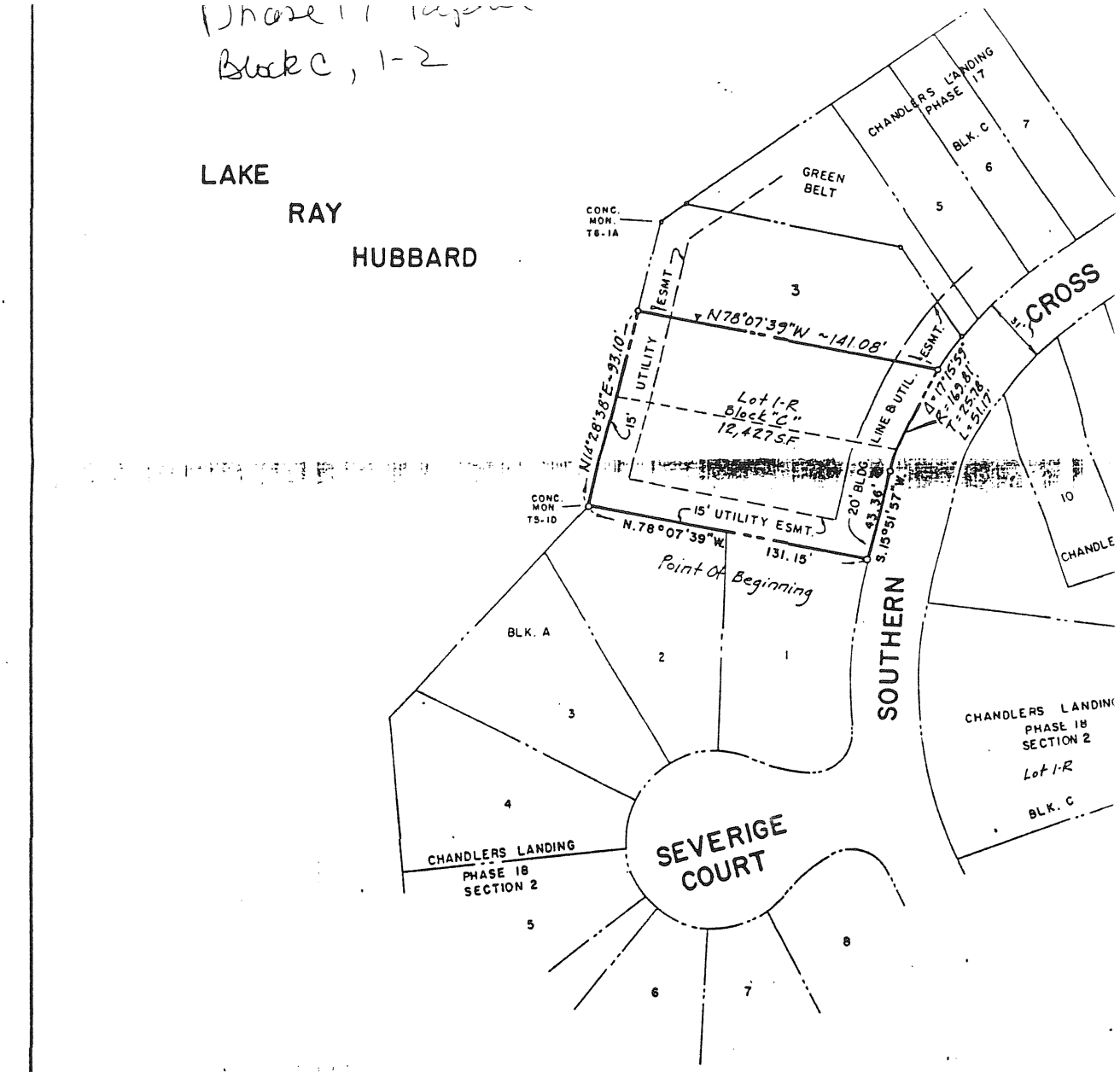
All other area requirements of "SF-10" Single Family zoning classification not specifically addressed above are hereby incorporated as area requirements for Lots 1-R, Block B and Lots 1-R, 4-R, and 5-R, Block C, Phase 18, Section 2.

Replat Phase 17
Block B, 1-16
Block F, 13-17
Approved 9/91



9125 0 CHAND 17 RPP B1-16,F13-17,C1-2SEE ABOV

Phase II Replat
Block C, 1-2



Approved
9/91

TELEDYNE POST N7174

phase II

VICINITY MAP

NOTE: 1. Numbers in parentheses indicate curves. Curve data is tabulated on page 4 of 5 for this plat. Arc lengths are shown for each curve on this sheet and are shown for the centerline of the streets shown hereon are hereby designated as Fire Lanes.

2. The area within 8'± Left & Rt. Right of the Centerline of the Streets shown

UTILITY EASEMENT

BLOCK "C"

Replatted & Rezoned to SF 9/91

BLOCK "D"

SOUTHERN CROSS DRIVE

CANADA COURT

BLOCK "E"

BLOCK "F"

BLOCK "A"

13-R

14-R

YACHT CLUB DRIVE

FILE PLAT PHASE SEVEN

Replatted & Rezoned to SF 9/91

Block A Replatted 1955

CHAND 17 FP ALL

VIEW: Pdfile SORT: PHASE_NO
RESTRICT: PHASE_NO = "CHAND 18-1"

P&Z CASE NO	ORDINANCE	PHASE NAME	ACTION	DESCRIPTION
8539	8543*	CHAND 18-1	Z	AR ALL TH
8424	0	CHAND 18-1	PP	ALL
8469	0	CHAND 18-1	FP	ALL
9125	9143	CHAND 18-1	Z	AR SFD BLOCK A,1R-5R
9241	9243	CHAND 18-1	Z	AR SFD BLOCK A, 6R-8R
9125	0	CHAND 18-1	RPP	BLOCK A, 1-10(1R-5R)
9241	0	CHAND 18-1	RPP	BLOCK A, 11-15(6R-8R)

* See "Chand" master Plan section for full ordinance

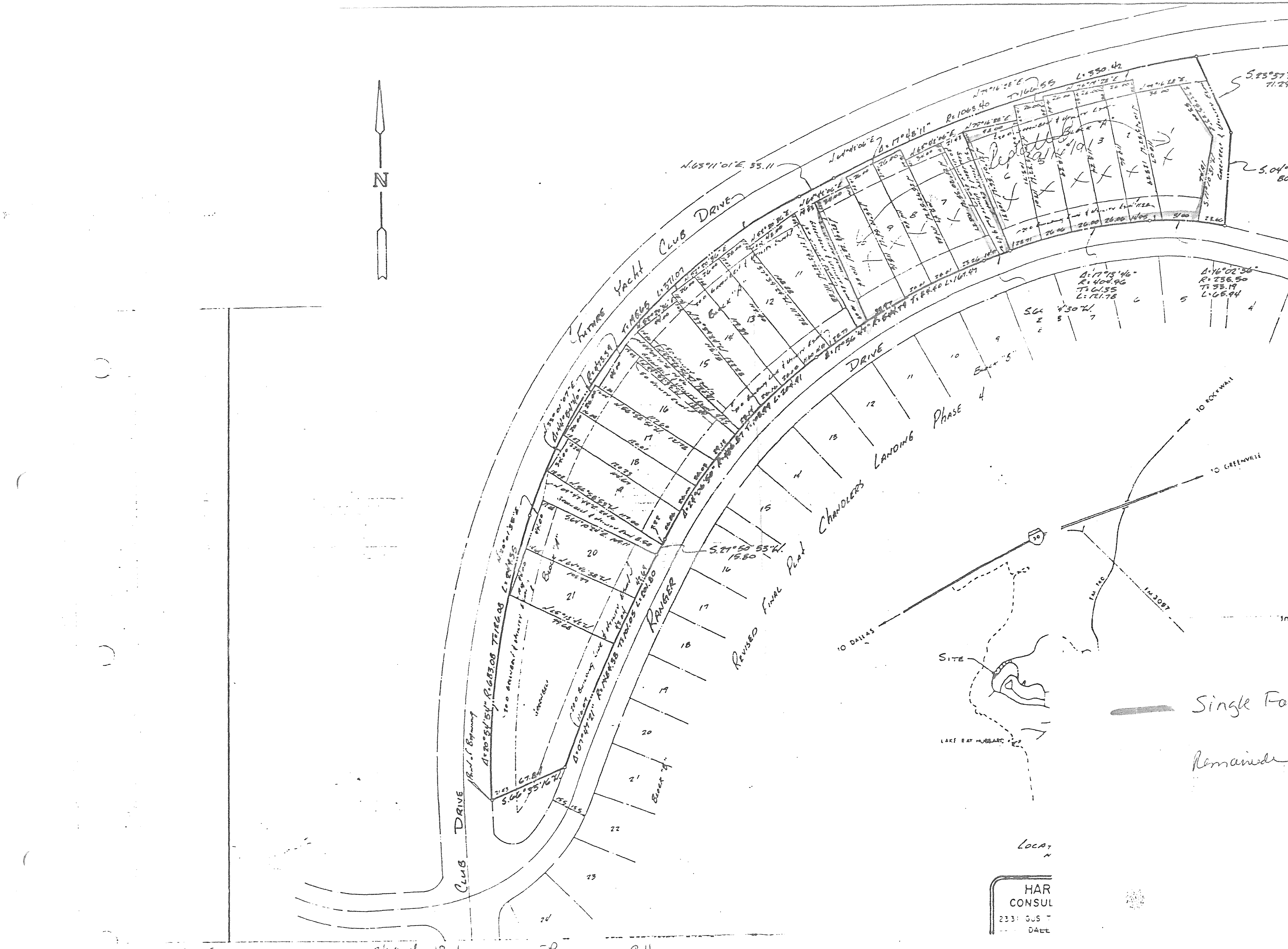
EXHIBIT C

CHANDLERS LANDING PHASE 18, SECTION 1

TOWNHOUSE AREA REQUIREMENTS

1.	Minimum lot area	3,000 sq. ft.
2.	Maximum dwelling units per lot	1
3.	Minimum sq. ft. per dwelling unit	1,000 sq. ft.
4.	Minimum lot width	26 ft. at building line
5.	Minimum lot depth	100 ft.
6.	Minimum front setback	
	front entry garage	20 ft.
	side or rear	15 ft.
7.	Minimum rear setback	10 ft.
8.	Minimum side setback	0 ft.
	abutting street	10 ft.
9.	Minimum separation between attached buildings	20 ft. every 250 ft.
10.	Minimum length of driveway pavement on side or rear yard	20 ft.
11.	Minimum landscaping	10%
12.	Maximum density	8 per acre
13.	Maximum height	30 ft.
14.	Minimum off street parking	2 spaces
15.	Minimum garage	2 car
16.	Maximum number attached units	8 up to 250 ft.
17.	Maximum building coverage	60%

8539 8543 CHAND 18-1 Z AR ALL TH



Single Family Detached Use

Remainder Townhouse

8469 c Chand. 18-1 FP R11

ORDINANCE NO. 91-43

AN ORDINANCE OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE AND ORDINANCE NO. 84-4 OF THE CITY OF ROCKWALL, TEXAS, AS HERETOFORE AMENDED, SO AS TO GRANT A ZONING CHANGE AND AMEND A PRELIMINARY PLAN FOR PD-8, CHANDLERS LANDING, MORE FULLY DESCRIBED HEREINAFTER; 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 REPEALER CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall have given the requisite notices by publication and otherwise, and have held public hearings 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 (see attachments for lot description).

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 to the Comprehensive Zoning Ordinance.

B. Development of those portions of Planned Development, Chandlers Landing Phase 17, Phase 18, Section 1 and Phase 18, Section 2 as described herein shall be regulated by the requirements as specified on Exhibit "A" attached hereto and made a part hereof. All area requirements not specifically listed herein shall comply with the requirements set forth in the corresponding standard zoning classification for each use.

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 7th day of October 1991, 1991.

APPROVED:

Frank R Miller

Mayor

ATTEST:

By: Mary Nichols

1st reading September 16, 1991

2nd reading October 7, 1991

ORDINANCE NO._____

EXHIBIT "A"

AREA REQUIREMENTS

CHANDLERS LANDING PHASE 17

LOTS 1-R THROUGH 8-R, BLOCK B; AND 13-R, & 14-R, BLOCK F

Minimum Lot Area	5,500 sq. ft.
Minimum Floor Area per Dwelling Unit	1,750 sq. ft.
Minimum Lot Frontage	40 ft.
Minimum Average Lot Depth	100 ft.
Minimum Front Set Back	20 Lin. Ft.
Minimum Rear Set Back	10 ft.
Minimum Side Yard (internal lot)	5 ft.
Minimum Side Yard (adjacent to a side street)	15 ft.
Minimum Building Separation	10 ft.
Maximum Building Coverage	40%
Maximum Building Height	30 ft.
Minimum Off-Street Parking (excluding garage)	2 sps./unit
Minimum Garage Space	2 vehicles

All other area requirements of "SF-10" Single Family zoning classification not specifically addressed above are hereby incorporated as area requirements for Lots 1-R through 8-R, Block 6, and 13-R & 14-R, Block F, Phase 17.

ORDINANCE NO._____

EXHIBIT "A"

AREA REQUIREMENTS

CHANDLERS LANDING PHASE 17

LOTS 1-R, BLOCK C

Minimum Lot Area	5,500 sq. ft.
Minimum Floor Area per Dwelling Unit	1,750 sq. ft.
Minimum Lot Frontage	40 ft.
Minimum Lot Depth	100 ft.
Minimum Front Set Back	20 ft.
Minimum Rear Set Back	10 ft.
Minimum Side Yard (internal lot)	5 ft.
Minimum Side Yard (adjacent to a street)	15 ft.
Minimum Building Separation	10 ft.
Maximum Building Coverage	40%
Maximum Building Height	30 ft.
Minimum Off-Street Parking (excluding garage)	2 sps./unit
Minimum Garage Space	2 vehicles

All other area requirements of "SF-10" Single Family zoning classification not specifically addressed above are hereby incorporated as area requirements for Lot 1-R, Block C, Phase 17.

ORDINANCE NO._____

EXHIBIT "A"

AREA REQUIREMENTS

CHANDLERS LANDING PHASE 18, SECTION 1

LOTS 1-R, 2-R, 3-R, 4-R, AND 5-R, BLOCK A

Minimum Lot Area	6,000 sq. ft.
Minimum Floor Area per Dwelling Unit	1,750 sq. ft.
Minimum Lot Frontage	40 ft.
Minimum Lot Depth	100 ft.
Minimum Front Set Back	20 ft.
Minimum Rear Set Back	10 ft.
Minimum Side Yard (internal lot)	5 ft.
Minimum Side Yard (adjacent to a street)	15 ft.
Minimum Building Separation	10 ft.
Maximum Building Coverage	40%
Maximum Building Height	30 ft.
Minimum Off-Street Parking (excluding garage)	2 sps./unit
Minimum Garage Space	2 vehicles

All other area requirements of "SF-10" Single Family zoning classification not specifically addressed above are hereby incorporated as area requirements for Lot 1-R, 2-R, 3-R, 4-R, and 5-R, Block A, Phase 18, Section 1.

ORDINANCE NO._____

EXHIBIT "A"

AREA REQUIREMENTS

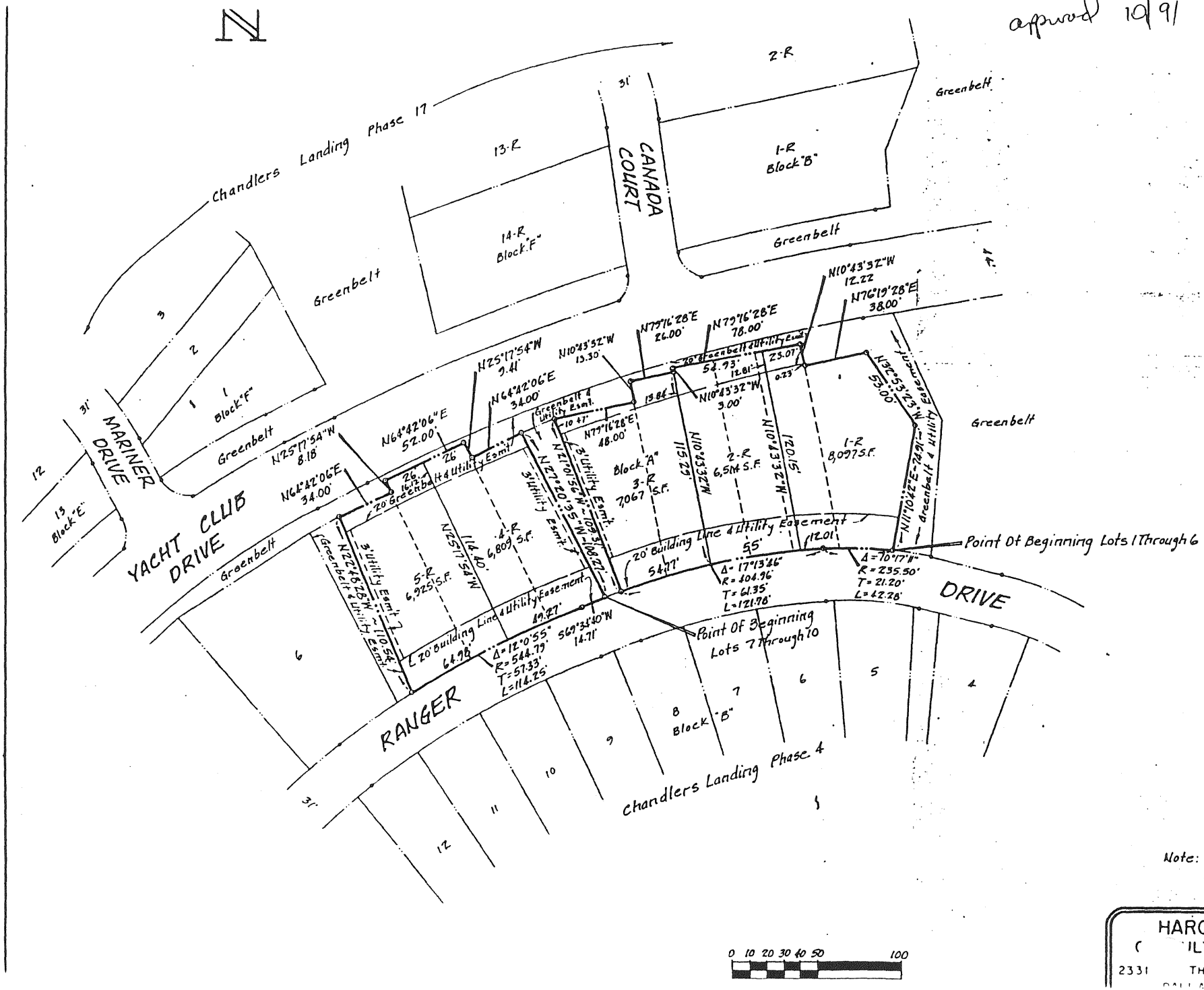
CHANDLERS LANDING PHASE 18, SECTION 2

LOTS 1-R, BLOCK B AND LOTS 1-R, 4-R, AND 5-R, BLOCK C

Minimum Lot Area	6,000 sq. ft.
Minimum Floor Area per Dwelling Unit	1,750 sq. ft.
Minimum Lot Frontage	40 ft.
Minimum Lot Depth	100 ft.
Minimum Front Set Back	20 ft.
Minimum Rear Set Back	10 ft.
Minimum Side Yard (internal lot)	5 ft.
Minimum Side Yard (adjacent to a street)	15 ft.
Minimum Building Separation	10 ft.
Maximum Building Coverage	40%
Maximum Building Height	30 ft.
Minimum Off-Street Parking (excluding garage)	2 sps./unit
Minimum Garage Space	2 vehicles

All other area requirements of "SF-10" Single Family zoning classification not specifically addressed above are hereby incorporated as area requirements for Lots 1-R, Block B and Lots 1-R, 4-R, and 5-R, Block C, Phase 18, Section 2.

Replat Phase 18-1
Block A, 1-10
approved 10/91



Note: All property
are ... iron

HAROLD ... EV
... ILTING ... EN
2331 THOMAS ... N F
DALLAS ...

CHAND 18-1 RPP BLOCK A, 1-10(1R-5R)

0 9125

ORDINANCE NO. 92-43

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 TOWNHOUSE TO SINGLE FAMILY DETACHED LAND USE 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 zero lot line residential to single family detached residential was submitted by C.B.N. Development Corporation on Lots 6-R,7-R, and 8-R, Block A, Phase 18, Section 1, Chandlers Landing; 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 as Lots 6-R,7-R, and 8-R, Block A, Phase 18, Section 1, Chandlers Landing.

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 Single Family Detached residential development and shall be regulated by the area requirements as set forth on Exhibit "A", attached hereto and made a part hereof.

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

Section 3. Any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of 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 7th day of December, 1992, 1992.

APPROVED:

Mayor

ATTEST:

By: Hilda Crangle

1st reading 11/16/92

2nd reading 12/7/92

AREA REQUIREMENTS

CHANDLERS LANDING PHASE 18, SECTION 1

LOTS 6-R, 7-R AND 8-R, BLOCK A

Minimum Lot Area.....5,700 Sq. FT

Minimun Floor Area per Dwelling Unit.....1,750 Sq. Ft.

Minimum Lot Frontage.....40 Lin. Ft

Minimum Lot Depth.....100 Lin. Ft.

Minimum Front Set Back.....25 Lin. Ft.

Minimum Rear Set Back.....20 Lin. Ft.

Minimum Side Yard (internal lot).....5 Lin. Ft.

Minimum Building Separation.....10 Lin. Ft.

Maximum Building Coverage.....40 %

Maximum Building Height.....30 Vert. Ft.

Minimum Off-Street Parking (Excluding Garage).....2 Sps./Unit

Minimum Garage Space.....2 Vehicles

All other area requirements of "SF-10" Single Family zoning classfication, not specifically addressed above, are hereby incorporated as area requirements for lots 6-R, 7-R and 8-R, Block A, Phase 18, Section 1.

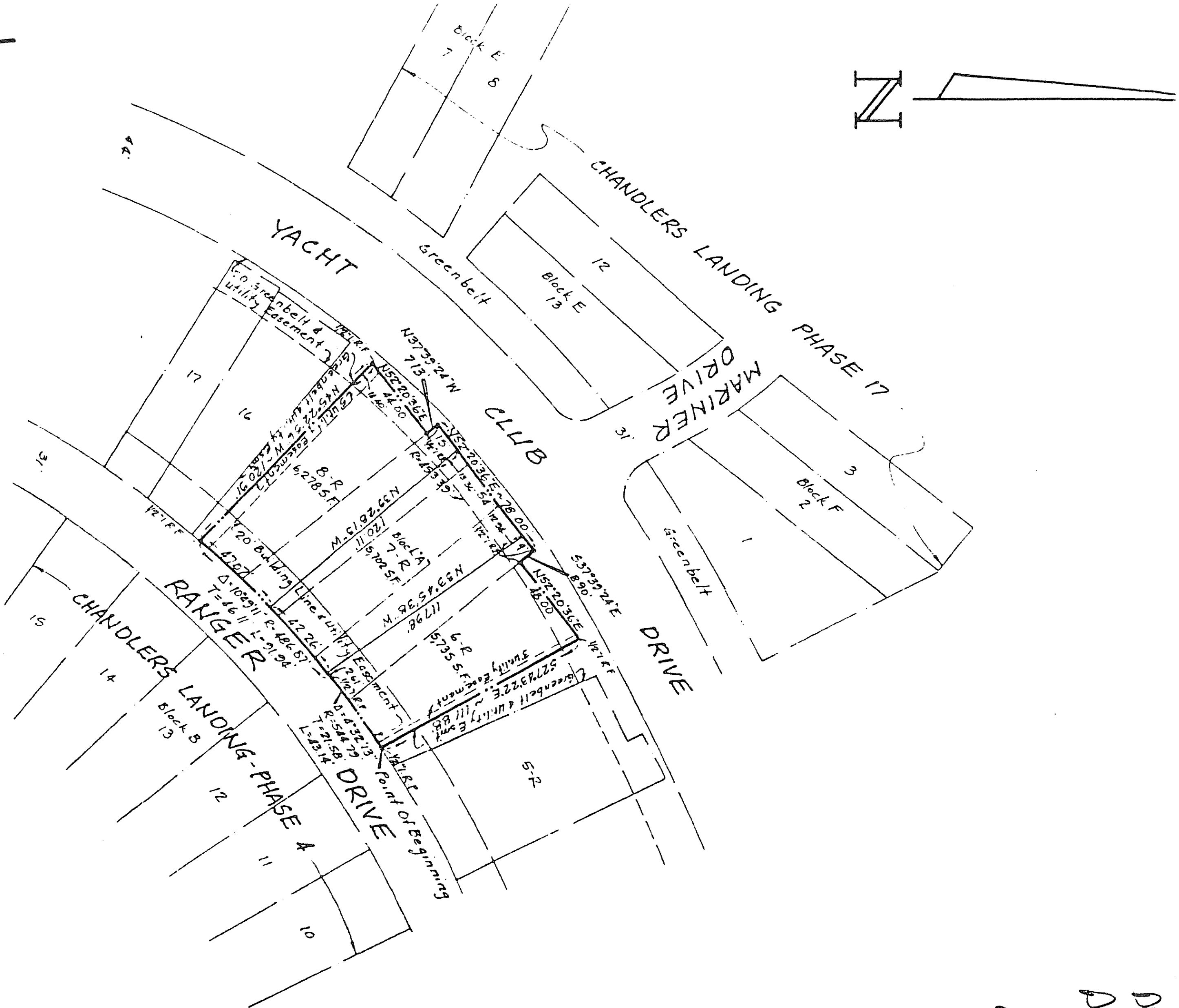
ATTACHMENT "A"

OWNER's CERTIFICATE

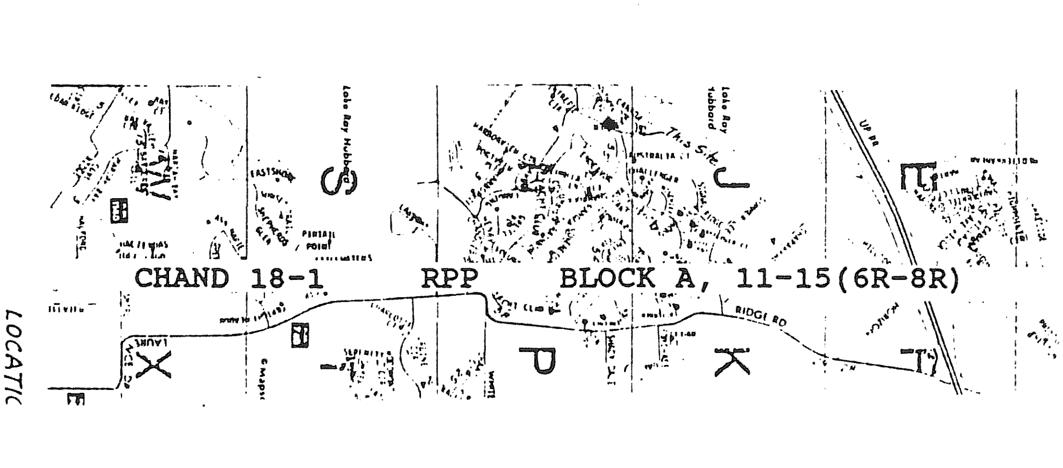
STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS, CBN Development Corporation is the owner of a tract of land situated in the E. Teal Survey, Abstract No. 207, Rockwall County, Texas, and being all of Lots 11 through 15, Block A of Chandlers Landing, Phase 1B, Section 1, an addition to the City of Rockwall, recorded in Slide B, Page 163, Plat Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found at the East corner of said Lot 11 and on the Northwesterly line of Ranger Drive, a 31 foot roadway, said point being on a curve to the left, having a central angle of 4° 32' 13", a radius of 544.79 feet, and a chord that bears South 54° 13' 50" West a distance of 43.13 feet;
THENCE: Along said curve and with said Northwesterly line an arc distance of 43.14 feet to a 1/2" iron rod found at the point of compound curvature of a curve to the left, having a central angle of 10° 49' 11", a radius of 486.87 feet, and a chord that bears South 46° 33' 07" West a distance of 91.80 feet;
THENCE: Along said curve and continuing with said Northwesterly line an arc distance of 91.94 feet to a 1/2" iron rod found at the South corner of said Lot 15;
THENCE: North 45° 22' 56" West a distance of 120.91 feet to a 1/2" iron rod found at the West corner of said Lot 15;
THENCE: Along the Northwesterly lines of Lots 15, 14, 13, 12, and 11, all to 1/2" iron rods found for corners as follows: North 52° 20' 36" East a distance of 44.00 feet; North 37° 39' 24" West a distance of 7.13 feet; North 52° 20' 36" East a distance of 78.00 feet; South 37° 39' 24" East a distance of 8.90 feet; and North 52° 20' 36" East a distance of 48.00 feet, the North corner of said Lot 11;
THENCE: South 27° 43' 22" East a distance of 111.88 feet to the Point of Beginning and containing 0.4067 acres of land.



Phase 18-1
Partial Replat
Block A, 11-15
approved 11/92



9241 0 CHAND 18-1 RPP BLOCK A, 11-15(6R-8R)

VIEW: Pdfile SORT: PHASE_NO
RESTRICT: PHASE_NO = "CHAND 18-2" GE"

P&Z CASE NO	ORDINANCE	PHASE NAME	ACTION	DESCRIPTION
8424	0	CHAND 18-2	PP	AR ZLL ALL
8477	0	CHAND 18-2	FP	ALL
8808	0	CHAND 18-2	RPP	A1,7,8, C1-3(VOID)
8832	0	CHAND 18-2	RPP	A9-32(9-23), B4-16(4-13)
8838	8851	CHAND 18-2	Z	AR SFD BLOCK A9-23
8859	0	CHAND 18-2	RPP	A1,7,8(1,7), C1-3(1-3)
9125	9143	CHAND 18-2	Z	AR SFD B1-R;C1-R,4-R,5-R
9125	0	CHAND 18-2	RPP	B1-2(1R);C1,2,4-7(1,4-5R)

AREA REQUIREMENTS:

Minimum Lot Area	4000	sq.ft.
Minimum Floor Area per D.U.	1,750	sq.ft.
Minimum Lot Frontage	40	ft.(at bldg.line)
Minimum Lot Depth	100	ft.
Minimum Front Setback	20	ft.
Minimum Rear Setback	15	ft.
Minimum Side Yard	0	ft. and 10 ft.
Minimum Bldg. Separation	10	ft.
Maximum Bldg. Coverage	60	%
Maximum Bldg. Height	30	ft.
Minimum Off-Street Parking (excluding garage)	2	spaces/unit

LAKE RAY HUBBARD
Phase 18 Section 2
Replatted 3/89 (See Replat)
Replatted 1/88 (See Replat)
Replatted 10/91 (See Replat)
Redesignated to SFD
Remainder of Land Use Zero lot line
LANDING PHASE 18 SECTION 2
SURVEY ABSTRACT No. 207
ROCKWALL COUNTY, TEXAS
8477 0 Chand 18-2 FP Q11

ORDINANCE NO. 85-51

AN ORDINANCE OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE AND ORDINANCE NO. 84-4 OF THE CITY OF ROCKWALL, TEXAS, AS HERETOFORE AMENDED, SO AS TO GRANT A ZONING CHANGE AND AMEND A PRELIMINARY PLAN FOR PD-8, CHANDLERS LANDING, MORE FULLY DESCRIBED HEREIN; PROVIDING SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall have given the requisite notices by publication and otherwise, and have held public hearings 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 as Lots 9 through 23, Block A, Section II, Chandlers Landing, Phase 18.

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. Prior to issuance of any building permit in Planned Development District No. 8, Chandlers Landing, a comprehensive development plan shall be filed with the Planning and Zoning Commission, and after hearing, the City Council shall approve a final development plan, which shall be filed and included as Exhibit "A" and made a part of this ordinance for all purposes. Such development plan shall set forth in detail the requirements for ingress and egress to the property, public or private streets or drives, with adequate right-of-way to conform to the Thoroughfare Plan of the City of Rockwall, sidewalks, utilities, drainage, parking space, height of buildings, maximum lot coverage, yards and open spaces, screening walls or fences and other development and protective requirements considered necessary by the City Council so as to create a reasonable transition to and protection of the adjacent property.

B. All development of property covered by Planned Development District No.

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

C. Development of Planned Development No. 8, Chandlers Landing Phase 18 as described herein shall be regulated by the requirements as follows. All area requirements not specifically listed herein shall comply with the requirements set forth in the corresponding standard zoning classification for each use.

Use-Single Family Detached

AREA REQUIREMENTS

CHANDLERS LANDING PHASE 18, SECTION 2

LOTS 9 THROUGH 23, BLOCK A

1. Minimum lot area - 6,500 square feet

2. Maximum number of single family detached dwelling units per lot - 1

3. Minimum square footage per dwelling unit - 1,500 square feet

4. Minimum lot width - 45 feet at building line

5. Minimum lot depth - 100 feet

6. Minimum depth of front setback - 20 feet

7. Minimum depth of rear setback - 15 feet

8. Minimum width of side setback - 5 feet

9. Minimum distance between separate buildings on the same lot or parcel of land - 10 feet

10. Maximum building coverage as a percentage of lot area - 40 percent

11. Maximum height of structures - 30 feet

12. Minimum distance between buildings - 10 feet

13. Minimum garage space - 2 cars

14. Minimum number of parking spaces/unit - 2 spaces

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 3rd day of October, 1988.

APPROVED:

Frank R Miller
Mayor

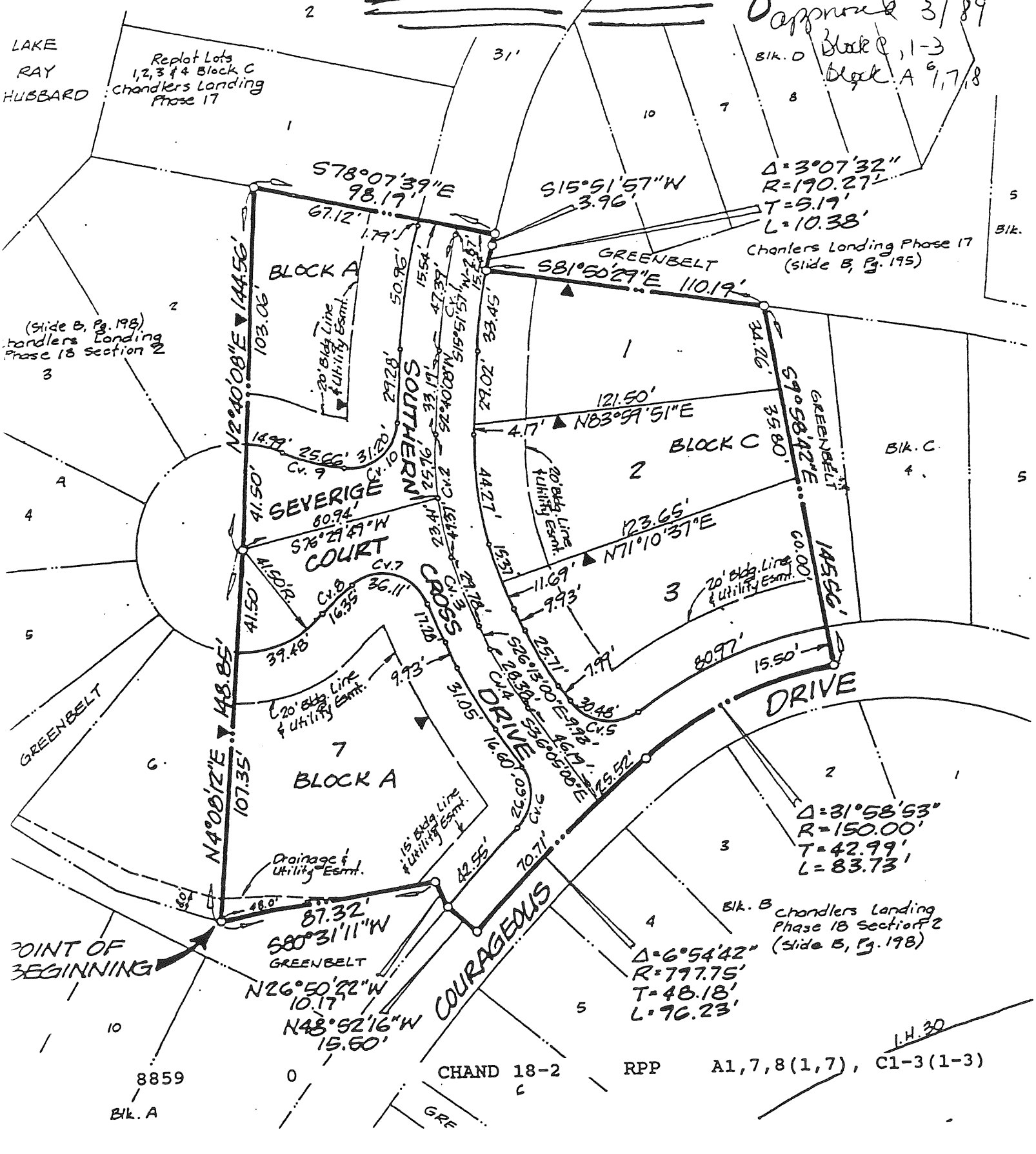
ATTEST:

By Julie Couch

1st reading 9/19/88
2nd reading 10/3/88

and with said centerline an arc distance of 83.73 feet to the point of compound curvature of a ci
entral angle of 6° 54' 42", and a radius of 797.75 feet;
and with said centerline, passing at an arc distance of 25.52 feet the existing centerline intersec
Courageous Drive, and continuing a total arc distance of 96.23 feet to a point for a corner;
West a distance of 15.50 feet to the Southwest corner of Lot 8, Block A;
West a distance of 10.17 feet to the Southeast corner of Lot 7, Block A;
W a distance of 87.32 feet to the Point of Beginning and Containing 51,050 Square Feet or 1.

~~PLAT OF~~ ~~PROPOSED~~ REPLAT of Phase 18-2
approved 3/89



Phase 1 & 2

ORDINANCE NO. 91-43

AN ORDINANCE OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE AND ORDINANCE NO. 84-4 OF THE CITY OF ROCKWALL, TEXAS, AS HERETOFORE AMENDED, SO AS TO GRANT A ZONING CHANGE AND AMEND A PRELIMINARY PLAN FOR PD-8, CHANDLERS LANDING, MORE FULLY DESCRIBED HEREINAFTER; 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 REPEALER CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall have given the requisite notices by publication and otherwise, and have held public hearings 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 (see attachments for lot description).

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 to the Comprehensive Zoning Ordinance.

B. Development of those portions of Planned Development, Chandlers Landing Phase 17, Phase 18, Section 1 and Phase 18, Section 2 as described herein shall be regulated by the requirements as specified on Exhibit "A" attached hereto and made a part hereof. All area requirements not specifically listed herein shall comply with the requirements set forth in the corresponding standard zoning classification for each use.

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 7th day of October 1991, 1991.

APPROVED:

Frank R Miller

Mayor

ATTEST:

By: Mary Nichols

1st reading September 16, 1991

2nd reading October 7, 1991

ORDINANCE NO._____

EXHIBIT "A"

AREA REQUIREMENTS

CHANDLERS LANDING PHASE 17

LOTS 1-R THROUGH 8-R, BLOCK B; AND 13-R, & 14-R, BLOCK F

Minimum Lot Area	5,500 sq. ft.
Minimum Floor Area per Dwelling Unit	1,750 sq. ft.
Minimum Lot Frontage	40 ft.
Minimum Average Lot Depth	100 ft.
Minimum Front Set Back	20 Lin. Ft.
Minimum Rear Set Back	10 ft.
Minimum Side Yard (internal lot)	5 ft.
Minimum Side Yard (adjacent to a side street)	15 ft.
Minimum Building Separation	10 ft.
Maximum Building Coverage	40%
Maximum Building Height	30 ft.
Minimum Off-Street Parking (excluding garage)	2 sps./unit
Minimum Garage Space	2 vehicles

All other area requirements of "SF-10" Single Family zoning classification not specifically addressed above are hereby incorporated as area requirements for Lots 1-R through 8-R, Block 6, and 13-R & 14-R, Block F, Phase 17.

ORDINANCE NO._____

EXHIBIT "A"

AREA REQUIREMENTS

CHANDLERS LANDING PHASE 17

LOTS 1-R, BLOCK C

Minimum Lot Area	5,500 sq. ft.
Minimum Floor Area per Dwelling Unit	1,750 sq. ft.
Minimum Lot Frontage	40 ft.
Minimum Lot Depth	100 ft.
Minimum Front Set Back	20 ft.
Minimum Rear Set Back	10 ft.
Minimum Side Yard (internal lot)	5 ft.
Minimum Side Yard (adjacent to a street)	15 ft.
Minimum Building Separation	10 ft.
Maximum Building Coverage	40%
Maximum Building Height	30 ft.
Minimum Off-Street Parking (excluding garage)	2 sps./unit
Minimum Garage Space	2 vehicles

All other area requirements of "SF-10" Single Family zoning classification not specifically addressed above are hereby incorporated as area requirements for Lot 1-R, Block C, Phase 17.

ORDINANCE NO._____

EXHIBIT "A"
Page 4 of 4

AREA REQUIREMENTS

CHANDLERS LANDING PHASE 18, SECTION 1

LOTS 1-R, 2-R, 3-R, 4-R, AND 5-R, BLOCK A

Minimum Lot Area	6,000 sq. ft.
Minimum Floor Area per Dwelling Unit	1,750 sq. ft.
Minimum Lot Frontage	40 ft.
Minimum Lot Depth	100 ft.
Minimum Front Set Back	20 ft.
Minimum Rear Set Back	10 ft.
Minimum Side Yard (internal lot)	5 ft.
Minimum Side Yard (adjacent to a street)	15 ft.
Minimum Building Separation	10 ft.
Maximum Building Coverage	40%
Maximum Building Height	30 ft.
Minimum Off-Street Parking (excluding garage)	2 sps./unit
Minimum Garage Space	2 vehicles

All other area requirements of "SF-10" Single Family zoning classification not specifically addressed above are hereby incorporated as area requirements for Lot 1-R, 2-R, 3-R, 4-R, and 5-R, Block A, Phase 18, Section 1.

ORDINANCE NO._____

EXHIBIT "A"
Page 3 of 4

AREA REQUIREMENTS

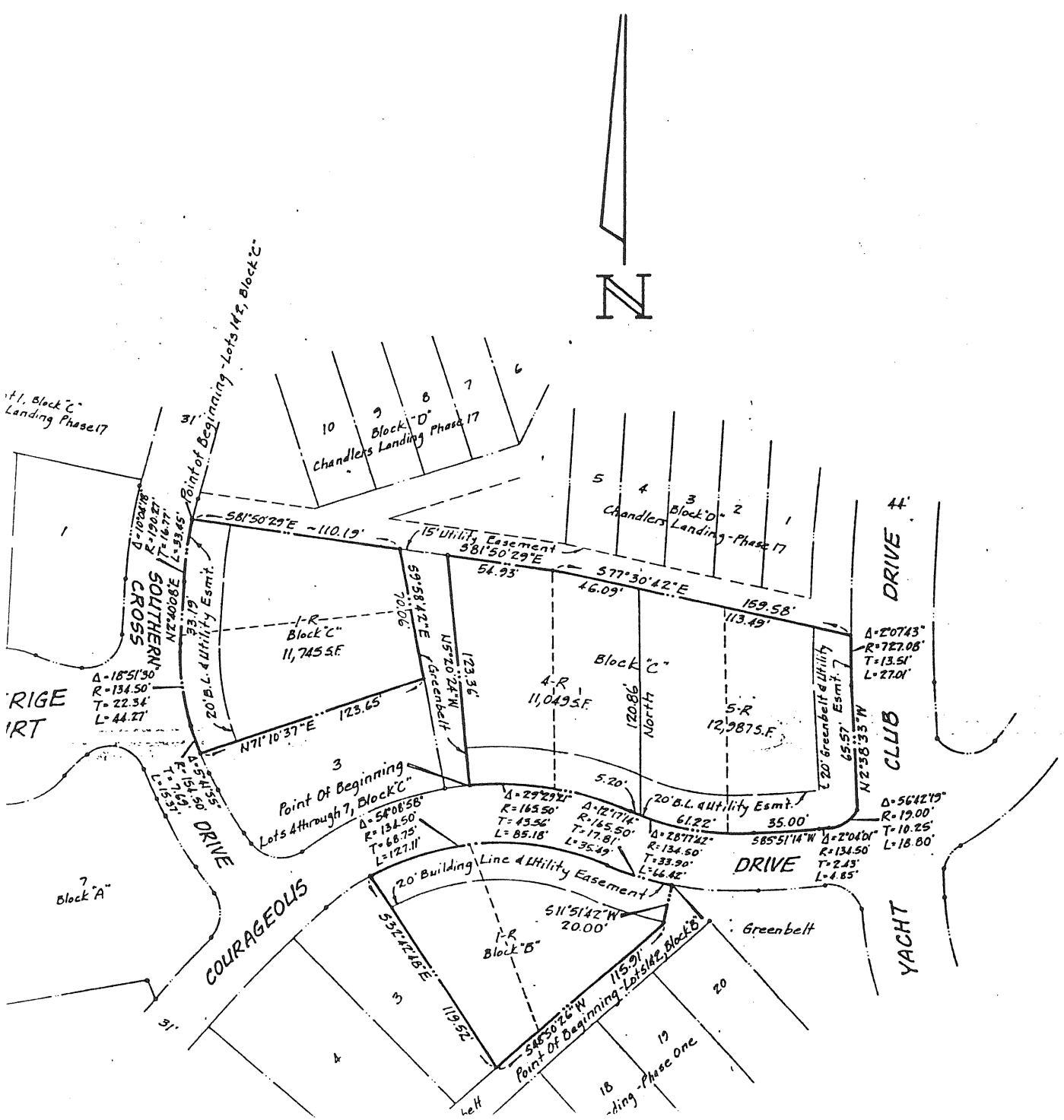
CHANDLERS LANDING PHASE 18, SECTION 2

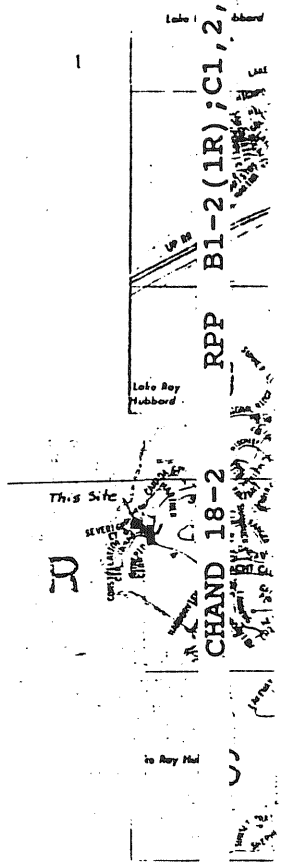
LOTS 1-R, BLOCK B AND LOTS 1-R, 4-R, AND 5-R, BLOCK C

Minimum Lot Area	6,000 sq. ft.
Minimum Floor Area per Dwelling Unit	1,750 sq. ft.
Minimum Lot Frontage	40 ft.
Minimum Lot Depth	100 ft.
Minimum Front Set Back	20 ft.
Minimum Rear Set Back	10 ft.
Minimum Side Yard (internal lot)	5 ft.
Minimum Side Yard (adjacent to a street)	15 ft.
Minimum Building Separation	10 ft.
Maximum Building Coverage	40%
Maximum Building Height	30 ft.
Minimum Off-Street Parking (excluding garage)	2 sps./unit
Minimum Garage Space	2 vehicles

All other area requirements of "SF-10" Single Family zoning classification not specifically addressed above are hereby incorporated as area requirements for Lots 1-R, Block B and Lots 1-R, 4-R, and 5-R, Block C, Phase 18, Section 2.

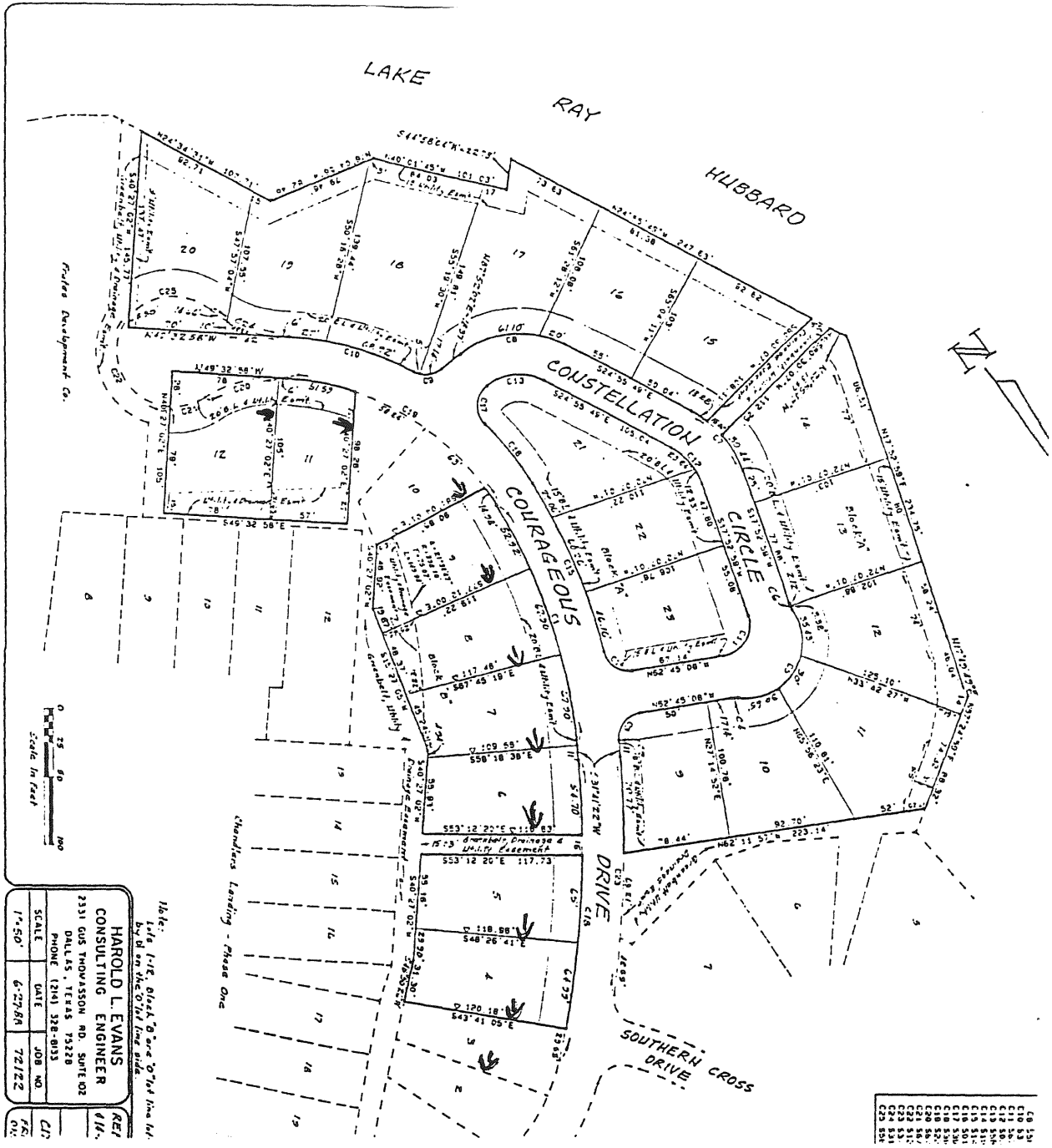
Replat Phase 18-2
Block B, 1-2
Block C, 1,2,4,5,6,7
10/91





CHAND 18-2 RPP B1-2(1R);C1,2,4-7(1,4-5R)

9125



~~Proposed~~ Replat
Phase 8-2
approved 11 8

8832 0 CHAND 18-2 RPP A9-32(9-23), B4-16(4-13)

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P&Z CASE NO	ORDINANCE	PHASE NAME	ACTION	DESCRIPTION
8525	0	CHAND 19	PP	ALL
8545	0	CHAND 19	PP	REVISED ALL
8556	0	CHAND 19	FP	ALL
8539	8543*	CHAND 19	Z	AR SFD ALL

* See "Chand" master Plan for full ordinance

EXHIBIT C

CHANDLERS LANDING, PHASES 19 and 20

AREA REQUIREMENTS

1.	Minimum lot area	6,000 sq. ft.
2.	Maximum units per lot	1
3.	Minimum dwelling unit	1,200 sq. ft.
4.	Minimum lot width	50 ft.
5.	Minimum lot depth	100 ft.
6.	Minimum front setback	20 ft.
7.	Minimum rear setback	10 ft.
8.	Minimum side setback	5 ft.
9.	Minimum distance between buildings on same lot	10 ft.
10.	Maximum building coverage	40%
11.	Maximum height	30 ft.
12.	Minimum distance between buildings	10 ft.
13.	Minimum parking	2 spaces
14.	Minimum garage	2 car

8539 8543 CHAND 19 Z AR SFD ALL

The Council then considered the final plat of the Smith Addition submitted by John Smith. Mr. Smith explained to the Council his one lot residential subdivision. Couch explained that this plat was adjacent to the Chenault residential subdivision. She also explained that Smith was agreeable to dedication of additional right-of-way to meet the requirements of the Thoroughfare Plan, but, as was the case with the Chenault residential subdivision, he was requesting that he not be required to place funds in escrow for improvement of the State highway.

Gournay made a motion that the final plat for the Smith Addition be approved with a waiver of the requirements for escrowing of funds with the restriction that if the use becomes anything other than single family the waiver would expire. Bullock seconded the motion. The motion was voted on and passed unanimously.

The Council then considered vacating a portion of Chandlers Landing, Phase 15 and approval of a final plat on Chandlers Landing, Phase 19. Couch explained the items under consideration.

Welborn made a motion that the Council approve vacating a portion of Chandlers Landing, Phase 15 and approve a final plat for Chandlers Landing, Phase 19 subject to the following stipulations:

1. That the designation labeled "area of widening" be changed to read "right-of-way".

2. That the right-of-way be obtained from the center of the existing right-of-way line rather than the center of the existing pavement.

3. That funds be escrowed for paving 24 ft. of FM-740 and for curb, gutter, and engineering to be paid prior to construction of any portion of this phase.

4. That a deceleration lane be built prior to construction of any portion of this phase.

5. That the street name "Lavonia Court" be changed since there is already such a street so named on file with the County Clerk.

6. That the variances from the City's horizontal and vertical curve standards be granted.

7. That credit for the turn lane be given for the amount of pavement used in the deceleration lane in calculation of the amount of funds to be escrowed.

Eubanks seconded the motion. The motion was voted on and carried unanimously.

The Council then considered a resolution requesting the rural water supply corporations to reconsider their contracts with

of this sort was by property ownership and told the Council that this was the method under which the Staff would proceed.

Davis asked if Freese and Nichols had looked into the possibility of taking sewer north to Camp Creek Basin. Eisen stated taht he would discuss this matter with Freese and Nichols and told the Council that the City of Lavon would be making a presentation to the Council on the subject of bringing sewage to the Rockwall system. He stated that Lavon was making this request based on recommendations from the North Central Texas Council of Governments.

Eisen reported on the status of improving traffic flow at SH-205 and SH-66 as requested at a previous meeting by Davis. Eisen stated that several alternatives had been considered and that his recommendation involved re-striping of several areas. He presented the detailed plan for the Council to comment on. The Council indicated support for the proposal as presented and expressed their appreciation for the work done on the plan. Tuttle stated that the Council had previously made a commitment about eighteen months ago to continue the improvements made to the Square and asked if it would be possible to take the sidewalks in to obtain more room for the street.

Eubanks suggested that the City also consider the need that no-parking periods be provided in the morning as well as in the afternoon to accommodate the traffic generated by school traffic. Eisen indicated that this option would be considered.

Welborn asked if the Staff had completed work toward providing a plan for additional planning in the downtown area. Eisen indicated that the Staff had been trying to schedule a meeting with the committee of downtown merchants to discuss this matter but had not, as yet, held the meeting. Tuttle stated that it was his opinion that for the plan improving the traffic flow to be acceptable, it would be necessary for the City to offer additional parking. He stated that it was his feeling that the old City Hall site would have to be opened along with the plans being discussed for the intersection of Goliad and SH-66.

Eisen stated that if there was no objecion the City would proceed with the improvements on the northbound lanes and continue to work on the other aspects of the problem.

The Council then considered approval of a preliminary plat development plan for Phase 19 of Chandlers Landing. Couch reviewed the recommendations of the Staff and the Planning and Zoning Commission.

Welborn made a motion to approve the preliminary plat development plan for Phase 19 of Chandlers Landing with the following stipulations:

1. That a determination of whether "eyebrow" streets proposed meet the City's engineering requirements be made.

2. That the ten lots fronting on Yacht Club Drive be required to have circular driveways.

3. That a deceleration and acceleration lane be required to be built on SH-740 simultaneously with the opening of the construction entrance to this phase as well as a left turn lane for traffic going north on SH-740 (contingent upon Texas Department of Highways and Public Transportation approval).

4. That dedication and escrowing of funds in accordance with present City ordinances be required at the time of final platting of any portion of Phase 19.

Eubanks seconded the motion. The motion was voted on and passed unanimously.

Tuttle agreed with a suggestion by Davis that it might be advantageous to meet with representatives from the City of Heath regarding planning in areas near that City. He suggested that Eisen contact Mayor Burns for establishing groundwork for such meetings and suggested use of Council committees to work out these details.

The Council then considered approval of a preliminary plat development plan for Phase 20 of Chandlers Landing. Couch stated that comments from Staff were the same as had been discussed under the previous items. She reviewed these matters in the motion.

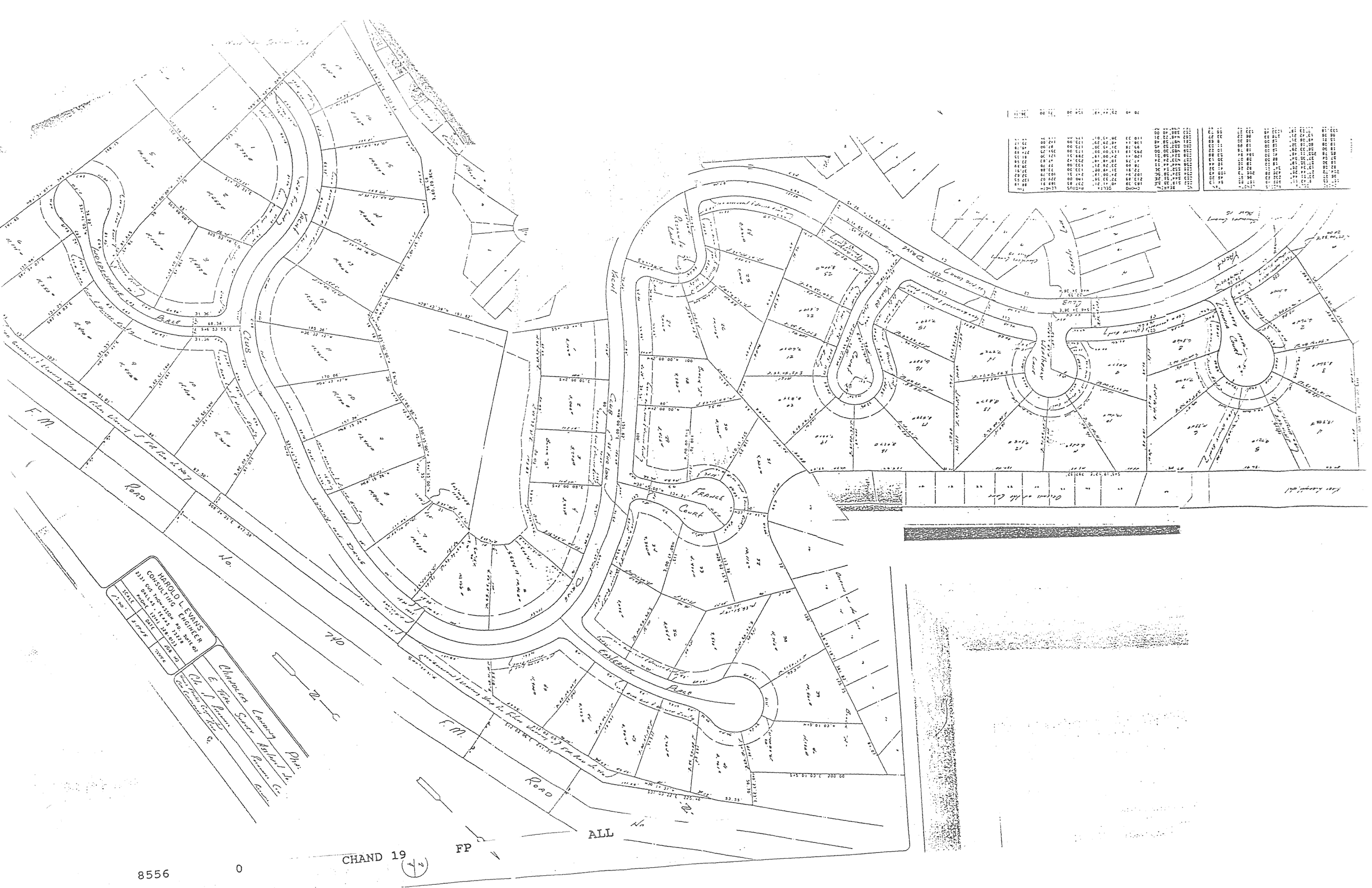
Motion was made by Welborn that the preliminary plat development plan for Phase 20 of Chandlers Landing be approved subject to engineering review of "eyebrow" streets to insure they meet the City standards. Eubanks seconded the motion. The motion was voted on and passed unanimously.

Van Hall, representing Chandlers Landing, told the Council that the developers had gone to a great deal of engineering expense to preserve trees and natural areas in the development. He explained that this produced some odd-shaped cul-de-sacs to preserve the natural terrain. He asked the Council to ask the Staff to work with them in engineering review of the-odd shaped cul-de-sacs and noncompliant curves. The Council generally agreed that such review could be done by the Staff and that if the Staff and developers were unable to come to agreement, the developer could come back to the Council for final resolution of any such problems.

The Council then considered vacating the existing plats on Phases 8 and 14 and approving a replat of Chandlers Landing, Phase 14. Couch pointed out that as a part of the preliminary plan already considered the previous night the land use involved changing a portion of Phase 14 from Townhome to Single Family Detached. She stated that the Council would need to take three actions to revise the plat:

1. Vacate existing Phase 14 and approve the replatting of Phase 14.

2. Vacate old Phase 8 plat which was platted in the new Phase 14.



HAROLD L. EVANS
CONSULTING ENGINEER
2331 GUS THOMASSON RD. SUITE 102
DALLAS, TEXAS 75228
PHONE (214) 328-0133
SCALE
DATE
JOB NO.
Chandlers Landing Phase
E. Teal Survey Abstract No.
Ch. J. Rennie
Rennie Co.
Rennie Co.
Vacant
Club
Drive
Road
No.
740
F.M.
Vacant
Club
Drive
France Court
Easterner Place
Vacant
Club
Drive
Vacant
Weatherly Lane
Lowena Court
Vacant
Club
Drive
Road
No.
ALL
FP
CHAND 19
8556
0

VIEW: Pdfile
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SORT: PHASE_NO

P&Z CASE NO	ORDINANCE	PHASE NAME	ACTION	DESCRIPTION
8539	8543*	CHAND 20	Z	AR SFD ALL
8549	0	CHAND 20	PP	ALL
8551	0	CHAND 20	FP	ALL

* See "Chand" Master Plan Section for full ordinance

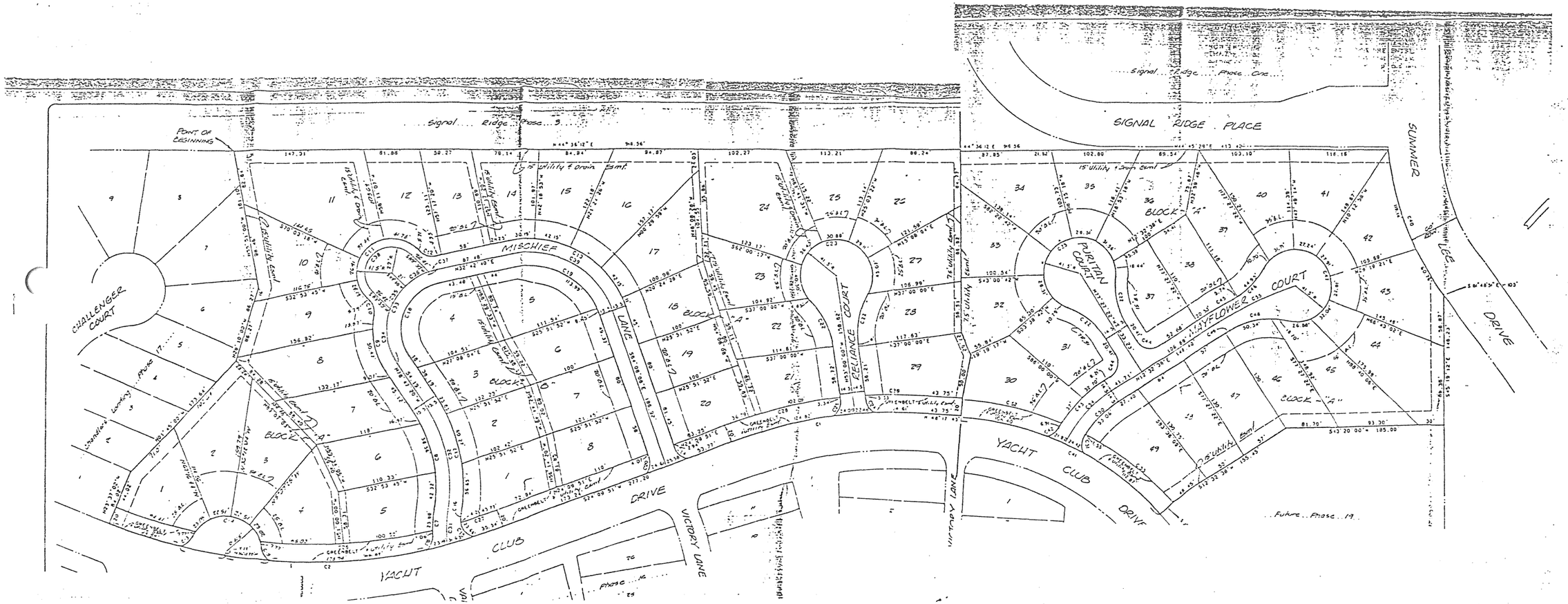
EXHIBIT C

CHANDLERS LANDING, PHASES 19 and 20

AREA REQUIREMENTS

1.	Minimum lot area	6,000 sq. ft.
2.	Maximum units per lot	1
3.	Minimum dwelling unit	1,200 sq. ft.
4.	Minimum lot width	50 ft.
5.	Minimum lot depth	100 ft.
6.	Minimum front setback	20 ft.
7.	Minimum rear setback	10 ft.
8.	Minimum side setback	5 ft.
9.	Minimum distance between buildings on same lot	10 ft.
10.	Maximum building coverage	40%
11.	Maximum height	30 ft.
12.	Minimum distance between buildings	10 ft.
13.	Minimum parking	2 spaces
14.	Minimum garage	2 car

8539 8543 CHAND 20 Z AR SFD ALL



8551 0 CHAND 20 FP ALL

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CASE_NO	ORD_NO	PHASE_NO	TYPE	DESC	ADOPTED
8430	8416	HARBOR LANDING	Z	AR SFD SF-10, SF-7	00/00/00
8430	8416	HARBOR LANDING		RES 87-19 SETTLEMENT	00/00/00
8430	8416	HARBOR LANDING		RES 87-20 SETTLEMENT	00/00/00
8648	0	HARBOR LANDING	FP	ALL - PHASE 1	01/01/86
8722	0	HARBOR LANDING	PP	ALL - PHASE 2	01/01/87
8730	0	HARBOR LANDING	FP	ALL - PHASE 2	01/01/87

Jeffrey -into

Exhibit "C"
Harbor Landing Phase 2

BLOCK B

Lot #	Maximum Rooftop Elevation Per Court Order	Maximum Pad Elevation Per Court Order	As-Built Pad Elevation	Maximum House Height Per Court Order	Adjusted Maximum House Height
4	488	466		22'	
5	488	459		29'	
6	471	448	450	23'	21'
7	471	448		23'	
8	471	448		23'	
9	469	447		22'	
10	469	447		22'	
11	478.5	452		26.5'	
12	489	451		29'	
13	474.5	451.5		23'	
14	469	446		23'	
15	469	446		23'	
16	468	445	446	23'	22'
17	468	445	447	23'	21'
18	468	445	448	23'	20'
19	477	449		28'	
20	480	450		30'	
21	477	450		27'	
22	484	458	454	26'	30'
23	490	460		30'	

BLOCK C

Lot #	Maximum Rooftop Elevation Per Court Order	Maximum Pad Elevation Per Court Order	As-Built Pad Elevation	Maximum House Height Per Court Order	Adjusted Maximum House Height
14	479	456	459	23'	20'
15	481	456		25'	
16	482	457		25'	
17	485.5	462.5		23'	
18	495	470		25'	
19	496.5	473.5		23'	
20	493	470		23'	
21	492	466.5		26.5'	
22	478.5	456		22.5'	
23	479	457		22'	
24	479	457		22'	
25	489	467		22'	

REVISED PD-8

ORDINANCE NO. 84-16

AN ORDINANCE OF THE CITY OF ROCKWALL, TEXAS, AMENDING ORDINANCE NO. 73-48 OF THE CITY OF ROCKWALL AND AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF ROCKWALL AS HERETOFORE AMENDED AND AS RELATES TO TRACT I-A OF PLANNED DEVELOPMENT DISTRICT NUMBER 8, SAID TRACT BEING DESCRIBED ON THE PRELIMINARY SITE PLAN ATTACHED HERETO; PROVIDING FOR ORDERLY DEVELOPMENT OF SAID TRACT I-A OF PLANNED DEVELOPMENT DISTRICT NUMBER 8; PROVIDING FOR LAND USE WITHIN SAID TRACT I-A OF PLANNED DEVELOPMENT DISTRICT NUMBER 8 AND AREA REQUIREMENTS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF ONE THOUSAND DOLLARS ($1,000.00) FOR EACH OFFENSE AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the Laws of the State of Texas and the Ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held due 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, the governing body, in the exercise of its legislative discretion, has concluded that Ordinance No. 73-48 of the City of Rockwall and the Comprehensive Zoning Ordinance f the City of Rockwall as relates to Tract I-A of Planned Development District Number 8 should be amended as set forth herein; and

WHEREAS, the governing body of the City of Rockwall has determined that a substantial change in circumstances and of land usages and development has occurred in Planned Development District Number 8 as authorized by Ordinance No. 73-48 of the City of Rockwall since the passage and effective date of said development necessitate amendment of said Ordinance No. 73-48 of the City of Rockwall as set forth herein:

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

SECTION 1. That Ordinance No. 73-48 of the City of Rockwall is hereby amended by adding a new section to be numbered Section 2a and to read as follows:

Section 2a. The granting of the Planned Development Number 8 to to the above described property is subject to the following special conditions and provisions:

(1) Tract IA of Planned Development District Number 8 shall be developed in accordance with the preliminary development plan for said area which is

attached hereto and made a part hereof as Exhibit "A".

(2) That all development of the property covered by this Ordinance shall be in accordance with the approved preliminary plan attached hereto as Exhibit "A", and no substantial change in the development shall be permitted except after obtaining approval of the change of such preliminary plan in the manner required for amendments to the Comprehensive Zoning Ordinance.

(3) Prior to the issuance of any Building Permit in Tract I-A of Planned Development District Number 8, a final development plan prepared in accordance with the requirements of the Comprehensive Zoning Ordinance shall be filed with the City Council of the City of Rockwall and shall be approved by said governing body after review and recommendation by the Planning and Zoning Commission and filed as a part of this Ordinance. Such required development plan shall set forth the requirements for ingress and egress to the property, public or private streets of drive, with adequate right-of-way to conform to the thorougfare plan of the City of Rockwall, sidewalks, utilities, drainage, parking space, all area requirements and maximum lot coverage, yards and open spaces, screening walls or fences, amenities, greenbelt areas and all other development and protective requirements considered necessary by the City Council to create a reasonable transition to and protection of the adjacent property. Such approval by the City Council of the detailed final development plan shall be considered as an amendment to this Ordinance and shall be applicable to the property involved.

(4) That all development in Area "A" on the attached site plan meet the requirements of "SF-10" Single Family Residential District.

(5) That all development in area "B" on the attached site plan meet the requirements of "SF-7" Single Family Residential district.

(6) That all development shall meet the height restrictions of no more than 30 feet above existing grade nor 12 feet above the building line of the uphill lot.

SECTION 3. This ordinance shall take effect immediately from and after its passage and the publication of the caption as the law in such cases requires.

PASSED AND APPROVED this 2nd day of April, 1984.

APPROVED:

Mayor

ATTEST:

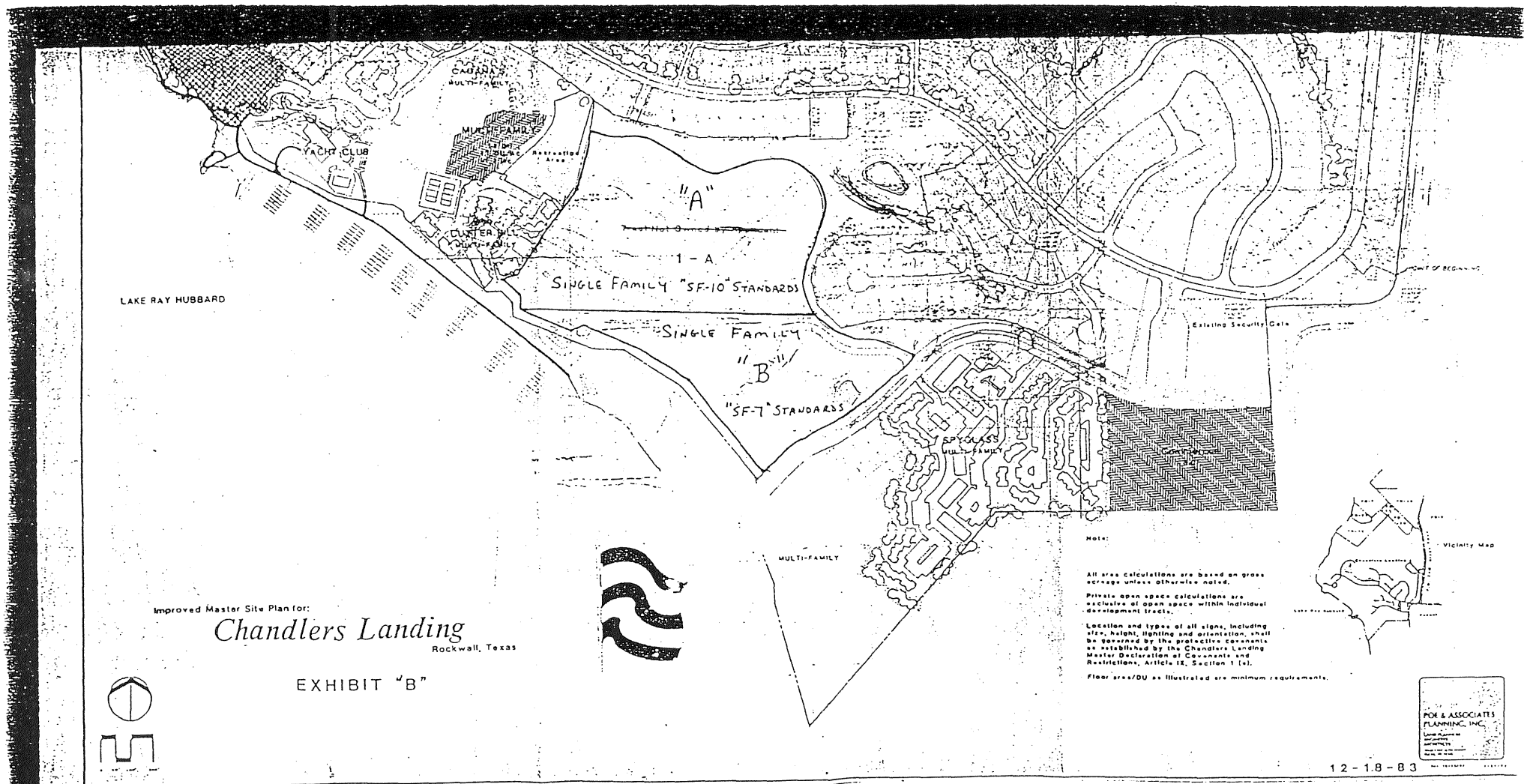
ty Secretary

TRACT IA

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

COMMENCING at the most southerly Southeast corner of Cutter Hill, Phase Three an addition to the City of Rockwall, Rockwall County, Texas, as recorded in Slide A, Page 399 of the Deed Records of Rockwall County, Texas said commencing point being on the City of Dallas take line for Lake Ray Hubbard and also being North 46° 18' 55" West, a distance of 132.23 feet from the City of Dallas monument T 13-1 and T 11-6.
THENCE: Along the Southerly line of the said Cutter Hill, Phase Three, North 54° 39' 29" East, a distance of 54 feet to an iron rod for a corner;
THENCE: North 74° 47' 07" East, a distance of 24.70 feet to an iron rod for a corner and the Point of Beginning of this tract.
THENCE: North 74° 47' 07" East, along the Southeast line of Cutter Hill, hase Two, an addition to the City of Rockwall, Rockwall County, Texas recorded in Slide A, Page 285 of the Deed Records of Rockwall County, exas, a distance of 61.24 feet to an iron rod for a corner;
THENCE; North 33° 38' 08" East, continuing along the Southeast line of the said Cutter Hill, Phase Two, a distance of 363 feet to an iron rod for a corner;
THENCE; North 14° 47' 36" East, a distance of 191.50 feet to an iron rod for a corner and the beginning of a circular curve to the left, said curve having a chord bearing of South 75° 25' 44" East, a central angle of 29° 08' 32" and a radius of 190.70 feet;
THENCE: In an Easterly direction with said curve to the left, an arc distance of 96.99 feet to an iron rod for a corner;
THENCE: East, a distance of 20 feet to an iron rod for a corner and the beginning of circular curve to the right, said curve having a central angle of 36° 07' 46" and a radius of 245.27 feet.
THENCE: In an Easterly direction with said curve to the right, an arc distance of 154.66 feet to an iron rod for a corner;
THENCE: South 53° 52' 14" East, a distance of 67.62 feet to an iron rod for a corner and the beginning of a circular curve to the left, said curve having a central angle of 55° 50' 15" and a radius of 188.72 feet;
THENCE: In an Easterly direction with said curve to the left, an arc distance of 183.91 feet to an iron rod for a corner;
THENCE: North 70° 17' 31" East, a distance of 74.68 feet to an iron rod for a corner and the beginning of a circular curve to the right, said curve having a central angle of 70° 29' 43" and a radius of 155.66 feet.
THENCE: In an Easterly direction with said curve to the right, an arc distance of 191.52 feet to an iron rod for a corner;
THENCE: South 39° 12' 46" East, a distance of 10.38 feet to an iron rod for a corner and the beginning of a circular curve to the right, said curve having a central angle of 60° 15' 01" and a radius of 155.10 feet.
THENCE: In a Southerly direction with said curve to the right, an arc distance of 163.10 feet to an iron rod for a corner;
THENCE: South 21° 02' 15" West, a distance of 130.62 feet to an iron od for a corner and the beginning of a circular curve to the left, said urve having a central angle of 49° 55' 27" and a radius of 214.24 feet.
THENCE: In a Southerly direction with a curve to the left, an arc distance of 186.68 feet to an iron rod for a corner and the point of compound curvature of a circular curve to the left having a central angle of 56° 22' 10" and a radius of 184.75 feet;
THENCE: In a Southeasterly direction with said curve to the left, an arc distance of 181.77 feet to an iron rod for a corner;

THENCE: South 85° 15' 22" East, a distance of 83.83 feet to an iron rod for a corner and the beginning of a circular curve to the right, said curve having a central angle of 42° 14' 23" and a radius of 152.74 ft.;
THENCE: In a Southeasterly direction with said curve to the right, an arc distance of 112.61 feet to an iron rod for a corner;
THENCE: South 43° 0' 59" East, a distance of 19.74 feet to an iron rod for a corner in the Northerly right-of-way line of Henry M. Chandler Drive;
THENCE: South 46° 59' 01" West, along the Northerly right-of-way line of Henry M. Chandler Drive, a distance of 153.61 feet to an iron rod for a corner and the beginning of a circular curve to the right having a central angle of 21° 41' 24" and a radius of 782.99 feet;
THENCE: In a Southwesterly direction with said curve to the right, an arc distance of 296.41 feet to an iron rod for a corner;
THENCE: South 68° 40' 25" West, a distance of 11.91 feet to an iron rod for a corner and the beginning of a circular curve to the left having a central angle of 23° 11' 15" and a radius of 136.48 feet;
THENCE: In a Southwesterly direction with said curve to the left, an arc distance of 55.23 feet to an iron rod for a corner;
THENCE: South 45° 29' 10" West, a distance of 120.24 feet to an iron rod for a corner;
THENCE: North 38° 21' 05" West, a distance of 402.14 feet to an iron rod for a corner;
THENCE: North 56° 39' 37" West, a distance of 232.26 feet to an iron rod for a corner;
THENCE: North 67° 16' 48" West, a distance of 162.79 feet to an iron rod for a corner;
THENCE: South 62° 44' 42" West, a distance of 43.88 feet to an iron rod for a corner;
THENCE: North 67° 27' 32" West, a distance of 189.78 feet to an iron rod for a corner;
THENCE: North 3° 55' 02" West, a distance of 42.77 feet to an iron rod for a corner;
THENCE: North 44° 59' 06" West, a distance of 89.31 feet to the Point of Beginning and containing 17.7348 acres (772,529 sq. ft.) of land.


CABANAS
MULTI-FAMILY
MULTI-FAMILY
YACHT CLUB
Recreation Area
CLUSTER HILL
MULTI-FAMILY
"A"
1 - A
SINGLE FAMILY "SF-10" STANDARDS
LAKE RAY HUBBARD
SINGLE FAMILY
"B"
"SF-7" STANDARDS
SPYGLASS
MULTI-FAMILY
Existing Security Gate
MULTI-FAMILY
Improved Master Site Plan for:
Chandlers Landing
Rockwall, Texas
EXHIBIT "B"
Note:
All area calculations are based on gross acreage unless otherwise noted.
Private open space calculations are exclusive of open space within individual development tracts.
Location and types of all signs, including size, height, lighting and orientation, shall be governed by the protective covenants as established by the Chandlers Landing Master Declaration of Covenants and Restrictions, Article IX, Section 1 (a).
Floor area/DU as illustrated are minimum requirements.
Vicinity Map
POE & ASSOCIATES
PLANNING, INC.
12-1.8-83

RESOLUTION NUMBER 87-19

A RESOLUTION AUTHORIZING THE AGREEMENT AND SETTLEMENT OF ALL MATTERS IN CONTROVERSY BETWEEN THE CITY OF ROCKWALL AND PLAINTIFF AND INTERVENORS IN THAT CERTAIN ACTION STYLED ROCKWALL HARBOR LANDING, INC., A TEXAS CORPORATION VS. CITY OF ROCKWALL, TEXAS, CAUSE NUMBER 87-124; AND PROVIDING FOR AN EFFECTIVE DATE.

BE IT RESOLVED BY THE COUNCIL OF THE CITY OF ROCKWALL, TEXAS:

Section 1

That the Mayor is hereby authorized to sign an agreement settling and compromising all matters in controversy between the City of Rockwall and Plaintiff and Intervenors in that certin action styled Rockwall Harbor Landing, Inc., A Texas Corporation vs. City of Rockwall, Texas, as shown on the attached Exhibit "A".

Section 2

That this Resolution shall in no way be construed to be an admission of liability by the City of Rockwall with respect to any matter in controversy between the City and Plaintiff and Intervenors.

Section 3

That this Resolution shall take effect immediately from and after its passage.

PASSED AND APPROVED: June 15, 1987.

CITY OF ROCKWALL, TEXAS

MAYOR

ATTESTED TO BY:

CITY SECRETARY

APPROVED AS TO FORM:

CITY ATTORNEY

No. 87-124

OCKWALL HARBOR LANDING, INC., A TEXAS CORPORATION, Plaintiff,	)	IN THE DISTRICT COURT
VS.	)	86TH JUDICIAL DISTRICT
CITY OF ROCKWALL, TEXAS, Defendant.	)	ROCKWALL COUNTY, TEXAS

AGREED JUDGMENT

On the _____ day of _____, 1987, came on to be heard the above-entitled and numbered cause wherein Rockwall Harbor Landing, Inc., hereinafter referred to as Plaintiff, City of Rockwall, Texas, hereinafter referred to as Defendant and Rick S. Burgy, Leigh Burgy, Charles N. Capri, Thelma L. Capri, Claude F. Fulton, Francis Fulton, Peter G. Oetking, Maude Oetking, and Revival Tabernacle Association, Inc., hereinafter referred to as Intervenors, appeared in person and by their attorneys of record. Defendant, having been duly and legally cited to appear and answer, has filed n answer in this matter, Intervenors have duly appeared and filed their Plea Of ntervention; all parties have reached an agreement to settle all matters of controversy pending before the Court and have agreed to the terms and conditions of this Agreed Judgment.

The parties have announced to the Court that they have reached an agreement in this cause and have executed a Settlement Agreement, which has been filed with the Court, the terms of said Settlement Agreement are incorporated herein by reference as if set forth anew. The Court, after having reviewed the Settlement Agreement, approves said Settlement Agreement and the terms and conditions recited therein, and after considering same,

IT IS THEREFORE, ORDERED, ADJUDGED AND DECREED by the Court that, subject to the terms and conditions of the Settlement Agreement, the above-entitled

and numbered cause of action be in all things dismissed, and that all costs of court are to be taxed against the party incurring same.

SIGNED AND ENTERED this _____ day of _____, 1987.

_____
JUDGE PRESIDING

AGREED AS TO FORM AND CONTENT:

SALLINGER, NICHOLS, JACKSON,
KIRK & DILLARD

By:_____
Robert E. Hager
Texas Bar Card 08689500
1800 Lincoln Plaza
Dallas, Texas 75201
Phone: (214) 954-3333

ATTORNEYS FOR PLAINTIFF

HUTCHISON PRICE BOYLE & BROOKS

y:_____
Pete Eckert
Texas Bar Card 06399000
Kent S. Hofmeister
Texas Bar Card 09791700
3900 First City Center
Dallas, Texas 75201-4622
Phone: (214) 754-8600

ATTORNEYS FOR DEFENDANT

BIRD & RENEKER

By:_____
D. Ronald Reneker
Texas Bar Card 16770000
D. Grant Seabolt, Jr.
Texas Bar Card 17942500
1100 Premier Place
5910 North Central Expressway
Dallas, Texas 75206
Phone: (214) 373-7070

ATTORNEYS FOR INTERVENORS

RESOLUTION NO. 87-20

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, CLARIFYING THE CONTENT OF ORDINANCE NUMBER 84-16

WHEREAS, the zoning and platting of a subdivision within the City of Rockwall named Harbor Landing Phase I has been approved by the City Council, and

WHEREAS, a lawsuit has been filed against the City of Rockwall by Rockwall Harbor Landing, Inc., and

WHEREAS, the lawsuit seeks from the Court a judicial interpretation of the meaning of Section 1(6) of Ordinance Number 84-16, and

WHEREAS, certain residents of the area adjacent to Harbor Landing Phase I have intervened in this lawsuit, and

WHEREAS, the City of Rockwall, Rockwall Harbor Landing, Inc., and the intervenors in the lawsuit have agreed to the interpretation and application of the Ordinance Number 84-16 as it pertains to Harbor Landing Phase I, and

WHEREAS, the agreed interpretation and application specifies the building pad elevations and maximum elevations of buildings in the subdivision, as shown in "Exhibit A" to this resolution, and the term "house height" shall be defined as the distance between a monument located at the front building line of each lot and the highest point of the structure on each such lot; and

WHEREAS, the Rockwall Harbor Landing, Inc., Plaintiff in the lawsuit, has agreed to dismiss with prejudice all claims as to each party to the lawsuit upon the approval and enactment of this resolution.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Rockwall that:

1. It is the intent of the City Council that Ordinance Number 84-16 be interpreted, applied and enforced as specified in Exhibit A, and

2. The City Manager is instructed to enforce Ordinance Number 84-16 in such a manner that the pad elevations and maximum building elevations shown in Exhibit A are adhered to.

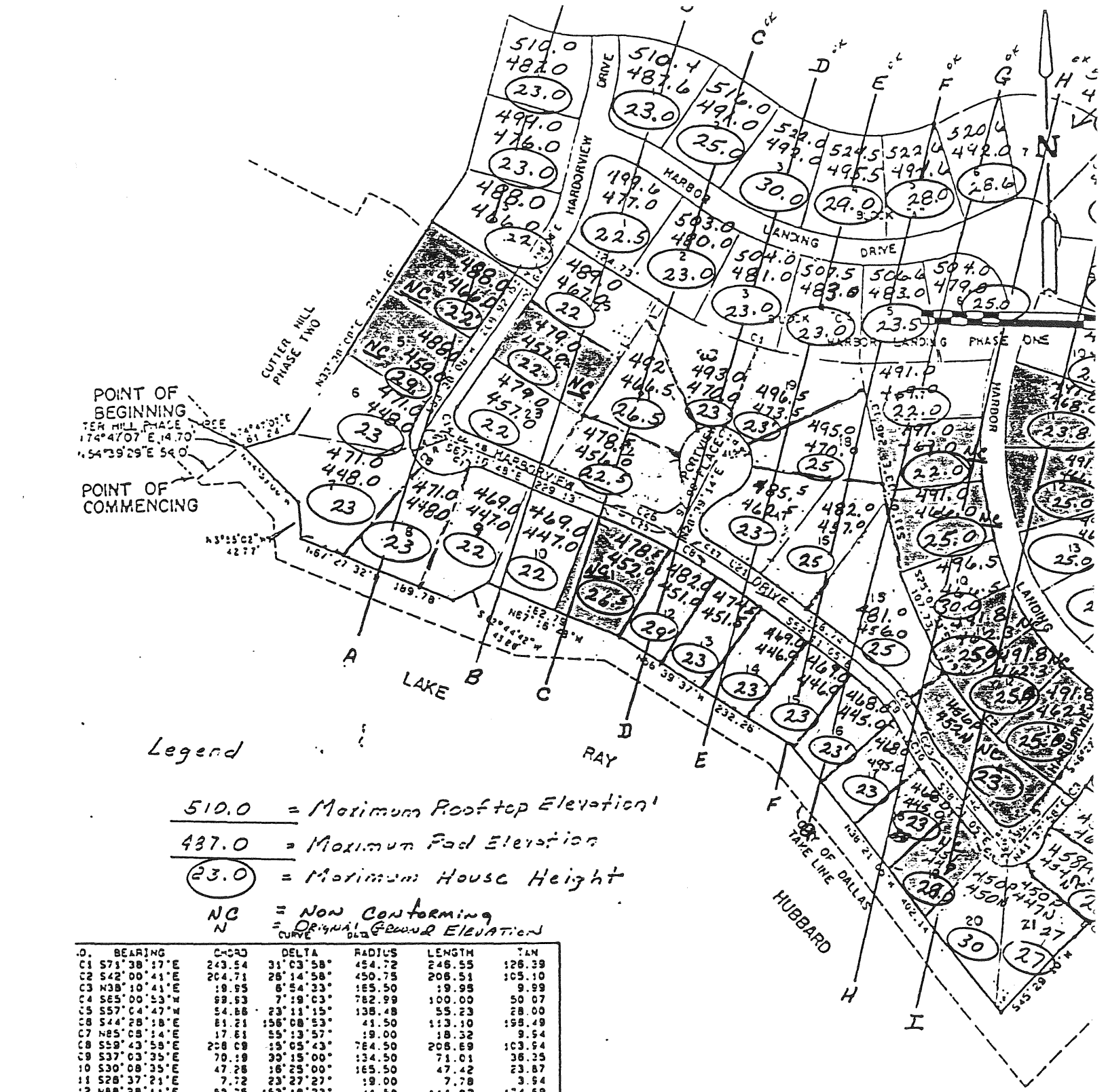
PASSED AND APPROVED the 15th day of June, 1987.

APPROVED:

ATTEST:

By

0320h/5



Legend

510.0 = Maximum Rooftop Elevation

437.0 = Maximum Pad Elevation

(23.0) = Maximum House Height

NC = Non Conforming

N = Original Ground Elevation

NO.	BEARING	CHORD	DELTA	RADIUS	LENGTH	TAN
C1	S71°38'17"E	243.54	31°03'58"	454.72	246.55	126.39
C2	S42°00'41"E	204.71	26°14'58"	450.75	206.51	105.10
C3	N38°10'41"E	19.95	6°54'33"	165.50	19.95	9.99
C4	S65°00'53"W	89.53	7°19'03"	782.99	100.00	50.07
C5	S57°04'47"W	54.86	23°11'15"	138.48	55.23	28.00
C6	S44°28'18"E	81.21	156°08'53"	41.50	113.10	195.49
C7	N85°08'14"E	17.61	55°13'57"	19.00	18.32	9.94
C8	S59°43'58"E	208.09	15°05'43"	784.50	206.69	103.94
C9	S37°03'35"E	70.19	30°15'00"	134.50	71.01	36.35
C10	S30°08'35"E	47.28	16°25'00"	165.50	47.42	23.87
C11	S28°37'21"E	7.72	23°27'27"	19.00	7.78	3.94
C12	N88°28'11"E	80.75	153°18'23"	41.50	111.02	174.69
C13	N28°43'58"E	9.77	29°47'59"	19.00	9.88	5.06
C14	S18°49'20"E	29.30	100°54'56"	19.00	33.48	23.01
C15	S65°31'13"E	50.08	3°31'08"	815.50	50.09	25.05
C16	N88°10'28"E	29.14	100°07'45"	19.00	33.20	22.70
C17	N03°34'58"E	38.39	25°03'18"	88.50	38.70	19.68
C18	S81°20'46"E	65.78	255°11'48"	41.50	184.84	53.89
C19	S53°43'30"W	38.39	25°03'18"	88.50	38.70	19.68
C20	S08°52'01"E	29.14	100°07'45"	19.00	33.20	22.70
C21	S55°33'28"E	65.67	8°44'48"	815.50	68.03	48.07
C22	S37°03'35"E	89.37	30°15'00"	165.50	87.38	44.73
C23	S30°08'35"E	38.41	16°25'00"	134.50	38.54	19.40
C24	S88°21'34"E	28.53	100°00'57"	19.00	33.17	22.65
C25	S59°43'58"E	219.18	15°05'43"	800.00	210.77	105.90
C26	S84°18'47"E	82.81	5°58'02"	800.00	82.85	41.48
C27	S58°45'55"E	127.78	8°08'41"	800.00	127.92	64.10
C28	S37°03'35"E	78.78	30°15'00"	150.00	79.19	40.54
C29	S30°08'35"E	42.83	16°25'00"	150.00	42.98	21.64

Revised June 3 1987

Revised June 10, 1987

No. 87-124

ROCKWALL HARBOR LANDING, INC., A TEXAS CORPORATION, Plaintiff,	)	IN THE DISTRICT COURT
VS.	)	86TH JUDICIAL DISTRICT
CITY OF ROCKWALL, TEXAS, Defendant.	)	ROCKWALL COUNTY, TEXAS

SETTLEMENT AGREEMENT

THIS AGREEMENT is made and entered into this _____ day of _____, 1987, by and between Rockwall Harbor Landing, Inc., hereinafter referred to as Plaintiff, City of Rockwall, Texas, hereinafter referred to as Defendant and Rick S. Burgy, Leigh Burgy, Charles N. Capri, Thelma L. Capri, Claude F. Fulton, Francis Fulton, Peter G. Oetking, Maude Oetking, and Revival Tabernacle Association, Inc., hereinafter referred to as Intervenors.

WHEREAS, Plaintiff has filed a suit in the 86th Judicial District Court in Rockwall County, Texas, against Defendant in Cause Number 87-124; the City has duly appeared and filed an Answer in said proceeding; and, Intervenors have duly appeared and filed their Plea of Intervention in said proceedings.

WHEREAS, the parties have reached an agreement to settle the matters in controversy recited in Plaintiff's Original Petition and have agreed to enter into an Agreed Judgment to dismiss the pending litigation, subject to the provisions recited therein.

NOW THEREFORE, in consideration of the terms, conditions and covenants recited herein, the parties agree as follows:

1. Approval of Plat Plan. Defendant, by and through the authorized actions of its City Council, hereby approves for all purposes the Plat Plan which is attached hereto and incorporated herein as Exhibit "A", which sets forth the maximum

roof top elevation, maximum building pad elevation and maximum height for single family residences in Rockwall Harbor Landing Phase I. Defendant agrees and acknowledges that under its Zoning Ordinance 84-16, attached hereto as Exhibit "B", and the previously filed Plat applicable to Plaintiff's property which is described in Exhibit "C" attached hereto and incorporated herein by reference, Plaintiff may sell and/or construct single family residences on its property. The approval of Exhibit "A" does hereby interpret the Zoning Ordinance 84-16, attached hereto as Exhibit "B", and specifically incorporates the terms of this Agreement as the official interpretation of said ordinance.

Defendant recognizes and agrees that Plaintiff or any subsequent purchaser of Plaintiff's property shall have the right to construct single family residences on said property subject to (i) the terms recited in Exhibit "A" and (ii) compliance with other standard requirements (in addition to site plan approval) required by city ordinances to obtain a building permit for single family residences.

2. Plat Restrictions. The parties agree, that pursuant to Resolution Number _____, concerning the attached Exhibit "A" submitted by Plaintiff for the Rockwall Harbor Landing Plat, in connection therewith, the attached Exhibit "A" establishes for each lot within said Plat the following: (i) maximum roof-top elevation; (ii) maximum building pad elevation; (iii) maximum height for single-family residences. Intervenors and Defendant agree to take no action of any kind to amend, alter, revise or relocate in any manner the restrictions contained in Exhibit "A" which would interfere or impede Plaintiff's development of said property. Defendant further agrees that no action of any nature is pending or contemplated to attempt to amend Ordinance number 84-16, or to otherwise change or restrict the current use allowed under the existing ordinances and as provided in the filed plat, as amended herein.

3. Settlement of Litigation. The parties agree that upon the approval of Resolution number _____, the parties shall execute and deliver to the 86th Judicial

Court of Rockwall County, Texas, the Agreed Judgment in the form attached hereto as Exhibit "D", to be entered in the pending litigation referenced above. Pursuant to the terms of the Agreed Judgment, the pending cause of action and claims of Plaintiff and Intervenors shall be dismissed and all court costs assessed against the party incurring the same. Further, in consideration of the terms and conditions recited herein, Plaintiff hereby agrees that upon the occurrence of the Conditions Precedent recited above, and the performance by Defendant of the terms recited herein, Plaintiff shall release, remise and discharge Defendant from all claims, demands, damages, costs and expenses of any nature, including attorney's fees, alleged in Plaintiffs' Original Petition filed in the pending litigation. Defendant, in consideration of the release by Plaintiff recited herein, shall hereby release, remise and discharge Plaintiff from any and all claims, demands, damages, costs and expenses, including attorney's fees, arising from Plaintiff's Original Petition or any other action of Plaintiff's related thereto. Intervenors, in consideration of the release by Plaintiff and Defendant recited herein, shall hereby release, remise and discharge Plaintiff and Defendant from any and all claims, demands, damages, costs and expenses, including attorney's fees, arising from Intervenors' Plea Of Intervention or any other action of Intervenors' related thereto. All parties acknowledge that this Agreement has been executed of their own free will and volition, and that each party has consulted its own counsel to review and advise them of the matter contained herein prior to execution of this Agreement. Further, this Agreement is binding and fully enforceable against the parties recited herein and may be introduced into evidence in any court proceedings related to the matters referenced herein.

4. Invalidity. Except as expressly provided to the contrary herein, each section, part, term or provision of this Agreement shall be considered severable; and if for any reason any section, part, term or provision herein is determined to be invalid and contrary to or in conflict with any existing or future law or regulation by a Court or agency having valid jurisdicaiton, such determination shall not impair the operation

of or have any other affect on other sections, parts, terms or provisions of this agreement as may remain otherwise intelligible, and the latter shall cotninue to be given full force and effect and bind the parties hereto, and said invalid sections, parts, terms or provisions shall not be deemed to be a part of this Agreement.

5. State Law. This Agreement has been executed and delivered in the State of Texas and shall be construed in accordance with the laws of the State of Texas. Any action brought to enforce or interpret this Agreement shall be brought in the court of appropriate jurisdiction in Rockwall County, Texas. Should any provision of this Agreement require judicial interpretation, it is agreed that the court interpreting or considering same shall not apply the presumption that the terms hereof shall be more strictly construed against a party by reason of the rule or conclusion that a document should be construed more strictly against the party who itself or through its agent prepared the same, it being agreed that all parties hereto have participated in the preparation of this Agreement and that legal counsel was consulted by each responsible party before the execution of this Agreement.

6. Successors and Assigns. This Agreement and the terms and provisions hereof shall inure to the benefit of and binding upon the parties hereto and their respective successors and assigns whenever the context so requires or permits.

EXECUTED this _____ day of _____, 1987.

Plaintiff:

ROCKWALL HARBOR LANDING, INC., A
TEXAS CORPORATION

By: _____

Title: _____

Defendant:

CITY OF ROCKWALL, TEXAS

By: _____

Title: _____

Intervenors:

_____
Rick S. Burgy

_____
Leigh Burgy

_____
Charles N. Capri

_____
Thelma L. Capri

_____
Claude F. Fulton

_____
Francis Fulton

_____
Peter G. Oetking

_____
Maude Oetking

REVIVAL TABERNACLE ASSOCIATION, INC.

By:_____

Title:_____

AGREED AS TO FORM AND CONTENT:

SALLINGER, NICHOLS, JACKSON,
KIRK & DILLARD

By:_____
Robert E. Hager
Texas Bar Card 08689500
1800 Lincoln Plaza
Dallas, Texas 75201
Phone: (214) 954-3333

ATTORNEYS FOR PLAINTIFF

HUTCHISON PRICE BOYLE & BROOKS

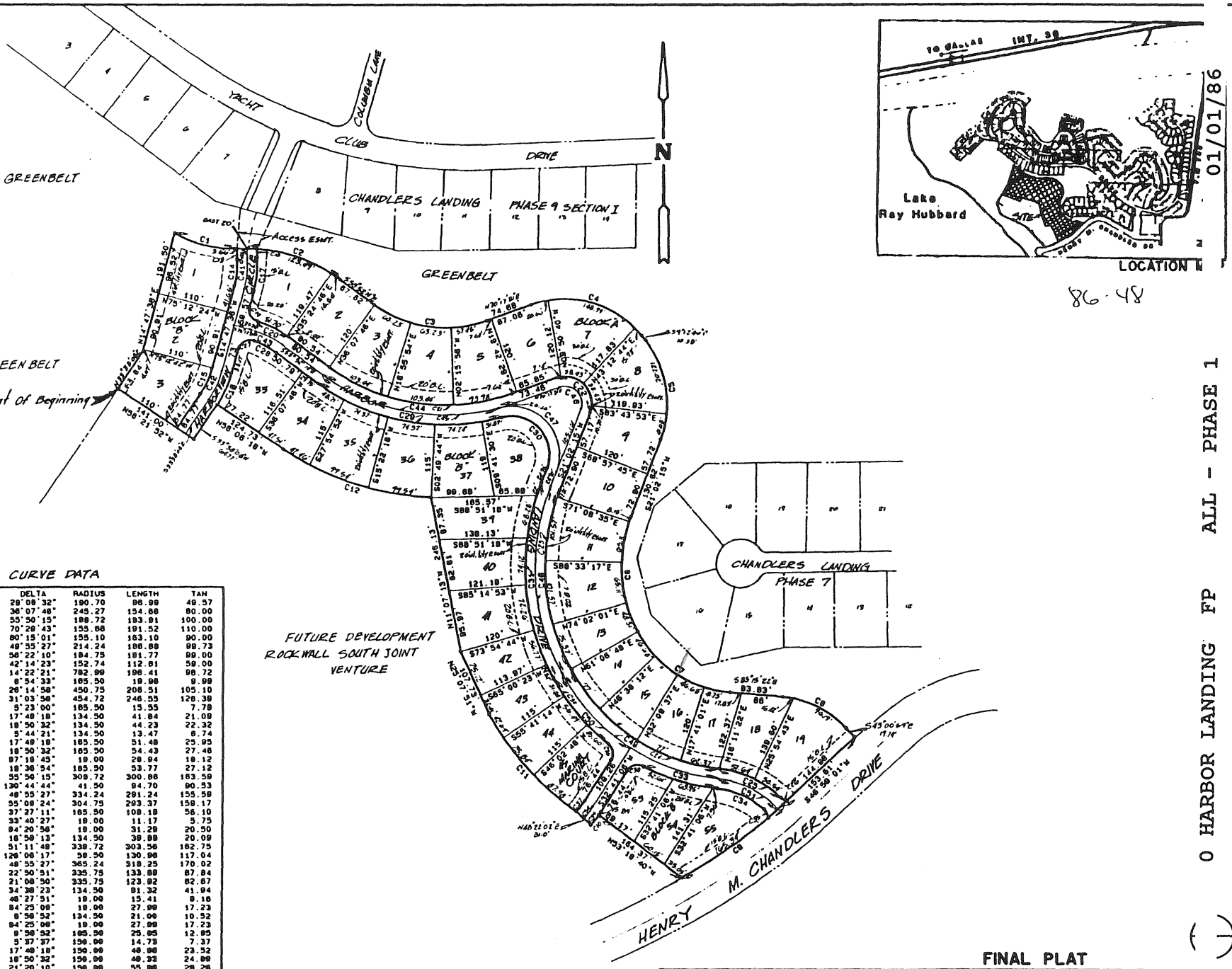
By:_____
Pete Eckert
Texas Bar Card 06399000
Kent S. Hofmeister
Texas Bar Card 09791700
3900 First City Center
Dallas, Texas 75201-4622
Phone: (214) 754-8600

ATTORNEYS FOR DEFENDANT

BIRD & RENEKER

By:_____
D. Ronald Reneker
Texas Bar Card 16770000
D. Grant Seabolt, Jr.
Texas Bar Card 17942500
1100 Premier Place
5910 North Central Expressway
Dallas, Texas 75206
Phone: (214) 373-7070

ATTORNEYS FOR INTERVENORS



86-48

01/01/86

ALL - PHASE 1

0 HARBOR LANDING FP

8648

CURVE DATA

NO.	BEARING	CHORD	DELTA	RADIUS	LENGTH	TAN
C1	S75°25'44"E	95.95	29°08'32"	190.70	96.99	49.57
C2	S71°56'07"E	152.11	36°07'46"	245.27	154.66	80.00
C3	S81°47'21"E	176.72	55°50'15"	188.72	183.91	100.00
C4	S74°27'38"E	178.67	70°28'43"	155.88	191.52	110.00
C5	S08°05'18"E	155.89	80°15'01"	155.10	183.10	90.00
C6	S03°55'28"E	180.83	48°55'27"	214.24	186.88	98.73
C7	S57°04'17"E	174.52	58°22'10"	184.75	181.77	99.00
C8	S64°08'11"E	110.07	42°14'23"	152.74	112.81	59.00
C9	S54°10'11"W	185.88	14°22'21"	782.89	196.41	98.72
C10	S38°10'41"W	10.95	8°54'33"	185.50	10.98	5.99
C11	N42°00'41"W	204.71	26°14'58"	450.75	206.51	105.10
C12	N71°38'17"W	243.54	31°03'56"	454.72	246.55	126.38
C13	S00°20'11"E	15.54	5°23'00"	165.50	15.55	7.78
C14	S05°52'57"W	41.87	17°48'18"	134.50	41.84	21.09
C15	S24°12'52"W	44.03	18°50'32"	134.50	44.23	22.32
C16	S00°09'31"E	19.47	5°44'21"	134.50	13.47	8.74
C17	S05°52'57"W	51.27	17°48'18"	165.50	51.48	25.95
C18	S24°12'52"W	54.18	18°50'32"	165.50	54.43	27.46
C19	S28°50'48"E	28.22	87°18'45"	19.00	28.94	18.12
C20	S63°10'41"E	53.53	18°36'54"	165.50	53.77	27.12
C21	S81°47'22"E	288.18	55°50'15"	308.72	300.88	163.58
C22	S44°20'07"E	75.45	130°44'44"	41.50	94.70	90.53
C23	S03°55'28"E	282.11	48°55'27"	334.24	291.24	155.58
C24	S58°27'54"E	282.18	55°08'24"	304.75	293.37	159.17
C25	S65°18'00"E	106.27	37°27'11"	165.50	108.18	56.10
C26	S83°25'38"E	11.01	33°40'27"	19.00	11.17	5.75
C27	N81°58'04"E	27.87	84°20'58"	19.00	31.29	20.50
C28	S82°21'51"E	38.73	16°58'13"	134.50	39.88	20.09
C29	S78°28'08"E	283.58	51°11'48"	338.72	303.58	162.75
C30	S42°00'54"E	108.08	126°08'17"	58.50	130.98	117.04
C31	S03°55'28"E	308.28	48°55'27"	365.24	318.25	170.02
C32	S40°18'37"E	139.08	22°50'51"	335.75	133.88	67.84
C33	S73°28'10"E	128.22	21°08'50"	335.75	123.92	62.67
C34	S88°43'24"E	88.88	34°38'23"	134.50	81.32	41.94
C35	S28°10'17"E	14.88	46°27'51"	18.00	15.41	8.18
C36	S09°31'28"E	25.53	84°25'08"	18.00	27.88	17.23
C37	S37°08'32"W	20.88	8°58'52"	134.50	21.08	10.52
C38	S74°53'41"W	25.53	84°25'08"	18.00	27.88	17.23
C39	S37°08'32"W	25.82	8°38'52"	185.50	25.85	12.85
C40	S00°12'33"E	14.73	5°37'37"	150.00	14.78	7.37
C41	S05°52'57"W	48.47	17°48'18"	150.00	48.88	23.52
C42	S24°12'52"W	48.11	18°50'32"	150.00	48.33	24.88
C43	S84°32'18"E	55.54	21°20'10"	150.00	55.88	28.26
C44	S81°47'21"E	303.81	55°50'15"	324.22	315.97	171.80
C45	S78°28'08"E	288.18	51°11'48"	324.22	288.71	155.38
C46	S44°20'07"E	47.27	130°44'44"	28.88	58.33	58.72
C47	S42°00'54"E	138.71	126°08'17"	75.88	188.87	147.53
C48	S03°55'28"E	285.18	48°55'27"	348.74	384.74	182.81
C49	S58°27'54"E	288.58	55°08'24"	320.25	308.38	187.27
C50	S43°08'03"E	157.27	28°28'42"	320.25	158.88	81.12
C51	S83°32'35"E	[illegible]	41°00'02"	150.00	107.34	56.08
C52	S37°08'32"		8°58'52"	150.00	23.42	11.74

FINAL PLAT

HAROLD L. EVANS CONSULTING ENGINEER 2331 GUS THOMASSON RD. SUITE 102 DALLAS, TEXAS 75228 PHONE (214) 328-8133		
SCALE	DATE	JOB NO.
1"=100'	5-12-86	84186

HARBOR LANDING PHASE ONE

EDWARD TEAL SURVEY ABSTRACT NO. 207

CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

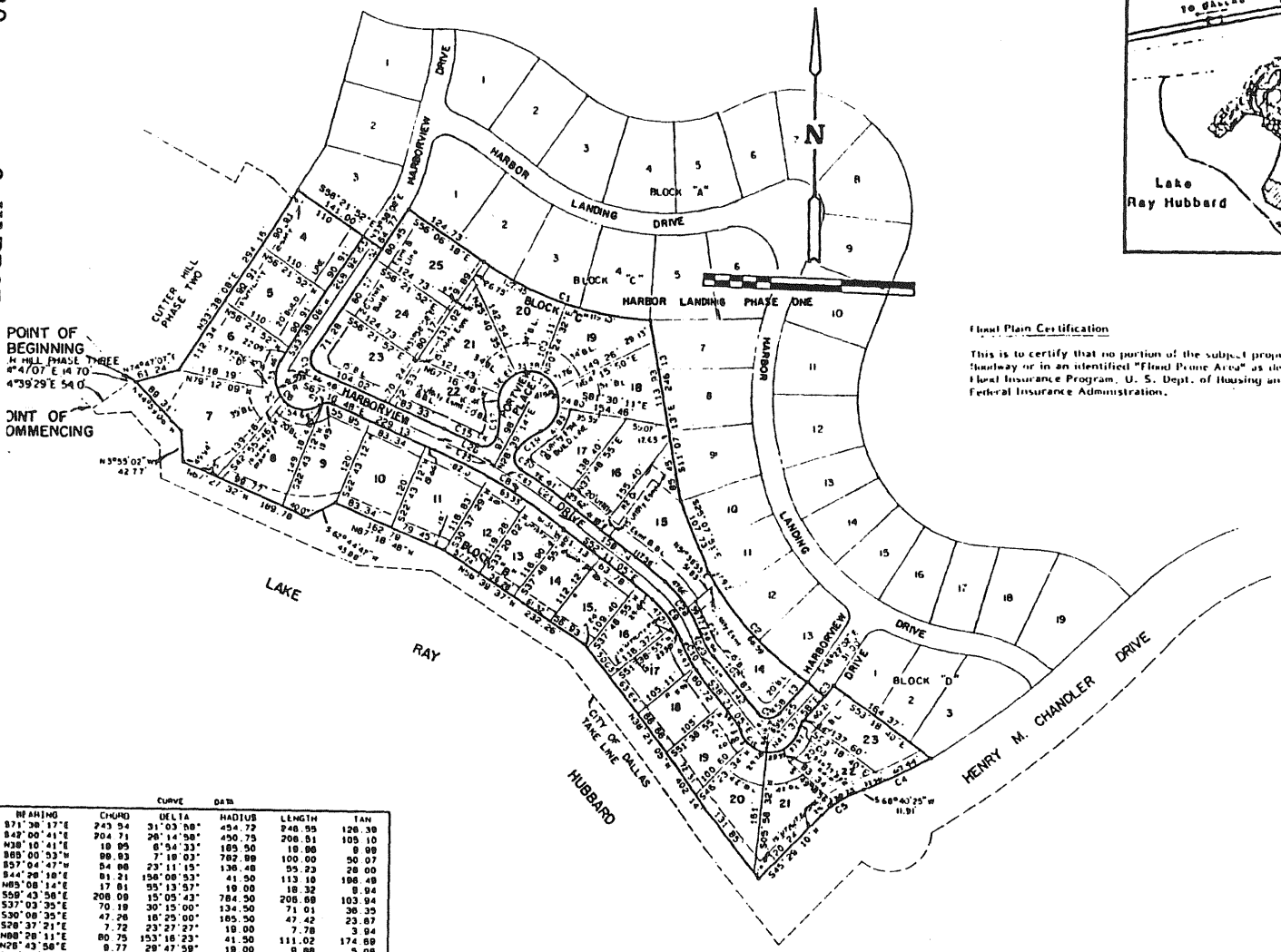
ROCKWALL SOUTH JOINT VENTURE
P.O. BOX 1234 GREENVILLE, TX

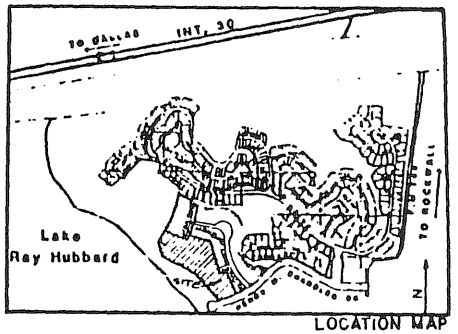
OWNER
214-455

8730

0 HARBOR LANDING FP ALL - PHASE 2

01/01/87





LOCATION MAP

Flood Plain Certification

This is to certify that no portion of the subject property lies within a 100 year floodway or in an identified "Flood Prone Area" as defined by the National Flood Insurance Program, U. S. Dept. of Housing and Urban Development, Federal Insurance Administration.

AREA CALCULATIONS		
LOT NO.	BLOCK	AREA (sq ft)
4	B	10,000
5	B	10,000
6	B	10,013
7	B	15,377
8	B	10,001
9	B	10,000
10	B	10,001
11	B	10,416
12	B	7,168
13	B	7,210
14	B	7,000
15	B	7,000
16	B	7,281
17	B	7,000
18	B	7,000
19	B	7,000
20	B	8,721
21	B	9,379
22	B	7,161
23	B	9,064
14	C	12,151
15	C	16,033
16	C	10,000
17	C	10,000
18	C	10,000
19	C	10,000
20	C	10,000
21	C	10,000
22	C	10,000
23	C	10,142
24	C	10,000
25	C	10,000

27.38

2/8

CURVE DATA					
BEARING	CHORD	DELTA	RADIUS	LENGTH	TAN
S71°38'17"E	243.54	31°03'58"	454.72	246.55	126.38
S42°00'41"E	204.71	26°14'58"	450.75	206.51	105.10
N38°10'41"E	19.95	6°54'33"	185.50	10.00	5.00
S88°00'53"W	98.83	7°19'03"	782.99	100.00	50.07
S57°04'47"W	54.88	23°11'15"	136.48	55.23	28.00
S44°28'18"E	81.21	156°08'53"	41.50	113.10	186.48
N85°08'14"E	17.81	55°13'57"	19.00	18.32	9.94
S59°43'58"E	208.08	15°05'43"	784.50	206.68	103.94
S37°03'35"E	70.19	30°15'00"	134.50	71.01	36.35
S30°08'35"E	47.28	18°25'00"	185.50	47.42	23.87
S28°37'21"E	7.72	23°27'27"	19.00	7.78	3.94
N88°28'11"E	80.75	153°18'23"	41.50	111.02	174.88
N28°43'58"E	8.77	28°47'59"	19.00	9.88	5.06
S18°49'20"E	28.30	100°54'56"	19.00	33.48	23.01
S85°31'13"E	50.08	3°31'09"	815.50	50.08	25.05
N86°10'28"E	29.14	100°07'45"	19.00	33.20	22.70
N03°34'58"E	38.38	25°03'18"	88.50	38.70	19.66
S81°20'48"E	85.78	259°11'48"	41.50	184.84	53.88
S53°43'30"W	38.38	25°03'18"	88.50	38.70	19.66
S08°52'01"E	29.14	100°07'45"	19.00	33.20	22.70
S55°35'28"E	95.87	6°44'48"	815.50	96.03	48.07
S37°03'35"E	88.37	30°15'00"	185.50	87.38	44.73
S30°08'35"E	38.41	18°25'00"	134.50	38.54	19.40
S88°21'24"E	29.11	100°00'57"	19.00	33.17	22.65
S59°43'58"E	210.18	15°05'43"	800.00	210.77	106.00
S84°16'47"E	82.91	5°56'02"	800.00	82.95	41.48
S56°45'55"E	127.78	9°09'41"	800.00	127.92	64.10
S37°03'35"E	78.28	30°15'00"	150.00	78.19	40.54
S30°08'35"E	42.03	16°25'00"	150.00	42.08	21.64

HAROLD L. EVANS CONSULTING ENGINEER		
2331 GUS THOMASSON RD. SUITE 102 DALLAS, TEXAS 75228 PHONE (214) 328-8133		
SCALE	DATE	JOB NO
1" = 100'	4-14-87	8755

HARBOR LANDING PHASE TWO

EDWARD TEAL SURVEY ABSTRACT NO. 207

CITY OF ROCKWALL—ROCKWALL COUNTY, TEXAS

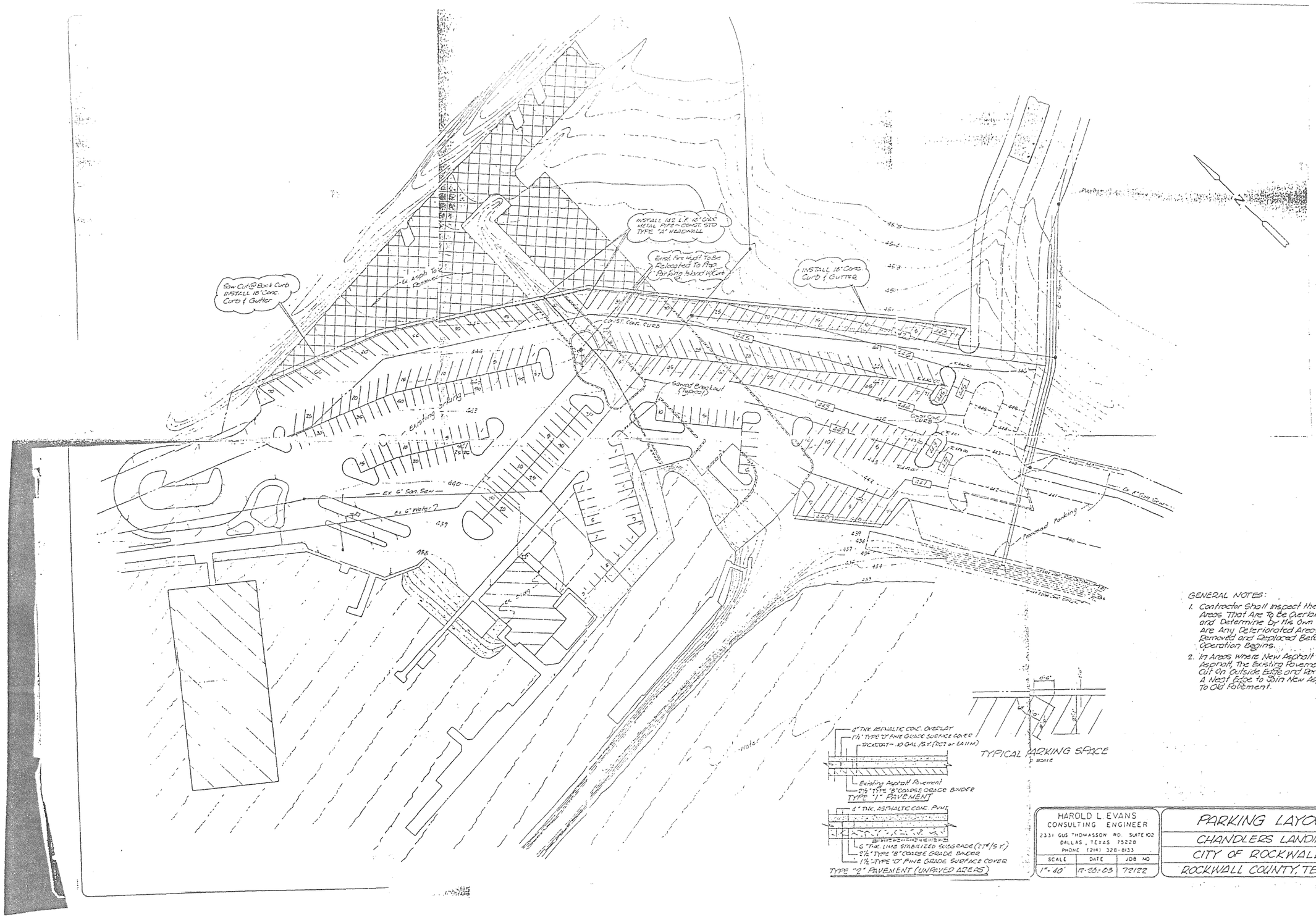
JERRY W. BIESEL OWNER (ph. 357-5676)
970 NORTH TOWER 700 NORTH PEARL DALLAS, TEXAS 75201

VIEW: Pdfile
RESTRICT: PHASE_NO = "MARINA"

SORT: PHASE_NO

P&Z CASE NO	ORDINANCE	PHASE NAME	ACTION	DESCRIPTION
8417	8419	MARINA	Z	LAND USE AND SITE PLAN
8810	0	MARINA	Z	REVISED SITE PLAN (added guardhouse, not indicated herein)

AMENDING PD

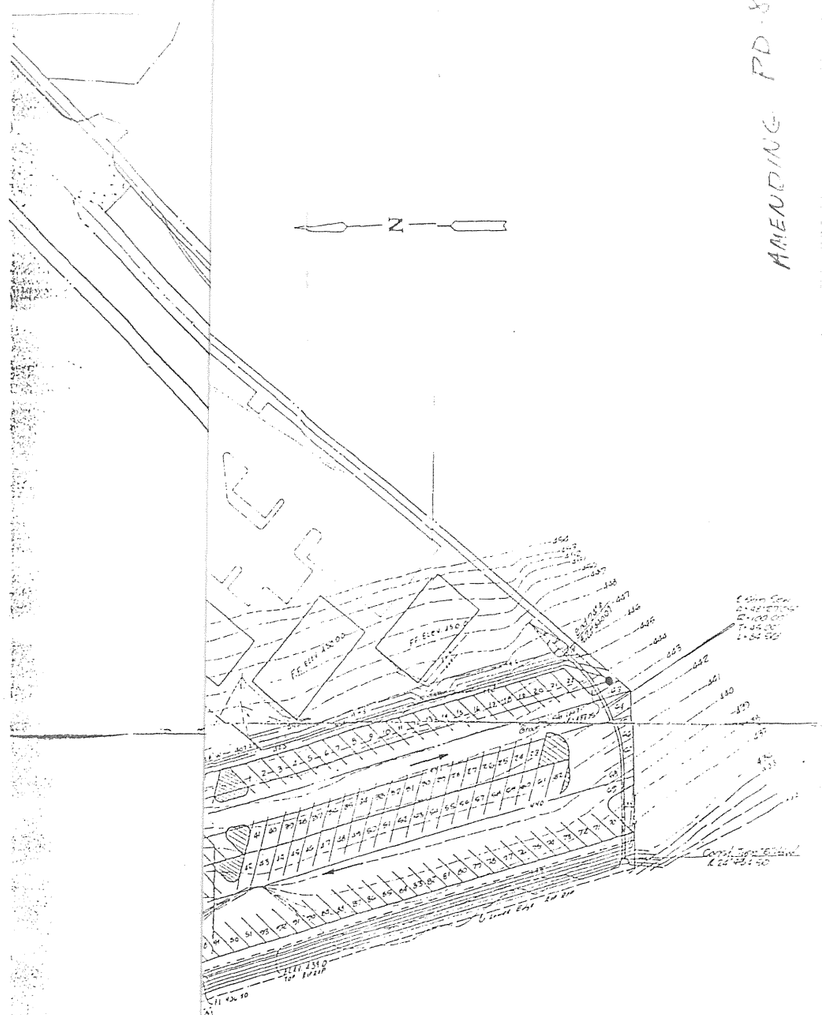


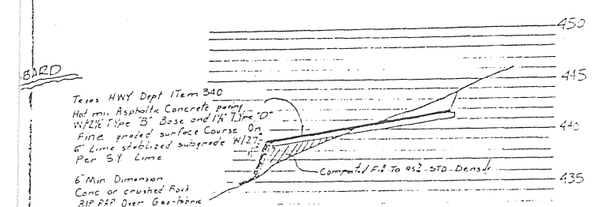
GENERAL NOTES:

1. Contractor Shall Inspect the Existing Parking Areas That Are To Be Overlaid With Asphalt and Determine by His Own Means If There Are Any Deteriorated Areas That Should Be Removed and Replaced Before the Overlaying Operation Begins.
2. In Areas Where New Asphalt Joins Existing Asphalt, The Existing Pavement Shall Be Saw Cut On Outside Edge and Removed to Provide A Neat Edge to Join New Asphalt Pavement To Old Pavement.

HAROLD L. EVANS CONSULTING ENGINEER 2331 GUS THOMASSON RD. SUITE 102 DALLAS, TEXAS 75228 PHONE (214) 328-8133			PARKING LAYOUT
SCALE	DATE	JOB NO	CHANDLERS LANDING
1" = 40'	12-26-83	72122	CITY OF ROCKWALL
			ROCKWALL COUNTY, TEXAS

AMENDING PD-8





Texas HWY Dept Item 340
Hot mix Asphaltic Concrete paving
W/2½" Type "B" Base and 1½" Type "D"
Fine graded surface Course On
6" Lime stabilized subgrade W/27
Per S.Y. Lime

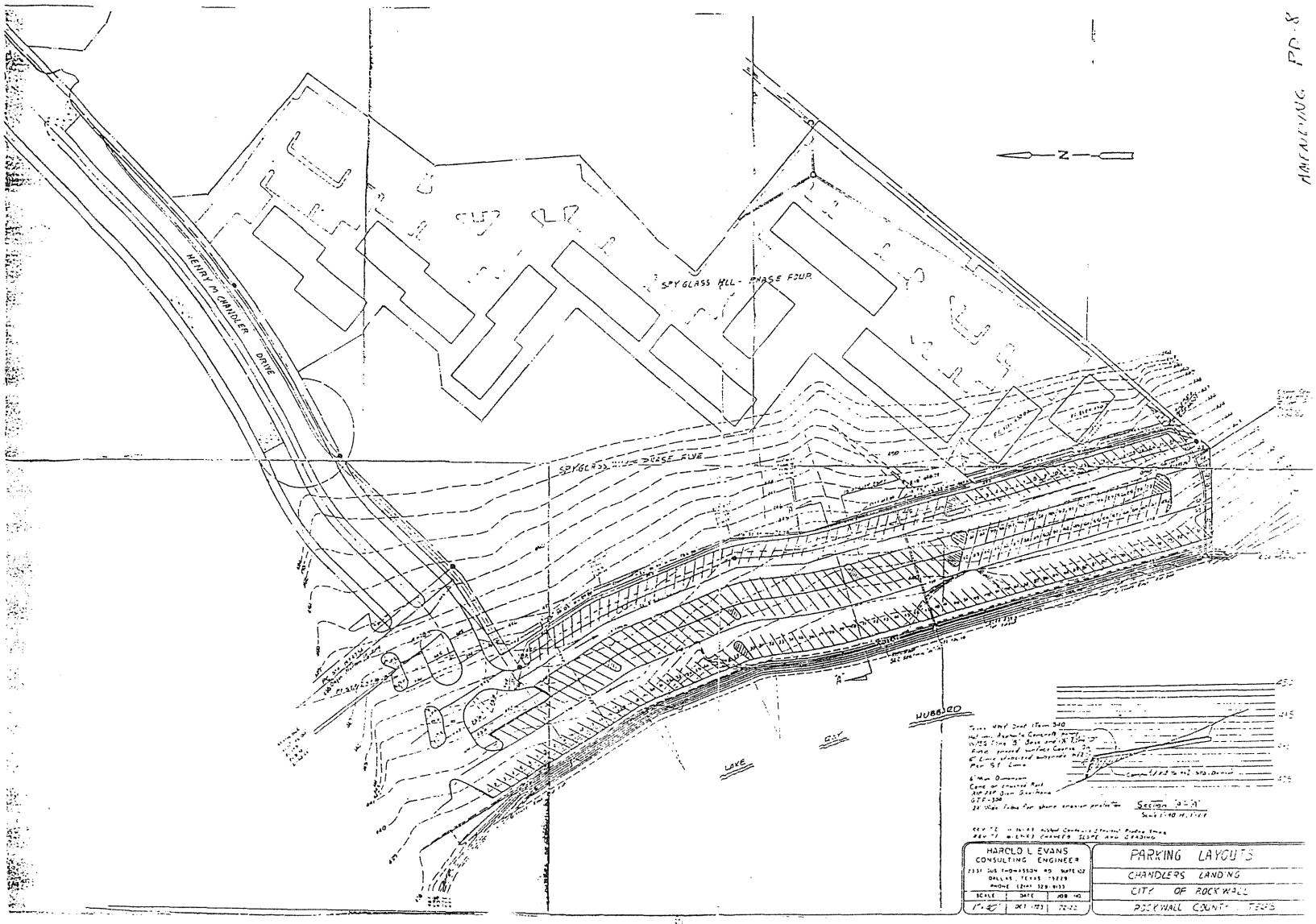
6" Min Dimension
Conc or crushed Rock
RIP RAP Over Geo-fabric
GTF-300
24' Wide Fabic for shore erosion protection

Section "A-A"
Scale 1"=40' H, 1"=1' V

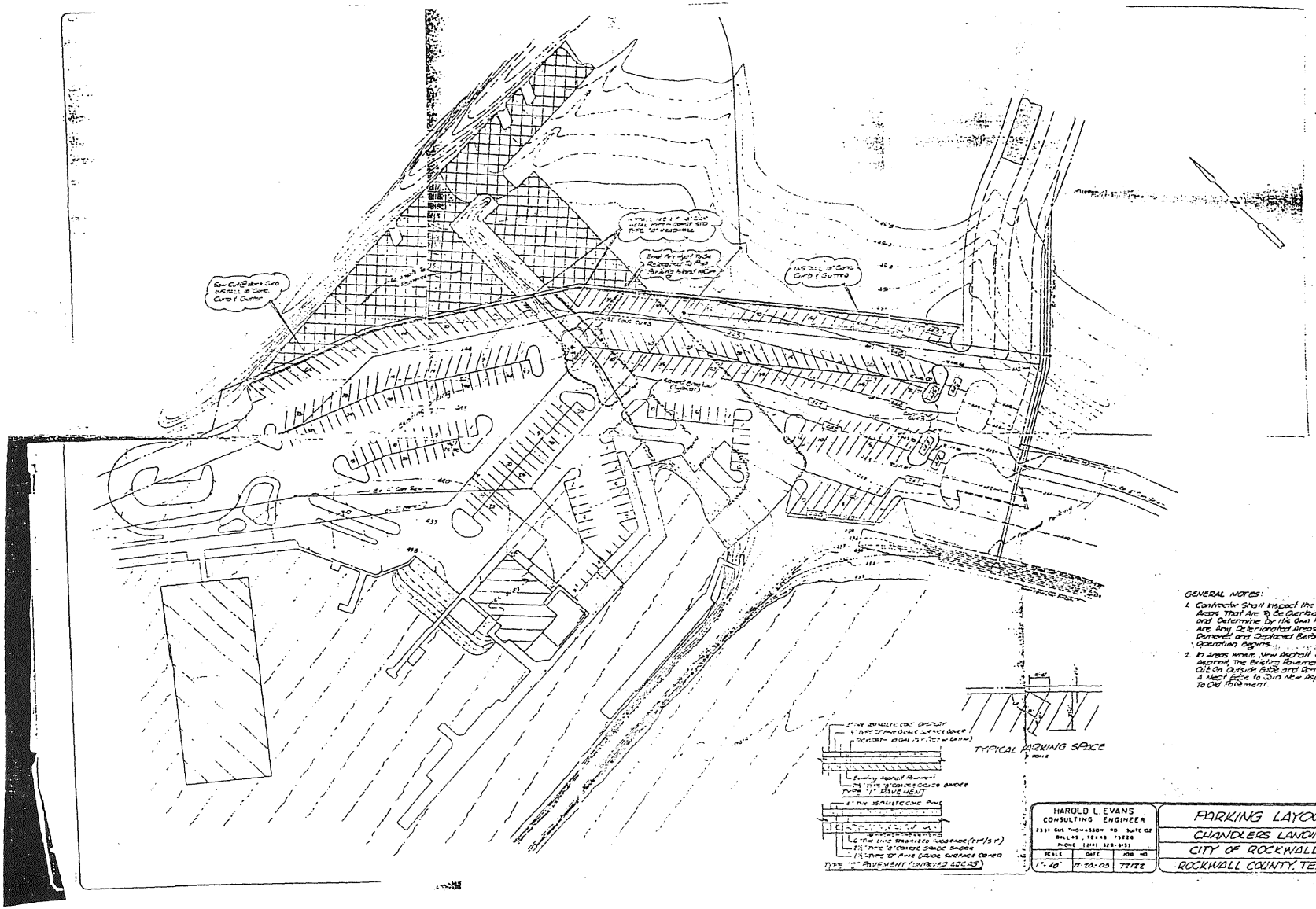
REV #2 11-30-83 Added Contours & Revised RipRap Slope
REV #1 10-27-83 CHANGED SLOPE AND GRADING

HAROLD L EVANS CONSULTING ENGINEER 2331 SUS THOMASSON RD. SUITE 102 DALLAS, TEXAS 75228 PHONE (214) 328-8133			PARKING LAYOUTS CHANDLERS LANDING CITY OF ROCKWALL ROCKWALL COUNTY, TEXAS
SCALE	DATE	JOB NO	
1"=40'	OCT 1983	72122	

AMENDING PD-8



AMENDING PD-8



GENERAL NOTES:

1. Contractor Shall Inspect the Existing Parking Areas That Are To Be Overlaid With Asphalt and Determine by His Own Means If There Are Any Deteriorated Areas That Should Be Removed and Replaced Before the Overlaying Operation Begins.
2. In Areas Where New Asphalt Joins Existing Asphalt, The Existing Pavement Shall Be Saw Cut On Outside Edge and Removed to Provide A Neat Edge to Join New Asphalt Pavement To Old Pavement.

HAROLD L. EVANS CONSULTING ENGINEER 2331 CUE THOMASSON RD SUITE 102 DALLAS, TEXAS 75228 PHONE (214) 328-8133			PARKING LAYOUT
SCALE	DATE	JOB NO	CHANDLERS LANDING
1"=40'	11-28-05	72122	CITY OF ROCKWALL
			ROCKWALL COUNTY, TEXAS

ORDINANCE NO. 84-19

AN ORDINANCE OF THE CITY OF ROCKWALL, TEXAS, AMENDING ORDINANCE NO. 73-48 OF THE CITY OF ROCKWALL AND AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF ROCKWALL AS HERETOFORE AMENDED AND AS RELATES TO PD NO 8 SO AS TO GRANT A CONDITIONAL USE PERMIT FOR A MARINA DRY STORAGE AND PARKING AREA IN PD DISTRICT NO. 8 AND IN AN AGRICULTURAL ZONED DISTRICT ON THE FOLLOWING TRACT: BEING A TRACT OF LAND SITUATED IN THE E. TEAL SURVEY, ABSTRACT NO 207, ROCKWALL COUNTY, TEXAS, AND BEING A PART OF THAT 97.79 ACRE, MORE OR LESS, TRACT KNOWN AS MARINA SITE K, PART OF A TRACT OF LAND CONVEYED TO WHILDEN CONSTRUCTION COMPANY BY DEED RECORDED IN VOLUME 44, PAGE 618, DEED RECORDS, ROCKWALL COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE MOST SOUTHERLY CORNER OF SAID WHILDEN TRACT AND AT THE SOUTHEAST CORNER OF SAID MARINA SITE K; THENCE: WEST, A DISTANCE OF 98.17 FEET ALONG THE SOUTH LINE OF SAID MARINA SITE K TO A POINT FOR A CORNER; THENCE: TRAVERSING SAID MARINA SITE K AS FOLLOWS: NORTH 14° 35' 26" WEST A DISTANCE OF 416.96 FEET TO A POINT FOR A CORNER; NORTH 1° 33' 59" WEST A DISTANCE OF 63.76 FEET TO A POINT FOR A CORNER; NORTH 20° 51' 59" WEST A DISTANCE OF 123.65 FEET TO A POINT FOR A CORNER; NORTH 31° 30' 08" WEST A DISTANCE OF 252.98 FEET TO A POINT FOR A CORNER; NORTH 38° 21' 05" WEST A DISTANCE OF 70.00 FEET TO A POINT FOR A CORNER; NORTH 77° 39' 39" EAST A DISTANCE OF 65.30 FEET TO A POINT FOR A CORNER; AND NORTH 3° 08' 55" EAST, PASSING AT 205.73 FEET THE EAST LINE OF SAID MARINA SITE K AND THE WEST LINE OF SAID WHILDEN TRACT AND CONTINUING A TOTAL DISTANCE OF 251.00 FEET TO A POINT FOR A CORNER; THENCE: TRAVERSING SAID WHILDEN TRACT AS FOLLOWS: SOUTH 38° 21' 05" EAST A DISTANCE OF 325.00 FEET TO A POINT FOR A CORNER; AND SOUTH 54° 29' 10" WEST A DISTANCE OF 30.17 FEET TO A POINT FOR A CORNER ON THE WEST LINE OF SAID WHILDEN TRACT AND THE EAST LINE OF SAID MARINA SITE K; THENCE: ALONG SAID LINE AS FOLLOWS: SOUTH 38° 21' 05" EAST A DISTANCE OF 80.46 FEET TO A POINT FOR A CORNER; AND SOUTH 58° 29' 50" WEST A DISTANCE OF 90.00 FEET TO A POINT FOR A CORNER; THENCE: TRAVERSING SAID WHILDEN TRACT AS FOLLOWS: SOUTH 31° 30' 08" EAST A DISTANCE OF 109.80 FEET TO A POINT FOR A CORNER; SOUTH 20° 51' 59" EAST A DISTANCE OF 156.54 FEET TO A POINT FOR A CORNER; SOUTH 1° 33' 59" EAST A DISTANCE OF 70.75 FEET TO A POINT FOR A CORNER; AND SOUTH 14° 35' 26" EAST A DISTANCE OF 407.29 FEET TO A POINT FOR A CORNER ON THE SOUTH LINE OF SAID WHILDEN TRACT; THENCE: SOUTH 41° 32' 55" WEST A DISTANCE OF 36.13 FEET TO THE POINT OF BEGINNING AND CONTAINING 3.5488 ACRES OF LAND; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF ONE THOUSAND DOLLARS ($1,000.00) FOR EACH OFFENSE; AND DECLARING AN EMERGENCY.

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 due hearings and afforded a full and fair hearing to all property owners generally and to all persons in and situated in the affected rea and in the vicinity thereof, the governing body in the exercise f its legislative discretion has concluded that Ordinance No. 73-48 of the City of Rockwall and the Comprehensive Zoning Ordinance of the City of Rockwall should be amended as follows,

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

SECTION 1. That Ordinance no. 73-48 of the City of Rockwall is hereby amended to add the allowed use of marina dry storage and parking lot as shown on Exhibit "A" attached hereto and made a part hereof.

SECTION 2. That the Comprehensive Zoning Ordinance of the City of Rockwall, Texas, as heretofore amended, be and the same is hereby amended by amending the zoning map of the City of Rockwall so as to grant a Conditional Use Permit for marina dry storage and parking lot on the following described property:

BEING a tract of land situated in the E. Teal Survey, Abstract No. 207, Rockwall County, Texas, and being a part of that 97.79 acre, more or less, tract known as Marina Site K, as on file with the City of Dallas Department of Dallas Department of Parks and Recreation, and also being a part of a tract of land conveyed to Whilden Construction Company by deed recorded in Volume 44, Page 618, Deed Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at the most Southerly corner of said Whilden tract and at the Southeast corner of said Marina Site K;

THENCE; West, a distance of 98.17 feet along the South line of said Marina Site K to a point for a corner;

THENCE: Traversing said Marina Site K as follows: North 14° 35' 26" West a distance of 416.96 feet to a point for a corner; North 1° 33' 59" West a distance of 63.76 feet to a point for a corner; North 20° 51' 59" West a distance of 123.65 feet to a point for a corner; North 31° 30' 08" West a distance of 252.98 feet to a point for a corner; North 38° 21' 05" West a distance of 70.00 feet to a point for a corner; North 77° 39' 39" East a distance of 65.30 feet to a point for a corner; and North 3° 08' 55" East, passing at 205.73 feet the East line of said Marina Site K and the West line of said Whilden Tract and continuing a total distance of 251.00 feet to a point for a corner;

THENCE: Traversing said Whilden tract as follows: South 38° 21' 05" East a distance of 325.00 feet to a point for a corner; and south 54° 29' 10" West a distance of 30.17 feet to a point for a corner on the West line of said Whilden tract and the East line of said Marina Site K;

THENCE: Along said line as follows: South 38° 21' 05" East a distance of 80.46 feet to a point for a corner; and South 58° 29' 50" West a distance of 90.00 feet to a point for a corner;

THENCE: Traversing said Whilden tract as follows: South 31° 30' 08" East a distance of 109.80 feet to a point for a corner; South 20° 51' 59" East a distance of 156.54 feet to a point for a corner; South 1° 33' 59" East a distance of 70.75 feet to a point for a corner; and South 14° 35' 26" East a distance of 407.29 feet to a point for a corner on the South line of said Whilden tract;

THENCE: South 41° 32' 55" West a distance of 36.13 feet to the Point of BEginning and Containing 3.5488 Acres of Land,

as shown on Exhibit "A".

SECTION 3. That the paved area shown on Exhibit "A" must have landscaped screening from the adjacent property in Windward Slope.

SECTION 4. That the paved area must have screening from the area the east generally known as Spyglass Hill when such area shall develop.

SECTION 5. That the expansion shall follow the design included as Exhibit "A".

SECTION 6. That there shall be no time limit on the Conditional Use Permit.

SECTION 7. That the above described tract of land shall be used only in the manner and for the purpose provided for by the Comprehensive Zoning Ordinance of the City of Rockwall as heretofore amended, as amended herein by granting this zoning change, and as may be amended in the future.

SECTION 8. Any person, firm, corporation or firm violating any of the provisions of this ordinance shall be subject to the same penalty as provided for in the Comprehensive Zoning Ordinance of the City of Rockwall as heretofore amended, as amended hereby, and as may be amended in the future, and upon conviction shall be punished by a penalty of ne not to exceed the sum of $1,000.00 for each offense, and each and every day such offense shall continue shall be deemed to constitute a separate offense.

SECTION 9. WHEREAS, it appears that the above described property requires classification so as to grant a Conditional Use Permit for marina dry storage and parking lot in order to permit its proper development and in order to protect the public interest and general welfare of the City of Rockwall, such requirement creates an urgency and an emergency in the preservation of the public welfare and requires that this ordinance 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 by the City Council of the City of Rockwall, Texas, on the 2nd day of April, 1984.

APPROVED:

Mayor

TTEST:

City Secretary

CITY OF ROCKWALL

ORDINANCE NO. 02-50

AN ORDINANCE OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF ROCKWALL AND AMENDING ORDINANCE NO. 84-19, AS PREVIOULSY AMENDED, AS IT RELATES TO PLANNED DEVELOPMENT DISTRICT NO. 8, SO AS TO GRANT A CONDITIONAL USE PERMIT FOR A MARINA DRY STORAGE AND PARKING AREA IN PLANNED DEVELOPMENT DISTRICT NO. 8 AND IN AN "A", AGRICULTURAL ZONED DISTRICT ON THE PROPERTY BEING MORE FULLY DESCRIBED IN EXHIBIT "A"; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings 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, the governing body in the exercise of its legislative discretion has concluded that Ordinance No. 84-19 and the Comprehensive Zoning Ordinance 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 Ordinance No. 84-19 of the City of Rockwall is hereby amended to allow the use of marina dry storage and parking lot as shown on Exhibit "B" attached hereto and made a part thereof.

Section 2. That the tract of land described as Exhibit "A" shall be used only in the manner and for the purposes provided for in the Comprehensive Zoning Ordinance of the City of Rockwall as heretofore amended, as amended herein by granting of this approval shall affect only the property described in the attached Exhibit "A" and said property shall be limited to the uses, density, area, setback and other requirements set forth herein.

Section 3. That development in the area within Exhibit "A" shall be limited to uses and requirements listed in Ordinance No. 73-48 and Ordinance 84-19 and the Conditional Use Permit shall be subject to the following additional conditions:

1. That the property be subject to site plan review and all other development requirements of the City of Rockwall prior to any future development.

2. That marina dry storage and boat sales shall be limited to the paved area south of Henry M. Chandler Drive as indicated on Exhibit "B".

3. That parking of vehicles and parking of boats awaiting repair shall be limited to the paved area north of Henry M. Chandler Drive in the locations specified on Exhibit "B".

4. The storage of "RV", Recreational Vehicles, shall be limited to the marina dry storage area as indicated on Exhibit "B".

5. Parking of "RV", Recreational Vehicles, shall be limited to a maximum of seventy two (72) hours per vehicle for any period of time extending more than one day (24 hours) and shall be limited to the paved parking area north of Henry M. Chandler Drive as indicated on Exhibit "B".

Section 4. 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 offence and each and every day such offense shall continue shall be deemed to constitute a separate offense.

Section 5. If any section paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Comprehensive Zoning Ordinance No. 83-23 of the City of Rockwall, Texas, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable.

Section 6. That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be, and the same are hereby repealed to the extent of that conflict.

Section 7. 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.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, this 4th day of November, 2002.

Ken Jones, Mayor

ATTEST:

Dorothy Brooks, City Secretary

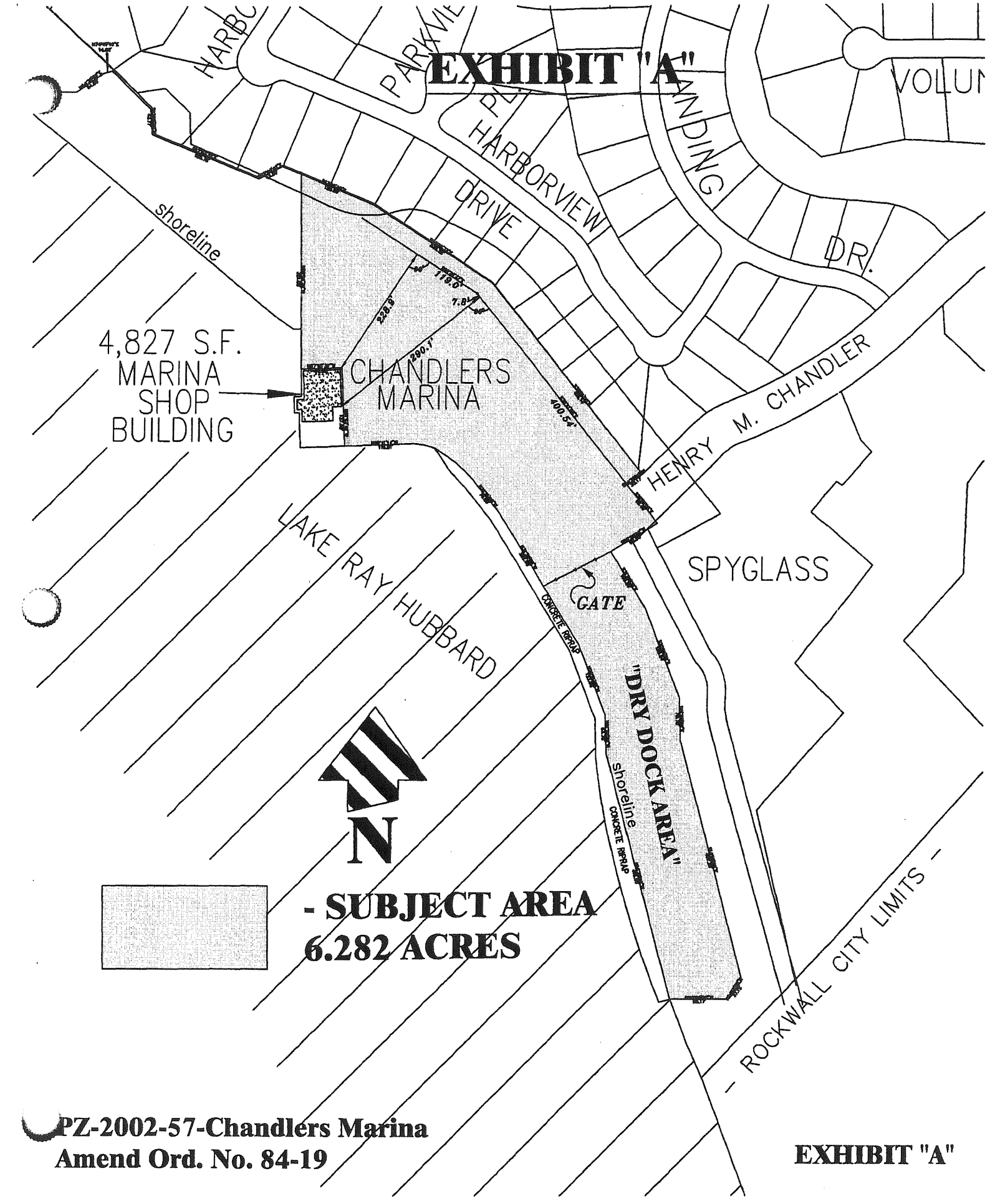
CITY OF ROCKWALL TEXAS
SEAL

APPROVED AS TO FORM:

Pete Eckert, City Attorney

1st Reading: October 21, 2002

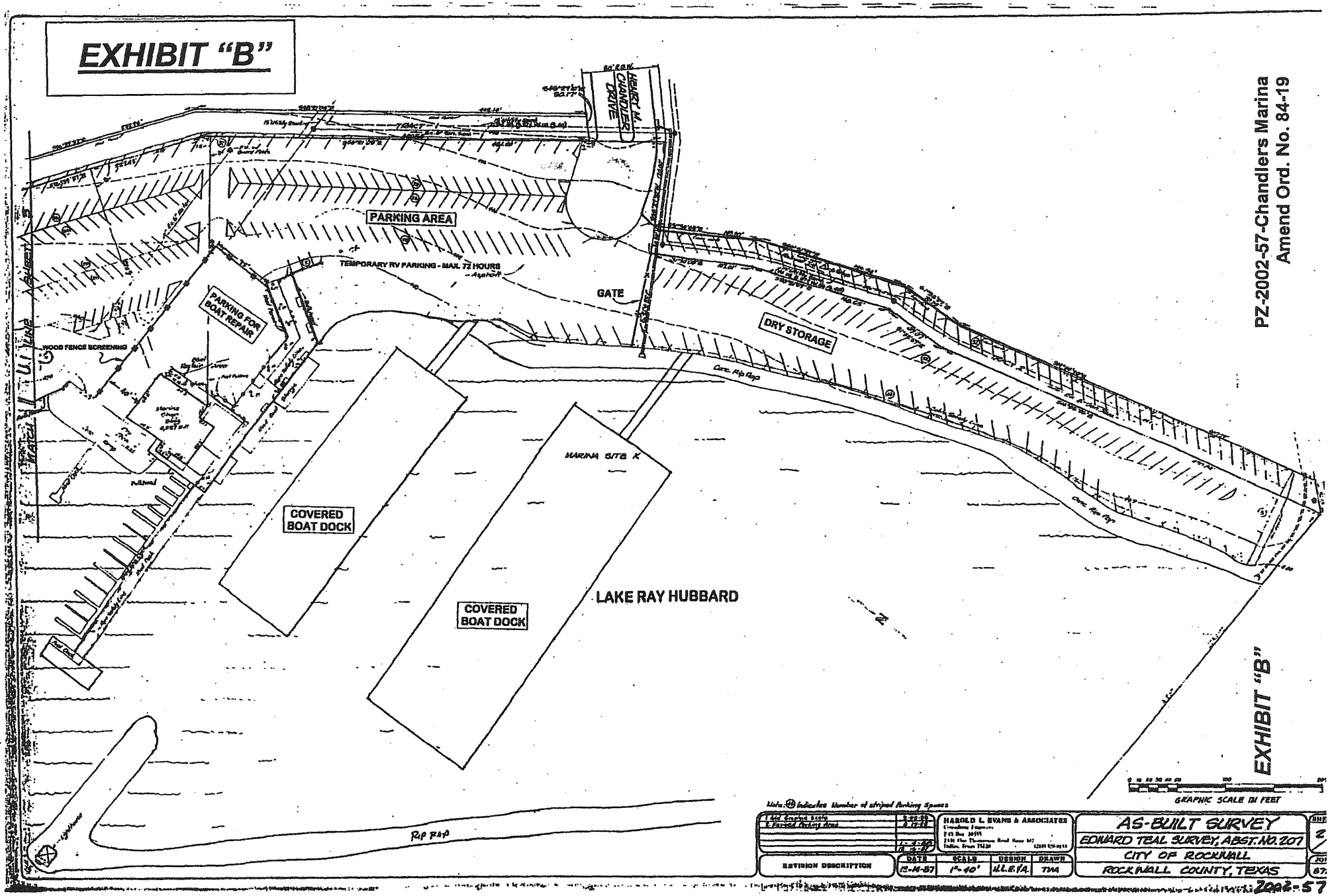
2nd Reading: November 4, 2002



PZ-2002-57-Chandlers Marina
Amend Ord. No. 84-19

EXHIBIT "A"

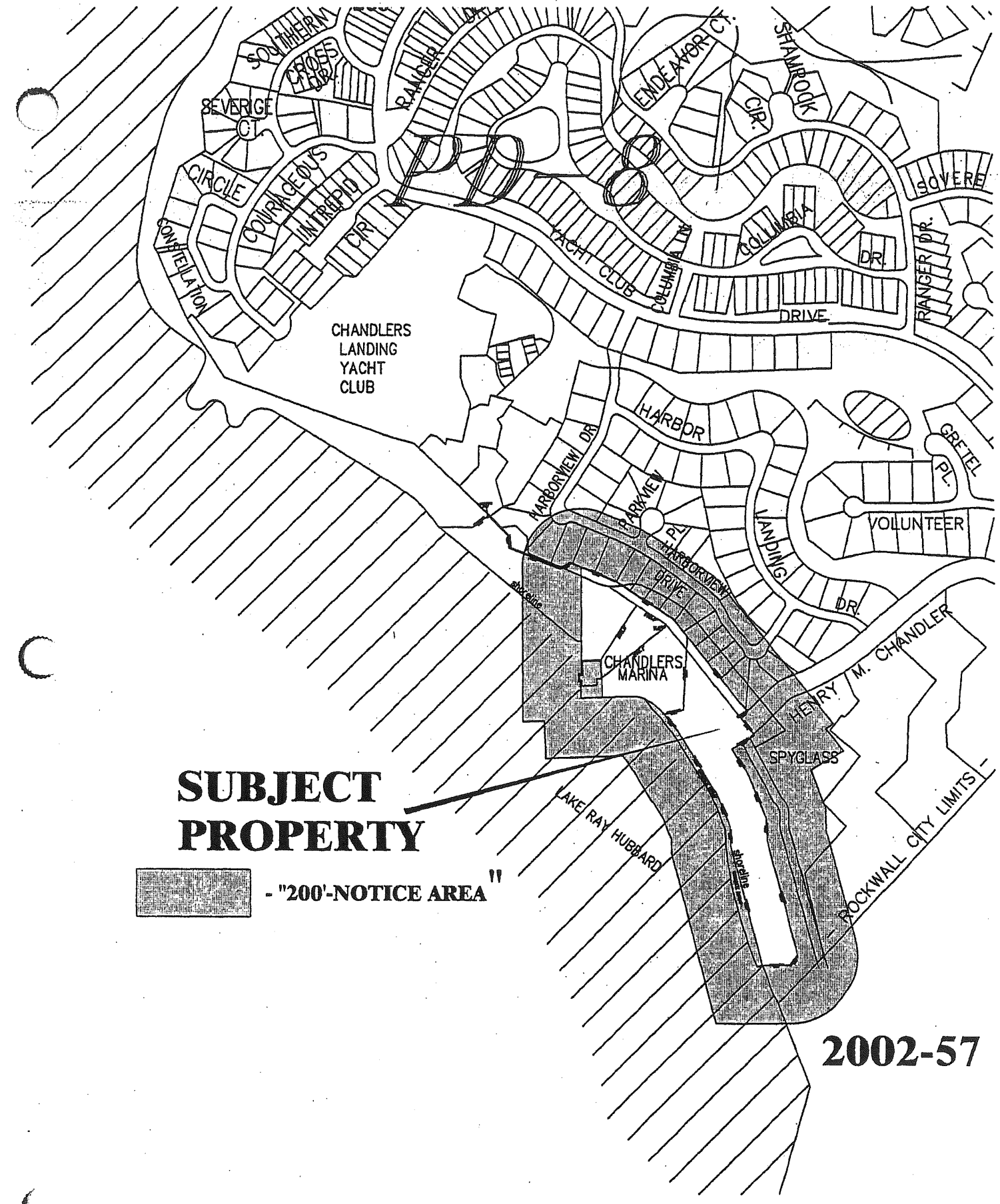
EXHIBIT "B"



PZ-2002-57-Chandlers Marina
Amend Ord. No. 84-19

EXHIBIT "B"

2002-57


SOUTHERN CROSS CIR.
RANGER DR.
ENDEAVOR CT.
SHAMROCK CIR.
SEVERIGE CT.
CIRCLE
COURAGEOUS
INTREPID
CIR.
CONSTELLATION
YACHT CLUB
COLUMBIA LN.
COLUMBIA
DR.
SEVERE
RANGER DR.
DRIVE
CHANDLERS LANDING YACHT CLUB
HARBOR
HARBORVIEW DR.
PARKVIEW
PL.
HARBORVIEW
DRIVE
GRETEL
PL.
VOLUNTEER
LANDING
DR.
CHANDLERS MARINA
HENRY M. CHANDLER
SPYGLASS
LAKE RAY HUBBARD
ROCKWALL CITY LIMITS
SUBJECT PROPERTY
- "200'-NOTICE AREA"

2002-57

VIEW: Pdfile SORT: PHASE_NO
RESTRICT: PHASE_NO = "MARINA VILLAGE"

P&Z CASE NO	ORDINANCE	PHASE NAME	ACTION	DESCRIPTION
9208	9239	MARINA VILLAGE	Z	AR ZLL ALL
9208	0	MARINA VILLAGE	PP	ALL

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:

9208 9239 MARINA VILLAGE Z AR ZLL ALL

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 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;

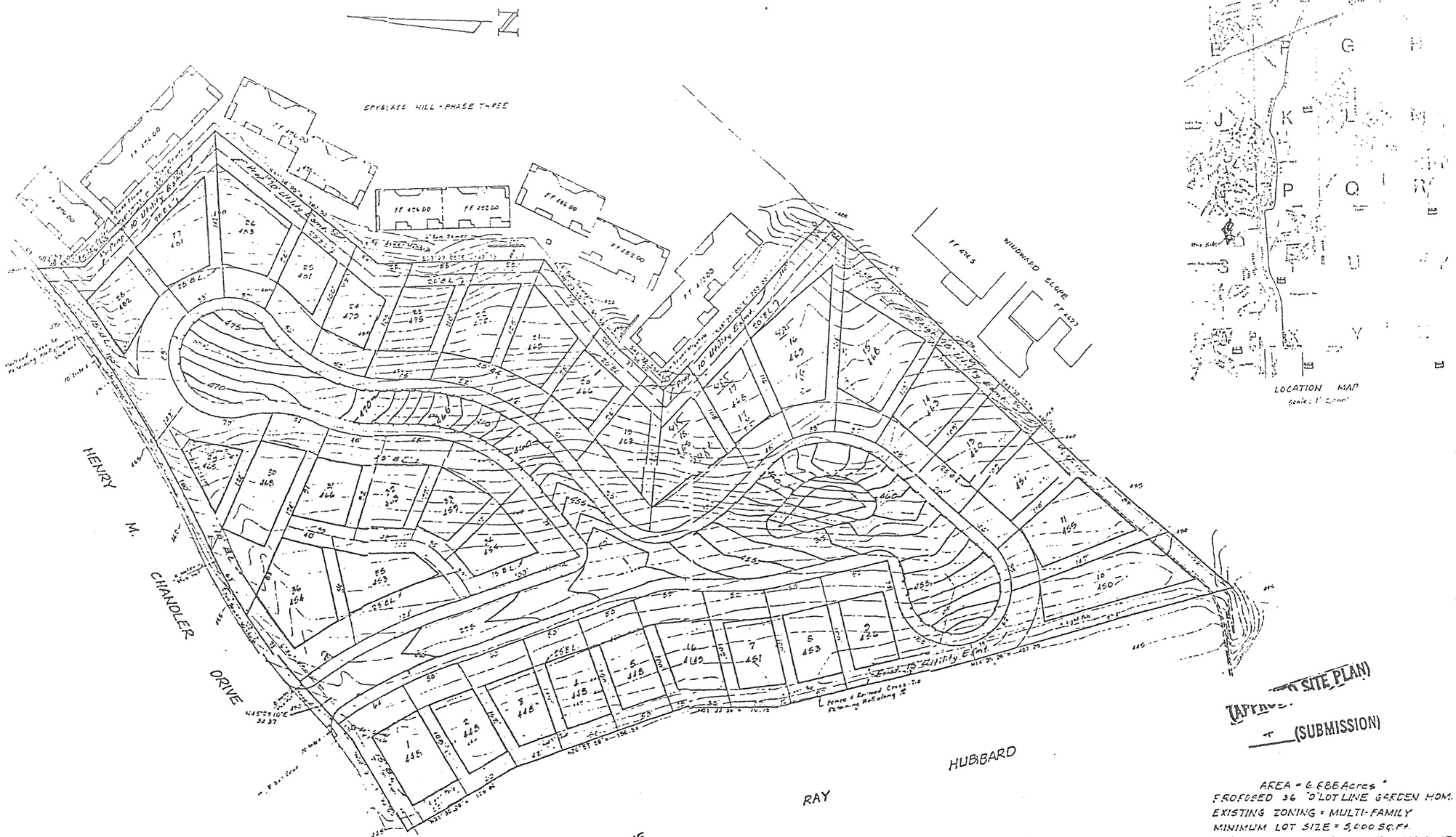
THENCE, along the Southerly line of Henry M. Chandler Drive, the following; North 58 deg. 29' 50" East a distance of 90.00 feet to a 1/2" iron stake set for corner;

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.

EXHIBIT "A"



LOCATION MAP
Scale: 1" = 2000'

AREA = 6.686 Acres ±
PROPOSED 36 'D' LOT LINE GARDEN HOM.
EXISTING ZONING = MULTI-FAMILY
MINIMUM LOT SIZE = 5,000 SQ.FT.
50' WIDE MIN. AT FRONT BUILDING LINE

LEGEND

- 650 — Existing Contour
- 660 — Proposed Contour
- 658 — Proposed Pad Elevation (± 2 Feet)

MARINA VILLAGE

HAROLD L EVANS CONSULTING ENGINEER		
233. GUS THOMASSON RD SUITE 162 DALLAS, TEXAS 75228 PHONE (214) 328-8133		
SCALE	DATE	JOB NO
1"=40	8-10-92	9260

PRELIMINARY SITE & GRADIN.
EDWARD TEAL SURVEY, ABSTRACT NO. 207
CITY OF ROCKWALL, ROCKWALL COUNTY, TE.

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

Exhibit "B"

9208 0 MARINA VILLAGE PP ALL

CITY OF ROCKWALL

ORDINANCE NO. 21-38

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING PLANNED DEVELOPMENT DISTRICT 8 (PD-8) AND THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO AMEND THE PLANNED DEVELOPMENT CONCEPT PLAN AND DEVELOPMENT STANDARDS APPROVED WITH *ORDINANCE NO. 92-39*, BEING A 6.88-ACRE TRACT OF LAND IDENTIFIED AS LOT 4, BLOCK A, SPYGLASS HILL #4 ADDITION AND TRACT 134-12 OF THE E. TEAL SURVEY ABSTRACT NO 207, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE FULLY DESCRIBED HEREIN BY *EXHIBIT 'A'* AND DEPICTED HEREIN BY *EXHIBIT 'B'*; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request by Troy Lewis of Newstream Capital Partners for an amendment to the *Planned Development Concept Plan* and *Development Standards* contained within Planned Development District 8 (PD-8) [*Ordinance No. 92-39*], for a 6.88-acre tract of land identified as Lot 4, Block A, Spyglass Hill #4 Addition and Tract 134-12 of the E. Teal Survey, Abstract No. 207, City of Rockwall, Rockwall County, Texas and more fully described in *Exhibit 'A'* of this ordinance, which hereinafter shall be referred to as the *Subject Property* and incorporated by reference herein; 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 Planned Development District 8 (PD-8) [*Ordinance No. 92-39*] and the Unified Development Code [*Ordinance No. 20-02*] should be amended as follows:

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS:

SECTION 1. That the approval of this ordinance shall supersede all requirements stipulated in *Ordinance No. 92-39*;

SECTION 2. That the *Subject Property* shall be used only in the manner and for the purposes authorized by this Planned Development District Ordinance and the Unified Development Code [*Ordinance No. 20-02*] of the City of Rockwall as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future;

SECTION 3. That development of the *Subject Property* shall generally be in accordance with the *Concept Plan*, depicted in *Exhibit 'C'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'C'*, which is deemed hereby to be a condition of approval of the

amended zoning classification for the *Subject Property*;

SECTION 4. That development of the *Subject Property* shall generally be in accordance with the *Density and Development Standards*, outlined in *Exhibit 'D'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'D'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*;

SECTION 5. That development of the *Subject Property* shall be in conformance with the schedule listed below (*except as set forth below with regard to simultaneous processing and approvals*).

(a) The procedures set forth in the City's subdivision regulations on the date this ordinance is approved by the City, as amended by this ordinance [*including Subsections 5(b) through 5(g) below*], shall be the exclusive procedures applicable to the subdivision and platting of the *Subject Property*.

(b) The following plans and plats shall be required in the order listed below (*except as set forth below with regard to simultaneous processing and approvals*). The City Council shall act on an application for a *Master Parks and Open Space Plan* in accordance with the time period specified in *Section 212.009* of the *Texas Local Government Code*.

(1) Preliminary Plat
(2) PD Site Plan
(3) Final Plat

(c) *Preliminary Plat.* A *Preliminary Plat* for each phase of the *Subject Property*, as depicted in *Exhibit 'C'* of this ordinance, shall be submitted and shall include a *Treescape Plan* for the area being platted.

(d) *PD Site Plan.* A *PD Site Plan* for each phase of the development of the *Subject Property*, as depicted in *Exhibit 'C'* of this ordinance, shall be submitted and shall identify all site/landscape/hardscape plan(s) for all open space, neighborhood parks, trail systems, street buffers and entry features. A *PD Site Plan* application may be processed by the City concurrently with a *Final Plat* application for the development.

(e) *Final Plat.* Prior to the issuance of any building permits, a *Final Plat*, conforming to the *Preliminary Plat*, shall be submitted for approval.

SECTION 6. That 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 7. That if any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Unified Development Code, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable;

SECTION 8. The standards in this ordinance shall control in the event of a conflict between this ordinance and any provision of the Unified Development Code or any provision of the City Code, ordinance, resolution, rule, regulation, or procedure that provides a specific standard that is different from and inconsistent with this ordinance. References to zoning district regulations or other standards in the Unified Development Code (including references to the *Unified Development Code*), and references to overlay districts, in this ordinance or any of the Exhibits hereto are those in effect on the date this ordinance was passed and approved by the City Council of the City of Rockwall, Texas;

SECTION 9. That this ordinance shall take effect immediately from and after its passage;

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 2ND DAY OF AUGUST, 2021.

Kevin Fowler, Mayor

ATTEST:

Kristy Cole, City Secretary

CITY OF ROCKWALL TEXAS
SEAL

APPROVED AS TO FORM:

Frank J. Garza, City Attorney

1st Reading: August 2, 2021

2nd Reading: August 16, 2021

Exhibit 'A':
Legal Description

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 described as follows:

BEGINNING at a point on the South line of Henry M. Chandler Drive, said point being the Northwest corner of Spyglass Hill Condominiums, Phase Three, an addition to the City of Rockwall, as recorded in Slide B, page 175, Map Records, Rockwall County, Texas, a ½" 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 ½" iron stake set for corner;
South 48 deg. 27' 05" East a distance of 160.16 feet to a ½" iron stake set for corner;
South 37 deg. 16' 05" West a distance of 180.50 feet to a ½" iron stake set for corner;
South 03 deg. 27' 05" East a distance of 142.73 feet to a ½" iron stake set for corner;
South 48 deg. 23' 55" West a distance of 95.59 feet to a ½" iron stake set for corner;
South 41 deg. 23 '55" West a distance of 56.00 feet to a ½" iron stake set for corner;
South 48 deg. 27' 05" East a distance of 203.00 feet to a ½" 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 ½" iron stake found for corner;

THENCE North 14 deg. 35' 26" West, a distance of 407.29 feet to a ½" iron stake set for corner;

THENCE North 1 deg. 33' 59" West a distance of 70.75 feet to a ½" iron stake set for corner;

THENCE North 20 deg. 51' 59" West a distance of 156.54 feet to a ½" iron stake set for corner;

THENCE North 31 deg. 30' 08" West a distance of 109.80 feet to a ½" 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 ½" 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 ½" 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 1,040.00 feet, a ½" 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 'B':
Survey

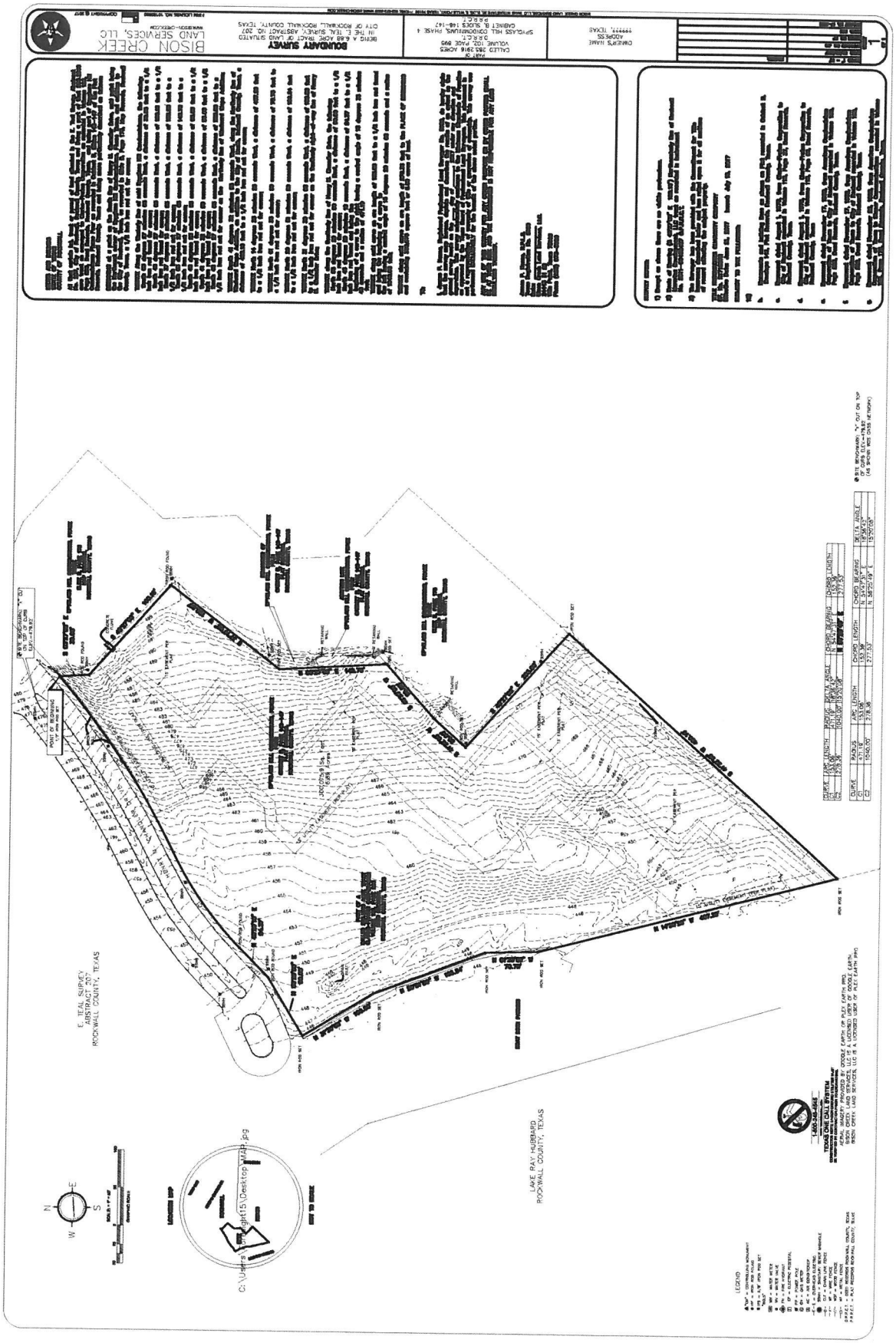


Exhibit 'C':
Concept Plan

Exhibit 'D':
Density and Development Standards

PD Development Standards.

(1) *Permitted Uses*. Unless specifically provided by this Planned Development ordinance, only those uses permitted within the Two Family (2F) District, as stipulated by the *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future are permitted on the *Subject Property*; however, the following additional land uses shall be permitted *by-right*:

☑ Townhomes/Townhouses

(2) *Density and Dimensional Standards*. Unless specifically provided by this Planned Development ordinance, any development on the *Subject Property* shall be subject to the density and dimensional requirements required for a Two Family (2F) District, as stipulated by Article 05, *District Development Standards*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future. In addition, the maximum permissible density for the *Subject Property* shall be *5.23* dwelling units per gross acre of land; however, in no case should the proposed development exceed 36-units. All development on the *Subject Property* shall conform to the standards stipulated by *Table 2: Lot Dimensional Requirements* below, and generally conform to the lot layout depicted in *Exhibit 'B'* of this ordinance.

Table 2: Lot Dimensional Requirements

Minimum Lot Width	30'
Minimum Lot Depth	110'
Minimum Lot Area	3,000 SF
Minimum Front Yard Setback [1]	20'
Minimum Side Yard Setback [2]	0'/10'
Minimum Side Yard Setback (Adjacent to a Street)	15'
Minimum Length of Driveway Pavement from Front Property Line	25'
Maximum Height [3]	30'
Minimum Rear Yard Setback	20'
Minimum Area/Dwelling Unit (SF) [Sum of All Floor Area's]	1,900 SF
Maximum Lot Coverage	90%

General Notes:

[1]: Porches, stoops, bay windows, balconies, eaves and similar architectural features may encroach beyond the *Front Yard Building Setback* by up to five (5) feet for any property; however, the encroachment shall not exceed five (5) feet on *Side Yard Setbacks* where appropriate for such use and shall not encroach into the private right-of-way.

[2]: The side yard setback on the attached side maybe zero (0) if directly abutting a structure on an adjacent lot.

[3]: The Maximum Height shall be measured to the midpoint of the roof of the single-family home, and in no case should any home exceed an elevation of 500-feet above sea level.

(3) *Garage Orientation*. Garages shall be permitted to be forward facing (*i.e. facing onto the private street in a flat front entry configuration*) with a minimum driveway length of 25-feet.

(4) *Building Standards*. The building elevations shall differ in appearance through the use of varying entry features, use of detail and trim, use of materials, articulation and setback, and shall conform to the following requirements:

(i) *Masonry Requirements*. The minimum masonry requirement for the exterior façades of all buildings shall be 90%. For the purposes of this ordinance, the masonry requirement shall

be limited to full width brick, natural stone, and cast stone. Cementaceous fiberboard horizontal lap-siding (*e.g. HardiBoard or Hardy Plank*) and, stucco (*i.e. three [3] part stucco or a comparable -- to be determined by staff*) may be used for up to 50% of the exterior of the building and shall be limited to the anti-monotony restrictions as outlined in this ordinance.

(ii) *Roof Design Requirements*. All buildings shall be designed such that no roof mounted mechanical equipment (*i.e. HVAC, satellite, vents, etc.*) shall be visible from any direction.

Note: Screening of mechanical equipment is necessary for all equipment regardless of location (*i.e. roof mounted, ground mounted, or otherwise attached to the building and/or located on the site*).

(iii) *Architectural Requirements*. All units shall be architecturally finished on all sides of the building with the same materials, detailing and features.

(5) *Anti-Monotony Restrictions*. All development shall adhere to the following anti-monotony restrictions:

(i) Identical brick blends, paint colors and, cementaceous products (*i.e. Hardy Plank lap siding, etc.*) may not occur on adjacent (*i.e. side-by-side*) properties within the development without at least two (2) intervening townhomes of differing materials on the same side of the adjacent townhome beginning with the adjacent property.

(ii) Front building elevations shall not repeat along any block face without at least two (2) intervening homes of differing appearance on the same block face within the development.

(iii) The rear elevation of homes shall not repeat without at least two (2) (*i.e. side-by-side*) intervening homes of differing appearance. Homes are considered to have a differing appearance if any of the following two (2) items deviate:

a) Front Encroachment (*i.e. Porch and/or Sunroom*) Type and Layout
b) Roof Type and Layout
c) Articulation of the Front Façade
d) Differing Primary Exterior Materials

(6) *Landscaping Standards*.

(i) *Landscape Requirements*. Landscaping shall be reviewed and approved with the *PD Site Plan*. All *Canopy/Shade Trees* planted within this development shall be a minimum of four (4) caliper inches in size and all *Accent/Ornamental/Under-Story Trees* shall be a minimum of four (4) feet in total height.

(ii) *Landscape Buffers*. A minimum of a ten (10) foot landscape buffer shall be provided along the frontage of Henry M. Chandler Drive, and shall incorporate a minimum of one (1) canopy tree and one (1) accent tree per 50-feet of linear frontage.

(iii) *Irrigation Requirements*. Irrigation shall be installed for all required landscaping located within common areas, landscape buffers and/or open space. Irrigation installed in these areas shall be designed by a Texas licensed irrigator or landscape architect.

(7) *Trash Dumpster Enclosure*. If proposed trash dumpster enclosures shall be four (4) sided, with eight (8) foot walls constructed and cladded with materials matching the primary structures of the townhomes, and have a self-latching opaque gate. All trash dumpster enclosures shall be internal to the site and not be situated within any established building setbacks or landscape buffers.

(8) *Fence Standards*. All fences shall be required to be wrought iron or a tubular steel fence. Wrought iron/tubular steel fences shall be a minimum of four (4) feet in height; however, may not exceed a maximum of eight (8) feet in height.

(9) *Open Space*. A minimum of 20% open space shall be provided which generally conforms to the *Concept Plan* contained in *Exhibit 'B'* of this ordinance. The Homeowner's Association (HOA) shall be responsible for maintaining all open space areas.

(10) *Private Right-of-Way*. The proposed private right-of-way shall incorporate a minimum of a 29-foot *back-to-back* concrete street built to the City's standards.

(11) *Homeowner's Association (HOA)*. A Homeowner's Association shall be created or the subject property shall be incorporated into the existing Chandler's Landing Homeowner's Association to enforce the restrictions established in accordance with the requirements of *Section 38-15* of the Subdivision Regulations contained within the Municipal Code of Ordinances of the City of Rockwall. The HOA shall also maintain all neighborhood parks, open space and common areas, irrigation, landscaping, screening fences and the private roadways, drive aisles and drive approaches for the subject property associated with this development.

(12) *Variances*. The variance procedures and standards for approval that are set forth in the UDC shall apply to any application for variances to this ordinance

VIEW: Pdfile SORT: PHASE_NO
RESTRICT: PHASE_NO = "SCENIC ESTATES"

P&Z CASE NO	ORDINANCE	PHASE NAME	ACTION	DESCRIPTION
8811	8817	SCENIC ESTATES	Z	LAND USE AND CONDITIONS

ORDINANCE NO. 88-17

AN ORDINANCE OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF ROCKWALL, TEXAS, AS HERETOFORE AMENDED AND AS IT RELATES TO PD-8, SO AS TO GRANT A CHANGE IN ZONING FROM "A" AGRICULTURAL TO "PD-8" PLANNED DEVELOPMENT ON A TRACT OF LAND DESCRIBED HEREIN; CORRECTING THE OFFICIAL ZONING MAP; PROVIDING FOR ORDERLY DEVELOPMENT OF "PD-8"; PROVIDING FOR LAND USE WITHIN PLANNED DEVELOPMENT NO. 8; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING A REPEALER CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, a change in the classification of a zoning district has been requested by Chandlers Landing Development Corporation for the property described as Lot 2, Scenic Estates; 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 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, the governing body in the exercise of its legislative discretion has concluded that the Comprehensive Zoning Ordinance 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 of the City of Rockwall, as heretofore amended, be and the same is hereby amended by amending the zoning map of the City of Rockwall so as to give PD-8 District Classification to the tract of land described as Lot 2, Scenic Estates.

Section 2. That the property described as Lot 2, Scenic Estates shall be used only in the manner and for the purposes provided for in the Comprehensive Zoning Ordinance of the City of Rockwall as heretofore amended, as amended herein by granting of this zoning change, and as may be amended in the future, providing that granting of "PD-8" classification to the above described tract is subject to the following conditions:

A. The tract of land described as Lot 2, Scenic Estates shall only be used for the following uses:

   1. Swimming amenities for PD-8 property owners

8811 8817 SCENIC ESTATES Z LAND USE AND CONDITIONS

2. Community meeting center for small social and meeting functions of community members of PD-8

3. Play area and large toy for children in PD-8

4. Administrative offices for overall project management of PD-8; the facility is not to be used as sales offices

B. All development of this tract shall be in accordance with and regulated by the approved site plan attached as Exhibit "A" and the following requirements:

1. A security fence of not less than six feet in height will be constructed around the sides and rear of the lot and will be of a material stronger than a cedar fence

2. Men and women's restrooms will be constructed outside the house in the pool area

or

direct entry will be provided from the outside to indoor restroom facilities

3. Additional parking will be built in the rear of the house to provide space for a minimum of five (5) vehicles

4. Additional screening/landscaping will be provided in the island area of the front parking lot including closing access to Ridge Road and constructing a berm along the property frontage on FM-740

5. Drive access will be provided from Independence Place to the parking area adjacent to Ridge Road

Section 4. Any person, firm or corporation violating any of the provisions of this ordinance 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 5. 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 of the City of Rockwall, Texas, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance shall remain in full force and effect.

Section 6. 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 7. That this ordinance shall take effect immediately from and after the publication of the caption of said ordinance as the law in such case provides.

DULY PASSED AND APPROVED this 2nd day of May, 1988.

APPROVED:

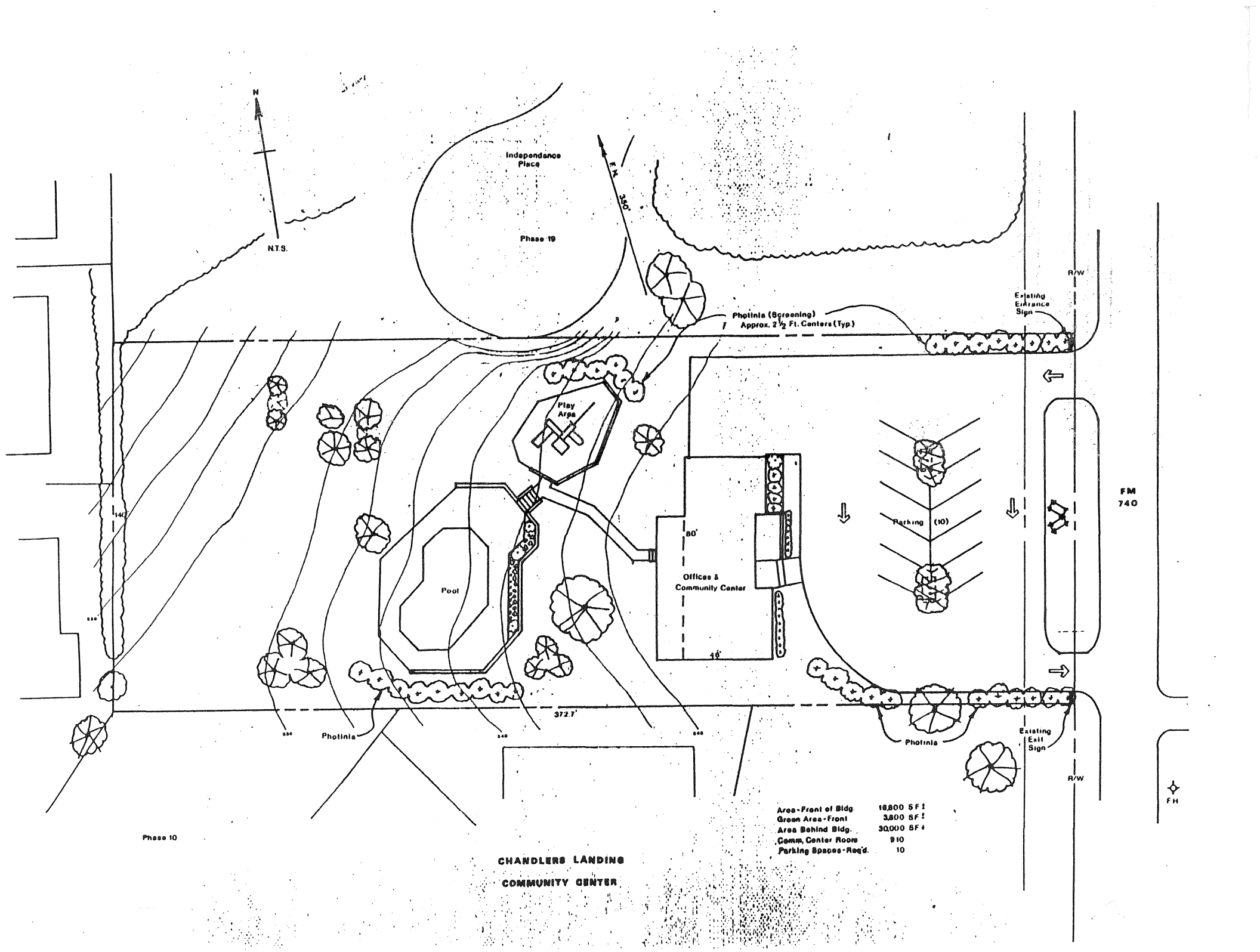
Ted L Miller
Mayor

ATTEST:

By:

1st reading 4/18/88

2nd reading 5/2/88


N
N.T.S.
Independance Place
Phase 19
F M
350'
R/W
Existing Entrance Sign
Photinia (Screening)
Approx. 2½ Ft. Centers (Typ.)
Play Area
Pool
Offices & Community Center
80'
40'
Parking (10)
FM 740
372.7'
Photinia
Photinia
Existing Exit Sign
R/W
F H
Phase 10
Area-Front of Bldg. 16,800 S F ±
Green Area-Front 3,800 S F ±
Area Behind Bldg. 30,000 S F ±
Comm. Center Room 910
Parking Spaces-Req'd. 10
CHANDLERS LANDING
COMMUNITY CENTER

CITY OF ROCKWALL

ORDINANCE NO. 05-30

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE OF THE CITY OF ROCKWALL AND ORDINANCE NO. 88-17, AS HERETOFORE AMENDED, SO AS TO AMEND (PD-8) PLANNED DEVELOPMENT DISTRICT NO. 8 TO ALLOW FOR SINGLE-FAMILY RESIDENTIAL USES ON A 1.21-ACRE TRACT KNOWN AS LOT 2, SCENIC ESTATES AND MORE FULLY DESCRIBED HEREIN AS EXHIBIT "A"; 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 A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request from Kama Roux of the Chandlers Landing Community Association for an amendment to (PD-8), Planned Development District No. 8 to allow for Single-Family Residential uses on a 1.21-acre tract known as Lot 2, Scenic Estates and more fully described herein as Exhibit "A"; 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 Unified Development Code 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 Unified Development Code of the City of Rockwall and Ordinance No. 88-17, as heretofore amended, be and the same are hereby amended by amending the zoning map of the City of Rockwall so as to amend (PD-8), Planned Development District No. 8 to allow for Single-Family Residential uses on a 1.21-acre tract known as Lot 2, Scenic Estates and more fully described herein as Exhibit "A"; and

Section 2. That the property described herein shall be used only in the manner and for the purposes provided for in ***Article V, Section 3.6, Single Family Residential (SF-7) District*** of the Unified Development Code of the City of Rockwall as heretofore amended, as amended herein by granting of this zoning change, and as may be amended in the future and subject to the following additional conditions:

1. No Access shall be permitted from Ridge Road (FM 740).

Section 3. That the official zoning map of the City be corrected to reflect the changes in zoning described herein.

Section 4. Any person, firm, or corporation violating any of the provisions of this ordinance

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 5. 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 Unified Development Code 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 shall remain in full force and effect.

Section 6. 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 7. 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.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, this 5th day of July, 2005.

William R. Cecil

William R. Cecil, Mayor

ATTEST:

Dorothy Brooks

Dorothy Brooks, City Secretary

CITY OF ROCKWALL TEXAS
SEAL

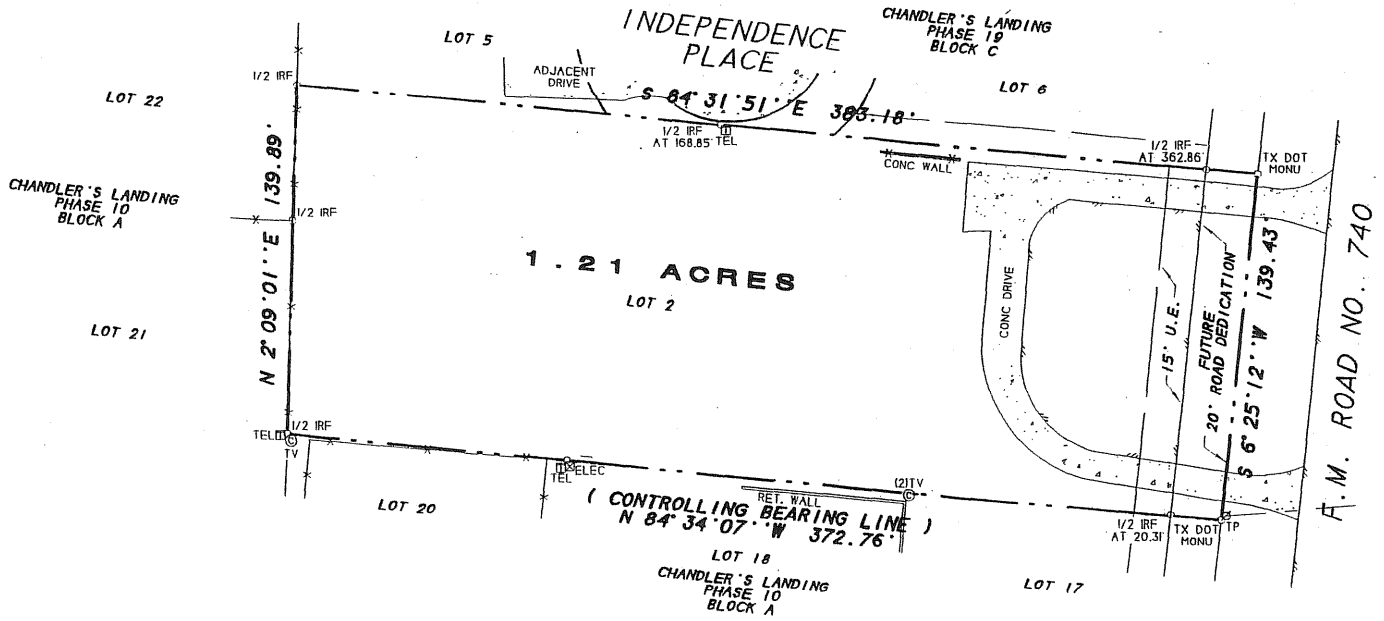
APPROVED AS TO FORM:

Pete Eckert

Pete Eckert, City Attorney

1st Reading: 06-20-05

2nd Reading: 07-05-05



RECEIVED
MAY 20 2005
By

DESCRIPTION

All that certain lot, tract or parcel of land situated in Rockwall County, Texas, and being out of the E. Teal Survey, and being all of Lot (2) of the Scenic Estate Subdivision, according to the Map thereof, recorded in Cabinet A, Slide 42, Map Records of Rockwall County, Texas.

SURVEYOR'S CERTIFICATE

I, Harold D. Fetty, III, Registered Professional Land Surveyor No. 5034, do hereby certify that the above plat of the property surveyed for CHANDLER'S LANDING COMMUNITY ASSOCIATION at F.M. ROAD NO. 740, ROCKWALL County, Texas, is the result of a careful collection of the best evidence available to me and my opinion is based on the facts as found at the time of survey. This survey meets the requirements of the Minimum Standards of Practice as approved and published by the Texas Board of Professional Land Surveying, effective September 1, 1992 and subsequent revisions, and the same was surveyed under my supervision on the ground this the 2nd day of May, 2005.

NOTES

1) According to F.E.M.A. Flood Insurance Rate Map, Community Panel No. 480547 0005 C dated June 16, 1992, this property lies in Zone X. This property does not appear to lie within a 100-year flood plain.

2) BEARING SOURCE: RECORDED PLAT.

3) ALL 1/2" IRS ARE CAPPED WITH YELLOW PLASTIC CAPS "R.S.C.I. RPLS 5034."

SURVEY ACCEPTED BY:

_____ DATE _____

_____ DATE _____

Harold D. Fetty III, R.P.L.S. No. 5034

STATE OF TEXAS
REGISTERED
HAROLD D. FETTY III
5034
PROFESSIONAL
LAND SURVEYOR

SYMBOL LEGEND

TV TELEVISION CABLE RISER	GAS GAS METER	TEL PHONE RISER	FH FIRE HYDRANT	PP POWER POLE
ELEC ELECTRIC METER	TU ELEC BOX SUBSURFACE JUNCTION BOX	WM WATER METER	1/2" IRF IRON ROD FOUND (CORNER)	
FENCE		A/C AIR COND. UNIT	LP LIGHT POLE	PROPANE TANK

PROPERTY LINES

R.S.C.I.
ROCKWALL SURVEYING CO., INC. LAND SURVEYING
1984 S. FM 551 ROYSE CITY, TX 75189 972-772-5434 PHONE 972-772-5443 FAX

SURVEY DATE MAY 2, 2005
SCALE 1" = 50' FILE # 20050733
CLIENT C.L.C.A. GF # NONE

EXHIBIT "A"

FILE COP

2005 023

CITY OF ROCKWALL

ORDINANCE NO. 23-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING PLANNED DEVELOPMENT DISTRICT 8 (PD-8) AND THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO CONSOLIDATE THE REGULATING ORDINANCES OF THE PLANNED DEVELOPMENT DISTRICT, BEING A 230.80-ACRE TRACT OF LAND SITUATED WITHIN THE E. TEAL SURVEY, ABSTRACT NO. 207, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE FULLY DESCRIBED HEREIN BY *EXHIBIT 'A'* AND DEPICTED HEREIN BY *EXHIBIT 'B'*; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Rockwall has initiated an amendment to the Planned Development District 8 (PD-8) for the purpose of consolidating the regulating ordinances [*Ordinance No.'s 73-48, 84-04, 84-16, 84-19, 85-43, 86-04, 86-64, 86-87, 87-45, 88-17, 88-51, 90-38, 91-43, 92-39, 92-41, 92-43, 02-50, 05-30, 14-15, & 21-38* and *Resolution No.'s 87-19 & 87-20*].

WHEREAS, Planned Development District 8 (PD-8) is a 293.80-acre tract of land situated within the E. Teal Survey, Abstract No. 207, City of Rockwall, Rockwall County, Texas and which is more fully described in *Exhibit 'A'* of this ordinance, which hereinafter shall be referred to as the *Subject Property* and incorporated by reference herein; 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 Planned Development District 8 (PD-8) [*Ordinance No.'s 73-48, 84-04, 84-16, 84-19, 85-43, 86-04, 86-64, 86-87, 87-45, 88-17, 88-51, 90-38, 91-43, 92-39, 92-41, 92-43, 02-50, 05-30, 14-15, & 21-38* and *Resolution No.'s 87-19 & 87-20*] and the Unified Development Code [*Ordinance No. 20-02*] should be amended as follows:

NOW, THEREFORE, **BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS:**

SECTION 1. That the approval of this ordinance shall supersede all requirements stipulated in *Ordinance No.'s 73-48, 84-04, 84-16, 84-19, 85-43, 86-04, 86-64, 86-87, 87-45, 88-17, 88-51, 90-38, 91-43, 92-39, 92-41, 92-43, 02-50, 05-30, 14-15, & 21-38* and *Resolution No.'s 87-19 & 87-20*;

SECTION 2. That the *Subject Property* shall be used only in the manner and for the purposes authorized by this Planned Development District Ordinance and the Unified Development Code [*Ordinance No. 20-02*] of the City of Rockwall as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future;

DRAFT ORDINANCE 2023

SECTION 3. That development of the *Subject Property* shall generally be in accordance with the *Concept Plan*, depicted in *Exhibit 'C'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'C'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*;

SECTION 4. That development of the *Subject Property* shall generally be in accordance with the *Density and Development Standards*, outlined in *Exhibit 'D'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'D'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*;

SECTION 5. Prior to the issuance of any building permit in Planned Development District 8 (PD-8), a final development plan prepared in accordance with the requirements of the Unified Development Code (UDC) [*Ordinance No. 20-02*] shall be filed with the City Council of the City of Rockwall and shall be approved by said governing body after review and recommendation from the Planning and Zoning Commission and filed as a part of this ordinance. Such required development plan shall set forth the requirements for ingress and egress to the property, public or private streets or drive, with adequate right-of-way to conform to the Master Thoroughfare Plan contain in the OURHometown Vision 2040 Comprehensive Plan of the City of Rockwall, sidewalks, utilities, drainage, parking, open space, all area requirements and maximum lot coverage, screening walls or fences, amenities, greenbelt areas, and all other development and protective requirements considered necessary by the City Council to create a reasonable transition to and protection of the adjacent property. Such approval by the City Council of the detailed final development plan shall be considered as an amendment to this ordinance and shall be applicable to the property involved.

SECTION 6. That 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 7. That if any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Unified Development Code, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable;

SECTION 8. The standards in this ordinance shall control in the event of a conflict between this ordinance and any provision of the Unified Development Code or any provision of the City Code, ordinance, resolution, rule, regulation, or procedure that provides a specific standard that is different from and inconsistent with this ordinance. References to zoning district regulations or other standards in the Unified Development Code (including references to the *Unified Development Code*), and references to overlay districts, in this ordinance or any of the Exhibits hereto are those in effect on the date this ordinance was passed and approved by the City Council of the City of Rockwall, Texas;

SECTION 9. That this ordinance shall take effect immediately from and after its passage;

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 7TH DAY OF AUGUST, 2023.

DRAFT ORDINANCE 07.18.2023

Trace Johannesen, *Mayor*

ATTEST:

Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading: *July 17, 2023*

2nd Reading: *August 7, 2023*

DRAFT ORDINANCE 07.17.2023

Exhibit 'A':
Legal Description

BEING 293.80 acres of land situated in the Abstract 207, E. Teal Survey in the County of Rockwall, Texas and being more particularly described by metes and bounds as follows:

COMMENCING at a point in the North Right of Way of Henry M. Chandler Dr. at the City of Rockwall Geodetic Control Monument #5. (NAD83 Texas State Plane GPS Coordinate (Grid): E 2,589,936.483, N 7,007,500.489 Feet) bearing South 37° 22' 04" East, a distance of 488.384 feet to the *POINT OF BEGINNING*;

BEGINNING at a Southeastern corner of Abstract 207, E. Teal Survey, Tract 134-02, also known as Henry M. Chandler Park, (NAD83 Texas State Plane GPS Coordinate (Grid): E 2,590,225.307, N 7,007,160.123 Feet);

1 *THENCE* North 88°-18'-11" West along the Southern City of Rockwall Limits line, a distance of 582.443 feet to a point;
2 *THENCE* North 89°-48'-59" West continuing along said City Limits line, a distance of 355.507 feet to a point;
3 *THENCE* South 43°-0'-23" West, a distance of 919.737 feet to a point;
4 *THENCE* South 67°-4'-25" West, a distance of 35.098 feet for a corner;
5 *THENCE* North 14°-30'-14" West along the City of Dallas Lake Ray Hubbard Takeline, a distance of 583.017 feet to a point;
6 *THENCE* North 29°-2'-31" West continuing along said Takeline, a distance of 137.581 feet for a corner;
7 *THENCE* North 56°-8'-41" East, a distance of 128.545 feet for a corner;
8 *THENCE* North 30°-32'-7" West, a distance of 69.156 feet to a point;
9 *THENCE* North 37°-8'-45" West, a distance of 390.351 feet to a point;
10 *THENCE* North 52°-36'-21" West, a distance of 145.287 feet to a point;
11 *THENCE* North 58°-32'-34" West, a distance of 118.386 feet to a point;
12 *THENCE* North 69°-16'-12" West, a distance of 73.067 feet to a point;
13 *THENCE* South 74°-15'-59" West, a distance of 77.354 feet to a point;
14 *THENCE* North 65°-43'-7" West, a distance of 256.437 feet to a point;
15 *THENCE* North 51°-11'-9" West, a distance of 281.288 feet to a point;
16 *THENCE* North 51°-53'-10" West, a distance of 279.71 feet to a point;
17 *THENCE* North 62°-32'-22" West, a distance of 447.671 feet to a point;
18 *THENCE* North 17°-20'-59" West, a distance of 37.541 feet to a point;
19 *THENCE* North 26°-11'-34" West, a distance of 17.364 feet to a point;
20 *THENCE* North 23°-38'-49" West, a distance of 92.977 feet to a point;
21 *THENCE* North 29°-3'-32" West, a distance of 15.446 feet to a point;
22 *THENCE* North 75°-11'-11" West, a distance of 79.16 feet to a point;
23 *THENCE* North 40°-51'-30" West, a distance of 103.986 feet to a point;
24 *THENCE* South 48°-53'-36" West, a distance of 22.644 feet to a point;
25 *THENCE* North 24°-19'-40" West, a distance of 248.667 feet to a point;
26 *THENCE* North 26°-7'-15" West, a distance of 28.5 feet to a point;
27 *THENCE* North 17°-59'-7" East, a distance of 281.413 feet to a point;
28 *THENCE* North 57°-36'-17" East, a distance of 106.753 feet to a point;
29 *THENCE* North 3°-51'-8" West, a distance of 137.544 feet to a point;
30 *THENCE* North 44°-49'-51" East, a distance of 136.993 feet to a point;
31 *THENCE* North 15°-21'-46" East, a distance of 138.342 feet to a point;
32 *THENCE* North 39°-56'-11" East, a distance of 15.252 feet to a point;
33 *THENCE* North 57°-56'-35" East, a distance of 236.839 feet to a point;
34 *THENCE* North 28°-19'-43" East, a distance of 98.253 feet to a point;
35 *THENCE* North 29°-9'-48" East, a distance of 92.112 feet to a point;
36 *THENCE* North 36°-59'-49" East, a distance of 15.953 feet to a point;
37 *THENCE* North 40°-49'-32" East, a distance of 64.585 feet to a point;
38 *THENCE* North 39°-57'-21" East, a distance of 79.555 feet to a point;
39 *THENCE* North 40°-17'-52" East, a distance of 102.428 feet to a point;
40 *THENCE* North 39°-59'-46" East, a distance of 45.353 feet to a point;

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THENCE North 41°-24'-4" East, a distance of 55.609 feet to a point;
THENCE North 39°-1'-18" East, a distance of 102.883 feet to a point;
THENCE North 39°-56'-1" East, a distance of 51.761 feet to a point;
THENCE North 36°-1'-35" East, a distance of 21.146 feet to a point;
THENCE North 40°-3'-54" East, a distance of 55.794 feet to a point;
THENCE North 70°-51'-23" East, a distance of 25.361 feet to a point;
THENCE North 74°-3'-0' East, a distance of 53.495 feet to a point;
THENCE North 71°-19'-43" East, a distance of 59.736 feet to a point;
THENCE North 57°-6'-5" West, a distance of 85.273 feet for a corner;
THENCE North 57°-21'-4" West, a distance of 153.393 feet for a corner;
THENCE North 46°-48'-21" East, a distance of 115.66 feet for a corner;
THENCE South 58°-8'-28" East along the boundary of the Signal Ridge Place Addition, a distance of 390.89 feet to a point;
THENCE South 56°-59'-48" East continuing along said Signal Ridge Place boundary, a distance of 351.404 feet for a corner;
THENCE North 45°-48'-4" East, a distance of 112.664 feet to a point;
THENCE North 44°-19-51" East, a distance of 247.254 feet to a point;
THENCE North 44°-19'-51" East, a distance of 206.252 feet to a point;
THENCE North 46°-3'-5" East, a distance of 314.449 feet to a point;
THENCE North 46°-3'-5" East, a distance of 303.267 feet to a point;
THENCE North 46°-3'-6" East, a distance of 93.323 feet to a point;
THENCE North 44°-27'-14" East, a distance of 188.011 feet to a point;
THENCE North 46°-20'-42" East, a distance of 211.787 feet to a point;
THENCE North 45°-53'-44" East, a distance of 40.132 feet to the beginning of a curve found in the Centerline of Summer Lee Dr.
said being the beginning of a curve to the left having a tangent of 49.883 feet and a radius of 525.622 feet with a chord distance of 99.319 feet and a chord bearing of South 60°-9'-24" East to a point;
THENCE South 46°-32'-42" East, a distance of 65.598 feet to a point;
THENCE South 45°-32'-36" East along the Southern boundary of the Newport Place Addition, a distance of 61.079 feet to a point;
THENCE South 44°-4'-56" East continuing along said Newport Place boundary, a distance of 90.696 feet to a point;
THENCE South 45°-42'-7" East, a distance of 127.883 feet to a point;
THENCE South 44°-41'-28" East, a distance of 93.59 feet to a point;
THENCE South 44°-12'-37" East along the Southern boundary of the Orleans on the Lake Addition, a distance of 91.186 feet to a point;
THENCE South 44°-11'-59" East continuing along said Orleans on the Lake boundary, a distance of 288.305 feet to a point;
THENCE South 44°-9'-51" East, a distance of 140.065 feet to a point;
THENCE South 43°-26'-16" East along said Orleans on the Lake boundary, a distance of 39.385 feet to the beginning of a curve,
said being the beginning of a curve to the left having a tangent of 117.273 feet and a radius of 86.764 feet with a chord distance of 139.499 feet and a chord bearing of North 77°-17'-18" East to a point;
THENCE North 19°-17'-22" East, a distance of 69.972 feet to a point;
THENCE North 19°-8'-59" East, a distance of 101.965 feet to a point;
THENCE North 18°-34'-28" East, a distance of 179.36 feet to a point;
THENCE North 9°-3'-26" East, a distance of 40.216 feet for a corner;
THENCE South 42°-45'-6" East, a distance of 208.889 feet for a corner;
THENCE North 41°-41'-29" East, a distance of 52.007 feet to a point;
THENCE North 38°-39'-57" East to the Centerline of Ridge Road, a distance of 80.613 feet to the beginning of a curve,
said being the beginning of a curve to the left having a tangent of 34.265 feet and a radius of 486.839 feet with a chord distance of 68.36 feet and a chord bearing of South 30°-3'-27" East to the beginning of a curve,
Continuing along a curve to the right having a tangent of 43.415 feet and a radius of 728.077 feet with a chord distance of 86.675 feet and a chord bearing of South 32°-43'-26" East to the beginning

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of a curve,

Continuing along a curve to the right having a tangent of 159.757 feet and a radius of 766.621 feet with a chord distance of 312.794 feet and a chord bearing of South 17°-33'-54" East to a point;

THENCE South 5°-54'-11" East, a distance of 252.075 feet to the beginning of a curve,

said being the beginning of a curve to the left having a tangent of 121.934 feet and a radius of 3593.301 feet with a chord distance of 243.727 feet and a chord bearing of South 6°-48'-53" East to the beginning of a curve,

Continuing along a curve to the left having a tangent of 115.369 feet and a radius of 15094.377 feet with a chord distance of 230.732 feet and a chord bearing of South 8°-49'-25" East to the beginning of a curve,

Continuing along a curve to the right having a tangent of 123.432 feet and a radius of 938.92 feet with a chord distance of 244.758 feet and a chord bearing of South 3°-34'-39" East to a point;

THENCE South 6°-45'-10" West, a distance of 726.609 feet to a point;

THENCE South 6°-36'-9" West, a distance of 894.838 feet to a point;

THENCE South 19°-43'-59" West to a point intersecting the City of Heath City Limits, as described in the adopted Boundary Agreement, City of Rockwall Ordinance 21-15 (exhibit area 1, dated March 23, 2021), a distance of 236.664 feet for a corner;

THENCE North 38°-39'-37" West continuing along said City Limits line, a distance of 88.874 feet to the beginning of a curve,

said being the beginning of a curve to the left having a tangent of 20.272 feet and a radius of 1327.182 feet with a chord distance of 40.539 feet and a chord bearing of North 89°-14'-41" West to the beginning of a curve,

Continuing along a curve to the left having a tangent of 44.837 feet and a radius of 3408.623 feet with a chord distance of 89.666 feet and a chord bearing of South 87°-26'-59" West to the beginning of a curve,

Continuing along a curve to a curve to the left having a tangent of 42.557 feet and a radius of 3577.031 feet with a chord distance of 85.108 feet and a chord bearing of South 84°-41'-24" West to the beginning of a curve,

Continuing along a curve to the left having a tangent of 153.911 feet and a radius of 213.23 feet with a chord distance of 249.594 feet and a chord bearing of South 34°-28'-51" West to a point;

THENCE South 2°-41'-7" East, a distance of 100.099 feet to a point;

THENCE South 5°-36'-7" East, a distance of 80.149 feet to a point;

THENCE South 1°-55'-40" East, a distance of 308.063 feet, to the *POINT OF BEGINNING AND CONTAINING* 293.80 acres of land (12,797,923.461 square feet) more or less.

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Exhibit 'B':
Survey

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Exhibit 'C':
Concept Plan

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Exhibit 'D':
Density and Development Standards

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Exhibit 'D':
Density and Development Standards

GENERAL REQUIREMENTS

(A) *PD Concept Plan*. Planned Development District 8 (PD-8) shall be developed in accordance with the Concept Plan depicted in Exhibit 'C' of this ordinance, and no substantial change in the development shall be permitted except after obtaining approval of the change in the manner required for amendments as stipulated by the Unified Development Code (UDC) of the City of Rockwall, as heretofore amended, as amended herein by this zoning change, and as maybe amended in the future.

(B) *Development Plan*. Prior to the issuance of any *Building Permit* in Planned Development District 8 (PD-8), a final *Development Plan* prepared in accordance with the requirements of the Unified Development Code (UDC) shall be filed with the City Council of the City of Rockwall and shall be approved by said governing body after review and recommendation by the Planning and Zoning Commission and filed as part of this ordinance. Such required *Development Plan* shall set forth the requirements for ingress and egress to the property, public or private streets or drive, with adequate right-of-way to conform to the Master Thoroughfare Plan of the City of Rockwall, sidewalks, utilities, drainage, parking spaces, all area requirements and maximum lot coverage, yards and open space, screening walls or fences, amenities, greenbelts areas, and all other development and protective requirements considered necessary by the City Council to create a reasonable transition to and protection of the adjacent property. Such approval by the City Council of the detailed final *Development Plan* shall be considered as an amendment to this ordinance and shall be applicable to the property involved.

(C) *Greenbelts and Open Space*.

(1) *Greenbelt 'A'*. That the area north of the existing entrance at the southeast corner of Planned Development District 8 (PD-8) [*designated as Greenbelt 'A' on the Concept Plan depicted in Exhibit 'C' of this ordinance*] shall be designated and maintained as a permanent greenbelt area.

(2) *Greenbelt 'B'*. That the area south of the existing entrance at the southeast corner of Planned Development District 8 (PD-) [*designated as Greenbelt 'B' on the Concept Plan depicted in Exhibit 'C' of this ordinance*] may be developed in a manner that would not interfere with the contemplated realignment and improvement of FM-740 [*i.e. Ridge Road*], and the governing body of the City of Rockwall must consider and specifically approve further development of said area.

(D) *Amenities (Per Ordinance No. 84-04)*. That the construction and development of amenities for Planned Development District 8 (PD-8) for all future development thereof shall be based upon recreational units with each single-family dwelling unit equaling one-half (½) recreation unit and each multi-family dwelling unit equaling one (1) recreation unit, said amenities are to consist of the follow:

(1) *Sports Park*. A sports park will include a combination of one (1) sports court -- *lighted if properly located as not to disturb residences* --, exercise areas, rest areas, basketball, badminton, volleyball, racket tennis, paths and parking. All of the sports parks will be landscaped.

Ratio Required: 1/300 Recreation Unit
Number Required: 3

(2) *Swim Club*. The swim club will contain a minimum of a 1,500 SF swimming pool, 1,800 SF club pavilion, restrooms, manager's office, parking for guests, lighting and landscaping.

Ratio Required: 1/225 Recreation Unit
Number Required: 4

(3) *Play Park*. Each play park will be devoted to the young residents of Chandler's Landing and will have a large self-contained sand area with creative wood play equipment. These parks will be landscaped with shaded rest areas for adults.

Ratio Required: 1/250 Recreation Unit
Number Required: 4

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(4) *Upland Lakes*. These are lakes either existing or to be built. These lakes will be kept clean and maintained to the shoreline for residents to enjoy. No swimming or motorized boating will be allowed.

Ratio Required: 1/300 Recreation Unit
Number Required: 3

(5) *Security Entrances*. These entries will be well lighted, landscaped, and maintained. They are to be secured by guards, or by a mechanical system. These entrances are strategically located throughout the development in order to provide proper ingress and egress.

(6) *Landscape Developments*. These entries are to be paved with a brick or cobblestone pattern. On either side of the landscaped boulevard there will be lush plantings, berms, and decorative fencings.

(7) *Architectural Graphics*. These graphics and signs will be designated in harmony for all developable parcels in the remainder of Chandler's Landing. These signs will be very pleasing and will direct visitors through the development.

(8) *Common Greenbelts and Paths*. These areas will flow through the development following the low areas as designated on the Master Plan. They will have paths for jogging, walking and golf carts. Along some areas of the greenbelts, we are planning an aerobic course.

NOTE: It should be noted that all of the above described recreation uses must be designated in detail at the time of Final Plat.

(E) *Amenities (Per Ordinance No. 85-43)*. That the construction and development of amenities for Planned Development District 8 (PD-8) shall be as depicted in the *Concept Plan* depicted in Subsection (G) below and as follows:

(1) *Yacht Club Area*.

(a) Seven (7) tennis courts to be resurfaced.
(b) A new improved lighting system will be installed on five (5) courts.
(c) Landscaped retaining walls will be constructed around all steep slopes adjacent to the courts.
(d) A subsurface drainage system will be installed to pick up surface run-off.
(e) A new sidewalk system will be installed to accommodate golf carts that is a minimum of six (6) feet wide around the existing golf courts.
(f) Major grading will be performed to improve landscaping and better maintain the erosion ditch.
(g) The courts will have spectator accommodations where the terrain permits.
(h) The existing children's play area will be renovated and enlarged.
(i) Outdoor tennis pavilion.
(j) Additional major improvements will be made to the Yacht Club, which will include better acoustics, carpeting, renovation of Commodore State Room, outside lounging accommodations, structure cosmetics, and landscaping.

(2) *Area 'A': Swimming and Tennis Park*.

(a) Parking.
(b) Swimming Pool.
(c) Gazebo.
(d) Children's Play Area.
(e) Restrooms/Dressing.
(f) Two (2) Tennis Courts with Lights.
(g) General Landscaping.
(h) Large Trees, Small Trees, Shrubs and Ground Cover, Lawn, Elevated Planters and Lights.

(3) *Area 'B': Recreation Park*.

(a) Limited Parking and Access.

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(b) Park Shelter.
(c) Two (2) Children's Play Areas.
(d) Four (4) Picnic Spots.
(e) Volleyball Court.
(f) Half Basketball Court.
(g) Open Lawn Area.
(h) Seven (7) Exercise Stations.
(i) Pedestrian Trail.
(j) Four (4) Bridges.
(k) General Clearing and Channel Work.
(l) Tree Pruning, Stone Boulders, Retaining Walls and Fencing, Flowering Trees, and Plants.

(F) *Amenities (Per Ordinance No. 86-87)*. That the construction and development of amenities for Planned Development District 8 (PD-8) shall be as depicted in *Concept Plan* depicted in Subsection (G) below and as follows:

(1) The tract of land shown in the *Concept Plan* depicted in Subsection (G) shall only be used for park and recreation purposes and as a Community Association maintenance facility.

(2) The development of the tract of land shown in the *Concept Plan* depicted in Subsection (G) shall be in conformance with the *Concept Plan* depicted in Subsection (G) below.

(G) *Concept Plan*.

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CHANDLER'S LANDING. PHASES 1, 2 & 3

(H) *Land Uses*. Zero Lot Line Homes

(I) *Development Cases*.

PHASE 1.
(1) *Subdivision Plat*. Approved by the Commissioners Court on July 9, 1973.
(2) *1973*: Zoning (*Ordinance No. 73-48*). Adopted on November 12, 1973.

PHASE 2.
(3) *Subdivision Plat*. Approved by the Commissioners Court on July 9, 1973.
(4) *1973*: Zoning (*Ordinance No. 73-48*). Adopted on November 12, 1973.

PHASE 3.
(5) *Subdivision Plat*. Approved by the Commissioners Court on July 9, 1973.
(6) *1973*: Zoning (*Ordinance No. 73-48*). Adopted on November 12, 1973.

(J) *Regulating Ordinance*. *Ordinance No. 73-48*

(K) *Concept Plans*.

PHASE 1. ZERO LOT LINE HOMES.

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Exhibit 'D':
Density and Development Standards

PHASE 2. ZERO LOT LINE AND SINGLE-FAMILY HOMES.

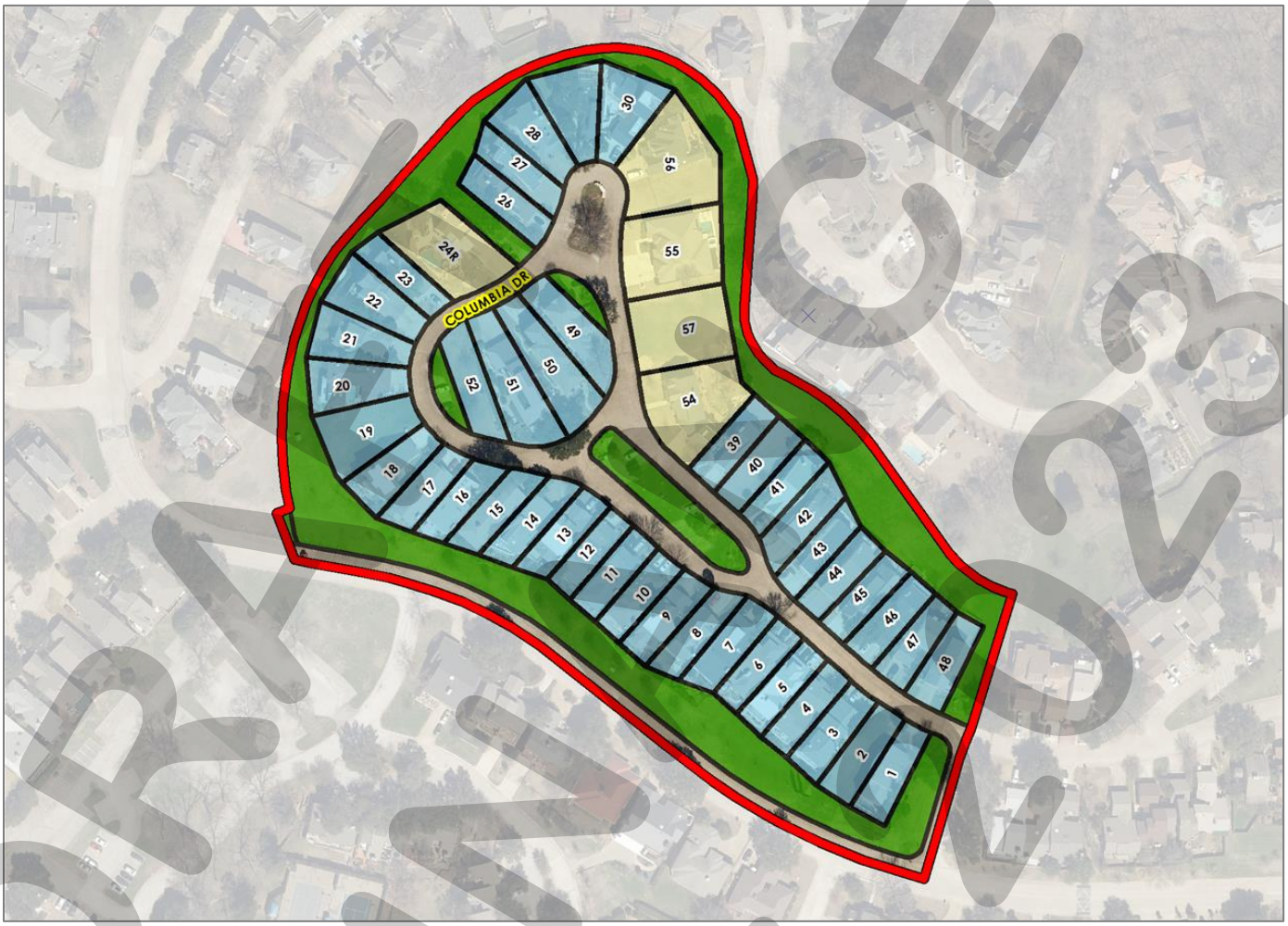

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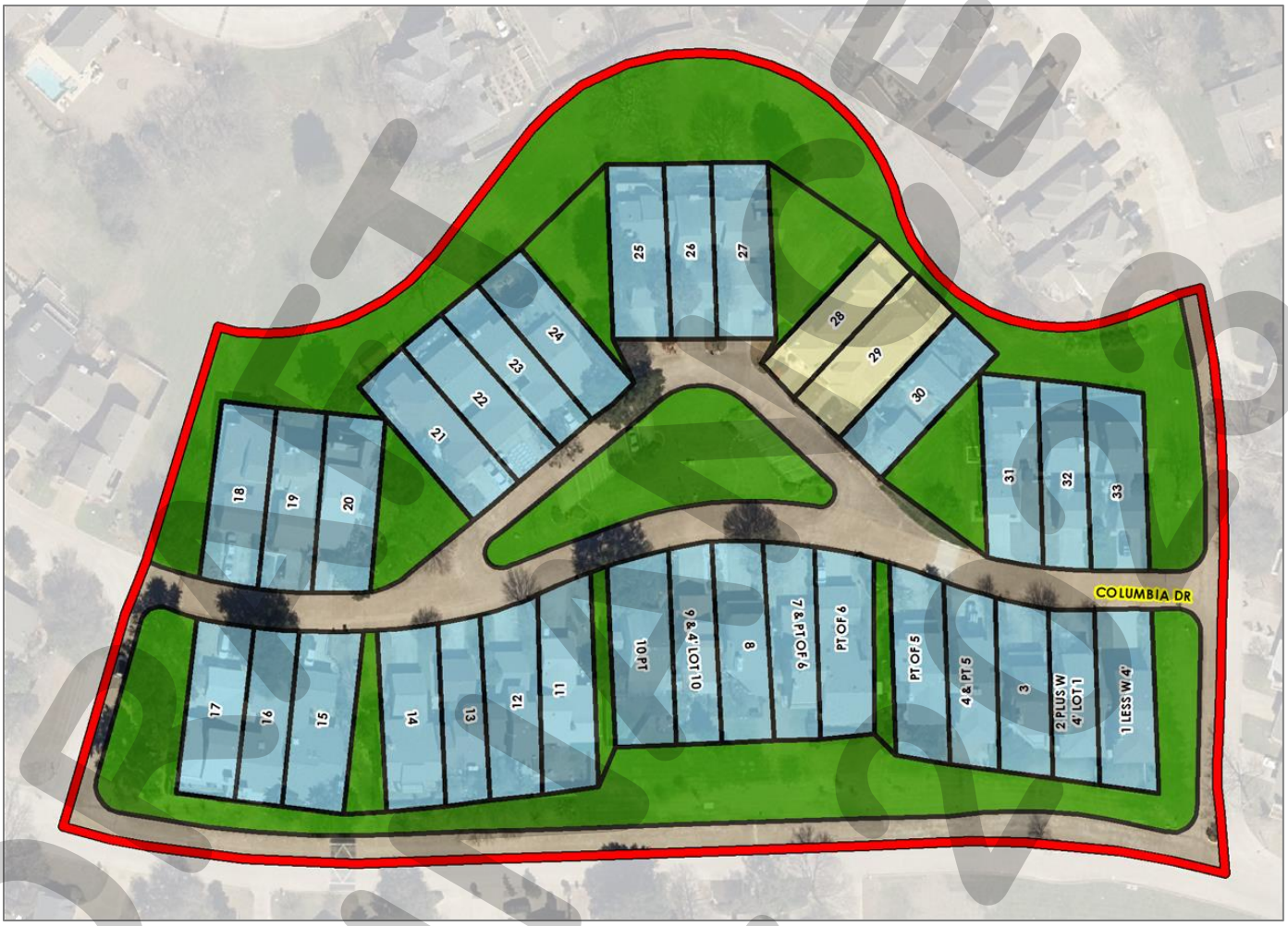
Exhibit 'D':
Density and Development Standards

PHASE 3. ZERO LOT LINE SINGLE-FAMILY ATTACHED HOMES.



(L) *Density and Development Standards*.

	SINGLE-FAMILY	ZERO-LOT-LINE	SINGLE-FAMILY ATTACHED	MULTI-FAMILY OR CONDOMINIUM
MINIMUM LOT WIDTH	50'	40'	20'	70'
MINIMUM LOT DEPTH	100'	100'	100'	100'
MINIMUM LOT AREA	6,000 SF	4,000 SF	3,000 SF	2,000 SF
MINIMUM FRONT YARD SETBACK	25'	25'	25'	25'
MINIMUM SIDE YARD SETBACK	5'	10' [1]	0'	(2) & (3) [3]
MINIMUM REAR YARD SETBACK	10'	10'	10' [2]	10'
MINIMUM PARKING SPACES REQUIRED PER UNIT	2	2	2	1½
MAXIMUM BUILDING COVERAGE	40%	60%	60%	40%

NOTES:
[1]: NO SIDE YARD REQUIRED ON ONE (1) SIDE.
[2]: NONE REQUIRED WHEN ADJOINING A COMMON AREA.
[3]: AS PER 9-602 OF THE 1972 ZONING ORDINANCE:

(2) MULTIPLE FAMILY DWELLINGS NOT EXCEEDING THREE (3) STORIES IN HEIGHT SHALL PROVIDE A MINIMUM SIDE YARD OF FIFTEEN (15) FEET BETWEEN ANY BUILDING WALL CONTAINING OPENINGS FOR WINDOWS, LIGHT, AND AIR AND ANY SIDE LOT LINE EXCEPT THAT ANY SUCH BUILDING FACE OR WALL NOT EXCEEDING 35-FEET IN WIDTH MAY PROVIDE A MINIMUM SIDE YARD OF TEN (10) FEET. WHERE A BUILDING WAIL CONTAINS NO OPENINGS FOR WINDOWS, LIGHT OR AIR, A MINIMUM SIDE YARD OF TEN (10) FEET SHALL BE PROVIDED BETWEEN SUCH WALL AND THE SIDE LOT LINE.

(3) ON A CORNER LOT, A SIDE YARD ADJACENT TO A STREET FOR A MULTIPLE FAMILY DWELLING NOT EXCEEDING THREE (3) STORIES IN HEIGHT SHALL NOT BE LESS THAN 15-FEET AND NO BALCONY OR PORCH OR ANY PORTION OF THE BUILDING MAY EXTEND INTO SUCH REQUIRED SIDE YARD EXCEPT THAT A ROOF MAY OVERHANG SUCH SIDE YARD NOT TO EXCEED FOUR (4) FEET.

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Exhibit 'D':
Density and Development Standards

CHANDLER'S LANDING. **PHASE 4**

(A) *Land Uses*. Zero Lot Line Homes

(B) *Development Cases*.

(1) *1973*: Zoning (*Ordinance No. 73-48*). Adopted on November 12, 1973.
(2) *PZ1983-012-01*. Site Plan. Adopted on May 2, 1983.
(3) *PZ1983-037-01*. Preliminary Plat, Site Plan, and Zoning Change [*Ordinance No. 84-04*]. Adopted on January 9, 1984.
(4) *PZ1984-023-01*. Preliminary Plat. Adopted on March 5, 1985.
(5) *PZ1984-023-02*. Concept Plan. Adopted on March 5, 1985.
(6) *PZ1984-045-01*. Final Plat. Adopted on May 7, 1984.
(7) *PZ1996-005-01*. Replat. Adopted on March 18, 1996.
(8) *PZ1999-030-01*. Replat. Adopted on May 17, 1999.

(C) *Original Regulating Ordinance*. *Ordinance No. 84-04*

(D) *Concept Plans*.

PHASE 4. ZERO LOT LINE HOMES.

(E) *Development Standards*.

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Exhibit 'D':
Density and Development Standards

ZERO LOT LINE HOMES.	
MINIMUM LOT WIDTH	40'
MINIMUM LOT DEPTH	100'
MINIMUM LOT AREA	4,000 SF
MINIMUM FRONT YARD SETBACK	20'
MINIMUM SIDE YARD SETBACK	0'/10'
MINIMUM REAR YARD SETBACK	15'
MINIMUM PARKING SPACES REQUIRED [1]	2
MAXIMUM HEIGHT	30'
MINIMUM DISTANCE BETWEEN BUILDINGS	10'
MINIMUM AREA/DWELLING UNIT (SF) [SUM OF ALL FLOOR AREA'S]	1,500 SF
MAXIMUM BUILDING COVERAGE	60%

NOTES:
[1]: EXCLUDING GARAGE SPACES.

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Exhibit 'D':
Density and Development Standards

CHANDLER'S LANDING. **PHASE 5**

(A) *Land Uses.* Single-Family, Single-Family Attached, and Zero Lot Line Homes

(B) *Development Cases*.

(1) *1973*: Zoning (*Ordinance No. 73-48*). Adopted on November 12, 1973.
(2) *1976*. Replat. Adopted on September 7, 1976.
(3) *1977*. Replat. Adopted on March 7, 1977.

(C) *Original Regulating Ordinance. Ordinance No. 73-48*

(M) *Concept Plans*.

PHASE 5. SINGLE-FAMILY, SINGLE-FAMILY ATTACHED, AND ZERO LOT LINE HOMES.

(N) *Density and Development Standards*.

	SINGLE-FAMILY	ZERO-LOT-LINE	SINGLE-FAMILY ATTACHED	MULTI-FAMILY OR CONDOMINIUM
MINIMUM LOT WIDTH	50'	40'	20'	70'
MINIMUM LOT DEPTH	100'	100'	100'	100'
MINIMUM LOT AREA	6,000 SF	4,000 SF	3,000 SF	2,000 SF

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Exhibit 'D':
Density and Development Standards

MINIMUM FRONT YARD SETBACK	25'	25'	25'	25'
MINIMUM SIDE YARD SETBACK	5'	10' [1]	0'	(2) & (3) [3]
MINIMUM REAR YARD SETBACK	10'	10'	10' [2]	10'
MINIMUM PARKING SPACES REQUIRED PER UNIT	2	2	2	1½
MAXIMUM BUILDING COVERAGE	40%	60%	60%	40%

NOTES:
[1]: NO SIDE YARD REQUIRED ON ONE (1) SIDE.
[2]: NONE REQUIRED WHEN ADJOINING A COMMON AREA.
[3]: AS PER 9-602 OF THE 1972 ZONING ORDINANCE:

(2) MULTIPLE FAMILY DWELLINGS NOT EXCEEDING THREE (3) STORIES IN HEIGHT SHALL PROVIDE A MINIMUM SIDE YARD OF FIFTEEN (15) FEET BETWEEN ANY BUILDING WALL CONTAINING OPENINGS FOR WINDOWS, LIGHT, AND AIR AND ANY SIDE LOT LINE EXCEPT THAT ANY SUCH BUILDING FACE OR WALL NOT EXCEEDING 35-FEET IN WIDTH MAY PROVIDE A MINIMUM SIDE YARD OF TEN (10) FEET. WHERE A BUILDING WAIL CONTAINS NO OPENINGS FOR WINDOWS, LIGHT OR AIR, A MINIMUM SIDE YARD OF TEN (10) FEET SHALL BE PROVIDED BETWEEN SUCH WALL AND THE SIDE LOT LINE.

(3) ON A CORNER LOT, A SIDE YARD ADJACENT TO A STREET FOR A MULTIPLE FAMILY DWELLING NOT EXCEEDING THREE (3) STORIES IN HEIGHT SHALL NOT BE LESS THAN 15-FEET AND NO BALCONY OR PORCH OR ANY PORTION OF THE BUILDING MAY EXTEND INTO SUCH REQUIRED SIDE YARD EXCEPT THAT A ROOF MAY OVERHANG SUCH SIDE YARD NOT TO EXCEED FOUR (4) FEET.

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Exhibit 'D':
Density and Development Standards

CHANDLER'S LANDING. **PHASE 6**

(A) *Land Uses*. Single-Family, Single-Family Attached, and Zero Lot Line Homes

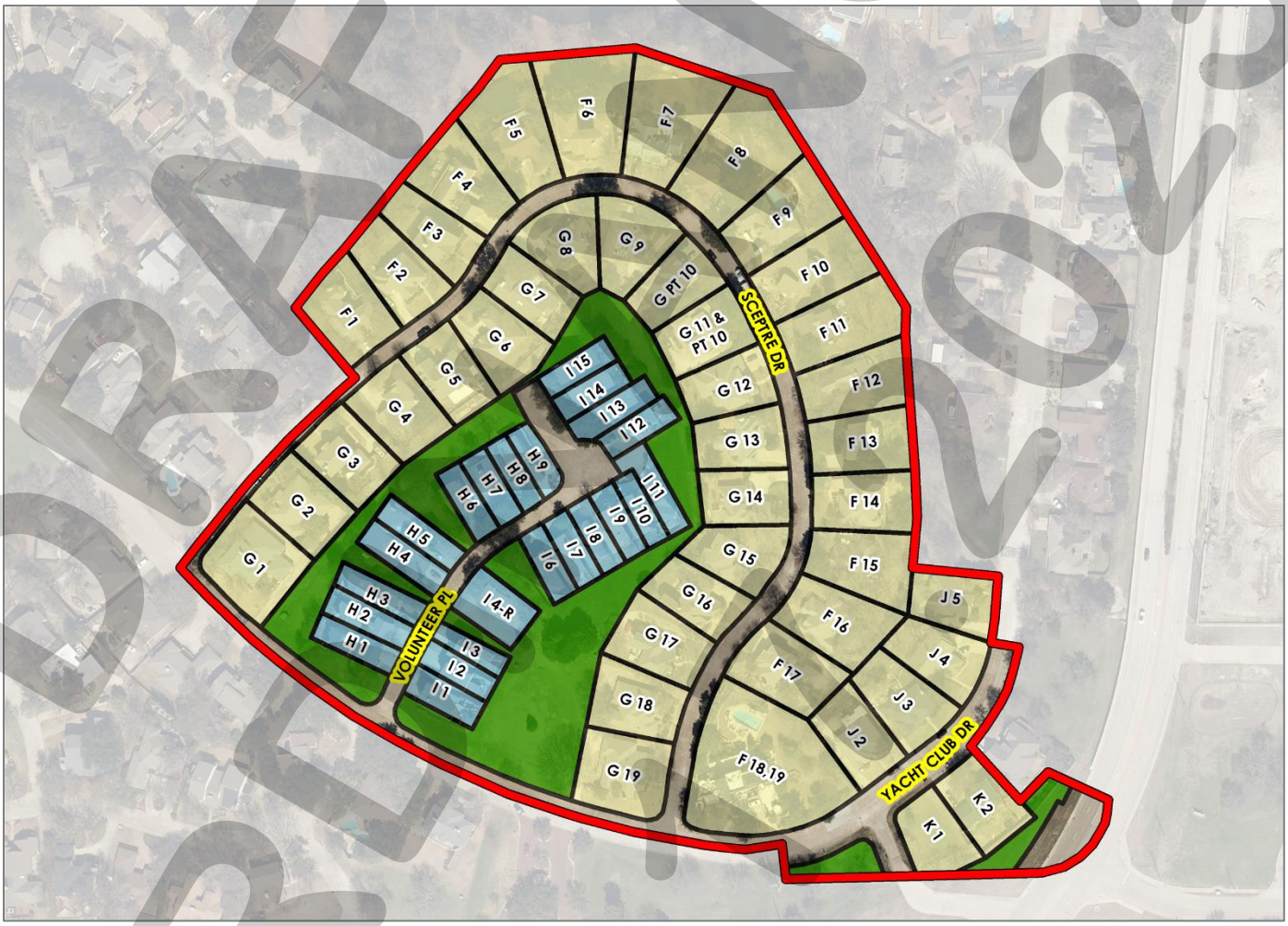
(B) *Development Cases*.

(1) *1973*: Zoning (*Ordinance No. 73-48*). Adopted on November 12, 1973.
(2) *1977*. Replat. Adopted on February 1, 1977.

(C) *Original Regulating Ordinance. Ordinance No. 73-48*

(D) *Concept Plans*.

PHASE 6. SINGLE-FAMILY, SINGLE-FAMILY ATTACHED, AND ZERO LOT LINE HOMES.



(E) *Density and Development Standards*.

	SINGLE-FAMILY	ZERO-LOT-LINE	SINGLE-FAMILY ATTACHED	MULTI-FAMILY OR CONDOMINIUM
MINIMUM LOT WIDTH	50'	40'	20'	70'
MINIMUM LOT DEPTH	100'	100'	100'	100'
MINIMUM LOT AREA	6,000 SF	4,000 SF	3,000 SF	2,000 SF

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Exhibit 'D':
Density and Development Standards

MINIMUM FRONT YARD SETBACK	25'	25'	25'	25'
MINIMUM SIDE YARD SETBACK	5'	10' [1]	0'	(2) & (3) [3]
MINIMUM REAR YARD SETBACK	10'	10'	10' [2]	10'
MINIMUM PARKING SPACES REQUIRED PER UNIT	2	2	2	1½
MAXIMUM BUILDING COVERAGE	40%	60%	60%	40%

NOTES:
[1]: NO SIDE YARD REQUIRED ON ONE (1) SIDE.
[2]: NONE REQUIRED WHEN ADJOINING A COMMON AREA.
[3]: AS PER 9-602 OF THE 1972 ZONING ORDINANCE:

(2) MULTIPLE FAMILY DWELLINGS NOT EXCEEDING THREE (3) STORIES IN HEIGHT SHALL PROVIDE A MINIMUM SIDE YARD OF FIFTEEN (15) FEET BETWEEN ANY BUILDING WALL CONTAINING OPENINGS FOR WINDOWS, LIGHT, AND AIR AND ANY SIDE LOT LINE EXCEPT THAT ANY SUCH BUILDING FACE OR WALL NOT EXCEEDING 35-FEET IN WIDTH MAY PROVIDE A MINIMUM SIDE YARD OF TEN (10) FEET. WHERE A BUILDING WAIL CONTAINS NO OPENINGS FOR WINDOWS, LIGHT OR AIR, A MINIMUM SIDE YARD OF TEN (10) FEET SHALL BE PROVIDED BETWEEN SUCH WALL AND THE SIDE LOT LINE.

(3) ON A CORNER LOT, A SIDE YARD ADJACENT TO A STREET FOR A MULTIPLE FAMILY DWELLING NOT EXCEEDING THREE (3) STORIES IN HEIGHT SHALL NOT BE LESS THAN 15-FEET AND NO BALCONY OR PORCH OR ANY PORTION OF THE BUILDING MAY EXTEND INTO SUCH REQUIRED SIDE YARD EXCEPT THAT A ROOF MAY OVERHANG SUCH SIDE YARD NOT TO EXCEED FOUR (4) FEET.

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Exhibit 'D':
Density and Development Standards

CHANDLER'S LANDING. **PHASE 7**

(A) *Land Uses.* Single-Family Homes

(B) *Development Cases.*

(1) *1973:* Zoning (*Ordinance No. 73-48*). Adopted on November 12, 1973.
(2) *1976*. Final Plat of Phase 7, Installment 1. Adopted on June 7, 1976.
(3) *1976*. Final Plat of Phase 7, Installment 2. Adopted on June 7, 1976.

(C) *Original Regulating Ordinance. Ordinance No. 73-48*

(D) *Concept Plans*.

PHASE 7. SINGLE-FAMILY HOMES.

(E) *Density and Development Standards*.

	SINGLE-FAMILY	ZERO-LOT-LINE	SINGLE-FAMILY ATTACHED	MULTI-FAMILY OR CONDOMINIUM
MINIMUM LOT WIDTH	50'	40'	20'	70'
MINIMUM LOT DEPTH	100'	100'	100'	100'
MINIMUM LOT AREA	6,000 SF	4,000 SF	3,000 SF	2,000 SF

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Exhibit 'D':
Density and Development Standards

MINIMUM FRONT YARD SETBACK	25'	25'	25'	25'
MINIMUM SIDE YARD SETBACK	5'	10' [1]	0'	(2) & (3) [3]
MINIMUM REAR YARD SETBACK	10'	10'	10' [2]	10'
MINIMUM PARKING SPACES REQUIRED PER UNIT	2	2	2	1½
MAXIMUM BUILDING COVERAGE	40%	60%	60%	40%

NOTES:
[1]: NO SIDE YARD REQUIRED ON ONE (1) SIDE.
[2]: NONE REQUIRED WHEN ADJOINING A COMMON AREA.
[3]: AS PER 9-602 OF THE 1972 ZONING ORDINANCE:

(2) MULTIPLE FAMILY DWELLINGS NOT EXCEEDING THREE (3) STORIES IN HEIGHT SHALL PROVIDE A MINIMUM SIDE YARD OF FIFTEEN (15) FEET BETWEEN ANY BUILDING WALL CONTAINING OPENINGS FOR WINDOWS, LIGHT, AND AIR AND ANY SIDE LOT LINE EXCEPT THAT ANY SUCH BUILDING FACE OR WALL NOT EXCEEDING 35-FEET IN WIDTH MAY PROVIDE A MINIMUM SIDE YARD OF TEN (10) FEET. WHERE A BUILDING WAIL CONTAINS NO OPENINGS FOR WINDOWS, LIGHT OR AIR, A MINIMUM SIDE YARD OF TEN (10) FEET SHALL BE PROVIDED BETWEEN SUCH WALL AND THE SIDE LOT LINE.

(3) ON A CORNER LOT, A SIDE YARD ADJACENT TO A STREET FOR A MULTIPLE FAMILY DWELLING NOT EXCEEDING THREE (3) STORIES IN HEIGHT SHALL NOT BE LESS THAN 15-FEET AND NO BALCONY OR PORCH OR ANY PORTION OF THE BUILDING MAY EXTEND INTO SUCH REQUIRED SIDE YARD EXCEPT THAT A ROOF MAY OVERHANG SUCH SIDE YARD NOT TO EXCEED FOUR (4) FEET.

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Exhibit 'D':
Density and Development Standards

CHANDLER'S LANDING. **PHASE 9**

(A) *Land Uses.* Single-Family and Zero Lot Line Homes

(B) *Development Cases.*

(1) *1973:* Zoning (*Ordinance No. 73-48*). Adopted on November 12, 1973.
(2) *1975*. Replat. Adopted on April 1, 1975.

(C) *Original Regulating Ordinance. Ordinance No. 73-48*

(D) *Concept Plans*.

PHASE 9. SINGLE-FAMILY AND ZERO LOT LINE HOMES.

(E) *Density and Development Standards*.

	SINGLE-FAMILY	ZERO-LOT-LINE	SINGLE-FAMILY ATTACHED	MULTI-FAMILY OR CONDOMINIUM
MINIMUM LOT WIDTH	50'	40'	20'	70'
MINIMUM LOT DEPTH	100'	100'	100'	100'
MINIMUM LOT AREA	6,000 SF	4,000 SF	3,000 SF	2,000 SF

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Exhibit 'D':
Density and Development Standards

MINIMUM FRONT YARD SETBACK	25'	25'	25'	25'
MINIMUM SIDE YARD SETBACK	5'	10' [1]	0'	(2) & (3) [3]
MINIMUM REAR YARD SETBACK	10'	10'	10' [2]	10'
MINIMUM PARKING SPACES REQUIRED PER UNIT	2	2	2	1½
MAXIMUM BUILDING COVERAGE	40%	60%	60%	40%

NOTES:
[1]: NO SIDE YARD REQUIRED ON ONE (1) SIDE.
[2]: NONE REQUIRED WHEN ADJOINING A COMMON AREA.
[3]: AS PER 9-602 OF THE 1972 ZONING ORDINANCE:

(2) MULTIPLE FAMILY DWELLINGS NOT EXCEEDING THREE (3) STORIES IN HEIGHT SHALL PROVIDE A MINIMUM SIDE YARD OF FIFTEEN (15) FEET BETWEEN ANY BUILDING WALL CONTAINING OPENINGS FOR WINDOWS, LIGHT, AND AIR AND ANY SIDE LOT LINE EXCEPT THAT ANY SUCH BUILDING FACE OR WALL NOT EXCEEDING 35-FEET IN WIDTH MAY PROVIDE A MINIMUM SIDE YARD OF TEN (10) FEET. WHERE A BUILDING WAIL CONTAINS NO OPENINGS FOR WINDOWS, LIGHT OR AIR, A MINIMUM SIDE YARD OF TEN (10) FEET SHALL BE PROVIDED BETWEEN SUCH WALL AND THE SIDE LOT LINE.

(3) ON A CORNER LOT, A SIDE YARD ADJACENT TO A STREET FOR A MULTIPLE FAMILY DWELLING NOT EXCEEDING THREE (3) STORIES IN HEIGHT SHALL NOT BE LESS THAN 15-FEET AND NO BALCONY OR PORCH OR ANY PORTION OF THE BUILDING MAY EXTEND INTO SUCH REQUIRED SIDE YARD EXCEPT THAT A ROOF MAY OVERHANG SUCH SIDE YARD NOT TO EXCEED FOUR (4) FEET.

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Exhibit 'D':
Density and Development Standards

CHANDLER'S LANDING. **PHASE 9, SECTION 1**

(A) *Land Uses.* Single-Family Home

(B) *Development Cases.*

(1) *1973*: Zoning (*Ordinance No. 73-48*). Adopted on November 12, 1973.
(2) *1975*. Replat. Adopted on April 1, 1975.

(C) *Original Regulating Ordinance. Ordinance No. 73-48*

(D) *Concept Plans*.

PHASE 9, SECTION 1. SINGLE-FAMILY HOME.

(E) *Density and Development Standards*.

	SINGLE-FAMILY	ZERO-LOT-LINE	SINGLE-FAMILY ATTACHED	MULTI-FAMILY OR CONDOMINIUM
MINIMUM LOT WIDTH	50'	40'	20'	70'
MINIMUM LOT DEPTH	100'	100'	100'	100'
MINIMUM LOT AREA	6,000 SF	4,000 SF	3,000 SF	2,000 SF

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Exhibit 'D':
Density and Development Standards

MINIMUM FRONT YARD SETBACK	25'	25'	25'	25'
MINIMUM SIDE YARD SETBACK	5'	10' [1]	0'	(2) & (3) [3]
MINIMUM REAR YARD SETBACK	10'	10'	10' [2]	10'
MINIMUM PARKING SPACES REQUIRED PER UNIT	2	2	2	1½
MAXIMUM BUILDING COVERAGE	40%	60%	60%	40%

NOTES:
[1]: NO SIDE YARD REQUIRED ON ONE (1) SIDE.
[2]: NONE REQUIRED WHEN ADJOINING A COMMON AREA.
[3]: AS PER 9-602 OF THE 1972 ZONING ORDINANCE:

(2) MULTIPLE FAMILY DWELLINGS NOT EXCEEDING THREE (3) STORIES IN HEIGHT SHALL PROVIDE A MINIMUM SIDE YARD OF FIFTEEN (15) FEET BETWEEN ANY BUILDING WALL CONTAINING OPENINGS FOR WINDOWS, LIGHT, AND AIR AND ANY SIDE LOT LINE EXCEPT THAT ANY SUCH BUILDING FACE OR WALL NOT EXCEEDING 35-FEET IN WIDTH MAY PROVIDE A MINIMUM SIDE YARD OF TEN (10) FEET. WHERE A BUILDING WAIL CONTAINS NO OPENINGS FOR WINDOWS, LIGHT OR AIR, A MINIMUM SIDE YARD OF TEN (10) FEET SHALL BE PROVIDED BETWEEN SUCH WALL AND THE SIDE LOT LINE.

(3) ON A CORNER LOT, A SIDE YARD ADJACENT TO A STREET FOR A MULTIPLE FAMILY DWELLING NOT EXCEEDING THREE (3) STORIES IN HEIGHT SHALL NOT BE LESS THAN 15-FEET AND NO BALCONY OR PORCH OR ANY PORTION OF THE BUILDING MAY EXTEND INTO SUCH REQUIRED SIDE YARD EXCEPT THAT A ROOF MAY OVERHANG SUCH SIDE YARD NOT TO EXCEED FOUR (4) FEET.

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Exhibit 'D':
Density and Development Standards

CHANDLER'S LANDING. **PHASE 10**

(A) *Land Uses*. Single-Family and Zero Lot Line Homes

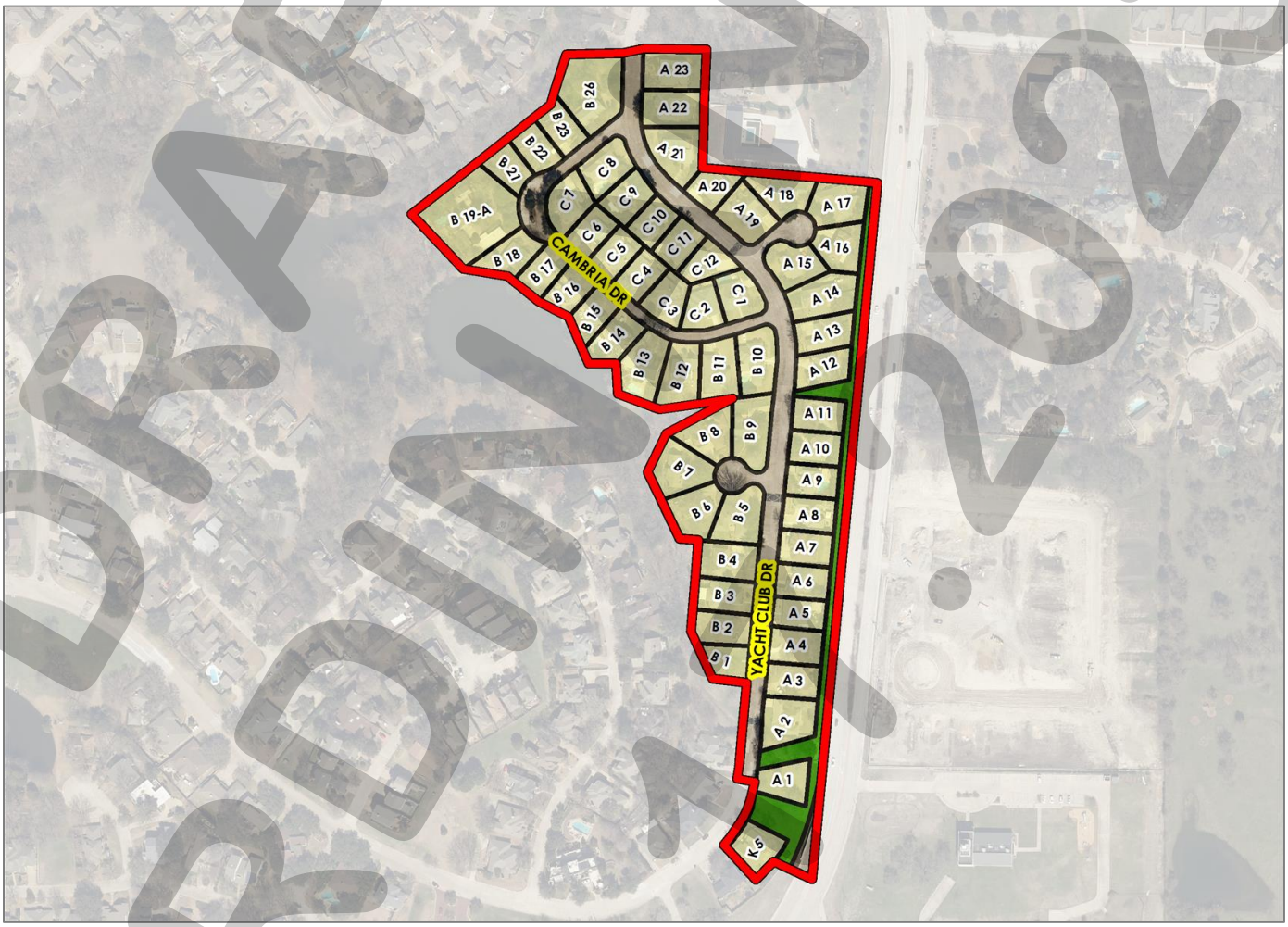
(B) *Development Cases*.

(1) *1973*: Zoning (*Ordinance No. 73-48*). Adopted on November 12, 1973.
(2) *1975*. Replat. Adopted on August 1, 1975.
(3) *PZ1996-051-01*. Replat [*Lot 11 and part of Lot 10*]. Adopted on August 19, 1996.

(C) *Original Regulating Ordinance*. *Ordinance No. 73-48*

(D) *Concept Plans*.

PHASE 10. SINGLE-FAMILY AND ZERO LOT LINE HOMES.



(E) *Density and Development Standards*.

	SINGLE-FAMILY	ZERO-LOT-LINE	SINGLE-FAMILY ATTACHED	MULTI-FAMILY OR CONDOMINIUM
MINIMUM LOT WIDTH	50'	40'	20'	70'
MINIMUM LOT DEPTH	100'	100'	100'	100'
MINIMUM LOT AREA	6,000 SF	4,000 SF	3,000 SF	2,000 SF

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Exhibit 'D':
Density and Development Standards

MINIMUM FRONT YARD SETBACK	25'	25'	25'	25'
MINIMUM SIDE YARD SETBACK	5'	10' [1]	0'	(2) & (3) [3]
MINIMUM REAR YARD SETBACK	10'	10'	10' [2]	10'
MINIMUM PARKING SPACES REQUIRED PER UNIT	2	2	2	1½
MAXIMUM BUILDING COVERAGE	40%	60%	60%	40%

NOTES:
[1]: NO SIDE YARD REQUIRED ON ONE (1) SIDE.
[2]: NONE REQUIRED WHEN ADJOINING A COMMON AREA.
[3]: AS PER 9-602 OF THE 1972 ZONING ORDINANCE:

(2) MULTIPLE FAMILY DWELLINGS NOT EXCEEDING THREE (3) STORIES IN HEIGHT SHALL PROVIDE A MINIMUM SIDE YARD OF FIFTEEN (15) FEET BETWEEN ANY BUILDING WALL CONTAINING OPENINGS FOR WINDOWS, LIGHT, AND AIR AND ANY SIDE LOT LINE EXCEPT THAT ANY SUCH BUILDING FACE OR WALL NOT EXCEEDING 35-FEET IN WIDTH MAY PROVIDE A MINIMUM SIDE YARD OF TEN (10) FEET. WHERE A BUILDING WAIL CONTAINS NO OPENINGS FOR WINDOWS, LIGHT OR AIR, A MINIMUM SIDE YARD OF TEN (10) FEET SHALL BE PROVIDED BETWEEN SUCH WALL AND THE SIDE LOT LINE.

(3) ON A CORNER LOT, A SIDE YARD ADJACENT TO A STREET FOR A MULTIPLE FAMILY DWELLING NOT EXCEEDING THREE (3) STORIES IN HEIGHT SHALL NOT BE LESS THAN 15-FEET AND NO BALCONY OR PORCH OR ANY PORTION OF THE BUILDING MAY EXTEND INTO SUCH REQUIRED SIDE YARD EXCEPT THAT A ROOF MAY OVERHANG SUCH SIDE YARD NOT TO EXCEED FOUR (4) FEET.

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Exhibit 'D':
Density and Development Standards

CHANDLER'S LANDING. **PHASE 14**

(A) *Land Uses*. Single-Family Homes

(B) *Development Cases*.

(1) *1973*: Zoning (*Ordinance No. 73-48*). Adopted on November 12, 1973.
(2) *PZ1983-012-01*. Site Plan [*Phases 4, 14, 15, 16, 17, 18, 18A, 19 & 20*]. Adopted on May 2, 1983.
(3) *PZ1983-037-01*. Preliminary Plat, Site Plan and Zoning Change [*Ordinance No. 84-04*]. Adopted on January 9, 1984.
(4) *PZ1983-040-01*. Preliminary Plat [*Lots 1-21, Block B*]. Adopted on December 5, 1983.
(5) *PZ1983-059-01*. Final Plat. Adopted on December 5, 1983.
(6) *PZ1984-112-01*. Final Plat. Adopted on December 3, 1984.
(7) *PZ1985-039-01*. Zoning [*Ordinance No. 85-43*]. Adopted on August 26, 1985.
(8) *PZ1985-046-01*. Final Plat. Adopted on July 2, 1985.
(9) *PZ1994-030-01*. Replat. Adopted on November 21, 1994.
(10) *PZ1999-045-01*. Replat [*Lots 6 & 7, Block A*]. Adopted on July 19, 1999.
(11) *PZ1999-046-01*. Replat [*Lots 6 & 7, Block B into Lot 6R, Block B*]. Adopted on July 19, 1999.
(12) *PZ1999-111-01*. Replat [*Lots 11 -13, Block B into Lots 11R & 12R, Block B*]. Adopted on January 28, 2000.
(13) *PZ2000-083-01*. Replat [*Lots 3-6, Block D*]. Adopted on October 2, 2000.

(C) *Original Regulating Ordinance*. *Ordinance No. 85-43*

(D) *Concept Plans*.

PHASE 14. SINGLE-FAMILY HOMES.

DRAFT OF 2023

(E) *Density and Development Standards*.

BLOCK A. SINGLE-FAMILY HOMES.

MINIMUM LOT WIDTH	50'
MINIMUM LOT DEPTH	100'
MINIMUM LOT AREA	6,500 SF
MAXIMUM UNITS PER LOT	1
MINIMUM FRONT YARD SETBACK	20'
MINIMUM SIDE YARD SETBACK	5'
MINIMUM REAR YARD SETBACK	10'
MINIMUM PARKING SPACES REQUIRED	2
MINIMUM NUMBER OF GARAGE PARKING SPACES	2
MAXIMUM HEIGHT	30'
MINIMUM DISTANCE BETWEEN BUILDINGS ON THE SAME LOT	10'
MINIMUM DISTANCE BETWEEN BUILDINGS	10'
MINIMUM AREA/DWELLING UNIT (SF) [SUM OF ALL FLOOR AREA'S]	1,200 SF
MAXIMUM BUILDING COVERAGE	40%

BLOCK B. PATIO HOMES.

MINIMUM LOT WIDTH [1]	40'
MINIMUM LOT DEPTH	105'
MINIMUM LOT AREA	4,200 SF
MINIMUM FRONT YARD SETBACK	25'
MINIMUM SIDE YARD SETBACK	0'/10'
MINIMUM REAR YARD SETBACK	10'
MINIMUM PARKING SPACES REQUIRED	2
MINIMUM NUMBER OF PARKING SPACES [2]	2
MAXIMUM HEIGHT	28'
MINIMUM DISTANCE BETWEEN BUILDINGS	10'
MINIMUM FLOOR AREA PER DWELLING UNIT	1,500 SF
MAXIMUM BUILDING COVERAGE	60%

NOTES:
[1]: AT FRONT BUILDING LINE.
[2]: EXCLUDING GARAGE PARKING SPACES.

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Exhibit 'D':
Density and Development Standards

CHANDLER'S LANDING. **PHASE 15**

(A) *Land Uses*. Single-Family Homes

(B) *Development Cases*.

(1) *1973*: Zoning (*Ordinance No. 73-48*). Adopted on November 12, 1973.
(2) *PZ1983-012-01*. Site Plan [*Phases 4, 14, 15, 16, 17, 18, 18A, 19 & 20*]. Adopted on May 2, 1983.
(3) *PZ1983-037-01*. Preliminary Plat, Site Plan and Zoning Change [*Ordinance No. 84-04*]. Adopted on January 9, 1984.
(4) *PZ1983-076-01*. Preliminary Plat. Adopted on January 9, 1984.
(5) *PZ1983-076-02*. Concept Plan. Adopted on January 9, 1984.
(6) *PZ1984-032-01*. Final Plat. Adopted on April 2, 1984.
(7) *PZ1986-045-01*. Zoning [*Ordinance No. 86-64*; *Zero Lot Line and Single-Family Homes*]. Adopted on July 28, 1986.
(8) *PZ1986-058-01*. Final Plat. Adopted on December 15, 1986.
(9) *PZ1992-038-01*. Zoning (*Ordinance No. 92-41; Superseded 84-04 & 86-64*) [*Single-Family Homes*]. Adopted on November 16, 1992.
(10) *PZ1992-043-01*. Preliminary Plat. Adopted on November 16, 1992.
(11) *PZ1994-012-01*. Final Plat. Adopted on November 16, 1992.

(C) *Original Regulating Ordinance*. *Ordinance No. 92-41*

(D) *Concept Plan*.

PHASE 15. SINGLE-FAMILY HOMES.

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(E) *Development Standards*. Unless specifically provided by this Planned Development ordinance, any development within Chandler's Landing, Phase 15 shall be subject to the density and dimensional requirements required for a property situated within the Single-Family 7 (SF-7) District as stipulated by Article 05, *District Development Standards*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future; however the following additional requirements shall apply:

MINIMUM AREA/DWELLING UNIT (SF) [SUM OF ALL FLOOR AREA'S]	1,500 SF
MINIMUM INTERNAL SIDE YARD SETBACK	5'

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Exhibit 'D':
Density and Development Standards

CHANDLER'S LANDING. **PHASE 16**

(A) *Land Uses.* Zero Lot Line Homes

(B) *Development Cases.*

(1) *1973:* Zoning (*Ordinance No. 73-48*). Adopted on November 12, 1973.
(2) *PZ1983-012-01*. Site Plan [*Phases 4, 14, 15, 16, 17, 18, 18A, 19 & 20*]. Adopted on May 2, 1983.
(3) *PZ1983-037-01*. Preliminary Plat, Site Plan and Zoning Change [*Ordinance No. 84-04*]. Adopted on January 9, 1984.
(4) *PZ1984-009-01*. Preliminary Plat [*Lots 1-19, Block C and Lots 1-7, Block D*]. Adopted on February 6, 1984.
(5) *PZ1984-063-01*. Final Plat. Adopted on June 11, 1984.
(6) *PZ1985-082-01*. Final Plat and Zoning [*Ordinance No. 86-04*; *Lots 1-22, Block E and Lots 1-12, Block F*]. Adopted on January 20, 1986.
(7) *PZ1996-093-01*. Replat [*Lots 1 & 2, Block D*]. Adopted on December 16, 1996.
(8) *PZ1999-034-01*. Replat [*Lots 1 & 2, Block E*]. Adopted on May 17, 1999.
(9) *PZ2000-025-01*. Replat [*Lots 5-9 & 17-19, Block E and Lots 8-10, Block F*]. Adopted on April 3, 2000.

(C) *Original Regulating Ordinance. Ordinance No. 86-04*

(D) *Concept Plan.*

PHASE 16. ZERO LOT LINE HOMES.

(E) *Dimensional Standards.* Unless specifically provided by this Planned Development ordinance, any development within Chandler's Landing, Phase 16 shall be subject to the density and dimensional requirements required for a property

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situated within the Zero Lot Line (ZL-5) District as stipulated by Article 05, *District Development Standards*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future; however the following additional requirements shall apply:

MINIMUM LOT WIDTH	40'
MINIMUM LOT DEPTH	100'
MINIMUM LOT AREA	4,000 SF
MINIMUM FRONT YARD SETBACK	20'
MINIMUM SIDE YARD SETBACK	0'/10'
MINIMUM REAR YARD SETBACK	15'
MINIMUM PARKING SPACES REQUIRED [1]	2
MINIMUM NUMBER OF GARAGE PARKING SPACES	2
MAXIMUM HEIGHT	30'
MINIMUM DISTANCE BETWEEN BUILDINGS	10'
MINIMUM AREA/DWELLING UNIT (SF) [SUM OF ALL FLOOR AREA'S]	1,500 SF
MAXIMUM BUILDING COVERAGE	60%

NOTES:
[1]: EXCLUDING GARAGE SPACES.

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Exhibit 'D':
Density and Development Standards

CHANDLER'S LANDING. **PHASE 17**

(A) *Land Uses*. Townhomes, Single-Family Homes, and Zero Lot Line Homes

(B) *Development Cases*.

(1) *1973:* Zoning (*Ordinance No. 73-48*). Adopted on November 12, 1973.
(2) *PZ1983-012-01*. Site Plan [*Phases 4, 14, 15, 16, 17, 18, 18A, 19 & 20*]. Adopted on May 2, 1983.
(3) *PZ1983-037-01*. Preliminary Plat, Site Plan and Zoning Change [*Ordinance No. 84-04*]. Adopted on January 9, 1984.
(4) *PZ1984-010-01*. Preliminary Plat. Adopted on February 6, 1984.
(5) *PZ1984-046-01*. Final Plat. Adopted on June 11, 1984.
(6) *PZ1985-047-01*. Replat. Adopted on July 2, 1985.
(7) *PZ1987-040-01*: Replat [*Lots 1-4, Block C*]. Adopted on August 17, 1987.
(8) *PZ1987-041-01*. Preliminary Plat and Zoning [*Ordinance No. 87-45; Single-Family to Townhomes*]. Adopted on August 17, 1987.
(9) *PZ1991-025-01*. Replat. Adopted September on 16, 1991.
(10) *PZ1991-025-02*. Zoning [*Ordinance No. 91-43*]. Adopted on October 7, 1991.
(11) *PZ1994-047-01*. Replat [*Lot 21, Block A*]. Adopted on January 12, 1995.
(12) *PZ1996-025-01*. Replat [*Lots 1-6, Block A into Lots 1R – 3R, Block A*]. Adopted on May 20, 1996.
(13) *PZ1996-042-01*. Replat and Zoning Change [*Ordinance No. 96-18; Changed Zoning for Lots 1R – 3R, Block A*]. Adopted on July 1, 1996.
(14) *PZ2002-017-01*. Replat [*Lot 21, Block A*]. Adopted on March 18, 2002.

(C) *Original Regulating Ordinance*. *Ordinance No.'s 87-45, 91-43 & 96-18*

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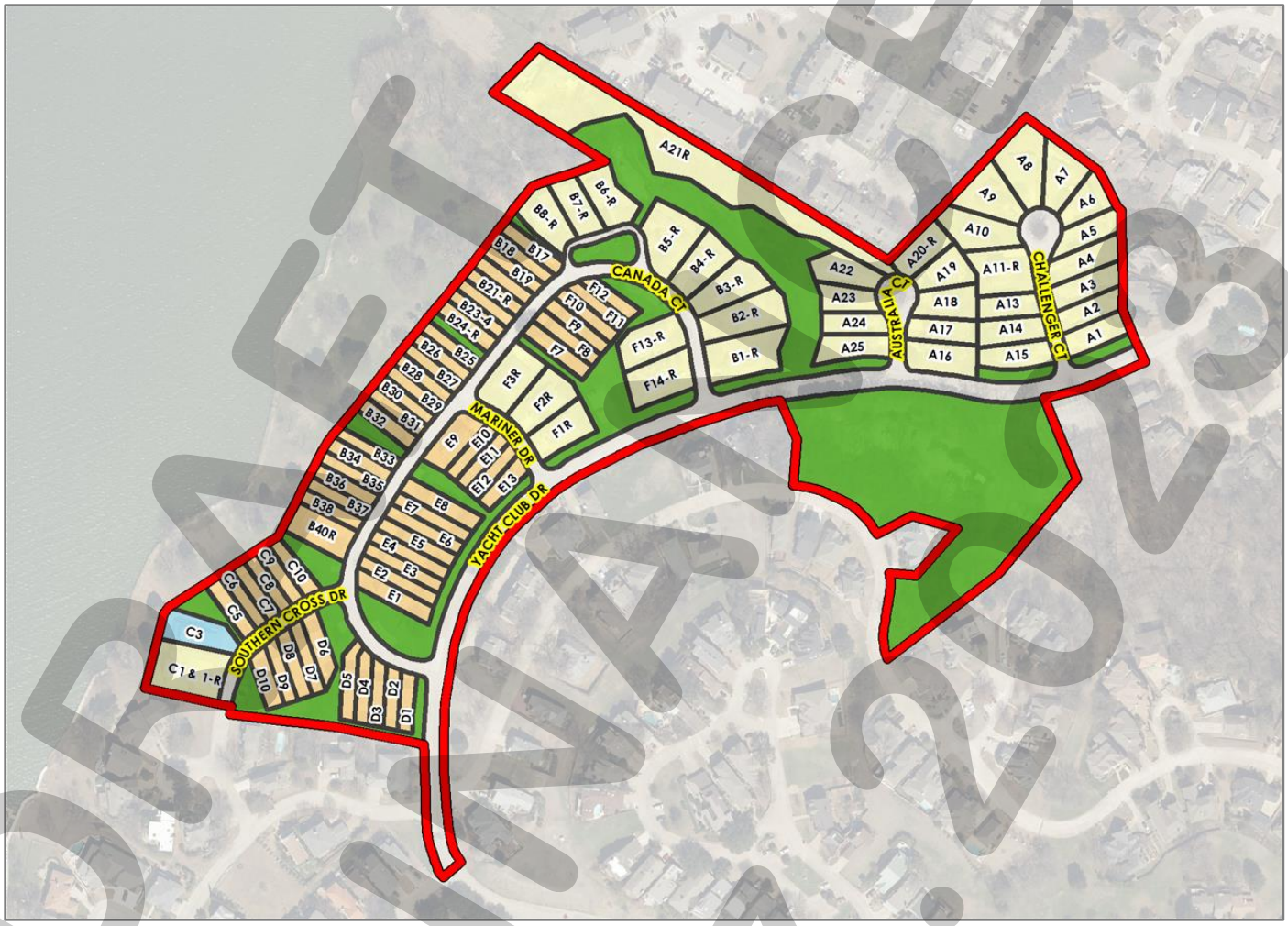
Exhibit 'D':
Density and Development Standards

(D) *Concept Plan.*

PHASE 17. TOWNHOMES, SINGLE-FAMILY HOMES, AND ZERO LOT LINE HOMES.



(E) *Dimensional Standards.*

LOTS 1-25, BLOCK A, CHANDLER'S LANDING PHASE 17.

MINIMUM LOT WIDTH [1]	40'
MINIMUM LOT DEPTH	100'
MINIMUM LOT AREA	4,000 SF
MINIMUM FRONT YARD SETBACK	20'
MINIMUM SIDE YARD SETBACK	0'/10'
MINIMUM REAR YARD SETBACK	15'
MINIMUM PARKING SPACES REQUIRED [2]	2
MAXIMUM HEIGHT	30'
MINIMUM DISTANCE BETWEEN BUILDINGS	10'
MINIMUM AREA/DWELLING UNIT (SF) [SUM OF ALL FLOOR AREA'S]	1,500 SF
MAXIMUM BUILDING COVERAGE	60%

NOTES:
[1]: AT FRONT YARD BUILDING SETBACK.
[2]: EXCLUDING GARAGE SPACES.

BLOCKS B, C, D, E, & F, CHANDLER'S LANDING PHASE 17.

MINIMUM LOT WIDTH	26'

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Exhibit 'D':
Density and Development Standards

MINIMUM LOT AREA	3,000 SF
MINIMUM FRONT YARD SETBACK [1]	20'
MINIMUM SIDE YARD SETBACK	0'
MINIMUM SIDE YARD ADJACENT TO A STREET	10'
MINIMUM REAR YARD SETBACK	10'
MAXIMUM HEIGHT	30'
MINIMUM DISTANCE BETWEEN BUILDINGS [2]	10'
MINIMUM AREA/DWELLING UNIT (SF) [SUM OF ALL FLOOR AREA'S]	1,000 SF
MAXIMUM BUILDING COVERAGE	60%

NOTES:
[1]: 15-FEET WITH A SIDE ENTRY GARAGE.
[2]: MINIMUM OF 20-FEET BETWEEN BUILDINGS EVERY 250-FEET.

LOTS 1-4, BLOCK C, CHANDLER'S LANDING PHASE 17.
Unless specifically provided by this Planned Development ordinance, any development on Lots 1-4, Block C, Chandler's Landing, Phase 17 shall be subject to the density and dimensional requirements required for a property situated within the Zero Lot Line (ZL-5) District as stipulated by Article 05, *District Development Standards*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future; however the following additional requirements shall apply:

MINIMUM LOT WIDTH	40'
MINIMUM LOT DEPTH	100'
MINIMUM LOT AREA	5,000 SF
MINIMUM FRONT YARD SETBACK	20'
MINIMUM SIDE YARD SETBACK	0'/10'
MINIMUM PARKING SPACES REQUIRED [1]	2
MINIMUM REAR YARD SETBACK	15'
MAXIMUM HEIGHT	30'
MINIMUM DISTANCE BETWEEN BUILDINGS	10'
MINIMUM AREA/DWELLING UNIT (SF) [SUM OF ALL FLOOR AREA'S]	1,750 SF
MAXIMUM BUILDING COVERAGE	60%

NOTES:
[1]: EXCLUDING GARAGE SPACES.

LOTS 1-R – 8-R, BLOCK B; LOTS 1-R, BLOCK C; AND LOTS 13-R & 14-R, BLOCK F, CHANDLER'S LANDING PHASE 17.
Unless specifically provided by this Planned Development ordinance, any development on Lots 1-R – 8-R, Block B; Lots 1-R, Block C; and Lots 13-R & 14-R, Block F, Chandler's Landing Phase 17 shall be subject to the density and dimensional requirements required for a property situated within the Single-Family 10 (SF-10) District as stipulated by Article 05, *District Development Standards*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future; however the following additional requirements shall apply:

MINIMUM LOT WIDTH	40'
MINIMUM LOT DEPTH	100'
MINIMUM LOT AREA	5,500 SF
MINIMUM FRONT YARD SETBACK	20'
MINIMUM SIDE YARD SETBACK	5'
MINIMUM SIDE YARD ADJACENT TO A STREET	15'
MINIMUM REAR YARD SETBACK	10'
MINIMUM PARKING SPACES REQUIRED [1]	2
MINIMUM GARAGE PARKING SPACES REQUIRED	2
MAXIMUM HEIGHT	30'
MINIMUM DISTANCE BETWEEN BUILDINGS	10'
MINIMUM AREA/DWELLING UNIT (SF) [SUM OF ALL FLOOR AREA'S]	1,750 SF
MAXIMUM BUILDING COVERAGE	40%

NOTES:
[1]: EXCLUDING GARAGE SPACES.

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Exhibit 'D':
Density and Development Standards

CHANDLER'S LANDING. **PHASE 18/SECTION 1**

(A) *Land Uses*. Townhomes and Single-Family Homes

(B) *Development Cases*.

(1) *1973*: Zoning (*Ordinance No. 73-48*). Adopted on November 12, 1973.
(2) *PZ1983-012-01*. Site Plan [*Phases 4, 14, 15, 16, 17, 18, 18A, 19 & 20*]. Adopted on May 2, 1983.
(3) *PZ1983-037-01*. Preliminary Plat, Site Plan and Zoning Change [*Ordinance No. 84-04*]. Adopted on January 9, 1984.
(4) *PZ1984-024-01*. Preliminary Plat and Concept Plan. Adopted on April 2, 1984.
(5) *PZ1985-039-01*. Preliminary Plat, Final Plat, Site Plan, and Zoning [*Ordinance No 85-43*]. Adopted on August 26, 1985.
(6) *PZ1985-048-01*. Final Plat. Adopted on July 2, 1985.
(7) *PZ1991-025-01*. Replat [*Lots 1-10, Block A to Lots 1-R – 5-R, Block A*]. Adopted on September 16, 1991.
(8) *PZ1991-025-02*. Zoning [*Ordinance No. 91-43*; *Lots 1-R – 5-R, Block A*]. Adopted on October 7, 1991.
(9) *PZ1992-041-01*. Replat [*Lots 11-15, Block A to Lots 6-R – 8-R, Block A*] and Zoning [*Ordinance No. 92-43; Lots 6-R – 8-R*]. Adopted on December 7, 1992.
(10) *PZ1994-006-01*. Replat [*Lots 1-R & 2-R, Block A*]. Adopted on March 21, 1994.
(11) *PZ1999-002-01*. Replat [*Lots 7 & 8, Block A to Lot 7RA, Block A*]. Adopted on February 9, 1999.

(C) *Original Regulating Ordinance*. *Ordinance No.'s 85-43*, *91-43 & 92-43*

(F) *Concept Plan*.

PHASE 18/SECTION 1. TOWNHOMES AND SINGLE-FAMILY HOMES.

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(D) *Dimensional Standards*.

TOWNHOMES.

MINIMUM LOT WIDTH [1]	26'
MINIMUM LOT DEPTH	100'
MINIMUM LOT AREA	3,000 SF
MAXIMUM UNITS PER LOT	1
MINIMUM FRONT YARD SETBACK [FRONT ENTRY GARAGE] [2]	20'
MINIMUM SIDE YARD SETBACK	0'
MINIMUM SIDE YARD SETBACK ADJACENT TO A STREET	10'
MINIMUM REAR YARD SETBACK	10'
MINIMUM PARKING SPACES REQUIRED	2
MINIMUM NUMBER OF GARAGE PARKING SPACES	2
MAXIMUM HEIGHT	30'
MINIMUM LENGTH OF DRIVEWAY PAVEMENT ON SIDE OR REAR	20'
MINIMUM DISTANCE BETWEEN BUILDINGS [3]	20'
MAXIMUM NUMBER OF ATTACHED UNITS [4]	8
MAXIMUM DENSITY [DWELLING UNITS PER ACRE]	8
MINIMUM AREA/DWELLING UNIT (SF) [SUM OF ALL FLOOR AREA'S]	1,000 SF
MINIMUM LANDSCAPING PERCENTAGE	10%
MAXIMUM BUILDING COVERAGE	60%

NOTES:
[1]: THE MINIMUM LOT WIDTH SHALL BE MEASURE AT THE FRONT YARD BUILDING SETBACK.
[2]: THE FRONT YARD SETBACK CAN BE REDUCED TO 15-FEET FOR SIDE AND REAR ENTRY GARAGES.
[3]: EVERY 250-FEET.
[4]: UP TO 250-FEET.

LOTS 1-R – 5-R, BLOCK A, CHANDLER'S LANDING PHASE 18/SECTION 1.
Unless specifically provided by this Planned Development ordinance, any development on Lots 1-R – 5-R, Block A, Chandler's Landing Phase 18/Section 1 shall be subject to the density and dimensional requirements required for a property situated within the Single-Family 10 (SF-10) District as stipulated by Article 05, *District Development Standards*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future; however the following additional requirements shall apply:

MINIMUM LOT WIDTH	40'
MINIMUM LOT DEPTH	100'
MINIMUM LOT AREA	6,000 SF
MINIMUM FRONT YARD SETBACK	20'
MINIMUM SIDE YARD SETBACK	5'
MINIMUM SIDE YARD ADJACENT TO A STREET	15'
MINIMUM REAR YARD SETBACK	10'
MINIMUM PARKING SPACES REQUIRED [1]	2
MINIMUM GARAGE PARKING SPACES REQUIRED	2
MAXIMUM HEIGHT	30'
MINIMUM DISTANCE BETWEEN BUILDINGS	10'
MINIMUM AREA/DWELLING UNIT (SF) [SUM OF ALL FLOOR AREA'S]	1,750 SF
MAXIMUM BUILDING COVERAGE	40%

NOTES:
[1]: EXCLUDING GARAGE SPACES.

LOTS 6-R – 8-R, BLOCK A, CHANDLER'S LANDING PHASE 18/SECTION 1.
Unless specifically provided by this Planned Development ordinance, any development on Lots 6-R – 8-R, Block A, Chandler's Landing Phase 18/Section 1 shall be subject to the density and dimensional requirements required for a property situated within the Single-Family 10 (SF-10) District as stipulated by Article 05, *District Development Standards*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future; however the following additional requirements shall apply:

MINIMUM LOT WIDTH	40'

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Exhibit 'D':
Density and Development Standards

MINIMUM LOT DEPTH	100'
MINIMUM LOT AREA	5,700 SF
MINIMUM FRONT YARD SETBACK	25'
MINIMUM SIDE YARD SETBACK	5'
MINIMUM REAR YARD SETBACK	20'
MINIMUM PARKING SPACES REQUIRED [1]	2
MINIMUM GARAGE PARKING SPACES REQUIRED	2
MAXIMUM HEIGHT	30'
MINIMUM DISTANCE BETWEEN BUILDINGS	10'
MINIMUM AREA/DWELLING UNIT (SF) [SUM OF ALL FLOOR AREA'S]	1,750 SF
MAXIMUM BUILDING COVERAGE	40%

NOTES:
[1]: EXCLUDING GARAGE SPACES.

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Exhibit 'D':
Density and Development Standards

CHANDLER'S LANDING. **PHASE 18/SECTION 2**

(A) *Land Uses*. Zero Lot Line Homes and Single-Family Homes

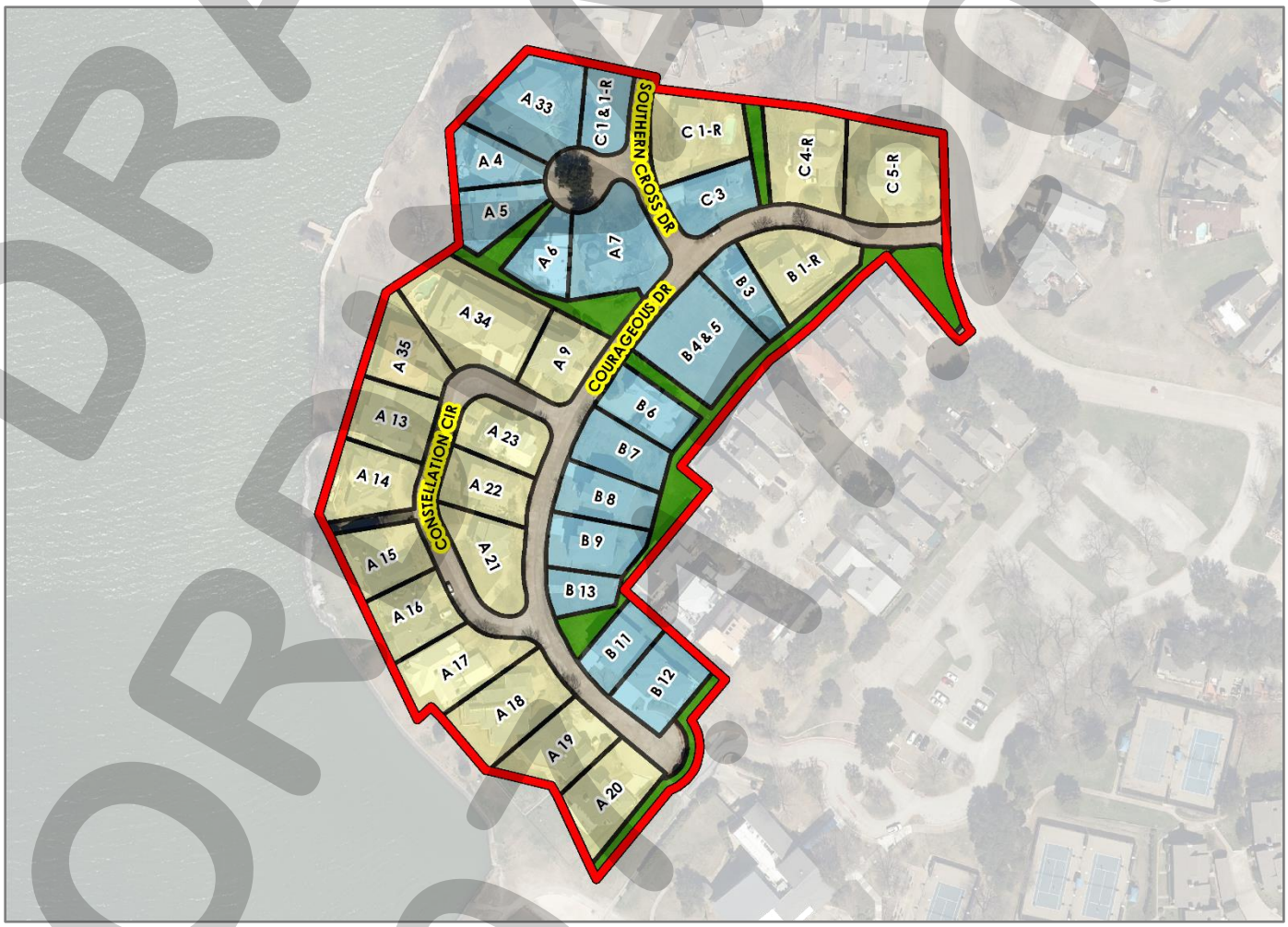
(B) *Development Cases*.

(1) *1973*: Zoning (*Ordinance No. 73-48*). Adopted on November 12, 1973.
(2) *PZ1983-012-01*. Site Plan [*Phases 4, 14, 15, 16, 17, 18, 18A, 19 & 20*]. Adopted on May 2, 1983.
(3) *PZ1983-037-01*. Preliminary Plat, Site Plan and Zoning Change [*Ordinance No. 84-04*]. Adopted on January 9, 1984.
(4) *PZ1984-024-01*. Preliminary Plat and Concept Plan. Adopted on April 2, 1984.
(5) *PZ1985-039-01*. Preliminary Plat, Final Plat, Site Plan, and Zoning [*Ordinance No 85-43*]. Adopted on August 26, 1985.
(6) *PZ1985-048-01*. Final Plat. Adopted on July 2, 1985.
(7) *PZ1988-008-01*. Replat [*Lots 1, 7 & 8, Block A and Lots 1-3, Block C*]. Adopted on May 2, 1988.
(8) *PZ1988-032-01*. Replat [*Lots 1-32, Block A and Lots 4-16, Block B*]. Adopted on August 1, 1988.
(9) *PZ1988-038-01*. Zoning [*Ordinance No. 88-51; Single Family Homes for Lots 9-23, Block A*]. Adopted on October 3, 1988.
(10) *PZ1988-059-01*. Replat [*Lots 1, 7 & 8, Block A and Lots 1-3, Block C*]. Adopted on March 20, 1989.
(11) *PZ1991-025-01*. Replat [*Lots 1-10, Block A to Lots 1-R – 5-R, Block A*]. Adopted on September 16, 1991.
(12) *PZ1991-025-02*. Zoning [*Ordinance No. 91-43*; *Lots 1-R – 5-R, Block A*]. Adopted on October 7, 1991.

(C) *Original Regulating Ordinance*. *Ordinance No.'s 84-04, 88-51 & 91-43*

(D) *Concept Plan*.

PHASE 18/SECTION 2. ZERO LOT LINE HOMES AND SINGLE-FAMILY HOMES



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(E) *Dimensional Standards*.

ZERO LOT LINE HOMES.

MINIMUM LOT WIDTH [1]	40'
MINIMUM LOT DEPTH	100'
MINIMUM LOT AREA	4,000 SF
MINIMUM FRONT YARD SETBACK	20'
MINIMUM SIDE YARD SETBACK	0'/10'
MINIMUM REAR YARD SETBACK	15'
MINIMUM PARKING SPACES REQUIRED [2]	2
MAXIMUM HEIGHT	30'
MINIMUM DISTANCE BETWEEN BUILDINGS	10'
MINIMUM AREA/DWELLING UNIT (SF) [SUM OF ALL FLOOR AREA'S]	1,750 SF
MAXIMUM BUILDING COVERAGE	60%

NOTES:
[1]: THE MINIMUM LOT WIDTH SHALL BE MEASURE AT THE FRONT YARD BUILDING SETBACK.
[2]: EXCLUDING GARAGE SPACES.

LOTS 9-23, BLOCK A, CHANDLER'S LANDING PHASE 18/SECTION 2 (SINGLE-FAMILY DETACHED HOMES).

MINIMUM LOT WIDTH [1]	45'
MINIMUM LOT DEPTH	100'
MINIMUM LOT AREA	6,500 SF
MAXIMUM HOMES PER LOT	1
MINIMUM FRONT YARD SETBACK	20'
MINIMUM SIDE YARD SETBACK	5'
MINIMUM REAR YARD SETBACK	15'
MINIMUM PARKING SPACES REQUIRED	2
MINIMUM GARAGE PARKING SPACES REQUIRED	2
MAXIMUM HEIGHT	30'
MINIMUM DISTANCE BETWEEN SEPARATE BUILDINGS [2]	10'
MINIMUM DISTANCE BETWEEN BUILDINGS	10'
MINIMUM AREA/DWELLING UNIT (SF) [SUM OF ALL FLOOR AREA'S]	1,500 SF
MAXIMUM BUILDING COVERAGE	40%

NOTES:
[1]: THE MINIMUM LOT WIDTH SHALL BE MEASURE AT THE FRONT YARD BUILDING SETBACK.
[2]: ON THE SAME LOT OR PARCEL OF LAND.

LOT 1-R, BLOCK B AND LOTS 1-R, 4-R & 5-R, BLOCK C, CHANDLER'S LANDING PHASE 18/SECTION 2.
Unless specifically provided by this Planned Development ordinance, any development on Lot 1-R, Block B and Lots 1-R, 4-R, & 5-R, Block C, Chandler's Landing Phase 18/Section 2 shall be subject to the density and dimensional requirements required for a property situated within the Single-Family 10 (SF-10) District as stipulated by Article 05, *District Development Standards*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future; however the following additional requirements shall apply:

MINIMUM LOT WIDTH	40'
MINIMUM LOT DEPTH	100'
MINIMUM LOT AREA	6,000 SF
MINIMUM FRONT YARD SETBACK	20'
MINIMUM SIDE YARD SETBACK	5'
MINIMUM SIDE YARD ADJACENT TO A STREET	15'
MINIMUM REAR YARD SETBACK	10'
MINIMUM PARKING SPACES REQUIRED [1]	2
MINIMUM GARAGE PARKING SPACES REQUIRED	2
MAXIMUM HEIGHT	30'
MINIMUM DISTANCE BETWEEN BUILDINGS	10'
MINIMUM AREA/DWELLING UNIT (SF) [SUM OF ALL FLOOR AREA'S]	1,750 SF
MAXIMUM BUILDING COVERAGE	40%

NOTES:
[1]: EXCLUDING GARAGE SPACES.

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Exhibit 'D':
Density and Development Standards

CHANDLER'S LANDING. **PHASE 19**

(A) *Land Uses*. Single-Family Homes

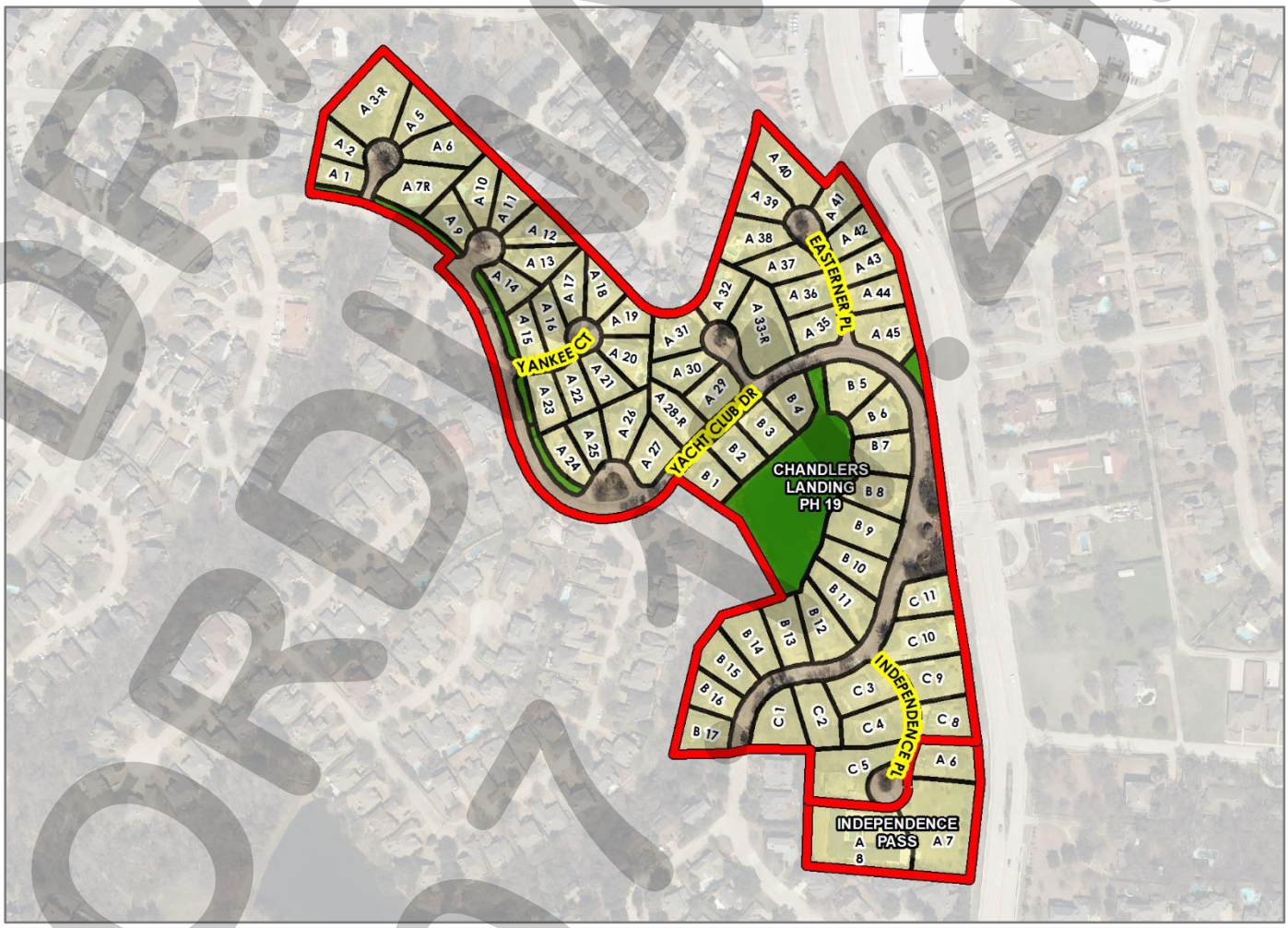
(B) *Development Cases*.

(1) *1973*: Zoning (*Ordinance No. 73-48*). Adopted on November 12, 1973.
(2) *PZ1983-012-01*. Site Plan [*Phases 4, 14, 15, 16, 17, 18, 18A, 19 & 20*]. Adopted on May 2, 1983.
(3) *PZ1983-037-01*. Preliminary Plat, Site Plan and Zoning Change [*Ordinance No. 84-04*]. Adopted on January 9, 1984.
(4) *PZ1985-025-01*. Preliminary Plat. Adopted on April 2, 1984.
(5) *PZ1985-025-01*. Concept Plan. Adopted on April 2, 1984.
(6) *PZ1985-039-01*. Preliminary Plat, Final Plat, Site Plan, and Zoning Change [*Ordinance No. 85-43*]. Adopted on July 2, 1985.
(7) *PZ1985-045-01*. Preliminary Plat and Concept Plan. Adopted on July 2, 1985.
(8) *PZ1985-056-01*. Final Plat. Adopted on July 2, 1985.
(9) *PZ1996-015-01*. Replat [*Lots 7 & 8, Block A to Lot 7R, Block A*]. Adopted on May 20, 1996.
(10) *PZ1998-040-01*. Replat [*Lots 33 & 34, Block A*]. Adopted on September 21, 1998.
(11) *PZ1999-015-01*. Replat. Adopted on March 15, 1999.
(12) *PZ2000-009-01*. Replat [*Lot 1R, Block B*]. Adopted on March 20, 2000.

(C) *Original Regulating Ordinance*. *Ordinance No. 85-43*

(D) *Concept Plan*.

PHASE 19. SINGLE-FAMILY HOMES



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(E) *Dimensional Standards*.

SINGLE-FAMILY HOMES.

MINIMUM LOT WIDTH	50'
MINIMUM LOT DEPTH	100'
MINIMUM LOT AREA	6,000 SF
MAXIMUM UNITS PER LOT	1
MINIMUM FRONT YARD SETBACK	20'
MINIMUM SIDE YARD SETBACK	5'
MINIMUM REAR YARD SETBACK	10'
MINIMUM PARKING SPACES REQUIRED	2
MINIMUM NUMBER OF GARAGE PARKING SPACES	2
MAXIMUM HEIGHT	30'
MINIMUM DISTANCE BETWEEN BUILDINGS ON THE SAME LOT	10'
MINIMUM DISTANCE BETWEEN BUILDINGS	10'
MINIMUM AREA/DWELLING UNIT (SF) [SUM OF ALL FLOOR AREA'S]	1,200 SF
MAXIMUM BUILDING COVERAGE	40%

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Exhibit 'D':
Density and Development Standards

CHANDLER'S LANDING. **PHASE 20**

(A) *Land Uses*. Single-Family Homes

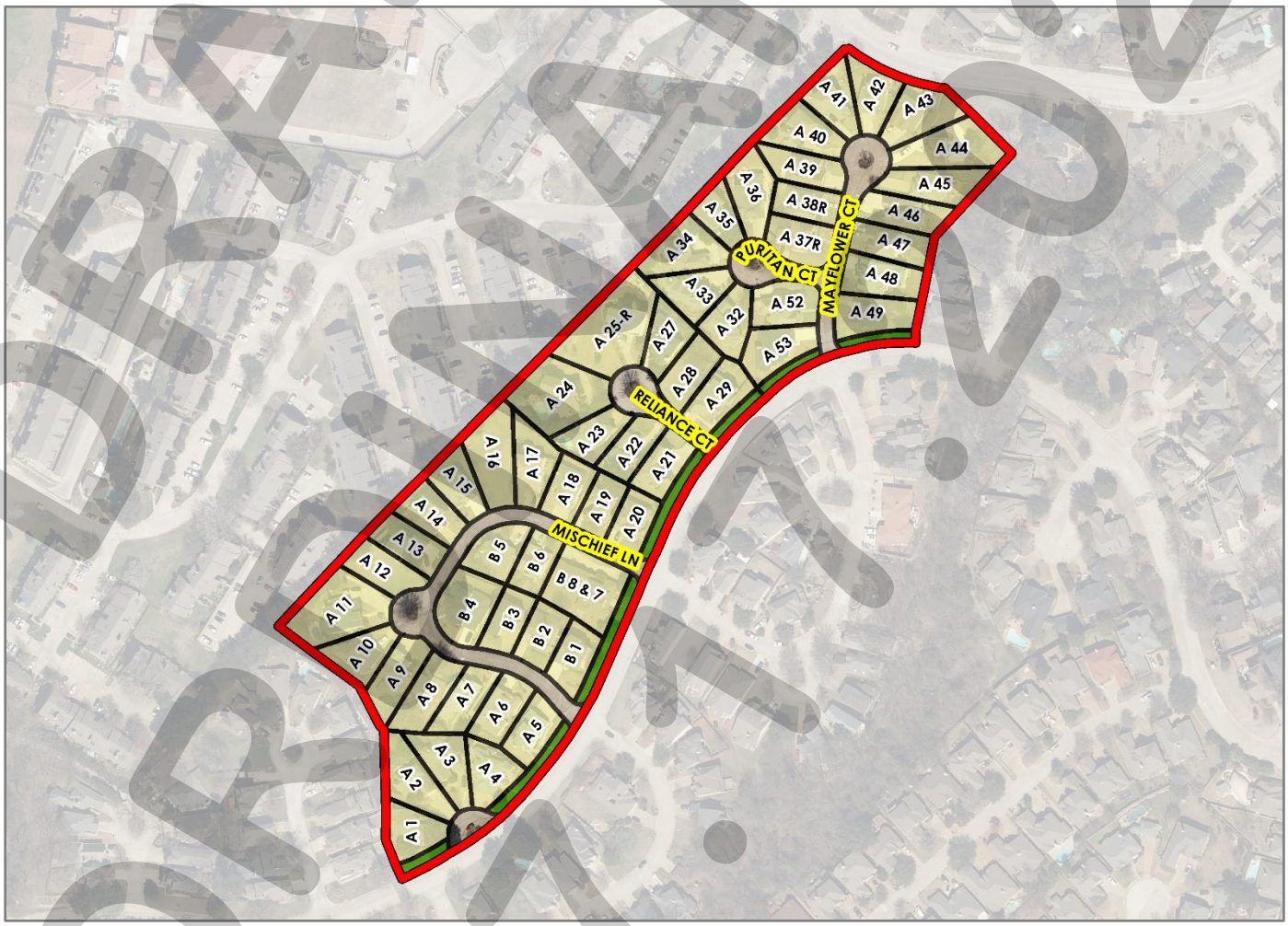
(B) *Development Cases*.

(1) *1973:* Zoning (*Ordinance No. 73-48*). Adopted on November 12, 1973.
(2) *PZ1983-012-01*. Site Plan [*Phases 4, 14, 15, 16, 17, 18, 18A, 19 & 20*]. Adopted on May 2, 1983.
(3) *PZ1983-037-01*. Preliminary Plat, Site Plan and Zoning Change [*Ordinance No. 84-04*]. Adopted on January 9, 1984.
(4) *PZ1985-039-01*. Preliminary Plat, Final Plat, Site Plan, and Zoning Change [*Ordinance No. 85-43*]. Adopted on July 2, 1985.
(5) *PZ1985-049-01*. Preliminary Plat and Concept Plan. Adopted on July 2, 1985.
(6) *PZ1985-051-01*. Final Plat. Adopted on July 2, 1985.
(7) *PZ1994*-029-01. Replat. Adopted on November 21, 1994.
(8) *PZ2002*-034-01. Replat [*Lots 37 & 38, Block A to Lot 37A, Block A*]. Adopted on May 20, 2002.

(C) *Original Regulating Ordinance*. *Ordinance No. 85-43*

(D) *Concept Plan*.

PHASE 20. SINGLE-FAMILY HOMES



(E) *Dimensional Standards*.

SINGLE-FAMILY HOMES.

MINIMUM LOT WIDTH	50'

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Exhibit 'D':
Density and Development Standards

MINIMUM LOT DEPTH	100'
MINIMUM LOT AREA	6,000 SF
MAXIMUM UNITS PER LOT	1
MINIMUM FRONT YARD SETBACK	20'
MINIMUM SIDE YARD SETBACK	5'
MINIMUM REAR YARD SETBACK	10'
MINIMUM PARKING SPACES REQUIRED	2
MINIMUM NUMBER OF GARAGE PARKING SPACES	2
MAXIMUM HEIGHT	30'
MINIMUM DISTANCE BETWEEN BUILDINGS ON THE SAME LOT	10'
MINIMUM DISTANCE BETWEEN BUILDINGS	10'
MINIMUM AREA/DWELLING UNIT (SF) [SUM OF ALL FLOOR AREA'S]	1,200 SF
MAXIMUM BUILDING COVERAGE	40%

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Exhibit 'D':
Density and Development Standards

THE CABANAS AT CHANDLER'S LANDING.

(A) *Land Uses*. Townhomes

(B) *Development Cases*.

(1) *1973*: Zoning (*Ordinance No. 73-48*). Adopted on November 12, 1973.
(2) *PZ1984-081-01*. Development Plan. Adopted on September 10, 1984.
(3) *PZ1985-072-01*. Concept Plan. Adopted on September 10, 1984.
(4) *PZ1990-029-01*. Zoning Change [*Ordinance No. 90-38*]. Adopted on November 5, 1990.
(5) *Z2014-006*. Zoning [*Ordinance No. 14-15*]. Adopted on April 7, 2014.
(6) *P2014-007*. Replat. Adopted on July 7, 2014.

(C) *Original Regulating Ordinance*. *Ordinance No. 14-15*

(D) *Concept Plan*.

THE CABANAS AT CHANDLER'S LANDING. TOWNHOMES

(E) *Development Standards*.

(1) *Purpose*. It was the intent of *Ordinance No. 14-15* to maintain the current conditions of the subject property, while permitting property owners to physically subdivide their properties into lots to delineate the open space that will be dedicated to the *Chandler's Landing Homeowner's Association*.

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(2) *Permitted Uses*. The following are the only permitted land uses that shall be established on the *Subject Property*:

(a) *Permitted Uses*. Uses permitted *by right* or by *Specific Use Permit (SUP)* in Planned Development District 8 (PD-8). Uses subject to the approval of a *Specific Use Permit (SUP)* shall be required to follow the procedure for requesting a *SUP* as set forth in Article 11, *Development Applications and Review Procedures*, of the Unified Development Code.

(b) *Townhomes*. A single-family dwelling unit constructed in a series, or group of units that share common walls, and are situated on an individual or separate lot.

NOTE: All development of the Subject Property should conform to the Concept Plan depicted above.

(3) *Maximum Number of Units*. The *Subject Property* may contain no more than nine (9) townhomes that conform to the *Concept Plan* depicted above.

(4) *Density and Development Requirements*.

TOWNHOMES

MINIMUM LOT WIDTH	20'
MINIMUM LOT DEPTH	40'
MINIMUM LOT AREA	2,200 SF
MAXIMUM UNITS PER LOT	1
MINIMUM FRONT YARD SETBACK	0'
MINIMUM SIDE YARD SETBACK [1]	0'
MINIMUM REAR YARD SETBACK	0'
MINIMUM OFF-STREET PARKING SPACES REQUIRED	2
MAXIMUM HEIGHT	30'
MAXIMUM BUILDING COVERAGE (AS PERCENTAGE OF LOT AREA)	100%

NOTES:
[1]: THE INTERNAL SIDE YARD SETBACK SHALL BE SUBJECT TO ALL BUILDING CODES AND THE SIDE YARD ABUTTING A STRUCTURE SHALL BE REQUIRED TO BE SEPERATED BY A FIRE-RETARDANT WALL.

(5) *Additional Restrictions*. No fences or any other type of barricade shall be permitted on any property depicted in the *Concept Plan* depicted above.

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Exhibit 'D':
Density and Development Standards

THE CABANAS.

(A) *Land Uses*. Townhomes

(B) *Development Cases*.

(1) *1973*: Zoning (*Ordinance No. 73-48*). Adopted on November 12, 1973.
(2) *PZ1990-029-01*. Zoning Change [*Ordinance No. 90-38*]. Adopted on November 5, 1990.
(3) *PZ1990-029-02*. Final Plat. Adopted on November 5, 1990.

(C) *Original Regulating Ordinance. Ordinance No. 90-38*

(D) *Concept Plan*.

THE CABANAS. TOWNHOMES

(E) *Development Standards*.

(1) *Permitted Uses*. One (1) attached townhouse unit with fire walls on an individual lot with a maximum of two (2) attached units on two (2) separate lots.

(2) *Density*. Development or redevelopment of the above described tract shall be limited to no more than six (6) single-family townhouse lots.

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(3) *Density and Development Requirements.*

TOWNHOMES

MINIMUM LOT WIDTH [1]	25'
MINIMUM LOT DEPTH	42'
MINIMUM LOT AREA	1,050 SF
MAXIMUM UNITS PER LOT	1
MINIMUM SQUARE FOOT PER DWELLING UNIT	1,200 SF
MINIMUM FRONT YARD SETBACK	0'
MINIMUM SIDE YARD SETBACK [2]	0'
MINIMUM REAR YARD SETBACK	0'
MINIMUM OFF-STREET PAVED PARKING SPACES REQUIRED [3]	2
MAXIMUM HEIGHT	23'
MAXIMUM BUILDING COVERAGE (AS PERCENTAGE OF LOT AREA)	100%

NOTES:
[1]: ON A PUBLIC STREET OR APPROVED PRIVATE ACCESS.
[2]: THE INTERNAL SIDE YARD SETBACK SHALL BE SUBJECT TO ALL BUILDING CODES AND THE SIDE YARD ABUTTING A STRUCTURE SHALL BE REQUIRED TO BE SEPERATED BY A FIRE-RETARDANT WALL.
[3]: REQUIRED FOR EACH RESIDENTIAL DWELLING UNIT.

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Exhibit 'D':
Density and Development Standards

MATCH POINT.

(A) *Land Uses*. Townhomes

(B) *Development Cases*.

(1) *1973*: Zoning (*Ordinance No. 73-48*). Adopted on November 12, 1973.
(2) *1981*: Final Plat. Adopted on August 5, 1981.

(C) *Original Regulating Ordinance. Ordinance No. 73-48*

(D) *Concept Plan*.

MATCH POINT. MULTI-FAMILY STRUCTURE OR CONDOMINIUM

(E) *Density and Development Standards*.

MULTI-FAMILY STRUCTURE OR CONDOMINIUM

MINIMUM LOT WIDTH	70'
MINIMUM LOT DEPTH	100'
MINIMUM LOT AREA	2,000 SF
MINIMUM FRONT YARD SETBACK	25'
MINIMUM SIDE YARD SETBACK	(2) & (3) [1]
MINIMUM REAR YARD SETBACK	10'

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MINIMUM PARKING SPACES REQUIRED PER UNIT	1½
MAXIMUM BUILDING COVERAGE	40%

NOTES:

[1]: AS PER 9-602 OF THE 1972 ZONING ORDINANCE:

(2) MULTIPLE FAMILY DWELLINGS NOT EXCEEDING THREE (3) STORIES IN HEIGHT SHALL PROVIDE A MINIMUM SIDE YARD OF FIFTEEN (15) FEET BETWEEN ANY BUILDING WALL CONTAINING OPENINGS FOR WINDOWS, LIGHT, AND AIR AND ANY SIDE LOT LINE EXCEPT THAT ANY SUCH BUILDING FACE OR WALL NOT EXCEEDING 35-FEET IN WIDTH MAY PROVIDE A MINIMUM SIDE YARD OF TEN (10) FEET. WHERE A BUILDING WAIL CONTAINS NO OPENINGS FOR WINDOWS, LIGHT OR AIR, A MINIMUM SIDE YARD OF TEN (10) FEET SHALL BE PROVIDED BETWEEN SUCH WALL AND THE SIDE LOT LINE.

(3) ON A CORNER LOT, A SIDE YARD ADJACENT TO A STREET FOR A MULTIPLE FAMILY DWELLING NOT EXCEEDING THREE (3) STORIES IN HEIGHT SHALL NOT BE LESS THAN 15-FEET AND NO BALCONY OR PORCH OR ANY PORTION OF THE BUILDING MAY EXTEND INTO SUCH REQUIRED SIDE YARD EXCEPT THAT A ROOF MAY OVERHANG SUCH SIDE YARD NOT TO EXCEED FOUR (4) FEET.

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Exhibit 'D':
Density and Development Standards

CUTTER HILL. **PHASES 1, 2, & 3**

(A) *Land Uses*. Condominiums

(B) *Development Cases*.

(1) *1973*: Zoning (*Ordinance No. 73-48*). Adopted on November 12, 1973.
(2) *1977*: Final Plat for Phase 1. Adopted on January 4, 1977.
(3) *1977*: Final Plat for Phase 2. Adopted on November 17, 1977.
(4) *1981*: Final Plat for Phase 3. Adopted on June 15, 1981.

(C) *Original Regulating Ordinance*. *Ordinance No. 73-48*

(D) *Concept Plan*.

CUTTER HILL, PHASES 1, 2, & 3. MULTI-FAMILY STRUCTURE OR CONDOMINIUM

(E) *Density and Development Standards*.

MULTI-FAMILY STRUCTURE OR CONDOMINIUM

MINIMUM LOT WIDTH	70'
MINIMUM LOT DEPTH	100'
MINIMUM LOT AREA	2,000 SF
MINIMUM FRONT YARD SETBACK	25'

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Exhibit 'D':
Density and Development Standards

MINIMUM SIDE YARD SETBACK	(2) & (3) [1]
MINIMUM REAR YARD SETBACK	10'
MINIMUM PARKING SPACES REQUIRED PER UNIT	1½
MAXIMUM BUILDING COVERAGE	40%

NOTES:

[1]: AS PER 9-602 OF THE 1972 ZONING ORDINANCE:

(2) MULTIPLE FAMILY DWELLINGS NOT EXCEEDING THREE (3) STORIES IN HEIGHT SHALL PROVIDE A MINIMUM SIDE YARD OF FIFTEEN (15) FEET BETWEEN ANY BUILDING WALL CONTAINING OPENINGS FOR WINDOWS, LIGHT, AND AIR AND ANY SIDE LOT LINE EXCEPT THAT ANY SUCH BUILDING FACE OR WALL NOT EXCEEDING 35-FEET IN WIDTH MAY PROVIDE A MINIMUM SIDE YARD OF TEN (10) FEET. WHERE A BUILDING WAIL CONTAINS NO OPENINGS FOR WINDOWS, LIGHT OR AIR, A MINIMUM SIDE YARD OF TEN (10) FEET SHALL BE PROVIDED BETWEEN SUCH WALL AND THE SIDE LOT LINE.

(3) ON A CORNER LOT, A SIDE YARD ADJACENT TO A STREET FOR A MULTIPLE FAMILY DWELLING NOT EXCEEDING THREE (3) STORIES IN HEIGHT SHALL NOT BE LESS THAN 15-FEET AND NO BALCONY OR PORCH OR ANY PORTION OF THE BUILDING MAY EXTEND INTO SUCH REQUIRED SIDE YARD EXCEPT THAT A ROOF MAY OVERHANG SUCH SIDE YARD NOT TO EXCEED FOUR (4) FEET.

DRAFT ORDINANCE 07.17.2023

Exhibit 'D':
Density and Development Standards

HARBOR LANDING. **PHASES 1 & 2**

(A) *Land Uses*. Single-Family Homes

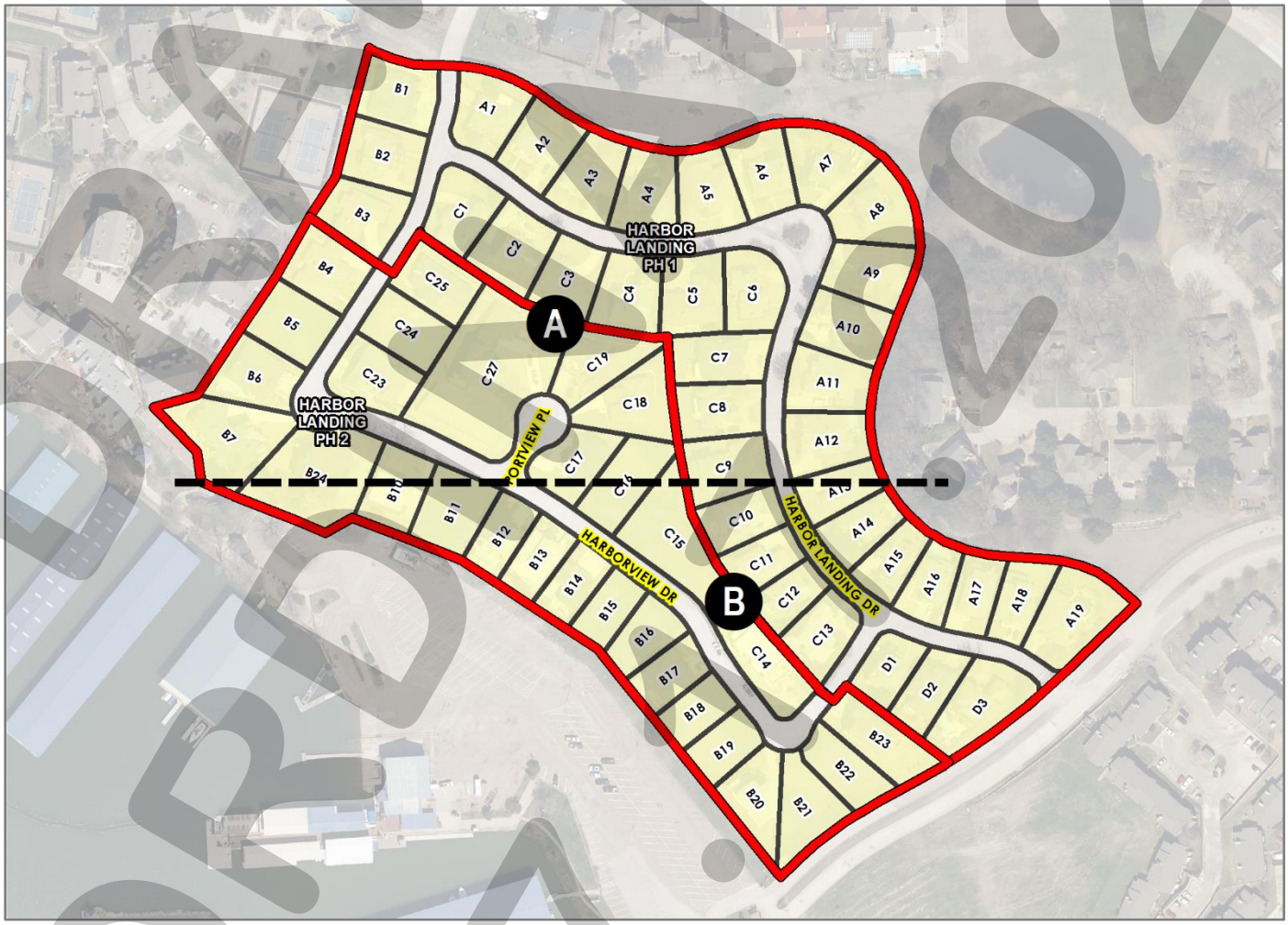
(B) *Development Cases*.

(1) *PZ1984-030-01*: Zoning Change [*Ordinance No. 84-16; Single-Family 10 (SF-10) District & Single-Family 7 (SF-7) District Land Uses*]. Adopted on April 2, 1984.
(2) *PZ1984-030-01*: Resolution [*Resolution No. 87-19; Settlement Agreement*]. Adopted on June 15, 1987.
(3) *PZ1984-030-01*: Resolution [*Resolution No. 87-20; Settlement Agreement*]. Adopted on June 15, 1987.
(4) *PZ1986-048-01*: Final Plat for Phase 1. Adopted on December 15, 1986.
(5) *PZ1987-022-01*: Preliminary Plat for Phase 2. Adopted on April 20, 1987.
(6) *PZ1987-030-01*: Final Plat for Phase 2. Adopted on June 15, 1987.

(C) *Original Regulating Ordinance*. *Ordinance No. 84-16*

(D) *Concept Plan*.

PHASES 1 & 2. SINGLE-FAMILY HOMES



(E) *Elevations Per Settlement Agreement*.

DRAFT ORDINANCE 07-17-2023

Exhibit 'D':
Density and Development Standards

BLOCK B.

LOT NO.	MAXIMUM ROOFTOP ELEVATION PER COURT ORDER	MAXIMUM PAD ELEVATION PER COURT ORDER	AS-BUILT PAD ELEVATION	MAXIMUM HEIGHT PER COURT ORDER	ADJUSTED MAXIMUM HEIGHT
4	488.00	466.00		22.00'	
5	488.00	459.00		29.00'	
6	471.00	448.00	450.00	23.00'	21.00'
7	471.00	448.00		23.00'	
8	471.00	448.00		23.00'	
9	469.00	447.00		22.00'	
10	469.00	447.00		22.00'	
11	478.50	452.00		26.50'	
12	489.00	451.00		29.00'	
13	474.50	451.50		23.00'	
14	469.00	446.00		23.00'	
15	469.00	446.00		23.00'	
16	468.00	445.00	446.00	23.00'	22.00'
17	468.00	445.00	447.00	23.00'	21.00'
18	468.00	445.00	448.00	23.00'	20.00'
19	477.00	449.00		28.00'	
20	480.00	450.00		30.00'	
21	477.00	450.00		27.00'	
22	484.00	458.00	454.00	26.00'	30.00'
23	490.00	460.00		30.00'	

BLOCK C.

LOT NO.	MAXIMUM ROOFTOP ELEVATION PER COURT ORDER	MAXIMUM PAD ELEVATION PER COURT ORDER	AS-BUILT PAD ELEVATION	MAXIMUM HEIGHT PER COURT ORDER	ADJUSTED MAXIMUM HEIGHT
14	479.00	456.00	459.00	23.00'	20.00'
15	481.00	456.00		25.00'	
16	482.00	457.00		25.00'	
17	485.50	462.50		23.00'	
18	495.00	470.00		25.00'	
19	496.50	473.50		23.00'	
20	493.00	470.00		23.00'	
21	492.00	466.50		26.50'	
22	478.50	456.00		22.50'	
23	479.00	457.00		22.00'	
24	479.00	457.00		22.00'	
25	489.00	467.00		22.00'	

(F) *Dimensional Standards.* That all development in *Area 'A'* (*i.e. Lots A1 – A12; Lots B1 - B7, & B24; Lots C1 – C9, C17 – C19, C23 – C25; & C27*) on the above *Concept Plan* shall meet the requirements of the Single-Family 10 (SF-10) District as stipulated by the Unified Development Code (UDC). That all development in *Area 'B'* (*i.e. Lots A13 – A19; Lots B10 – B23; C10 – C16; Lots D1 – D3*) on the above *Concept Plan* shall meet the requirements of the Single-Family 7 (SF-7) District as stipulated by the Unified Development Code (UDC).

(G) *Maximum Height.* That all development shall meet the height restrictions of no more than 30-feet above existing grade nor 12-feet above the building line of the uphill lot.

DRAFT ORDINANCE 07.17.2023

MARINA VILLAGE.

(A) *Land Uses.* Townhomes

(B) *Development Cases.*

(1) *PZ1992-008-01*. Zoning Change [*Ordinance No. 92-39*]. Adopted on October 19, 1992.
(2) *PZ1992-008-02*. Preliminary Plat. Adopted on November 5, 1992.
(3) *Z2021-026*. Zoning Change [*Ordinance No. 21-38*]. Adopted on August 16, 2021.

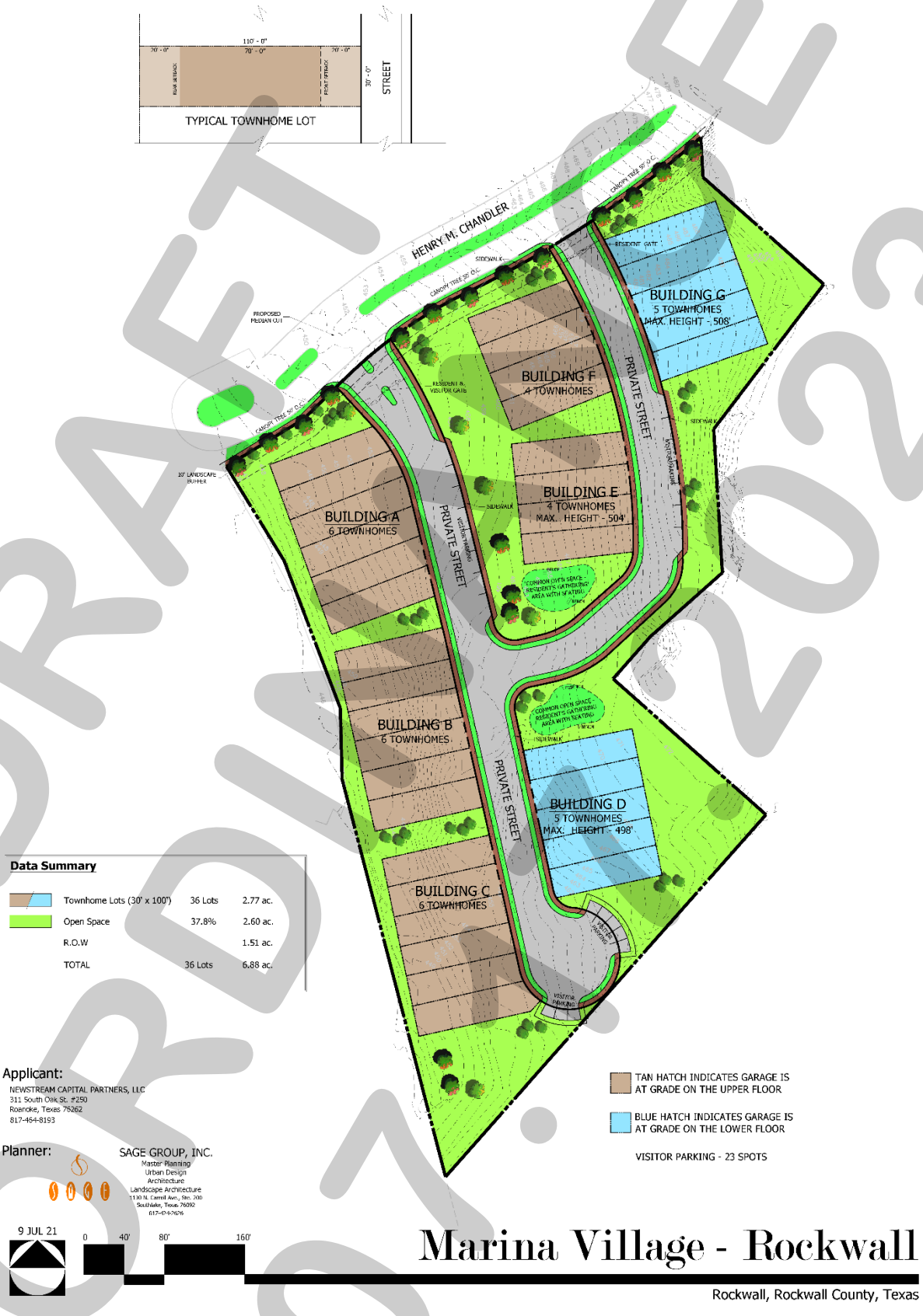
(C) *Original Regulating Ordinance. Ordinance No. 21-38*

(D) *Concept Plan.*

DRAFT ORDINANCE 07.17.2023

Exhibit 'D':
Density and Development Standards

MARINA VILLAGE. TOWNHOMES HOMES



DRAFT ORDINANCE 07.2023

(E) *Dimensional Standards.*

(1) *Permitted Uses.* Unless specifically provided by this Planned Development ordinance, only those uses permitted within the Two Family (2F) District, as stipulated by the *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future are permitted on the *Subject Property*; however, the following additional land uses shall be permitted *by-right*:

☑ Townhomes/Townhouses

(2) *Density and Dimensional Standards.* Unless specifically provided by this Planned Development ordinance, any development on the *Subject Property* shall be subject to the density and dimensional requirements required for a Two Family (2F) District, as stipulated by Article 05, *District Development Standards*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future. In addition, the maximum permissible density for the *Subject Property* shall be *5.23* dwelling units per gross acre of land; however, in no case should the proposed development exceed 36-units. All development on the *Subject Property* shall conform to the standards stipulated by *Table 2: Lot Dimensional Requirements* below, and generally conform to the lot layout depicted in *Exhibit 'B'* of this ordinance.

Table 2: Lot Dimensional Requirements

MINIMUM LOT WIDTH	30'
MINIMUM LOT DEPTH	100'
MINIMUM LOT AREA	3,000 SF
MINIMUM FRONT YARD SETBACK [1]	20'
MINIMUM SIDE YARD SETBACK [2]	0'/25'
MINIMUM SIDE YARD SETBACK (ADJACENT TO A STREET)	15'
MINIMUM LENGTH OF DRIVEWAY PAVEMENT FROM FRONT PROPERTY LINE	25'
MAXIMUM HEIGHT [3]	30'
MINIMUM REAR YARD SETBACK	10'
MINIMUM AREA/DWELLING UNIT (SF) [SUM OF ALL FLOOR AREA'S]	1,900 SF
MAXIMUM LOT COVERAGE	90%

NOTES:

[1]: PORCHES, STOOPS, BAY WINDOWS, BALCONIES, EAVES AND SIMILAR ARCHITECTURAL FEATURES MAY ENCROACH BEYOND THE *FRONT YARD BUILDING SETBACK* BY UP TO FIVE (5) FEET FOR ANY PROPERTY; HOWEVER, THE ENCROACHMENT SHALL NOT EXCEED FIVE (5) FEET ON *SIDE YARD SETBACKS* WHERE APPROPRIATE FOR SUCH USE AND SHALL NOT ENCROACH INTO THE PRIVATE RIGHT-OF-WAY.

[2]: THE SIDE YARD SETBACK ON THE ATTACHED SIDE MAYBE ZERO (0) IF DIRECTLY ABUTTING A STRUCTURE ON AN ADJACENT LOT.

[3]: THE MAXIMUM HEIGHT SHALL BE MEASURED TO THE MIDPOINT OF THE ROOF OF THE SINGLE-FAMILY HOME, AND IN NO CASE SHOULD ANY HOME EXCEED AN ELEVATION OF 500-FEET ABOVE SEA LEVEL.

(3) *Garage Orientation.* Garages shall be permitted to be forward facing (*i.e. facing onto the private street in a flat front entry configuration*) with a minimum driveway length of 25-feet.

(4) *Building Standards.* The building elevations shall differ in appearance through the use of varying entry features, use of detail and trim, use of materials, articulation and setback, and shall conform to the following requirements:

(i) *Masonry Requirements.* The minimum masonry requirement for the exterior façades of all buildings shall be 90%. For the purposes of this ordinance, the masonry requirement shall be limited to full width brick, natural stone, and cast stone. Cementaceous fiberboard horizontal lap-siding (*e.g. HardiBoard or Hardy Plank*) and, stucco (*i.e. three [3] part stucco or a comparable -- to be determined by staff*) may be used for up to 50% of the exterior of the building and shall be limited to the anti-monotony restrictions as outlined in this ordinance.

(ii) *Roof Design Requirements*. All buildings shall be designed such that no roof mounted mechanical equipment (*i.e. HVAC, satellite, vents, etc.*) shall be visible from any direction.

Note: Screening of mechanical equipment is necessary for all equipment regardless of location (*i.e. roof mounted, ground mounted, or otherwise attached to the building and/or located on the site*).

(iii) *Architectural Requirements*. All units shall be architecturally finished on all sides of the building with the same materials, detailing and features.

(5) *Anti-Monotony Restrictions*. All development shall adhere to the following anti-monotony restrictions:

(i) Identical brick blends, paint colors and, cementaceous products (*i.e. Hardy Plank lap siding, etc.*) may not occur on adjacent (*i.e. side-by-side*) properties within the development without at least two (2) intervening townhomes of differing materials on the same side of the adjacent townhome beginning with the adjacent property.

(ii) Front building elevations shall not repeat along any block face without at least two (2) intervening homes of differing appearance on the same block face within the development.

(iii) The rear elevation of homes shall not repeat without at least two (2) (*i.e. side-by-side*) intervening homes of differing appearance. Homes are considered to have a differing appearance if any of the following two (2) items deviate:

(a) Front Encroachment (*i.e. Porch and/or Sunroom*) Type and Layout
(b) Roof Type and Layout
(c) Articulation of the Front Façade
(d) Differing Primary Exterior Materials

(6) *Landscaping Standards*.

(i) *Landscape Requirements*. Landscaping shall be reviewed and approved with the *PD Site Plan*. All *Canopy/Shade Trees* planted within this development shall be a minimum of four (4) caliper inches in size and all *Accent/Ornamental/Under-Story Trees* shall be a minimum of four (4) feet in total height.

(ii) *Landscape Buffers*. A minimum of a ten (10) foot landscape buffer shall be provided along the frontage of Henry M. Chandler Drive, and shall incorporate a minimum of one (1) canopy tree and one (1) accent tree per 50-feet of linear frontage.

(iii) *Irrigation Requirements*. Irrigation shall be installed for all required landscaping located within common areas, landscape buffers and/or open space. Irrigation installed in these areas shall be designed by a Texas licensed irrigator or landscape architect.

(7) *Trash Dumpster Enclosure*. If proposed trash dumpster enclosures shall be four (4) sided, with eight (8) foot walls constructed and cladded with materials matching the primary structures of the townhomes, and have a self-latching opaque gate. All trash dumpster enclosures shall be internal to the site and not be situated within any established building setbacks or landscape buffers.

(8) *Fence Standards*. All fences shall be required to be wrought iron or a tubular steel fence. Wrought iron/tubular steel fences shall be a minimum of four (4) feet in height; however, may not exceed a maximum of eight (8) feet in height.

(9) *Open Space*. A minimum of 20% open space shall be provided which generally conforms to the *Concept Plan* contained in *Exhibit 'B'* of this ordinance. The Homeowner's Association (HOA) shall be responsible for maintaining all open space areas.

(10) *Private Right-of-Way*. The proposed private right-of-way shall incorporate a minimum of a 29-foot *back-to-back* concrete street built to the City's standards.

(11) *Homeowner's Association (HOA)*. A Homeowner's Association shall be created to enforce the restrictions established in accordance with the requirements of *Section 38-15* of the Subdivision Regulations contained within the Municipal Code of Ordinances of the City of Rockwall. The HOA shall also maintain all neighborhood parks,

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open space and common areas, irrigation, landscaping, screening fences and the private roadways, drive aisles and drive approaches for the subject property associated with this development.

(12) *Variances*. The variance procedures and standards for approval that are set forth in the UDC shall apply to any application for variances to this ordinance

DRAFT ORDINANCE 07.17.2023

Exhibit 'D':
Density and Development Standards

SPYGLASS HILL. **PHASES 1, 2, & 3**

(A) *Land Uses*. Condominiums

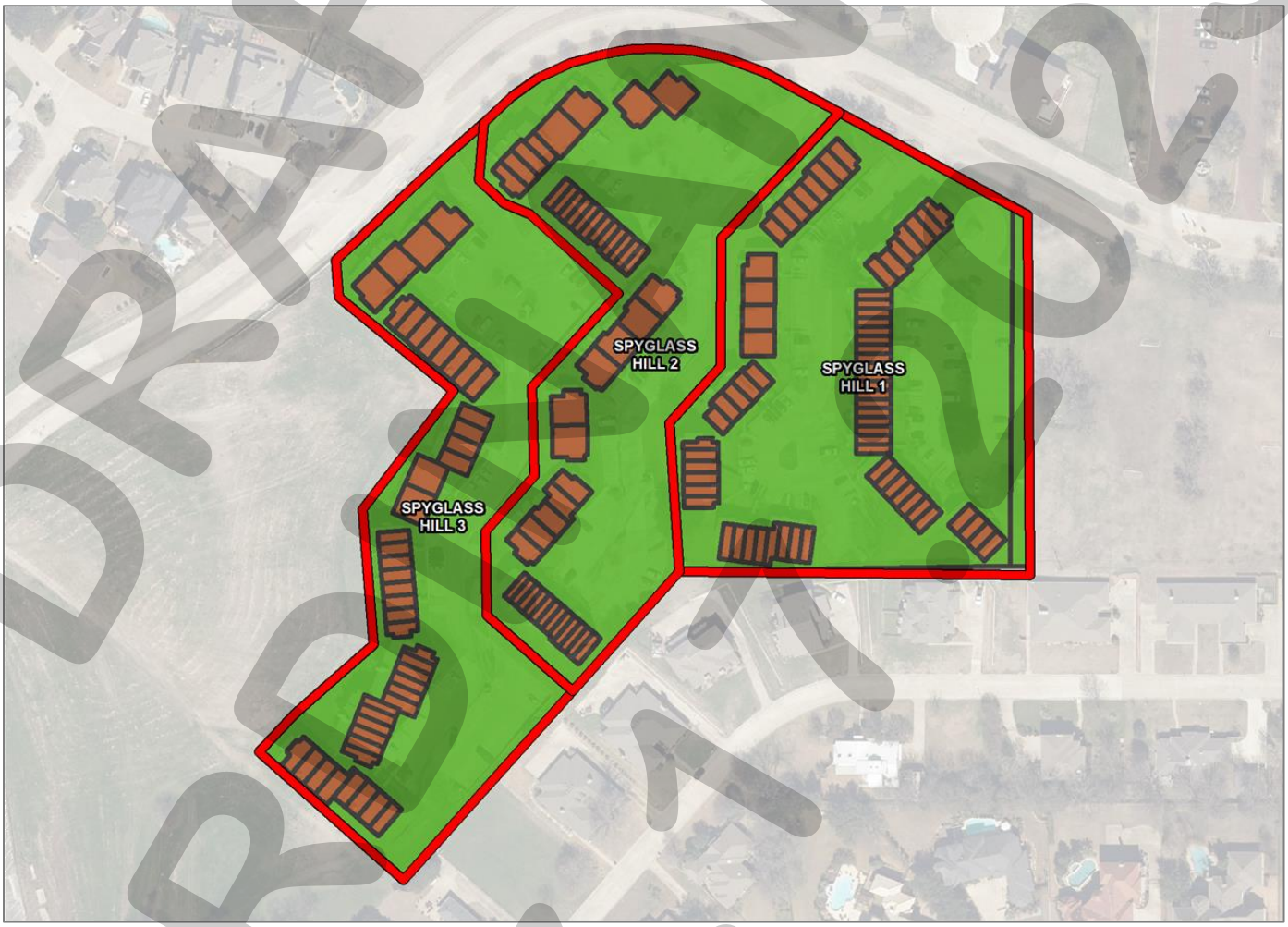
(B) *Development Cases*.

(1) *1973*: Zoning (*Ordinance No. 73-48*). Adopted on November 12, 1973.
(2) *1982*: Final Plat for Phase 1. Adopted on April 5, 1982.
(3) *1982*: Final Plat for Phase 2. Adopted on August 2, 1982.
(4) *1985*: Final Plat for Phase 3. Adopted on January 15, 1985.

(C) *Original Regulating Ordinance*. *Ordinance No. 73-48*

(D) *Concept Plan*.

SPYGLASS HILL, PHASES 1, 2, & 3. MULTI-FAMILY STRUCTURE OR CONDOMINIUM



(E) *Density and Development Standards*.

MULTI-FAMILY STRUCTURE OR CONDOMINIUM

MINIMUM LOT WIDTH	70'
MINIMUM LOT DEPTH	100'
MINIMUM LOT AREA	2,000 SF
MINIMUM FRONT YARD SETBACK	25'

DRAFT NOTICE 07.14.2023

Exhibit 'D':
Density and Development Standards

MINIMUM SIDE YARD SETBACK	(2) & (3) [1]
MINIMUM REAR YARD SETBACK	10'
MINIMUM PARKING SPACES REQUIRED PER UNIT	1½
MAXIMUM BUILDING COVERAGE	40%

NOTES:

[1]: AS PER 9-602 OF THE 1972 ZONING ORDINANCE:

(4) MULTIPLE FAMILY DWELLINGS NOT EXCEEDING THREE (3) STORIES IN HEIGHT SHALL PROVIDE A MINIMUM SIDE YARD OF FIFTEEN (15) FEET BETWEEN ANY BUILDING WALL CONTAINING OPENINGS FOR WINDOWS, LIGHT, AND AIR AND ANY SIDE LOT LINE EXCEPT THAT ANY SUCH BUILDING FACE OR WALL NOT EXCEEDING 35-FEET IN WIDTH MAY PROVIDE A MINIMUM SIDE YARD OF TEN (10) FEET. WHERE A BUILDING WAIL CONTAINS NO OPENINGS FOR WINDOWS, LIGHT OR AIR, A MINIMUM SIDE YARD OF TEN (10) FEET SHALL BE PROVIDED BETWEEN SUCH WALL AND THE SIDE LOT LINE.

(5) ON A CORNER LOT, A SIDE YARD ADJACENT TO A STREET FOR A MULTIPLE FAMILY DWELLING NOT EXCEEDING THREE (3) STORIES IN HEIGHT SHALL NOT BE LESS THAN 15-FEET AND NO BALCONY OR PORCH OR ANY PORTION OF THE BUILDING MAY EXTEND INTO SUCH REQUIRED SIDE YARD EXCEPT THAT A ROOF MAY OVERHANG SUCH SIDE YARD NOT TO EXCEED FOUR (4) FEET.

DRAFT ORDINANCE 07.17.2023

Miller, Ryan

From: Jerry Thomas <jethomas845@gmail.com>
Sent: Monday, June 26, 2023 2:19 PM
To: Miller, Ryan
Subject: Re: Case No. Z2023-029; Amendment to Planned Development District 8 (PD-8)

Good afternoon,

I appreciate your response and explanation. No doubt, cleaning up obsolete documents would be a good thing.

Again thanks for your prompt reply.

Have a good day

Jerry Thomas

Sent from my iPhone

> On Jun 26, 2023, at 10:07 AM, Miller, Ryan <RMiller@rockwall.com> wrote:
>
> Mr. Thomas … I appreciate your response. First, let me say that *no one* is pushing for these changes. This program is simply something that my Department proposed to the City Council in order to *clean up* older Planned Development Districts that consist of multiple regulating ordinance. This is targeted at [*1*] making the zoning easier for residents and developers to understand, and [*2*] to make staff more efficient when reviewing and issuing permits. You are correct that the Chandler's Landing Subdivision is nearly *built out* with only 37 vacant lots left in the subdivision; however, from June 2022 to today the City has received 355 permit requests for this subdivision alone. These permits consist of requests for accessory buildings, pergolas, decks, or any other requests that require a permit from the City. Many times it can take staff extended amount of time and effort to research and look up what the setback requirements are in this subdivision due to the ambiguity and contradictions in the previous ordinances (*below I have provided links to the current PD-8 ordinances and resolutions*). The document we are proposing (*see attached*), would alleviate this and would also make it easier on residents to understand their zoning requirements. I realize I cannot fully alleviate your suspicions of the zoning process, but I am happy to make myself available to sit down and go through the document in detail at your convenience. I can also provide you with any additional information you need to better understand what is being proposed. Our goal is to be as transparent and open about the process as possible. Please feel free to call me or email me if you need anything. Thank you.
>
> PS … I have provided links to the June 5, 2023 City Council meeting below (*see Item X 3 in the Video Index*) along with the report that was provided to the City Council (*attached*) describing the program. This may help you to better understand what is being proposed.
> Current Planned Development District 8 (PD-8) Ordinances:
> http://www.rockwall.com/pz/Planning/Planned%20Development%20Districts/PD-008.pdf
>
> Resolutions: http://www.rockwall.com/pz/Planning/Planned%20Development%20Districts/PD-008-R.pdf
>
> June 5, 2023 City Council Meeting: https://rockwalltx.new.swagit.com/videos/245728

<image003.jpg> **RYAN C. MILLER, AICP**
DIRECTOR OF PLANNING & ZONING • PLANNING & ZONING DIVISION • CITY OF ROCKWALL
972.772.6441 OFFICE
RMILLER@ROCKWALL.COM
385 S. GOLIAD STREET • ROCKWALL, TX 75087

HELPFUL LINKS | CITY OF ROCKWALL WEBSITE | PLANNING & ZONING DIVISION WEBSITE | MUNICIPAL CODE WEBSITE
GIS DIVISION WEBSITE | UNIFIED DEVELOPMENT CODE

NOTES:
1. *APPOINTED AND ELECTED OFFICIALS*: BY *REPLYING ALL* TO THIS EMAIL YOU MAY BE IN VIOLATION OF THE TEXAS OPEN MEETINGS ACT. PLEASE REPLY ONLY TO THE SENDER.
2. PLEASE NOTE THAT ANY CORRESPONDENCE SENT TO CITY STAFF MAY BECOME PUBLIC RECORD.

From: Jerry Thomas <jethomas845@gmail.com>
Sent: Sunday, June 25, 2023 9:14 AM
To: Miller, Ryan <RMiller@rockwall.com>
Subject: Case No. Z2023-029; Amendment to Planned Development District 8 (PD-8)

Good morning Ryan,

I am a resident of Chandlers Landing and received your letter specific to the above listed Case. It states " no change to land uses, development requirements, or the concept plans associated with the requirements''. The proposed amendment will "consolidate these ordinances, resolutions and development cases into a single Planned Development District ordinances' The purpose is basically to make documents easier to read, etc.

Chandlers is all but built out, so why propose to make these amended changes, it seems futile to me and honestly it makes me a little suspicious. Who is pushing for these changes, sure P & Z didn't wake up one morning and decide these changes need to be made. I find very little information on your website that reflects anything different than your letter.

Any information you could share would be appreciated.

Thanks
Jerry Thomas
5202 Yacht club Drive
Rockwall, 75032

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<Memorandum [CC] (06.05.2023).pdf>
<Draft Ordinance [PD-8] (04.18.2023).pdf>

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Miller, Ryan

From: Pam Mundo <pmundo@mundoandassociates.com>
Sent: Wednesday, June 28, 2023 12:53 PM
To: CLCADirector3@ChandlersLanding.org; CLCAPresident@ChandlersLanding.org
Cc: khartani@chandlerslanding.org; Miller, Ryan
Subject: Request for community workshop on zoning consolidation
Attachments: Memorandum [CC] (06.05.2023).pdf; Draft Ordinance [PD-8] (04.18.2023).pdf

See below my public information request and the documents that the Planning Director provided. I appreciate obtaining these documents very much. Other citizens and property owners of Chandlers Landing have most likely not been given the documents unless they are wise enough to request them. Is that properr? The attached Draft Ordinance is well prepared and from the other documents provided it was a great task to produce the Draft Ordinance. But the citizens and land owners have not be given the opportunity to verified that nothing has changes and it will take time to verify that nothing has changed.

On behalf of citizens and property owners of Chandlers Landing I request that CLCA hold a public workshop with the City Planning department who would review the draft ordinance and show the evidence that nothing has changed. There can be Q & A and discussion. The July 11th public hearing is not for Q & A and citizen education. While for some these may be just a consolidation, for others is a serious land use regulating document that requires a careful look and citizen examination of the proposal. What is the hurray to get this done with a prescribed schedule and without any citizen education. Why disregard or disrespect the right of citizens to be fully informed. There are hundreds of pages of documentation and to verify that "nothing has changed" one needs time to review and understand the changes. I would think that if the City of Rockwall and the Chandler's Landing Administration and Board of Directors is interested in support and respect from voting citizens and property owners that an opportunity can be provided to them for full distribution of the proposed ordinance, a workshop for education, Q & A and then time to review the hundreds of pages in the draft ordinance.

Pam Mundo
5542 Canada Court
214 773 0966

From: Planning <planning@rockwall.com>
Sent: Monday, June 26, 2023 9:40 AM
To: Pam Mundo <pmundo@mundoandassociates.com>; Planning <planning@rockwall.com>
Cc: Smith, Mary <MSmith@rockwall.com>; joe@mundoandassociates.com; Teague, Kristy <KTeague@Rockwall.com>; khartani@chandlerslanding.org
Subject: RE: Request to receive proposed ordinance and redline of consolidations

Pam … Thank you for your request. Below and attached I have provided links to the proposed draft ordinance and the previous ordinances for your review. I have also provided a link to the resolutions for the Chandler's Landing Subdivision. For the subdivision plats, you will have to access them through the Plat Viewer, which is fairly simple to use; however, if you have any questions please feel free to call or email me for assistance. With regard to the development cases, we are currently in the process of digitizing our older case files and don't have all the documents from these cases available through the website (*though a number of these cases are currently available and I have provided a link below to where we store these cases on our website*). Since we don't have many of these cases digitized you would need to work with the City Secretary (*CC'ed on this email*) to request these documents since there would be staff time required to create digital versions of the files (*the case numbers to these development cases are provided in the*

proposed draft ordinance that is attached). I have also included a copy of the memorandum that was provided to the City Council concerning the program that was proposed to clean up older Planned Development Districts, and I provided a link below to the meeting where staff proposed this to the City Council (*Item X 3 on the Video Index*). This provides additional information that may better clarify our objectives.

Our goal in this process is to make sure that we have a document that can [*1*] be easy for residents and developers to understand, and [*2*] to provide staff with the tools to be efficient when reviewing and issuing permits to homeowners in the subdivision. As you will see when reading through the existing Planned Development District ordinances, they are convoluted and in many cases unclear. My goal is to clear up this ambiguity. I am open to meeting with any residents or the HOA prior to the scheduled meetings, and can make myself available to do so at your convenience; however, the intent again is not to change any of the land uses or development requirements associated with any of the properties in Chandler's Landing Subdivision. We are just trying to be as efficient as possible. With regard to your comments about the notices, the City has an established development calendar and treats all zoning cases in the manner prescribed by the Texas Local Government Code. In this case, we sent the notices out in the State mandated manner and are in compliance with all local and state requirements. The letter was an attempt to try and alleviate any concerns or to initiate questions much like yours prior to the meetings.

If you have any questions or would like to schedule a meeting with me I would be happy to accommodate you, and feel free to forward on this email and any of its information to any other concerned citizens. At your request I have CC'ed the registered contact of the Chandler's Landing Homeowner's Association (HOA) per our Neighborhood Notification Program. Again, our intent is to be as transparent and accessible as possible through this process. If you need anything please let me know. Thank you.

June 5, 2023 City Council Meeting: https://rockwalltx.new.swagit.com/videos/245728

Current Planned Development District 8 (PD-8) Ordinances:
http://www.rockwall.com/pz/Planning/Planned%20Development%20Districts/PD-008.pdf

Resolutions: http://www.rockwall.com/pz/Planning/Planned%20Development%20Districts/PD-008-R.pdf

Development Case Packet: http://www.rockwall.com/pz/Planning/Development%20Cases/2023/Z2023-029.pdf

Subdivision Plats for Chandler's Landing Subdivision (Subdivision Plat Viewer):
https://rockwall.maps.arcgis.com/apps/webappviewer/index.html?id=e55362607b0544728f65ae9790309809

Development Cases on the City's Website: https://sites.google.com/site/rockwallplanning/development/development-case-log

RYAN C. MILLER, AICP
DIRECTOR OF PLANNING & ZONING • PLANNING & ZONING DIVISION • CITY OF ROCKWALL
972.772.6441 OFFICE
RMILLER@ROCKWALL.COM
385 S. GOLIAD STREET • ROCKWALL, TX 75087

HELPFUL LINKS | CITY OF ROCKWALL WEBSITE | PLANNING & ZONING DIVISION WEBSITE | MUNICIPAL CODE WEBSITE
GIS DIVISION WEBSITE | UNIFIED DEVELOPMENT CODE

NOTES:
1) *APPOINTED AND ELECTED OFFICIALS*: BY *REPLYING ALL* TO THIS EMAIL YOU MAY BE IN VIOLATION OF THE TEXAS OPEN MEETINGS ACT. PLEASE REPLY ONLY TO THE SENDER.
2) PLEASE NOTE THAT ANY CORRESPONDENCE SENT TO CITY STAFF MAY BECOME PUBLIC RECORD.

From: Pam Mundo <pmundo@mundoandassociates.com>
Sent: Sunday, June 25, 2023 1:17 PM
To: Planning <planning@rockwall.com>
Cc: Smith, Mary <MSmith@rockwall.com>; joe@mundoandassociates.com
Subject: Request to receive proposed ordinance and redline of consolidations

My husband and I are residents of Chandler's Landing in Rockwall and yesterday June 24, received your P & Z notice dated June 16th, post marked June 22, for a July 11 public hearing to consolidate the regulating ordinances and resolutions and 100 development cases of the Planned Development District 8. Please provide us with an electronic or digital copy of the proposed ordinance and the redline or highlighted changes occurring of all previous regulating ordinances, two resolutions and 100 development cases that impacted the PD #8 regulations. Consider this an open record request. Digital or electronic copy is sufficient. No need for paper.

There is a statement in the notice sent that the proposed amendment will not change the zoning or development requirements. What about the regulations within the Unified Development Code? There is no proof of that statement provided.
Each property owner is certainly interested in obtaining the proof of such a statement prior to the public hearing. We are definitely interested in receiving this proof prior to the public hearing so that we may have time to review the documents and responsibly prepare adequate questions for the public hearing.

We also would recommend that you provide the homeowners association with similar electronic copies of the documents requested so that the property owners of Chandler's may reasonably be informed. The announcement letter only stirred up doubts. The letter notice we received yesterday was 9 days after the date of the notice. We all have the 4th of July Holiday. And very quickly thereafter is this hearing with a significant amendment. In our opinion the Planning Department needs to hold an open house at Chandlers prior to the public hearing where we can all learn far more about your efforts than is noted in this letter. You have just instilled a lot of unnecessary doubt and mistrust in your effort to consolidate.
Serious citizen/homeowner involvement is needed in your effort and I am surprised by the lack of such involvement. We would certainly like to support your effort but significant information is lacking to obtain our support.

Pamela Mundo, AICP
5542 Canada Court
Rockwall, TX 75032

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Miller, Ryan

From: Edward Fontana <efontana@gmail.com>
Sent: Monday, July 10, 2023 8:49 AM
To: Miller, Ryan
Cc: April
Subject: Chandlers Zoning Changes impact on 319 Columbia Drive
Attachments: 319 Columbia 6 pages.pdf; Untitled attachment 00042.txt

Hi Ryan,

As Director of Planning & Zoning for the growing city of Rockwall, thank you for taking the time to speak with me this morning.

Thank you particularly for explaining that the zoning document is changing for the part of Chandlers Landing where I live.

I am not familiar with the new “Single Family Attached” and “Single Family Unattached” categorization. Right now, I understand “Townhouse” and “Single Family Home.”

The zoning meeting tonight will be a good chance for me to get a better understanding.

In addition to sharing old and new classifications for 319 Columbia Drive, as reference please share if my neighbors at 321 Columbia, 317 Columbia and 308 Columbia maintain their zoning classifications of townhouse, townhouse and single family home, respectively, after the new zoning document is accepted.

Zoning effects land use, construction alternatives and architectural choices available to the owner. All of these impact the value of the property.

Thank you for working toward uniform understanding and agreement,

Ed Fontana

CITY OF ROCKWALL

ORDINANCE NO. 23-40

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING PLANNED DEVELOPMENT DISTRICT 8 (PD-8) AND THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO CONSOLIDATE THE REGULATING ORDINANCES OF THE PLANNED DEVELOPMENT DISTRICT, BEING A 230.80-ACRE TRACT OF LAND SITUATED WITHIN THE E. TEAL SURVEY, ABSTRACT NO. 207, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE FULLY DESCRIBED HEREIN BY *EXHIBIT 'A'* AND DEPICTED HEREIN BY *EXHIBIT 'B'*; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Rockwall has initiated an amendment to the Planned Development District 8 (PD-8) for the purpose of consolidating the regulating ordinances [*Ordinance No.'s 73-48, 84-04, 84-16, 84-19, 85-43, 86-04, 86-64, 86-87, 87-45, 88-17, 88-51, 90-38, 91-43, 92-39, 92-41, 92-43, 02-50, 05-30, 14-15, & 21-38* and *Resolution No.'s 87-19 & 87-20*].

WHEREAS, Planned Development District 8 (PD-8) is a 293.80-acre tract of land situated within the E. Teal Survey, Abstract No. 207, City of Rockwall, Rockwall County, Texas and which is more fully described in *Exhibit 'A'* of this ordinance, which hereinafter shall be referred to as the *Subject Property* and incorporated by reference herein; 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 Planned Development District 8 (PD-8) [*Ordinance No.'s 73-48, 84-04, 84-16, 84-19, 85-43, 86-04, 86-64, 86-87, 87-45, 88-17, 88-51, 90-38, 91-43, 92-39, 92-41, 92-43, 02-50, 05-30, 14-15, & 21-38* and *Resolution No.'s 87-19 & 87-20*] and the Unified Development Code [*Ordinance No. 20-02*] should be amended as follows:

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS:

SECTION 1. That the approval of this ordinance shall supersede all requirements stipulated in *Ordinance No.'s 73-48, 84-04, 84-16, 84-19, 85-43, 86-04, 86-64, 86-87, 87-45, 88-17, 88-51, 90-38, 91-43, 92-39, 92-41, 92-43, 02-50, 05-30, 14-15, & 21-38* and *Resolution No.'s 87-19 & 87-20*;

SECTION 2. That the *Subject Property* shall be used only in the manner and for the purposes authorized by this Planned Development District Ordinance and the Unified Development Code [*Ordinance No. 20-02*] of the City of Rockwall as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future;

SECTION 3. That development of the *Subject Property* shall generally be in accordance with the *Concept Plan*, depicted in *Exhibit 'C'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'C'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*;

SECTION 4. That development of the *Subject Property* shall generally be in accordance with the *Density and Development Standards*, outlined in *Exhibit 'D'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'D'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*;

SECTION 5. Prior to the issuance of any building permit in Planned Development District 8 (PD-8), a final development plan prepared in accordance with the requirements of the Unified Development Code (UDC) [*Ordinance No. 20-02*] shall be filed with the City Council of the City of Rockwall and shall be approved by said governing body after review and recommendation from the Planning and Zoning Commission and filed as a part of this ordinance. Such required development plan shall set forth the requirements for ingress and egress to the property, public or private streets or drive, with adequate right-of-way to conform to the Master Thoroughfare Plan contain in the OURHometown Vision 2040 Comprehensive Plan of the City of Rockwall, sidewalks, utilities, drainage, parking, open space, all area requirements and maximum lot coverage, screening walls or fences, amenities, greenbelt areas, and all other development and protective requirements considered necessary by the City Council to create a reasonable transition to and protection of the adjacent property. Such approval by the City Council of the detailed final development plan shall be considered as an amendment to this ordinance and shall be applicable to the property involved.

SECTION 6. That 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 7. That if any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Unified Development Code, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable;

SECTION 8. The standards in this ordinance shall control in the event of a conflict between this ordinance and any provision of the Unified Development Code or any provision of the City Code, ordinance, resolution, rule, regulation, or procedure that provides a specific standard that is different from and inconsistent with this ordinance. References to zoning district regulations or other standards in the Unified Development Code (including references to the *Unified Development Code*), and references to overlay districts, in this ordinance or any of the Exhibits hereto are those in effect on the date this ordinance was passed and approved by the City Council of the City of Rockwall, Texas;

SECTION 9. That this ordinance shall take effect immediately from and after its passage;

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 7TH DAY OF AUGUST, 2023.

Trace Johannesen, Mayor

ATTEST:

Kristy Teague, City Secretary

APPROVED AS TO FORM:

Frank J. Garza, City Attorney

1st Reading: July 17, 2023

2nd Reading: August 7, 2023

Exhibit 'A':
Legal Description

BEING 293.80 acres of land situated in the Abstract 207, E. Teal Survey in the County of Rockwall, Texas and being more particularly described by metes and bounds as follows:

COMMENCING at a point in the North Right of Way of Henry M. Chandler Dr. at the City of Rockwall Geodetic Control Monument #5. (NAD83 Texas State Plane GPS Coordinate (Grid): E 2,589,936.483, N 7,007,500.489 Feet) bearing South 37° 22' 04" East, a distance of 488.384 feet to the *POINT OF BEGINNING*;

BEGINNING at a Southeastern corner of Abstract 207, E. Teal Survey, Tract 134-02, also known as Henry M. Chandler Park, (NAD83 Texas State Plane GPS Coordinate (Grid): E 2,590,225.307, N 7,007,160.123 Feet);

1 *THENCE* North 88°-18'-11" West along the Southern City of Rockwall Limits line, a distance of 582.443 feet to a point;
2 *THENCE* North 89°-48'-59" West continuing along said City Limits line, a distance of 355.507 feet to a point;
3 *THENCE* South 43°-0'-23" West, a distance of 919.737 feet to a point;
4 *THENCE* South 67°-4'-25" West, a distance of 35.098 feet for a corner;
5 *THENCE* North 14°-30'-14" West along the City of Dallas Lake Ray Hubbard Takeline, a distance of 583.017 feet to a point;
6 *THENCE* North 29°-2'-31" West continuing along said Takeline, a distance of 137.581 feet for a corner;
7 *THENCE* North 56°-8'-41" East, a distance of 128.545 feet for a corner;
8 *THENCE* North 30°-32'-7" West, a distance of 69.156 feet to a point;
9 *THENCE* North 37°-8'-45" West, a distance of 390.351 feet to a point;
10 *THENCE* North 52°-36'-21" West, a distance of 145.287 feet to a point;
11 *THENCE* North 58°-32'-34" West, a distance of 118.386 feet to a point;
12 *THENCE* North 69°-16'-12" West, a distance of 73.067 feet to a point;
13 *THENCE* South 74°-15'-59" West, a distance of 77.354 feet to a point;
14 *THENCE* North 65°-43'-7" West, a distance of 256.437 feet to a point;
15 *THENCE* North 51°-11'-9" West, a distance of 281.288 feet to a point;
16 *THENCE* North 51°-53'-10" West, a distance of 279.71 feet to a point;
17 *THENCE* North 62°-32'-22" West, a distance of 447.671 feet to a point;
18 *THENCE* North 17°-20'-59" West, a distance of 37.541 feet to a point;
19 *THENCE* North 26°-11'-34" West, a distance of 17.364 feet to a point;
20 *THENCE* North 23°-38'-49" West, a distance of 92.977 feet to a point;
21 *THENCE* North 29°-3'-32" West, a distance of 15.446 feet to a point;
22 *THENCE* North 75°-11'-11" West, a distance of 79.16 feet to a point;
23 *THENCE* North 40°-51'-30" West, a distance of 103.986 feet to a point;
24 *THENCE* South 48°-53'-36" West, a distance of 22.644 feet to a point;
25 *THENCE* North 24°-19'-40" West, a distance of 248.667 feet to a point;
26 *THENCE* North 26°-7'-15" West, a distance of 28.5 feet to a point;
27 *THENCE* North 17°-59'-7" East, a distance of 281.413 feet to a point;
28 *THENCE* North 57°-36'-17" East, a distance of 106.753 feet to a point;
29 *THENCE* North 3°-51'-8" West, a distance of 137.544 feet to a point;
30 *THENCE* North 44°-49'-51" East, a distance of 136.993 feet to a point;
31 *THENCE* North 15°-21'-46" East, a distance of 138.342 feet to a point;
32 *THENCE* North 39°-56'-11" East, a distance of 15.252 feet to a point;
33 *THENCE* North 57°-56'-35" East, a distance of 236.839 feet to a point;
34 *THENCE* North 28°-19'-43" East, a distance of 98.253 feet to a point;
35 *THENCE* North 29°-9'-48" East, a distance of 92.112 feet to a point;
36 *THENCE* North 36°-59'-49" East, a distance of 15.953 feet to a point;
37 *THENCE* North 40°-49'-32" East, a distance of 64.585 feet to a point;
38 *THENCE* North 39°-57'-21" East, a distance of 79.555 feet to a point;
39 *THENCE* North 40°-17'-52" East, a distance of 102.428 feet to a point;
40 *THENCE* North 39°-59'-46" East, a distance of 45.353 feet to a point;

THENCE North 41°-24'-4" East, a distance of 55.609 feet to a point;
THENCE North 39°-1'-18" East, a distance of 102.883 feet to a point;
THENCE North 39°-56'-1" East, a distance of 51.761 feet to a point;
THENCE North 36°-1'-35" East, a distance of 21.146 feet to a point;
THENCE North 40°-3'-54" East, a distance of 55.794 feet to a point;
THENCE North 70°-51'-23" East, a distance of 25.361 feet to a point;
THENCE North 74°-3'-0' East, a distance of 53.495 feet to a point;
THENCE North 71°-19'-43" East, a distance of 59.736 feet to a point;
THENCE North 57°-6'-5" West, a distance of 85.273 feet for a corner;
THENCE North 57°-21'-4" West, a distance of 153.393 feet for a corner;
THENCE North 46°-48'-21" East, a distance of 115.66 feet for a corner;
THENCE South 58°-8'-28" East along the boundary of the Signal Ridge Place Addition, a distance of 390.89 feet to a point;
THENCE South 56°-59'-48" East continuing along said Signal Ridge Place boundary, a distance of 351.404 feet for a corner;
THENCE North 45°-48'-4" East, a distance of 112.664 feet to a point;
THENCE North 44°-19-51" East, a distance of 247.254 feet to a point;
THENCE North 44°-19'-51" East, a distance of 206.252 feet to a point;
THENCE North 46°-3'-5" East, a distance of 314.449 feet to a point;
THENCE North 46°-3'-5" East, a distance of 303.267 feet to a point;
THENCE North 46°-3'-6" East, a distance of 93.323 feet to a point;
THENCE North 44°-27'-14" East, a distance of 188.011 feet to a point;
THENCE North 46°-20'-42" East, a distance of 211.787 feet to a point;
THENCE North 45°-53'-44" East, a distance of 40.132 feet to the beginning of a curve found in the Centerline of Summer Lee Dr.
said being the beginning of a curve to the left having a tangent of 49.883 feet and a radius of 525.622 feet with a chord distance of 99.319 feet and a chord bearing of South 60°-9'-24" East to a point;
THENCE South 46°-32'-42" East, a distance of 65.598 feet to a point;
THENCE South 45°-32'-36" East along the Southern boundary of the Newport Place Addition, a distance of 61.079 feet to a point;
THENCE South 44°-4'-56" East continuing along said Newport Place boundary, a distance of 90.696 feet to a point;
THENCE South 45°-42'-7" East, a distance of 127.883 feet to a point;
THENCE South 44°-41'-28" East, a distance of 93.59 feet to a point;
THENCE South 44°-12'-37" East along the Southern boundary of the Orleans on the Lake Addition, a distance of 91.186 feet to a point;
THENCE South 44°-11'-59" East continuing along said Orleans on the Lake boundary, a distance of 288.305 feet to a point;
THENCE South 44°-9'-51" East, a distance of 140.065 feet to a point;
THENCE South 43°-26'-16" East along said Orleans on the Lake boundary, a distance of 39.385 feet to the beginning of a curve,
said being the beginning of a curve to the left having a tangent of 117.273 feet and a radius of 86.764 feet with a chord distance of 139.499 feet and a chord bearing of North 77°-17'-18" East to a point;
THENCE North 19°-17'-22" East, a distance of 69.972 feet to a point;
THENCE North 19°-8'-59" East, a distance of 101.965 feet to a point;
THENCE North 18°-34'-28" East, a distance of 179.36 feet to a point;
THENCE North 9°-3'-26" East, a distance of 40.216 feet for a corner;
THENCE South 42°-45'-6" East, a distance of 208.889 feet for a corner;
THENCE North 41°-41'-29" East, a distance of 52.007 feet to a point;
THENCE North 38°-39'-57" East to the Centerline of Ridge Road, a distance of 80.613 feet to the beginning of a curve,
said being the beginning of a curve to the left having a tangent of 34.265 feet and a radius of 486.839 feet with a chord distance of 68.36 feet and a chord bearing of South 30°-3'-27" East to the beginning of a curve,
Continuing along a curve to the right having a tangent of 43.415 feet and a radius of 728.077 feet with a chord distance of 86.675 feet and a chord bearing of South 32°-43'-26" East to the beginning

of a curve,

Continuing along a curve to the right having a tangent of 159.757 feet and a radius of 766.621 feet with a chord distance of 312.794 feet and a chord bearing of South 17°-33'-54" East to a point;

THENCE South 5°-54'-11" East, a distance of 252.075 feet to the beginning of a curve,

said being the beginning of a curve to the left having a tangent of 121.934 feet and a radius of 3593.301 feet with a chord distance of 243.727 feet and a chord bearing of South 6°-48'-53" East to the beginning of a curve,

Continuing along a curve to the left having a tangent of 115.369 feet and a radius of 15094.377 feet with a chord distance of 230.732 feet and a chord bearing of South 8°-49'-25" East to the beginning of a curve,

Continuing along a curve to the right having a tangent of 123.432 feet and a radius of 938.92 feet with a chord distance of 244.758 feet and a chord bearing of South 3°-34'-39" East to a point;

THENCE South 6°-45'-10" West, a distance of 726.609 feet to a point;

THENCE South 6°-36'-9" West, a distance of 894.838 feet to a point;

THENCE South 19°-43'-59" West to a point intersecting the City of Heath City Limits, as described in the adopted Boundary Agreement, City of Rockwall Ordinance 21-15 (exhibit area 1, dated March 23, 2021), a distance of 236.664 feet for a corner;

THENCE North 38°-39'-37" West continuing along said City Limits line, a distance of 88.874 feet to the beginning of a curve,

said being the beginning of a curve to the left having a tangent of 20.272 feet and a radius of 1327.182 feet with a chord distance of 40.539 feet and a chord bearing of North 89°-14'-41" West to the beginning of a curve,

Continuing along a curve to the left having a tangent of 44.837 feet and a radius of 3408.623 feet with a chord distance of 89.666 feet and a chord bearing of South 87°-26'-59" West to the beginning of a curve,

Continuing along a curve to a curve to the left having a tangent of 42.557 feet and a radius of 3577.031 feet with a chord distance of 85.108 feet and a chord bearing of South 84°-41'-24" West to the beginning of a curve,

Continuing along a curve to the left having a tangent of 153.911 feet and a radius of 213.23 feet with a chord distance of 249.594 feet and a chord bearing of South 34°-28'-51" West to a point;

THENCE South 2°-41'-7" East, a distance of 100.099 feet to a point;

THENCE South 5°-36'-7" East, a distance of 80.149 feet to a point;

THENCE South 1°-55'-40" East, a distance of 308.063 feet, to the *POINT OF BEGINNING AND CONTAINING* 293.80 acres of land (12,797,923.461 square feet) more or less.

Exhibit 'B':
Survey

Exhibit 'C':
Concept Plan

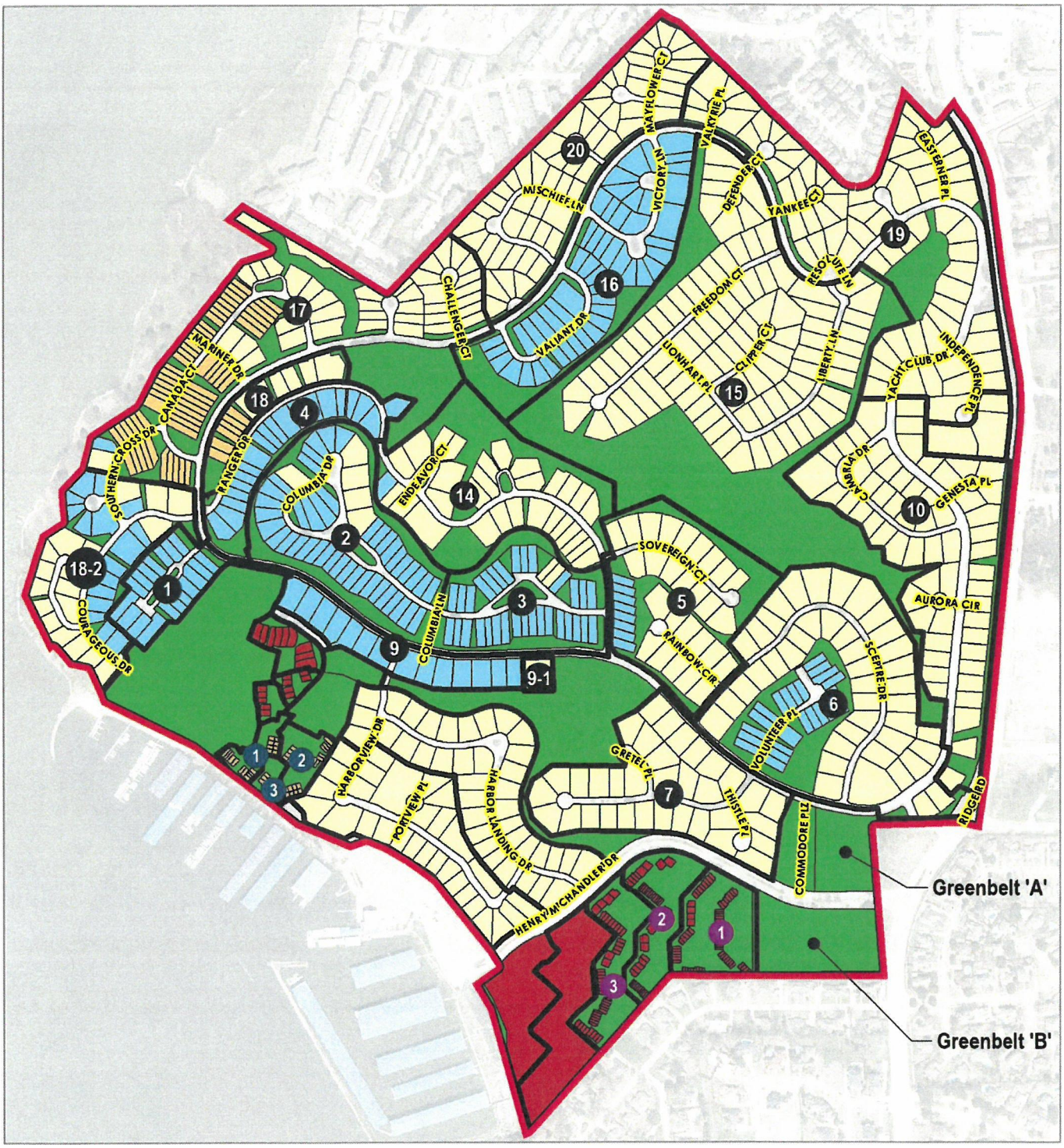

Exhibit 'D':
Density and Development Standards

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Exhibit 'D':
Density and Development Standards

GENERAL REQUIREMENTS

(A) *PD Concept Plan*. Planned Development District 8 (PD-8) shall be developed in accordance with the Concept Plan depicted in Exhibit 'C' of this ordinance, and no substantial change in the development shall be permitted except after obtaining approval of the change in the manner required for amendments as stipulated by the Unified Development Code (UDC) of the City of Rockwall, as heretofore amended, as amended herein by this zoning change, and as maybe amended in the future.

(B) *Development Plan*. Prior to the issuance of any *Building Permit* in Planned Development District 8 (PD-8), a final *Development Plan* prepared in accordance with the requirements of the Unified Development Code (UDC) shall be filed with the City Council of the City of Rockwall and shall be approved by said governing body after review and recommendation by the Planning and Zoning Commission and filed as part of this ordinance. Such required *Development Plan* shall set forth the requirements for ingress and egress to the property, public or private streets or drive, with adequate right-of-way to conform to the Master Thoroughfare Plan of the City of Rockwall, sidewalks, utilities, drainage, parking spaces, all area requirements and maximum lot coverage, yards and open space, screening walls or fences, amenities, greenbelts areas, and all other development and protective requirements considered necessary by the City Council to create a reasonable transition to and protection of the adjacent property. Such approval by the City Council of the detailed final *Development Plan* shall be considered as an amendment to this ordinance and shall be applicable to the property involved.

(C) *Greenbelts and Open Space*.

(1) *Greenbelt 'A'*. That the area north of the existing entrance at the southeast corner of Planned Development District 8 (PD-8) [*designated as Greenbelt 'A' on the Concept Plan depicted in Exhibit 'C' of this ordinance*] shall be designated and maintained as a permanent greenbelt area.

(2) *Greenbelt 'B'*. That the area south of the existing entrance at the southeast corner of Planned Development District 8 (PD-) [*designated as Greenbelt 'B' on the Concept Plan depicted in Exhibit 'C' of this ordinance*] may be developed in a manner that would not interfere with the contemplated realignment and improvement of FM-740 [*i.e. Ridge Road*], and the governing body of the City of Rockwall must consider and specifically approve further development of said area.

(D) *Amenities (Per Ordinance No. 84-04)*. That the construction and development of amenities for Planned Development District 8 (PD-8) for all future development thereof shall be based upon recreational units with each single-family dwelling unit equaling one-half (½) recreation unit and each multi-family dwelling unit equaling one (1) recreation unit, said amenities are to consist of the follow:

(1) *Sports Park*. A sports park will include a combination of one (1) sports court -- *lighted if properly located as not to disturb residences* --, exercise areas, rest areas, basketball, badminton, volleyball, racket tennis, paths and parking. All of the sports parks will be landscaped.

Ratio Required: 1/300 Recreation Unit
Number Required: 3

(2) *Swim Club*. The swim club will contain a minimum of a 1,500 SF swimming pool, 1,800 SF club pavilion, restrooms, manager's office, parking for guests, lighting and landscaping.

Ratio Required: 1/225 Recreation Unit
Number Required: 4

(3) *Play Park*. Each play park will be devoted to the young residents of Chandler's Landing and will have a large self-contained sand area with creative wood play equipment. These parks will be landscaped with shaded rest areas for adults.

Ratio Required: 1/250 Recreation Unit
Number Required: 4

(4) *Upland Lakes*. These are lakes either existing or to be built. These lakes will be kept clean and maintained to the shoreline for residents to enjoy. No swimming or motorized boating will be allowed.

Ratio Required: 1/300 Recreation Unit
Number Required: 3

(5) *Security Entrances*. These entries will be well lighted, landscaped, and maintained. They are to be secured by guards, or by a mechanical system. These entrances are strategically located throughout the development in order to provide proper ingress and egress.

(6) *Landscape Developments*. These entries are to be paved with a brick or cobblestone pattern. On either side of the landscaped boulevard there will be lush plantings, berms, and decorative fencings.

(7) *Architectural Graphics*. These graphics and signs will be designated in harmony for all developable parcels in the remainder of Chandler's Landing. These signs will be very pleasing and will direct visitors through the development.

(8) *Common Greenbelts and Paths*. These areas will flow through the development following the low areas as designated on the Master Plan. They will have paths for jogging, walking and golf carts. Along some areas of the greenbelts, we are planning an aerobic course.

NOTE: It should be noted that all of the above described recreation uses must be designated in detail at the time of Final Plat.

(E) *Amenities (Per Ordinance No. 85-43)*. That the construction and development of amenities for Planned Development District 8 (PD-8) shall be as depicted in the *Concept Plan* depicted in Subsection (G) below and as follows:

(1) *Yacht Club Area*.

(a) Seven (7) tennis courts to be resurfaced.
(b) A new improved lighting system will be installed on five (5) courts.
(c) Landscaped retaining walls will be constructed around all steep slopes adjacent to the courts.
(d) A subsurface drainage system will be installed to pick up surface run-off.
(e) A new sidewalk system will be installed to accommodate golf carts that is a minimum of six (6) feet wide around the existing golf courts.
(f) Major grading will be performed to improve landscaping and better maintain the erosion ditch.
(g) The courts will have spectator accommodations where the terrain permits.
(h) The existing children's play area will be renovated and enlarged.
(i) Outdoor tennis pavilion.
(j) Additional major improvements will be made to the Yacht Club, which will include better acoustics, carpeting, renovation of Commodore State Room, outside lounging accommodations, structure cosmetics, and landscaping.

(2) *Area 'A': Swimming and Tennis Park*.

(a) Parking.
(b) Swimming Pool.
(c) Gazebo.
(d) Children's Play Area.
(e) Restrooms/Dressing.
(f) Two (2) Tennis Courts with Lights.
(g) General Landscaping.
(h) Large Trees, Small Trees, Shrubs and Ground Cover, Lawn, Elevated Planters and Lights.

(3) *Area 'B': Recreation Park*.

(a) Limited Parking and Access.

(b) Park Shelter.
(c) Two (2) Children's Play Areas.
(d) Four (4) Picnic Spots.
(e) Volleyball Court.
(f) Half Basketball Court.
(g) Open Lawn Area.
(h) Seven (7) Exercise Stations.
(i) Pedestrian Trail.
(j) Four (4) Bridges.
(k) General Clearing and Channel Work.
(l) Tree Pruning, Stone Boulders, Retaining Walls and Fencing, Flowering Trees, and Plants.

(F) *Amenities (Per Ordinance No. 86-87)*. That the construction and development of amenities for Planned Development District 8 (PD-8) shall be as depicted in *Concept Plan* depicted in Subsection (G) below and as follows:

(1) The tract of land shown in the *Concept Plan* depicted in Subsection (G) shall only be used for park and recreation purposes and as a Community Association maintenance facility.

(2) The development of the tract of land shown in the *Concept Plan* depicted in Subsection (G) shall be in conformance with the *Concept Plan* depicted in Subsection (G) below.

(G) *Concept Plan*.

Exhibit 'D':
Density and Development Standards

CHANDLER'S LANDING. PHASES 1, 2 & 3

(H) *Land Uses*. Zero Lot Line Homes

(I) *Development Cases*.

PHASE 1.
(1) *Subdivision Plat*. Approved by the Commissioners Court on July 9, 1973.
(2) *1973*: Zoning (*Ordinance No. 73-48*). Adopted on November 12, 1973.

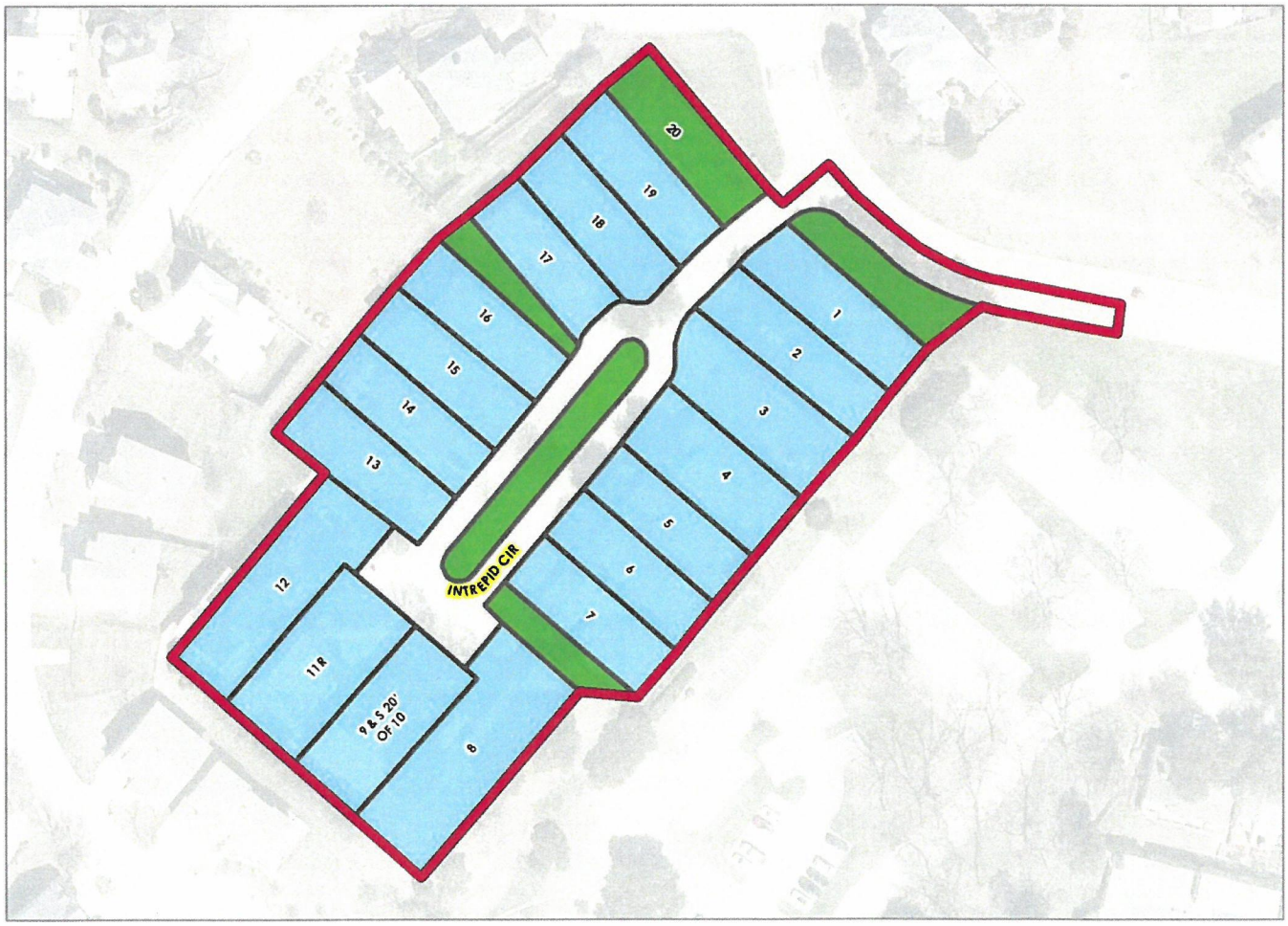
PHASE 2.
(3) *Subdivision Plat*. Approved by the Commissioners Court on July 9, 1973.
(4) *1973*: Zoning (*Ordinance No. 73-48*). Adopted on November 12, 1973.

PHASE 3.
(5) *Subdivision Plat*. Approved by the Commissioners Court on July 9, 1973.
(6) *1973*: Zoning (*Ordinance No. 73-48*). Adopted on November 12, 1973.

(J) *Regulating Ordinance*. *Ordinance No. 73-48*

(K) *Concept Plans*.

PHASE 1. ZERO LOT LINE HOMES.



PHASE 2. ZERO LOT LINE AND SINGLE-FAMILY HOMES.

Exhibit 'D':
Density and Development Standards

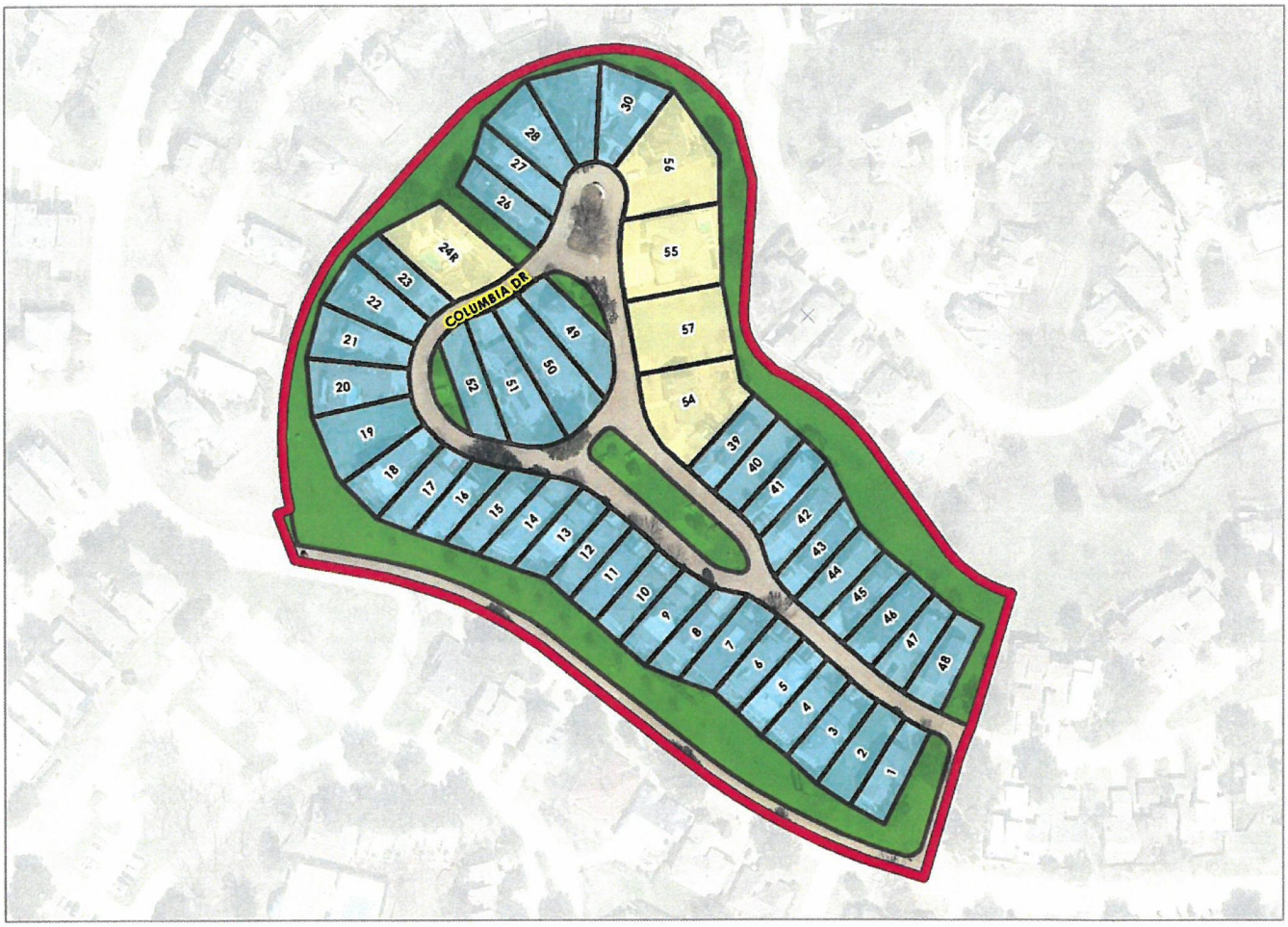
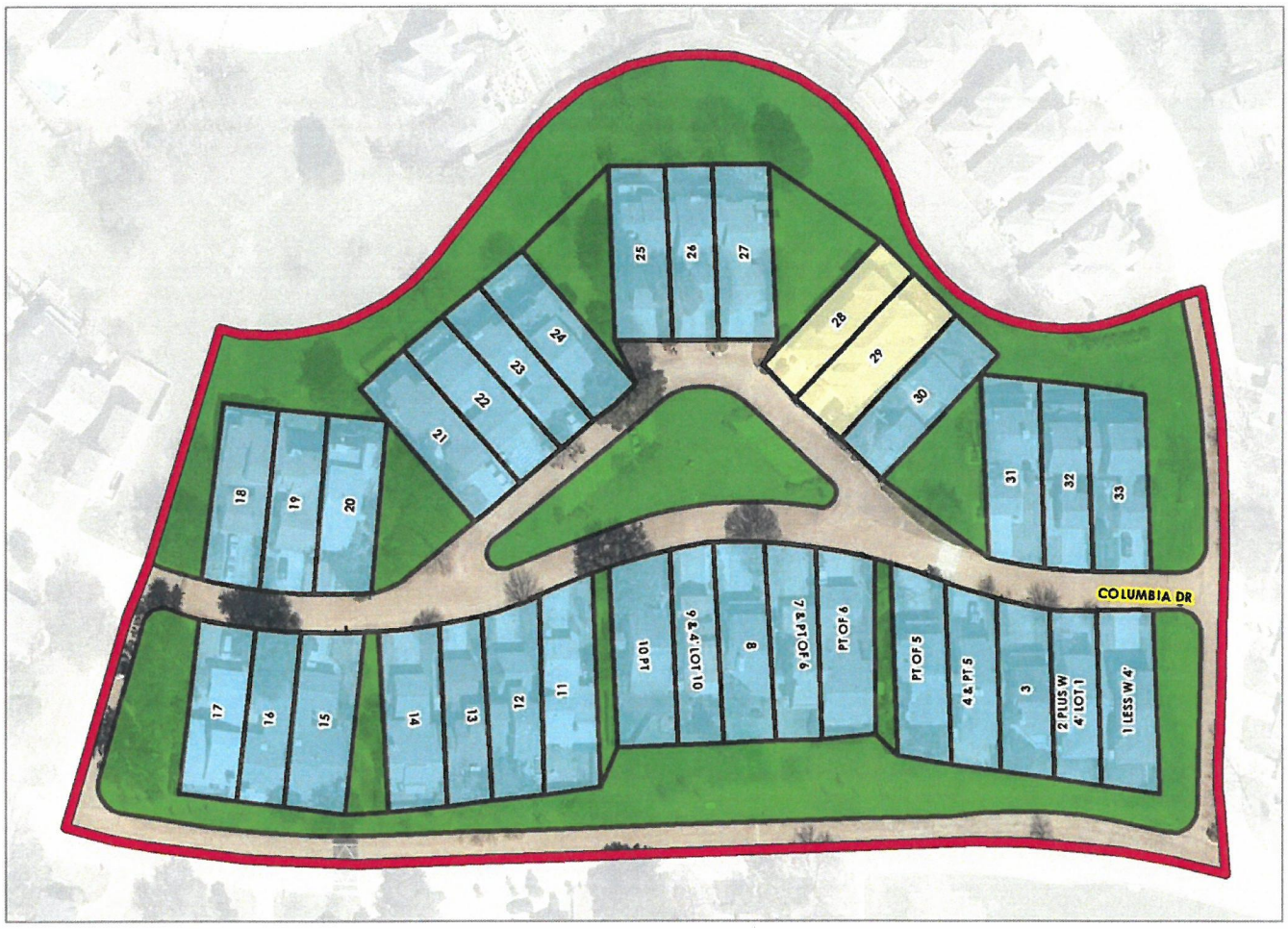


Exhibit 'D':
Density and Development Standards

PHASE 3. ZERO LOT LINE SINGLE-FAMILY ATTACHED HOMES.



(L) *Density and Development Standards*.

	SINGLE-FAMILY	ZERO-LOT-LINE	SINGLE-FAMILY ATTACHED	MULTI-FAMILY OR CONDOMINIUM
MINIMUM LOT WIDTH	50'	40'	20'	70'
MINIMUM LOT DEPTH	100'	100'	100'	100'
MINIMUM LOT AREA	6,000 SF	4,000 SF	3,000 SF	2,000 SF
MINIMUM FRONT YARD SETBACK	25'	25'	25'	25'
MINIMUM SIDE YARD SETBACK	5'	10' [1]	0'	(2) & (3) [3]
MINIMUM REAR YARD SETBACK	10'	10'	10' [2]	10'
MINIMUM PARKING SPACES REQUIRED PER UNIT	2	2	2	1½
MAXIMUM BUILDING COVERAGE	40%	60%	60%	40%

NOTES:
[1]: NO SIDE YARD REQUIRED ON ONE (1) SIDE.
[2]: NONE REQUIRED WHEN ADJOINING A COMMON AREA.
[3]: AS PER 9-602 OF THE 1972 ZONING ORDINANCE:

(2) MULTIPLE FAMILY DWELLINGS NOT EXCEEDING THREE (3) STORIES IN HEIGHT SHALL PROVIDE A MINIMUM SIDE YARD OF FIFTEEN (15) FEET BETWEEN ANY BUILDING WALL CONTAINING OPENINGS FOR WINDOWS, LIGHT, AND AIR AND ANY SIDE LOT LINE EXCEPT THAT ANY SUCH BUILDING FACE OR WALL NOT EXCEEDING 35-FEET IN WIDTH MAY PROVIDE A MINIMUM SIDE YARD OF TEN (10) FEET. WHERE A BUILDING WAIL CONTAINS NO OPENINGS FOR WINDOWS, LIGHT OR AIR, A MINIMUM SIDE YARD OF TEN (10) FEET SHALL BE PROVIDED BETWEEN SUCH WALL AND THE SIDE LOT LINE.

(3) ON A CORNER LOT, A SIDE YARD ADJACENT TO A STREET FOR A MULTIPLE FAMILY DWELLING NOT EXCEEDING THREE (3) STORIES IN HEIGHT SHALL NOT BE LESS THAN 15-FEET AND NO BALCONY OR PORCH OR ANY PORTION OF THE BUILDING MAY EXTEND INTO SUCH REQUIRED SIDE YARD EXCEPT THAT A ROOF MAY OVERHANG SUCH SIDE YARD NOT TO EXCEED FOUR (4) FEET.

Exhibit 'D':
Density and Development Standards

CHANDLER'S LANDING. **PHASE 4**

(A) *Land Uses*. Zero Lot Line Homes

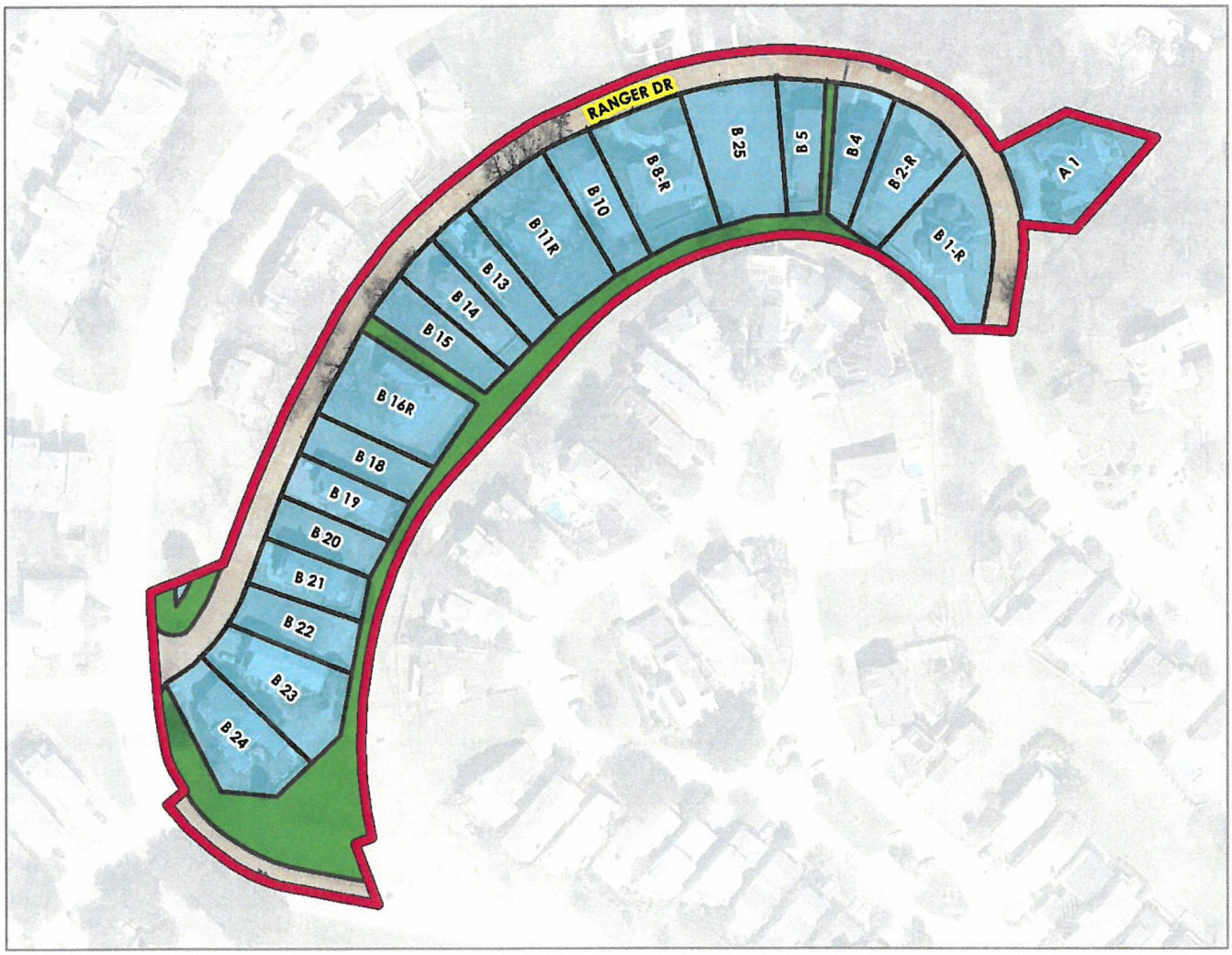
(B) *Development Cases*.

(1) *1973*: Zoning (*Ordinance No. 73-48*). Adopted on November 12, 1973.
(2) *PZ1983-012-01*. Site Plan. Adopted on May 2, 1983.
(3) *PZ1983-037-01*. Preliminary Plat, Site Plan, and Zoning Change [*Ordinance No. 84-04*]. Adopted on January 9, 1984.
(4) *PZ1984-023-01*. Preliminary Plat. Adopted on March 5, 1985.
(5) *PZ1984-023-02*. Concept Plan. Adopted on March 5, 1985.
(6) *PZ1984-045-01*. Final Plat. Adopted on May 7, 1984.
(7) *PZ1996-005-01*. Replat. Adopted on March 18, 1996.
(8) *PZ1999-030-01*. Replat. Adopted on May 17, 1999.

(C) *Original Regulating Ordinance*. *Ordinance No. 84-04*

(D) *Concept Plans*.

PHASE 4. ZERO LOT LINE HOMES.



(E) *Development Standards*.

Exhibit 'D':
Density and Development Standards

ZERO LOT LINE HOMES.	
MINIMUM LOT WIDTH	40'
MINIMUM LOT DEPTH	100'
MINIMUM LOT AREA	4,000 SF
MINIMUM FRONT YARD SETBACK	20'
MINIMUM SIDE YARD SETBACK	0'/10'
MINIMUM REAR YARD SETBACK	15'
MINIMUM PARKING SPACES REQUIRED [1]	2
MAXIMUM HEIGHT	30'
MINIMUM DISTANCE BETWEEN BUILDINGS	10'
MINIMUM AREA/DWELLING UNIT (SF) [SUM OF ALL FLOOR AREA'S]	1,500 SF
MAXIMUM BUILDING COVERAGE	60%

NOTES:
1: EXCLUDING GARAGE SPACES.

Exhibit 'D':
Density and Development Standards

CHANDLER'S LANDING. **PHASE 5**

(A) *Land Uses*. Single-Family, Single-Family Attached, and Zero Lot Line Homes

(B) *Development Cases*.

(1) *1973*: Zoning (*Ordinance No. 73-48*). Adopted on November 12, 1973.
(2) *1976*. Replat. Adopted on September 7, 1976.
(3) *1977*. Replat. Adopted on March 7, 1977.

(C) *Original Regulating Ordinance*. *Ordinance No. 73-48*

(M) *Concept Plans*.

PHASE 5. SINGLE-FAMILY, SINGLE-FAMILY ATTACHED, AND ZERO LOT LINE HOMES.

(N) *Density and Development Standards*.

	SINGLE-FAMILY	ZERO-LOT-LINE	SINGLE-FAMILY ATTACHED	MULTI-FAMILY OR CONDOMINIUM
MINIMUM LOT WIDTH	50'	40'	20'	70'
MINIMUM LOT DEPTH	100'	100'	100'	100'
MINIMUM LOT AREA	6,000 SF	4,000 SF	3,000 SF	2,000 SF

Exhibit 'D':
Density and Development Standards

MINIMUM FRONT YARD SETBACK	25'	25'	25'	25'
MINIMUM SIDE YARD SETBACK	5'	10' [1]	0'	(2) & (3) [3]
MINIMUM REAR YARD SETBACK	10'	10'	10' [2]	10'
MINIMUM PARKING SPACES REQUIRED PER UNIT	2	2	2	1½
MAXIMUM BUILDING COVERAGE	40%	60%	60%	40%

NOTES:
[1]: NO SIDE YARD REQUIRED ON ONE (1) SIDE.
[2]: NONE REQUIRED WHEN ADJOINING A COMMON AREA.
[3]: AS PER 9-602 OF THE 1972 ZONING ORDINANCE:

(2) MULTIPLE FAMILY DWELLINGS NOT EXCEEDING THREE (3) STORIES IN HEIGHT SHALL PROVIDE A MINIMUM SIDE YARD OF FIFTEEN (15) FEET BETWEEN ANY BUILDING WALL CONTAINING OPENINGS FOR WINDOWS, LIGHT, AND AIR AND ANY SIDE LOT LINE EXCEPT THAT ANY SUCH BUILDING FACE OR WALL NOT EXCEEDING 35-FEET IN WIDTH MAY PROVIDE A MINIMUM SIDE YARD OF TEN (10) FEET. WHERE A BUILDING WAIL CONTAINS NO OPENINGS FOR WINDOWS, LIGHT OR AIR, A MINIMUM SIDE YARD OF TEN (10) FEET SHALL BE PROVIDED BETWEEN SUCH WALL AND THE SIDE LOT LINE.

(3) ON A CORNER LOT, A SIDE YARD ADJACENT TO A STREET FOR A MULTIPLE FAMILY DWELLING NOT EXCEEDING THREE (3) STORIES IN HEIGHT SHALL NOT BE LESS THAN 15-FEET AND NO BALCONY OR PORCH OR ANY PORTION OF THE BUILDING MAY EXTEND INTO SUCH REQUIRED SIDE YARD EXCEPT THAT A ROOF MAY OVERHANG SUCH SIDE YARD NOT TO EXCEED FOUR (4) FEET.

Exhibit 'D':
Density and Development Standards

CHANDLER'S LANDING. **PHASE 6**

(A) *Land Uses*. Single-Family, Single-Family Attached, and Zero Lot Line Homes

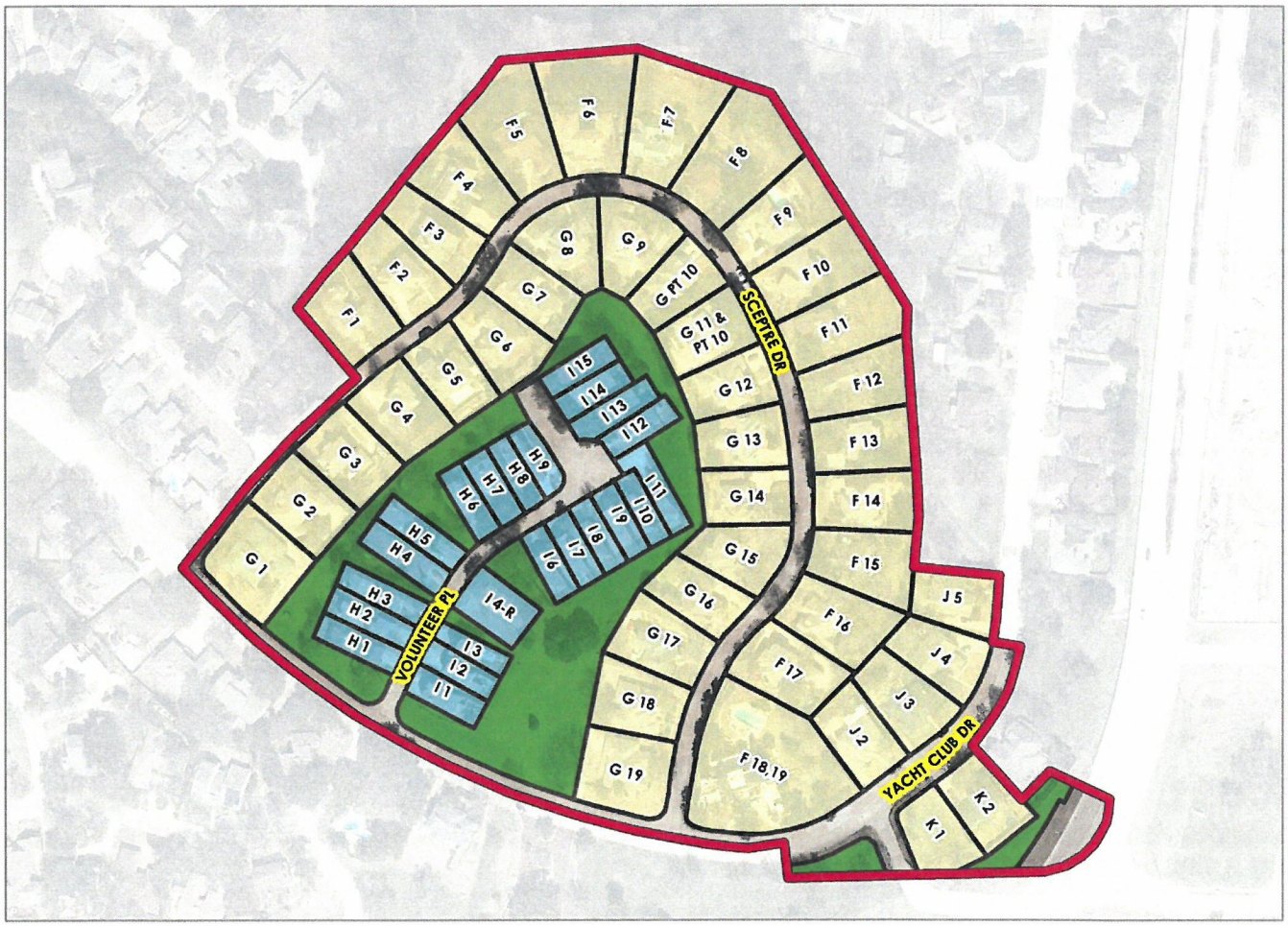
(B) *Development Cases*.

(1) *1973*: Zoning (*Ordinance No. 73-48*). Adopted on November 12, 1973.
(2) *1977*. Replat. Adopted on February 1, 1977.

(C) *Original Regulating Ordinance*. *Ordinance No. 73-48*

(D) *Concept Plans*.

PHASE 6. SINGLE-FAMILY, SINGLE-FAMILY ATTACHED, AND ZERO LOT LINE HOMES.



(E) *Density and Development Standards*.

	SINGLE-FAMILY	ZERO-LOT-LINE	SINGLE-FAMILY ATTACHED	MULTI-FAMILY OR CONDOMINIUM
MINIMUM LOT WIDTH	50'	40'	20'	70'
MINIMUM LOT DEPTH	100'	100'	100'	100'
MINIMUM LOT AREA	6,000 SF	4,000 SF	3,000 SF	2,000 SF

Exhibit 'D':
Density and Development Standards

MINIMUM FRONT YARD SETBACK	25'	25'	25'	25'
MINIMUM SIDE YARD SETBACK	5'	10' [1]	0'	(2) & (3) [3]
MINIMUM REAR YARD SETBACK	10'	10'	10' [2]	10'
MINIMUM PARKING SPACES REQUIRED PER UNIT	2	2	2	1½
MAXIMUM BUILDING COVERAGE	40%	60%	60%	40%

NOTES:
[1]: NO SIDE YARD REQUIRED ON ONE (1) SIDE.
[2]: NONE REQUIRED WHEN ADJOINING A COMMON AREA.
[3]: AS PER 9-602 OF THE 1972 ZONING ORDINANCE:

(2) MULTIPLE FAMILY DWELLINGS NOT EXCEEDING THREE (3) STORIES IN HEIGHT SHALL PROVIDE A MINIMUM SIDE YARD OF FIFTEEN (15) FEET BETWEEN ANY BUILDING WALL CONTAINING OPENINGS FOR WINDOWS, LIGHT, AND AIR AND ANY SIDE LOT LINE EXCEPT THAT ANY SUCH BUILDING FACE OR WALL NOT EXCEEDING 35-FEET IN WIDTH MAY PROVIDE A MINIMUM SIDE YARD OF TEN (10) FEET. WHERE A BUILDING WAIL CONTAINS NO OPENINGS FOR WINDOWS, LIGHT OR AIR, A MINIMUM SIDE YARD OF TEN (10) FEET SHALL BE PROVIDED BETWEEN SUCH WALL AND THE SIDE LOT LINE.

(3) ON A CORNER LOT, A SIDE YARD ADJACENT TO A STREET FOR A MULTIPLE FAMILY DWELLING NOT EXCEEDING THREE (3) STORIES IN HEIGHT SHALL NOT BE LESS THAN 15-FEET AND NO BALCONY OR PORCH OR ANY PORTION OF THE BUILDING MAY EXTEND INTO SUCH REQUIRED SIDE YARD EXCEPT THAT A ROOF MAY OVERHANG SUCH SIDE YARD NOT TO EXCEED FOUR (4) FEET.

Exhibit 'D':
Density and Development Standards

CHANDLER'S LANDING. **PHASE 7**

(A) *Land Uses*. Single-Family Homes

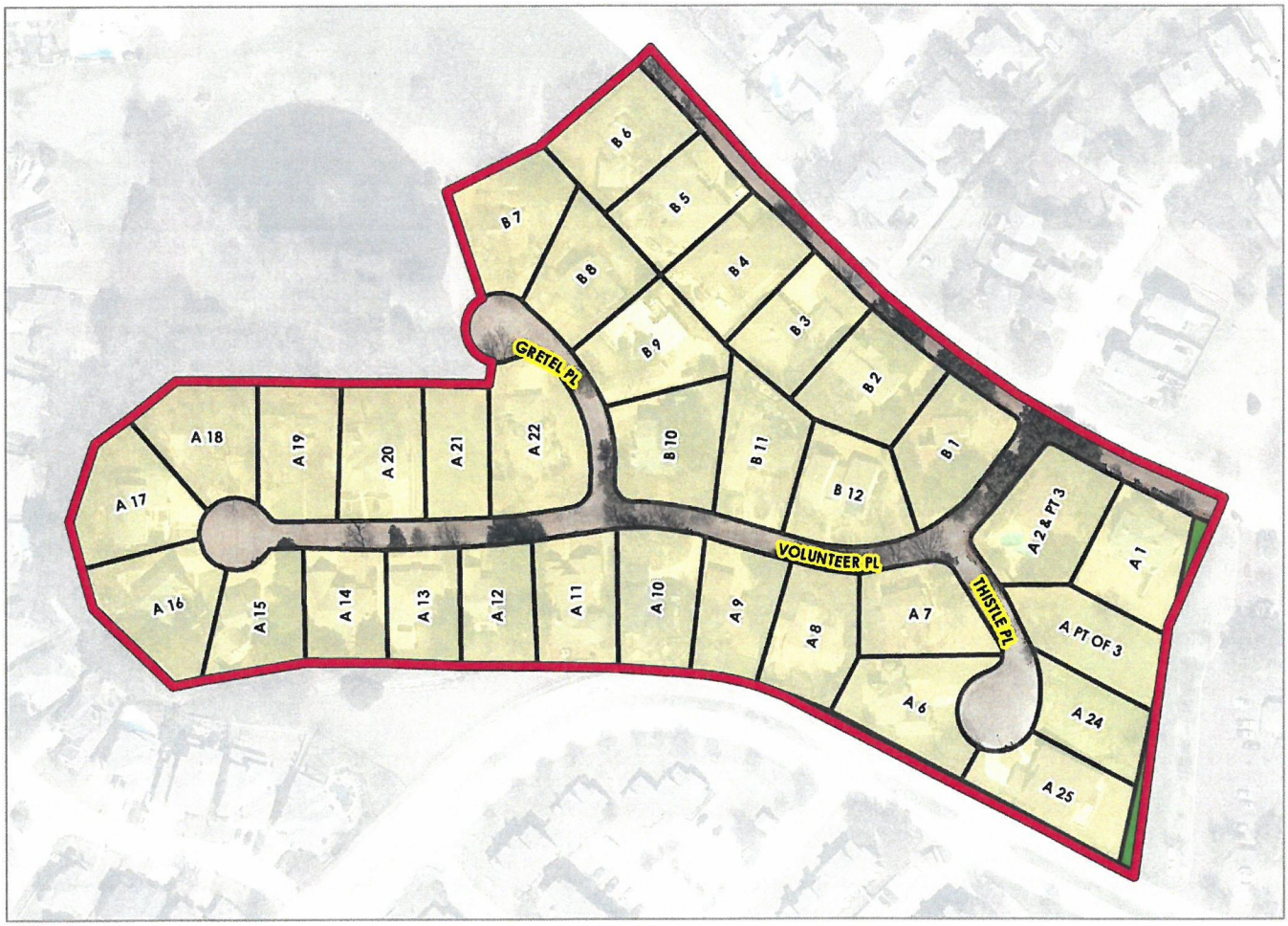
(B) *Development Cases*.

(1) *1973*: Zoning (*Ordinance No. 73-48*). Adopted on November 12, 1973.
(2) *1976*. Final Plat of Phase 7, Installment 1. Adopted on June 7, 1976.
(3) *1976*. Final Plat of Phase 7, Installment 2. Adopted on June 7, 1976.

(C) *Original Regulating Ordinance*. *Ordinance No. 73-48*

(D) *Concept Plans*.

PHASE 7. SINGLE-FAMILY HOMES.



(E) *Density and Development Standards*.

	SINGLE-FAMILY	ZERO-LOT-LINE	SINGLE-FAMILY ATTACHED	MULTI-FAMILY OR CONDOMINIUM
MINIMUM LOT WIDTH	50'	40'	20'	70'
MINIMUM LOT DEPTH	100'	100'	100'	100'
MINIMUM LOT AREA	6,000 SF	4,000 SF	3,000 SF	2,000 SF

Exhibit 'D':
Density and Development Standards

MINIMUM FRONT YARD SETBACK	25'	25'	25'	25'
MINIMUM SIDE YARD SETBACK	5'	10' [1]	0'	(2) & (3) [3]
MINIMUM REAR YARD SETBACK	10'	10'	10' [2]	10'
MINIMUM PARKING SPACES REQUIRED PER UNIT	2	2	2	1½
MAXIMUM BUILDING COVERAGE	40%	60%	60%	40%

NOTES:
[1]: NO SIDE YARD REQUIRED ON ONE (1) SIDE.
[2]: NONE REQUIRED WHEN ADJOINING A COMMON AREA.
[3]: AS PER 9-602 OF THE 1972 ZONING ORDINANCE:

(2) MULTIPLE FAMILY DWELLINGS NOT EXCEEDING THREE (3) STORIES IN HEIGHT SHALL PROVIDE A MINIMUM SIDE YARD OF FIFTEEN (15) FEET BETWEEN ANY BUILDING WALL CONTAINING OPENINGS FOR WINDOWS, LIGHT, AND AIR AND ANY SIDE LOT LINE EXCEPT THAT ANY SUCH BUILDING FACE OR WALL NOT EXCEEDING 35-FEET IN WIDTH MAY PROVIDE A MINIMUM SIDE YARD OF TEN (10) FEET. WHERE A BUILDING WAIL CONTAINS NO OPENINGS FOR WINDOWS, LIGHT OR AIR, A MINIMUM SIDE YARD OF TEN (10) FEET SHALL BE PROVIDED BETWEEN SUCH WALL AND THE SIDE LOT LINE.

(3) ON A CORNER LOT, A SIDE YARD ADJACENT TO A STREET FOR A MULTIPLE FAMILY DWELLING NOT EXCEEDING THREE (3) STORIES IN HEIGHT SHALL NOT BE LESS THAN 15-FEET AND NO BALCONY OR PORCH OR ANY PORTION OF THE BUILDING MAY EXTEND INTO SUCH REQUIRED SIDE YARD EXCEPT THAT A ROOF MAY OVERHANG SUCH SIDE YARD NOT TO EXCEED FOUR (4) FEET.

Exhibit 'D':
Density and Development Standards

CHANDLER'S LANDING. **PHASE 9**

(A) *Land Uses*. Single-Family and Zero Lot Line Homes

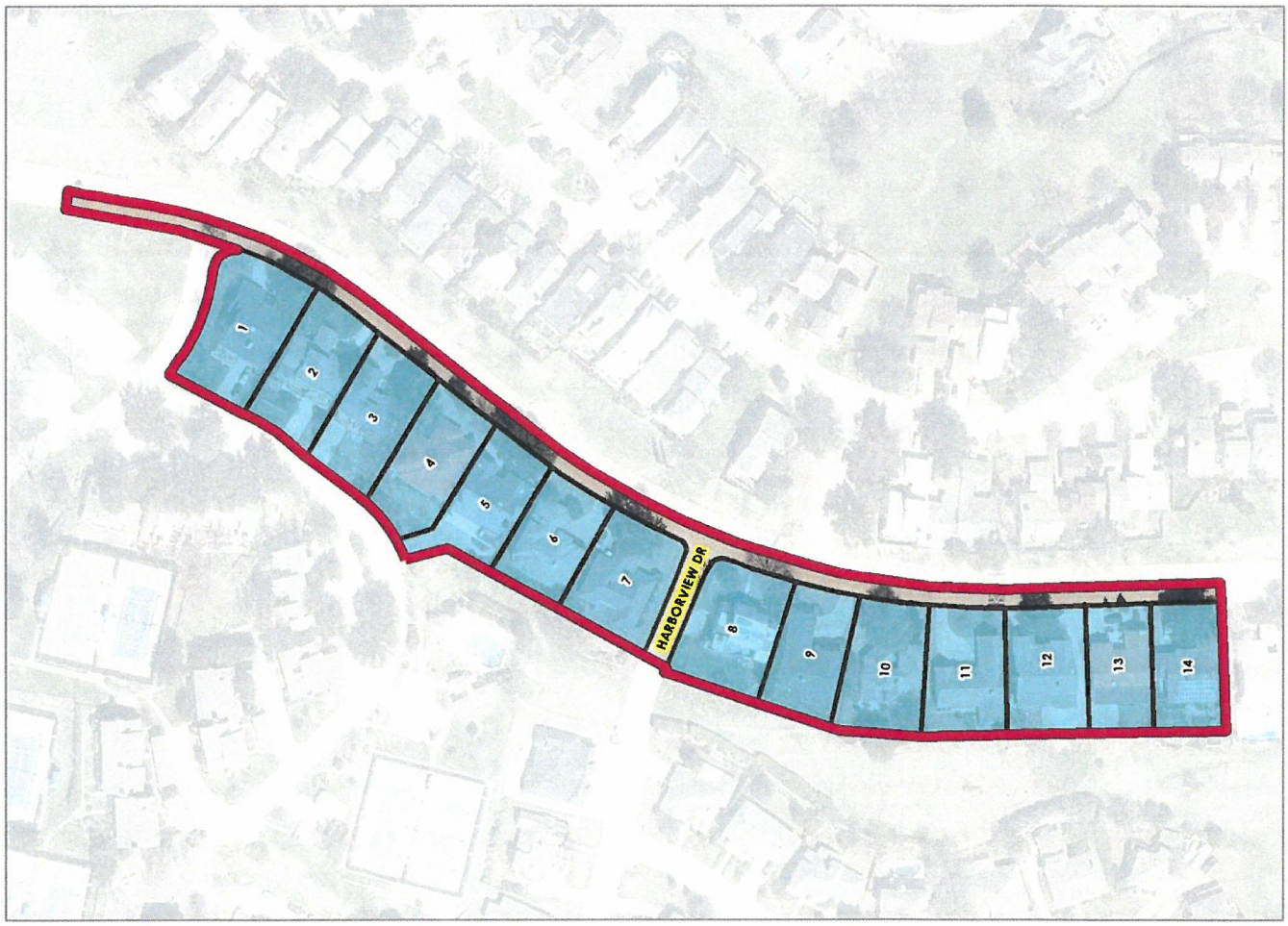
(B) *Development Cases*.

(1) *1973*: Zoning (*Ordinance No. 73-48*). Adopted on November 12, 1973.
(2) *1975*. Replat. Adopted on April 1, 1975.

(C) *Original Regulating Ordinance*. *Ordinance No. 73-48*

(D) *Concept Plans*.

PHASE 9. SINGLE-FAMILY AND ZERO LOT LINE HOMES.



(E) *Density and Development Standards*.

	SINGLE-FAMILY	ZERO-LOT-LINE	SINGLE-FAMILY ATTACHED	MULTI-FAMILY OR CONDOMINIUM
MINIMUM LOT WIDTH	50'	40'	20'	70'
MINIMUM LOT DEPTH	100'	100'	100'	100'
MINIMUM LOT AREA	6,000 SF	4,000 SF	3,000 SF	2,000 SF

Exhibit 'D':
Density and Development Standards

MINIMUM FRONT YARD SETBACK	25'	25'	25'	25'
MINIMUM SIDE YARD SETBACK	5'	10' [1]	0'	(2) & (3) [3]
MINIMUM REAR YARD SETBACK	10'	10'	10' [2]	10'
MINIMUM PARKING SPACES REQUIRED PER UNIT	2	2	2	1½
MAXIMUM BUILDING COVERAGE	40%	60%	60%	40%

NOTES:
[1]: NO SIDE YARD REQUIRED ON ONE (1) SIDE.
[2]: NONE REQUIRED WHEN ADJOINING A COMMON AREA.
[3]: AS PER 9-602 OF THE 1972 ZONING ORDINANCE:

(2) MULTIPLE FAMILY DWELLINGS NOT EXCEEDING THREE (3) STORIES IN HEIGHT SHALL PROVIDE A MINIMUM SIDE YARD OF FIFTEEN (15) FEET BETWEEN ANY BUILDING WALL CONTAINING OPENINGS FOR WINDOWS, LIGHT, AND AIR AND ANY SIDE LOT LINE EXCEPT THAT ANY SUCH BUILDING FACE OR WALL NOT EXCEEDING 35-FEET IN WIDTH MAY PROVIDE A MINIMUM SIDE YARD OF TEN (10) FEET. WHERE A BUILDING WAIL CONTAINS NO OPENINGS FOR WINDOWS, LIGHT OR AIR, A MINIMUM SIDE YARD OF TEN (10) FEET SHALL BE PROVIDED BETWEEN SUCH WALL AND THE SIDE LOT LINE.

(3) ON A CORNER LOT, A SIDE YARD ADJACENT TO A STREET FOR A MULTIPLE FAMILY DWELLING NOT EXCEEDING THREE (3) STORIES IN HEIGHT SHALL NOT BE LESS THAN 15-FEET AND NO BALCONY OR PORCH OR ANY PORTION OF THE BUILDING MAY EXTEND INTO SUCH REQUIRED SIDE YARD EXCEPT THAT A ROOF MAY OVERHANG SUCH SIDE YARD NOT TO EXCEED FOUR (4) FEET.

Exhibit 'D':
Density and Development Standards

CHANDLER'S LANDING. **PHASE 9, SECTION 1**

(A) *Land Uses*. Single-Family Home

(B) *Development Cases*.

(1) *1973*: Zoning (*Ordinance No. 73-48*). Adopted on November 12, 1973.
(2) *1975*. Replat. Adopted on April 1, 1975.

(C) *Original Regulating Ordinance*. *Ordinance No. 73-48*

(D) *Concept Plans*.

PHASE 9, SECTION 1. SINGLE-FAMILY HOME.

(E) *Density and Development Standards*.

	SINGLE-FAMILY	ZERO-LOT-LINE	SINGLE-FAMILY ATTACHED	MULTI-FAMILY OR CONDOMINIUM
MINIMUM LOT WIDTH	50'	40'	20'	70'
MINIMUM LOT DEPTH	100'	100'	100'	100'
MINIMUM LOT AREA	6,000 SF	4,000 SF	3,000 SF	2,000 SF

Exhibit 'D':
Density and Development Standards

MINIMUM FRONT YARD SETBACK	25'	25'	25'	25'
MINIMUM SIDE YARD SETBACK	5'	10' [1]	0'	(2) & (3) [3]
MINIMUM REAR YARD SETBACK	10'	10'	10' [2]	10'
MINIMUM PARKING SPACES REQUIRED PER UNIT	2	2	2	1½
MAXIMUM BUILDING COVERAGE	40%	60%	60%	40%

NOTES:
[1]: NO SIDE YARD REQUIRED ON ONE (1) SIDE.
[2]: NONE REQUIRED WHEN ADJOINING A COMMON AREA.
[3]: AS PER 9-602 OF THE 1972 ZONING ORDINANCE:

(2) MULTIPLE FAMILY DWELLINGS NOT EXCEEDING THREE (3) STORIES IN HEIGHT SHALL PROVIDE A MINIMUM SIDE YARD OF FIFTEEN (15) FEET BETWEEN ANY BUILDING WALL CONTAINING OPENINGS FOR WINDOWS, LIGHT, AND AIR AND ANY SIDE LOT LINE EXCEPT THAT ANY SUCH BUILDING FACE OR WALL NOT EXCEEDING 35-FEET IN WIDTH MAY PROVIDE A MINIMUM SIDE YARD OF TEN (10) FEET. WHERE A BUILDING WAIL CONTAINS NO OPENINGS FOR WINDOWS, LIGHT OR AIR, A MINIMUM SIDE YARD OF TEN (10) FEET SHALL BE PROVIDED BETWEEN SUCH WALL AND THE SIDE LOT LINE.

(3) ON A CORNER LOT, A SIDE YARD ADJACENT TO A STREET FOR A MULTIPLE FAMILY DWELLING NOT EXCEEDING THREE (3) STORIES IN HEIGHT SHALL NOT BE LESS THAN 15-FEET AND NO BALCONY OR PORCH OR ANY PORTION OF THE BUILDING MAY EXTEND INTO SUCH REQUIRED SIDE YARD EXCEPT THAT A ROOF MAY OVERHANG SUCH SIDE YARD NOT TO EXCEED FOUR (4) FEET.

Exhibit 'D':
Density and Development Standards

CHANDLER'S LANDING. **PHASE 10**

(A) *Land Uses*. Single-Family and Zero Lot Line Homes

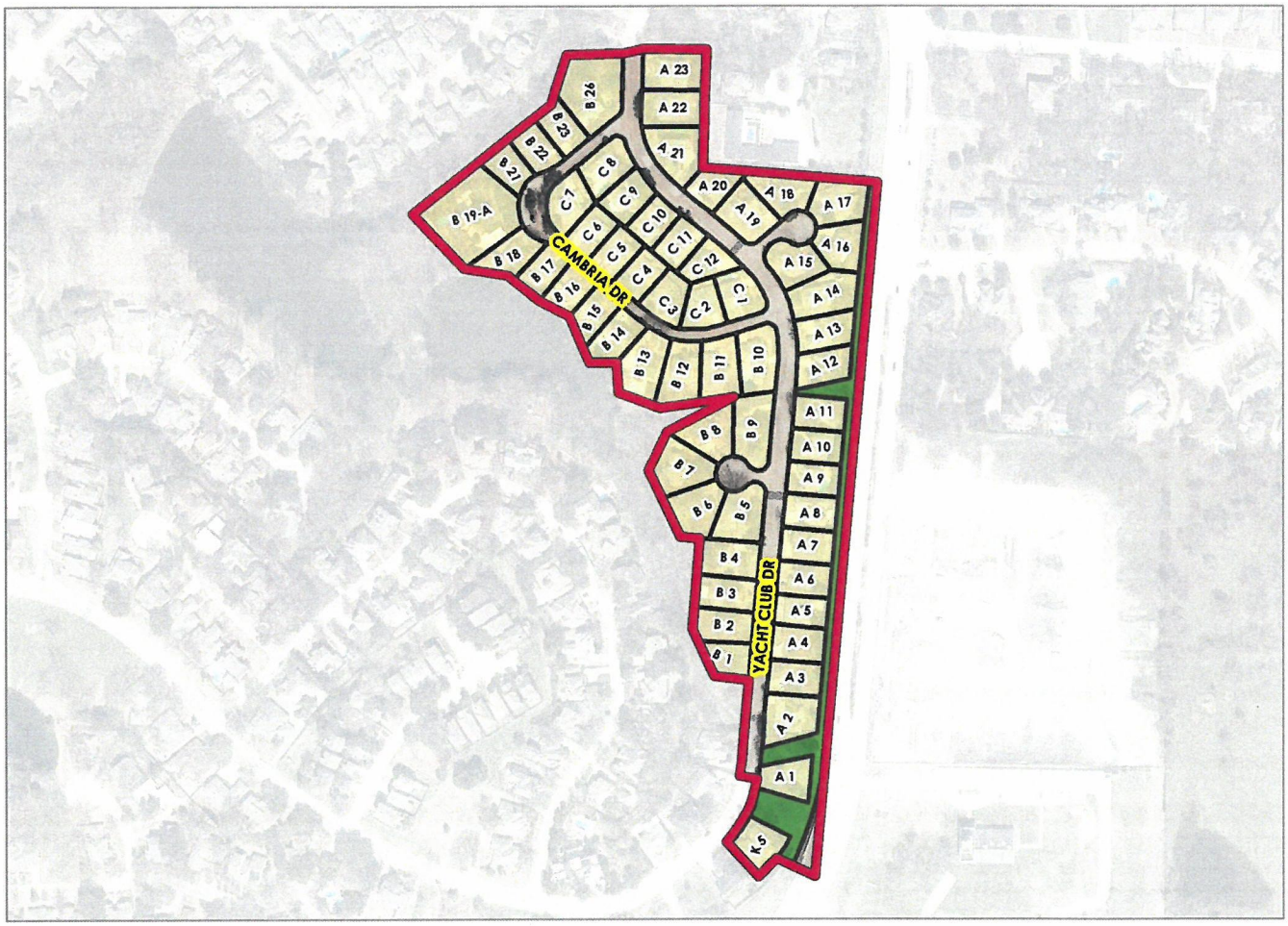
(B) *Development Cases*.

(1) *1973*: Zoning (*Ordinance No. 73-48*). Adopted on November 12, 1973.
(2) *1975*. Replat. Adopted on August 1, 1975.
(3) *PZ1996-051-01*. Replat [*Lot 11 and part of Lot 10*]. Adopted on August 19, 1996.

(C) *Original Regulating Ordinance*. *Ordinance No. 73-48*

(D) *Concept Plans*.

PHASE 10. SINGLE-FAMILY AND ZERO LOT LINE HOMES.



(E) *Density and Development Standards*.

	SINGLE-FAMILY	ZERO-LOT-LINE	SINGLE-FAMILY ATTACHED	MULTI-FAMILY OR CONDOMINIUM
MINIMUM LOT WIDTH	50'	40'	20'	70'
MINIMUM LOT DEPTH	100'	100'	100'	100'
MINIMUM LOT AREA	6,000 SF	4,000 SF	3,000 SF	2,000 SF

Exhibit 'D':
Density and Development Standards

MINIMUM FRONT YARD SETBACK	25'	25'	25'	25'
MINIMUM SIDE YARD SETBACK	5'	10' [1]	0'	(2) & (3) [3]
MINIMUM REAR YARD SETBACK	10'	10'	10' [2]	10'
MINIMUM PARKING SPACES REQUIRED PER UNIT	2	2	2	1½
MAXIMUM BUILDING COVERAGE	40%	60%	60%	40%

NOTES:
[1]: NO SIDE YARD REQUIRED ON ONE (1) SIDE.
[2]: NONE REQUIRED WHEN ADJOINING A COMMON AREA.
[3]: AS PER 9-602 OF THE 1972 ZONING ORDINANCE:

(2) MULTIPLE FAMILY DWELLINGS NOT EXCEEDING THREE (3) STORIES IN HEIGHT SHALL PROVIDE A MINIMUM SIDE YARD OF FIFTEEN (15) FEET BETWEEN ANY BUILDING WALL CONTAINING OPENINGS FOR WINDOWS, LIGHT, AND AIR AND ANY SIDE LOT LINE EXCEPT THAT ANY SUCH BUILDING FACE OR WALL NOT EXCEEDING 35-FEET IN WIDTH MAY PROVIDE A MINIMUM SIDE YARD OF TEN (10) FEET. WHERE A BUILDING WAIL CONTAINS NO OPENINGS FOR WINDOWS, LIGHT OR AIR, A MINIMUM SIDE YARD OF TEN (10) FEET SHALL BE PROVIDED BETWEEN SUCH WALL AND THE SIDE LOT LINE.

(3) ON A CORNER LOT, A SIDE YARD ADJACENT TO A STREET FOR A MULTIPLE FAMILY DWELLING NOT EXCEEDING THREE (3) STORIES IN HEIGHT SHALL NOT BE LESS THAN 15-FEET AND NO BALCONY OR PORCH OR ANY PORTION OF THE BUILDING MAY EXTEND INTO SUCH REQUIRED SIDE YARD EXCEPT THAT A ROOF MAY OVERHANG SUCH SIDE YARD NOT TO EXCEED FOUR (4) FEET.

Exhibit 'D':
Density and Development Standards

CHANDLER'S LANDING. **PHASE 14**

(A) *Land Uses*. Single-Family Homes

(B) *Development Cases*.

(1) *1973*: Zoning (*Ordinance No. 73-48*). Adopted on November 12, 1973.
(2) *PZ1983-012-01*. Site Plan [*Phases 4, 14, 15, 16, 17, 18, 18A, 19 & 20*]. Adopted on May 2, 1983.
(3) *PZ1983-037-01*. Preliminary Plat, Site Plan and Zoning Change [*Ordinance No. 84-04*]. Adopted on January 9, 1984.
(4) *PZ1983-040-01*. Preliminary Plat [*Lots 1-21, Block B*]. Adopted on December 5, 1983.
(5) *PZ1983-059-01*. Final Plat. Adopted on December 5, 1983.
(6) *PZ1984-112-01*. Final Plat. Adopted on December 3, 1984.
(7) *PZ1985-039-01*. Zoning [*Ordinance No. 85-43*]. Adopted on August 26, 1985.
(8) *PZ1985-046-01*. Final Plat. Adopted on July 2, 1985.
(9) *PZ1994-030-01*. Replat. Adopted on November 21, 1994.
(10) *PZ1999-045-01*. Replat [*Lots 6 & 7, Block A*]. Adopted on July 19, 1999.
(11) *PZ1999-046-01*. Replat [*Lots 6 & 7, Block B into Lot 6R, Block B*]. Adopted on July 19, 1999.
(12) *PZ1999-111-01*. Replat [*Lots 11 -13, Block B into Lots 11R & 12R, Block B*]. Adopted on January 28, 2000.
(13) *PZ2000-083-01*. Replat [*Lots 3-6, Block D*]. Adopted on October 2, 2000.

(C) *Original Regulating Ordinance*. *Ordinance No. 85-43*

(D) *Concept Plans*.

PHASE 14. SINGLE-FAMILY HOMES.

Exhibit 'D':
Density and Development Standards

(E) *Density and Development Standards*.

BLOCK A. SINGLE-FAMILY HOMES.

MINIMUM LOT WIDTH	50'
MINIMUM LOT DEPTH	100'
MINIMUM LOT AREA	6,500 SF
MAXIMUM UNITS PER LOT	1
MINIMUM FRONT YARD SETBACK	20'
MINIMUM SIDE YARD SETBACK	5'
MINIMUM REAR YARD SETBACK	10'
MINIMUM PARKING SPACES REQUIRED	2
MINIMUM NUMBER OF GARAGE PARKING SPACES	2
MAXIMUM HEIGHT	30'
MINIMUM DISTANCE BETWEEN BUILDINGS ON THE SAME LOT	10'
MINIMUM DISTANCE BETWEEN BUILDINGS	10'
MINIMUM AREA/DWELLING UNIT (SF) [SUM OF ALL FLOOR AREA'S]	1,200 SF
MAXIMUM BUILDING COVERAGE	40%

BLOCK B. PATIO HOMES.

MINIMUM LOT WIDTH [1]	40'
MINIMUM LOT DEPTH	105'
MINIMUM LOT AREA	4,200 SF
MINIMUM FRONT YARD SETBACK	25'
MINIMUM SIDE YARD SETBACK	0'/10'
MINIMUM REAR YARD SETBACK	10'
MINIMUM PARKING SPACES REQUIRED	2
MINIMUM NUMBER OF PARKING SPACES [2]	2
MAXIMUM HEIGHT	28'
MINIMUM DISTANCE BETWEEN BUILDINGS	10'
MINIMUM FLOOR AREA PER DWELLING UNIT	1,500 SF
MAXIMUM BUILDING COVERAGE	60%

NOTES:
[1]: AT FRONT BUILDING LINE.
[2]: EXCLUDING GARAGE PARKING SPACES.

Exhibit 'D':
Density and Development Standards

***CHANDLER'S LANDING.* PHASE 15**

(A) *Land Uses*. Single-Family Homes

(B) *Development Cases*.

(1) *1973*: Zoning (*Ordinance No. 73-48*). Adopted on November 12, 1973.
(2) *PZ1983-012-01*. Site Plan [*Phases 4, 14, 15, 16, 17, 18, 18A, 19 & 20*]. Adopted on May 2, 1983.
(3) *PZ1983-037-01*. Preliminary Plat, Site Plan and Zoning Change [*Ordinance No. 84-04*]. Adopted on January 9, 1984.
(4) *PZ1983-076-01*. Preliminary Plat. Adopted on January 9, 1984.
(5) *PZ1983-076-02*. Concept Plan. Adopted on January 9, 1984.
(6) *PZ1984-032-01*. Final Plat. Adopted on April 2, 1984.
(7) *PZ1986-045-01*. Zoning [*Ordinance No. 86-64*; *Zero Lot Line and Single-Family Homes*]. Adopted on July 28, 1986.
(8) *PZ1986-058-01*. Final Plat. Adopted on December 15, 1986.
(9) *PZ1992-038-01*. Zoning (*Ordinance No. 92-41; Superseded 84-04 & 86-64*) [*Single-Family Homes*]. Adopted on November 16, 1992.
(10) *PZ1992-043-01*. Preliminary Plat. Adopted on November 16, 1992.
(11) *PZ1994-012-01*. Final Plat. Adopted on November 16, 1992.

(C) *Original Regulating Ordinance*. *Ordinance No. 92-41*

(D) *Concept Plan*.

PHASE 15. SINGLE-FAMILY HOMES.

Exhibit 'D':
Density and Development Standards

(E) *Development Standards*. Unless specifically provided by this Planned Development ordinance, any development within Chandler's Landing, Phase 15 shall be subject to the density and dimensional requirements required for a property situated within the Single-Family 7 (SF-7) District as stipulated by Article 05, *District Development Standards*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future; however the following additional requirements shall apply:

MINIMUM AREA/DWELLING UNIT (SF) [SUM OF ALL FLOOR AREA'S]	1,500 SF
MINIMUM INTERNAL SIDE YARD SETBACK	5'

Exhibit 'D':
Density and Development Standards

CHANDLER'S LANDING. **PHASE 16**

(A) *Land Uses*. Zero Lot Line Homes

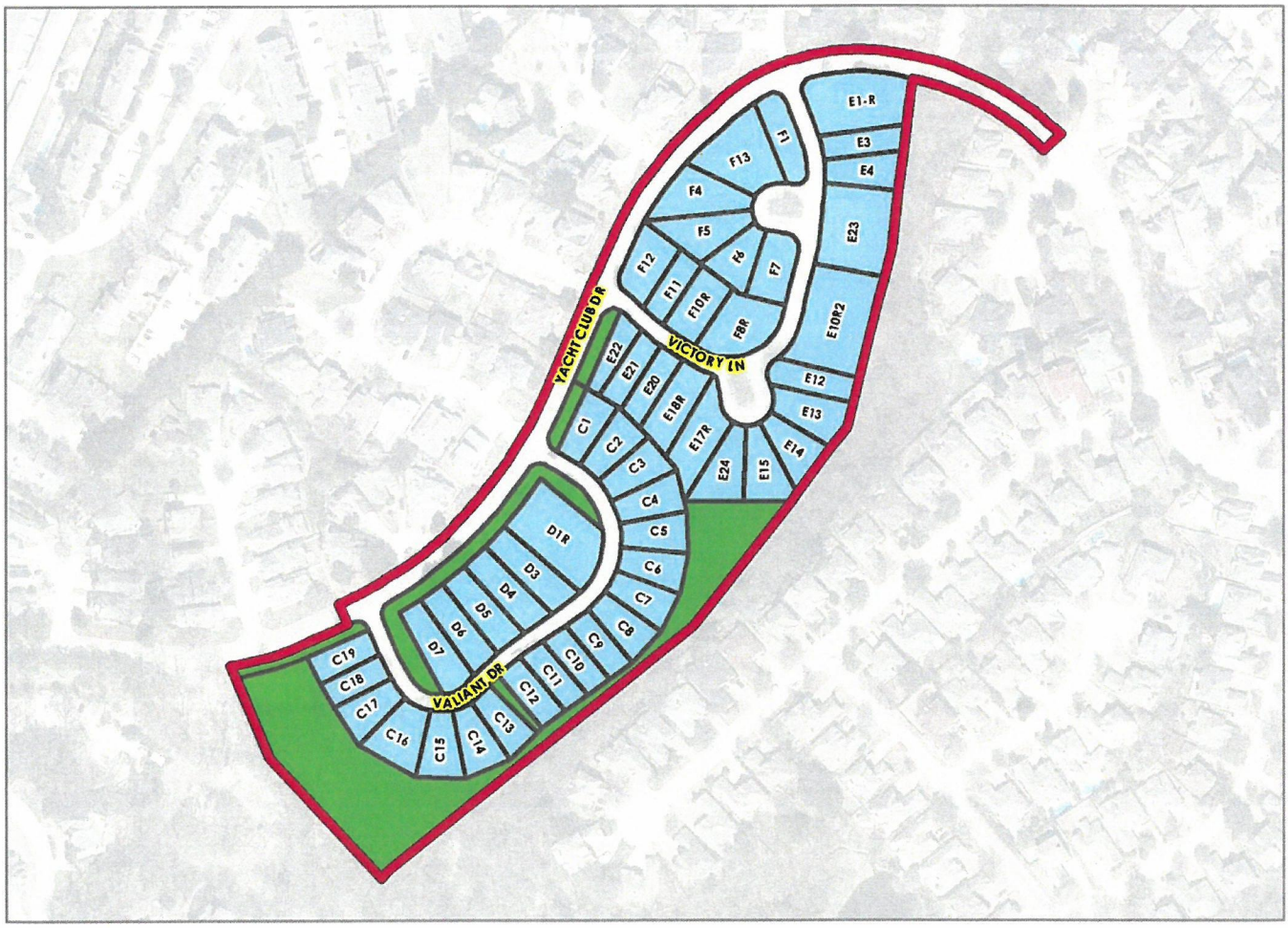
(B) *Development Cases*.

(1) *1973*: Zoning (*Ordinance No. 73-48*). Adopted on November 12, 1973.
(2) *PZ1983-012-01*. Site Plan [*Phases 4, 14, 15, 16, 17, 18, 18A, 19 & 20*]. Adopted on May 2, 1983.
(3) *PZ1983-037-01*. Preliminary Plat, Site Plan and Zoning Change [*Ordinance No. 84-04*]. Adopted on January 9, 1984.
(4) *PZ1984-009-01*. Preliminary Plat [*Lots 1-19, Block C and Lots 1-7, Block D*]. Adopted on February 6, 1984.
(5) *PZ1984-063-01*. Final Plat. Adopted on June 11, 1984.
(6) *PZ1985-082-01*. Final Plat and Zoning [*Ordinance No. 86-04*; *Lots 1-22, Block E and Lots 1-12, Block F*]. Adopted on January 20, 1986.
(7) *PZ1996-093-01*. Replat [*Lots 1 & 2, Block D*]. Adopted on December 16, 1996.
(8) *PZ1999-034-01*. Replat [*Lots 1 & 2, Block E*]. Adopted on May 17, 1999.
(9) *PZ2000-025-01*. Replat [*Lots 5-9 & 17-19, Block E and Lots 8-10, Block F*]. Adopted on April 3, 2000.

(C) *Original Regulating Ordinance*. *Ordinance No. 86-04*

(D) *Concept Plan*.

PHASE 16. ZERO LOT LINE HOMES.



(E) *Dimensional Standards*. Unless specifically provided by this Planned Development ordinance, any development within Chandler's Landing, Phase 16 shall be subject to the density and dimensional requirements required for a property

situated within the Zero Lot Line (ZL-5) District as stipulated by Article 05, *District Development Standards*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future; however the following additional requirements shall apply:

MINIMUM LOT WIDTH	40'
MINIMUM LOT DEPTH	100'
MINIMUM LOT AREA	4,000 SF
MINIMUM FRONT YARD SETBACK	20'
MINIMUM SIDE YARD SETBACK	0'/10'
MINIMUM REAR YARD SETBACK	15'
MINIMUM PARKING SPACES REQUIRED [1]	2
MINIMUM NUMBER OF GARAGE PARKING SPACES	2
MAXIMUM HEIGHT	30'
MINIMUM DISTANCE BETWEEN BUILDINGS	10'
MINIMUM AREA/DWELLING UNIT (SF) [SUM OF ALL FLOOR AREA'S]	1,500 SF
MAXIMUM BUILDING COVERAGE	60%

NOTES:
[1]: EXCLUDING GARAGE SPACES.

Exhibit 'D':
Density and Development Standards

CHANDLER'S LANDING. **PHASE 17**

(A) *Land Uses*. Townhomes, Single-Family Homes, and Zero Lot Line Homes

(B) *Development Cases*.

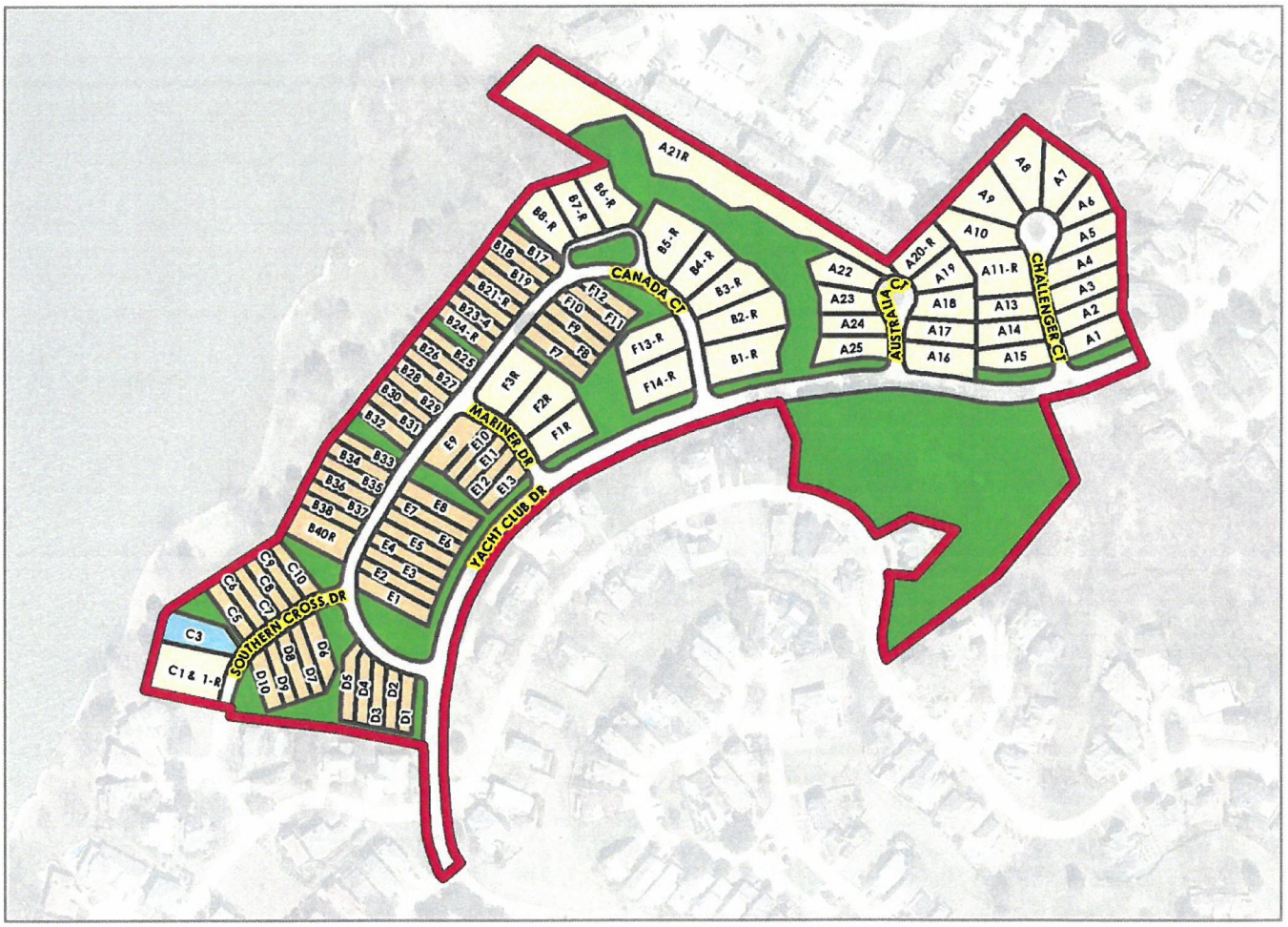
(1) *1973*: Zoning (*Ordinance No. 73-48*). Adopted on November 12, 1973.
(2) *PZ1983-012-01*. Site Plan [*Phases 4, 14, 15, 16, 17, 18, 18A, 19 & 20*]. Adopted on May 2, 1983.
(3) *PZ1983-037-01*. Preliminary Plat, Site Plan and Zoning Change [*Ordinance No. 84-04*]. Adopted on January 9, 1984.
(4) *PZ1984-010-01*. Preliminary Plat. Adopted on February 6, 1984.
(5) *PZ1984-046-01*. Final Plat. Adopted on June 11, 1984.
(6) *PZ1985-047-01*. Replat. Adopted on July 2, 1985.
(7) *PZ1987-040-01*: Replat [*Lots 1-4, Block C*]. Adopted on August 17, 1987.
(8) *PZ1987-041-01*. Preliminary Plat and Zoning [*Ordinance No. 87-45; Single-Family to Townhomes*]. Adopted on August 17, 1987.
(9) *PZ1991-025-01*. Replat. Adopted September on 16, 1991.
(10) *PZ1991-025-02*. Zoning [*Ordinance No. 91-43*]. Adopted on October 7, 1991.
(11) *PZ1994-047-01*. Replat [*Lot 21, Block A*]. Adopted on January 12, 1995.
(12) *PZ1996-025-01*. Replat [*Lots 1-6, Block A into Lots 1R – 3R, Block A*]. Adopted on May 20, 1996.
(13) *PZ1996-042-01*. Replat and Zoning Change [*Ordinance No. 96-18; Changed Zoning for Lots 1R – 3R, Block A*]. Adopted on July 1, 1996.
(14) *PZ2002-017-01*. Replat [*Lot 21, Block A*]. Adopted on March 18, 2002.

(C) *Original Regulating Ordinance*. *Ordinance No.'s 87-45, 91-43 & 96-18*

Exhibit 'D':
Density and Development Standards

(D) *Concept Plan*.

PHASE 17. TOWNHOMES, SINGLE-FAMILY HOMES, AND ZERO LOT LINE HOMES.



(E) *Dimensional Standards*.

LOTS 1-25, BLOCK A, CHANDLER'S LANDING PHASE 17.

MINIMUM LOT WIDTH [1]	40'
MINIMUM LOT DEPTH	100'
MINIMUM LOT AREA	4,000 SF
MINIMUM FRONT YARD SETBACK	20'
MINIMUM SIDE YARD SETBACK	0'/10'
MINIMUM REAR YARD SETBACK	15'
MINIMUM PARKING SPACES REQUIRED [2]	2
MAXIMUM HEIGHT	30'
MINIMUM DISTANCE BETWEEN BUILDINGS	10'
MINIMUM AREA/DWELLING UNIT (SF) [SUM OF ALL FLOOR AREA'S]	1,500 SF
MAXIMUM BUILDING COVERAGE	60%

NOTES:
[1]: AT FRONT YARD BUILDING SETBACK.
[2]: EXCLUDING GARAGE SPACES.

BLOCKS B, C, D, E, & F, CHANDLER'S LANDING PHASE 17.

MINIMUM LOT WIDTH	26'

Exhibit 'D':
Density and Development Standards

MINIMUM LOT AREA	3,000 SF
MINIMUM FRONT YARD SETBACK [1]	20'
MINIMUM SIDE YARD SETBACK	0'
MINIMUM SIDE YARD ADJACENT TO A STREET	10'
MINIMUM REAR YARD SETBACK	10'
MAXIMUM HEIGHT	30'
MINIMUM DISTANCE BETWEEN BUILDINGS [2]	10'
MINIMUM AREA/DWELLING UNIT (SF) [SUM OF ALL FLOOR AREA'S]	1,000 SF
MAXIMUM BUILDING COVERAGE	60%

NOTES:
[1]: 15-FEET WITH A SIDE ENTRY GARAGE.
[2]: MINIMUM OF 20-FEET BETWEEN BUILDINGS EVERY 250-FEET.

LOTS 1-4, BLOCK C, CHANDLER'S LANDING PHASE 17.
Unless specifically provided by this Planned Development ordinance, any development on Lots 1-4, Block C, Chandler's Landing, Phase 17 shall be subject to the density and dimensional requirements required for a property situated within the Zero Lot Line (ZL-5) District as stipulated by Article 05, *District Development Standards*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future; however the following additional requirements shall apply:

MINIMUM LOT WIDTH	40'
MINIMUM LOT DEPTH	100'
MINIMUM LOT AREA	5,000 SF
MINIMUM FRONT YARD SETBACK	20'
MINIMUM SIDE YARD SETBACK	0'/10'
MINIMUM PARKING SPACES REQUIRED [1]	2
MINIMUM REAR YARD SETBACK	15'
MAXIMUM HEIGHT	30'
MINIMUM DISTANCE BETWEEN BUILDINGS	10'
MINIMUM AREA/DWELLING UNIT (SF) [SUM OF ALL FLOOR AREA'S]	1,750 SF
MAXIMUM BUILDING COVERAGE	60%

NOTES:
[1]: EXCLUDING GARAGE SPACES.

LOTS 1-R – 8-R, BLOCK B; LOTS 1-R, BLOCK C; AND LOTS 13-R & 14-R, BLOCK F, CHANDLER'S LANDING PHASE 17.
Unless specifically provided by this Planned Development ordinance, any development on Lots 1-R – 8-R, Block B; Lots 1-R, Block C; and Lots 13-R & 14-R, Block F, Chandler's Landing Phase 17 shall be subject to the density and dimensional requirements required for a property situated within the Single-Family 10 (SF-10) District as stipulated by Article 05, *District Development Standards*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future; however the following additional requirements shall apply:

MINIMUM LOT WIDTH	40'
MINIMUM LOT DEPTH	100'
MINIMUM LOT AREA	5,500 SF
MINIMUM FRONT YARD SETBACK	20'
MINIMUM SIDE YARD SETBACK	5'
MINIMUM SIDE YARD ADJACENT TO A STREET	15'
MINIMUM REAR YARD SETBACK	10'
MINIMUM PARKING SPACES REQUIRED [1]	2
MINIMUM GARAGE PARKING SPACES REQUIRED	2
MAXIMUM HEIGHT	30'
MINIMUM DISTANCE BETWEEN BUILDINGS	10'
MINIMUM AREA/DWELLING UNIT (SF) [SUM OF ALL FLOOR AREA'S]	1,750 SF
MAXIMUM BUILDING COVERAGE	40%

NOTES:
[1]: EXCLUDING GARAGE SPACES.

Exhibit 'D':
Density and Development Standards

CHANDLER'S LANDING. **PHASE 18/SECTION 1**

(A) *Land Uses*. Townhomes and Single-Family Homes

(B) *Development Cases*.

(1) *1973*: Zoning (*Ordinance No. 73-48*). Adopted on November 12, 1973.
(2) *PZ1983-012-01*. Site Plan [*Phases 4, 14, 15, 16, 17, 18, 18A, 19 & 20*]. Adopted on May 2, 1983.
(3) *PZ1983-037-01*. Preliminary Plat, Site Plan and Zoning Change [*Ordinance No. 84-04*]. Adopted on January 9, 1984.
(4) *PZ1984-024-01*. Preliminary Plat and Concept Plan. Adopted on April 2, 1984.
(5) *PZ1985-039-01*. Preliminary Plat, Final Plat, Site Plan, and Zoning [*Ordinance No 85-43*]. Adopted on August 26, 1985.
(6) *PZ1985-048-01*. Final Plat. Adopted on July 2, 1985.
(7) *PZ1991-025-01*. Replat [*Lots 1-10, Block A to Lots 1-R – 5-R, Block A*]. Adopted on September 16, 1991.
(8) *PZ1991-025-02*. Zoning [*Ordinance No. 91-43*; *Lots 1-R – 5-R, Block A*]. Adopted on October 7, 1991.
(9) *PZ1992-041-01*. Replat [*Lots 11-15, Block A to Lots 6-R – 8-R, Block A*] and Zoning [*Ordinance No. 92-43; Lots 6-R – 8-R*]. Adopted on December 7, 1992.
(10) *PZ1994-006-01*. Replat [*Lots 1-R & 2-R, Block A*]. Adopted on March 21, 1994.
(11) *PZ1999-002-01*. Replat [*Lots 7 & 8, Block A to Lot 7RA, Block A*]. Adopted on February 9, 1999.

(C) *Original Regulating Ordinance*. *Ordinance No.'s 85-43, 91-43 & 92-43*

(F) *Concept Plan*.

PHASE 18/SECTION 1. TOWNHOMES AND SINGLE-FAMILY HOMES.

Exhibit 'D':
Density and Development Standards

(D) *Dimensional Standards*.

TOWNHOMES.

MINIMUM LOT WIDTH [1]	26'
MINIMUM LOT DEPTH	100'
MINIMUM LOT AREA	3,000 SF
MAXIMUM UNITS PER LOT	1
MINIMUM FRONT YARD SETBACK [FRONT ENTRY GARAGE] [2]	20'
MINIMUM SIDE YARD SETBACK	0'
MINIMUM SIDE YARD SETBACK ADJACENT TO A STREET	10'
MINIMUM REAR YARD SETBACK	10'
MINIMUM PARKING SPACES REQUIRED	2
MINIMUM NUMBER OF GARAGE PARKING SPACES	2
MAXIMUM HEIGHT	30'
MINIMUM LENGTH OF DRIVEWAY PAVEMENT ON SIDE OR REAR	20'
MINIMUM DISTANCE BETWEEN BUILDINGS [3]	20'
MAXIMUM NUMBER OF ATTACHED UNITS [4]	8
MAXIMUM DENSITY [DWELLING UNITS PER ACRE]	8
MINIMUM AREA/DWELLING UNIT (SF) [SUM OF ALL FLOOR AREA'S]	1,000 SF
MINIMUM LANDSCAPING PERCENTAGE	10%
MAXIMUM BUILDING COVERAGE	60%

NOTES:
[1]: THE MINIMUM LOT WIDTH SHALL BE MEASURE AT THE FRONT YARD BUILDING SETBACK.
[2]: THE FRONT YARD SETBACK CAN BE REDUCED TO 15-FEET FOR SIDE AND REAR ENTRY GARAGES.
[3]: EVERY 250-FEET.
[4]: UP TO 250-FEET.

LOTS 1-R – 5-R, BLOCK A, CHANDLER'S LANDING PHASE 18/SECTION 1.
Unless specifically provided by this Planned Development ordinance, any development on Lots 1-R – 5-R, Block A, Chandler's Landing Phase 18/Section 1 shall be subject to the density and dimensional requirements required for a property situated within the Single-Family 10 (SF-10) District as stipulated by Article 05, *District Development Standards*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future; however the following additional requirements shall apply:

MINIMUM LOT WIDTH	40'
MINIMUM LOT DEPTH	100'
MINIMUM LOT AREA	6,000 SF
MINIMUM FRONT YARD SETBACK	20'
MINIMUM SIDE YARD SETBACK	5'
MINIMUM SIDE YARD ADJACENT TO A STREET	15'
MINIMUM REAR YARD SETBACK	10'
MINIMUM PARKING SPACES REQUIRED [1]	2
MINIMUM GARAGE PARKING SPACES REQUIRED	2
MAXIMUM HEIGHT	30'
MINIMUM DISTANCE BETWEEN BUILDINGS	10'
MINIMUM AREA/DWELLING UNIT (SF) [SUM OF ALL FLOOR AREA'S]	1,750 SF
MAXIMUM BUILDING COVERAGE	40%

NOTES:
[1]: EXCLUDING GARAGE SPACES.

LOTS 6-R – 8-R, BLOCK A, CHANDLER'S LANDING PHASE 18/SECTION 1.
Unless specifically provided by this Planned Development ordinance, any development on Lots 6-R – 8-R, Block A, Chandler's Landing Phase 18/Section 1 shall be subject to the density and dimensional requirements required for a property situated within the Single-Family 10 (SF-10) District as stipulated by Article 05, *District Development Standards*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future; however the following additional requirements shall apply:

MINIMUM LOT WIDTH	40'

Exhibit 'D':
Density and Development Standards

MINIMUM LOT DEPTH	100'
MINIMUM LOT AREA	5,700 SF
MINIMUM FRONT YARD SETBACK	25'
MINIMUM SIDE YARD SETBACK	5'
MINIMUM REAR YARD SETBACK	20'
MINIMUM PARKING SPACES REQUIRED [1]	2
MINIMUM GARAGE PARKING SPACES REQUIRED	2
MAXIMUM HEIGHT	30'
MINIMUM DISTANCE BETWEEN BUILDINGS	10'
MINIMUM AREA/DWELLING UNIT (SF) [SUM OF ALL FLOOR AREA'S]	1,750 SF
MAXIMUM BUILDING COVERAGE	40%

NOTES:
1: EXCLUDING GARAGE SPACES.

Exhibit 'D':
Density and Development Standards

CHANDLER'S LANDING. **PHASE 18/SECTION 2**

(A) *Land Uses*. Zero Lot Line Homes and Single-Family Homes

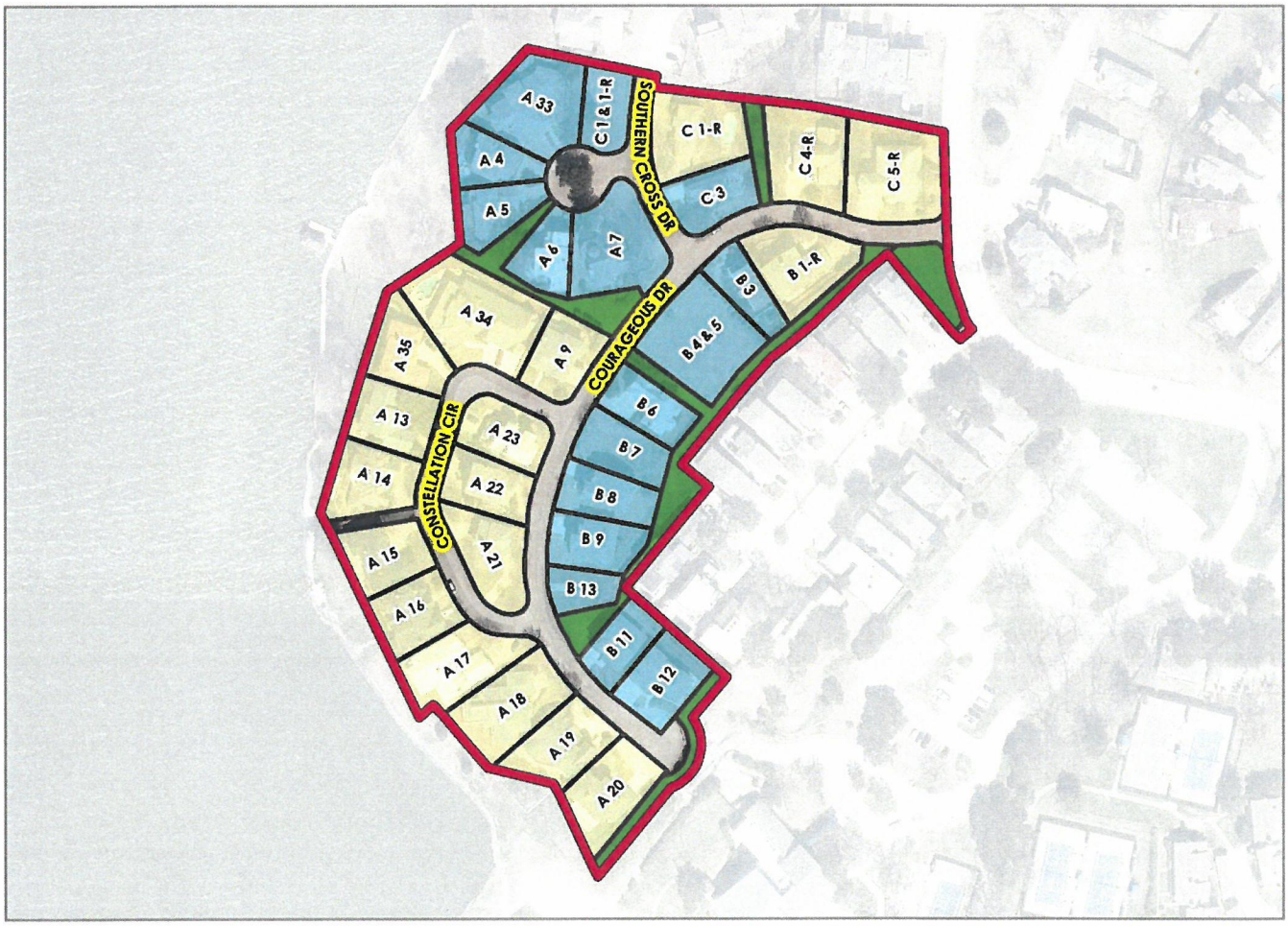
(B) *Development Cases*.

(1) *1973*: Zoning (*Ordinance No. 73-48*). Adopted on November 12, 1973.
(2) *PZ1983-012-01*. Site Plan [*Phases 4, 14, 15, 16, 17, 18, 18A, 19 & 20*]. Adopted on May 2, 1983.
(3) *PZ1983-037-01*. Preliminary Plat, Site Plan and Zoning Change [*Ordinance No. 84-04*]. Adopted on January 9, 1984.
(4) *PZ1984-024-01*. Preliminary Plat and Concept Plan. Adopted on April 2, 1984.
(5) *PZ1985-039-01*. Preliminary Plat, Final Plat, Site Plan, and Zoning [*Ordinance No 85-43*]. Adopted on August 26, 1985.
(6) *PZ1985-048-01*. Final Plat. Adopted on July 2, 1985.
(7) *PZ1988-008-01*. Replat [*Lots 1, 7 & 8, Block A and Lots 1-3, Block C*]. Adopted on May 2, 1988.
(8) *PZ1988-032-01*. Replat [*Lots 1-32, Block A and Lots 4-16, Block B*]. Adopted on August 1, 1988.
(9) *PZ1988-038-01*. Zoning [*Ordinance No. 88-51; Single Family Homes for Lots 9-23, Block A*]. Adopted on October 3, 1988.
(10) *PZ1988-059-01*. Replat [*Lots 1, 7 & 8, Block A and Lots 1-3, Block C*]. Adopted on March 20, 1989.
(11) *PZ1991-025-01*. Replat [*Lots 1-10, Block A to Lots 1-R – 5-R, Block A*]. Adopted on September 16, 1991.
(12) *PZ1991-025-02*. Zoning [*Ordinance No. 91-43*; *Lots 1-R – 5-R, Block A*]. Adopted on October 7, 1991.

(C) *Original Regulating Ordinance*. *Ordinance No.'s 84-04, 88-51 & 91-43*

(D) *Concept Plan*.

PHASE 18/SECTION 2. ZERO LOT LINE HOMES AND SINGLE-FAMILY HOMES



(E) *Dimensional Standards*.

ZERO LOT LINE HOMES.

MINIMUM LOT WIDTH [1]	40'
MINIMUM LOT DEPTH	100'
MINIMUM LOT AREA	4,000 SF
MINIMUM FRONT YARD SETBACK	20'
MINIMUM SIDE YARD SETBACK	0'/10'
MINIMUM REAR YARD SETBACK	15'
MINIMUM PARKING SPACES REQUIRED [2]	2
MAXIMUM HEIGHT	30'
MINIMUM DISTANCE BETWEEN BUILDINGS	10'
MINIMUM AREA/DWELLING UNIT (SF) [SUM OF ALL FLOOR AREA'S]	1,750 SF
MAXIMUM BUILDING COVERAGE	60%

NOTES:
[1]: THE MINIMUM LOT WIDTH SHALL BE MEASURE AT THE FRONT YARD BUILDING SETBACK.
[2]: EXCLUDING GARAGE SPACES.

LOTS 9-23, BLOCK A, CHANDLER'S LANDING PHASE 18/SECTION 2 (SINGLE-FAMILY DETACHED HOMES).

MINIMUM LOT WIDTH [1]	45'
MINIMUM LOT DEPTH	100'
MINIMUM LOT AREA	6,500 SF
MAXIMUM HOMES PER LOT	1
MINIMUM FRONT YARD SETBACK	20'
MINIMUM SIDE YARD SETBACK	5'
MINIMUM REAR YARD SETBACK	15'
MINIMUM PARKING SPACES REQUIRED	2
MINIMUM GARAGE PARKING SPACES REQUIRED	2
MAXIMUM HEIGHT	30'
MINIMUM DISTANCE BETWEEN SEPARATE BUILDINGS [2]	10'
MINIMUM DISTANCE BETWEEN BUILDINGS	10'
MINIMUM AREA/DWELLING UNIT (SF) [SUM OF ALL FLOOR AREA'S]	1,500 SF
MAXIMUM BUILDING COVERAGE	40%

NOTES:
[1]: THE MINIMUM LOT WIDTH SHALL BE MEASURE AT THE FRONT YARD BUILDING SETBACK.
[2]: ON THE SAME LOT OR PARCEL OF LAND.

LOT 1-R, BLOCK B AND LOTS 1-R, 4-R & 5-R, BLOCK C, CHANDLER'S LANDING PHASE 18/SECTION 2.
Unless specifically provided by this Planned Development ordinance, any development on Lot 1-R, Block B and Lots 1-R, 4-R, & 5-R, Block C, Chandler's Landing Phase 18/Section 2 shall be subject to the density and dimensional requirements required for a property situated within the Single-Family 10 (SF-10) District as stipulated by Article 05, *District Development Standards*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future; however the following additional requirements shall apply:

MINIMUM LOT WIDTH	40'
MINIMUM LOT DEPTH	100'
MINIMUM LOT AREA	6,000 SF
MINIMUM FRONT YARD SETBACK	20'
MINIMUM SIDE YARD SETBACK	5'
MINIMUM SIDE YARD ADJACENT TO A STREET	15'
MINIMUM REAR YARD SETBACK	10'
MINIMUM PARKING SPACES REQUIRED [1]	2
MINIMUM GARAGE PARKING SPACES REQUIRED	2
MAXIMUM HEIGHT	30'
MINIMUM DISTANCE BETWEEN BUILDINGS	10'
MINIMUM AREA/DWELLING UNIT (SF) [SUM OF ALL FLOOR AREA'S]	1,750 SF
MAXIMUM BUILDING COVERAGE	40%

NOTES:
[1]: EXCLUDING GARAGE SPACES.

Exhibit 'D':
Density and Development Standards

CHANDLER'S LANDING. **PHASE 19**

(A) *Land Uses*. Single-Family Homes

(B) *Development Cases*.

(1) *1973*: Zoning (*Ordinance No. 73-48*). Adopted on November 12, 1973.
(2) *PZ1983-012-01*. Site Plan [*Phases 4, 14, 15, 16, 17, 18, 18A, 19 & 20*]. Adopted on May 2, 1983.
(3) *PZ1983-037-01*. Preliminary Plat, Site Plan and Zoning Change [*Ordinance No. 84-04*]. Adopted on January 9, 1984.
(4) *PZ1985-025-01*. Preliminary Plat. Adopted on April 2, 1984.
(5) *PZ1985-025-01*. Concept Plan. Adopted on April 2, 1984.
(6) *PZ1985-039-01*. Preliminary Plat, Final Plat, Site Plan, and Zoning Change [*Ordinance No. 85-43*]. Adopted on July 2, 1985.
(7) *PZ1985-045-01*. Preliminary Plat and Concept Plan. Adopted on July 2, 1985.
(8) *PZ1985-056-01*. Final Plat. Adopted on July 2, 1985.
(9) *PZ1996-015-01*. Replat [*Lots 7 & 8, Block A to Lot 7R, Block A*]. Adopted on May 20, 1996.
(10) *PZ1998-040-01*. Replat [*Lots 33 & 34, Block A*]. Adopted on September 21, 1998.
(11) *PZ1999-015-01*. Replat. Adopted on March 15, 1999.
(12) *PZ2000-009-01*. Replat [*Lot 1R, Block B*]. Adopted on March 20, 2000.

(C) *Original Regulating Ordinance*. *Ordinance No. 85-43*

(D) *Concept Plan*.

PHASE 19. SINGLE-FAMILY HOMES

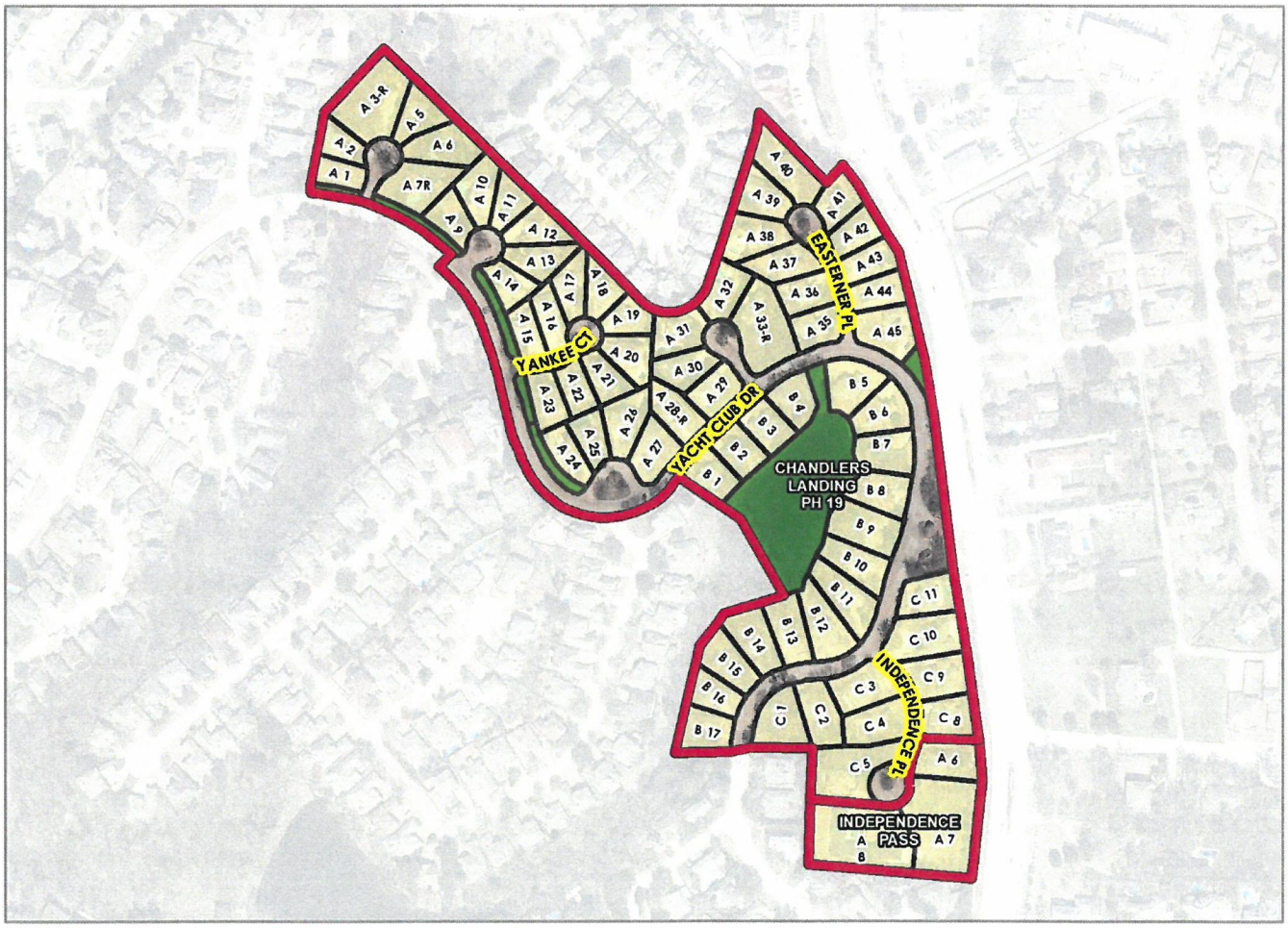


Exhibit 'D':
Density and Development Standards

(E) *Dimensional Standards.*

SINGLE-FAMILY HOMES.

MINIMUM LOT WIDTH	50'
MINIMUM LOT DEPTH	100'
MINIMUM LOT AREA	6,000 SF
MAXIMUM UNITS PER LOT	1
MINIMUM FRONT YARD SETBACK	20'
MINIMUM SIDE YARD SETBACK	5'
MINIMUM REAR YARD SETBACK	10'
MINIMUM PARKING SPACES REQUIRED	2
MINIMUM NUMBER OF GARAGE PARKING SPACES	2
MAXIMUM HEIGHT	30'
MINIMUM DISTANCE BETWEEN BUILDINGS ON THE SAME LOT	10'
MINIMUM DISTANCE BETWEEN BUILDINGS	10'
MINIMUM AREA/DWELLING UNIT (SF) [SUM OF ALL FLOOR AREA'S]	1,200 SF
MAXIMUM BUILDING COVERAGE	40%

Exhibit 'D':
Density and Development Standards

CHANDLER'S LANDING. **PHASE 20**

(A) *Land Uses*. Single-Family Homes

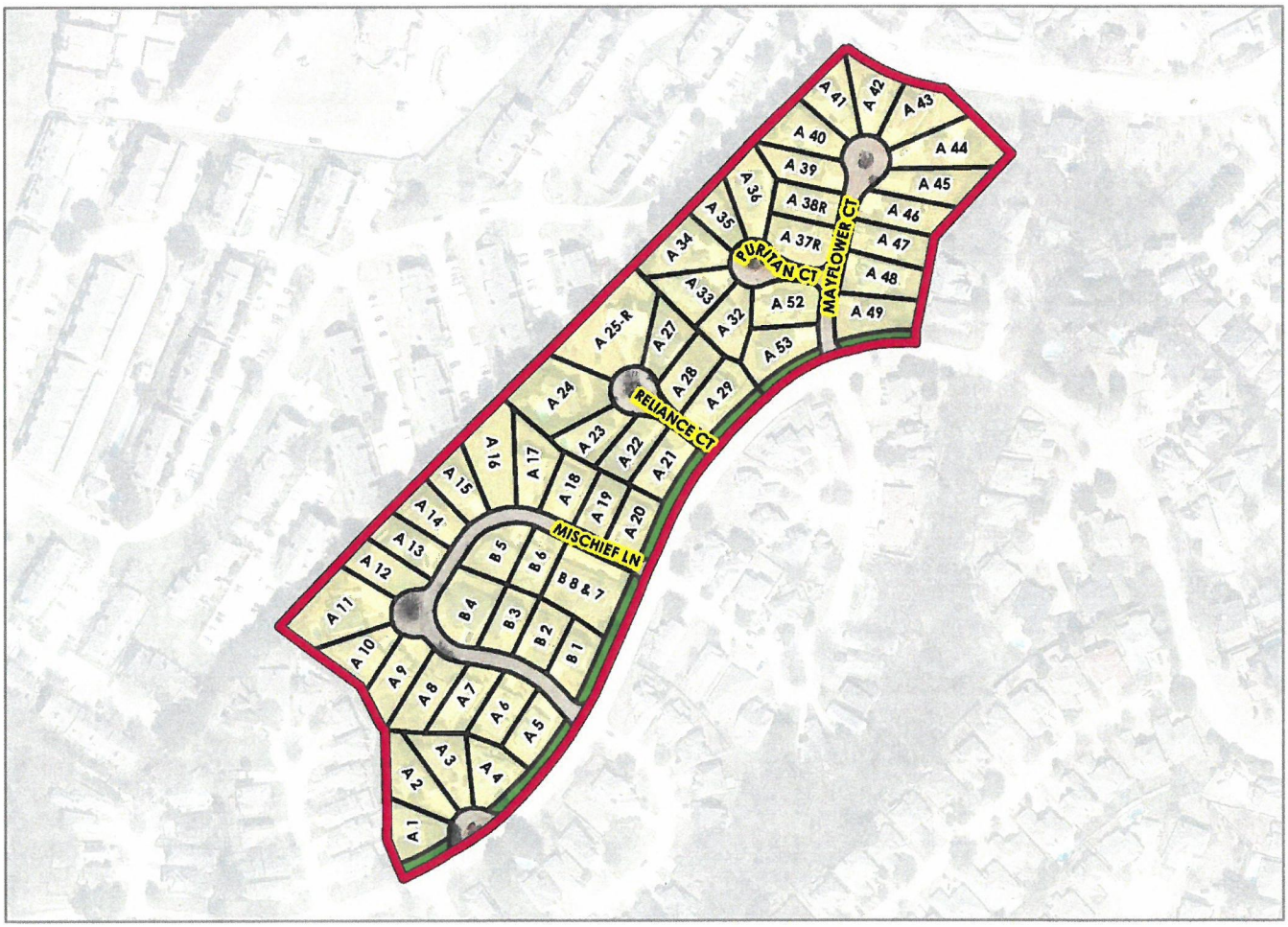
(B) *Development Cases*.

(1) *1973*: Zoning (*Ordinance No. 73-48*). Adopted on November 12, 1973.
(2) *PZ1983-012-01*. Site Plan [*Phases 4, 14, 15, 16, 17, 18, 18A, 19 & 20*]. Adopted on May 2, 1983.
(3) *PZ1983-037-01*. Preliminary Plat, Site Plan and Zoning Change [*Ordinance No. 84-04*]. Adopted on January 9, 1984.
(4) *PZ1985-039-01*. Preliminary Plat, Final Plat, Site Plan, and Zoning Change [*Ordinance No. 85-43*]. Adopted on July 2, 1985.
(5) *PZ1985-049-01*. Preliminary Plat and Concept Plan. Adopted on July 2, 1985.
(6) *PZ1985-051-01*. Final Plat. Adopted on July 2, 1985.
(7) *PZ1994*-029-01. Replat. Adopted on November 21, 1994.
(8) *PZ2002*-034-01. Replat [*Lots 37 & 38, Block A to Lot 37A, Block A*]. Adopted on May 20, 2002.

(C) *Original Regulating Ordinance*. *Ordinance No. 85-43*

(D) *Concept Plan*.

PHASE 20. SINGLE-FAMILY HOMES



(E) *Dimensional Standards*.

SINGLE-FAMILY HOMES.

MINIMUM LOT WIDTH	50'

Exhibit 'D':
Density and Development Standards

MINIMUM LOT DEPTH	100'
MINIMUM LOT AREA	6,000 SF
MAXIMUM UNITS PER LOT	1
MINIMUM FRONT YARD SETBACK	20'
MINIMUM SIDE YARD SETBACK	5'
MINIMUM REAR YARD SETBACK	10'
MINIMUM PARKING SPACES REQUIRED	2
MINIMUM NUMBER OF GARAGE PARKING SPACES	2
MAXIMUM HEIGHT	30'
MINIMUM DISTANCE BETWEEN BUILDINGS ON THE SAME LOT	10'
MINIMUM DISTANCE BETWEEN BUILDINGS	10'
MINIMUM AREA/DWELLING UNIT (SF) [SUM OF ALL FLOOR AREA'S]	1,200 SF
MAXIMUM BUILDING COVERAGE	40%

Exhibit 'D':
Density and Development Standards

THE CABANAS AT CHANDLER'S LANDING.

(A) *Land Uses*. Townhomes

(B) *Development Cases*.

(1) *1973*: Zoning (*Ordinance No. 73-48*). Adopted on November 12, 1973.
(2) *PZ1984-081-01*. Development Plan. Adopted on September 10, 1984.
(3) *PZ1985-072-01*. Concept Plan. Adopted on September 10, 1984.
(4) *PZ1990-029-01*. Zoning Change [*Ordinance No. 90-38*]. Adopted on November 5, 1990.
(5) *Z2014-006*. Zoning [*Ordinance No. 14-15*]. Adopted on April 7, 2014.
(6) *P2014-007*. Replat. Adopted on July 7, 2014.

(C) *Original Regulating Ordinance*. *Ordinance No. 14-15*

(D) *Concept Plan*.

THE CABANAS AT CHANDLER'S LANDING. TOWNHOMES

(E) *Development Standards*.

(1) *Purpose*. It was the intent of *Ordinance No. 14-15* to maintain the current conditions of the subject property, while permitting property owners to physically subdivide their properties into lots to delineate the open space that will be dedicated to the *Chandler's Landing Homeowner's Association*.

Exhibit 'D':
Density and Development Standards

(2) *Permitted Uses*. The following are the only permitted land uses that shall be established on the *Subject Property*:

(a) *Permitted Uses*. Uses permitted *by right* or by *Specific Use Permit (SUP)* in Planned Development District 8 (PD-8). Uses subject to the approval of a *Specific Use Permit (SUP)* shall be required to follow the procedure for requesting a *SUP* as set forth in Article 11, *Development Applications and Review Procedures*, of the Unified Development Code.

(b) *Townhomes*. A single-family dwelling unit constructed in a series, or group of units that share common walls, and are situated on an individual or separate lot.

NOTE: All development of the Subject Property should conform to the Concept Plan depicted above.

(3) *Maximum Number of Units*. The *Subject Property* may contain no more than nine (9) townhomes that conform to the *Concept Plan* depicted above.

(4) *Density and Development Requirements*.

TOWNHOMES

MINIMUM LOT WIDTH	20'
MINIMUM LOT DEPTH	40'
MINIMUM LOT AREA	2,200 SF
MAXIMUM UNITS PER LOT	1
MINIMUM FRONT YARD SETBACK	0'
MINIMUM SIDE YARD SETBACK [1]	0'
MINIMUM REAR YARD SETBACK	0'
MINIMUM OFF-STREET PARKING SPACES REQUIRED	2
MAXIMUM HEIGHT	30'
MAXIMUM BUILDING COVERAGE (AS PERCENTAGE OF LOT AREA)	100%

NOTES:
[1]: THE INTERNAL SIDE YARD SETBACK SHALL BE SUBJECT TO ALL BUILDING CODES AND THE SIDE YARD ABUTTING A STRUCTURE SHALL BE REQUIRED TO BE SEPERATED BY A FIRE-RETARDANT WALL.

(5) *Additional Restrictions*. No fences or any other type of barricade shall be permitted on any property depicted in the *Concept Plan* depicted above.

Exhibit 'D':
Density and Development Standards

THE CABANAS.

(A) *Land Uses*. Townhomes

(B) *Development Cases*.

(1) *1973*: Zoning (*Ordinance No. 73-48*). Adopted on November 12, 1973.
(2) *PZ1990-029-01*. Zoning Change [*Ordinance No. 90-38*]. Adopted on November 5, 1990.
(3) *PZ1990-029-02*. Final Plat. Adopted on November 5, 1990.

(C) *Original Regulating Ordinance*. *Ordinance No. 90-38*

(D) *Concept Plan*.

THE CABANAS. TOWNHOMES

(E) *Development Standards*.

(1) *Permitted Uses*. One (1) attached townhouse unit with fire walls on an individual lot with a maximum of two (2) attached units on two (2) separate lots.

(2) *Density*. Development or redevelopment of the above described tract shall be limited to no more than six (6) single-family townhouse lots.

Exhibit 'D':
Density and Development Standards

(3) *Density and Development Requirements*.

TOWNHOMES

MINIMUM LOT WIDTH [1]	25'
MINIMUM LOT DEPTH	42'
MINIMUM LOT AREA	1,050 SF
MAXIMUM UNITS PER LOT	1
MINIMUM SQUARE FOOT PER DWELLING UNIT	1,200 SF
MINIMUM FRONT YARD SETBACK	0'
MINIMUM SIDE YARD SETBACK [2]	0'
MINIMUM REAR YARD SETBACK	0'
MINIMUM OFF-STREET PAVED PARKING SPACES REQUIRED [3]	2
MAXIMUM HEIGHT	23'
MAXIMUM BUILDING COVERAGE (AS PERCENTAGE OF LOT AREA)	100%

NOTES:
[1]: ON A PUBLIC STREET OR APPROVED PRIVATE ACCESS.
[2]: THE INTERNAL SIDE YARD SETBACK SHALL BE SUBJECT TO ALL BUILDING CODES AND THE SIDE YARD ABUTTING A STRUCTURE SHALL BE REQUIRED TO BE SEPERATED BY A FIRE-RETARDANT WALL.
[3]: REQUIRED FOR EACH RESIDENTIAL DWELLING UNIT.

Exhibit 'D':
Density and Development Standards

MATCH POINT.

(A) *Land Uses*. Townhomes

(B) *Development Cases*.

(1) *1973*: Zoning (*Ordinance No. 73-48*). Adopted on November 12, 1973.
(2) *1981*: Final Plat. Adopted on August 5, 1981.

(C) *Original Regulating Ordinance*. *Ordinance No. 73-48*

(D) *Concept Plan*.

MATCH POINT. MULTI-FAMILY STRUCTURE OR CONDOMINIUM

(E) *Density and Development Standards*.

MULTI-FAMILY STRUCTURE OR CONDOMINIUM

MINIMUM LOT WIDTH	70'
MINIMUM LOT DEPTH	100'
MINIMUM LOT AREA	2,000 SF
MINIMUM FRONT YARD SETBACK	25'
MINIMUM SIDE YARD SETBACK	(2) & (3) [1]
MINIMUM REAR YARD SETBACK	10'

Exhibit 'D':
Density and Development Standards

MINIMUM PARKING SPACES REQUIRED PER UNIT	1½
MAXIMUM BUILDING COVERAGE	40%

NOTES:

[1]: AS PER 9-602 OF THE 1972 ZONING ORDINANCE:

(2) MULTIPLE FAMILY DWELLINGS NOT EXCEEDING THREE (3) STORIES IN HEIGHT SHALL PROVIDE A MINIMUM SIDE YARD OF FIFTEEN (15) FEET BETWEEN ANY BUILDING WALL CONTAINING OPENINGS FOR WINDOWS, LIGHT, AND AIR AND ANY SIDE LOT LINE EXCEPT THAT ANY SUCH BUILDING FACE OR WALL NOT EXCEEDING 35-FEET IN WIDTH MAY PROVIDE A MINIMUM SIDE YARD OF TEN (10) FEET. WHERE A BUILDING WAIL CONTAINS NO OPENINGS FOR WINDOWS, LIGHT OR AIR, A MINIMUM SIDE YARD OF TEN (10) FEET SHALL BE PROVIDED BETWEEN SUCH WALL AND THE SIDE LOT LINE.

(3) ON A CORNER LOT, A SIDE YARD ADJACENT TO A STREET FOR A MULTIPLE FAMILY DWELLING NOT EXCEEDING THREE (3) STORIES IN HEIGHT SHALL NOT BE LESS THAN 15-FEET AND NO BALCONY OR PORCH OR ANY PORTION OF THE BUILDING MAY EXTEND INTO SUCH REQUIRED SIDE YARD EXCEPT THAT A ROOF MAY OVERHANG SUCH SIDE YARD NOT TO EXCEED FOUR (4) FEET.

Exhibit 'D':
Density and Development Standards

CUTTER HILL. **PHASES 1, 2, & 3**

(A) *Land Uses*. Condominiums

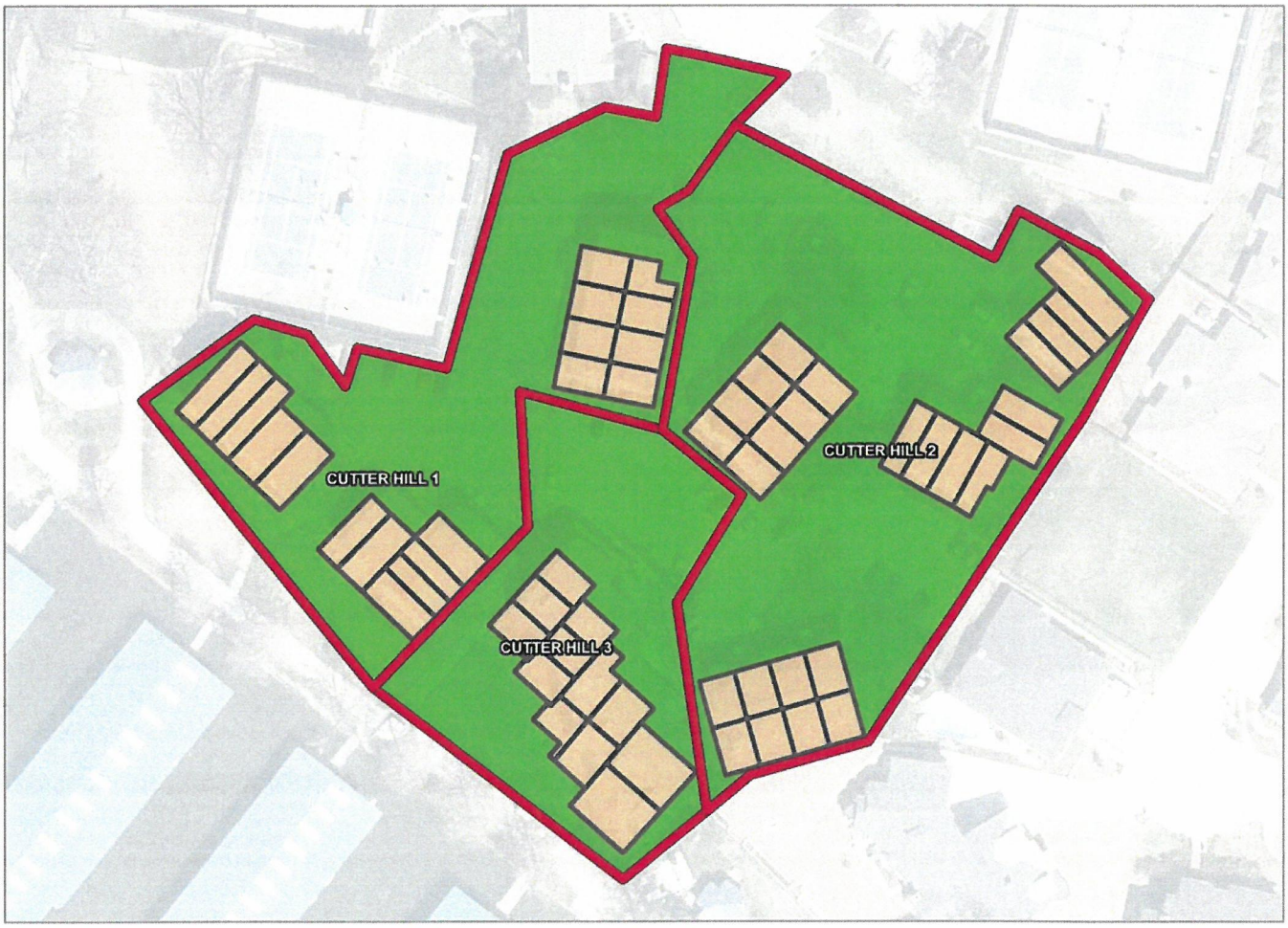
(B) *Development Cases*.

(1) *1973*: Zoning (*Ordinance No. 73-48*). Adopted on November 12, 1973.
(2) *1977*: Final Plat for Phase 1. Adopted on January 4, 1977.
(3) *1977*: Final Plat for Phase 2. Adopted on November 17, 1977.
(4) *1981*: Final Plat for Phase 3. Adopted on June 15, 1981.

(C) *Original Regulating Ordinance*. *Ordinance No. 73-48*

(D) *Concept Plan*.

CUTTER HILL, PHASES 1, 2, & 3. MULTI-FAMILY STRUCTURE OR CONDOMINIUM



(E) *Density and Development Standards*.

MULTI-FAMILY STRUCTURE OR CONDOMINIUM

MINIMUM LOT WIDTH	70'
MINIMUM LOT DEPTH	100'
MINIMUM LOT AREA	2,000 SF
MINIMUM FRONT YARD SETBACK	25'

Exhibit 'D':
Density and Development Standards

MINIMUM SIDE YARD SETBACK	(2) & (3) [1]
MINIMUM REAR YARD SETBACK	10'
MINIMUM PARKING SPACES REQUIRED PER UNIT	1½
MAXIMUM BUILDING COVERAGE	40%

NOTES:

[1]: AS PER 9-602 OF THE 1972 ZONING ORDINANCE:

(2) MULTIPLE FAMILY DWELLINGS NOT EXCEEDING THREE (3) STORIES IN HEIGHT SHALL PROVIDE A MINIMUM SIDE YARD OF FIFTEEN (15) FEET BETWEEN ANY BUILDING WALL CONTAINING OPENINGS FOR WINDOWS, LIGHT, AND AIR AND ANY SIDE LOT LINE EXCEPT THAT ANY SUCH BUILDING FACE OR WALL NOT EXCEEDING 35-FEET IN WIDTH MAY PROVIDE A MINIMUM SIDE YARD OF TEN (10) FEET. WHERE A BUILDING WAIL CONTAINS NO OPENINGS FOR WINDOWS, LIGHT OR AIR, A MINIMUM SIDE YARD OF TEN (10) FEET SHALL BE PROVIDED BETWEEN SUCH WALL AND THE SIDE LOT LINE.

(3) ON A CORNER LOT, A SIDE YARD ADJACENT TO A STREET FOR A MULTIPLE FAMILY DWELLING NOT EXCEEDING THREE (3) STORIES IN HEIGHT SHALL NOT BE LESS THAN 15-FEET AND NO BALCONY OR PORCH OR ANY PORTION OF THE BUILDING MAY EXTEND INTO SUCH REQUIRED SIDE YARD EXCEPT THAT A ROOF MAY OVERHANG SUCH SIDE YARD NOT TO EXCEED FOUR (4) FEET.

Exhibit 'D':
Density and Development Standards

HARBOR LANDING. **PHASES 1 & 2**

(A) *Land Uses*. Single-Family Homes

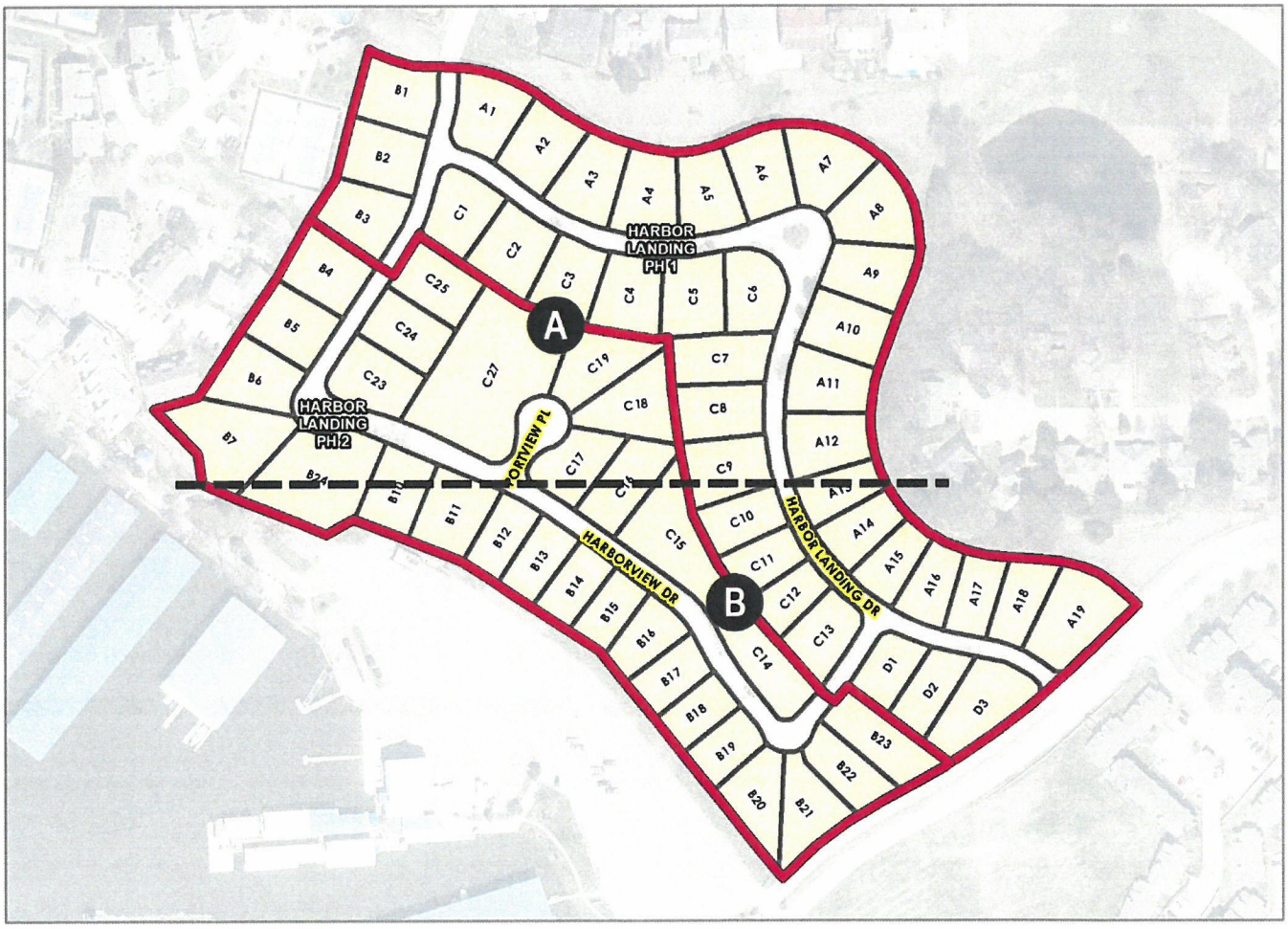
(B) *Development Cases*.

(1) *PZ1984-030-01*: Zoning Change [*Ordinance No. 84-16; Single-Family 10 (SF-10) District & Single-Family 7 (SF-7) District Land Uses*]. Adopted on April 2, 1984.
(2) *PZ1984-030-01*: Resolution [*Resolution No. 87-19; Settlement Agreement*]. Adopted on June 15, 1987.
(3) *PZ1984-030-01*: Resolution [*Resolution No. 87-20; Settlement Agreement*]. Adopted on June 15, 1987.
(4) *PZ1986-048-01*: Final Plat for Phase 1. Adopted on December 15, 1986.
(5) *PZ1987-022-01*: Preliminary Plat for Phase 2. Adopted on April 20, 1987.
(6) *PZ1987-030-01*: Final Plat for Phase 2. Adopted on June 15, 1987.

(C) *Original Regulating Ordinance*. *Ordinance No. 84-16*

(D) *Concept Plan*.

PHASES 1 & 2. SINGLE-FAMILY HOMES



(E) *Elevations Per Settlement Agreement*.

Exhibit 'D':
Density and Development Standards

BLOCK B.

LOT NO.	MAXIMUM ROOFTOP ELEVATION PER COURT ORDER	MAXIMUM PAD ELEVATION PER COURT ORDER	AS-BUILT PAD ELEVATION	MAXIMUM HEIGHT PER COURT ORDER	ADJUSTED MAXIMUM HEIGHT
4	488.00	466.00		22.00'	
5	488.00	459.00		29.00'	
6	471.00	448.00	450.00	23.00'	21.00'
7	471.00	448.00		23.00'	
8	471.00	448.00		23.00'	
9	469.00	447.00		22.00'	
10	469.00	447.00		22.00'	
11	478.50	452.00		26.50'	
12	489.00	451.00		29.00'	
13	474.50	451.50		23.00'	
14	469.00	446.00		23.00'	
15	469.00	446.00		23.00'	
16	468.00	445.00	446.00	23.00'	22.00'
17	468.00	445.00	447.00	23.00'	21.00'
18	468.00	445.00	448.00	23.00'	20.00'
19	477.00	449.00		28.00'	
20	480.00	450.00		30.00'	
21	477.00	450.00		27.00'	
22	484.00	458.00	454.00	26.00'	30.00'
23	490.00	460.00		30.00'	

BLOCK C.

LOT NO.	MAXIMUM ROOFTOP ELEVATION PER COURT ORDER	MAXIMUM PAD ELEVATION PER COURT ORDER	AS-BUILT PAD ELEVATION	MAXIMUM HEIGHT PER COURT ORDER	ADJUSTED MAXIMUM HEIGHT
14	479.00	456.00	459.00	23.00'	20.00'
15	481.00	456.00		25.00'	
16	482.00	457.00		25.00'	
17	485.50	462.50		23.00'	
18	495.00	470.00		25.00'	
19	496.50	473.50		23.00'	
20	493.00	470.00		23.00'	
21	492.00	466.50		26.50'	
22	478.50	456.00		22.50'	
23	479.00	457.00		22.00'	
24	479.00	457.00		22.00'	
25	489.00	467.00		22.00'	

(F) *Dimensional Standards*. That all development in *Area 'A'* (*i.e. Lots A1 – A12; Lots B1 - B7, & B24; Lots C1 – C9, C17 – C19, C23 – C25; & C27*) on the above *Concept Plan* shall meet the requirements of the Single-Family 10 (SF-10) District as stipulated by the Unified Development Code (UDC). That all development in *Area 'B'* (*i.e. Lots A13 – A19; Lots B10 – B23; C10 – C16; Lots D1 – D3*) on the above *Concept Plan* shall meet the requirements of the Single-Family 7 (SF-7) District as stipulated by the Unified Development Code (UDC).

(G) *Maximum Height*. That all development shall meet the height restrictions of no more than 30-feet above existing grade nor 12-feet above the building line of the uphill lot.

Exhibit 'D':
Density and Development Standards

MARINA VILLAGE.

(A) *Land Uses*. Townhomes

(B) *Development Cases*.

(1) *PZ1992-008-01*. Zoning Change [*Ordinance No. 92-39*]. Adopted on October 19, 1992.
(2) *PZ1992-008-02*. Preliminary Plat. Adopted on November 5, 1992.
(3) *Z2021-026*. Zoning Change [*Ordinance No. 21-38*]. Adopted on August 16, 2021.

(C) *Original Regulating Ordinance*. *Ordinance No. 21-38*

(D) *Concept Plan*.

Exhibit 'D':
Density and Development Standards

MARINA VILLAGE. TOWNHOMES HOMES

Exhibit 'D':
Density and Development Standards

(E) *Dimensional Standards*.

(1) *Permitted Uses*. Unless specifically provided by this Planned Development ordinance, only those uses permitted within the Two Family (2F) District, as stipulated by the *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future are permitted on the *Subject Property*; however, the following additional land uses shall be permitted *by-right*:

☑ Townhomes/Townhouses

(2) *Density and Dimensional Standards*. Unless specifically provided by this Planned Development ordinance, any development on the *Subject Property* shall be subject to the density and dimensional requirements required for a Two Family (2F) District, as stipulated by Article 05, *District Development Standards*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future. In addition, the maximum permissible density for the *Subject Property* shall be *5.23* dwelling units per gross acre of land; however, in no case should the proposed development exceed 36-units. All development on the *Subject Property* shall conform to the standards stipulated by *Table 2: Lot Dimensional Requirements* below, and generally conform to the lot layout depicted in *Exhibit 'B'* of this ordinance.

Table 2: Lot Dimensional Requirements

MINIMUM LOT WIDTH	30'
MINIMUM LOT DEPTH	100'
MINIMUM LOT AREA	3,000 SF
MINIMUM FRONT YARD SETBACK [1]	20'
MINIMUM SIDE YARD SETBACK [2]	0'/25'
MINIMUM SIDE YARD SETBACK (ADJACENT TO A STREET)	15'
MINIMUM LENGTH OF DRIVEWAY PAVEMENT FROM FRONT PROPERTY LINE	25'
MAXIMUM HEIGHT [3]	30'
MINIMUM REAR YARD SETBACK	10'
MINIMUM AREA/DWELLING UNIT (SF) [SUM OF ALL FLOOR AREA'S]	1,900 SF
MAXIMUM LOT COVERAGE	90%

NOTES:

1: PORCHES, STOOPS, BAY WINDOWS, BALCONIES, EAVES AND SIMILAR ARCHITECTURAL FEATURES MAY ENCROACH BEYOND THE *FRONT YARD BUILDING SETBACK* BY UP TO FIVE (5) FEET FOR ANY PROPERTY; HOWEVER, THE ENCROACHMENT SHALL NOT EXCEED FIVE (5) FEET ON *SIDE YARD SETBACKS* WHERE APPROPRIATE FOR SUCH USE AND SHALL NOT ENCROACH INTO THE PRIVATE RIGHT-OF-WAY.

2: THE SIDE YARD SETBACK ON THE ATTACHED SIDE MAYBE ZERO (0) IF DIRECTLY ABUTTING A STRUCTURE ON AN ADJACENT LOT.

3: THE MAXIMUM HEIGHT SHALL BE MEASURED TO THE MIDPOINT OF THE ROOF OF THE SINGLE-FAMILY HOME, AND IN NO CASE SHOULD ANY HOME EXCEED AN ELEVATION OF 500-FEET ABOVE SEA LEVEL.

(3) *Garage Orientation*. Garages shall be permitted to be forward facing (*i.e. facing onto the private street in a flat front entry configuration*) with a minimum driveway length of 25-feet.

(4) *Building Standards*. The building elevations shall differ in appearance through the use of varying entry features, use of detail and trim, use of materials, articulation and setback, and shall conform to the following requirements:

(i) *Masonry Requirements*. The minimum masonry requirement for the exterior façades of all buildings shall be 90%. For the purposes of this ordinance, the masonry requirement shall be limited to full width brick, natural stone, and cast stone. Cementaceous fiberboard horizontal lap-siding (*e.g. HardiBoard or Hardy Plank*) and, stucco (*i.e. three [3] part stucco or a comparable -- to be determined by staff*) may be used for up to 50% of the exterior of the building and shall be limited to the anti-monotony restrictions as outlined in this ordinance.

(ii) *Roof Design Requirements*. All buildings shall be designed such that no roof mounted mechanical equipment (*i.e. HVAC, satellite, vents, etc.*) shall be visible from any direction.

Note: Screening of mechanical equipment is necessary for all equipment regardless of location (*i.e. roof mounted, ground mounted, or otherwise attached to the building and/or located on the site*).

(iii) *Architectural Requirements*. All units shall be architecturally finished on all sides of the building with the same materials, detailing and features.

(5) *Anti-Monotony Restrictions*. All development shall adhere to the following anti-monotony restrictions:

(i) Identical brick blends, paint colors and, cementaceous products (*i.e. Hardy Plank lap siding, etc.*) may not occur on adjacent (*i.e. side-by-side*) properties within the development without at least two (2) intervening townhomes of differing materials on the same side of the adjacent townhome beginning with the adjacent property.

(ii) Front building elevations shall not repeat along any block face without at least two (2) intervening homes of differing appearance on the same block face within the development.

(iii) The rear elevation of homes shall not repeat without at least two (2) (*i.e. side-by-side*) intervening homes of differing appearance. Homes are considered to have a differing appearance if any of the following two (2) items deviate:

(a) Front Encroachment (*i.e. Porch and/or Sunroom*) Type and Layout
(b) Roof Type and Layout
(c) Articulation of the Front Façade
(d) Differing Primary Exterior Materials

(6) *Landscaping Standards*.

(i) *Landscape Requirements*. Landscaping shall be reviewed and approved with the *PD Site Plan*. All *Canopy/Shade Trees* planted within this development shall be a minimum of four (4) caliper inches in size and all *Accent/Ornamental/Under-Story Trees* shall be a minimum of four (4) feet in total height.

(ii) *Landscape Buffers*. A minimum of a ten (10) foot landscape buffer shall be provided along the frontage of Henry M. Chandler Drive, and shall incorporate a minimum of one (1) canopy tree and one (1) accent tree per 50-feet of linear frontage.

(iii) *Irrigation Requirements*. Irrigation shall be installed for all required landscaping located within common areas, landscape buffers and/or open space. Irrigation installed in these areas shall be designed by a Texas licensed irrigator or landscape architect.

(7) *Trash Dumpster Enclosure*. If proposed trash dumpster enclosures shall be four (4) sided, with eight (8) foot walls constructed and cladded with materials matching the primary structures of the townhomes, and have a self-latching opaque gate. All trash dumpster enclosures shall be internal to the site and not be situated within any established building setbacks or landscape buffers.

(8) *Fence Standards*. All fences shall be required to be wrought iron or a tubular steel fence. Wrought iron/tubular steel fences shall be a minimum of four (4) feet in height; however, may not exceed a maximum of eight (8) feet in height.

(9) *Open Space*. A minimum of 20% open space shall be provided which generally conforms to the *Concept Plan* contained in *Exhibit 'B'* of this ordinance. The Homeowner's Association (HOA) shall be responsible for maintaining all open space areas.

(10) *Private Right-of-Way*. The proposed private right-of-way shall incorporate a minimum of a 29-foot *back-to-back* concrete street built to the City's standards.

(11) *Homeowner's Association (HOA)*. A Homeowner's Association shall be created to enforce the restrictions established in accordance with the requirements of *Section 38-15* of the Subdivision Regulations contained within the Municipal Code of Ordinances of the City of Rockwall. The HOA shall also maintain all neighborhood parks,

open space and common areas, irrigation, landscaping, screening fences and the private roadways, drive aisles and drive approaches for the subject property associated with this development.

(12) *Variances*. The variance procedures and standards for approval that are set forth in the UDC shall apply to any application for variances to this ordinance

Exhibit 'D':
Density and Development Standards

SPYGLASS HILL. **PHASES 1, 2, & 3**

(A) *Land Uses*. Condominiums

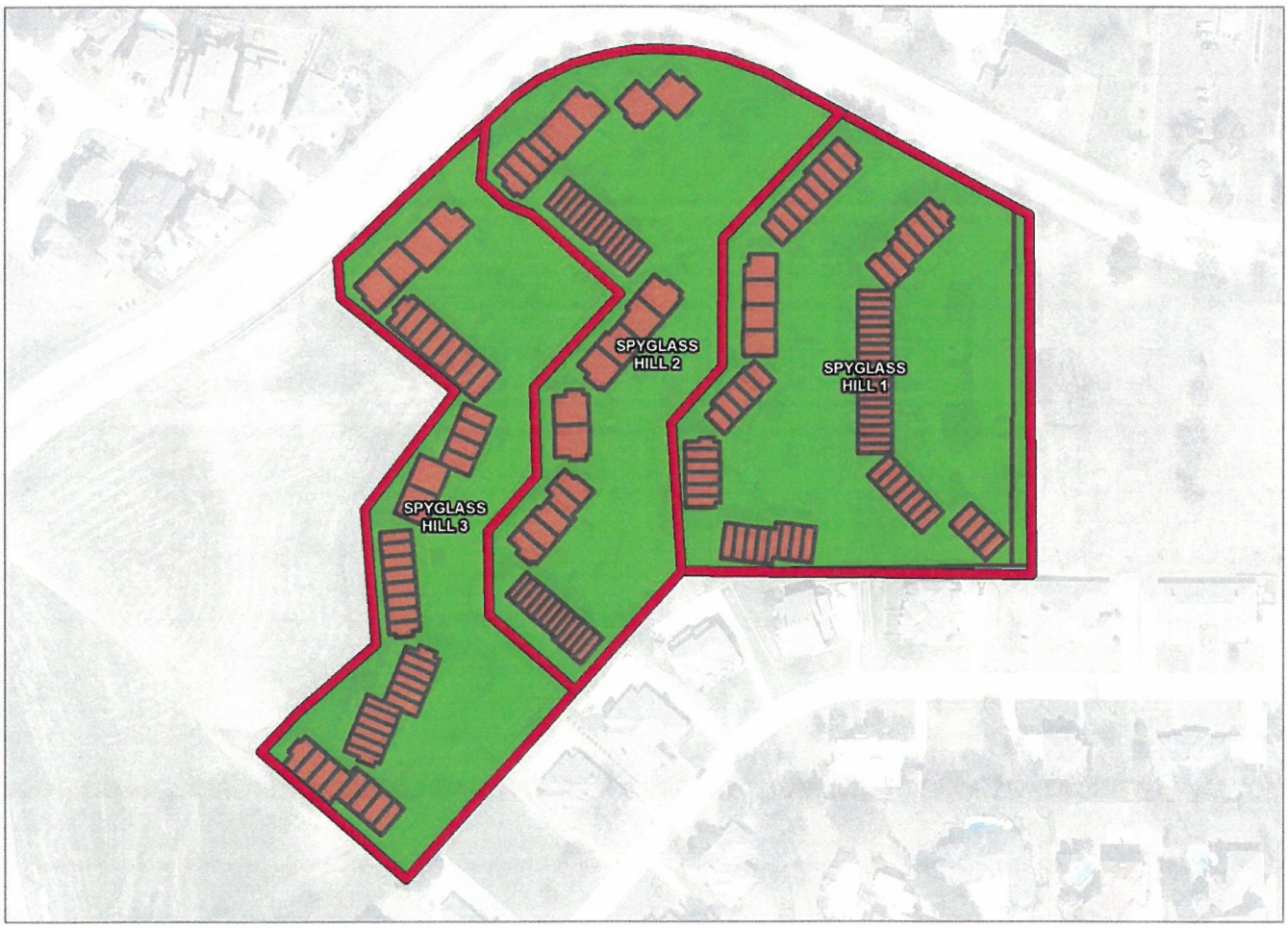
(B) *Development Cases*.

(1) *1973*: Zoning (*Ordinance No. 73-48*). Adopted on November 12, 1973.
(2) *1982*: Final Plat for Phase 1. Adopted on April 5, 1982.
(3) *1982*: Final Plat for Phase 2. Adopted on August 2, 1982.
(4) *1985*: Final Plat for Phase 3. Adopted on January 15, 1985.

(C) *Original Regulating Ordinance*. *Ordinance No. 73-48*

(D) *Concept Plan*.

SPYGLASS HILL, PHASES 1, 2, & 3. MULTI-FAMILY STRUCTURE OR CONDOMINIUM



(E) *Density and Development Standards*.

MULTI-FAMILY STRUCTURE OR CONDOMINIUM

MINIMUM LOT WIDTH	70'
MINIMUM LOT DEPTH	100'
MINIMUM LOT AREA	2,000 SF
MINIMUM FRONT YARD SETBACK	25'

Exhibit 'D':
Density and Development Standards

MINIMUM SIDE YARD SETBACK	(2) & (3) [1]
MINIMUM REAR YARD SETBACK	10'
MINIMUM PARKING SPACES REQUIRED PER UNIT	1½
MAXIMUM BUILDING COVERAGE	40%

NOTES:

[1]: AS PER 9-602 OF THE 1972 ZONING ORDINANCE:

(4) MULTIPLE FAMILY DWELLINGS NOT EXCEEDING THREE (3) STORIES IN HEIGHT SHALL PROVIDE A MINIMUM SIDE YARD OF FIFTEEN (15) FEET BETWEEN ANY BUILDING WALL CONTAINING OPENINGS FOR WINDOWS, LIGHT, AND AIR AND ANY SIDE LOT LINE EXCEPT THAT ANY SUCH BUILDING FACE OR WALL NOT EXCEEDING 35-FEET IN WIDTH MAY PROVIDE A MINIMUM SIDE YARD OF TEN (10) FEET. WHERE A BUILDING WAIL CONTAINS NO OPENINGS FOR WINDOWS, LIGHT OR AIR, A MINIMUM SIDE YARD OF TEN (10) FEET SHALL BE PROVIDED BETWEEN SUCH WALL AND THE SIDE LOT LINE.

(5) ON A CORNER LOT, A SIDE YARD ADJACENT TO A STREET FOR A MULTIPLE FAMILY DWELLING NOT EXCEEDING THREE (3) STORIES IN HEIGHT SHALL NOT BE LESS THAN 15-FEET AND NO BALCONY OR PORCH OR ANY PORTION OF THE BUILDING MAY EXTEND INTO SUCH REQUIRED SIDE YARD EXCEPT THAT A ROOF MAY OVERHANG SUCH SIDE YARD NOT TO EXCEED FOUR (4) FEET.