

VIEW: Pdffile  
RESTRICT: PHASE\_NO = "AMENITIES"

SORT: PHASE\_NO

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".

ber 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.

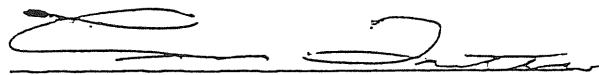
Section 4. If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation, or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application 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

AMENITY IMPROVEMENTSYacht 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

LEAD ID 1

- 1. potential (pre-proposed) water treatment plant site
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- 48. potential (pre-proposed) water treatment plant site
- 49. potential (pre-proposed) water treatment plant site
- 50. potential (pre-proposed) water treatment plant site



an environmental design project for  
**CHANDLER LA NORD PARK**

Project: \_\_\_\_\_  
Date: \_\_\_\_\_  
Scale: \_\_\_\_\_  
Author: \_\_\_\_\_

dm  
dk  
app



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 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:

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

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

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

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

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

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

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

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

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


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

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

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

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

APPROVED:

  
\_\_\_\_\_  
Mayor

ATTEST:

BY:   
\_\_\_\_\_

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

Exhibit "A"

RECREATION PARK

STATE OF TEXAS  
COUNTY OF ROCKWALL

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

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

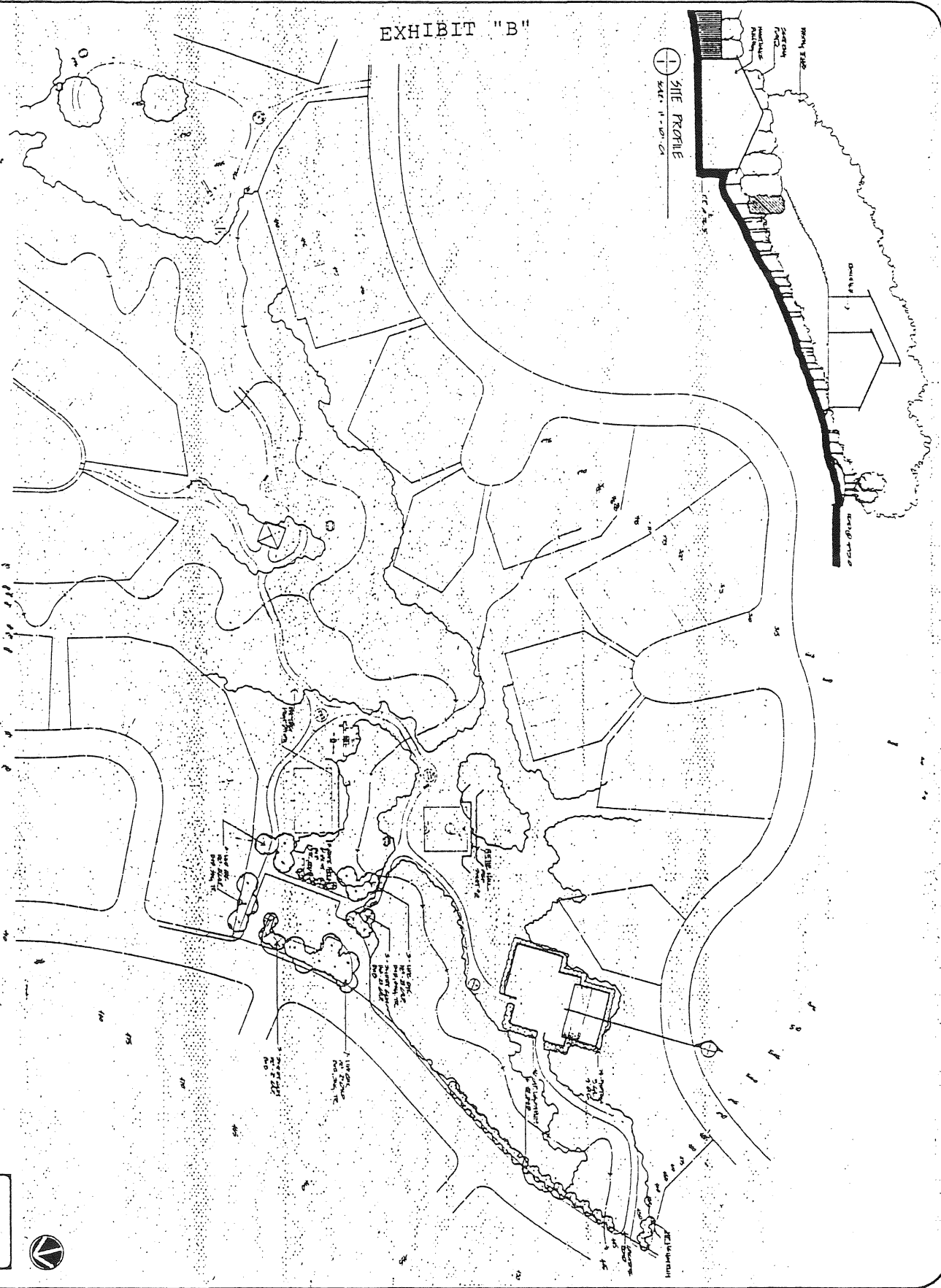
THENCE: North  $73^{\circ} 51' 06''$  West a distance of 86.96 feet to a point for a corner;  
THENCE: South  $62^{\circ} 17' 57''$  West a distance of 70.90 feet to a point for a corner in the Northerly R.O.W. line of Ranger Drive (31 foot R.O.W.) and the beginning of a circular curve to the left, said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

Harold L. Evans, Consulting Engineer

July 2, 1985

# EXHIBIT "B"

⊕ SITE PROFILE  
DATE: 1-10-04



status  
\_\_\_\_\_

showing  
\_\_\_\_\_

scale  
1" = 10'-0"

date  
04.22.04

project  
B-003

an environmental design project for  
**CHANDLERS LANDING PARK**  
ROCKWALL, TEXAS

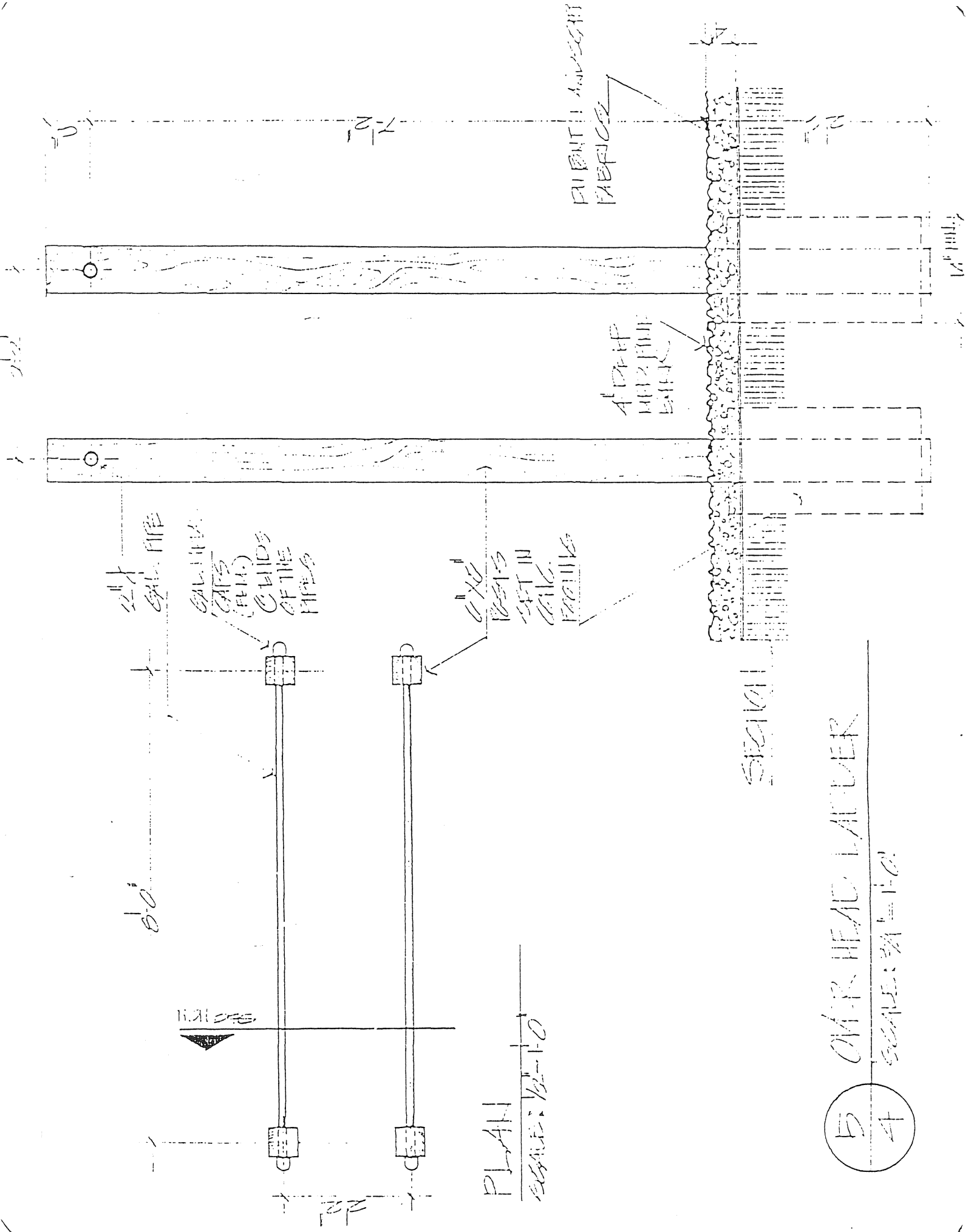


dwg  
chk  
app

revisions







6'-0"  
 2'-0"  
 2'-0"  
 GASKETS  
 (FLM)  
 CHIDS  
 OF THE  
 PIPES

2'-0"  
 2'-0"  
 2'-0"  
 GASKETS  
 SET IN  
 GUTS  
 JOINTS

FLANGE  
 SURFACE

ADAP  
 SURF  
 BARK

SEALANT

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

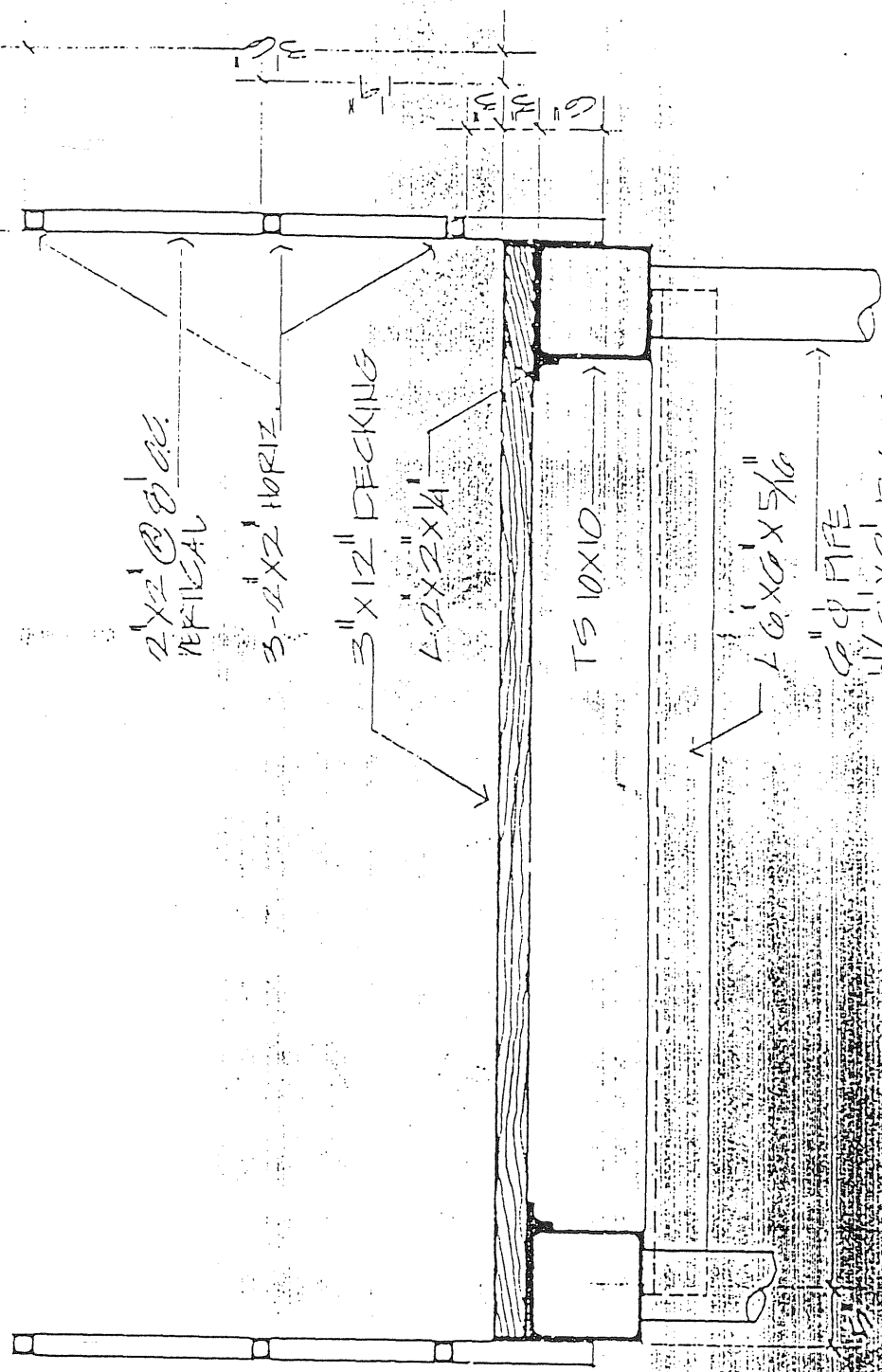
5 OVER HEAD LATCH

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

5  
 4



8'-0"



2x2 @ 8' OC  
VERTICAL

3-2x2 HORIZ.

3" x 12" DECKING

4-2x2x1/4"

TS 10x10

1-6x6x5/16"

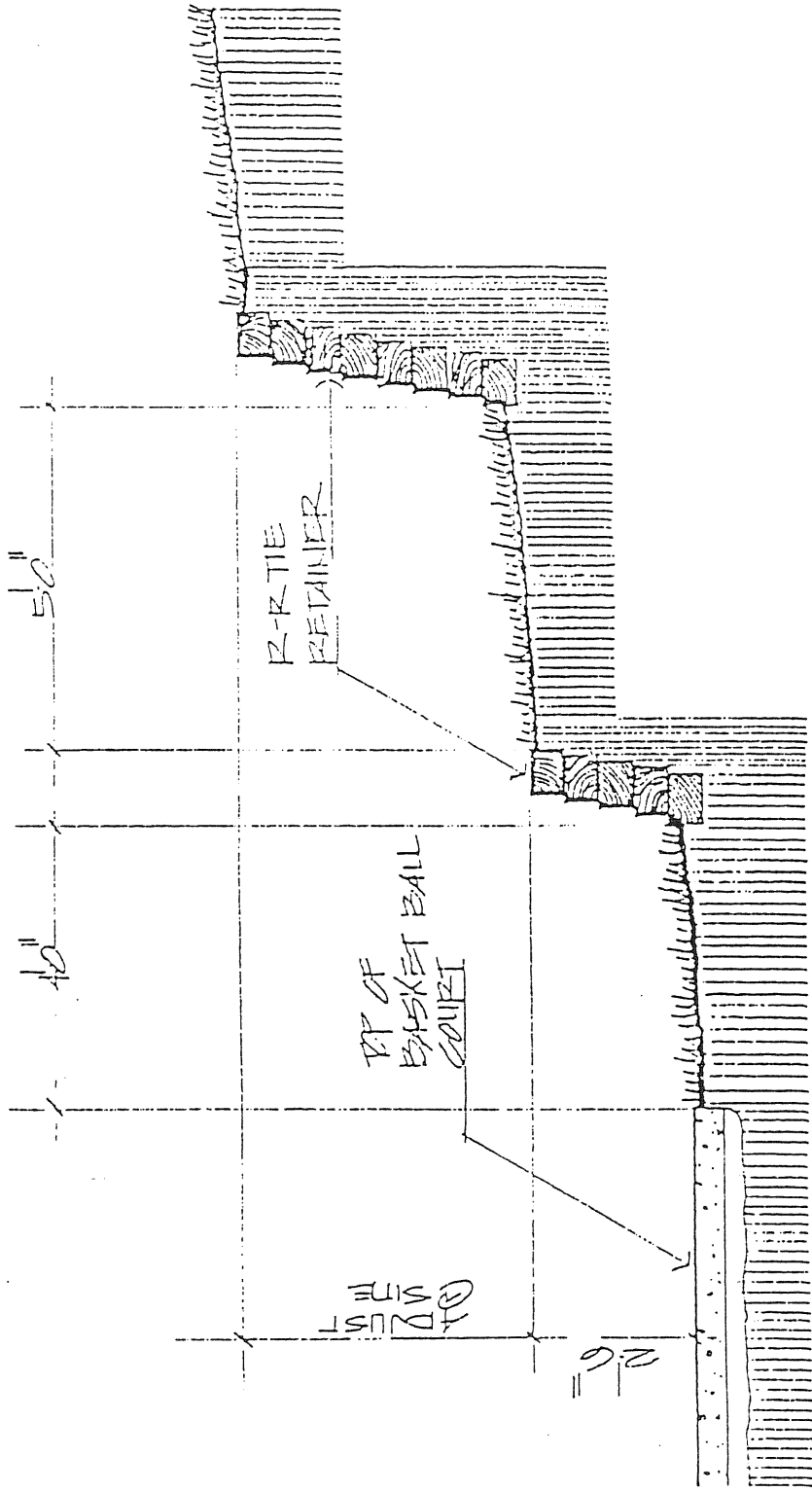
6" COP FIRE  
1/2x2x2 BRSE

PLATE @ BOTTOM  
ANCHOR TO CONC.  
FOOTING

BRIDGE DETAILS

SCALE 3/4" = 1'-0"

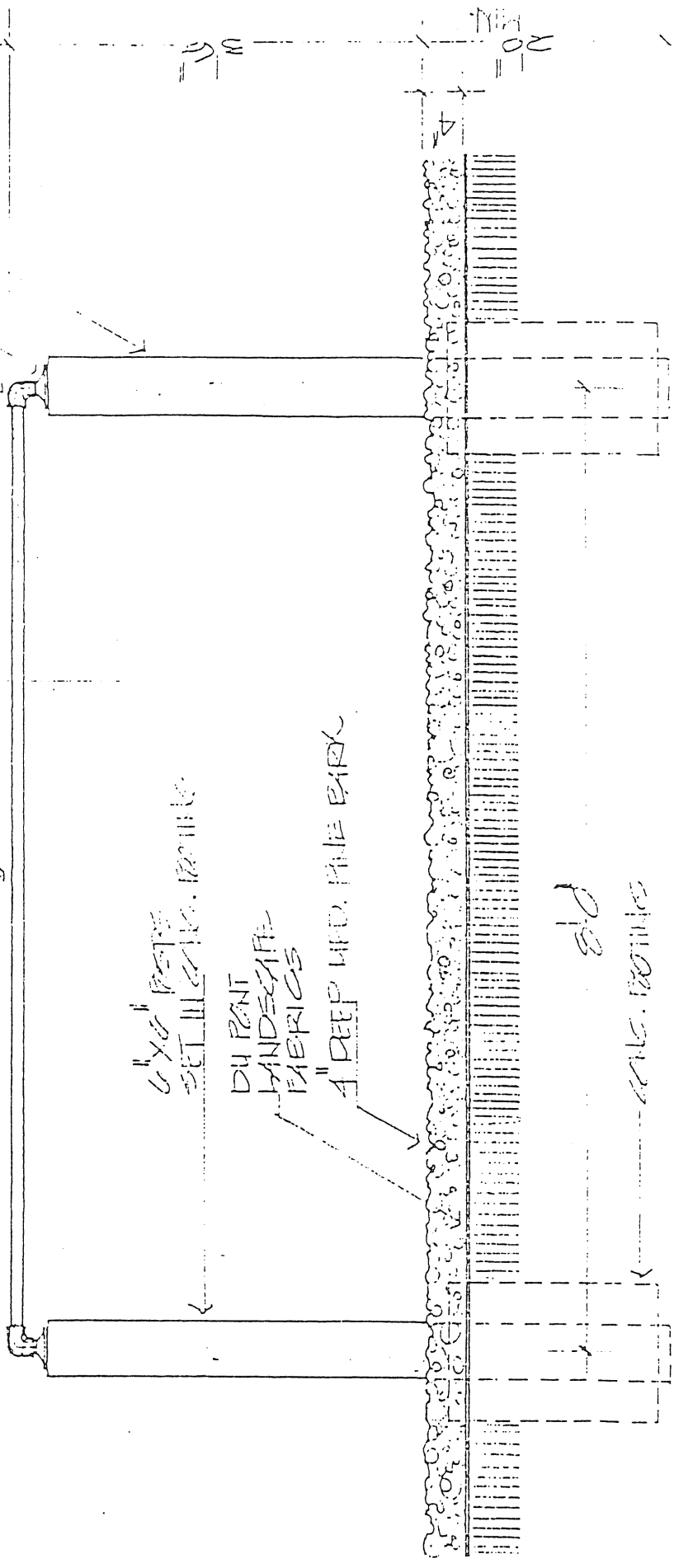
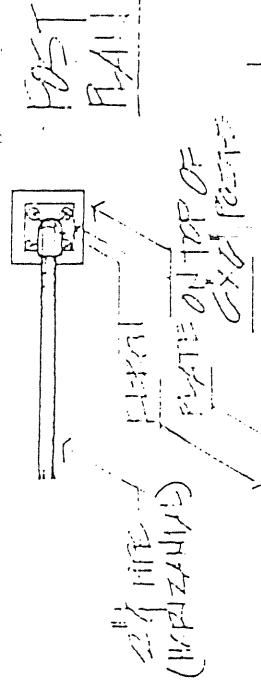
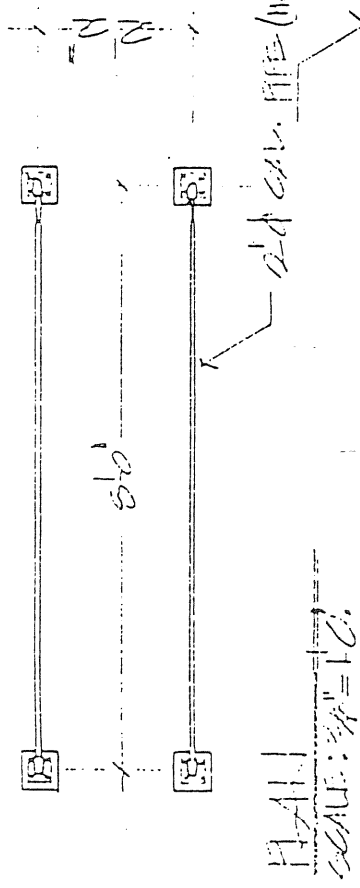




A R-R TIE RETAINING WALL

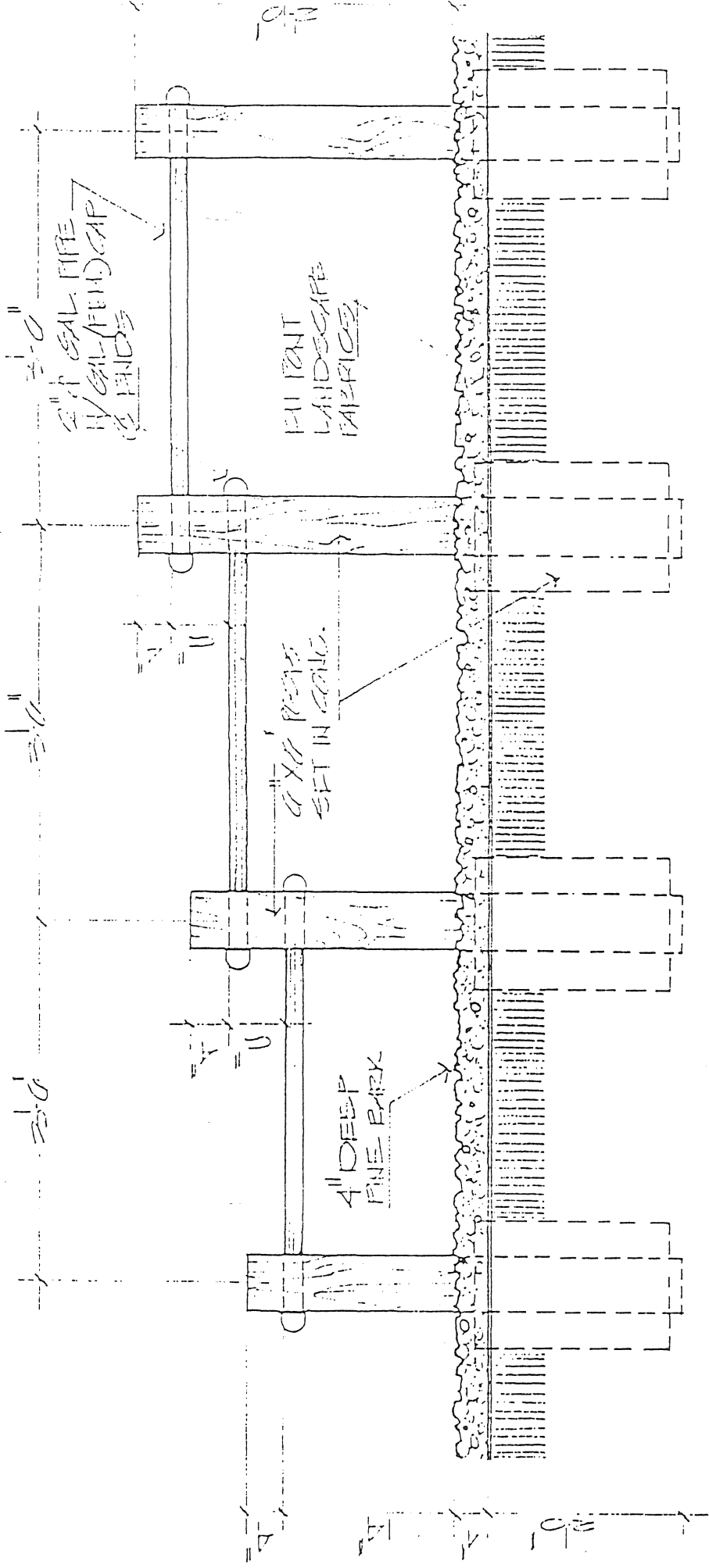
SCALE : 3/8" = 1'-0"

A  
A



FINISH

4 HANDRAIL - EIGHT DIP - 4\"/>

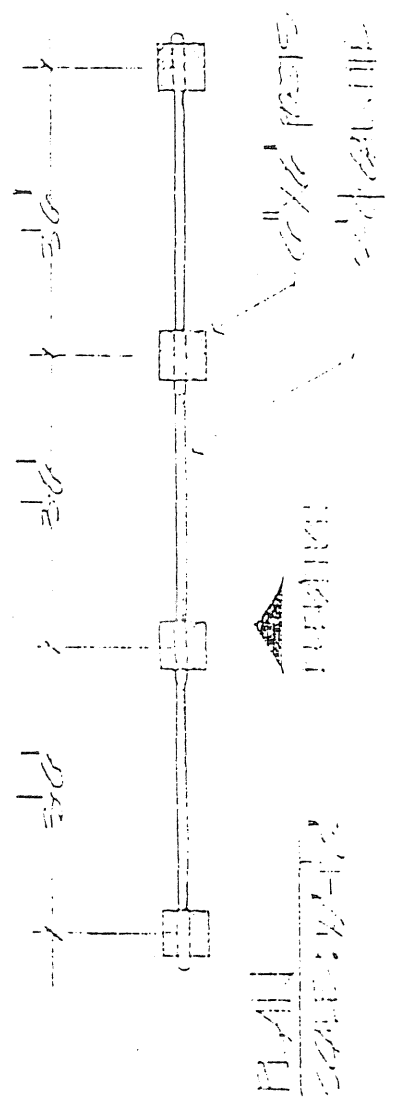
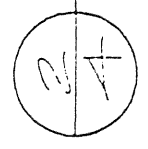


ELEVATION

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

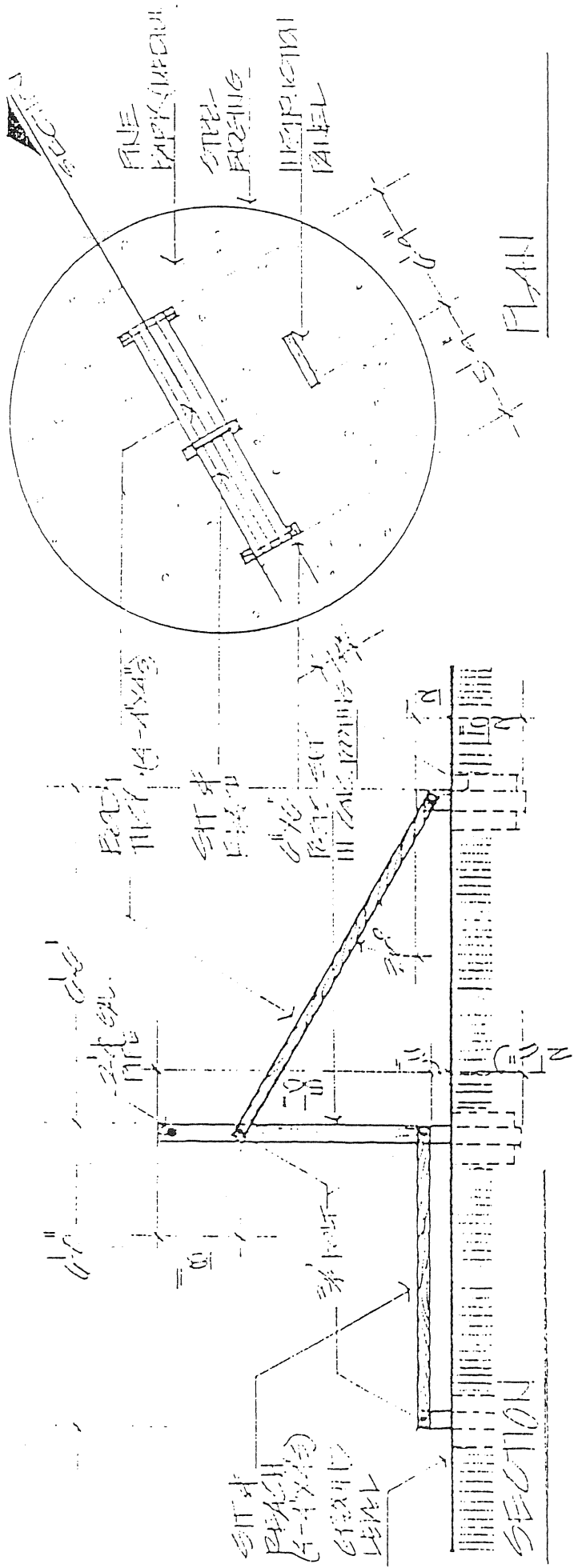
FUSH UP +  
LINE DIRECTION

SCALE: AS SHOWN



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

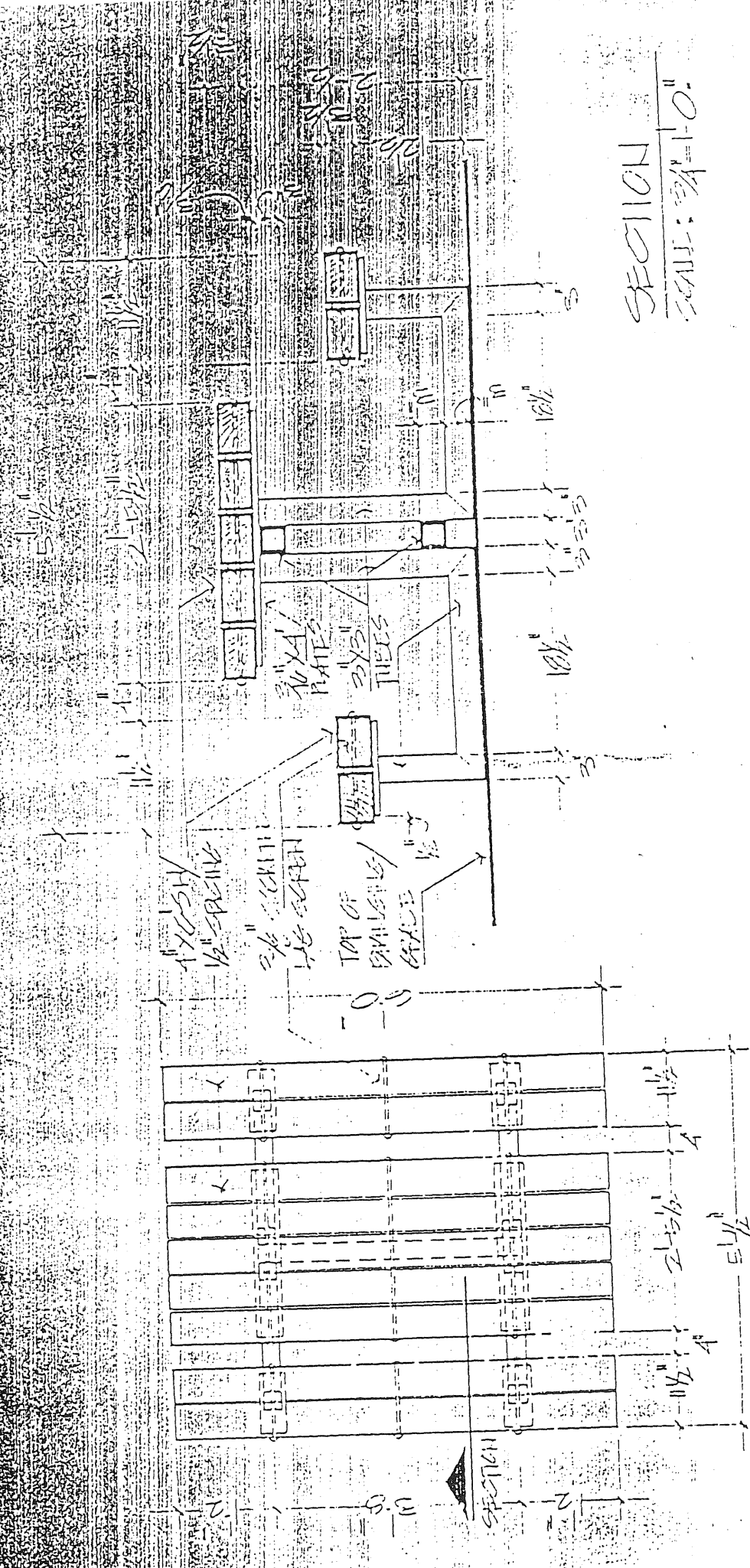




3  
4

EXERCISE STATION

NOT TO SCALE



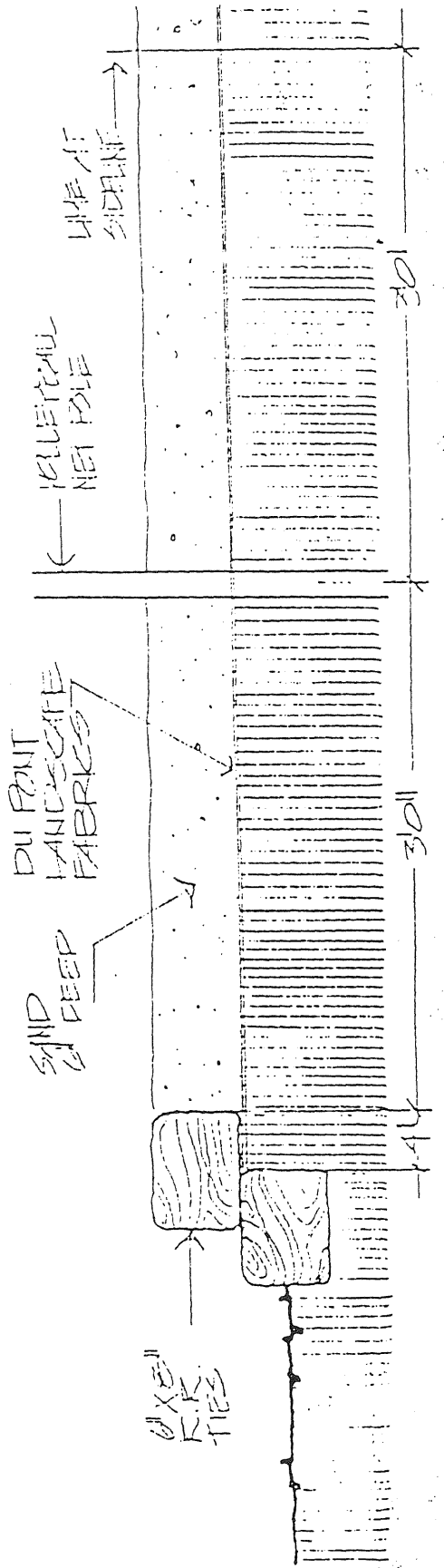
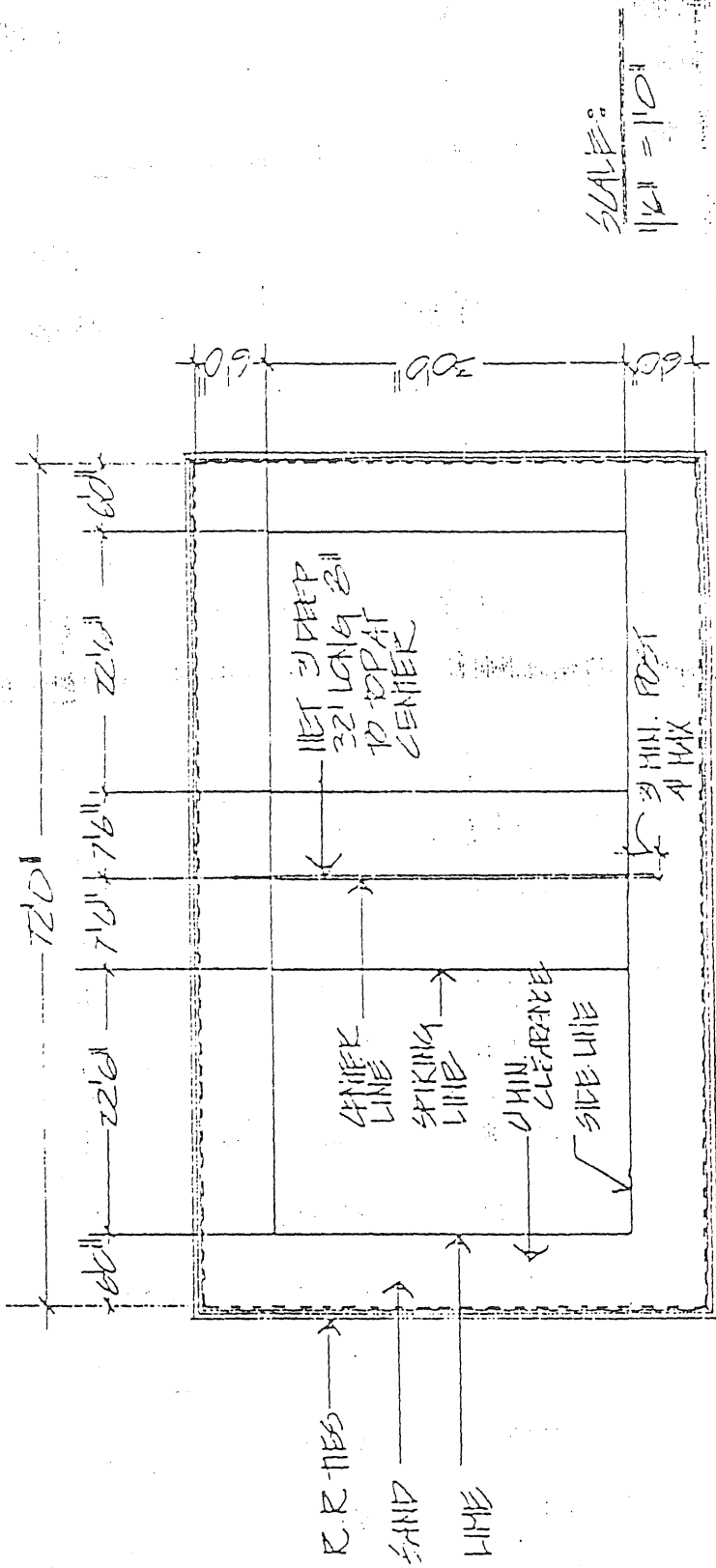
SECTION  
SCALE: 1/2" = 1'-0"

PICNIC TABLE HIGH  
METAL FRAME

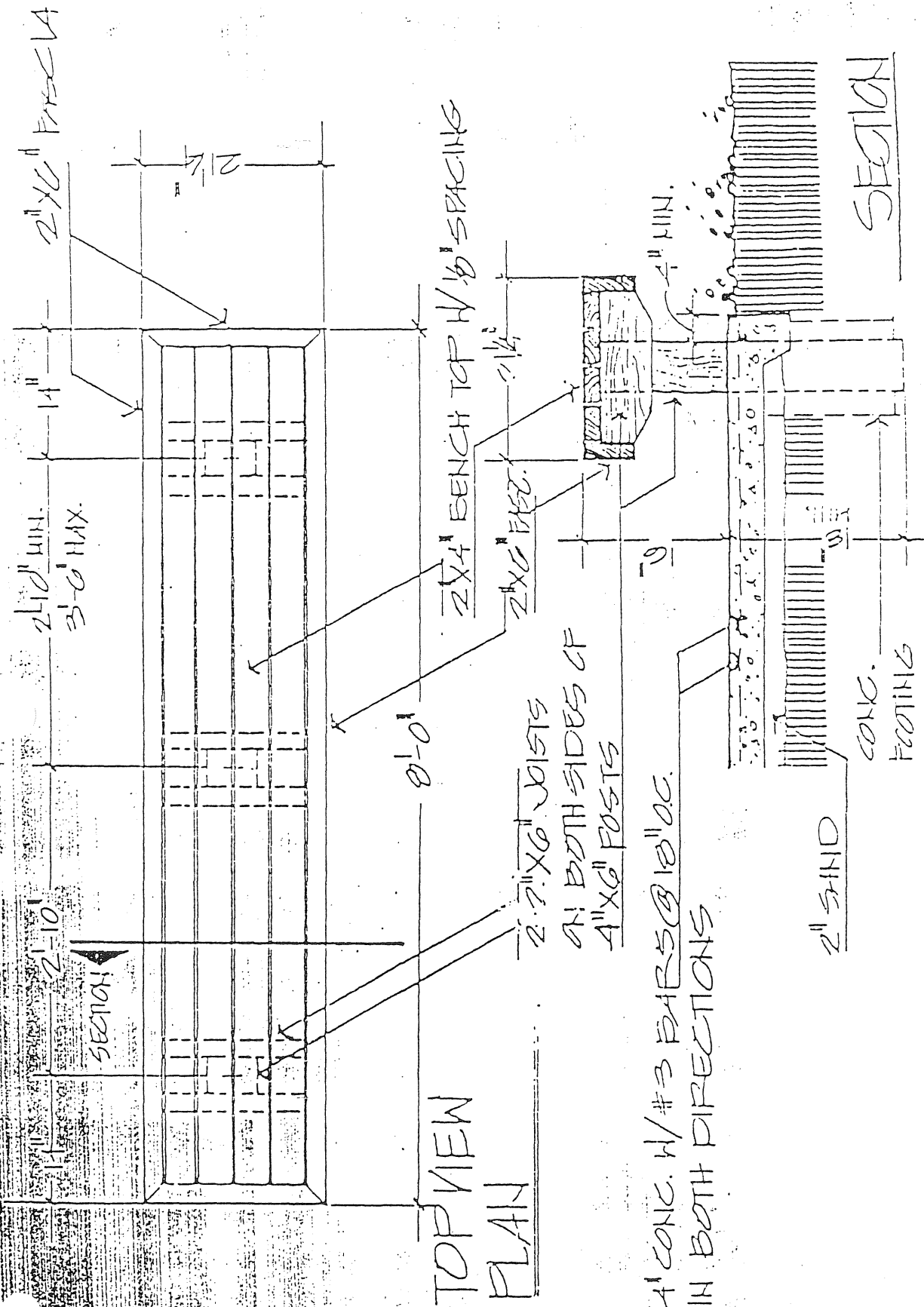
SCALE: AS SHOWN

6  
3

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



VOLEYBALL COURT LAYOUT PLAN.



TOP VIEW  
PLAN

SECTION

4" CONC. W/ #3 BARS @ 18" O.C.  
IN BOTH DIRECTIONS

2" SAND  
CONC.  
FOOTING

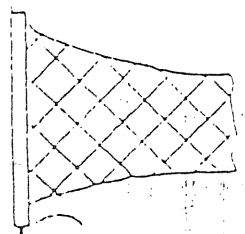
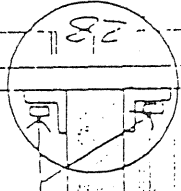
WOOD BENCH (8' LONG)

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

4  
3



EXTERIOR  
EXTENSIVE  
FLUOROPOLYMER  
PAINT

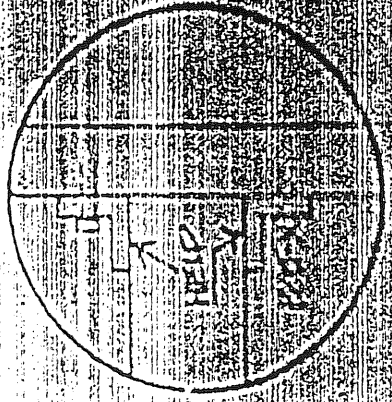


PAINT

2 1/2"

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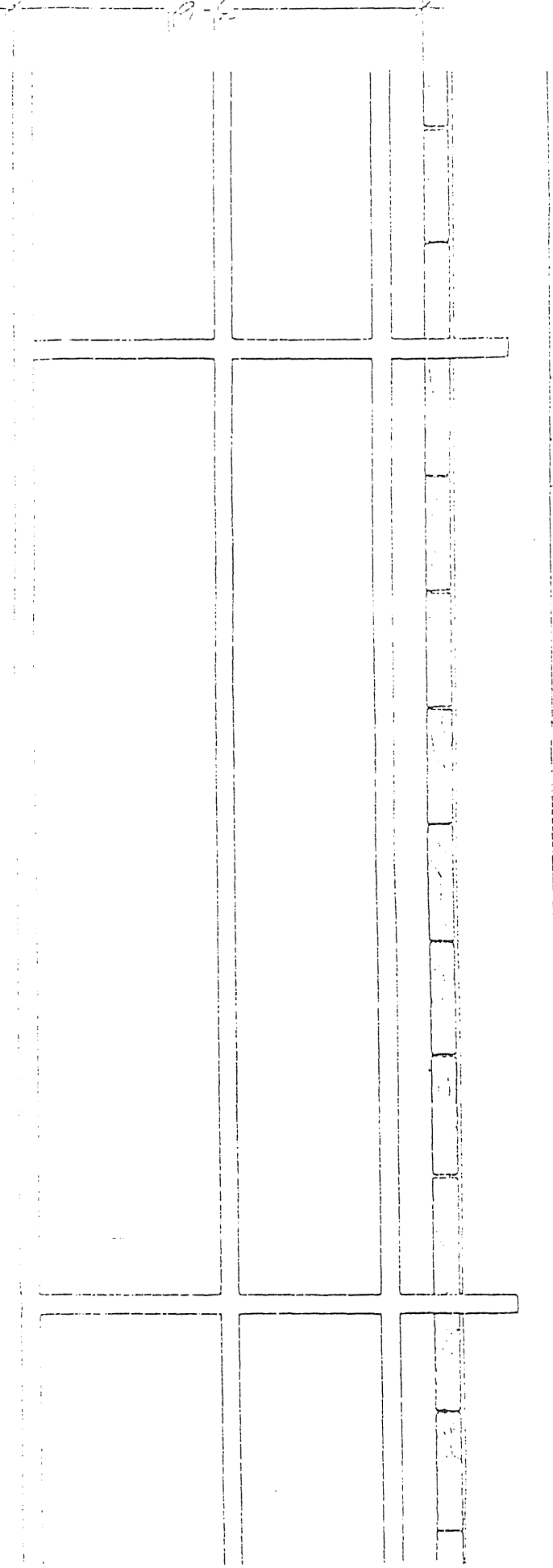
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EXTENSIVE  
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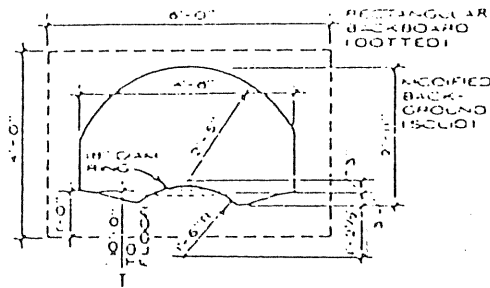




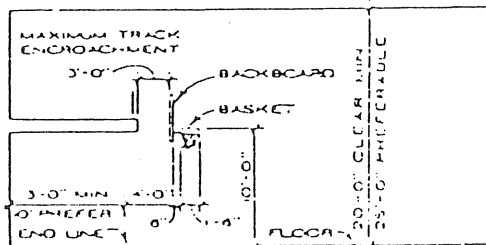
9 PARTIAL BRIDGE ELEVATION

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

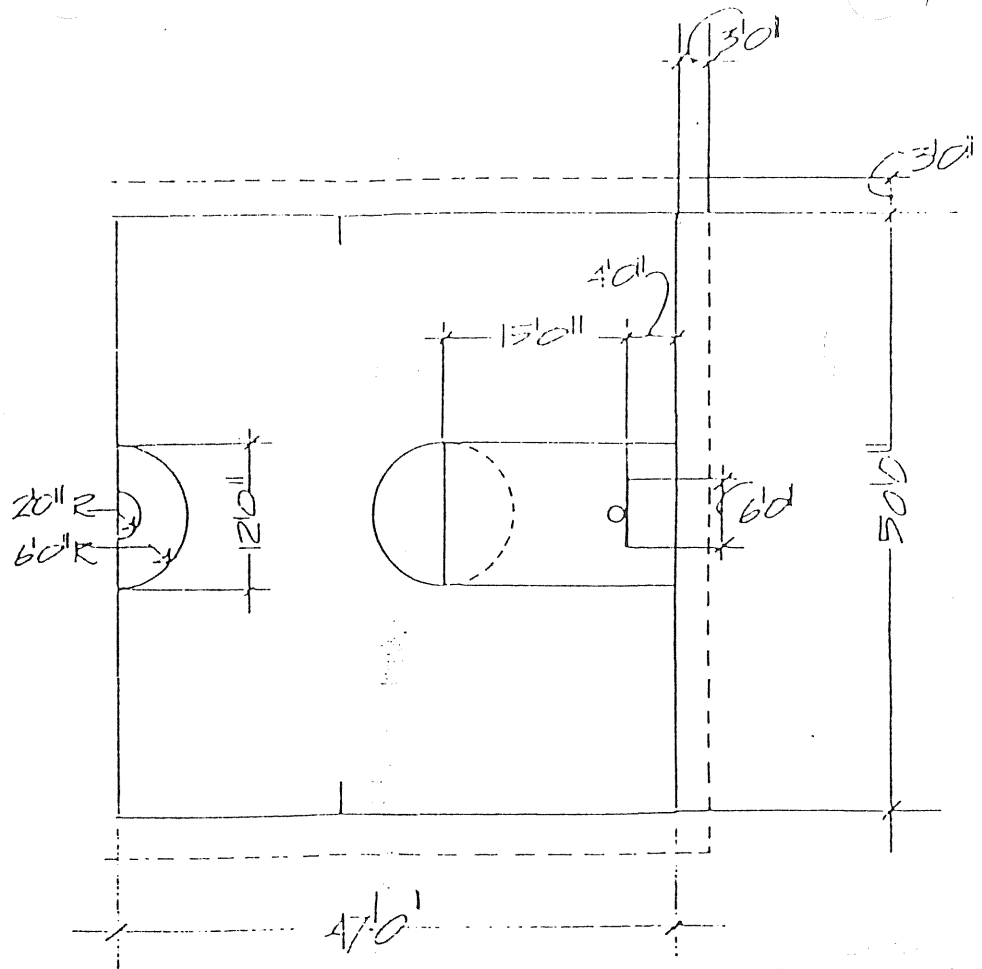
9  
3



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



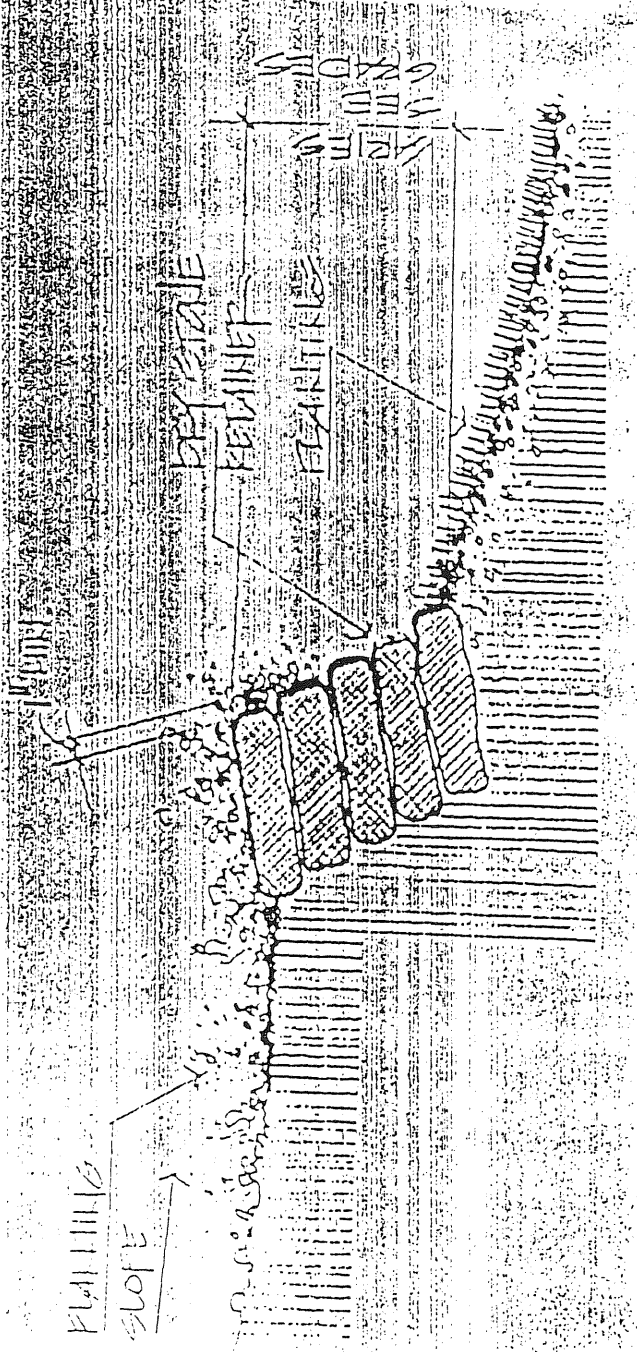
SECTION SHOWING BASKET AND ENCROACHMENTS



2  
3

BASKETBALL COURT LAYOUT PLAN

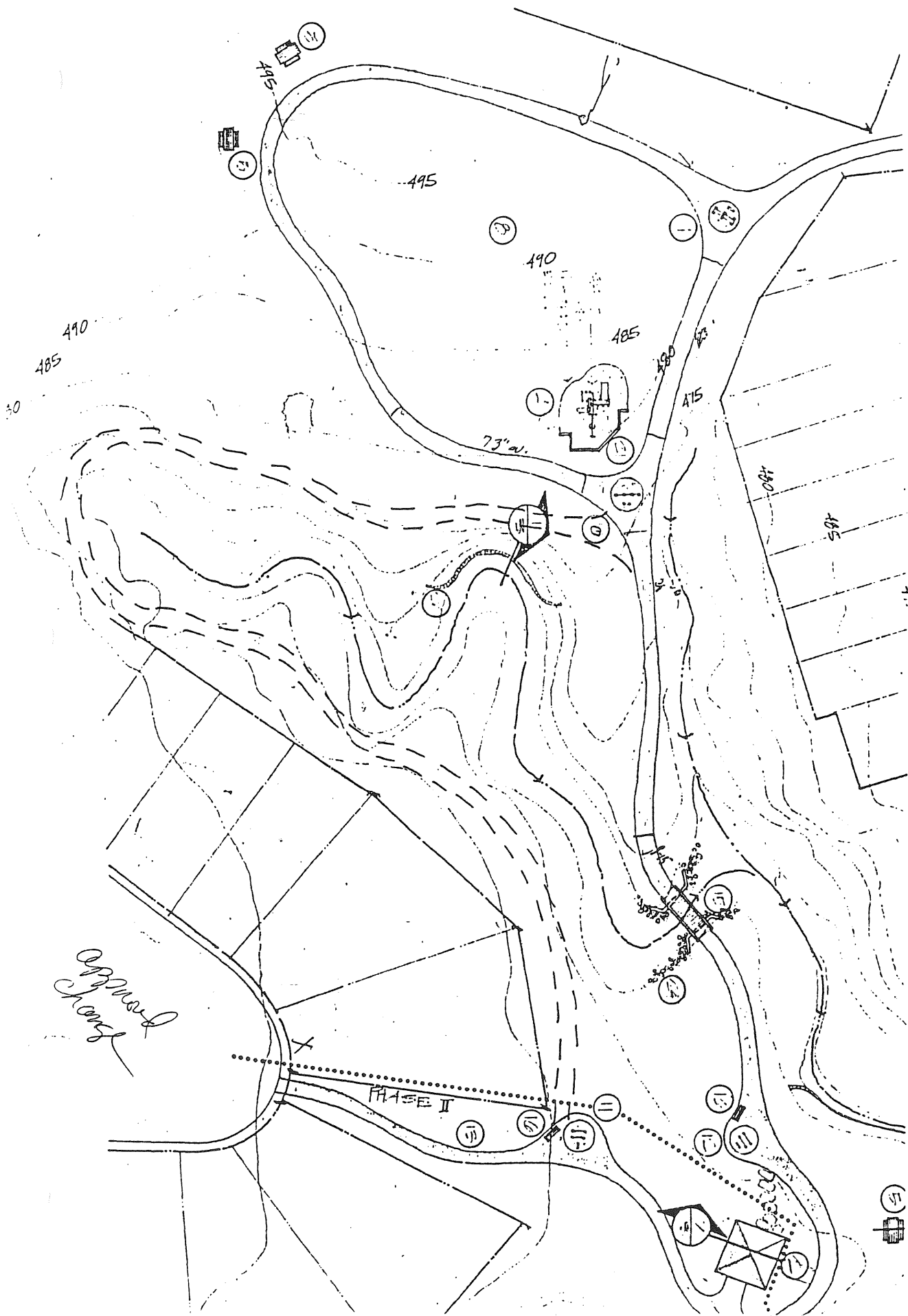
SCALE: 1/16" = 1'-0"

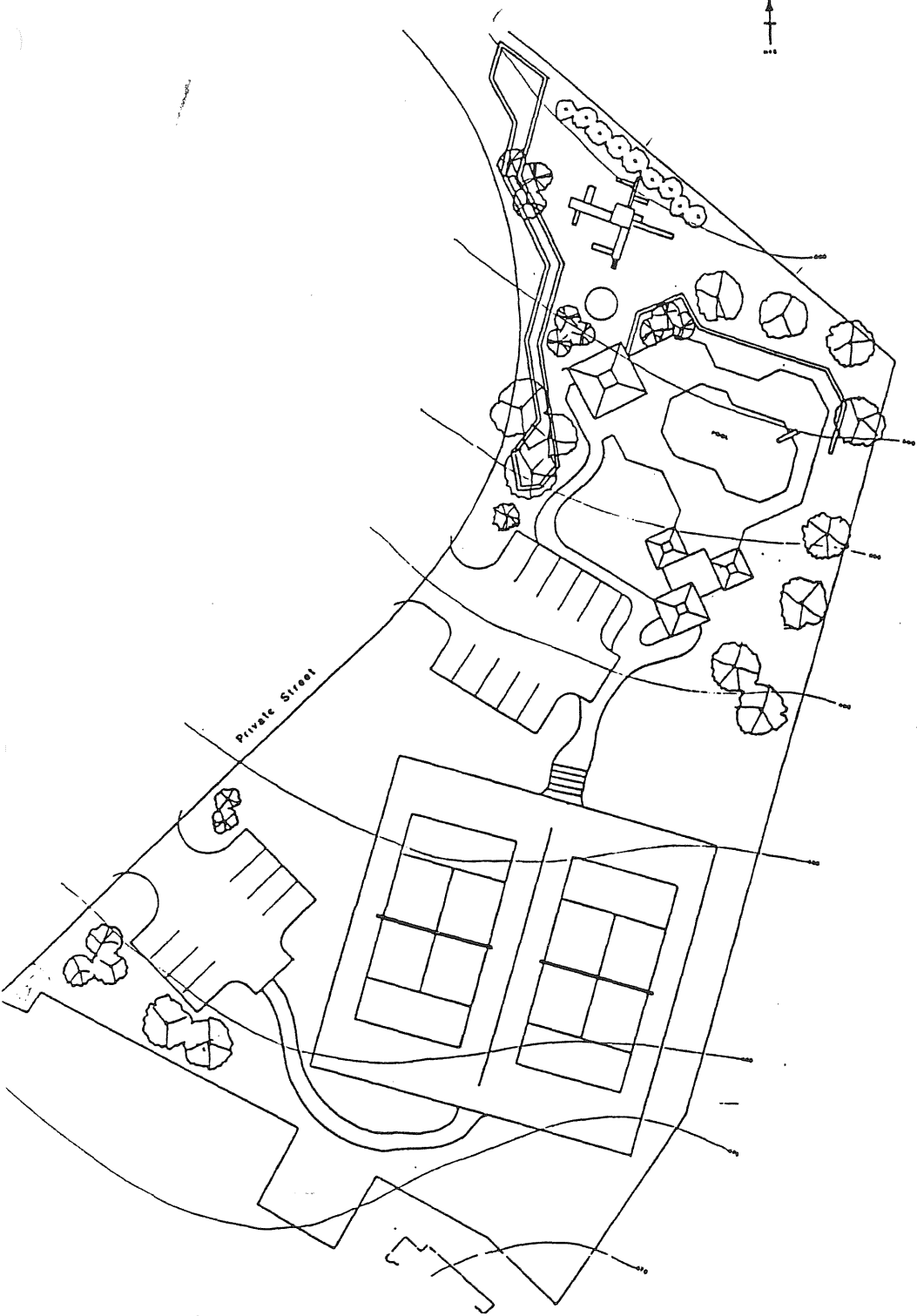


DRY STONE RET. WALL DET.

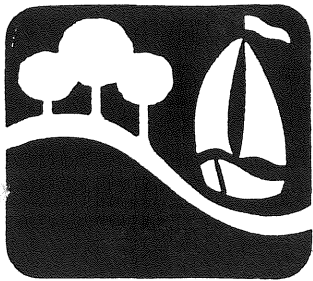
SCALE: 3/16" = 1'

1/3





Swim And Tennis Park  
Chandlers Landing



**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,

A handwritten signature in black ink that reads "Julie Couch". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Julie Couch  
Assistant City Manager

JC/mmp

VIEW: Pdffile  
RESTRICT: PHASE\_NO = "CABANAS" "

SORT: PHASE\_NO

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".

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 R. 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

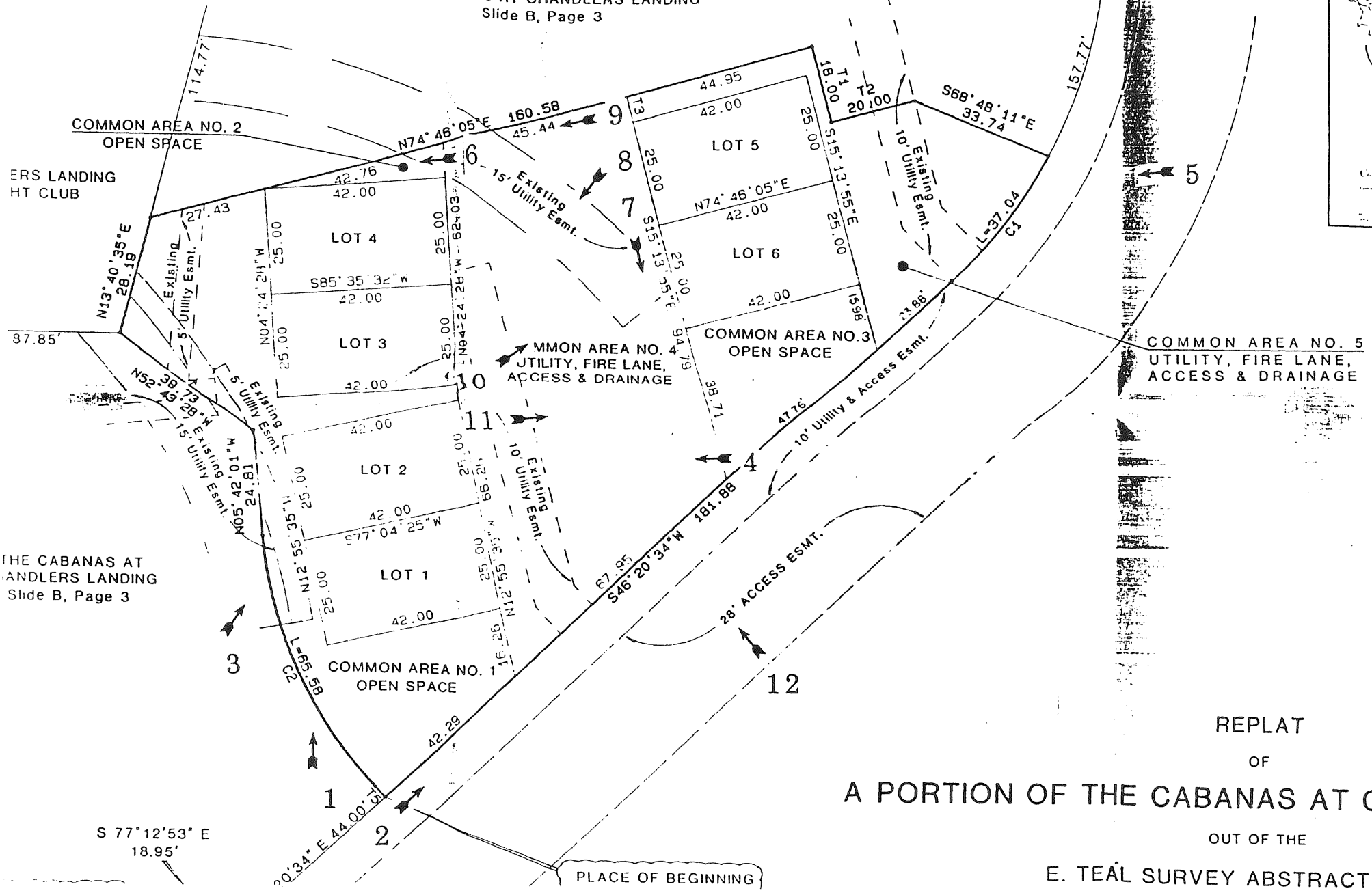
A. Permitted Uses

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



REPLAT  
OF  
A PORTION OF THE CABANAS AT CHANDLERS LANDING  
OUT OF THE  
E. TEAL SURVEY ABSTRACT

TOWNHOUSE LOTS 1-6

RPP

CABANAS

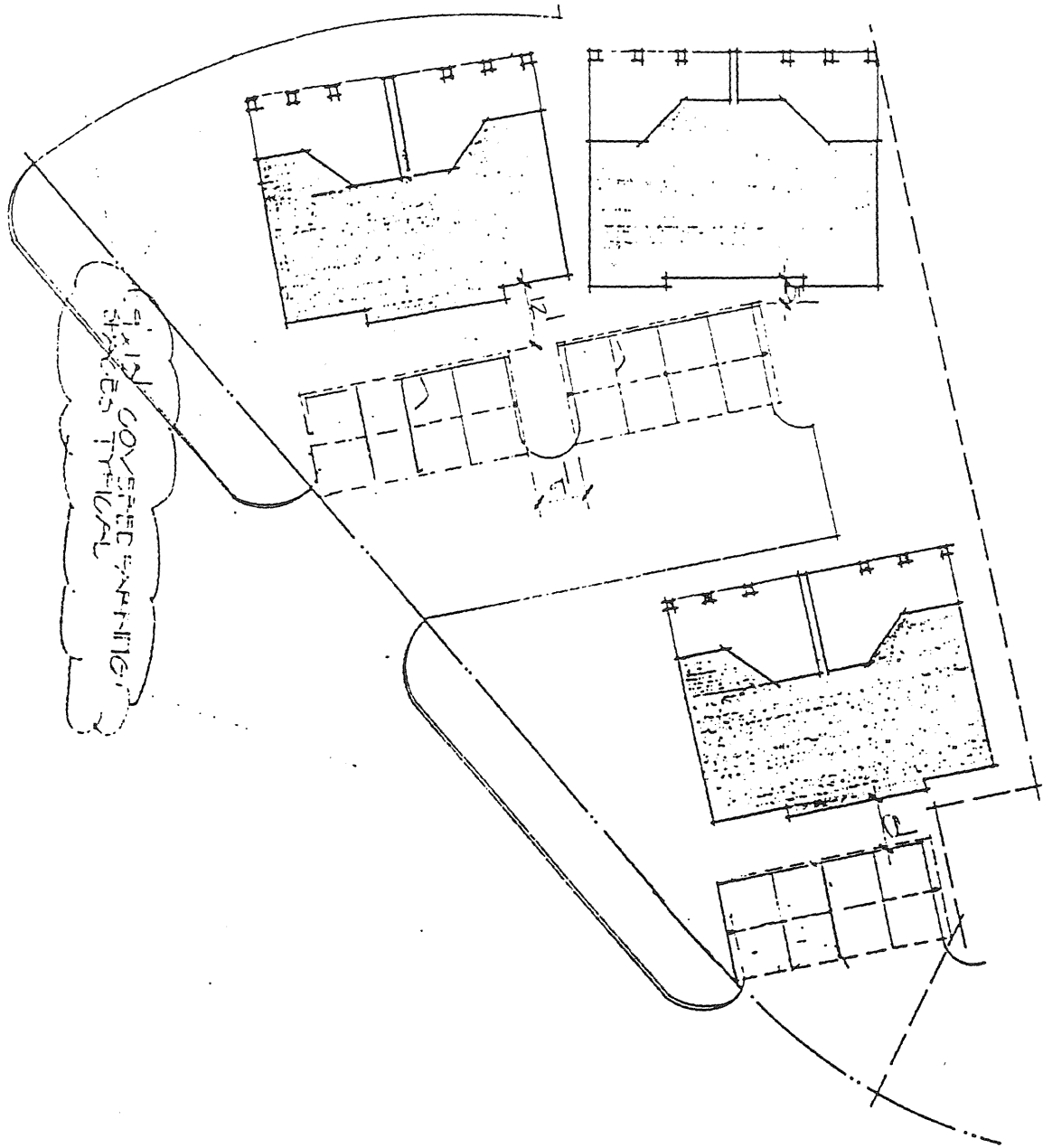
0

9029

CHANDLERS LANDING  
HT CLUB

THE CABANAS AT  
CHANDLERS LANDING  
Slide B, Page 3

S 77°12'53" E  
18.95'



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;

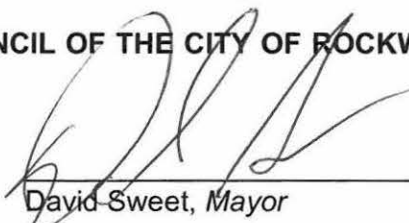
**Section 5.** That any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *Two Thousand Dollars* (\$2,000.00) for each offense and each and every day 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;

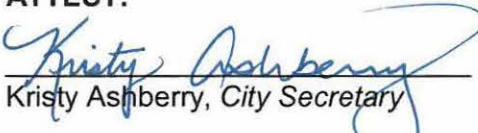
**Section 7.** The standards in this ordinance shall control in the event of a conflict between this ordinance and any provision of the Unified Development Code or any provision of the City Code, ordinance, resolution, rule, regulation, or procedure that provides a specific standard that is different 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;

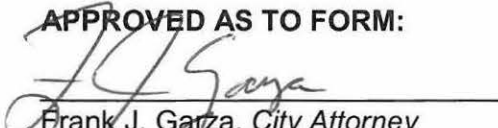
**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS,  
THIS THE 7<sup>TH</sup> DAY OF APRIL, 2014.**

  
\_\_\_\_\_  
David Sweet, Mayor

**ATTEST:**

  
\_\_\_\_\_  
Kristy Ashberry, City Secretary

**APPROVED AS TO FORM:**

  
\_\_\_\_\_  
Frank J. Garza, City Attorney



1<sup>st</sup> Reading: March 17, 2014

2<sup>nd</sup> Reading: April 7, 2014

Exhibit 'A':  
Legal Description

13  
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;

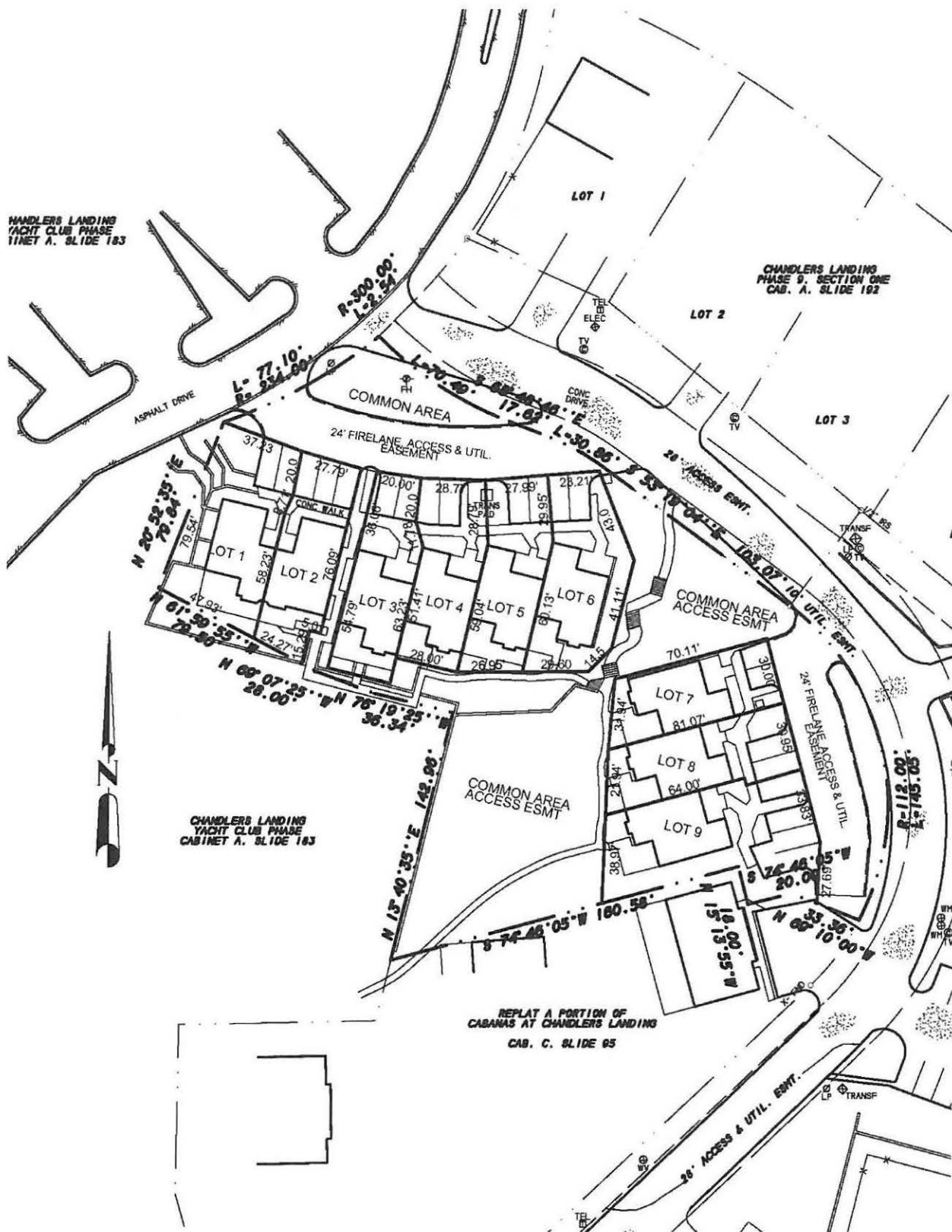
THENCE: Along said curve an arc distance of 76.52 feet to an iron rod at the point of compound curvature of a circular curve to the left having a central angle of 0° 32' 08" and a radius of 300.00 feet;

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.	1982	9:20 A.M.
RECORDED	7th	DAY OF	Nov.	1982	3:00 P.M.
JUNE WIMPEE, COUNTY CLERK, ROCKWALL COUNTY, TEXAS					
BY:	J. 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'*.

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 12<sup>th</sup> day of November, 1973.

APPROVED:

David Myers  
MAYOR

ATTEST:

James C. Williams  
CITY SECRETARY

APPROVED AS TO FORM:

\_\_\_\_\_  
CITY ATTORNEY



Set Backs, Yards, Pa      Spaces, Etc., Proposed

	<u>Min. Resi- dential Lot Area</u>	<u>Min. Resi- dential Lot Width</u>	<u>Min. Resi- dential Lot Depth</u>	<u>Max. Building Coverage</u>	<u>Min. Front Yard</u>	<u>Min. Side Yard</u>	<u>Min. Rear Yard</u>	<u>Min. Number of Parking Spaces</u>
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

PLANNED DEVELOPMENT DISTRICT NO. 8

EXHIBIT "B"

EXHIBIT B



ON TOWNHOUSE LOTS  
THIRTY  
NINE VILLAS

LAKE HUBBARD

BOAT LAUNCHING

VILLAGE

ENTRANCE CENTER

TELEPHONE HOUSE & GENTRY

PRIVATE SCHOOL

**ANDLERS LANDING**  
MASTER SITE PLAN  
Kiyotaki/Bell & Associates  
Architects & Land Planners  
SAN ANTONIO, TEXAS  
JAN. 12, 1977



ROUTE 140  
TO INTERSTATE 35  
& DALLAS

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:

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 1200 - 1500 sq. ft.  
See Master Plan for minimum floor areas for any given tract.
- 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;

<u>ITEM</u>	<u>NUMBER</u>	<u>RATIO</u>
a. Sports Park	3	one per 300 Rec. Unit
b. Swim Club	4	one per 225 Rec. Unit
c. Play Parks	4	one per 250 Rec. Unit
d. Upland Lakes (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

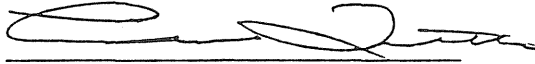


the Ordinance shall be permitted to  
continue shall constitute a  
separate offense.

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

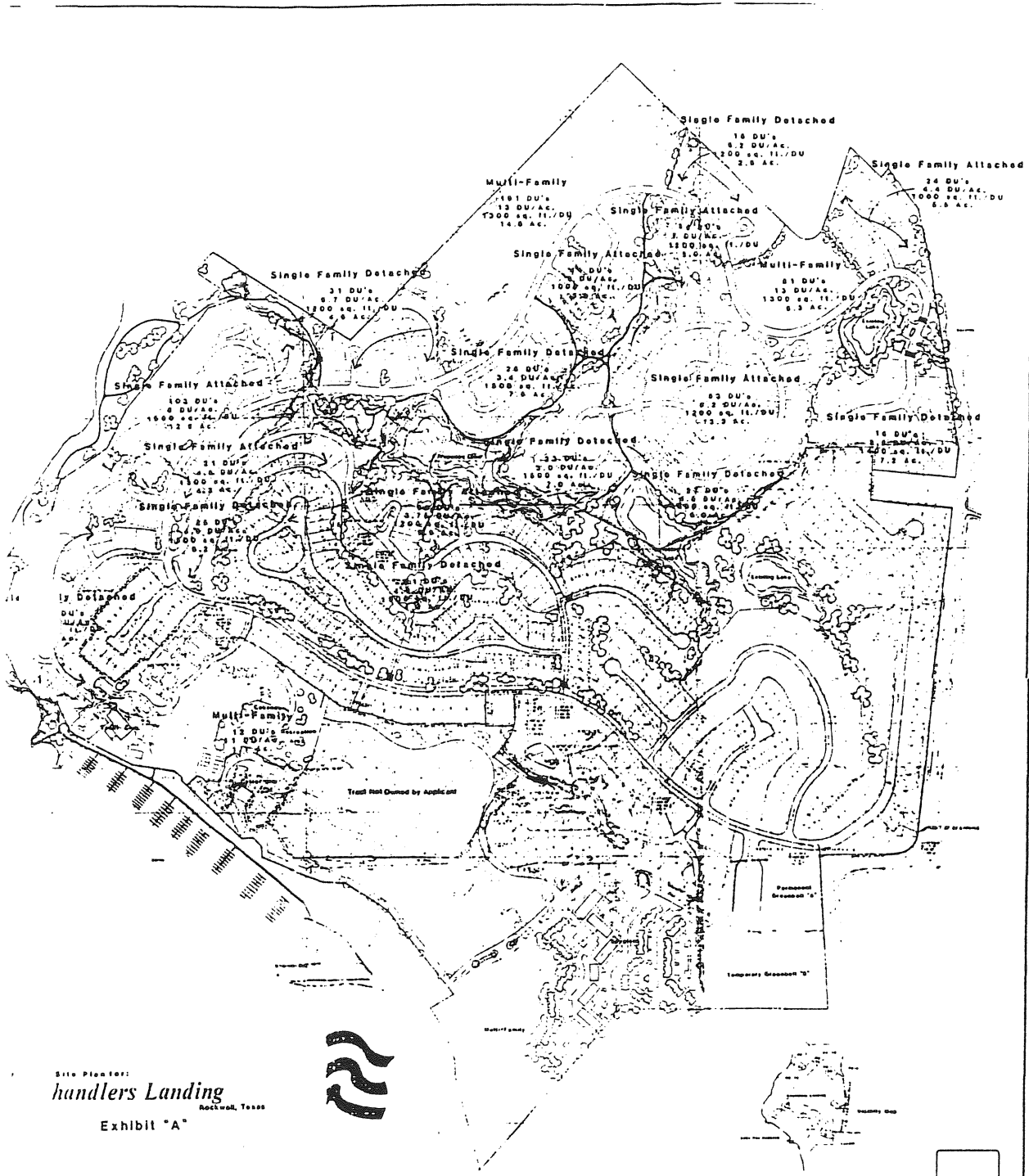
point for corner at northeast corner of Scenic Estates Subdivision; Thence N 84 degrees 34' 07" West along the north line of Lot 1 of the above said Scenic Estate Subdivision, 391.10 feet to a point for corner; Thence S 2 degrees 06' 52" W, along the Westerly line of the above said Scenic Estates Subdivision, 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 Take-Line for Lake Ray Hubbard; Thence, the following courses and distances along the existing and proposed City of Dallas Take-Line for Lake Ray Hubbard: N 17 degrees 56' 12" E 235.24 feet; N 17 degrees 48' 56" E, 45.55 feet; N 57 degrees 22' 11" E 107.47 feet; N 4 degrees 36' 56" W, 137.44 feet; N 44 degrees 11' 50" E, 137.84 feet; N 14 degrees 30' 54" E, 137.19 feet; N 56 degrees 08' 28" E, 255.03 feet; N 28 degrees 15' 05" E, 192.07 feet; N 39 degrees 23' 13" E, 599.08 feet; N 72 degrees 30' 52" E, 138.00 feet; N 57 degrees 05' 40" W, 236.77 feet; N 46 degrees 18' 05" E, 120.00 feet to the Point of Beginning and containing 162.6 acres of land.

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

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

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

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



Site Planner:  
**handlers Landing**  
 Rockwall, Texas  
 Exhibit "A"



PLS & ASSOCIATES  
 PLANNING, INC.  
 10000 W. LAKOTA AVE.  
 SUITE 100  
 DALLAS, TEXAS 75247  
 1/9/84



Phasing Plan For:  
**Chandlers Landing**  
 Rockwall, Texas

Exhibit "B"



REVISED PD-8

Ord 84-6

PER & ASSOCIATES  
 PLANNING, INC.  
 1/9/84

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 fences.

- 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

SINGLE 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

ber 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.

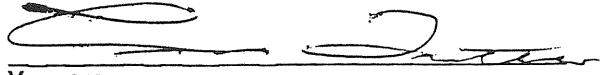
Section 4. If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation, or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application 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.

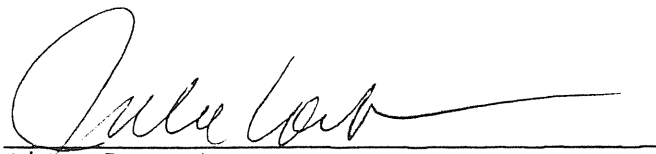
Section 6. That this ordinance shall take effect immediately from and after its passage and the publication of the caption of said ordinance as the law in such cases provides.

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 28.954 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 118 degrees 29' 35", an arc distance of 162.66 feet to the point of tangency; Thence N 18 degrees 01' E, 375.02 feet to a point for a corner, in the Southwesterly line of a Public Road; Thence S 45 degrees 18' 28" E, along the said Southwesterly line of a Public Road, 200.00 feet to a point for a corner; Thence N 39 degrees 48' 39" E, 51.22 feet to a point for corner, in the above-referenced Westerly line of Farm-Market Highway 740; Thence S 37 degrees 03' 22" E, continuing along the said Westerly line of Farm-Market Highway 740, 225.40 feet to an angle point; Thence S 12 degrees 02' 06" E, continuing along the said Westerly line of Farm-Market Highway 740, 241.20 feet to an angle point; Thence S 8 degrees 24' 31" E, continuing along the said Westerly line of Farm-Market Highway 740, 848.05 feet to a

point for corner at northeast corner of Scenic Estates Subdivision; Thence N 84 degrees 34' 07" West along the north line of Lot 1 of the above said Scenic Estate Subdivision, 391.10 feet to a point for corner; Thence S 2 degrees 06' 52" W, along the Westerly line of the above said Scenic Estates Subdivision, 559.82 feet to a point for a corner, said point being the Southwesterly corner of Lot 4, of said subdivision; Thence S 84 degrees 34' 07" E, along the Southerly line of the above said Lot 4, 352.30 feet to a point for a corner, in the above referenced West line of Farm-Market Highway 740; Thence S 6 degrees 05' 20" W, along the said Westerly line of Farm-Market Highway 740, 310.00 feet to a point for corner; Thence N 89 degrees 17' 49" W 4268.99 feet to a point for corner in the City of Dallas Take-Line for Lake Ray Hubbard; Thence, the following courses and distances along the existing and proposed City of Dallas Take-Line for Lake Ray Hubbard: N 17 degrees 56' 12" E 235.24 feet; N 17 degrees 48' 56" E, 45.55 feet; N 57 degrees 22' 11" E 107.47 feet; N 4 degrees 36' 56" W, 137.44 feet; N 44 degrees 11' 50" E, 137.84 feet; N 14 degrees 30' 54" E, 137.19 feet; N 56 degrees 08' 28" E, 255.03 feet; N 28 degrees 15' 05" E, 192.07 feet; N 39 degrees 23' 13" E, 599.08 feet; N 72 degrees 30' 52" E, 138.00 feet; N 57 degrees 05' 40" W, 236.77 feet; N 46 degrees 18' 05" E, 120.00 feet to the Point of Beginning and containing 162.6 acres of land.

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

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

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

Thence S 6 degrees 05' 20" W along westerly line of F.M. Road 740, 897.40 feet to the beginning of a circular curve to the right, having a radius of 100.00 feet; Thence Southwesterly, continuing along the said Westerly line of Farm-Market Highway 740, with said circular curve to the right thru a central angle of 82 degrees 36' 10", an arc distance of 144.17 feet to the point of tangency; Thence S 88 degrees 41' 30" W, continuing along the Westerly line of Farm-Market Highway 740, 344.81 feet to a point for a corner; Thence S 3 degrees 02' 01" E, continuing along the said Westerly line of Farm-Market Highway 740, 695.57 feet to a point for a corner; Thence N 89 degrees 31' 20" W, 948.14 feet to a point for a corner; Thence S 40 degrees 57' W, 965.45 feet to a point for a corner in the City of Dallas Take-Line for Lake Ray Hubbard; Thence, the following courses and distance along the existing and proposed City of Dallas Take-Line for Lake Ray Hubbard: N 14 degrees 46' 41" W, 442.02 feet; N 1 degree 33' 58" W, 69.07 feet; N 20 degrees 52' 35" W, 148.60 feet; N 31 degrees 30' 06" W, 107.01 feet; N 58 degrees 29' 49" E, 120.00 feet; N 38 degrees 21' 05" W, 481.00 feet; N 56 degrees 39' 37" W, 227.43 feet; N 86 degrees 45' 01" W, 101.52 feet; N 67 degrees 27' 32" W, 298.03 feet; N 3 degrees 55' 02" W, 50.12 feet; N 44 degrees 59' 06" W, 56.57 feet; S 86 degrees 04' 55" W, 47.54 feet; N 46 degrees 18' 55" W, 374.23 feet; N 7 degrees 58' 58" E, 19.06 feet; N 58 degrees 05' 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

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:

- ① potential (7' contour) water table
- ② 10' from 5' contour
- ③ 20' from 5' contour
- ④ 30' from 5' contour
- ⑤ 40' from 5' contour
- ⑥ 50' from 5' contour
- ⑦ 60' from 5' contour
- ⑧ 70' from 5' contour
- ⑨ 80' from 5' contour
- ⑩ 90' from 5' contour
- ⑪ 100' from 5' contour
- ⑫ 110' from 5' contour
- ⑬ 120' from 5' contour
- ⑭ 130' from 5' contour
- ⑮ 140' from 5' contour
- ⑯ 150' from 5' contour
- ⑰ 160' from 5' contour
- ⑱ 170' from 5' contour
- ⑲ 180' from 5' contour
- ⑳ 190' from 5' contour
- ㉑ 200' from 5' contour
- ㉒ 210' from 5' contour
- ㉓ 220' from 5' contour
- ㉔ 230' from 5' contour
- ㉕ 240' from 5' contour
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- ㉘ 270' from 5' contour
- ㉙ 280' from 5' contour
- ㉚ 290' from 5' contour
- ㉛ 300' from 5' contour
- ㉜ 310' from 5' contour
- ㉝ 320' from 5' contour
- ㉞ 330' from 5' contour
- ㉟ 340' from 5' contour
- ㊱ 350' from 5' contour
- ㊲ 360' from 5' contour
- ㊳ 370' from 5' contour
- ㊴ 380' from 5' contour
- ㊵ 390' from 5' contour
- ㊶ 400' from 5' contour
- ㊷ 410' from 5' contour
- ㊸ 420' from 5' contour
- ㊹ 430' from 5' contour
- ㊺ 440' from 5' contour
- ㊻ 450' from 5' contour
- ㊼ 460' from 5' contour
- ㊽ 470' from 5' contour
- ㊾ 480' from 5' contour
- ㊿ 490' from 5' contour



an environmental design project for

**CHANDLER'S LANDING PARK**

dwg
chk
app


VIEW: Pdf file  
RESTRICT: PHASE\_NO = "CHAND 4" TATES"

SORT: PHASE\_NO

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

2516 Chantilly Ct. in Rockwell

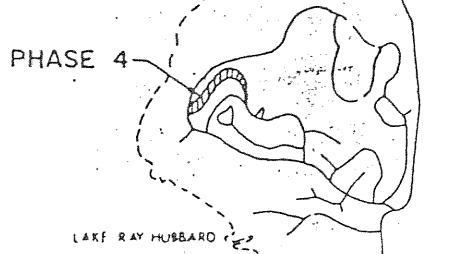
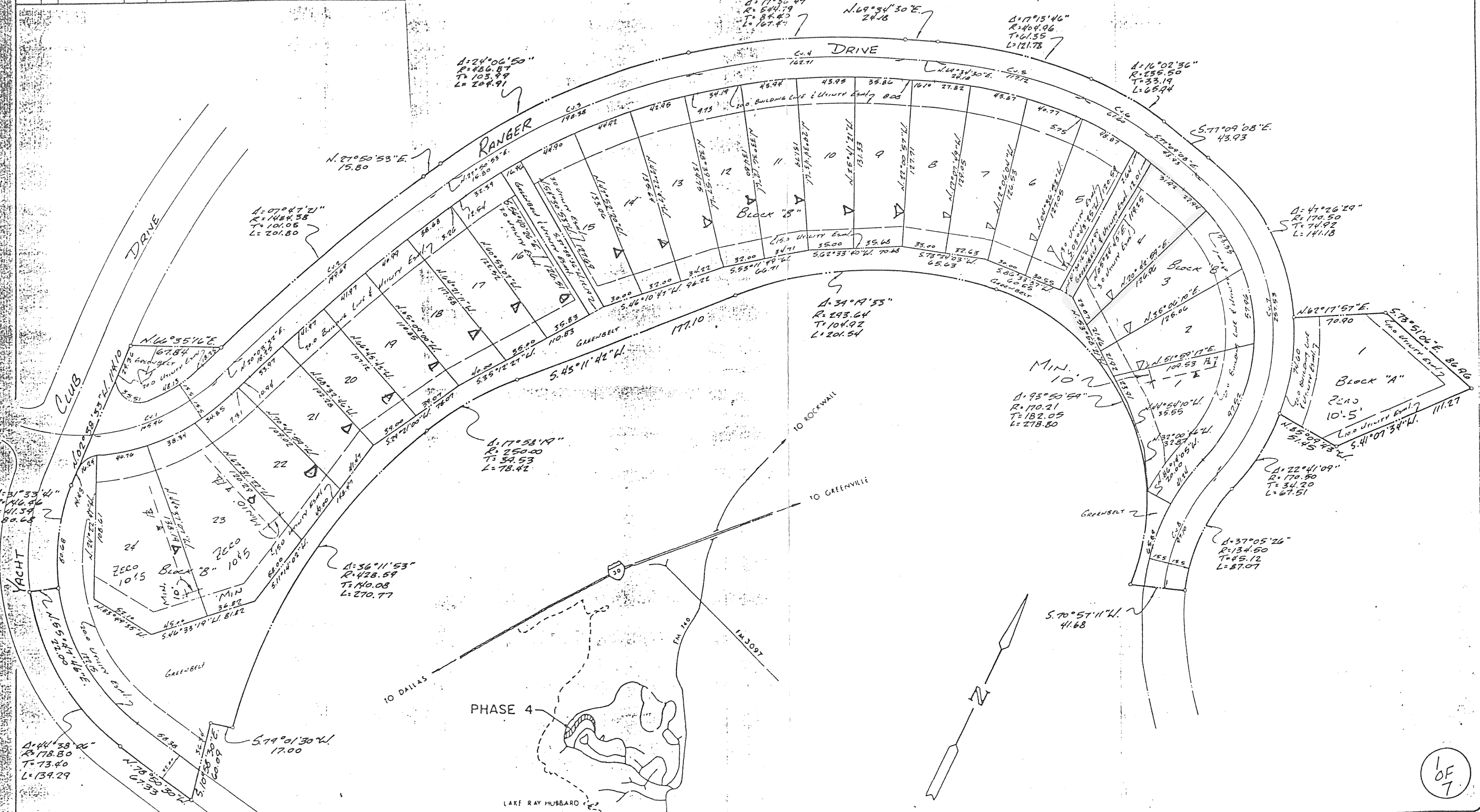
CHANDLERS LANDING/PHASE 4  
January 20, 1984

CRJ 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.....2 spaces/unit  
(excluding garage)

C.No	Info	C.No	Info	C.No	Info	C.No	Info
1	A 40°28'21"	3	A 24°06'50"	5	A 17°15'46"	7	A 95°14'46"
	R 150.00		R 471.37		R 387.46		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 267.53
2	A 07°47'21"	4	A 17°56'47"	6	A 16°02'36"	8	A 37°05'26"
	R 1468.88		R 524.29		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



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

REVISED FINAL PLAN  
CHANDLERS LANDING PHASE 4  
E. TEAL SURVEY ABSTRACT No. 207  
CITY OF ROCKWALL  
Rockwall County Texas  
OWNER  
Rockwall, TX. 75087

SCALE	DATE	JOB NO.
1"=50'	10-1-84	72122

8445 0 CHAND 4 FP ALL

Location Map  
NTS

1 OF 7

P&Z	CASE NO	ORDINANCE	PHASE NAME	ACTION	DESCRIPTION
8539	8543*		CHAND 14	Z	AR SFD BLOCK A
8340	0		CHAND 14	PP	AR ZZL BLOCK B, 1-21
8359	0		CHAND 14	FP	ALL (VACATED)
84112	0		CHAND 14	FP	ALL (VACATED)
8546	0		CHAND 14	FP	ALL

\* See Chand Master Plan for full ordinance

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

111 J. 2

OVERALL DATA:

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

PATIO HOMES:                      Lots 1-21, Blk. 2

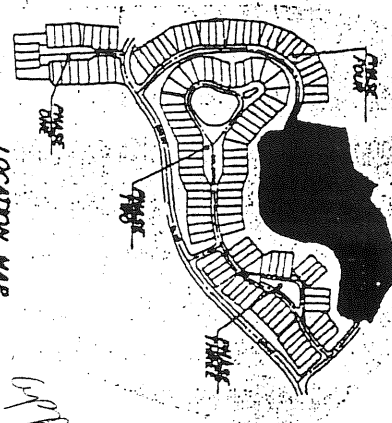
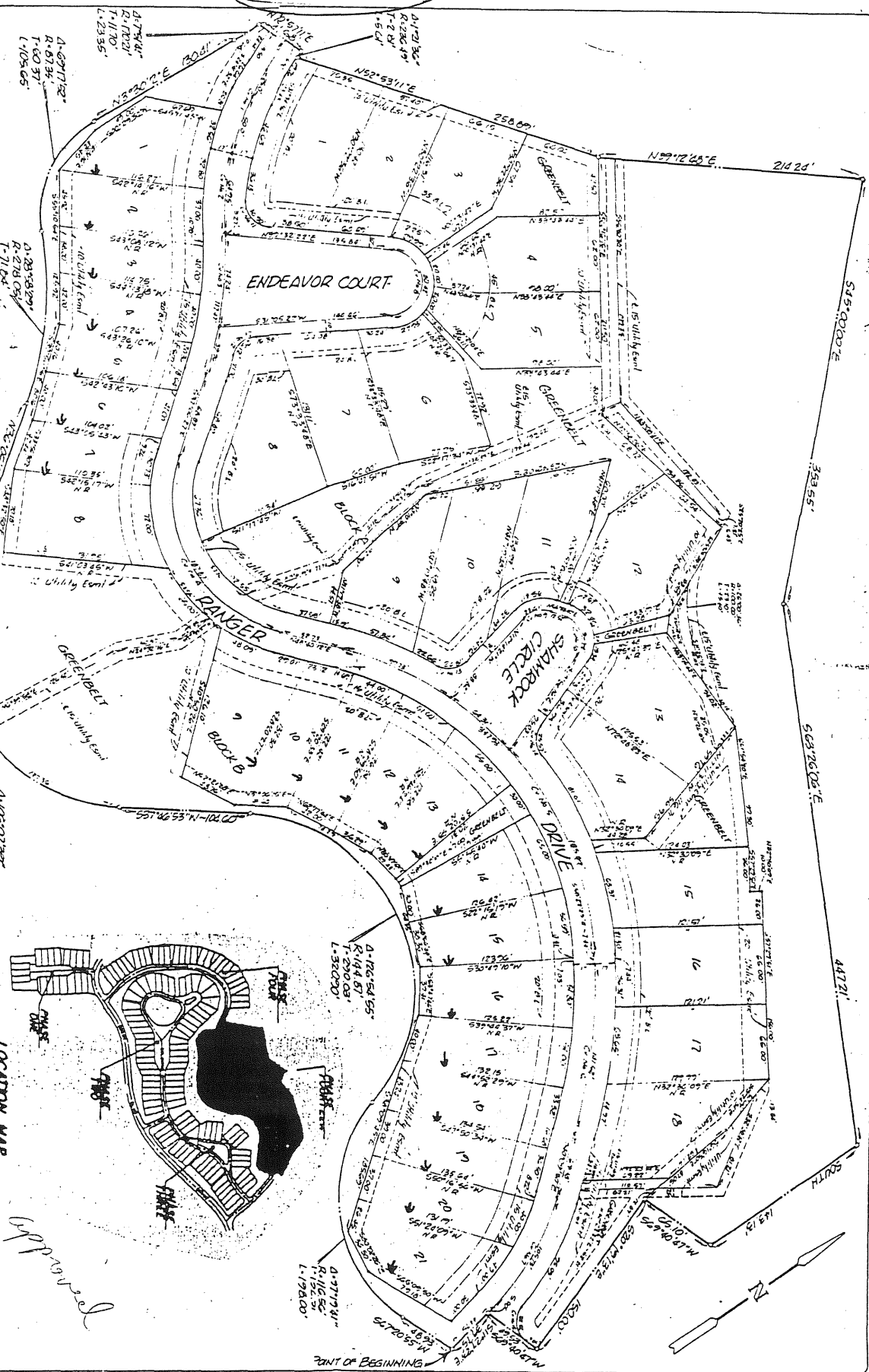
Gross Area -----App. 4.3 ac.  
 Total No. of Units -----21 Units  
 No. of D.U.'s per Gross ac.-----4.9 u/ac.  
 Total Net Area (lots only)-----App. 2.7 ac.  
 No. of D.U.'s per Net ac.-----7.8 u/ac.  
 Total No. of Parking Spaces -----42 spaces  
 (excluding garage parking)  
 No. of Parking Spaces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

AREA REQUIREMENTS:

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

Feb 32  
 Brett  
 5/4/17

Curve No.	Stationing	Radius (R)	Chord Length (C)	Chord Bearing	Curve Length (L)	Area (A)
1	1+00.00 to 1+100.00	100.00	100.00	90°00'00"	157.08	7854.00
2	1+100.00 to 1+200.00	100.00	100.00	90°00'00"	157.08	7854.00
3	1+200.00 to 1+300.00	100.00	100.00	90°00'00"	157.08	7854.00
4	1+300.00 to 1+400.00	100.00	100.00	90°00'00"	157.08	7854.00
5	1+400.00 to 1+500.00	100.00	100.00	90°00'00"	157.08	7854.00
6	1+500.00 to 1+600.00	100.00	100.00	90°00'00"	157.08	7854.00
7	1+600.00 to 1+700.00	100.00	100.00	90°00'00"	157.08	7854.00
8	1+700.00 to 1+800.00	100.00	100.00	90°00'00"	157.08	7854.00
9	1+800.00 to 1+900.00	100.00	100.00	90°00'00"	157.08	7854.00
10	1+900.00 to 2+000.00	100.00	100.00	90°00'00"	157.08	7854.00
11	2+000.00 to 2+100.00	100.00	100.00	90°00'00"	157.08	7854.00
12	2+100.00 to 2+200.00	100.00	100.00	90°00'00"	157.08	7854.00
13	2+200.00 to 2+300.00	100.00	100.00	90°00'00"	157.08	7854.00
14	2+300.00 to 2+400.00	100.00	100.00	90°00'00"	157.08	7854.00
15	2+400.00 to 2+500.00	100.00	100.00	90°00'00"	157.08	7854.00



LOCATION MAP  
 REPRAT OF THE  
 REVISED FINAL PLAT OF  
 CHANDLER'S LANDING  
 SCALE: 1" = 100'

HAROLD L. EVANS  
 CONSULTING ENGINEER  
 211 S. INDEPENDENCE RD. SUITE 02  
 DALLAS, TEXAS 75228  
 PHONE (214) 261-8133  
 SCALE: 1" = 50'  
 DATE: 11-8-84  
 JOB NO: 72122

CHANDLER'S LANDING  
 PHASE FOURTEEN  
 CITY OF ROCKWALL  
 ROCKWALL COUNTY, TEXAS



VIEW: Pdffile  
RESTRICT: PHASE\_NO = "CHAND 15"

SORT: PHASE\_NO

P&Z	CASE NO	ORDINANCE	PHASE NAME	ACTION	DESCRIPTION
8376		0	CHAND 15	PP	ALL
8432		0	CHAND 15	FP	ALL - VACATED
8645		8664	CHAND 15	Z	ALL ZLL AND SFD
8658		0	CHAND 15	FP	ALL
9238		9241	CHAND 15	Z	ALL SFD, AR
9243		0	CHAND 15	PP	ALL

ORDINANCE NO. 86-64

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 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 No. 8, Chandlers Landing on the property described in

Exhibit "A" herein attached and being further described as a portion of Phase 15, 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. 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 "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 Phase 15 as described herein shall be regulated by the requirements listed in Exhibit "C". All area requirements not specifically listed on Exhibit "C" 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 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 28th day of July, 1986.

APPROVED:

15/ R. L. Tuttle  
Mayor

ATTEST:

BY: Joseph J. Powell

1st reading 7/21/86

2nd reading 7/28/86

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 for a corner being the West corner of Lot 1 Block B of Chandlers Landing Phase 19 according to the plat recorded in Slide B at Page 282-285 of the Plat Records of Rockwall County, Texas, said point being on the Southerly line of Yacht Club Drive;

THENCE: South 54° 43' 44" East a distance of 150.51 feet along the Westerly line of said Phase 19 to a point for a corner;

THENCE: South 29° 43' 39" East a distance of 191.62 feet along said line of Phase 19 to a point for a corner;

THENCE: South 72° 57' 40" West a distance of 136.62 feet along said line of Phase 19 to a point for a corner;

THENCE: South 36° 02' 09" West a distance of 85.96 feet along said line of Phase 19 to a point for a corner;

THENCE: Leaving said line of Phase 19 and traversing said 285.2916 acre tract as follows;

North 44° 10' 15" West a distance of 51.54 feet to a point for a corner,

South 86° 50' 03" West a distance of 114.55 feet to a point for a corner

at the point of curvature of a circular curve to the right having a central angle of 49° 56' 05", and a radius of 319.64 feet, along said curve an arc distance of 278.58 feet to a point for a corner, South 41° 59' 14" West

a distance of 26.70 feet to a point for a corner at the point of curvature of a circular curve to the right having a central angle of 51° 35' 21",

and a radius of 331.06 feet, along said curve an arc distance of 298.08

feet to a point for a corner at the point of compound curvature of a circular

curve to the right, having a central angle of 42° 00' 30", a radius of

209.58 feet, along said curve an arc distance of 153.66 feet to a point

for a corner, North 44° 24' 53" West a distance of 105.73 feet to a point

for a corner at the point of curvature of a circular curve to the right

having a central angle of 28° 44' 09", a radius of 355.25; along said curve

an arc distance of 178.17 feet to a point for a corner, at the point of

compound curvature of a circular curve to the right having a central angle

of 15° 16' 31", a radius of 133.87 feet, along said curve an arc distance

of 35.69 feet to a point for a corner,

South 71° 09' 15" West a distance of 75.74 feet to a point for a corner,

North 73° 09' 06" West a distance of 63.00 feet to a point for a corner,

North 09° 21' 14" West a distance of 134.79 feet to a point for a corner,

North 51° 49' 23" West a distance of 97.76 feet to a point for a corner

on the Southeast line of a replat of part of Chandlers Landing Phase 16

according to the plat recorded in Slide B at Page 270-272 of the Plat Record:

of Rockwall County, Texas;

THENCE: North 38° 10' 37" East a distance of 295.76 feet along said line of Phase 16 to a point for a corner;

THENCE: North 14° 29' 31" East a distance of 290.00 feet along said line of Phase 16 to a point for a corner;

THENCE: North 07° 33' 51" East a distance of 265.90 feet along said line of Phase 16 to a point for a corner on the Southerly line of said Yacht Club Drive;

THENCE: South  $74^{\circ} 19' 02''$  East a distance of 34.06 feet along said Yacht Club Drive to a point for a corner at the point of curvature of a circular curve to the right having a central angle of  $27^{\circ} 44' 26''$ , and a radius of 382.98 feet;

THENCE: Along said curve with Yacht Club Drive an arc distance of 185.43 feet to a point for a corner;

THENCE: South  $46^{\circ} 34' 36''$  East a distance of 52.55 feet along said Yacht Club Drive to a point for a corner at the point of curvature of a circular curve to the right having a central angle of  $23^{\circ} 51' 44''$ , and a radius of 232.83 feet;

THENCE: Along said curve with said Yacht Club Drive an arc distance of 96.97 feet to a point for a corner at the point of compound curvature of a circular curve to the right having a central angle of  $09^{\circ} 43' 11''$ , a radius of 989.46 feet;

THENCE: Along said curve with said Yacht Club Drive an arc distance of 167.85 feet to a point for a corner;

THENCE: South  $12^{\circ} 59' 41''$  East a distance of 92.45 feet along said Yacht Club Drive to a point for a corner at the point of curvature of a circular curve to the left having a central angle of  $24^{\circ} 00' 19''$ , a radius of 311.51 feet;

THENCE: Along said curve with said Yacht Club Drive an arc distance of 130.52 feet to a point for a corner at the point of compound curvature of a circular curve to the left having a central angle of  $105^{\circ} 56' 38''$ , a radius of 188.00 feet;

THENCE: Along said curve with said Yacht Club Drive an arc distance of 347.63 feet to a point for a corner at the point of reverse curvature of a circular curve to the right having a central angle of  $01^{\circ} 29' 24''$ , and a radius of 555.36 feet;

THENCE: Along said curve with said Yacht Club Drive an arc distance of 14.44 feet to the Point of Beginning and Containing 16.956 Acres of Land.

## PHASE 15

## AREA REQUIREMENTS AND PORTION PHASE 16

Zoning Change from Townhouse to Patio Lots and S.F.10 Single Family Residential District. Change request in Block "A", Block "C" and a portion of Block "B".

## AREA REQUIREMENTS PATIO HOMES: (100 Lots)

1. Minimum Lot Size	4,000 S.F.
2. Minimum Floor Area Per D.U.	1,200 S.F.
3. Minimum Lot Frontage At Bldg. Line	40 FT.
4. Minimum Lot Depth	100 FT.
5. Minimum Front Setback	20 FT.
6. Minimum Rear Setback	15 FT.
7. Minimum Side Yard	0 FT. and 10 FT.
8. Minimum Bldg. Separation	10 FT.
9. Maximum Bldg. Coverage	60%
10. Maximum Bldg. Height	30 FT.
11. Minimum Off-Street Parking Excluding Garage	2 Spaces/Unit
12. Minimum Garage Space	2 Each

## AREA REQUIREMENTS S.F. 10 SINGLE FAMILY RESIDENCE: (6 Lots)

1. Minimum Lot Size	10,000 S.F.
2. Maximum Number of S.F. Detached Units/Lot	1 Each
3. Minimum Floor Area Per D.U.	1,500 S.F.
4. Minimum Lot Frontage At Building Line	60 FT.
5. Minimum Lot Depth	100 FT.
6. Minimum Depth of Front Setback	20 FT.
7. Minimum Depth of Rear Setback	15 FT.
8. Minimum Width of Side Setback	
a) Internal Lot	6 FT.
b) Sideyard Abutting Street	15 FT.
9. Minimum Distance Between Buildings	10 FT.



## PHASE 15

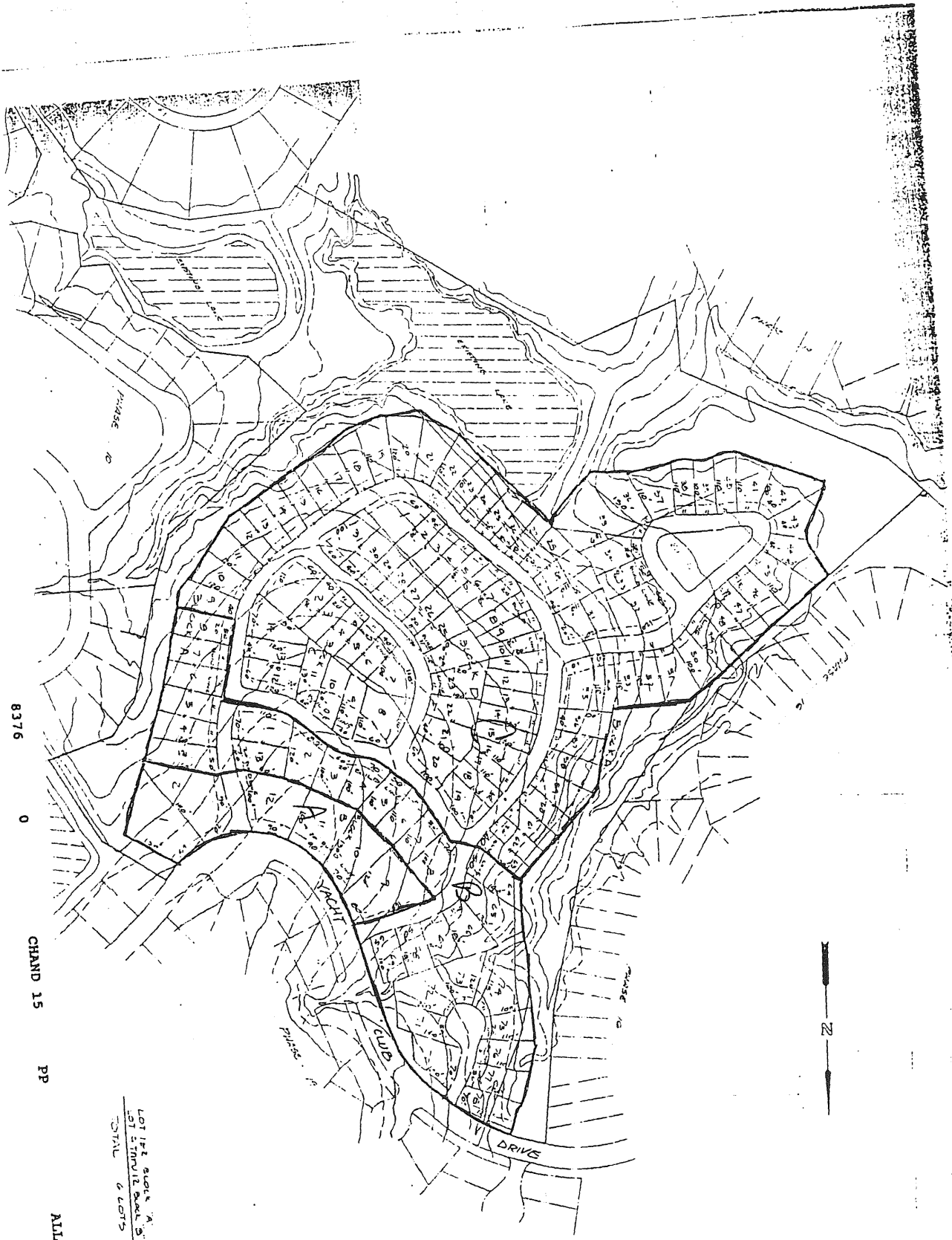
## AREA REQUIREMENTS AND PORTION PHASE 16

## PAGE 2

10.	Minimum Length of Driveway Pavement	18 FT.
11.	Maximum Bldg. Coverage	35%
12.	Maximum Bldg. Height	30 FT.
13.	Minimum Off-Street Parking Excluding Garage	2 Spaces/Unit
14.	Minimum Garage	2 Each
15.	Circular Drive Per D.U.	1 Each

## AREA REQUIREMENTS PATIO LOTS: (30 Lots)

1.	Minimum Lot Size	5,000 S.F.
2.	Minimum Floor Area Per D.U.	1,200 S.F.
3.	Minimum Lot Frontage At Bldg. Line	50 FT.
4.	Minimum Lot Depth	100 FT.
5.	Minimum Front Setback	20 FT.
6.	Minimum Rear Setback	15 FT.
7.	Minimum Side Yard	0 FT. and 10 FT.
8.	Minimum Bldg. Separation	10 FT.
9.	Maximum Bldg. Coverage	50%
10.	Maximum Bldg. Height	30 FT.
11.	Maximum Off-Street Parking Excluding Garage	2 Spaces/Unit
12.	Minimum Garage Space	2 Each



8376

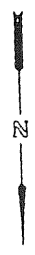
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CHAND 15

PP

ALL

LOT 1st SUEK A 10,000 sq ft  
 1st SUEK B 10,000 sq ft  
 TOTAL 6 LOTS 10,000 sq ft



LOT 1 & 2 BLOCK "A" 10,000 ☐  
LOT 9 THRU 12 BLOCK "B" 10,000 ☐

A. TOTAL 6 LOTS 10,000 ☐

LOT 3 THRU 8 BLOCK "A" 5000 ☐  
LOT 1 THRU 8 BLOCK "B" 5000 ☐  
LOT 64 THRU 78 BLOCK "A" 5000 ☐

B. TOTAL 30 LOTS 5000 ☐

LOT 9 THRU 43 BLOCK "A" 4000 ☐  
LOT 1 THRU 14 BLOCK "C" 4000 ☐  
LOT 1 THRU 31 BLOCK "D" 4000 ☐

C. TOTAL 100 LOTS 4000 ☐  
TOTAL 136 LOTS

L. EVANS  
ENGINEER

SSON RD. SUITE 102  
TEXAS 75228  
(940) 328-8133

DATE JOB NO.

23-86 72122

# CHANDLERS LANDING

PHASE 15 & PORTION OF PHASE 16

CITY OF ROCKWALL, ROCKWALL COUNTY TEXAS

TEXAS FRATES CORPORATION OWNER  
ONE COMMODORE PLAZA → ROCKWALL, TEXAS

ORDINANCE NO. 92-41

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 ZERO LOT LINE 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.L. Associates on a 37.155 acre tract of land; and

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

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

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

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

- A. All development of property covered by Planned Development District No. 8, Chandlers Landing shall be in accordance with the provisions of this ordinance and the finally approved comprehensive development plan and list of approved uses, and no substantial change in the development shall be permitted except after obtaining approval of the changes and amendments in accordance with the provisions of the Comprehensive Zoning Ordinance.
- B. The property described on Exhibit "A", attached hereto, shall be used for Single Family Detached residential development and shall be regulated by the area requirements set forth in the SF-7 zoning classification, as currently adopted and as may be amended in the future, except as provided for as follows:
  - 1. Minimum Sq. Footage per Unit - 1,500 sq. ft.
  - 2. Minimum Side Setback, internal lot - 5 feet
- C. All development of this tract shall be in accordance with and regulated by the approved development plan, which shall be attached hereto and made a part hereof upon its final approval by the City Council.

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 16th day of November,  
1992.

APPROVED:

  
Mayor

ATTEST:

By: Hilda Crangle

1st reading 11/2/92

2nd reading 11/16/92

FINNING at an Iron rod for a corner being the West corner of Lot 1, Block B of Chandlers Landing Phase 19 according to the plat recorded in Slide B at Page 282-285 of the Plat Records of Rockwall County, Texas, said point being on the Southerly line of Yacht Club Drive;

ENCE: South 54° 43' 44" East a distance of 150.51 feet along the Westerly line of said Phase 19 to an Iron rod for a corner;  
EN South 29° 43' 39" East a distance of 191.62 feet along said line of Phase 19 to an Iron rod for a corner;  
EN South 72° 57' 40" West a distance of 136.62 feet along said line of Phase 19 to an Iron rod for a corner;  
EN South 36° 02' 09" West a distance of 85.96 feet along said line of Phase 19 to an Iron rod for a corner;  
ENCE: South 13° 28' 23" West a distance of 232.66 feet along said line of Phase 19 to an Iron rod for a corner being the Southwest corner of Lot 17, Block B of Chandlers Landing Phase 19 and the Northwest corner of Lot 25 Block B of Chandlers Landing Phase Section One, according to the plat recorded in Slide A, Page 193 of the plat records of Rockwall County, Texas;  
ENCE: Traversing the Westerly line of Phase Ten Section One as follows:

th 18° 28' 04" West a distance of 106.23 feet to an Iron rod for a corner; South 52° 00' 00" West a distance of 370.08 feet to an Iron rod for a corner; South 42° 16' 25" East a distance of 158.88 feet to an Iron rod for a corner; South 79° 12' 35" East a distance of 95.00 feet to an Iron rod for a corner; South 47° 35' 07" East a distance of 70.00 feet to an Iron rod for a corner; South 09° 13" East a distance of 84.39 feet to an Iron rod for a corner; South 22° 28' 48" East a distance of 107.46 feet to an Iron rod for a corner; East a distance of 38.00 feet to an Iron rod for a corner; South 01° 20' 34" East a distance of 65.00 feet to an Iron rod for a corner; South 69° 53' 03" East a distance of 95.00 feet to an Iron rod for a corner; North 83° 23' 00" East a distance of 50.00 feet to an Iron rod for a corner; South 63° 10' 51" West a distance of 154.33 feet to an Iron rod for a corner, South 27° 05" West a distance of 90.12 feet to an Iron rod for a corner; South 24° 40' 58" East a distance of 156.59 feet to an Iron rod for a corner; South 83° 54' 40" East a distance of 40.03 feet to an Iron rod for a corner; South 06° 05' 20" West a distance of 36 feet to an Iron rod for a corner; South 23° 33' 25" East a distance of 111.19 feet to an Iron rod for a corner; South 83° 40" East a distance of 75.00 feet to an Iron rod for a corner on the West Line of Yacht Club Drive;

ENCE: South 06° 05' 20" West a distance of 106.35 feet along said line of Yacht Club Drive to an Iron rod for a corner at the West corner of Lot 5-J of a replat of Chandlers Landing Phase Six according to the plat recorded in Slide A at Page 257 of the plat records of Rockwall County, Texas;  
ENCE: Traversing the East Line and the Northerly Line of said replat of Chandlers Landing Phase Six as follows: North 83° 00' North a distance of 119.30 feet to an Iron rod for a corner; North 06° 27' 12" East a distance of 68.11 feet to an Iron rod for a corner; North 03° 00' 08" West a distance of 286.39 feet to an Iron rod for a corner; North 31° 22' 49" West a distance of 31 feet to an Iron rod for a corner; North 70° 41' 42" West a distance of 188.68 feet to an Iron rod for a corner; South 86° 18" West a distance of 183.08 feet to an Iron rod for a corner; South 40° 07' 58" West a distance of 52.29 feet to an Iron rod for a corner of the most Northerly East corner of Chandlers Landing Phase Five, according to the plat recorded in Volume 3 at Page 45 of the Plat Records of Rockwall County, Texas;

ENCE: North 55° 56' 10" West a distance of 638.29 feet along the Northerly line of said Phase Five to an Iron rod for a corner;  
ENCE: South 69° 40' 47" West a distance of 221.24 feet along said line of Phase Five to an Iron rod for a corner at the intersection of the said Northerly line of Phase Five and the most Northerly East line of a replat of the revised final plat of Chandlers Landing Phase Fourteen, according to the plat recorded in Slide B at Page 249-250 of the plat records of Rockwall County, Texas.

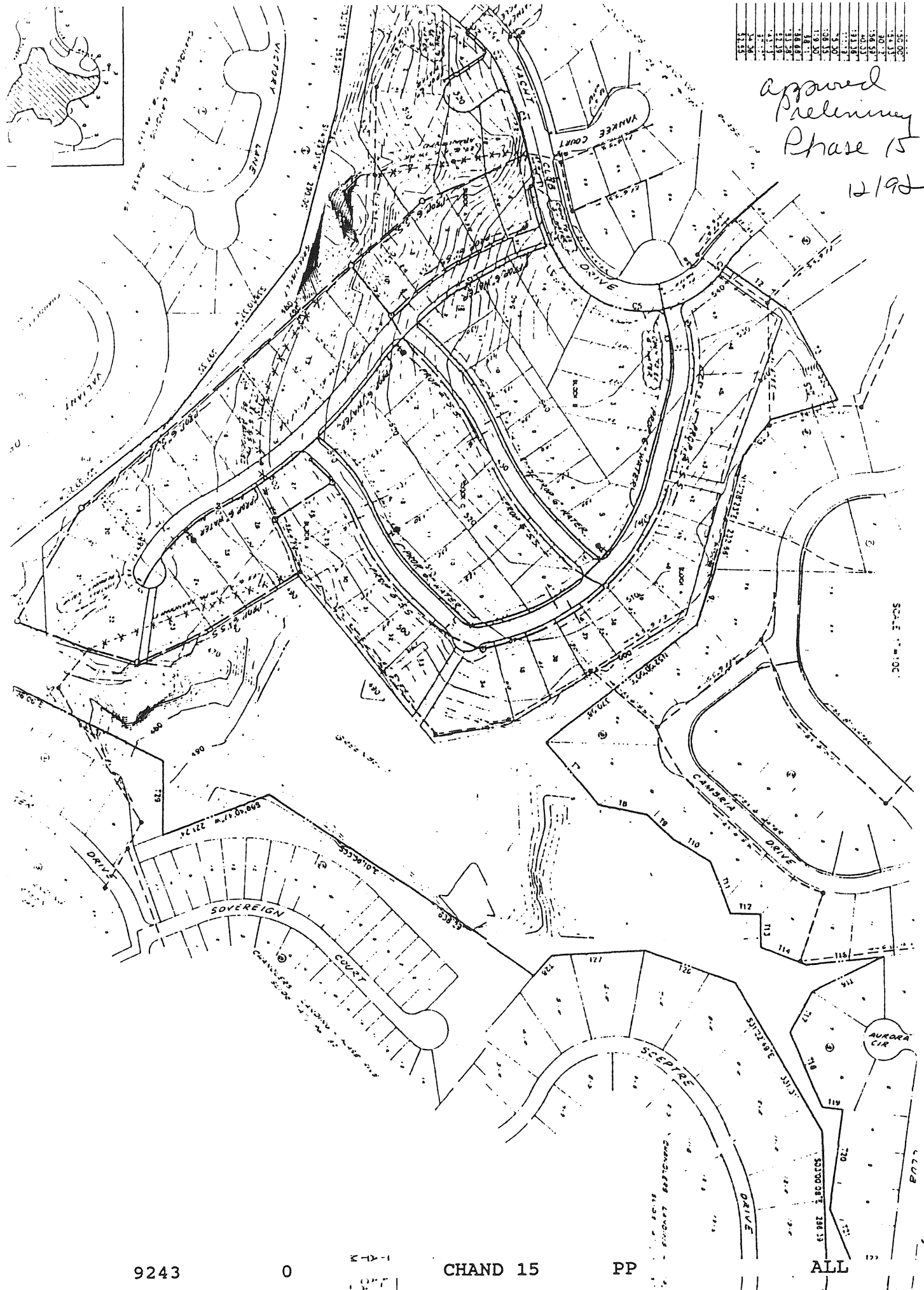
ENCE: North a distance of 143.13 feet along the North line of said Phase Fourteen to an Iron rod for a corner;  
ENCE: North 63° 26' 06" West a distance of 447.21 feet along said line of Phase Fourteen to an Iron rod for a corner;  
ENCE: North 45° 00' 00" West a distance of 97.17 feet along said line of Phase Fourteen to an Iron rod for a corner; being the most Southerly corner of a replat of Chandlers Landing Phase 16, according to the plat recorded in Slide B at Page 270-272 of the plat records of Rockwall County, Texas;  
ENCE: North 51° 39' 21" East a distance of 622.99 feet along the Easterly line of said Phase 16 to an Iron rod for a corner;  
ENCE: North 38° 10' 37" East a distance of 397.35 feet along said line of Phase 16 to a point for a corner;  
ENCE: North 14° 29' 31" East a distance of 290.00 feet along said line of Phase 16 to a point for a corner;  
ENCE: North 07° 33' 51" East a distance of 265.90 feet along said line of Phase 16 to a point for a corner on the Southerly line of said Yacht Club Drive;

ENCE: South 74° 19' 02" East a distance of 34.06 feet along said Yacht Club Drive to a point for a corner at the point of curvature of a circular curve to the right having a central angle of 27° 44' 26", and a radius of 382.98 feet;  
ENCE: Along said curve with Yacht Club Drive an arc distance of 185.43 feet to a point for a corner;  
ENCE: South 46° 34' 36" East a distance of 52.55 feet along said Yacht Club Drive to a point for a corner at the point of curvature of a circular curve to the right having a central angle of 23° 51' 44", and a radius of 232.83 feet;  
ENCE: Along said curve with said Yacht Club Drive an arc distance of 96.97 feet to a point for a corner at the point of compound curvature of a circular curve to the right having a central angle of 09° 43' 11", a radius of 989.46 feet;  
ENCE: Along said curve with said Yacht Club Drive an arc distance of 167.85 feet to a point for a corner;  
ENCE: South 12° 59' 41" East a distance of 92.45 feet along said Yacht Club Drive to a point for a corner at the point of curvature of a circular curve to the left having a central angle of 24° 00' 19", a radius of 311.51 feet;  
ENCE: Along said curve with said Yacht Club Drive an arc distance of 130.52 feet to a point for a corner at the point of compound curvature of a circular curve to the left having a central angle of 105° 56' 38", a radius of 188.00 feet;  
ENCE: Along said curve with said Yacht Club Drive an arc distance of 347.63 feet to a point for a corner at the point of reverse curvature of a circular curve to the right having a central angle of 01° 29' 24", and a radius of 555.36 feet;  
ENCE: Along said curve with said Yacht Club Drive an arc distance of 14.44 feet to the Point of Beginning and Containing 155 Acres of Land.

Approved Preliminary Plat  
 Phase 15  
 12/92

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51.131
52.195
53.259
54.323
55.387
56.451
57.515
58.579
59.643
60.707
61.771
62.835
63.899
64.963
66.027
67.091
68.155
69.219
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76.667
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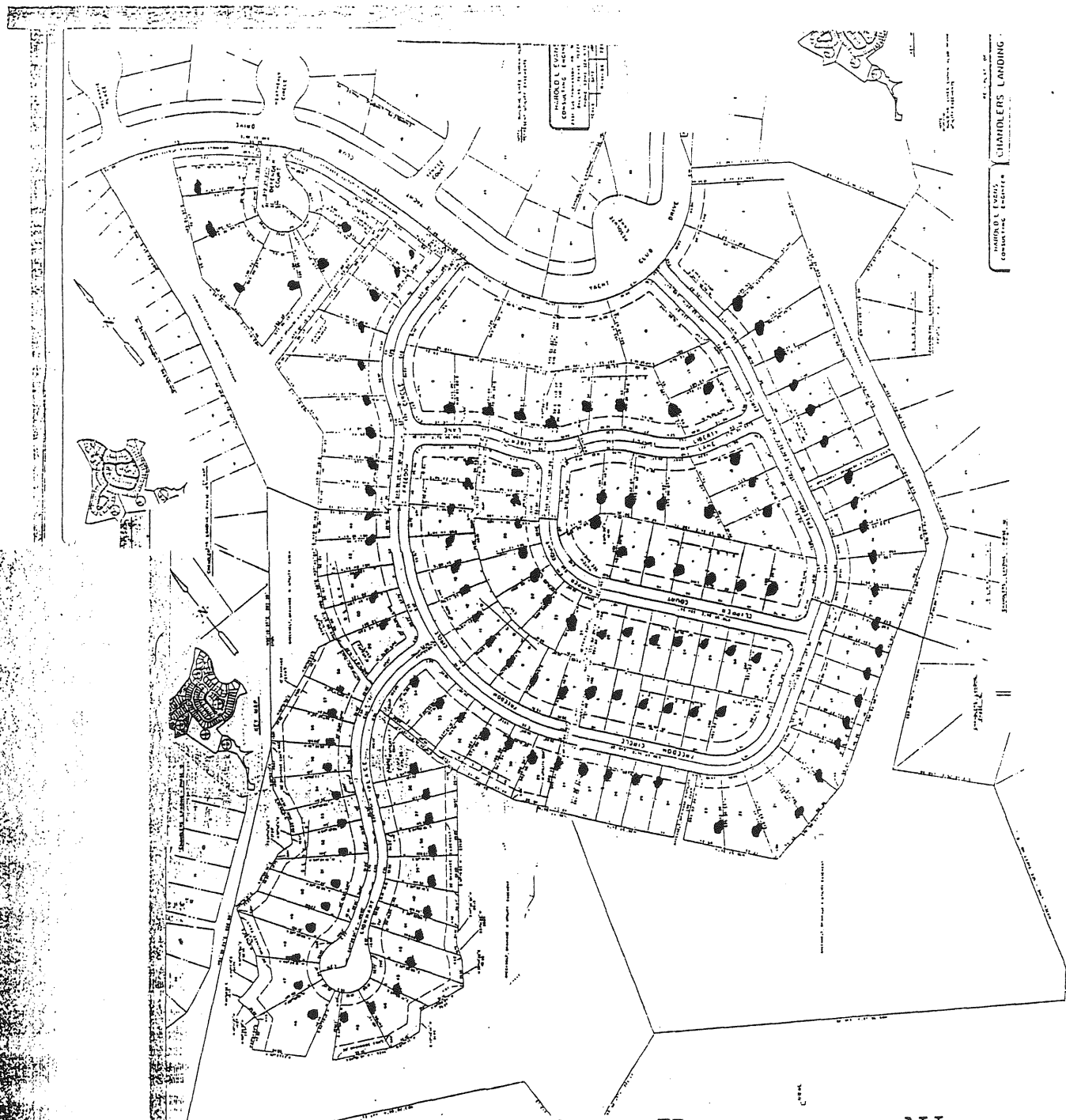
SCALE 1"=100'



4



Replac Phase 15  
Approved 12/86



8658

0

CHAND 15

FP

ALL

RESTRICT: PHASE\_NO = "CHAND 16" "

P&Z	CASE NO	ORDINANCE	PHASE NAME	ACTION	DESCRIPTION
8409		0	CHAND 16	PP	AR ZLL C1-19, D1-7 ESTAB.
8463		0	CHAND 16	FP	ALL - (VACATED)
8550		0	CHAND 16	FP	ALL - (VACATED)
8574		8604	CHAND 16	Z	ZLL E1-22, F1-12
8582		0	CHAND 16	FP	ALL

ORDINANCE NO. 86-4

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 QR 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 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 No. 8: Chandlers Landing on the property described as Block E, Lots 1-26; Block F, Lots 1-11, Phase 16, 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. Prior to issuance of any building permit in Planned Development District No. 8: Chandlers Landing, Phase 16, 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. 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 16 shall be regulated by the requirements listed 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

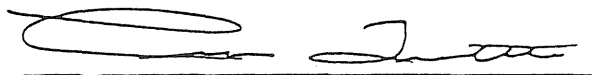
or the application of any other section or provision to any other person, firm, corporation, situation, or circumstance, not shall adjudication affect any other section or provision of the Comprehensive Zoning Ordinance No. 83-23 of the City of Rockwall, Texas, and the City Council declares that it would 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 20th day of January, 1986.

APPROVED:

  
\_\_\_\_\_  
Mayor

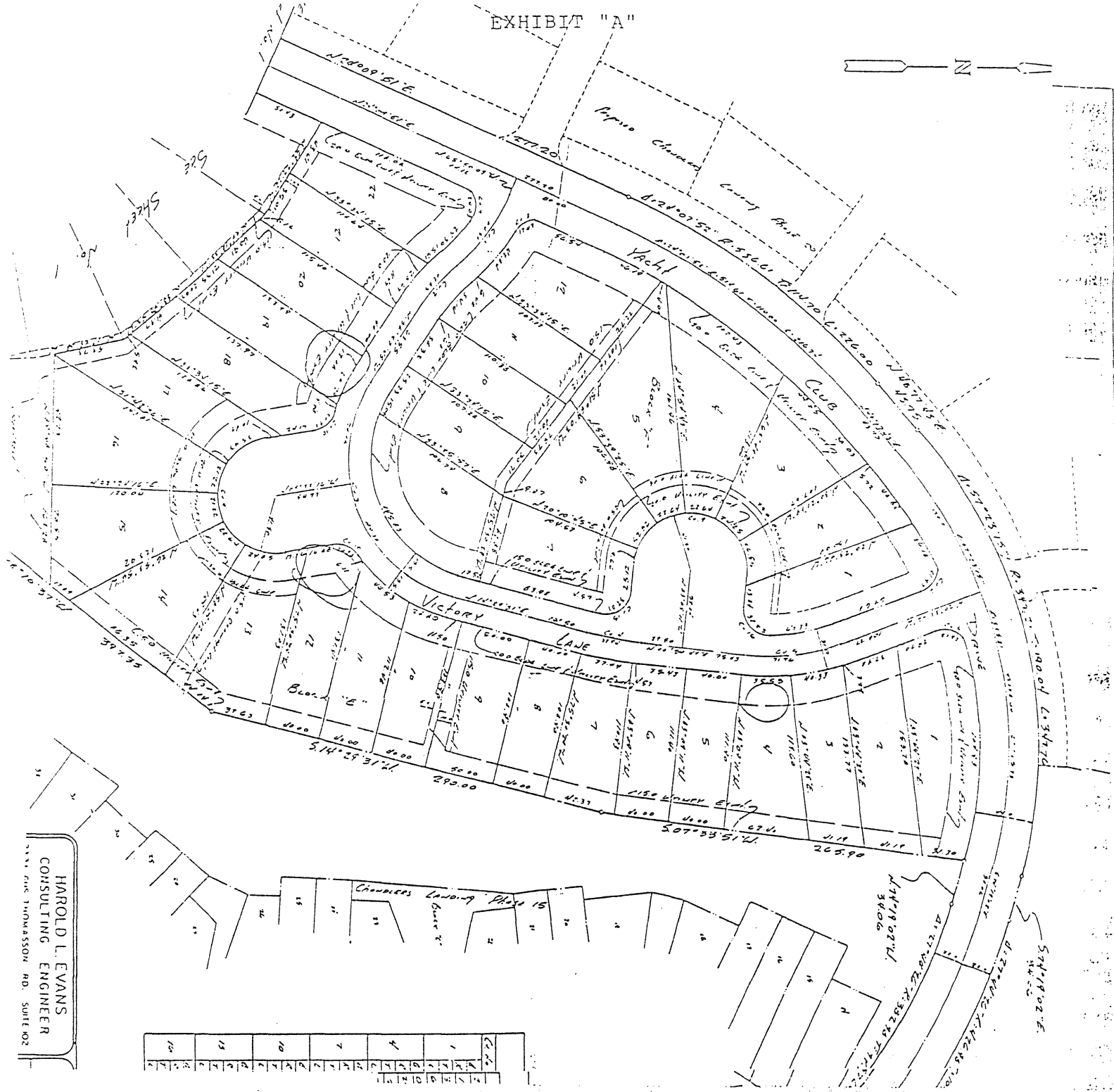
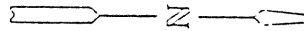
ATTEST:

  
\_\_\_\_\_  
City Secretary

1st reading 1/6/86

2nd reading 1/20/86

EXHIBIT "A"



HAROLD L. EVANS  
CONSULTING ENGINEER  
1000 GLENN THOMASSON RD. SUITE 102

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
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EXHIBIT "B"

ZERO LOT LINE DEVELOPMENT

BLOCK E, LOTS 1-26; BLOCK F, LOTS 1-11, PHASE 16, CHANDLERS LANDING

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. & 10 ft.

Minimum Building Separation-----10 ft.

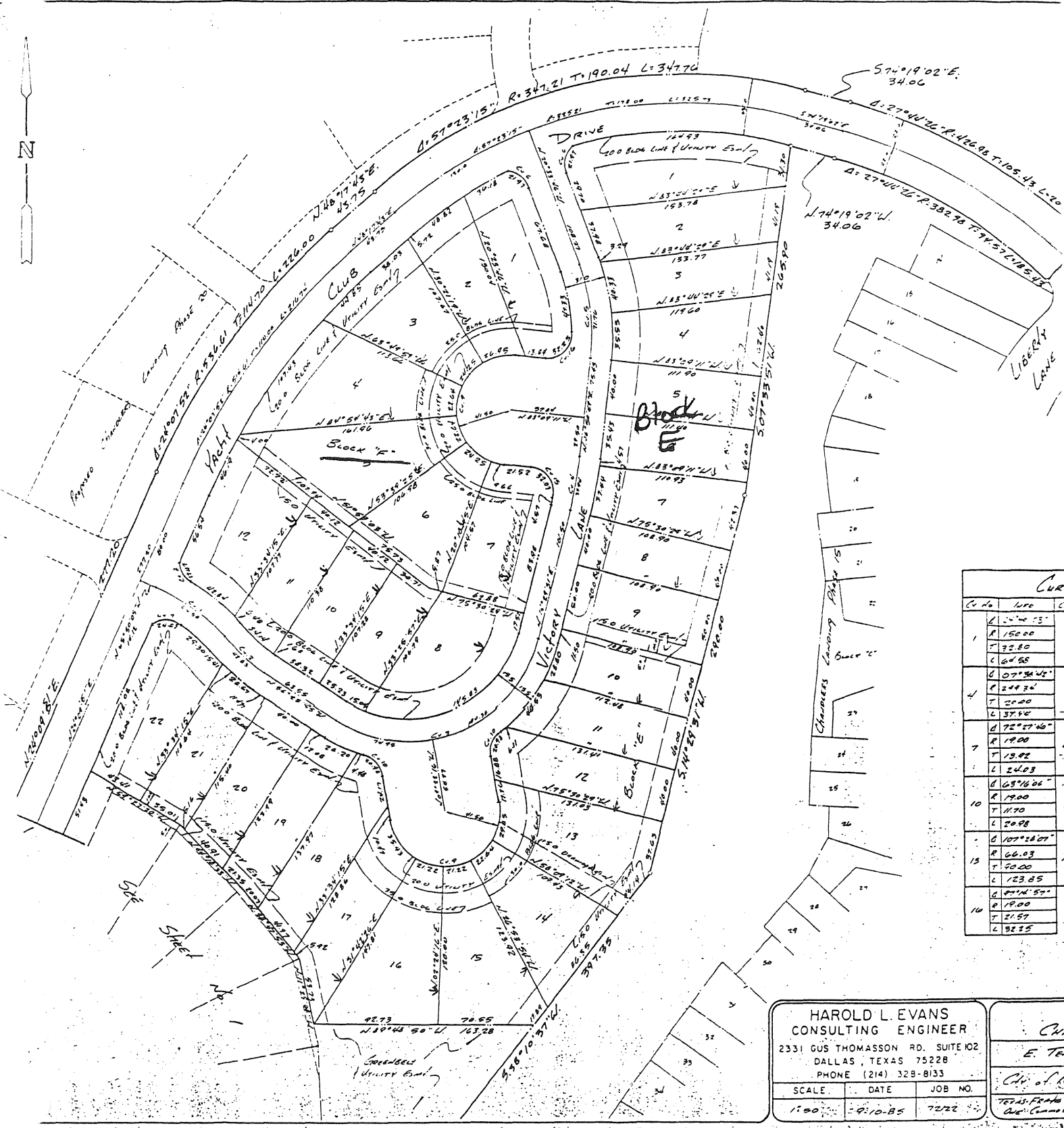
Maximum Building Coverage-----60%

Maximum Building Height-----30 ft.

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

Garage Requirement-----2 car garage

All other area requirements of "ZLL-5" Zero Lot Line Classification not specifically addressed above are hereby incorporated as area requirements for Phase 16, Chandlers Landing.



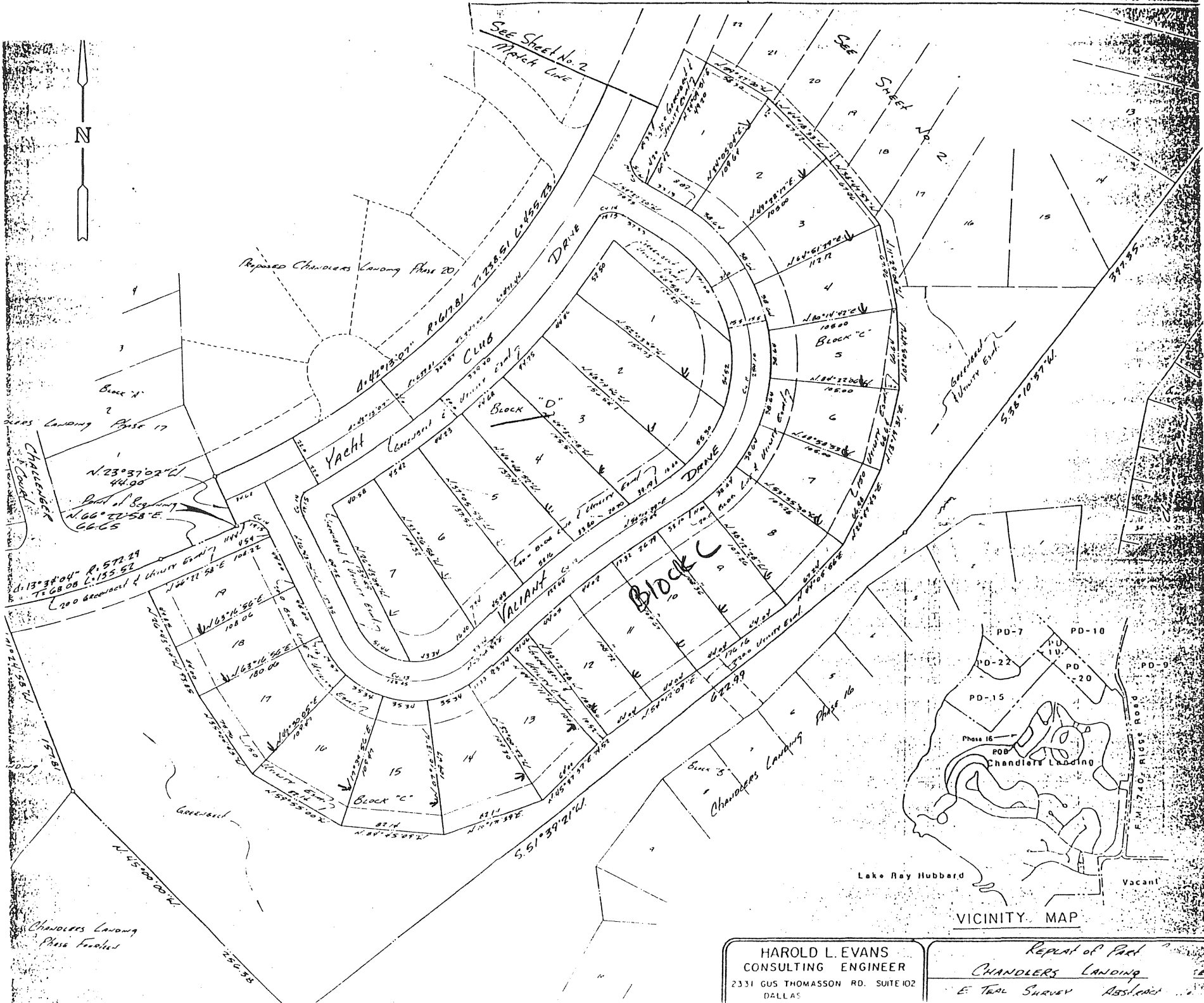
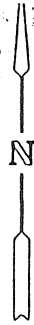
CUR		
Code	Area	C
1	150.00	
2	150.00	
3	150.00	
4	150.00	
5	150.00	
6	150.00	
7	150.00	
8	150.00	
9	150.00	
10	150.00	
11	150.00	
12	150.00	
13	150.00	
14	150.00	
15	150.00	
16	150.00	

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

SCALE: 1"=80' DATE: 9-10-85 JOB NO.: 7272

Cur  
 E. Ted  
 City of No.  
 Texas State  
 Civil Engineer





HAROLD L. EVANS  
CONSULTING ENGINEER  
2331 GUS THOMASSON RD. SUITE 102  
DALLAS

Replat of Part  
CHANDLERS LANDING  
E. T. TRUL SURVEY ASSOCIATES

PATIO HOMES: LOTS ~~21-39~~<sup>1-19</sup>, BLOCK ~~Z~~<sup>C</sup>; LOTS 1-7, BLOCK ~~A~~<sup>D</sup>

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

AREA REQUIREMENTS:

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

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

0-94-0

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.....2 spaces/unit  
(excluding garage)

Ord 84-0

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.

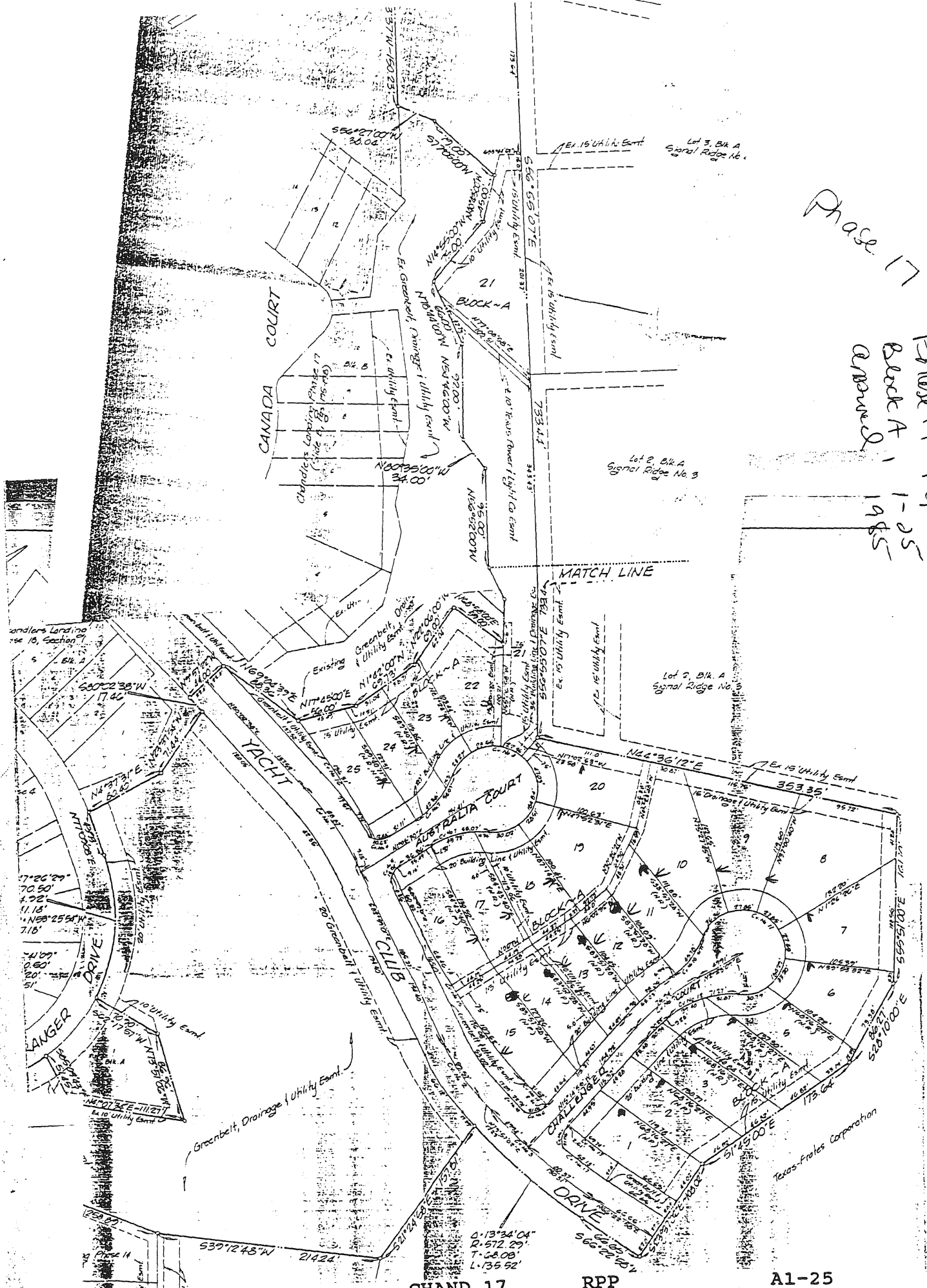
1-25 Block A

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

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

Phase 17

Phase 17 Replat  
Block A  
1-25  
1985



8547

0

CHAND 17

RPP

A1-25  
REPLAT OF PAK 1 C

HAROLD L. EVANS

Texas Frates Corporation

$\Delta 13^{\circ}34'04''$   
 $R=572.29'$   
 $T=68.00'$   
 $L=735.52'$

*Phase 17*

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 DOLIARS (\$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.

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 17th day of August, 1987.

APPROVED:

  
\_\_\_\_\_  
Mayor

ATTEST:

By   
\_\_\_\_\_

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



EXHIBIT "A"

ZERO LOT LINE DEVELOPMENT

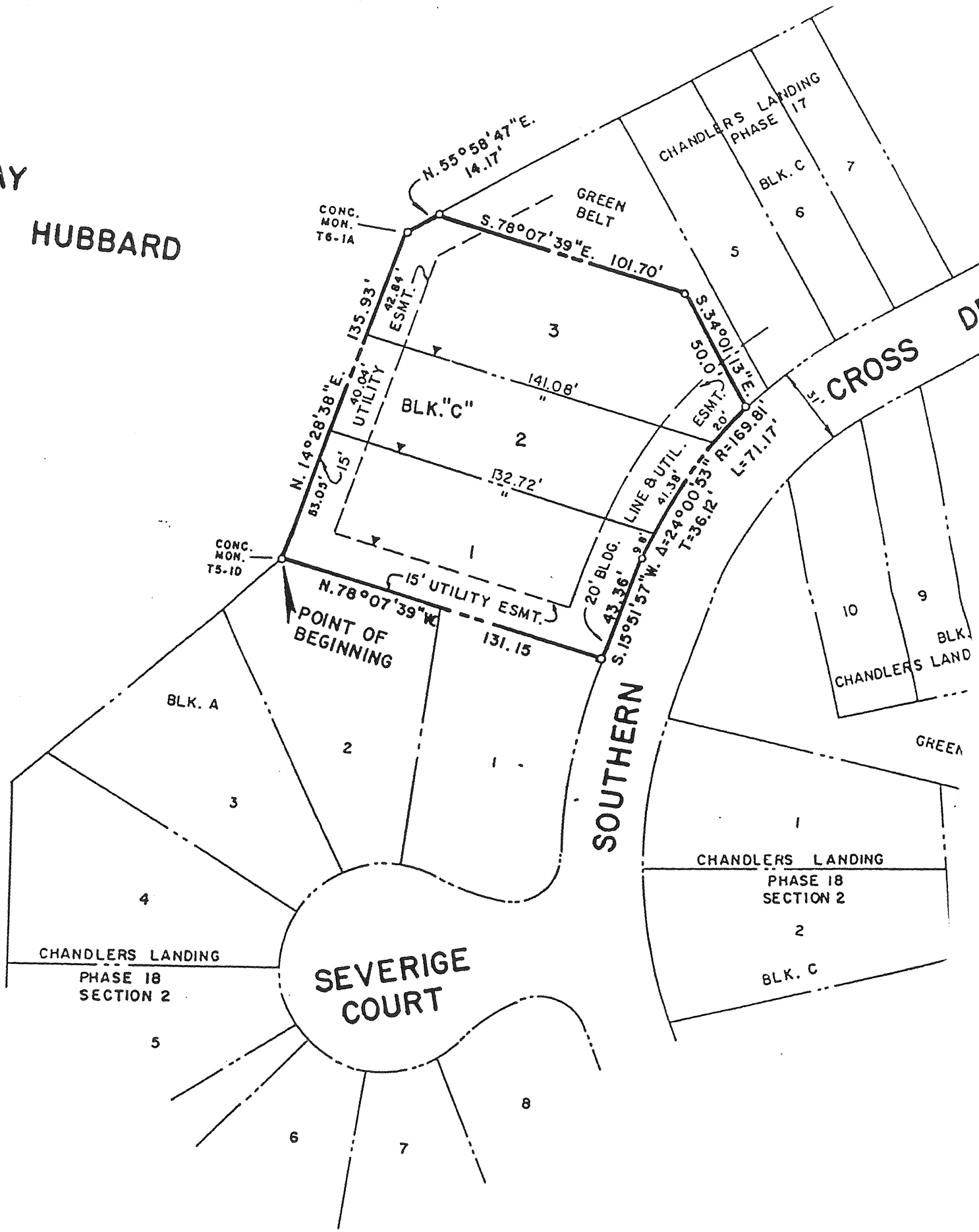
Block C, Lots 1-4, Phase 17

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----- (excluding garage)	2 spaces/unit

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



SEVERIGE COURT

SOUTHERN

CROSS D

CHANDLERS LANDING  
PHASE 18  
SECTION 2

CHANDLERS LANDING  
PHASE 18  
SECTION 2

BLK. A

BLK. "C"

BLK. C

CHANDLERS LAND  
BLK.

GREEN

GREEN  
BELT

CHANDLERS LANDING  
PHASE 17

BLK. C

CONC.  
MON.  
T5-10

CONC.  
MON.  
T6-1A

POINT OF  
BEGINNING

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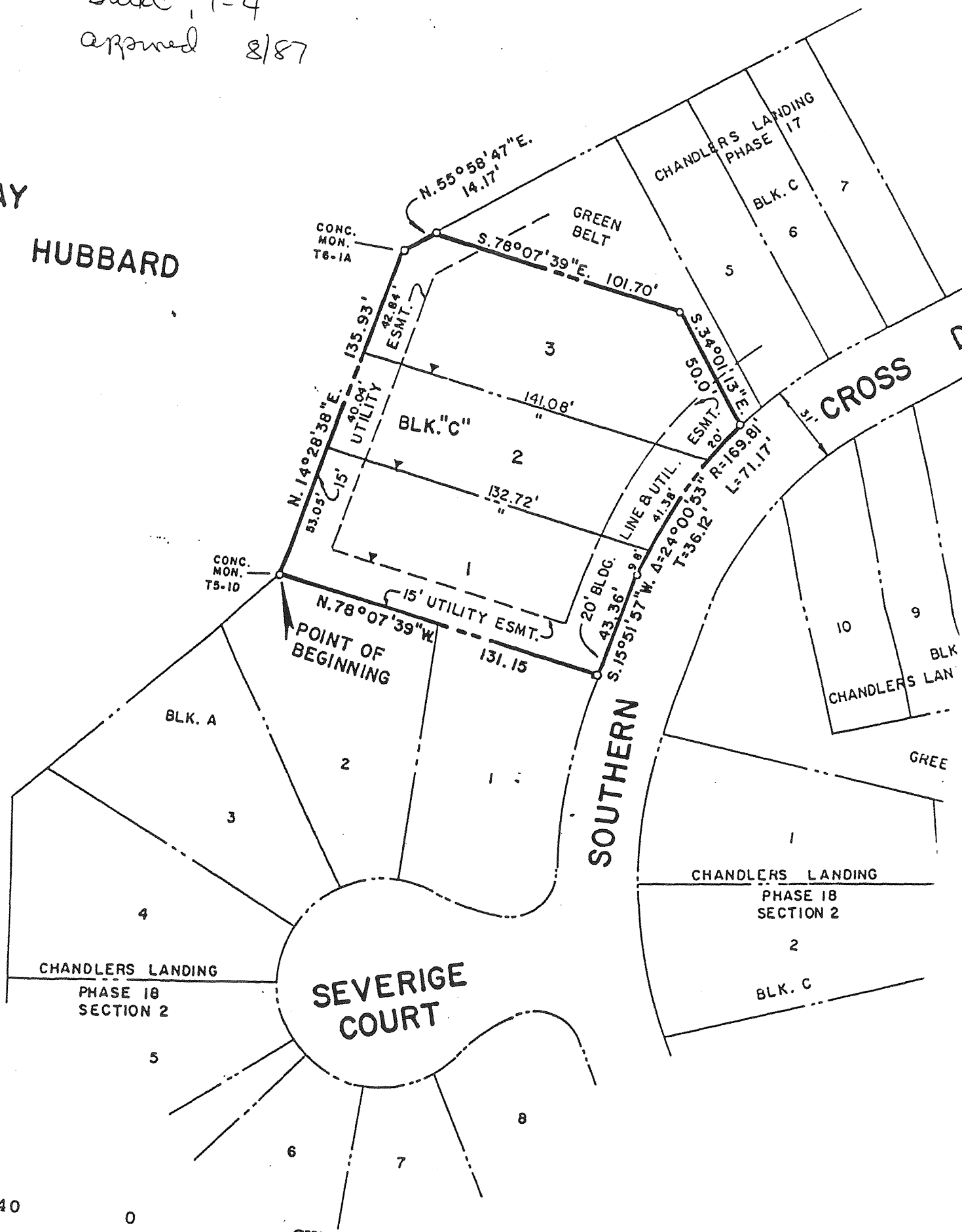
8

7

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Kiplat Phase 17  
Block 1-4  
approved 8/87

RAY  
HUBBARD



8740

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CHAND 17

RPP

PARTIAL, C1-4 (C1-3)

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:



Mayor

ATTEST:

By: Mary Nichols

1st reading September 16, 1991

2nd reading October 7, 1991

ORDINANCE NO. \_\_\_\_\_

EXHIBIT "A"

Page 1 of 4

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"

Page 2 of 4

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.

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

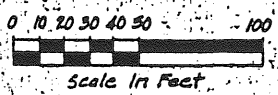
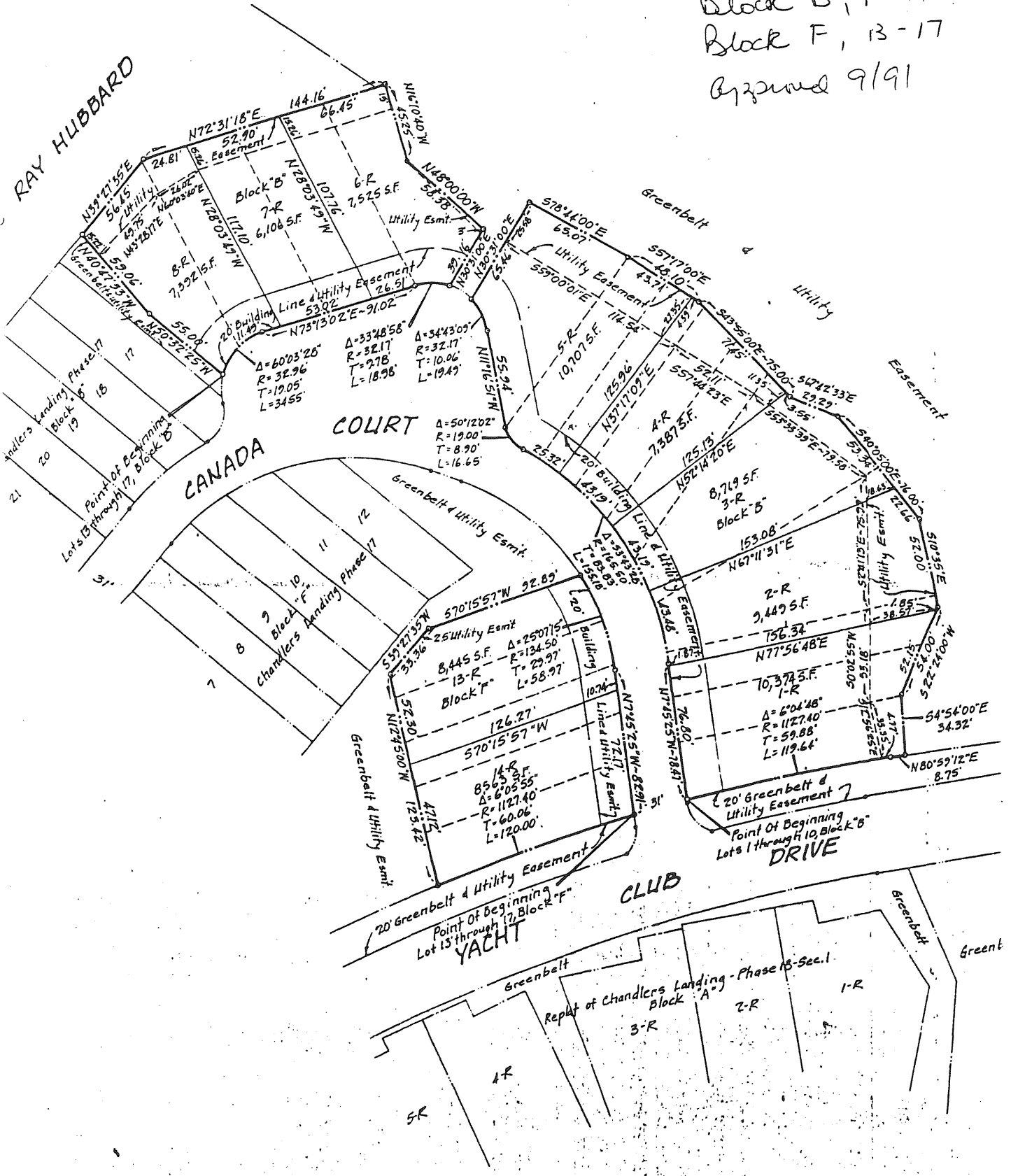
CHANDLERS LANDING PHASE 18, SECTION 2

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

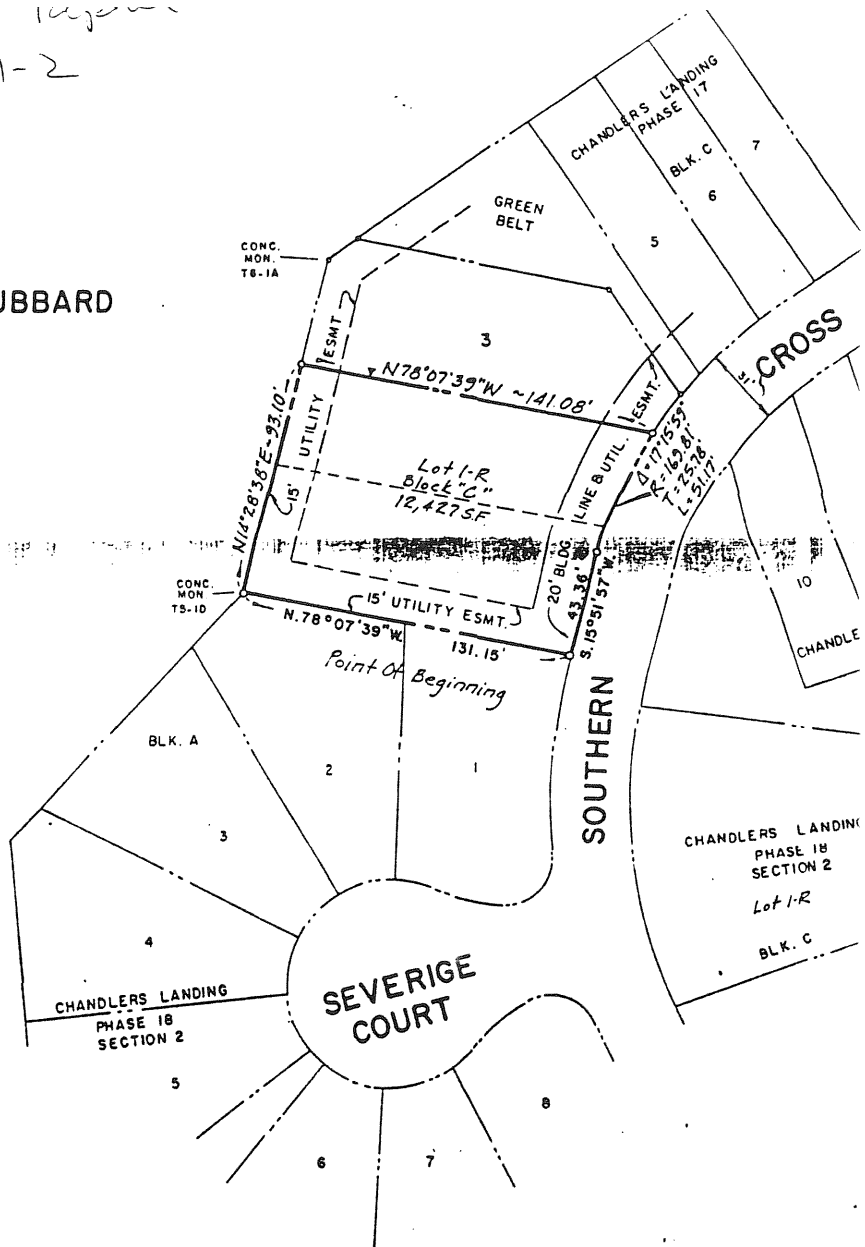
All other area requirements of "SF-10" Single Family zoning classification not specifically addressed above are hereby incorporated as area requirements for Lots 1-R, Block B and Lots 1-R, 4-R, and 5-R, Block C, Phase 18, Section 2.

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



Phase 11  
Block C, 1-2

LAKE  
RAY  
HUBBARD



Approved  
9/91

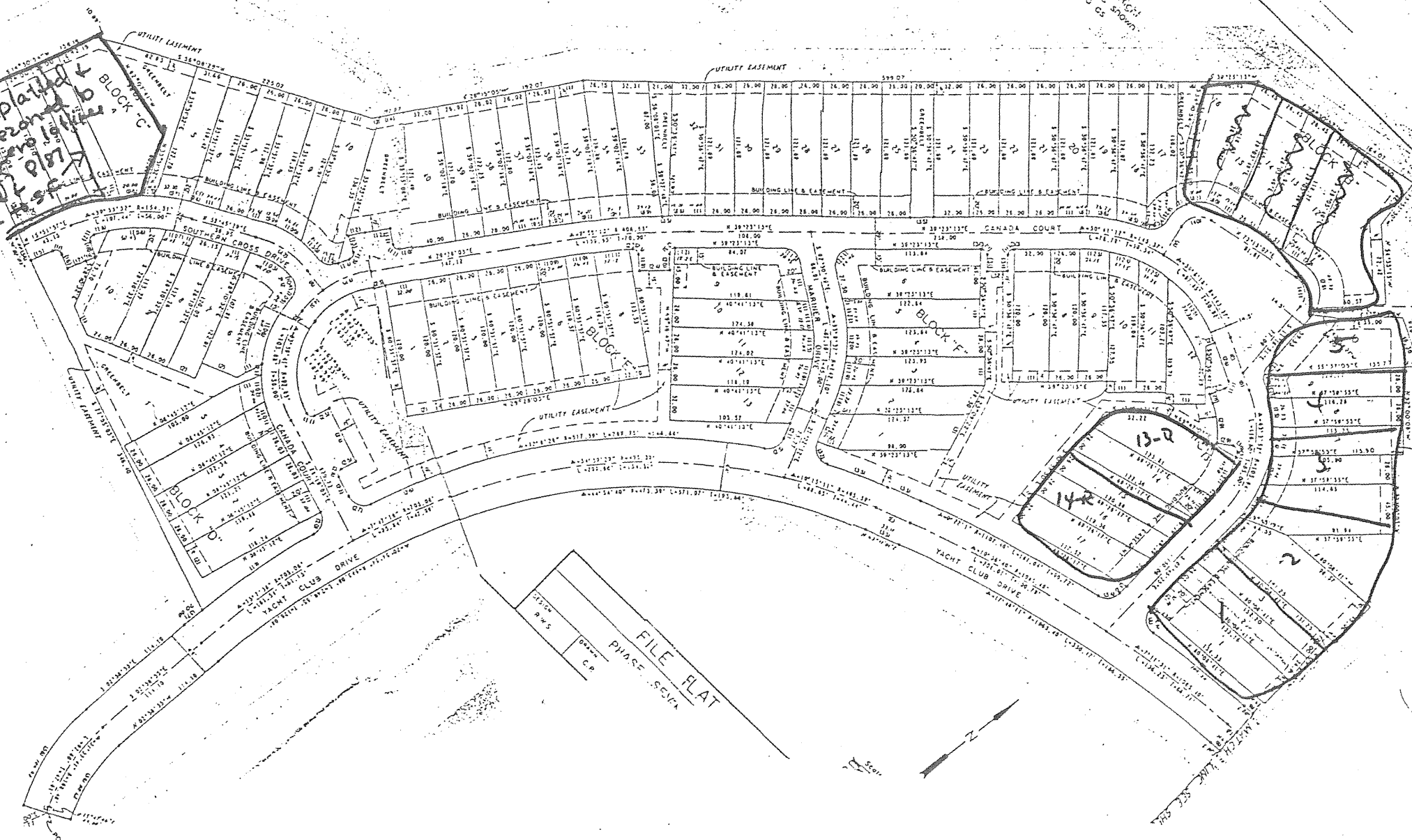
TELETYPE POST N7174

Phase 1

VICINITY MAP

NOTE: 1. Numbers in parentheses indicate degrees of Curve data is located on page 4 of 5  
2. The arc curve on this sheet are shown for section of the Centerline of the Streets shown for Fire Lanes are hereby Designated as

9/91 Replotted  
Replotted  
Replotted  
Replotted  
Replotted



Replotted & Keomed to SF 9/91

Block A Replotted 1985

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%



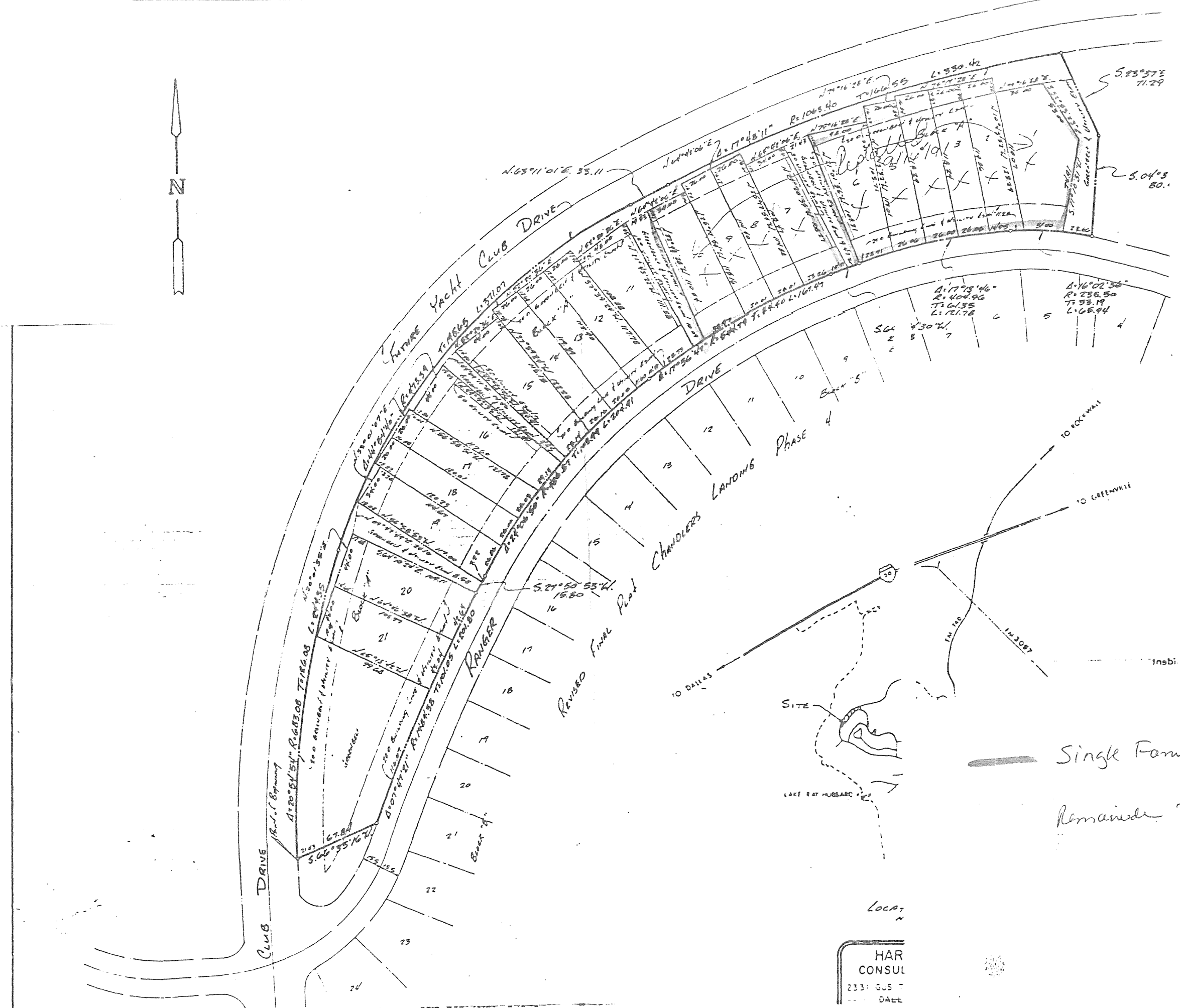
8469

c

Chand. 18-1

FP

Q11



HAR  
 CONSUL  
 2331 GUS T  
 DATE

— Single Family Detached use  
 Remained Townhouse

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:

  
\_\_\_\_\_  
Mayor

ATTEST:

By: Mary Nichols

1st reading September 16, 1991  
2nd reading October 7, 1991

ORDINANCE NO. \_\_\_\_\_

EXHIBIT "A"

Page 1 of 4

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.

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.

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.

AREA REQUIREMENTS

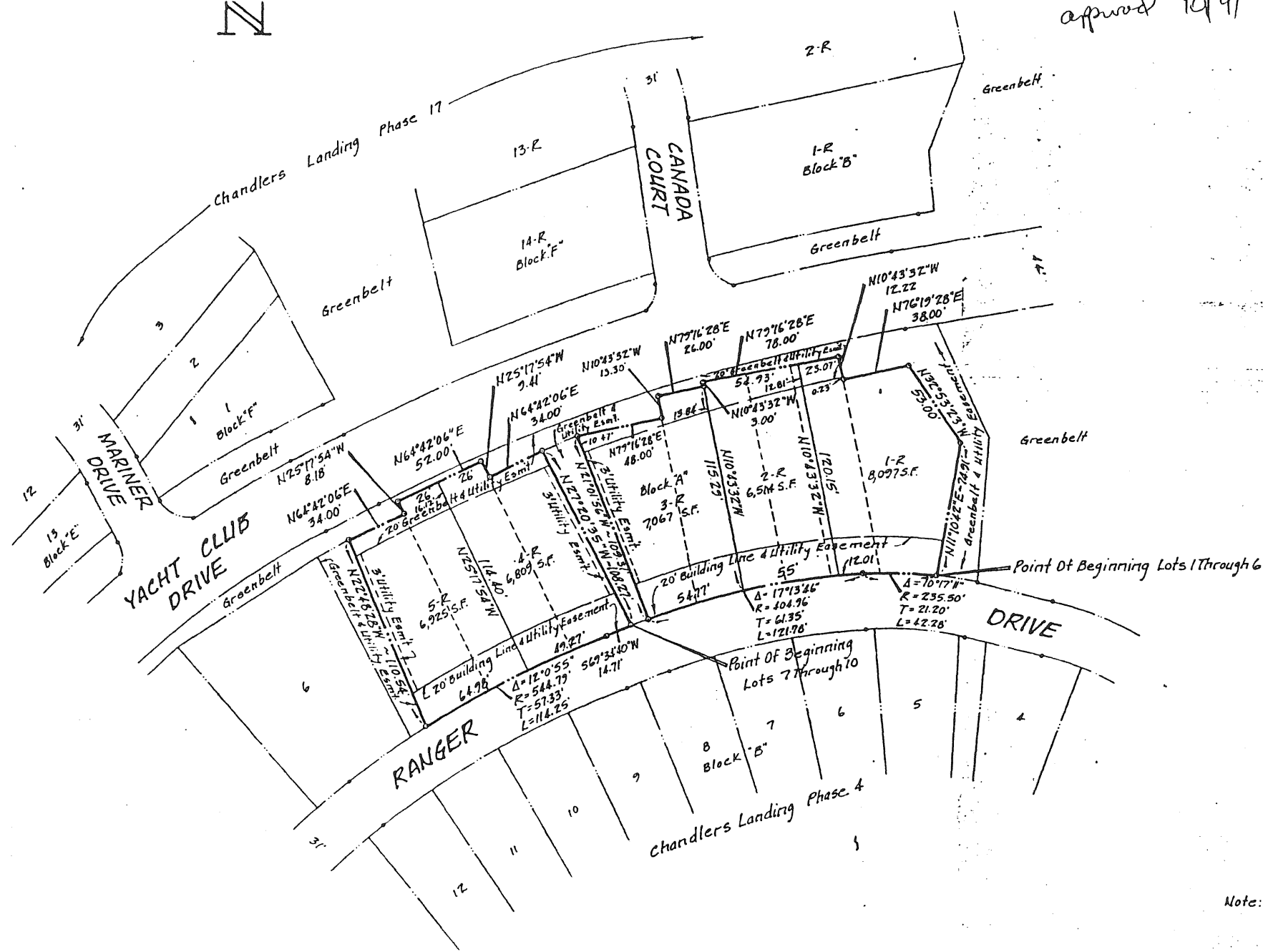
CHANDLERS LANDING PHASE 18, SECTION 2

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 10/9/91



BLOCK A, 1-10 (1R-5R)

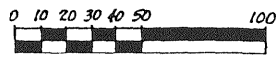
RPP

CHAND 18-1

0

9125

Note: All property are iron



HAROLD EV  
 ( ) ILTING EN  
 2331 THOMAS V P  
 DALLAS TX

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 7<sup>th</sup> 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
Minimum 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 classification, 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"

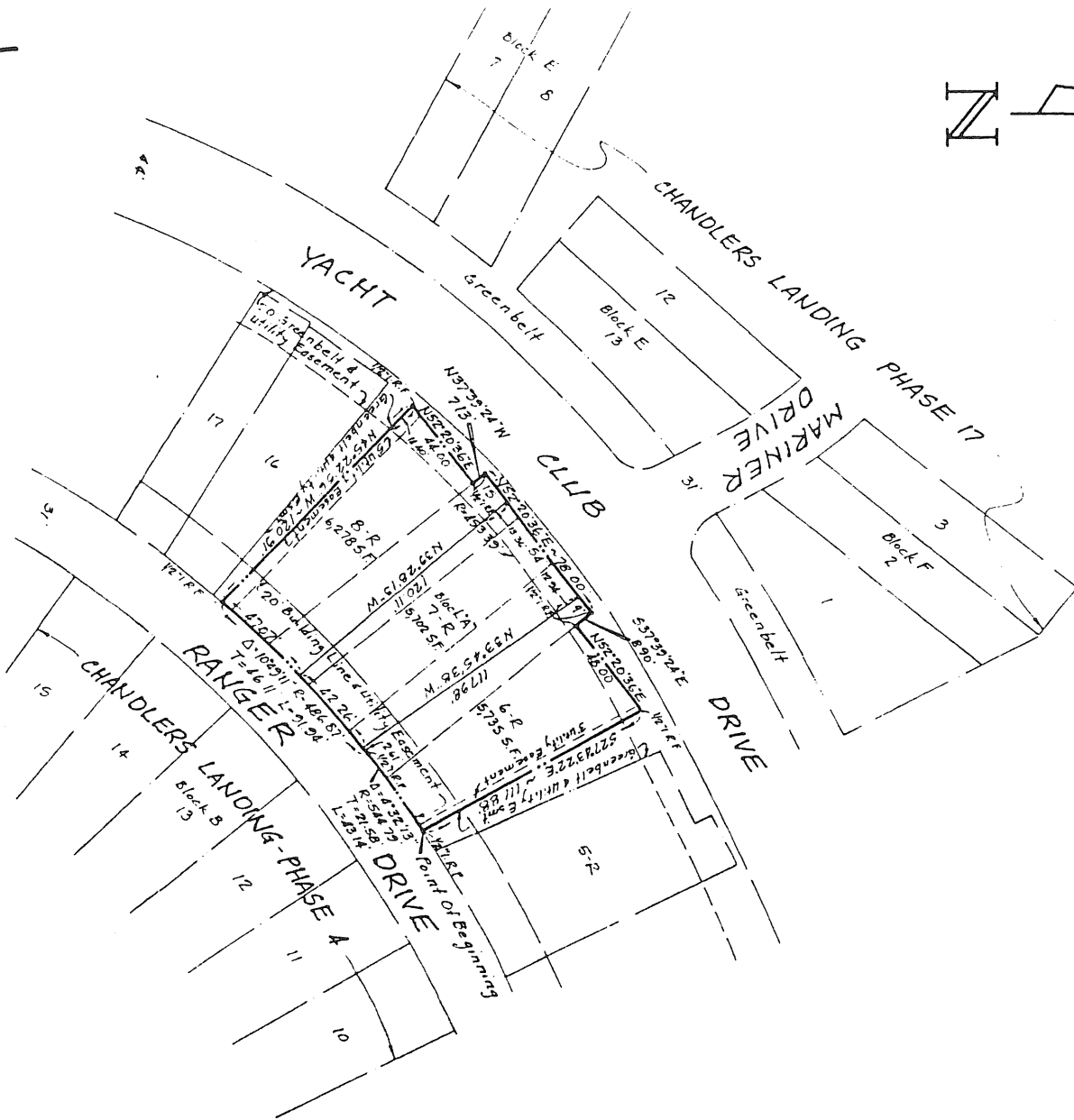
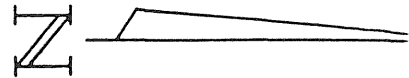
OWNER'S CERTIFICATE

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 18, 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  $4^{\circ} 32' 13''$ , a radius of 544.79 feet, and a chord that bears South  $54^{\circ} 13' 50''$  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  $10^{\circ} 49' 11''$ , a radius of 486.87 feet, and a chord that bears South  $46^{\circ} 33' 07''$  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  $45^{\circ} 22' 56''$  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  $52^{\circ} 20' 36''$  East a distance of 44.00 feet; North  $37^{\circ} 39' 24''$  West a distance of 7.13 feet; North  $52^{\circ} 20' 36''$  East a distance of 78.00 feet; South  $37^{\circ} 39' 24''$  East a distance of 8.90 feet; and North  $52^{\circ} 20' 36''$  East a distance of 48.00 feet, the North corner of said Lot 11;  
THENCE: South  $27^{\circ} 43' 22''$  East a distance of 111.88 feet to the Point of Beginning and containing 0.4067 acres of land.

W

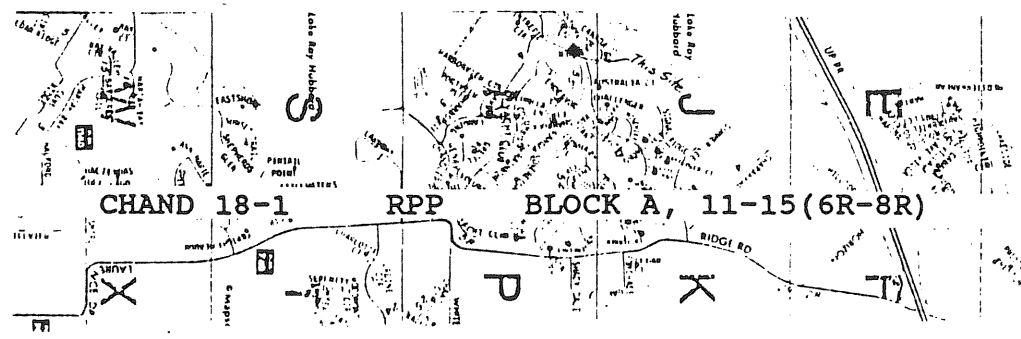


Phase 18-1  
 Parcel Report  
 Block A, 11-15  
 approved 11/92

9241

0

LOCATIC  
Scale:



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.....2 spaces/unit  
(excluding garage)



Phase 18 Section 2

- Replatted 3189 (See Replat)
- Replatted 1188 (See Replat)
- Replatted 10191 (See Replat)
- Redesignated to SFD
- Remainder of hand used zero lot line

LANDING PHASE 18 SECTION 2

SURVEY ABSTRACT No. 207

ROCKWALL COUNTY, TEXAS

ORDINANCE NO. <sup>8</sup>88-51

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

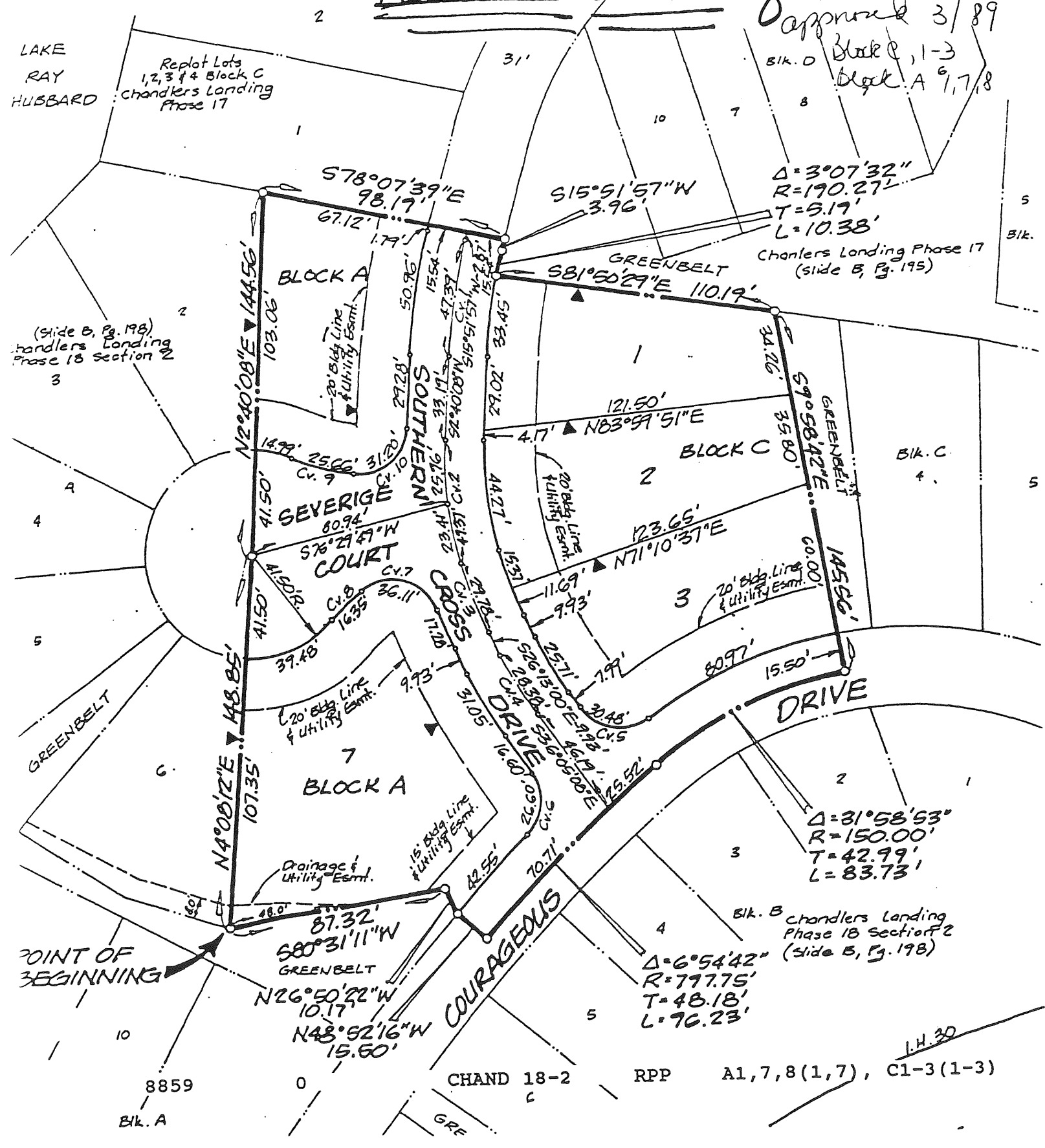
ATTEST:

By Julie Court

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 central angle of  $6^{\circ} 54' 42''$ , and a radius of 797.75 feet;  
 and with said centerline, passing at an arc distance of 25.52 feet the existing centerline intersecting 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;  
 West a distance of 87.32 feet to the Point of Beginning and Containing 51,050 Square Feet or 1.

~~DEED~~  
**PROPOSED REPLAT of Phase 18-2**  
 approved 3/89



8859  
 Blk. A  
 CHAND 18-2  
 RPP  
 A1,7,8(1,7), C1-3(1-3)  
 14.30

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:

  
\_\_\_\_\_  
Mayor

ATTEST:

By: Mary Nichols

1st reading September 16, 1991

2nd reading October 7, 1991

ORDINANCE NO. \_\_\_\_\_

EXHIBIT "A"

Page 1 of 4

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.

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.

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.



AREA REQUIREMENTS

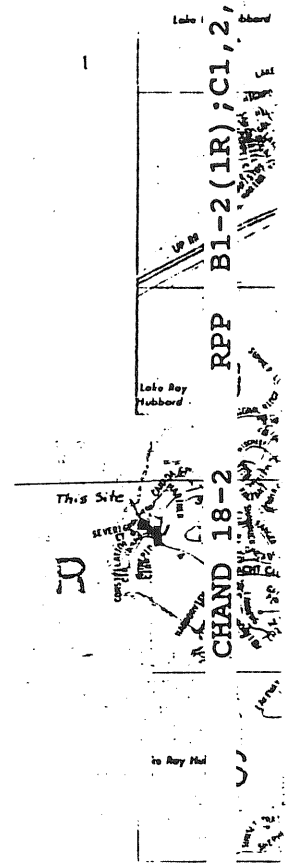
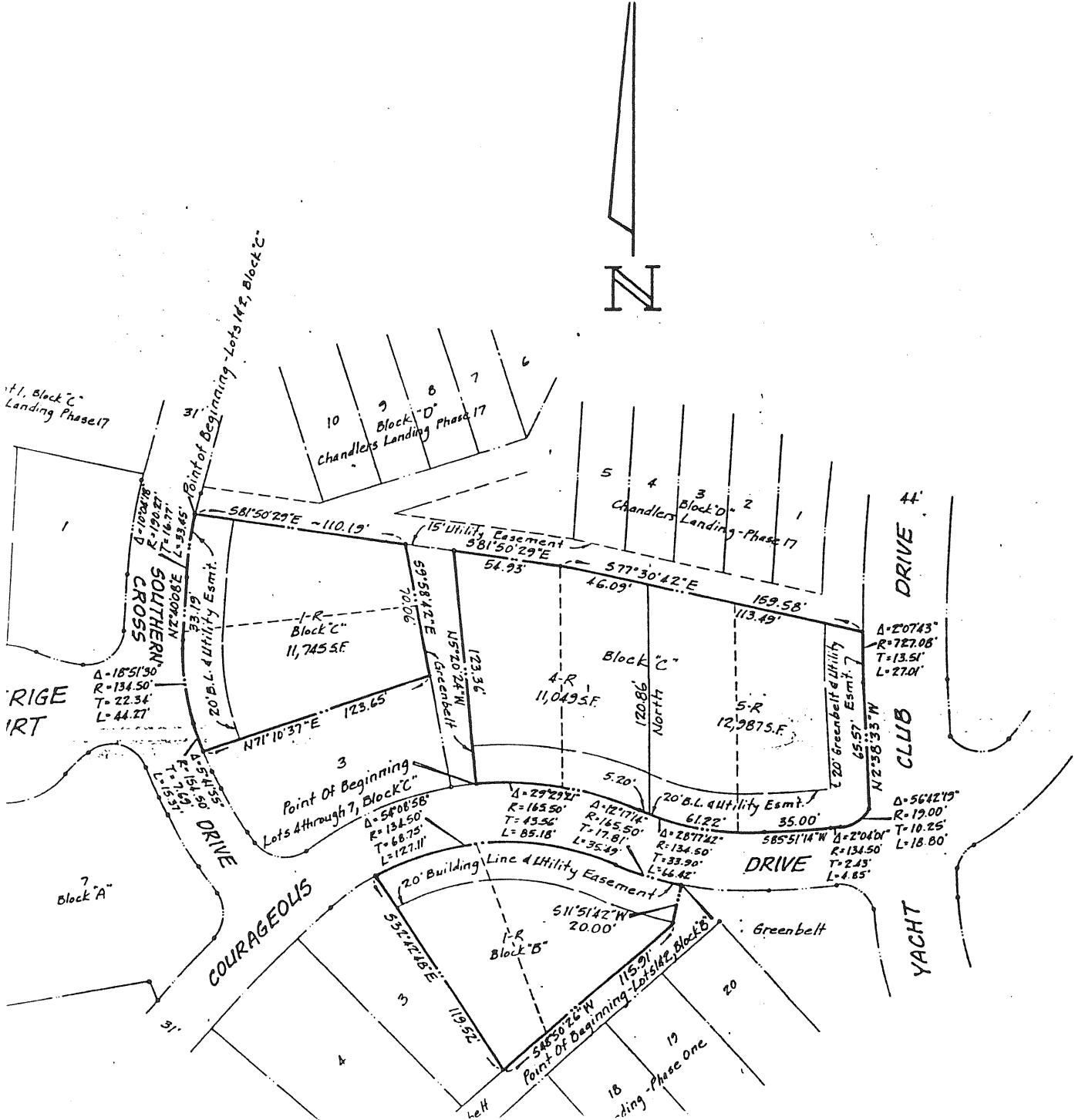
CHANDLERS LANDING PHASE 18, SECTION 2

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



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



~~Proposed~~ Replat  
 Phase P-2  
 around 11/8

VIEW: Pdf file  
RESTRICT: PHASE\_NO = "CHAND 19"

SORT: PHASE\_NO

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

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.

Eubank's 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 that 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 objection 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 problem.

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.

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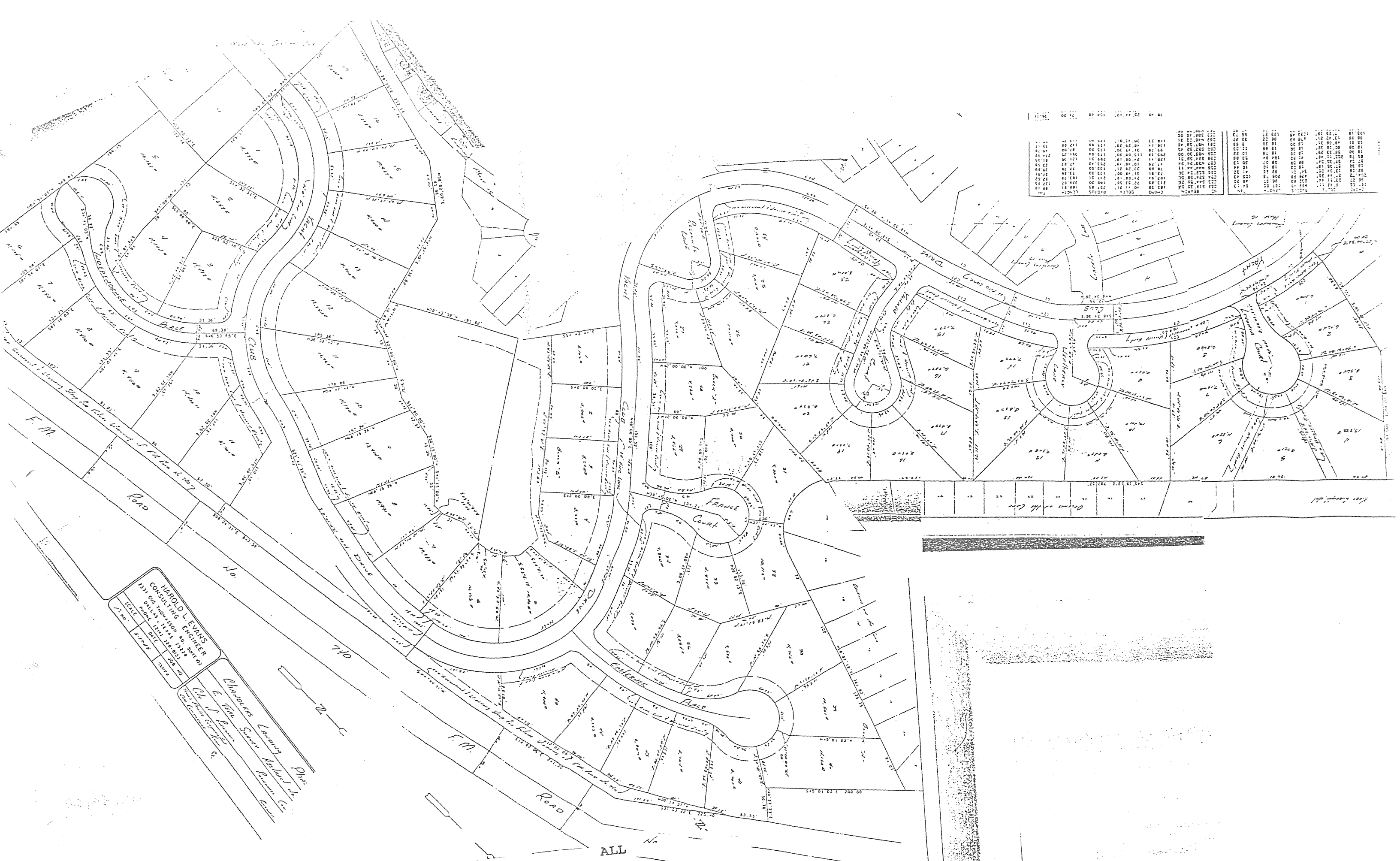
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Lot No.	Area (sq. ft.)	Area (sq. m.)	Area (ac.)
1	10,000	914.4	0.23
2	12,500	1155.5	0.29
3	15,000	1396.6	0.35
4	17,500	1637.7	0.41
5	20,000	1878.8	0.47
6	22,500	2119.9	0.53
7	25,000	2361.0	0.59
8	27,500	2602.1	0.65
9	30,000	2843.2	0.71
10	32,500	3084.3	0.77
11	35,000	3325.4	0.83
12	37,500	3566.5	0.89
13	40,000	3807.6	0.95
14	42,500	4048.7	1.01
15	45,000	4289.8	1.07
16	47,500	4530.9	1.13
17	50,000	4772.0	1.19
18	52,500	5013.1	1.25
19	55,000	5254.2	1.31
20	57,500	5495.3	1.37
21	60,000	5736.4	1.43
22	62,500	5977.5	1.49
23	65,000	6218.6	1.55
24	67,500	6459.7	1.61
25	70,000	6700.8	1.67
26	72,500	6941.9	1.73
27	75,000	7183.0	1.79
28	77,500	7424.1	1.85
29	80,000	7665.2	1.91
30	82,500	7906.3	1.97
31	85,000	8147.4	2.03
32	87,500	8388.5	2.09
33	90,000	8629.6	2.15
34	92,500	8870.7	2.21
35	95,000	9111.8	2.27
36	97,500	9352.9	2.33
37	100,000	9594.0	2.39
38	102,500	9835.1	2.45
39	105,000	10076.2	2.51
40	107,500	10317.3	2.57
41	110,000	10558.4	2.63
42	112,500	10799.5	2.69
43	115,000	11040.6	2.75
44	117,500	11281.7	2.81
45	120,000	11522.8	2.87
46	122,500	11763.9	2.93
47	125,000	12005.0	2.99
48	127,500	12246.1	3.05
49	130,000	12487.2	3.11
50	132,500	12728.3	3.17
51	135,000	12969.4	3.23
52	137,500	13210.5	3.29
53	140,000	13451.6	3.35
54	142,500	13692.7	3.41
55	145,000	13933.8	3.47
56	147,500	14174.9	3.53
57	150,000	14416.0	3.59
58	152,500	14657.1	3.65
59	155,000	14898.2	3.71
60	157,500	15139.3	3.77
61	160,000	15380.4	3.83
62	162,500	15621.5	3.89
63	165,000	15862.6	3.95
64	167,500	16103.7	4.01
65	170,000	16344.8	4.07
66	172,500	16585.9	4.13
67	175,000	16827.0	4.19
68	177,500	17068.1	4.25
69	180,000	17309.2	4.31
70	182,500	17550.3	4.37
71	185,000	17791.4	4.43
72	187,500	18032.5	4.49
73	190,000	18273.6	4.55
74	192,500	18514.7	4.61
75	195,000	18755.8	4.67
76	197,500	18996.9	4.73
77	200,000	19238.0	4.79
78	202,500	19479.1	4.85
79	205,000	19720.2	4.91
80	207,500	19961.3	4.97
81	210,000	20202.4	5.03
82	212,500	20443.5	5.09
83	215,000	20684.6	5.15
84	217,500	20925.7	5.21
85	220,000	21166.8	5.27
86	222,500	21407.9	5.33
87	225,000	21649.0	5.39
88	227,500	21890.1	5.45
89	230,000	22131.2	5.51
90	232,500	22372.3	5.57
91	235,000	22613.4	5.63
92	237,500	22854.5	5.69
93	240,000	23095.6	5.75
94	242,500	23336.7	5.81
95	245,000	23577.8	5.87
96	247,500	23818.9	5.93
97	250,000	24060.0	5.99
98	252,500	24301.1	6.05
99	255,000	24542.2	6.11
100	257,500	24783.3	6.17

HAROLD L. EVANS  
 CONSULTING ENGINEER  
 231 0th. Houston, Mo. 64101  
 PHONE: 1-816-234-2122  
 SCALE: 1" = 20' DATE: 1/15/54  
 SHEET: 1 OF 2  
 CHANDLER LANDING  
 E. T. Smith, Robert S. ...  
 ...  
 ...

CHAND 19

FP

ALL

VIEW: Pdffile  
RESTRICT: PHASE\_NO = "CHAND 20"

SORT: PHASE\_NO

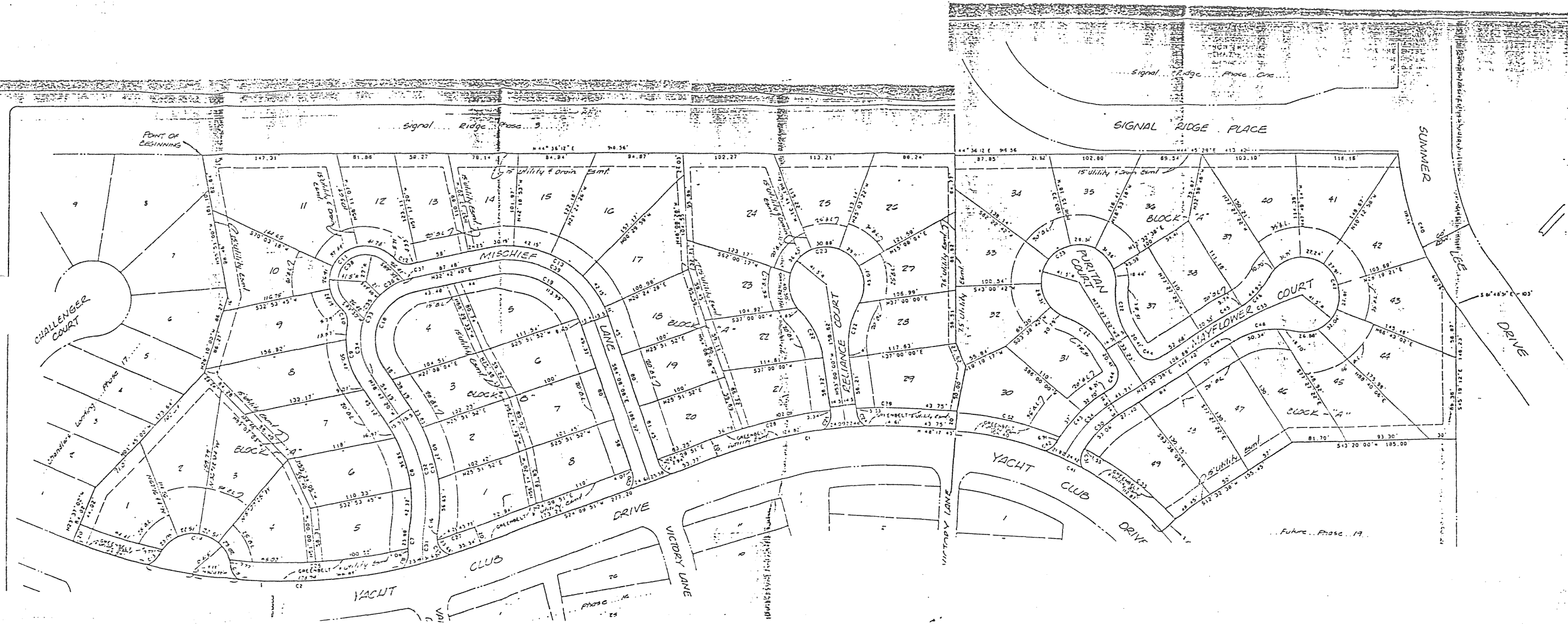
P&Z	CASE NO	ORDINANCE	PHASE NAME	ACTION	DESCRIPTION
8539		8543*	CHAND 20	Z	AR SFD ALL
8549		0	CHAND 20	PP	ALL
8551		0	CHAND 20	FP	ALL

\* See "Chand" master Plan Section for full ordinance

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



VIEW: Profile

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

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'	

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 of 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 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 in Area "A" on the attached site plan meet the requirements of "SF-10" Single Family Residential District.



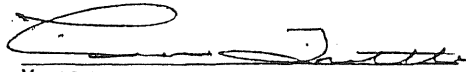
(5) That all development in area "B" on the attached site plan meet the requirements of "SF-7" Single Family Residential district.

(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.

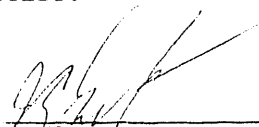
SECTION 3. This ordinance shall take effect immediately from and after its passage and the publication of the caption as the law in such cases requires.

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

APPROVED:

  
\_\_\_\_\_  
Mayor

ATTEST:

  
\_\_\_\_\_  
City Secretary

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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-Prates 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  $46^{\circ} 18' 55''$  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  $54^{\circ} 39' 29''$  East, a distance of 54 feet to an iron rod for a corner;

THENCE: North  $74^{\circ} 47' 07''$  East, a distance of 24.70 feet to an iron rod for a corner and the point of Beginning of this tract.

THENCE: North  $74^{\circ} 47' 07''$  East, along the Southeast line of Cutter Hill, Phase Two, an addition to the City of Rockwall, Rockwall County, Texas recorded in Slide A, Page 285 of the Deed Records of Rockwall County, Texas, a distance of 61.24 feet to an iron rod for a corner;

THENCE: North  $33^{\circ} 38' 08''$  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  $14^{\circ} 47' 36''$  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  $75^{\circ} 25' 44''$  East, a central angle of  $29^{\circ} 08' 32''$  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  $36^{\circ} 07' 46''$  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  $53^{\circ} 52' 14''$  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  $55^{\circ} 50' 15''$  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  $70^{\circ} 17' 31''$  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  $70^{\circ} 29' 43''$  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  $39^{\circ} 12' 46''$  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  $60^{\circ} 15' 01''$  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  $21^{\circ} 02' 15''$  West, a distance of 130.62 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  $49^{\circ} 55' 27''$  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  $56^{\circ} 22' 10''$  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  $85^{\circ} 15' 22''$  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  $42^{\circ} 14' 23''$  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  $43^{\circ} 0' 59''$  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  $46^{\circ} 59' 01''$  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  $21^{\circ} 41' 24''$  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  $68^{\circ} 40' 25''$  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  $23^{\circ} 11' 15''$  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  $45^{\circ} 29' 10''$  West, a distance of 120.24 feet to an iron rod for a corner;

THENCE: North  $38^{\circ} 21' 05''$  West, a distance of 402.14 feet to an iron rod for a corner;

THENCE: North  $56^{\circ} 39' 37''$  West, a distance of 232.26 feet to an iron rod for a corner;

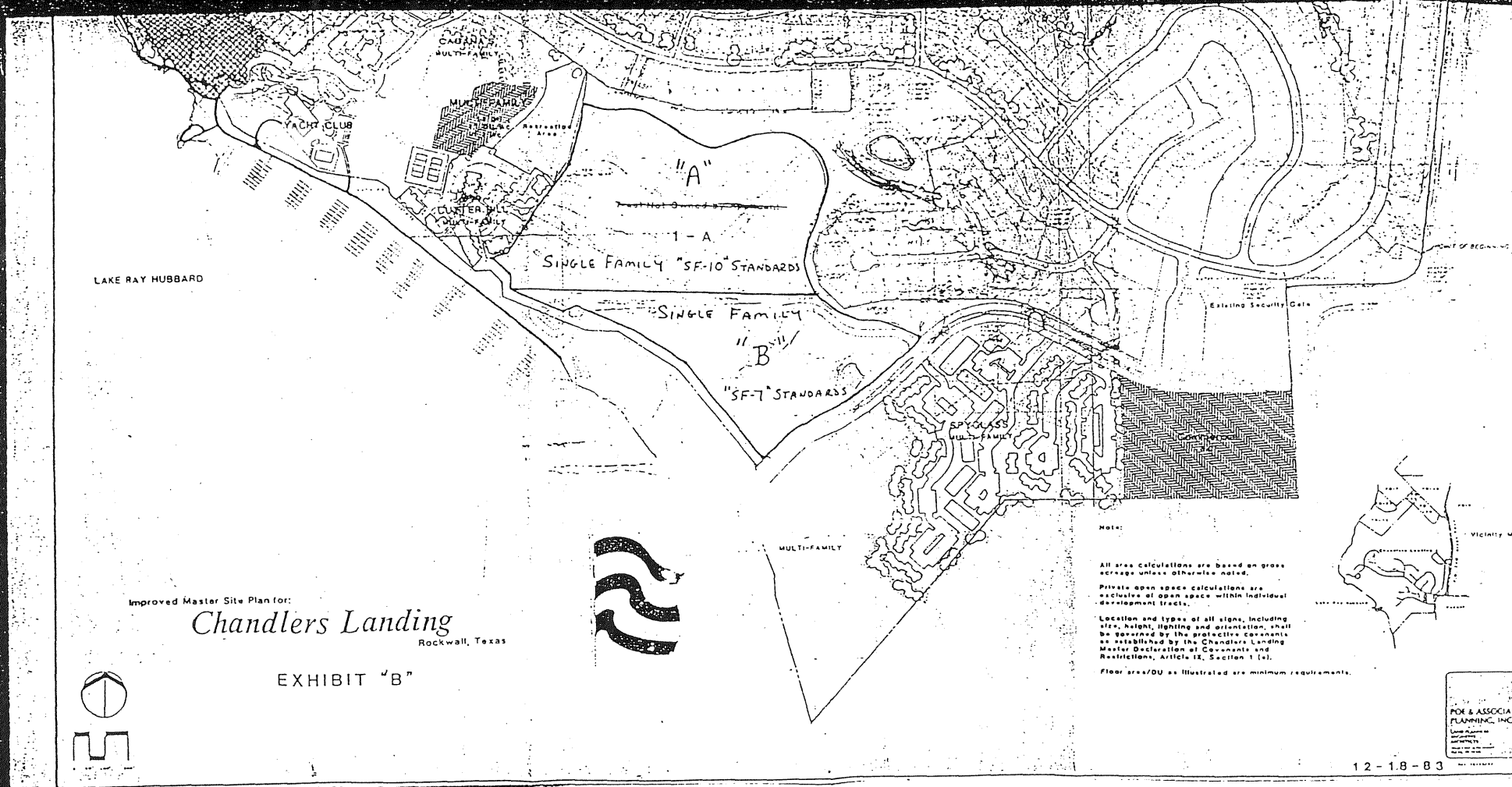
THENCE: North  $67^{\circ} 16' 48''$  West, a distance of 162.79 feet to an iron rod for a corner;

THENCE: South  $62^{\circ} 44' 42''$  West, a distance of 43.88 feet to an iron rod for a corner;

THENCE: North  $67^{\circ} 27' 32''$  West, a distance of 189.78 feet to an iron rod for a corner;

THENCE: North  $3^{\circ} 55' 02''$  West, a distance of 42.77 feet to an iron rod for a corner;

THENCE: North  $44^{\circ} 59' 06''$  West, a distance of 89.31 feet to the Point of Beginning and containing 17.7348 acres (772,529 sq. ft.) of land.



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 (c).  
 Floor area/DU as illustrated are minimum requirements.

**POK & ASSOCIATES PLANNING, INC.**  
 12000 Rockwall Road  
 Rockwall, Texas 75087  
 Phone: (972) 961-1111  
 Fax: (972) 961-1112

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

ROCKWALL HARBOR LANDING, INC.,	)	IN THE DISTRICT COURT
TEXAS CORPORATION,	)	
Plaintiff,	)	
	)	
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 an answer in this matter, Intervenors have duly appeared and filed their Plea Of Intervention; 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

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

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:

*J. R. Mester*

ATTEST:

By *Julia Cook*



POINT OF BEGINNING  
 74°47'07" E, 14.70'  
 174°47'07" E, 14.70'  
 54°39'29" E, 56.0'

POINT OF COMMENCING  
 N 5°55'02" W, 42.77'

*Legend*

- 510.0 = Maximum Rooftop Elevation
- 437.0 = Maximum Fasd Elevation
- (23.0) = Maximum House Height
- NC = Non Conforming
- N = ORIGINAL GROUND ELEVATION

NO.	BEARING	CHORD	DELTA	RADIUS	LENGTH	TAN
01	S71°38'17"E	243.54	31°03'58"	454.72	246.55	126.39
02	S42°00'41"E	204.71	26°14'58"	450.75	206.51	105.10
03	N38°10'41"W	18.95	6°54'23"	165.50	19.99	9.99
04	S65°00'53"W	89.93	7°19'03"	782.99	100.00	50.07
05	S44°28'18"E	54.86	23°11'15"	138.48	55.23	28.00
06	S57°04'47"E	81.21	156°08'53"	41.50	113.10	199.49
07	N85°08'14"E	17.61	55°13'57"	19.00	18.32	9.54
08	S59°43'58"E	208.09	59°05'43"	764.50	208.69	103.64
09	S37°03'35"E	70.19	30°15'00"	134.50	71.01	36.25
10	S30°08'35"E	47.28	16°25'00"	165.50	47.42	23.87
11	S28°37'21"E	7.72	23°27'27"	19.00	7.78	3.54
12	N88°28'11"E	80.75	153°18'23"	41.50	111.02	174.69
13	N28°43'58"E	9.77	29°47'59"	19.00	9.88	5.06
14	S18°49'20"E	28.30	100°54'56"	19.00	33.48	23.01
15	S65°31'13"E	50.08	3°31'08"	815.50	50.09	25.05
16	N88°10'28"E	29.14	100°07'45"	19.00	33.20	22.70
17	N03°34'58"E	39.39	25°03'18"	68.50	38.70	19.68
18	S61°20'46"E	65.78	255°11'48"	41.50	164.84	13.89
19	S33°43'30"E	38.39	75°03'10"	68.50	38.70	19.68
20	S08°52'01"E	29.14	100°07'45"	19.00	33.20	22.70
21	S55°33'29"E	55.67	8°44'48"	815.50	55.63	48.07
22	S37°03'35"E	69.37	30°15'00"	165.50	67.38	44.73
23	S30°08'35"E	38.01	16°25'00"	134.50	38.54	19.40
24	S88°21'34"E	78.13	100°00'57"	19.00	33.17	22.65
25	S59°43'58"E	219.18	13°03'43"	800.00	219.77	108.00
26	S64°18'47"E	12.81	5°58'02"	800.00	82.65	41.48
27	S58°45'53"E	127.78	8°08'41"	800.00	127.62	64.10
28	S37°03'35"E	78.28	30°15'00"	150.00	79.19	40.54
29	S30°08'35"E	42.83	16°25'00"	150.00	42.68	21.64

Revised June 3 1987  
 Revised June 10, 1987

ROCKWALL HARBOR LANDING, INC.,	)	IN THE DISTRICT COURT
A TEXAS CORPORATION,	)	
Plaintiff,	)	
	)	
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 Intervenor 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. Intervenor, 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 Intervenor's Plea Of Intervention or any other action of Intervenor's 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 jurisdiction, 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 cotinue 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

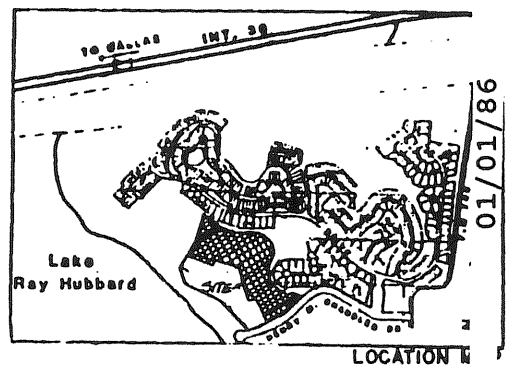
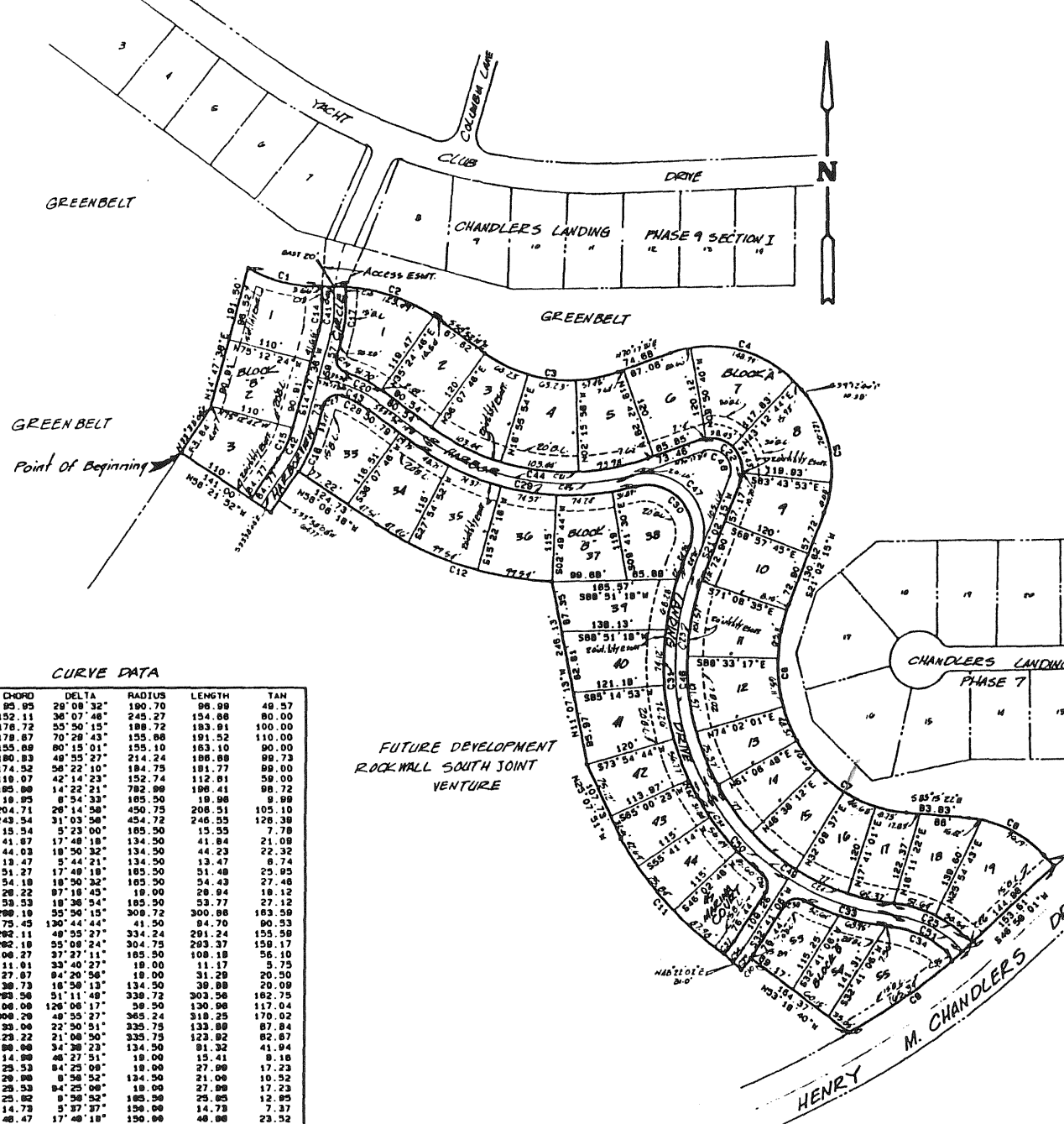
BIRD & RENEKER

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

**CURVE DATA**

NO.	BEARING	CHORD	DELTA	RADIUS	LENGTH	TAN
C1	575° 25' 44" E	85.95	29° 08' 32"	190.70	96.99	49.57
C2	571° 56' 07" E	152.11	36° 07' 46"	245.27	154.86	80.00
C3	581° 47' 21" E	178.72	55° 50' 15"	188.72	183.81	100.00
C4	574° 27' 38" E	178.87	70° 28' 43"	155.86	191.52	110.00
C5	506° 05' 18" E	155.89	60° 15' 01"	155.10	163.10	90.00
C6	503° 55' 20" E	180.83	49° 55' 27"	214.24	186.89	99.73
C7	357° 04' 17" E	174.52	56° 22' 10"	184.75	181.77	99.00
C8	564° 06' 11" E	119.07	42° 14' 23"	152.74	112.81	59.00
C9	854° 10' 11" W	185.86	14° 22' 21"	782.99	196.41	98.72
C10	538° 10' 41" W	10.95	8° 54' 33"	185.50	19.98	8.99
C11	N42° 00' 41" W	204.71	26° 14' 58"	450.75	208.51	105.10
C12	N71° 56' 17" W	243.54	31° 03' 56"	454.72	246.55	126.38
C13	S00° 20' 11" E	15.34	5° 23' 00"	185.50	15.35	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° 08' 35" E	13.47	5° 44' 21"	134.50	13.47	8.74
C17	S05° 52' 57" W	51.27	17° 48' 18"	185.50	51.48	25.95
C18	S24° 12' 52" W	54.18	18° 50' 32"	185.50	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° 38' 54"	185.50	53.77	27.12
C21	S81° 47' 22" E	289.18	55° 50' 15"	308.72	300.88	183.59
C22	S44° 20' 07" E	75.45	130° 44' 44"	41.50	84.70	90.53
C23	S03° 55' 20" E	282.11	48° 55' 27"	334.24	291.24	155.58
C24	S56° 27' 54" E	282.10	55° 08' 24"	304.75	293.37	159.17
C25	S85° 18' 00" E	106.27	37° 27' 11"	185.50	108.18	56.10
C26	S83° 25' 38" E	11.81	33° 40' 27"	18.00	11.17	5.75
C27	N61° 58' 04" E	27.87	84° 20' 56"	18.00	31.29	20.50
C28	S82° 21' 51" E	38.73	18° 50' 13"	134.50	39.88	20.09
C29	S78° 28' 08" E	283.56	51° 11' 48"	338.72	303.56	162.75
C30	S42° 00' 54" E	106.08	126° 06' 17"	59.50	117.04	117.04
C31	S03° 55' 20" E	308.29	48° 55' 27"	365.24	318.25	170.02
C32	S40° 18' 37" E	133.06	22° 50' 51"	335.75	133.88	87.84
C33	S73° 28' 10" E	123.22	21° 08' 50"	335.75	123.82	82.87
C34	S86° 43' 24" E	88.86	34° 38' 23"	134.50	81.32	41.94
C35	S28° 10' 17" E	14.88	48° 27' 51"	19.00	15.41	8.18
C36	S08° 31' 28" E	25.53	84° 25' 08"	19.00	27.09	17.23
C37	S37° 08' 32" W	28.88	8° 58' 52"	134.50	21.00	10.52
C38	S74° 53' 41" W	25.53	84° 25' 08"	19.00	27.09	17.23
C39	S37° 08' 32" W	25.82	8° 58' 52"	185.50	25.85	12.85
C40	S00° 12' 53" E	14.73	5° 37' 37"	150.00	14.73	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	48.38	24.88
C43	S84° 32' 18" E	55.34	21° 20' 10"	150.00	55.88	28.28
C44	S81° 47' 21" E	308.81	55° 50' 15"	324.22	315.87	171.80
C45	S78° 28' 08" E	280.18	51° 11' 48"	324.22	288.71	155.39
C46	S44° 20' 07" E	47.27	130° 44' 44"	28.00	56.39	58.52
C47	S42° 00' 54" E	129.74	126° 06' 17"	75.00	188.87	147.53
C48	S03° 55' 20" E	285.10	48° 55' 27"	348.74	304.74	182.81
C49	S56° 27' 54" E	288.58	55° 08' 24"	329.25	308.38	187.27
C50	S43° 08' 03" E	157.27	26° 25' 42"	329.25	158.98	81.12
C51	S83° 32' 35" E	88.86	41° 00' 02"	150.00	187.34	96.88
C52	S37° 08' 32" E	88.86	8° 58' 52"	190.00	29.42	11.74

FUTURE DEVELOPMENT  
ROCKWALL SOUTH JOINT  
VENTURE

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

**HARBOR LANDING PHASE ONE**  
EDWARD TEAL SURVEY ABSTRACT NO. 207  
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXA  
ROCKWALL SOUTH JOINT VENTURE  
P.O. BOX 1234 GREENVILLE, TX

0 HARBOR LANDING FP ALL - PHASE 1 8648

FINAL PLAT

SCALE	DATE	JOB NO.
1" = 100'	5-12-86	84186

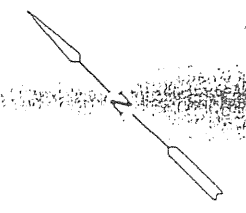
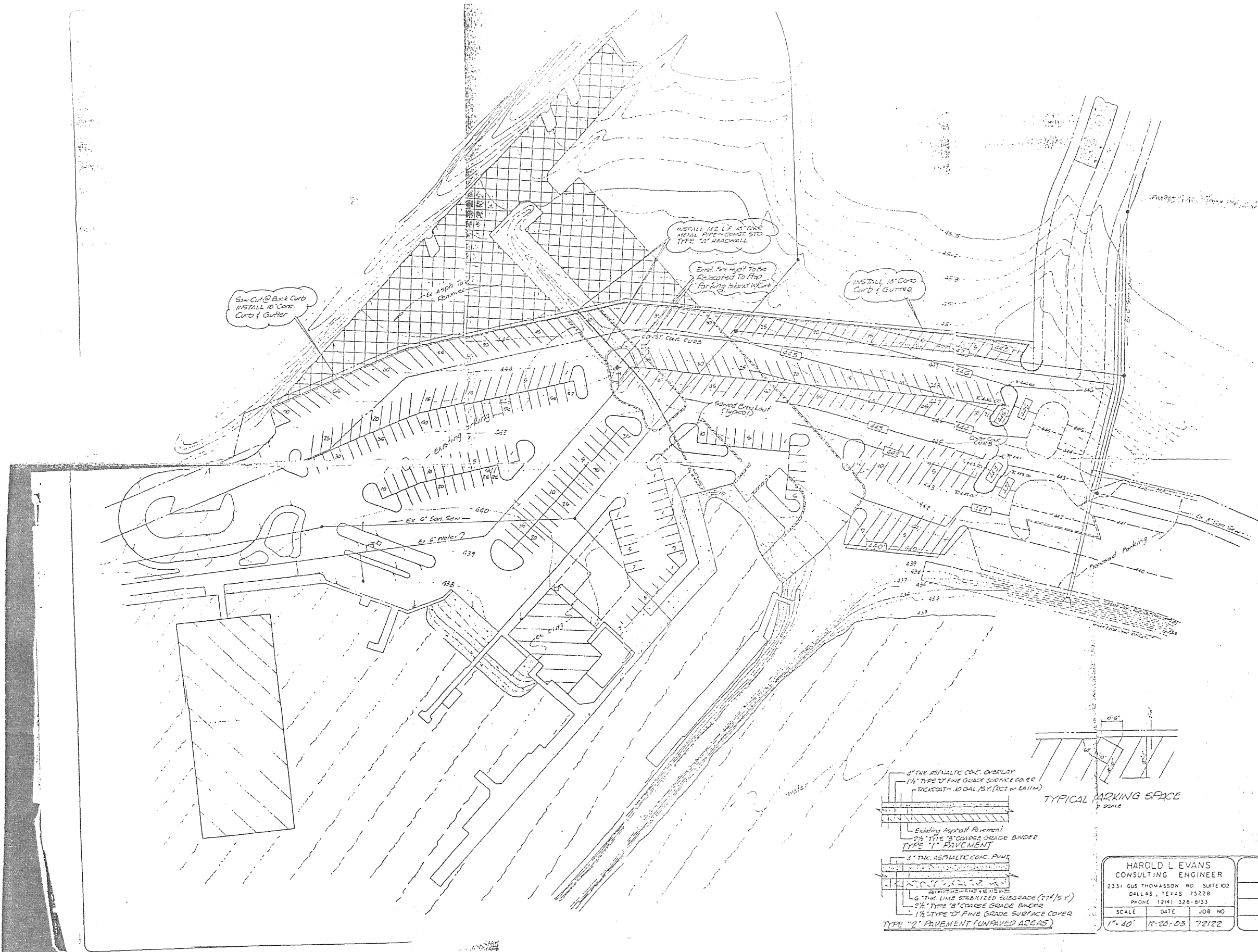
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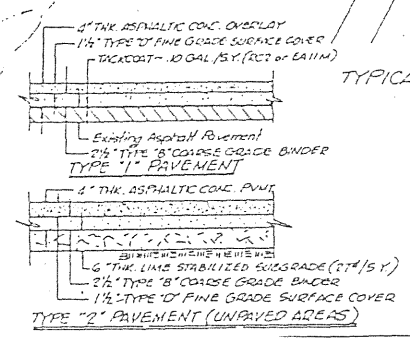
VIEW: Pdf file  
RESTRICT: PHASE\_NO = "MARINA"

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 <i>(added guard house, not included herein)</i>



- GENERAL NOTES:**
- 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.
  - 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.

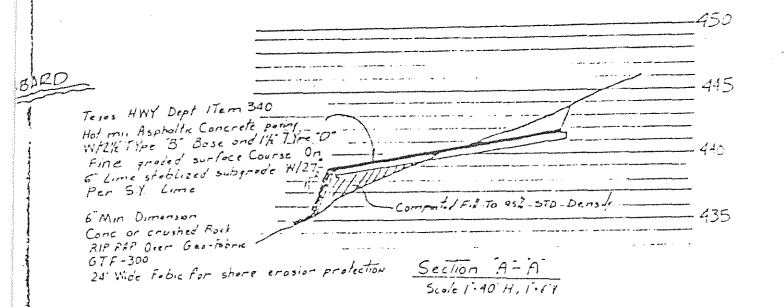
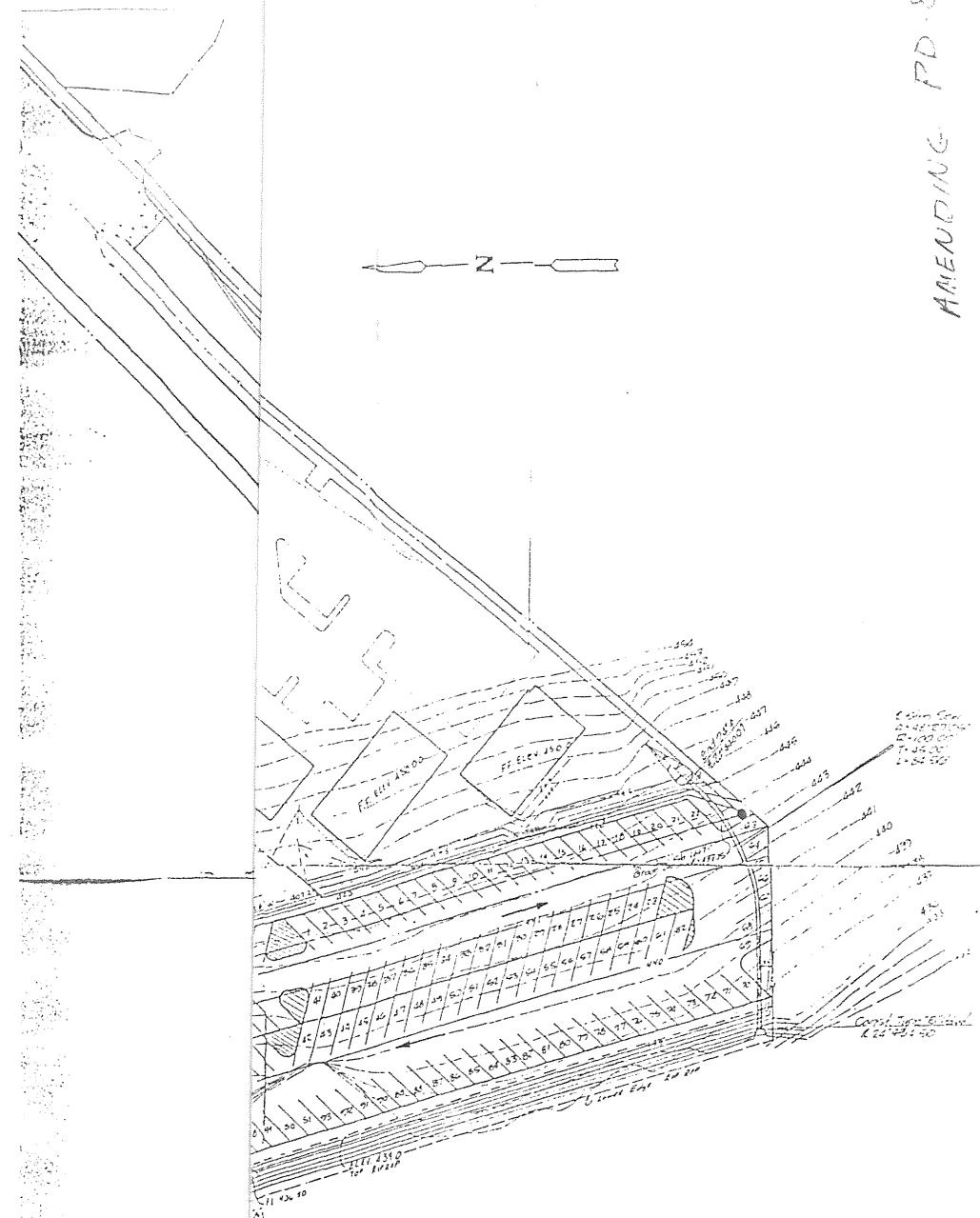
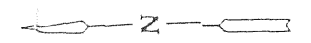


TYPICAL PARKING SPACE  
SCALE

HAROLD L. EVANS  
CONSULTING ENGINEER  
2331 GUS THOMASSON RD. SUITE 402  
DALLAS, TEXAS 75228  
PHONE (214) 328-8133

SCALE	DATE	JOB NO
1" = 40'	11-25-03	72122

**PARKING LAYOUT**  
CHANDLERS LANDING  
CITY OF ROCKWALL  
ROCKWALL COUNTY, TEXAS



832D

Texas HWY Dept Item 340  
 1/2" min. Asphalt Concrete penny  
 W/2 1/2" Type "B" Base and 1 1/2" Type "D"  
 Fine graded surface Course On  
 6" Lime stabilized subgrade W/2 1/2"  
 Per 5% Lime  
 6" Min Dimension  
 Conc or crushed Falt  
 RIP RAP Over Gas-tanks  
 GTF-300  
 24" Wide Fabric for shore erosion protection

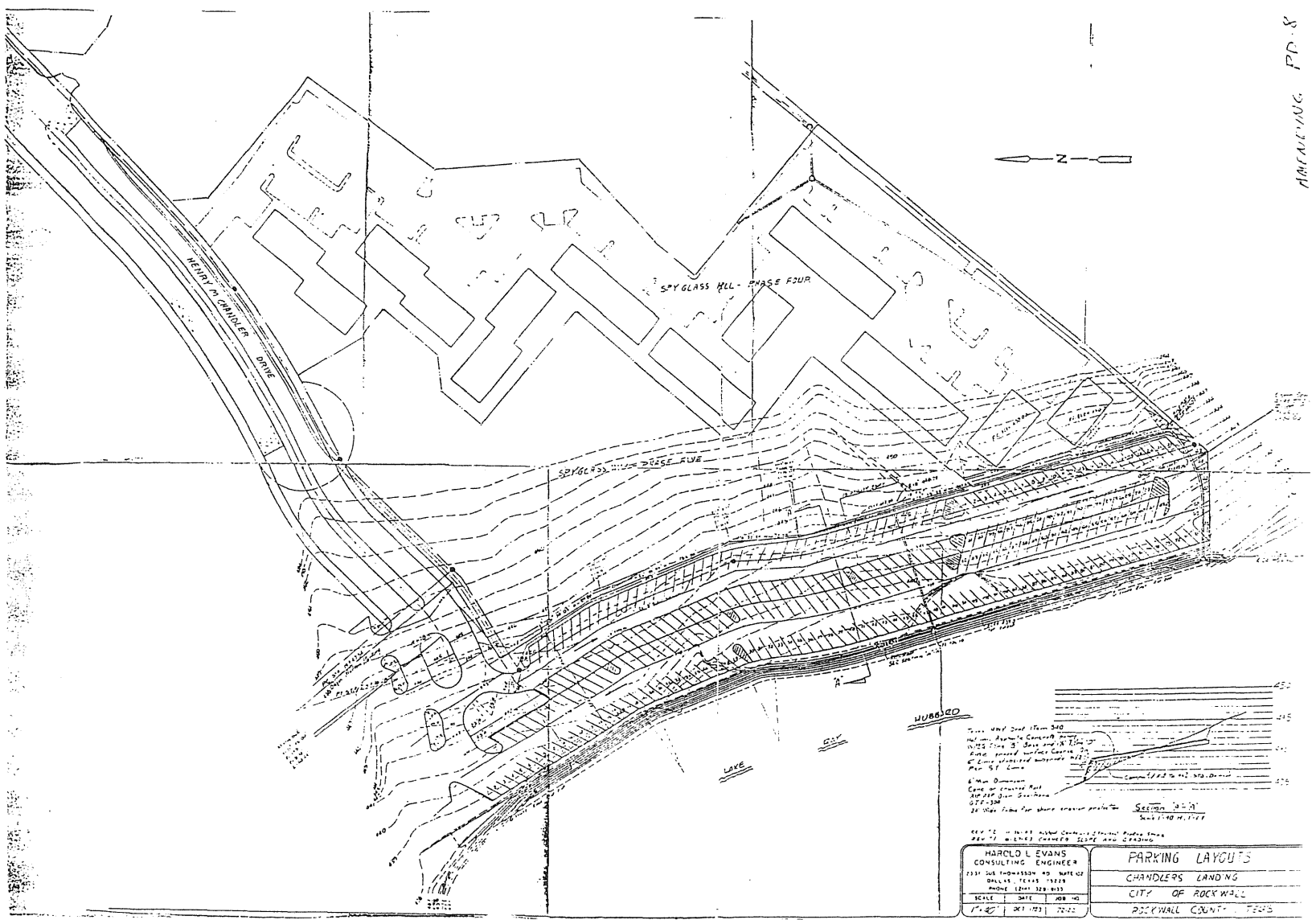
Section "A-A"  
 Scale 1" = 40' H, 1" = 10'

REV #2 11-30-83 Initial Contours Proposed Paved Shape  
 REV #1 6-27-83 CHANGED SLOPE AND GRADING

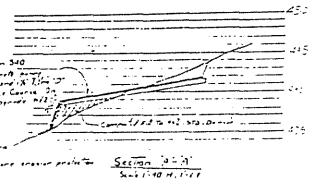
HAROLD L EVANS  
 CONSULTING ENGINEER  
 2331 JUS THOMASSON RD. SUITE 102  
 DALLAS, TEXAS 75228  
 PHONE (214) 328-8133

PARKING LAYOUTS  
 CHANDLERS LANDING  
 CITY OF ROCKWALL  
 ROCKWALL COUNTY, TEXAS

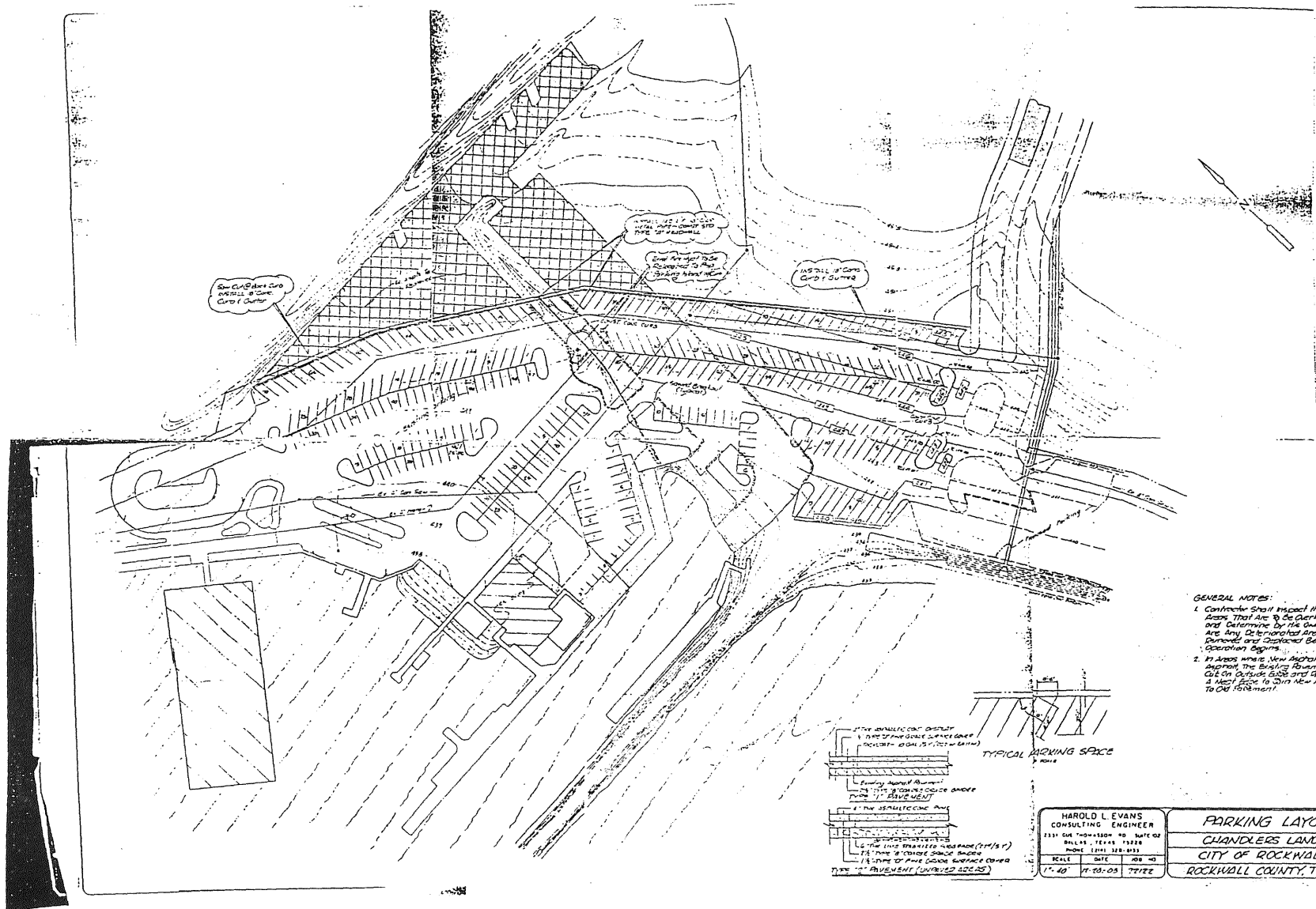
SCALE	DATE	JOB NO.
1" = 40'	OCT 1983	72122



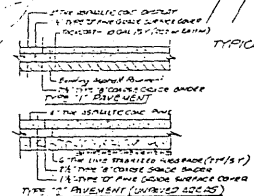
HUBBARD  
 TYPED AND DRAWN BY TEAM 340  
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HAROLD L EVANS CONSULTING ENGINEER 2331 SUTHERLAND RD. SUITE 402 DALLAS, TEXAS 75219 PHONE 1234-5678				PARKING LAYOUTS CHANDLERS LANDINGS CITY OF ROCKWALL ROCKWALL COUNTY, TEXAS	
SCALE	DATE	JOB NO.			
1" = 40'	01/1971	77-02			



- GENERAL NOTES:
1. Contractor shall inspect the existing parking areas that are to be disturbed and determine by the own means if there are any deteriorated areas that should be removed and replaced before the clearing operation begins.
  2. In areas where new asphalt is being installed, the existing pavement shall be cut on outside edge and removed to provide a neat edge to the new asphalt surface to old pavement.



HAROLD L EVANS CONSULTING ENGINEER 2111 GLENN ROAD, SUITE 202 ROCKWALL, TEXAS 75087 PHONE (972) 218-8131		PARKING LAYOUT CHANDLERS LANDING CITY OF ROCKWALL ROCKWALL COUNTY, TEXAS	
SCALE	DATE	JOB NO.	
1" = 40'	11-01-03	77122	

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 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 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 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  $14^{\circ} 35' 26''$  West a distance of 416.96 feet to a point for a corner; North  $1^{\circ} 33' 59''$  West a distance of 63.76 feet to a point for a corner; North  $20^{\circ} 51' 59''$  West a distance of 123.65 feet to a point for a corner; North  $31^{\circ} 30' 08''$  West a distance of 252.98 feet to a point for a corner; North  $38^{\circ} 21' 05''$  West a distance of 70.00 feet to a point for a corner; North  $77^{\circ} 39' 39''$  East a distance of 65.30 feet to a point for a corner; and North  $3^{\circ} 08' 55''$  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  $38^{\circ} 21' 05''$  East a distance of 325.00 feet to a point for a corner; and south  $54^{\circ} 29' 10''$  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  $38^{\circ} 21' 05''$  East a distance of 80.46 feet to a point for a corner; and South  $58^{\circ} 29' 50''$  West a distance of 90.00 feet to a point for a corner;

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

THENCE: South  $41^{\circ} 32' 55''$  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 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.

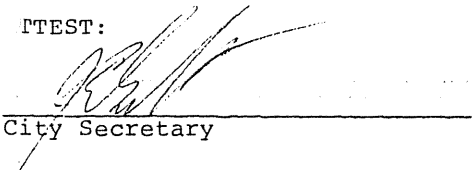
SECTION 9. WHEREAS, it appears that the above described property requires classification so as to grant a Conditional Use Permit for marina dry storage and parking lot in order to permit its proper development and in order to protect the public interest and general welfare of the City of Rockwall, such 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

TEST:

  
\_\_\_\_\_  
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 PREVIOUSLY 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".

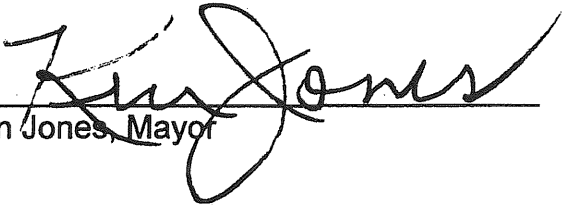
**Section 4.** Any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of TWO THOUSAND DOLLARS (\$2,000.00) for each offence and each and every day such 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.

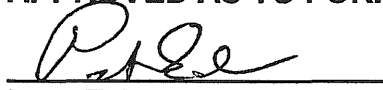
PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF  
ROCKWALL, TEXAS, this 4<sup>th</sup> day of November, 2002.

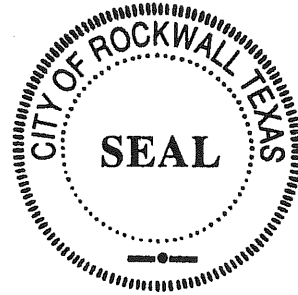
  
\_\_\_\_\_  
Ken Jones, Mayor

ATTEST:

  
\_\_\_\_\_  
Dorothy Brooks, City Secretary

APPROVED AS TO FORM:

  
\_\_\_\_\_  
Pete Eckert, City Attorney

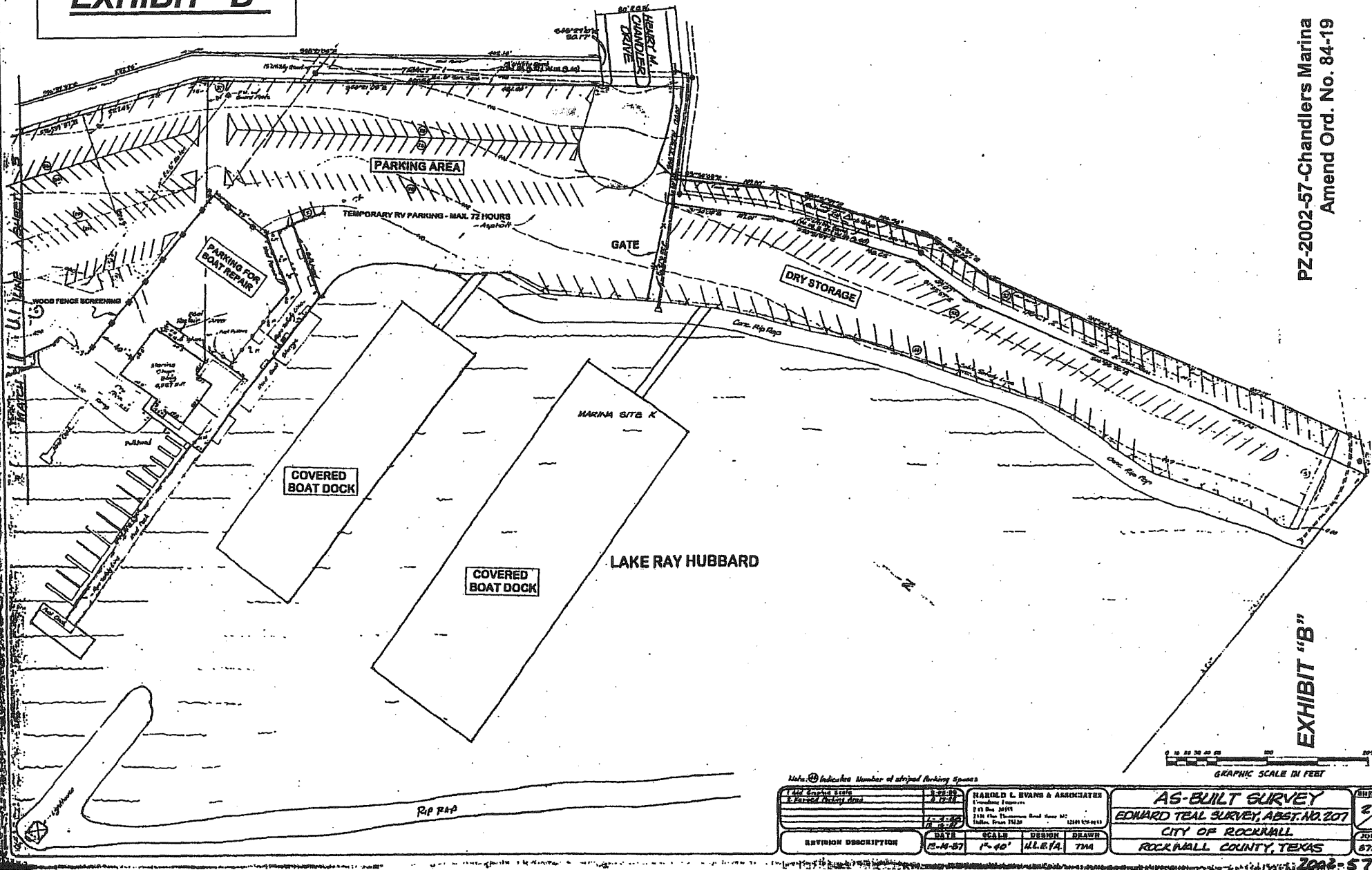


1st Reading: October 21, 2002

2nd Reading: November 4, 2002



# EXHIBIT "B"



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

EXHIBIT "B"

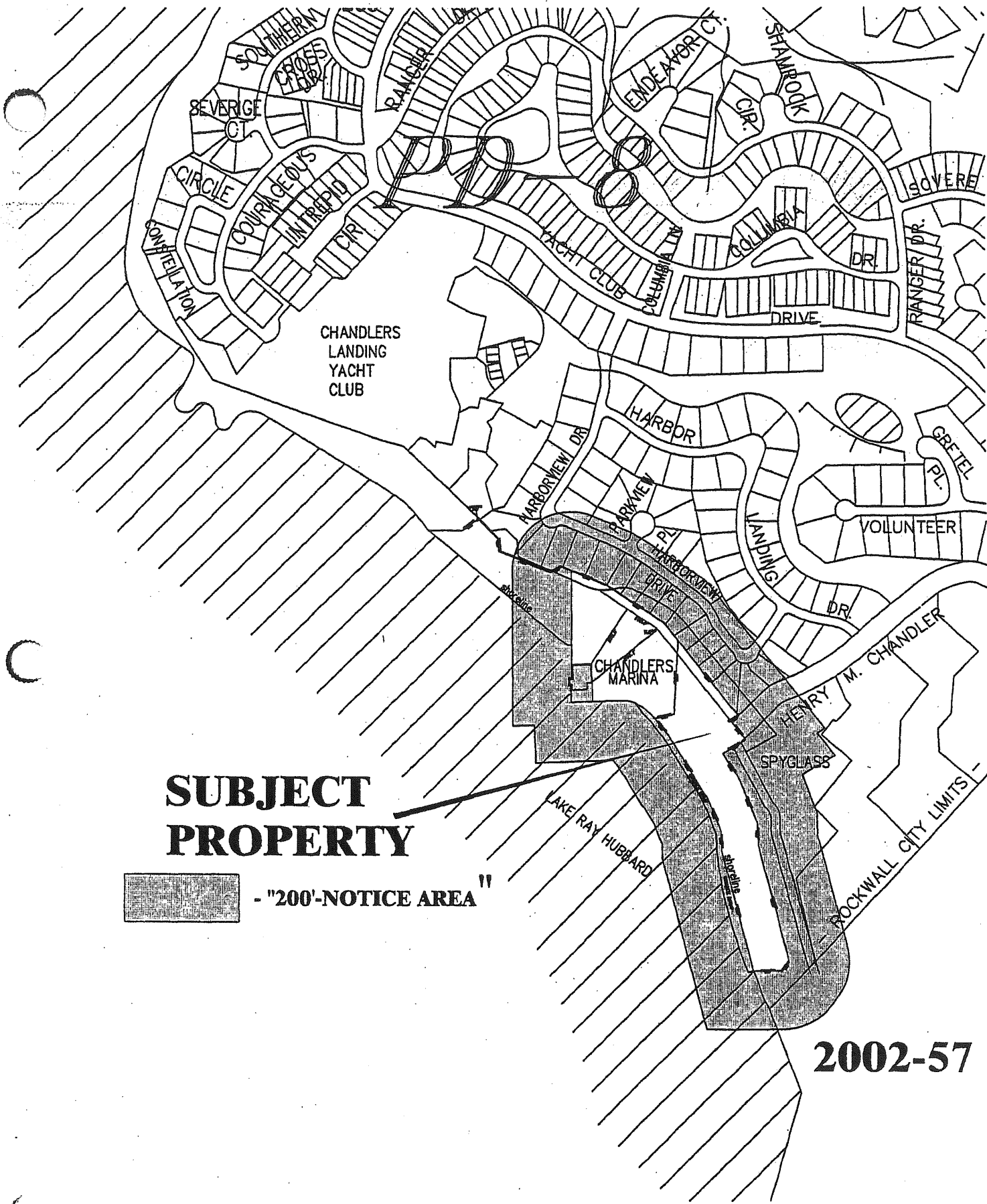
Notes: (1) Indicates Number of striped parking spaces

AS-BUILT SURVEY	DATE	SCALE	DESIGN	DRAWN
EDWARD TEAL SURVEY, ABST. NO. 207	2-14-97	1"=40'	M.L.B.F.A.	T.M.A.
CITY OF ROCKWALL				
ROCKWALL COUNTY, TEXAS				

HAROLD L. EVANS & ASSOCIATES  
1111 Elm Street  
Dallas, Texas 75215  
214-741-1111

GRAPHIC SCALE IN FEET

2002-57



**SUBJECT  
PROPERTY**



- "200'-NOTICE AREA "

**2002-57**



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;

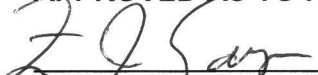
**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 2<sup>ND</sup> DAY OF AUGUST, 2021.**

  
\_\_\_\_\_  
Kevin Fowler, Mayor

**ATTEST:**

  
\_\_\_\_\_  
Kristy Cole, City Secretary

**APPROVED AS TO FORM:**

  
\_\_\_\_\_  
Frank J. Garza, City Attorney

1<sup>st</sup> Reading: August 2, 2021

2<sup>nd</sup> 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;

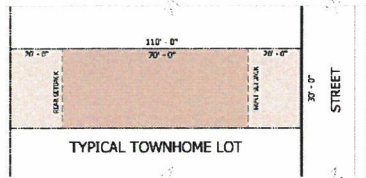
*THENCE* along the Southerly line of Henry M. Chandler Drive, the following:

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 'C': Concept Plan





**Data Summary**

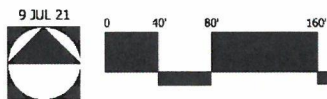
	Townhome Lots (30' x 100')	36 Lots	2.77 ac.
	Open Space	37.8%	2.60 ac.
	R.O.W.		1.51 ac.
	<b>TOTAL</b>	<b>36 Lots</b>	<b>6.88 ac.</b>

**Applicant:**  
**NEWSTREAM CAPITAL PARTNERS, LLC**  
 311 South Oak St. #250  
 Rowland, Texas 76262  
 817-464-8153

**Planner:**  

**SAGE GROUP, INC.**  
 Master Planning  
 Urban Design  
 Architecture  
 Landscape Architecture  
 1100 N. Carmel Ave., Ste. 200  
 Rowland, Texas 76262  
 817-464-2828

 TAN HATCH INDICATES GARAGE IS AT GRADE ON THE UPPER FLOOR  
 BLUE HATCH INDICATES GARAGE IS AT GRADE ON THE LOWER FLOOR  
 VISITOR PARKING - 23 SPOTS



## Marina Village - Rockwall

Rockwall, Rockwall County, Texas

**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 <sup>(1)</sup>	20'
Minimum Side Yard Setback <sup>(2)</sup>	0'/10'
Minimum Side Yard Setback (Adjacent to a Street)	15'
Minimum Length of Driveway Pavement from Front Property Line	25'
Maximum Height <sup>(3)</sup>	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:**

- <sup>1</sup>: 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.
- <sup>2</sup>: The side yard setback on the attached side maybe zero (0) if directly abutting a structure on an adjacent lot.
- <sup>3</sup>: 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

## Exhibit 'D':

### Density and Development Standards

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.



## **Exhibit 'D':**

### *Density and Development Standards*

- (7) Trash Dumpster Enclosure. If proposed trash dumpster enclosures shall be four (4) sided, with eight (8) foot walls constructed and clad 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: Pdffile  
RESTRICT: PHASE\_NO = "SCENIC ESTATES"

SORT: PHASE\_NO

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

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:

*John S. Miller*  
Mayor

ATTEST:

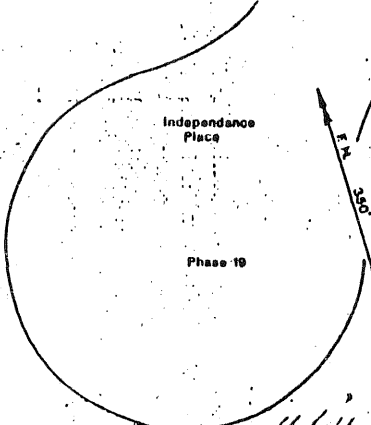
By: *[Signature]*

1st reading 4/18/88

2nd reading 5/2/88



NTS.



Independence Place

Phase 10

330'

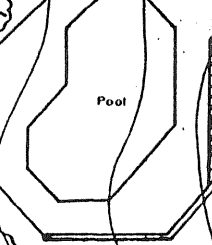
Photinia (Screening)  
Approx. 2 1/2 Ft. Centers (Typ)

Existing  
Entrance  
Sign

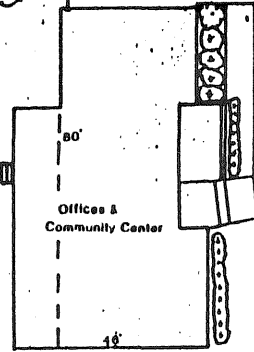
R/W



Play Area



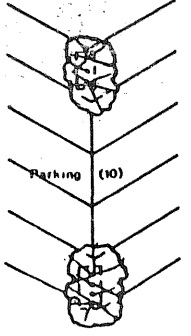
Pool



Offices &  
Community Center

80'

16'



Parking (10)

FM  
740



R/W

Existing  
Exit  
Sign

Photinia

Photinia

372.7'

Area-Front of Bldg.	16,800 SF ±
Green Area-Front	3,800 SF ±
Area Behind Bldg.	30,000 SF ±
Comm. Center Rooms	910
Parking Spaces-Req'd.	10

**CHANDLERS LANDING  
COMMUNITY CENTER**

Phase 10



FH

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.

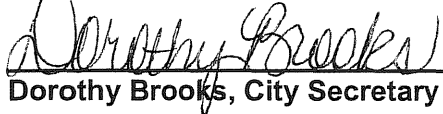
**Section 6.** That all ordinances of the City of Rockwall in conflict with the provisions of this be and the same are hereby repealed, and all other ordinances of the City of Rockwall not in conflict with the provisions of this ordinance shall remain in full force and effect.

**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 5<sup>th</sup> day of July, 2005.**

  
William R. Cecil, Mayor

ATTEST:

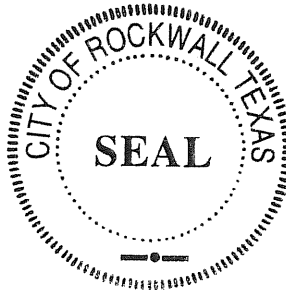
  
Dorothy Brooks, City Secretary

APPROVED AS TO FORM:

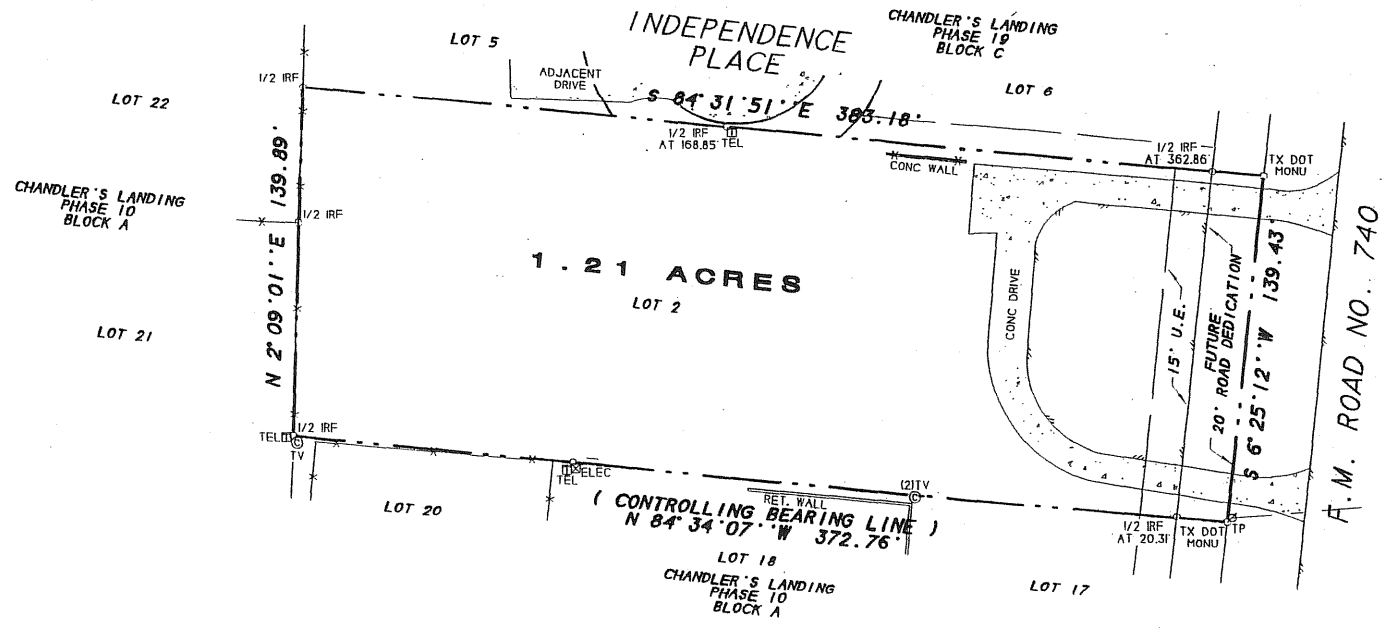
  
Pete Eckert, City Attorney

1<sup>st</sup> Reading: 06-20-05

2<sup>nd</sup> 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 \_\_\_\_\_

*[Signature]*  
Harold D. Fetty III, R.P.L.S. No. 5034



**SYMBOL LEGEND**

TV	GAS	TEL	PH	FP
TELEVISION	METER	PHONE	HYDRANT	FOUR
CABLE POST				
ELEC	TU	ELEC	WATER	1/2" IRF
ELECTRIC	BOX	FETER	WATER	RIGHT ROD FOUND
METER	JUNCTION BOX		1" CORNER	
-K-	FENCE	APL	EQD.	ONE
			LIGHT	POLE
			PROPANE	TANK

**R.S.C.I.**  
ROCKWALL SURVEYING CO., INC.

**LAND SURVEYING**

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

1984 S. FM 551 ROYSE CITY, TX 75189 972-772-5434 PHONE 972-772-5443 FAX

EXHIBIT "A"

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