



PLANNING AND ZONING CASE CHECKLIST

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

P&Z CASE # 22019-026 P&Z DATE _____ CC DATE _____ APPROVED/DENIED _____

ARCHITECTURAL REVIEW BOARD DATE _____ HPAB DATE _____ PARK BOARD DATE _____

ZONING APPLICATION

- ☒ SPECIFIC USE PERMIT
- ☐ ZONING CHANGE
- ☐ PD CONCEPT PLAN
- ☐ PD DEVELOPMENT PLAN

SITE PLAN APPLICATION

- ☐ SITE PLAN
- ☐ LANDSCAPE PLAN
- ☐ TREESCAPE PLAN
- ☐ PHOTOMETRIC PLAN
- ☐ BUILDING ELEVATIONS
- ☐ MATERIAL SAMPLES
- ☐ COLOR RENDERING

PLATTING APPLICATION

- ☐ MASTER PLAT
- ☐ PRELIMINARY PLAT
- ☐ FINAL PLAT
- ☐ REPLAT
- ☐ ADMINISTRATIVE/MINOR PLAT
- ☐ VACATION PLAT
- ☐ LANDSCAPE PLAN
- ☐ TREESCAPE PLAN

- ☐ COPY OF ORDINANCE (ORD.# _____)
- ☒ APPLICATIONS
- ☒ RECEIPT
- ☒ LOCATION MAP
- ☒ HOA MAP
- ☒ PON MAP
- ☐ FLU MAP
- ☐ NEWSPAPER PUBLIC NOTICE
- ☐ 500-FT. BUFFER PUBLIC NOTICE
- ☐ PROJECT REVIEW
- ☐ STAFF REPORT
- ☐ CORRESPONDENCE
- ☐ COPY-ALL PLANS REQUIRED
- ☐ COPY-MARK-UPS
- ☐ CITY COUNCIL MINUTES-LASERFICHE
- ☐ MINUTES-LASERFICHE
- ☐ PLAT FILED DATE _____
 - ☐ CABINET # _____
 - ☐ SLIDE # _____

NOTES: _____

ZONING MAP UPDATED _____



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. 22019-020

NOTE: THE APPLICATION IS NOT CONSIDERED ACCEPTED BY THE CITY UNTIL THE PLANNING DIRECTOR AND CITY ENGINEER HAVE SIGNED BELOW.

DIRECTOR OF PLANNING:

CITY ENGINEER:

Please check the appropriate box below to indicate the type of development request [SELECT ONLY ONE BOX]:

Platting Application Fees:

- ☐ Master Plat (\$100.00 + \$15.00 Acre) ¹
- ☐ Preliminary Plat (\$200.00 + \$15.00 Acre) ¹
- ☐ Final Plat (\$300.00 + \$20.00 Acre) ¹
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- ☐ Plat Reinstatement Request (\$100.00)

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- ☐ Site Plan (\$250.00 + \$20.00 Acre) ¹
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Other Application Fees:

- ☐ Tree Removal (\$75.00)
- ☐ Variance Request (\$100.00)

Notes:

¹: In determining the fee, please use the exact acreage when multiplying by the per acre amount. For requests on less than one acre, round up to one (1) acre.

PROPERTY INFORMATION [PLEASE PRINT]

Address 1 Harbor View Dr

Subdivision Chandlers Landing

General Location

Lot

Block

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning

Current Use

Proposed Zoning

Proposed Use

Acreage

Lots [Current]

Lots [Proposed]

☐ **SITE PLANS AND PLATS:** By checking this box you acknowledge that due to the passage of HB3167 the City no longer has flexibility with regard to its approval process, and failure to address any of staff's comments by the date provided on the Development Calendar will result in the denial of your case.

OWNER/APPLICANT/AGENT INFORMATION [PLEASE PRINT/CHECK THE PRIMARY CONTACT/ORIGINAL SIGNATURES ARE REQUIRED]

☐ Owner

Jason Breland Sunterx Marine

☐ Applicant

Plano Marine

Contact Person

Jason Breland Investors

Contact Person

Timothy Bates

Address

1 Harbor View Dr

Address

1105 Ave K

Plano TX 75074

City, State & Zip

Rockwall, TX 75082

City, State & Zip

Phone

972-771-8868

Phone

972-423 3134

E-Mail

jbreland@sunterx.com

E-Mail

Tim.Bates@planomarine.com

NOTARY VERIFICATION [REQUIRED]

Before me, the undersigned authority, on this day personally appeared Jason S. Breland [Owner] the undersigned, who stated the information on this application to be true and certified the following:

"I hereby certify that I am the owner for the purpose of this application; all information submitted herein is true and correct; and the application fee of \$ 219.30, to cover the cost of this application, has been paid to the City of Rockwall on this the 13th day of December, 20 19. By signing this application, I agree that the City of Rockwall (i.e. "City") is authorized and permitted to provide information contained within this application to the public. The City is also authorized and permitted to reproduce any copyrighted information submitted in conjunction with this application, if such reproduction is associated or in response to a request for public information."

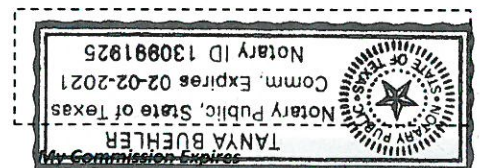
Given under my hand and seal of office on this the 13th day of December, 20 19.

Owner's Signature

Jason Breland

Notary Public in and for the State of Texas

Tanya Buehler





DEVELOPMENT REVIEW COMMITTEE (DRC)
CITY OF ROCKWALL, PLANNING & ZONING DEPARTMENT

Phone: (972) 771-7745

Email: Planning@Rockwall.com

External Review: Wayne Carter, Charter Communications
Jim Friske, Charter Communications
Dinah Wood, Atmos
Randy Voight, Oncor
Phillip Dickerson, Oncor
Brian Duncan, AT&T
Javier Fernandez, RISD
Brenda Callaway, TXDOT
Stephen Geiger, Farmer's Electric
Frank Spataro, Farmer's Electric

Internal Review: Amy Williams, Engineering
John Shannon, Building Inspections
Ariana Hargrove, Fire
Andy Hesser, Parks
Andy Villarreal, Police

From: Planning & Zoning Department

Date: 12/13/2019

To assist the Planning Department in evaluating the attached request, we are sending it to you for your review and comments. Please return any comments and/or plan mark-ups to us within five (5) days. Internal staff will also be required to have all comments input into CRW no later than Friday, 12/19/2019. Planning staff will assemble all comments received in time for our regularly scheduled DRC meeting on 12/19/2019 at 2:00 p.m. The Planning and Zoning Commission work session will be held on 12/30/2019 at 6:00 p.m. You are welcome to attend both meetings. If you have any questions, please contact us at (972) 771-7745.

Project Number: Z2019-026
Project Name: 1 Harbor View Dr.
Project Type: ZONING
Applicant Name: TIMOTHY BATES
Owner Name: JASON S BRELAND
Project Description:



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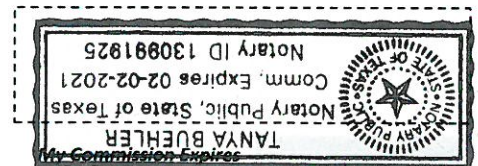
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Tanya Buehler





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 (P): (972) 771-7745
 (W): www.rockwall.com

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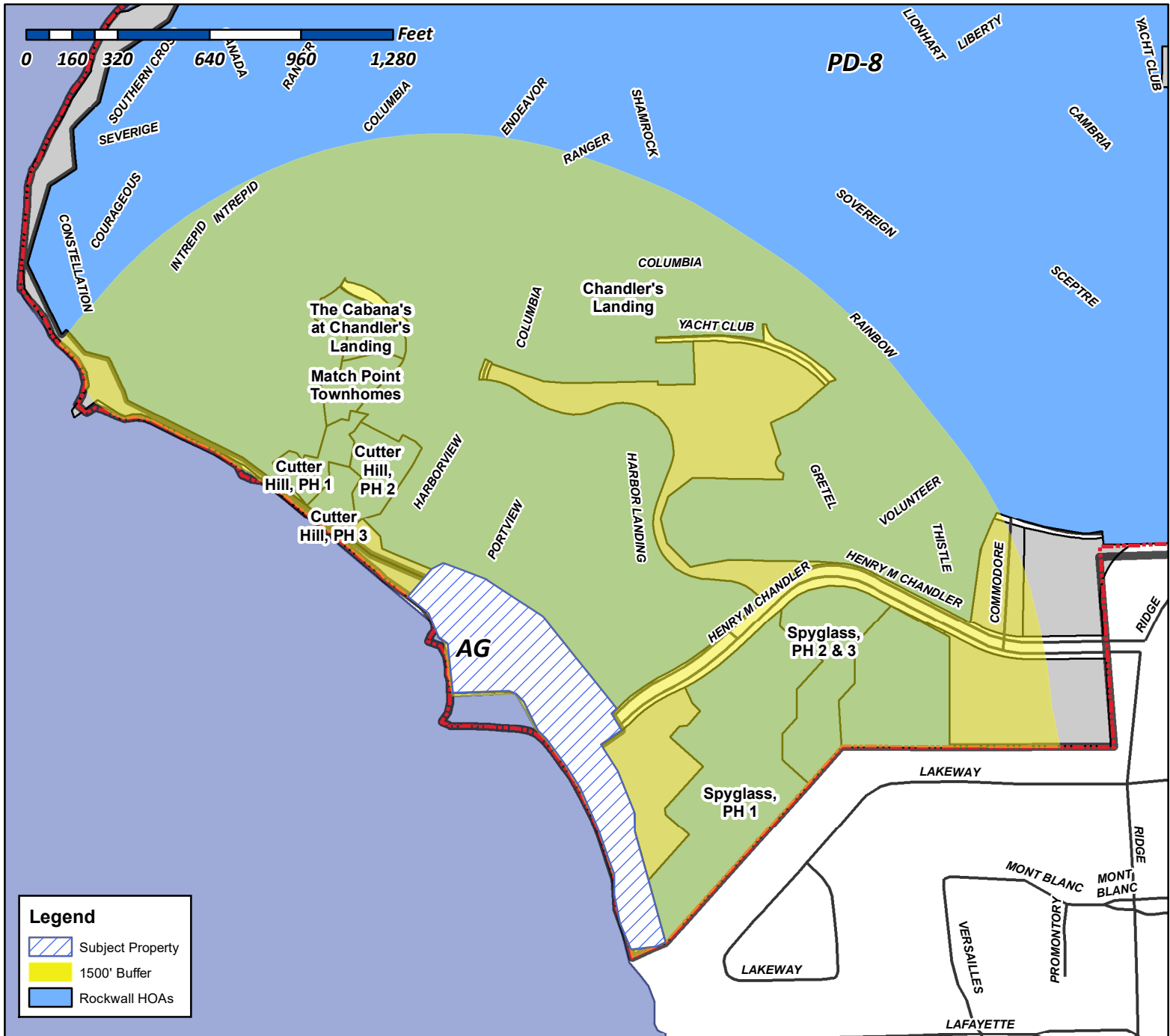




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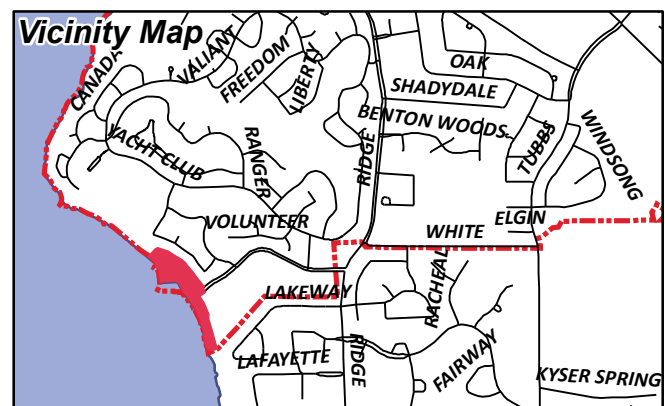
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Case Name: Chandler's Landing Marina
Case Type: Zoning
Zoning: Agricultural (AG) District
Case Address: Chandler's Landing Marina

Date Created: 12/17/2019

For Questions on this Case Call (972) 771-7745

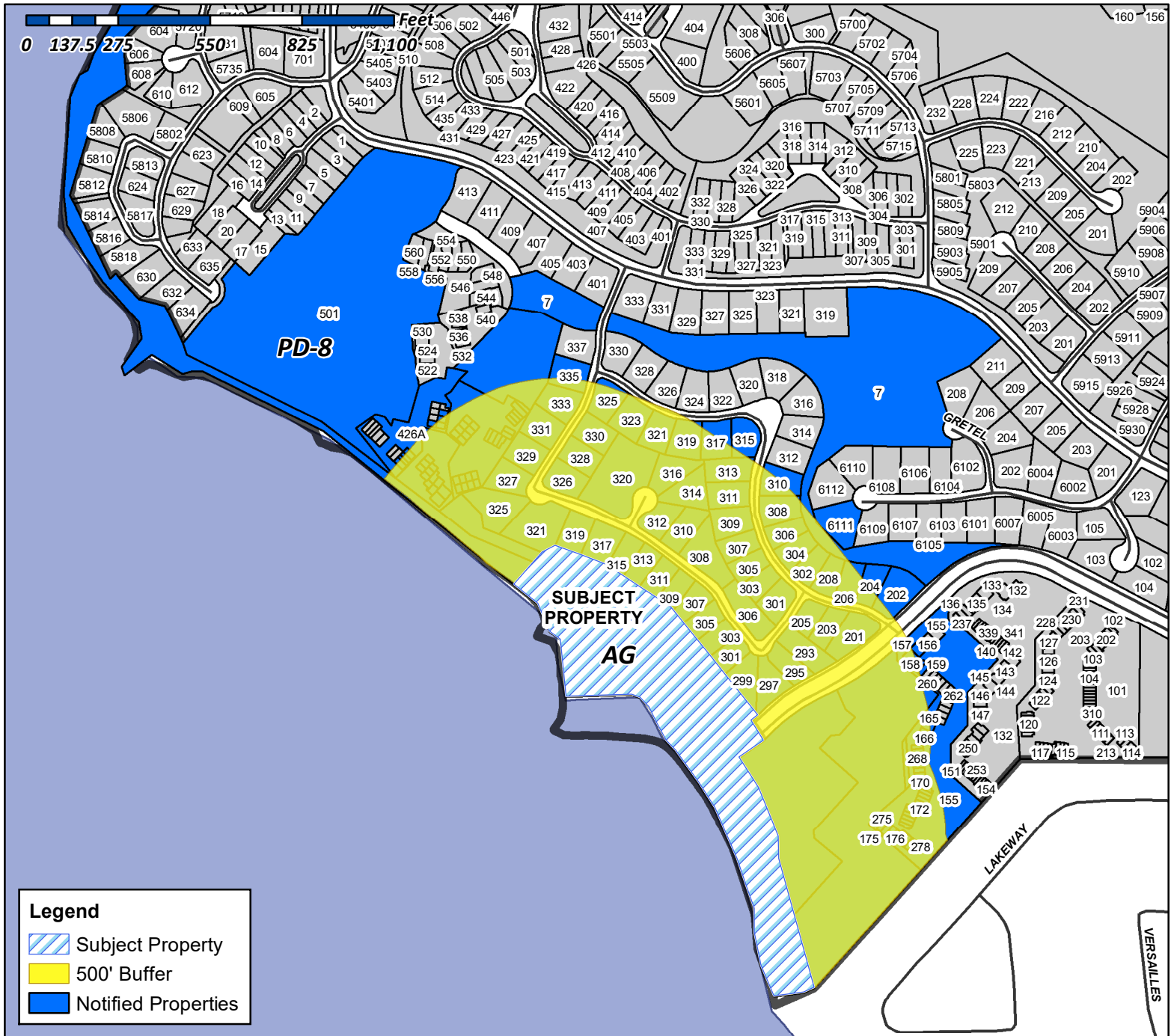




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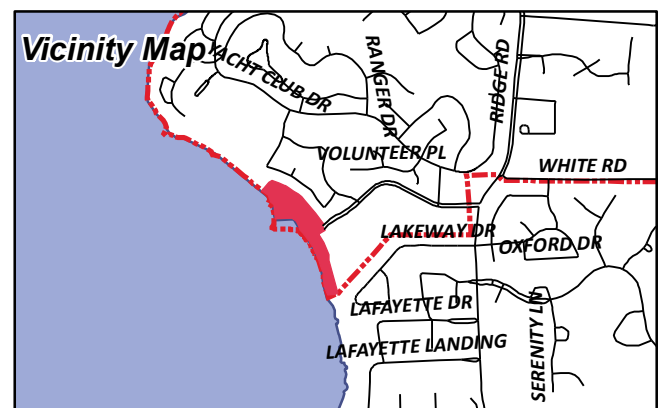
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CITY OF ROCKWALL

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 4th day of November, 2002.

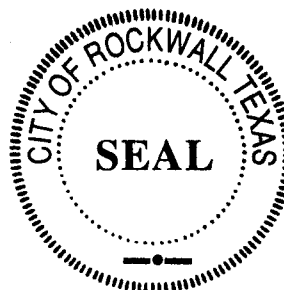

Ken Jones, Mayor

ATTEST:


Dorothy Brooks, City Secretary

APPROVED AS TO FORM:


Pete Eckert, City Attorney



1st Reading: October 21, 2002

2nd Reading: November 4, 2002

EXHIBIT "A"

Map showing the area around Chandlers Marina. Key features include:

- Streets:** HARBORVIEW DRIVE, PARKVIEW DRIVE, HARBORVIEW DRIVE, HENRY M. CHANDLER DRIVE, LAKE RAY HUBBARD, SPYGLASS, ROCKWALL CITY LIMITS.
- Marina:** CHANDLERS MARINA, 4,827 S.F. MARINA SHOP BUILDING.
- Shoreline:** SHORELINE, CONCRETE PIER, "DRY DOCK AREA".
- Subject Area:** 6.282 ACRES (indicated by a shaded area).
- Gate:** GATE.
- North Arrow:** N.
- Rockwall City Limits:** ROCKWALL CITY LIMITS.

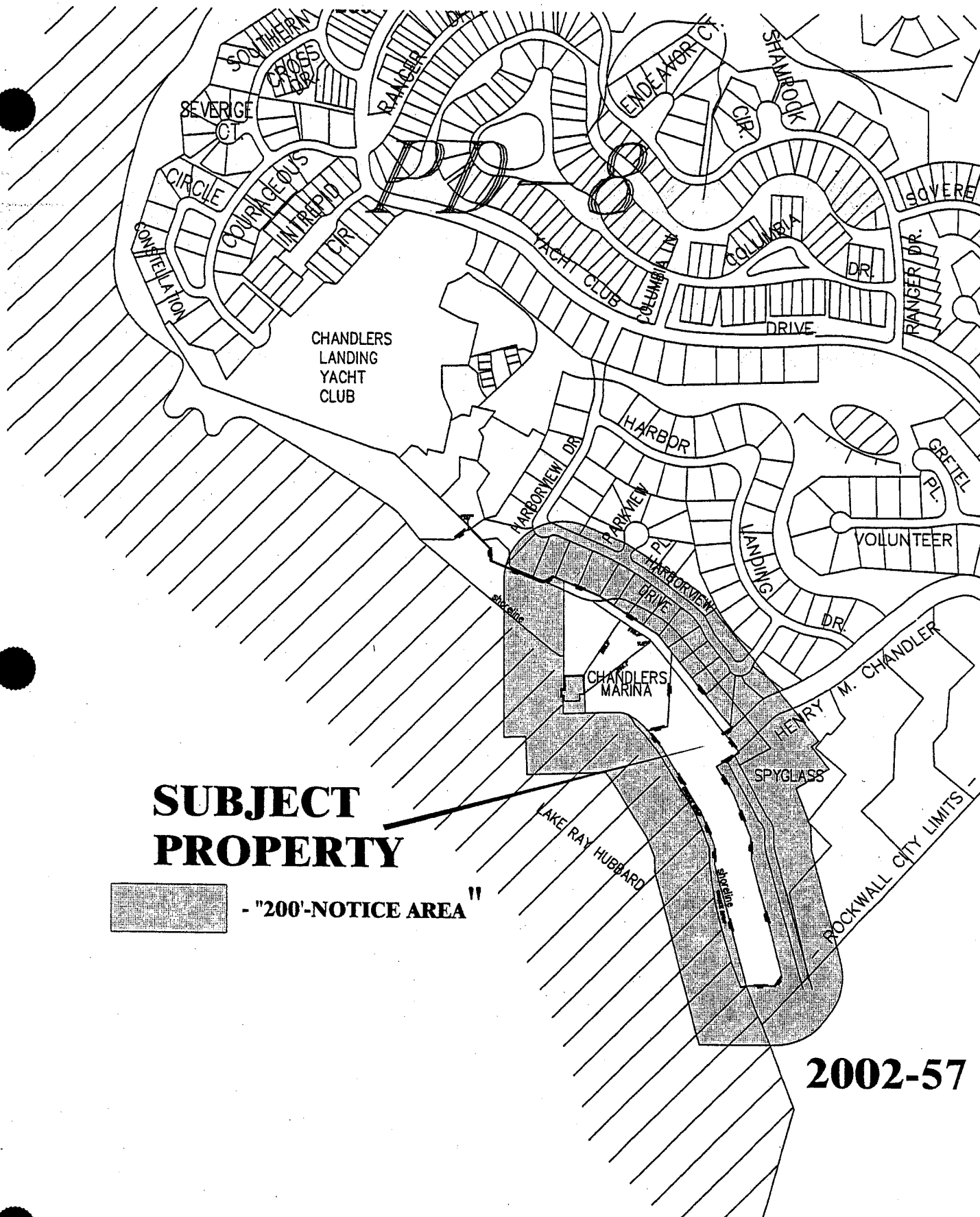
PZ-2002-57-Chandlers Marina
Amend Ord. No. 84-19

EXHIBIT "A"

EXHIBIT "A"

[illegible]

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



**SUBJECT
PROPERTY**



- "200'-NOTICE AREA"

2002-57

To whom it may concern,

We are proposing to extend storage from exhibit B in the original document to the entire parking lot area. Storage of RV's will be removed and no longer allowed. Storage outside of the fenced area will be for a maximum of 72hrs. We would like to add the ability to have boat sales onsite. There will be boats displayed outside the fence for sales during normal business hours only.

The fenced area will be a combination of masonry and wrought iron, please see drawings to understand proposed masonry and wrought iron locations. We would like to extend the fence 10' to the north, from the original fence line. Much of the fence will be masonry, we would like an approximate 100' corner to be wrought iron fencing, on the north east corner, 50' on both sides of the corner. The wrought iron corner is to allow better visibility for boaters leaving the ramp area to see any possible on coming traffic.

We would also like an exemption from using trees and shrubs as further screening around the fencing. This fencing is in the middle of a parking lot and planting trees and shrubs will degrade the stability of the paved parking area. Plantings will also negate the safety factor we are trying to achieve by opening the corners' visibility in the above requested wrought iron fence.

We would like to have a permanent covered area. The covered area will be approximately 125' by 90'. The proposed structure will fit within the fenced area, have a minimum of 20' roof clearance and not obstruct any public utilities. The permanent structure will have all required safety measures. Please see drawings to further understand location of the proposed covered area.

I hope this letter helps to explain what we like to do to improve the appearance, customer serviceability and the overall functions of our marina in conjunction with Plano Marine in the premier city of Rockwall.

Sincerely,

Jason S. Breland

General Manager

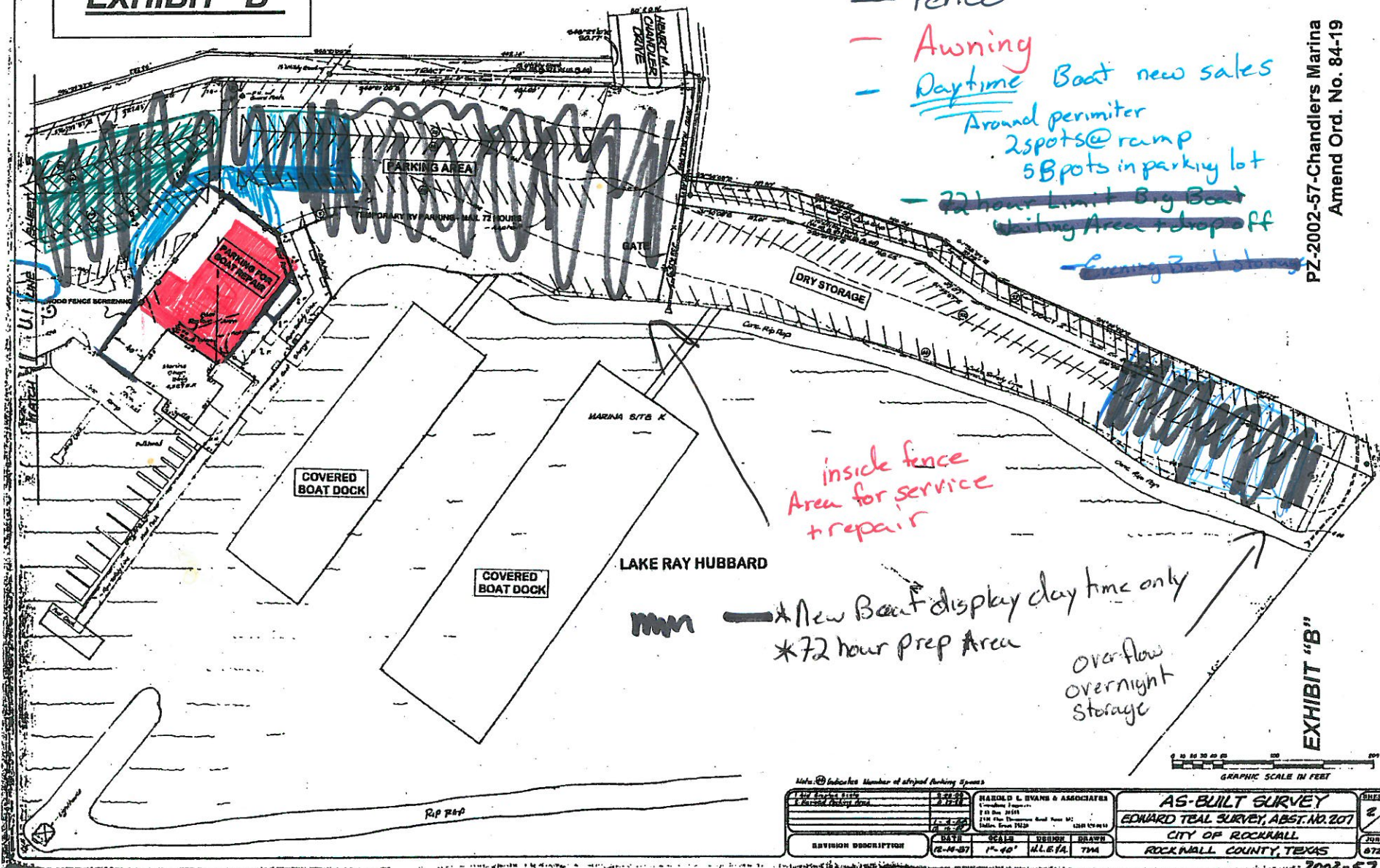
Chandler's Landing Marina



EXHIBIT "B"

- Fence
- Awning
- Daytime Boat new sales
- Around perimeter
- 2 spots @ ramp
- 5 B pots in parking lot
- 72 hour Limit Big Boat
- Waiting Area + drop off
- Evening Boat

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



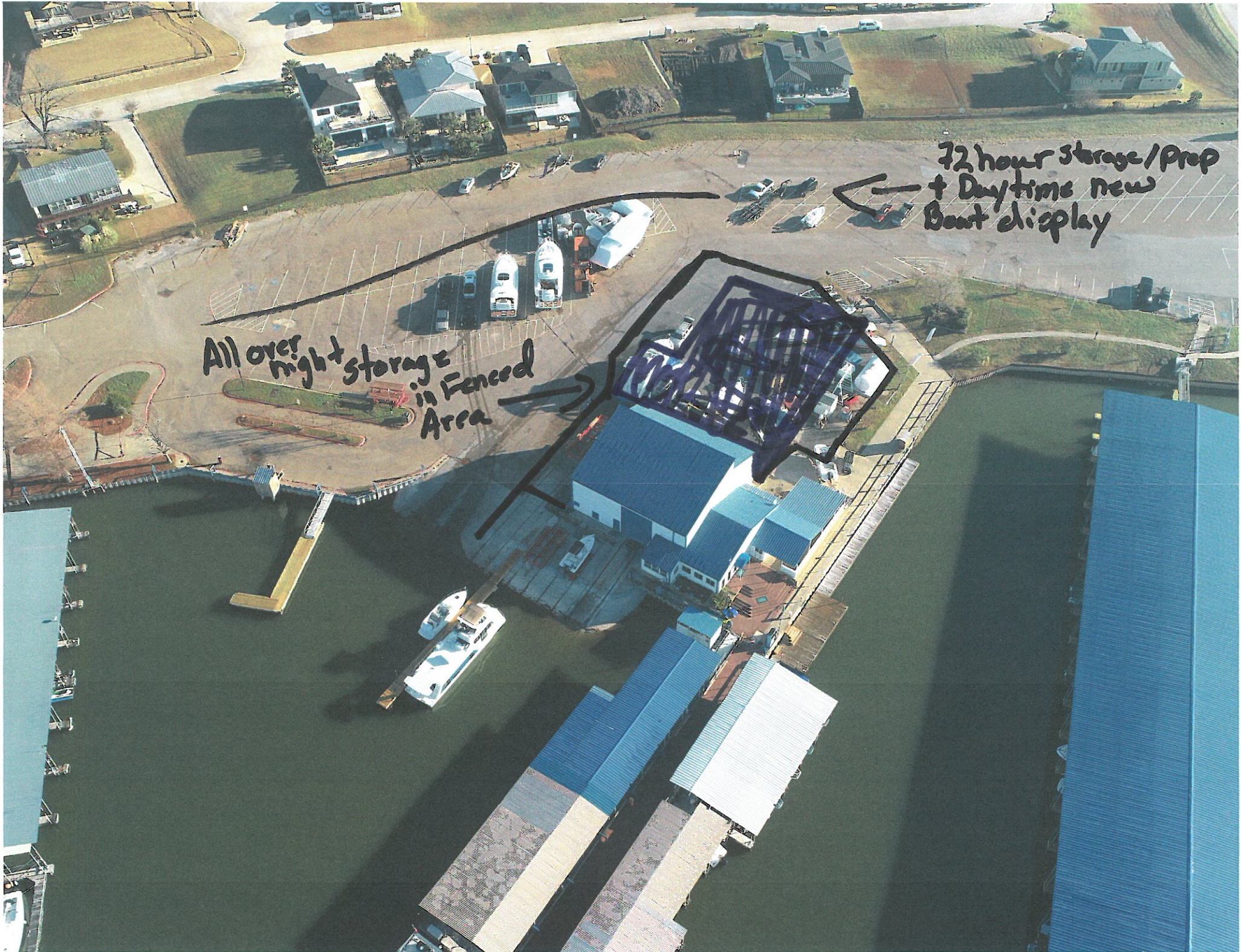
Note: (1) indicates number of striped parking spaces

AS-BUILT SURVEY EDWARD TEAL SURVEY, ABST. NO. 207 CITY OF ROCKWALL ROCKWALL COUNTY, TEXAS		AS-BUILT SURVEY EDWARD TEAL SURVEY, ABST. NO. 207 CITY OF ROCKWALL ROCKWALL COUNTY, TEXAS	
DATE	12-14-07	SCALE	1"=40'
DESIGNER	H.E. FA	DRAWN	T.M.
REVISION DESCRIPTION			

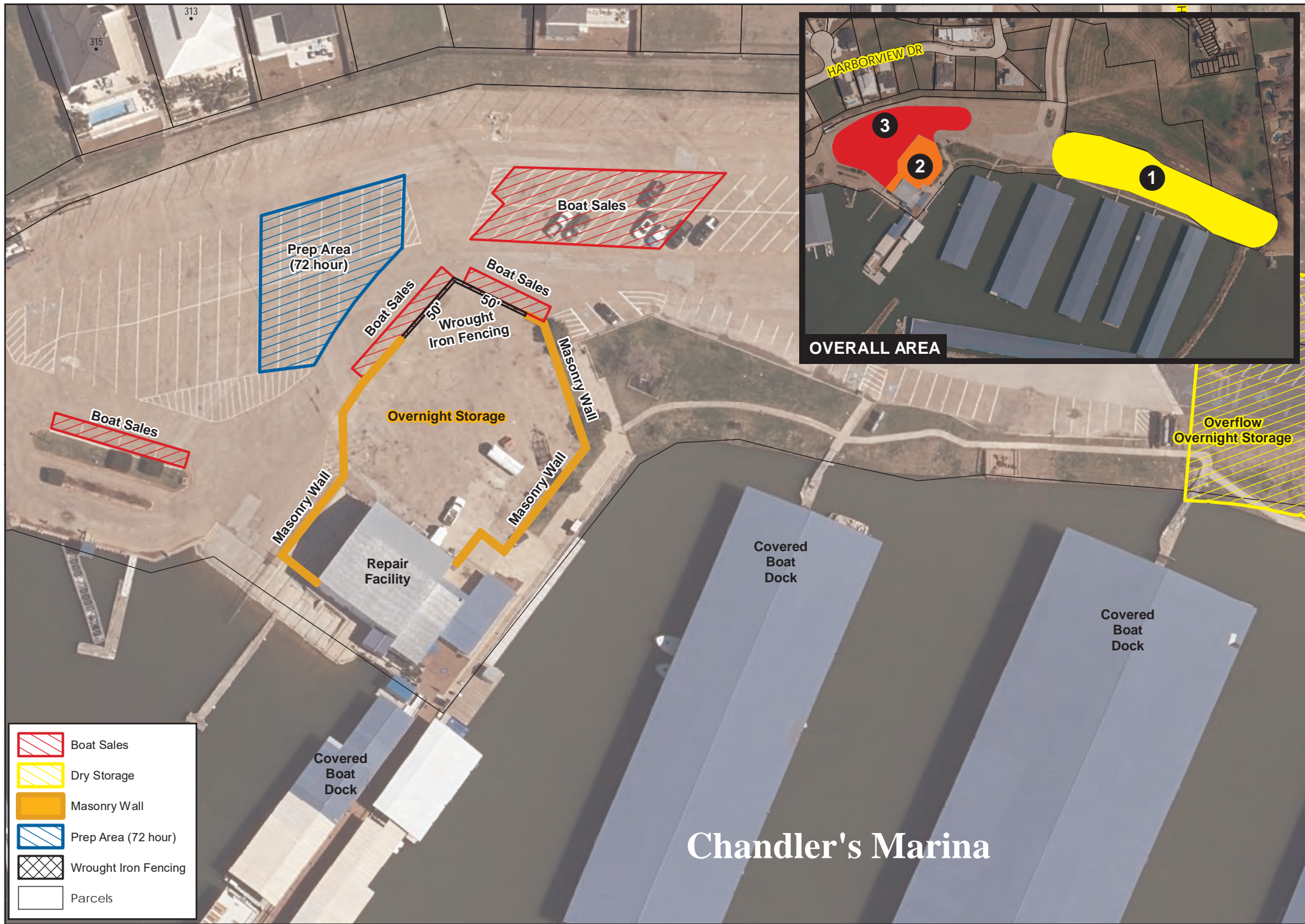
2002-57

All over night storage
in Fenced Area

72 hour storage/Prep
+ Daytime new
Boat display







**City of
Rockwall**



0 25 50 Feet
Date: 12/16/2019

The data represented on this map was obtained with the best methods available. Data is supplied from various sources and accuracy may be out of the City of Rockwall's control. The verification of accuracy and / or content lies entirely with the end user. The City of Rockwall does not guarantee the accuracy of contained information. All information is provided 'As Is' with no warranty being made, either expressed or implied.

CHANDLER'S MARINA SUP



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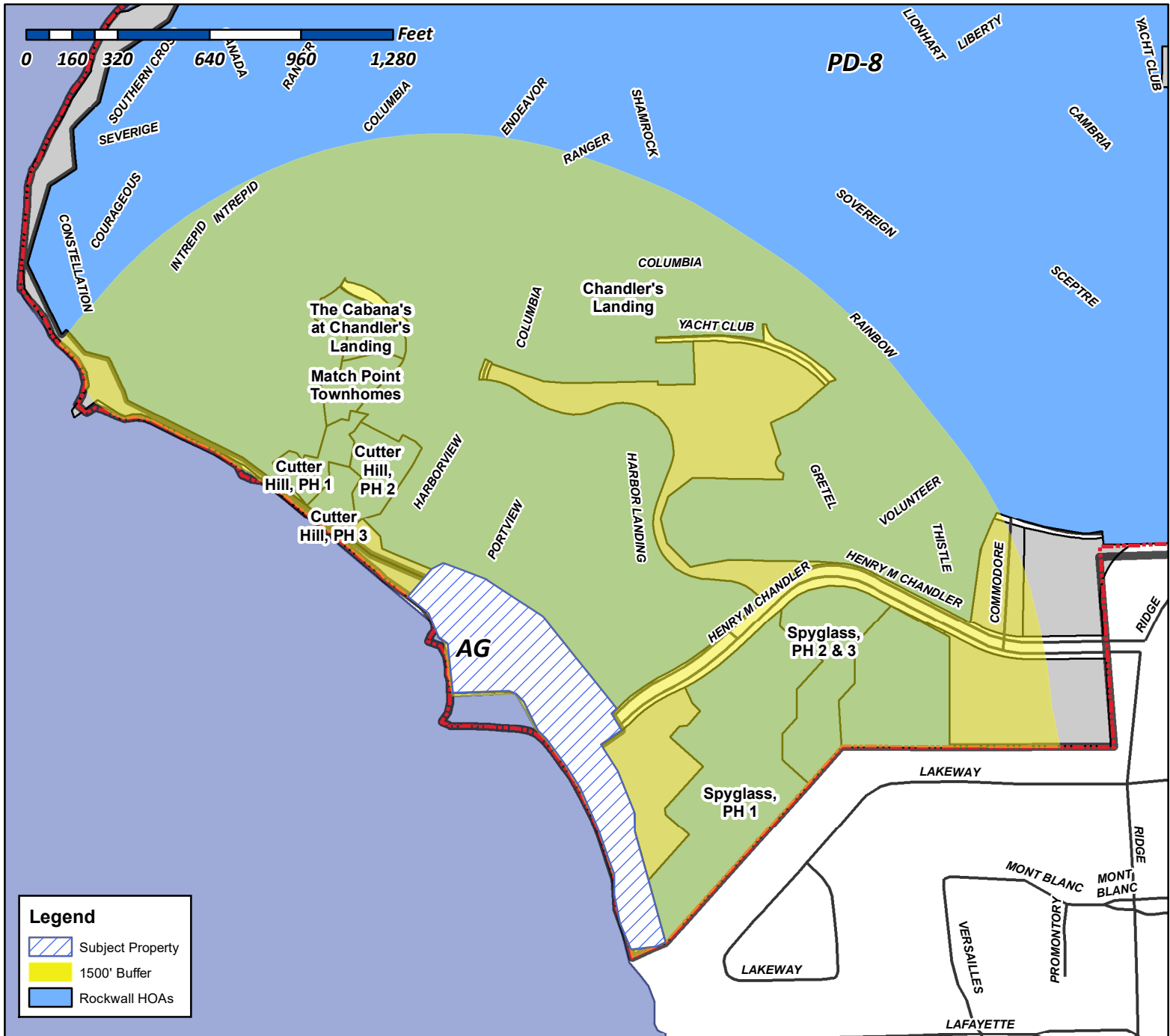




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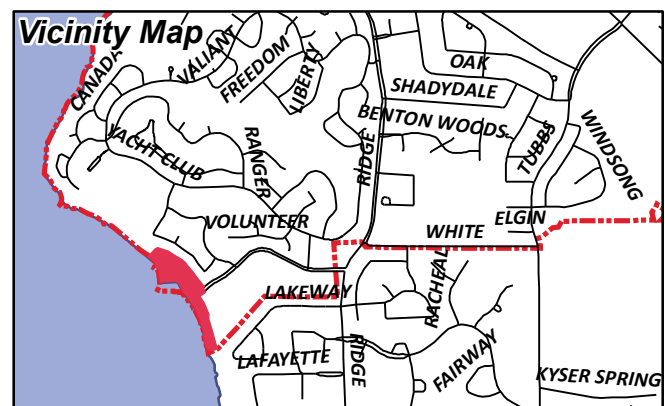
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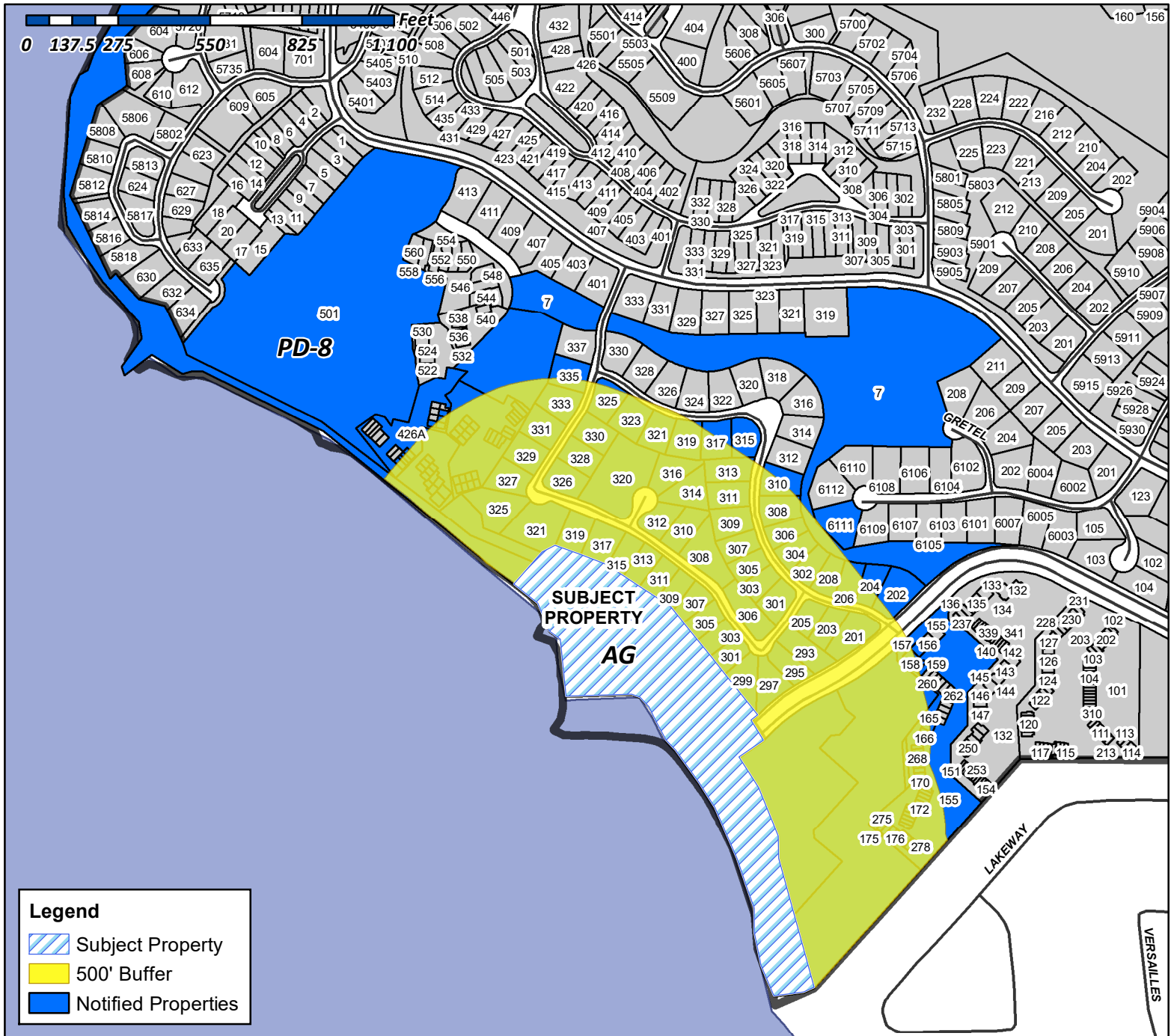




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¹: In determining the fee, please use the exact acreage when multiplying by the per acre amount. For requests on less than one acre, round up to one (1) acre.

PROPERTY INFORMATION [PLEASE PRINT]

Address 1 Harbor View Dr

Subdivision Chandlers Landing

General Location

Lot

Block

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning

Current Use

Proposed Zoning

Proposed Use

Acreage

Lots [Current]

Lots [Proposed]

☐ **SITE PLANS AND PLATS:** By checking this box you acknowledge that due to the passage of HB3167 the City no longer has flexibility with regard to its approval process, and failure to address any of staff's comments by the date provided on the Development Calendar will result in the denial of your case.

OWNER/APPLICANT/AGENT INFORMATION [PLEASE PRINT/CHECK THE PRIMARY CONTACT/ORIGINAL SIGNATURES ARE REQUIRED]

☐ Owner

Jason Breland Sunterx Marina

☐ Applicant

Plano Marine

Contact Person

Jason Breland Investors

Contact Person

Timothy Bates

Address

1 Harbor View Dr

Address

1105 Ave K

Plano TX 75074

City, State & Zip

Rockwall, TX 75082

City, State & Zip

Phone

972-771-8868

Phone

972-423 3134

E-Mail

jbreland@sunterx.com

E-Mail

Tim.Bates@plano-marine.com

NOTARY VERIFICATION [REQUIRED]

Before me, the undersigned authority, on this day personally appeared Jason S. Breland [Owner] the undersigned, who stated the information on this application to be true and certified the following:

"I hereby certify that I am the owner for the purpose of this application; all information submitted herein is true and correct; and the application fee of \$ 219.30, to cover the cost of this application, has been paid to the City of Rockwall on this the 13th day of December, 20 19. By signing this application, I agree that the City of Rockwall (i.e. "City") is authorized and permitted to provide information contained within this application to the public. The City is also authorized and permitted to reproduce any copyrighted information submitted in conjunction with this application, if such reproduction is associated or in response to a request for public information."

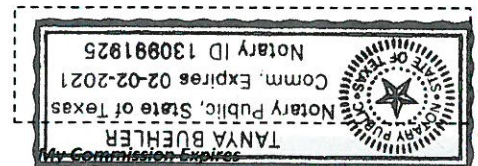
Given under my hand and seal of office on this the 13th day of December, 20 19.

Owner's Signature

Jason Breland

Notary Public in and for the State of Texas

Tanya Buehler



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.

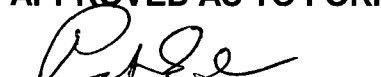
PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF
ROCKWALL, TEXAS, this 4th day of November, 2002.

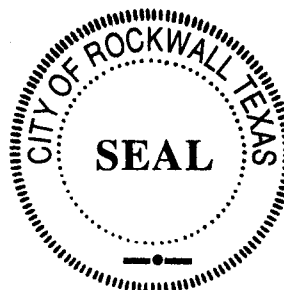

Ken Jones, Mayor

ATTEST:


Dorothy Brooks, City Secretary

APPROVED AS TO FORM:

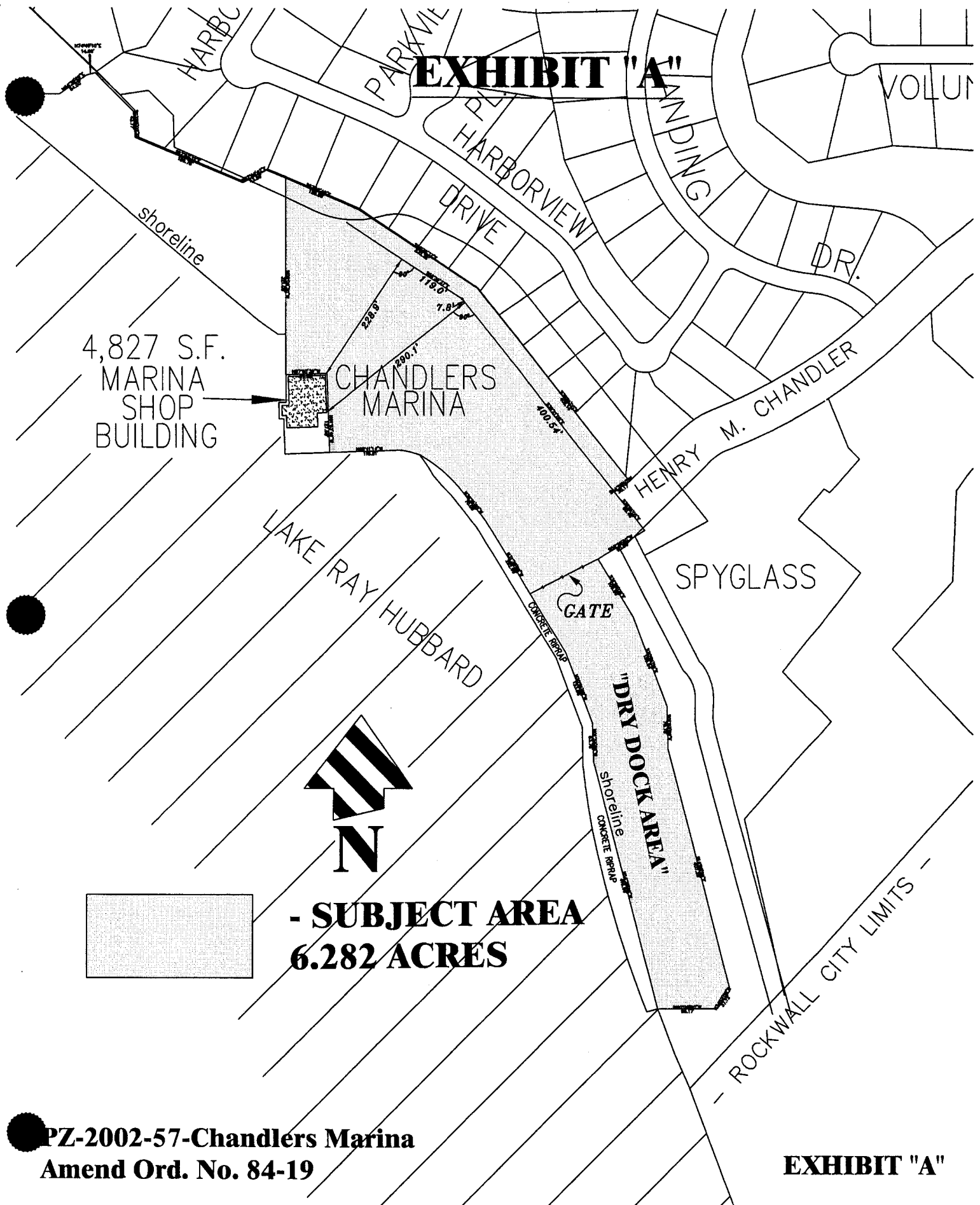

Pete Eckert, City Attorney



1st Reading: October 21, 2002

2nd Reading: November 4, 2002

EXHIBIT "A"



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

EXHIBIT "A"

EXHIBIT "B"

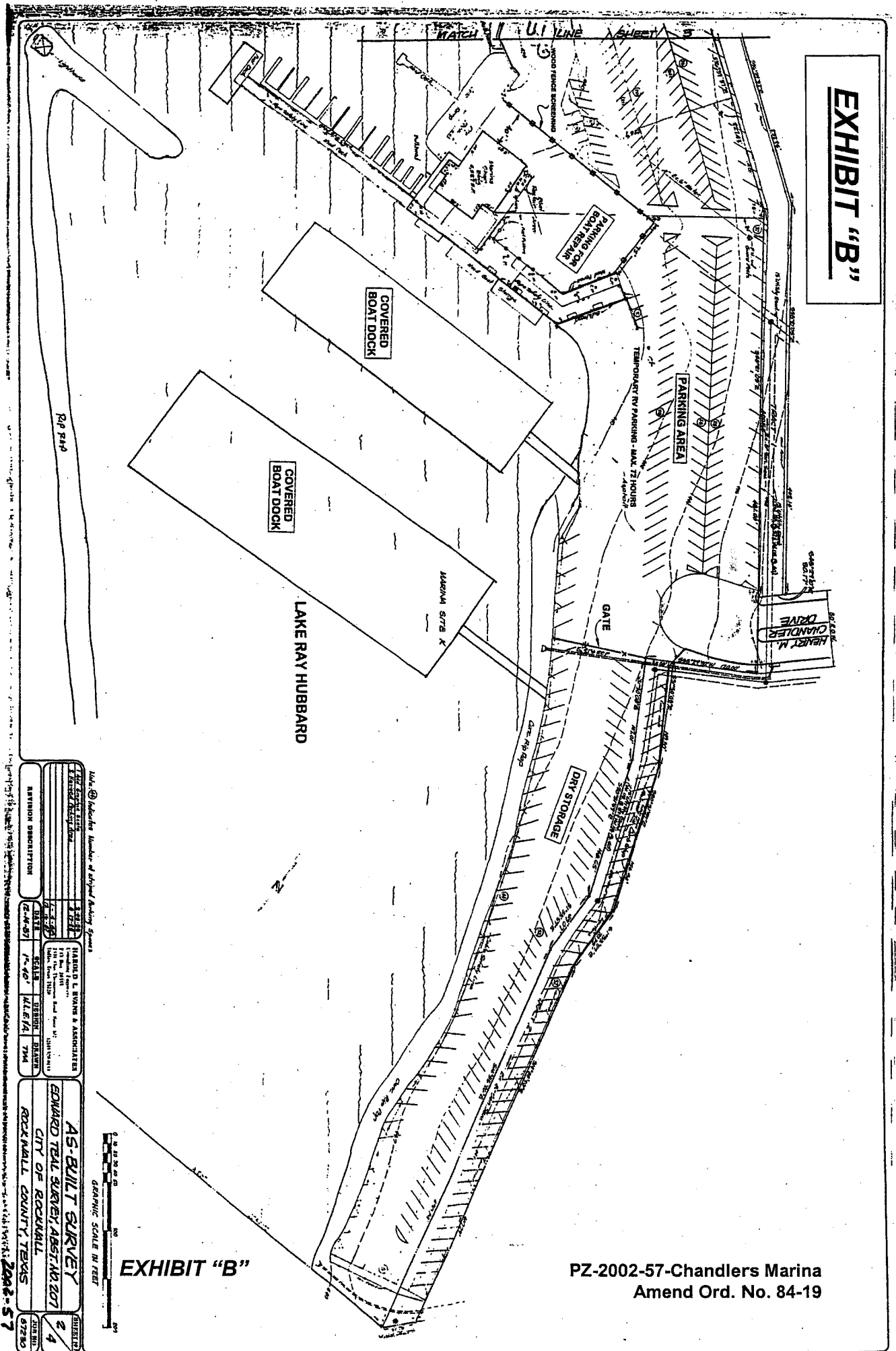
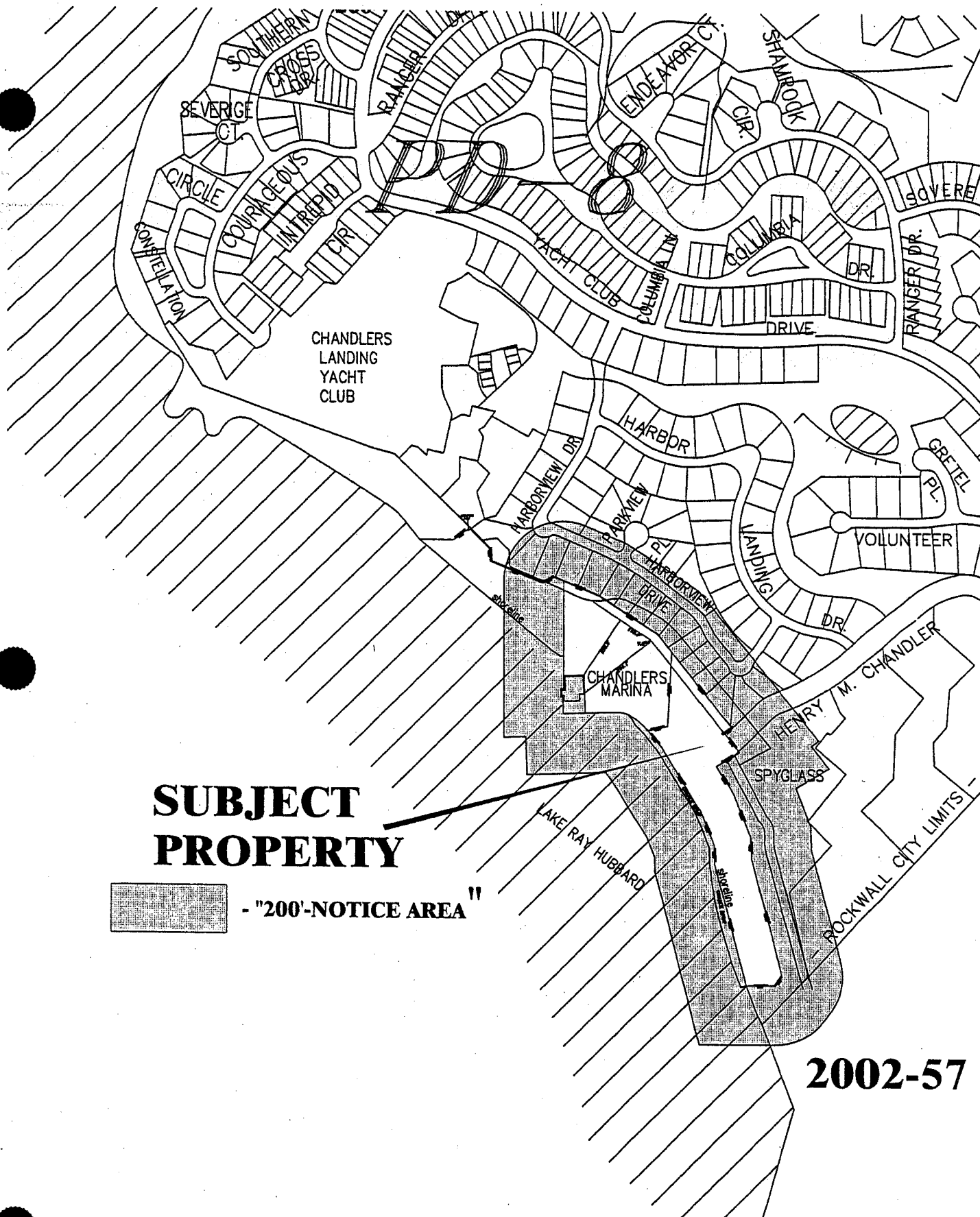


EXHIBIT "B"

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

Title: (Indicate Number of Shaded Fishing Spots)	
1-4-01 2-4-01 3-4-01 4-4-01 5-4-01 6-4-01 7-4-01 8-4-01 9-4-01 10-4-01 11-4-01 12-4-01 13-4-01 14-4-01 15-4-01 16-4-01 17-4-01 18-4-01 19-4-01 20-4-01 21-4-01 22-4-01 23-4-01 24-4-01 25-4-01 26-4-01 27-4-01 28-4-01 29-4-01 30-4-01 31-4-01 32-4-01 33-4-01 34-4-01 35-4-01 36-4-01 37-4-01 38-4-01 39-4-01 40-4-01 41-4-01 42-4-01 43-4-01 44-4-01 45-4-01 46-4-01 47-4-01 48-4-01 49-4-01 50-4-01 51-4-01 52-4-01 53-4-01 54-4-01 55-4-01 56-4-01 57-4-01 58-4-01 59-4-01 60-4-01 61-4-01 62-4-01 63-4-01 64-4-01 65-4-01 66-4-01 67-4-01 68-4-01 69-4-01 70-4-01 71-4-01 72-4-01 73-4-01 74-4-01 75-4-01 76-4-01 77-4-01 78-4-01 79-4-01 80-4-01 81-4-01 82-4-01 83-4-01 84-4-01 85-4-01 86-4-01 87-4-01 88-4-01 89-4-01 90-4-01 91-4-01 92-4-01 93-4-01 94-4-01 95-4-01 96-4-01 97-4-01 98-4-01 99-4-01 100-4-01	1-4-01 2-4-01 3-4-01 4-4-01 5-4-01 6-4-01 7-4-01 8-4-01 9-4-01 10-4-01 11-4-01 12-4-01 13-4-01 14-4-01 15-4-01 16-4-01 17-4-01 18-4-01 19-4-01 20-4-01 21-4-01 22-4-01 23-4-01 24-4-01 25-4-01 26-4-01 27-4-01 28-4-01 29-4-01 30-4-01 31-4-01 32-4-01 33-4-01 34-4-01 35-4-01 36-4-01 37-4-01 38-4-01 39-4-01 40-4-01 41-4-01 42-4-01 43-4-01 44-4-01 45-4-01 46-4-01 47-4-01 48-4-01 49-4-01 50-4-01 51-4-01 52-4-01 53-4-01 54-4-01 55-4-01 56-4-01 57-4-01 58-4-01 59-4-01 60-4-01 61-4-01 62-4-01 63-4-01 64-4-01 65-4-01 66-4-01 67-4-01 68-4-01 69-4-01 70-4-01 71-4-01 72-4-01 73-4-01 74-4-01 75-4-01 76-4-01 77-4-01 78-4-01 79-4-01 80-4-01 81-4-01 82-4-01 83-4-01 84-4-01 85-4-01 86-4-01 87-4-01 88-4-01 89-4-01 90-4-01 91-4-01 92-4-01 93-4-01 94-4-01 95-4-01 96-4-01 97-4-01 98-4-01 99-4-01 100-4-01
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**SUBJECT
PROPERTY**



- "200'-NOTICE AREA"

2002-57

To whom it may concern,

We are proposing to extend storage from exhibit B in the original document to the entire parking lot area. Storage of RV's will be removed and no longer allowed. Storage outside of the fenced area will be for a maximum of 72hrs. We would like to add the ability to have boat sales onsite. There will be boats displayed outside the fence for sales during normal business hours only.

The fenced area will be a combination of masonry and wrought iron, please see drawings to understand proposed masonry and wrought iron locations. We would like to extend the fence 10' to the north, from the original fence line. Much of the fence will be masonry, we would like an approximate 100' corner to be wrought iron fencing, on the north east corner, 50' on both sides of the corner. The wrought iron corner is to allow better visibility for boaters leaving the ramp area to see any possible on coming traffic.

We would also like an exemption from using trees and shrubs as further screening around the fencing. This fencing is in the middle of a parking lot and planting trees and shrubs will degrade the stability of the paved parking area. Plantings will also negate the safety factor we are trying to achieve by opening the corners' visibility in the above requested wrought iron fence.

We would like to have a permanent covered area. The covered area will be approximately 125' by 90'. The proposed structure will fit within the fenced area, have a minimum of 20' roof clearance and not obstruct any public utilities. The permanent structure will have all required safety measures. Please see drawings to further understand location of the proposed covered area.

I hope this letter helps to explain what we like to do to improve the appearance, customer serviceability and the overall functions of our marina in conjunction with Plano Marine in the premier city of Rockwall.

Sincerely,

Jason S. Breland

General Manager

Chandler's Landing Marina



EXHIBIT "B"

- Fence
- Awning
- Daytime Boat new sales
- Around perimeter
- 2 spots @ ramp
- 5 B pots in parking lot
- 72 hour Limit Big Boat
- Waiting Area + drop off
- Evening Boat

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

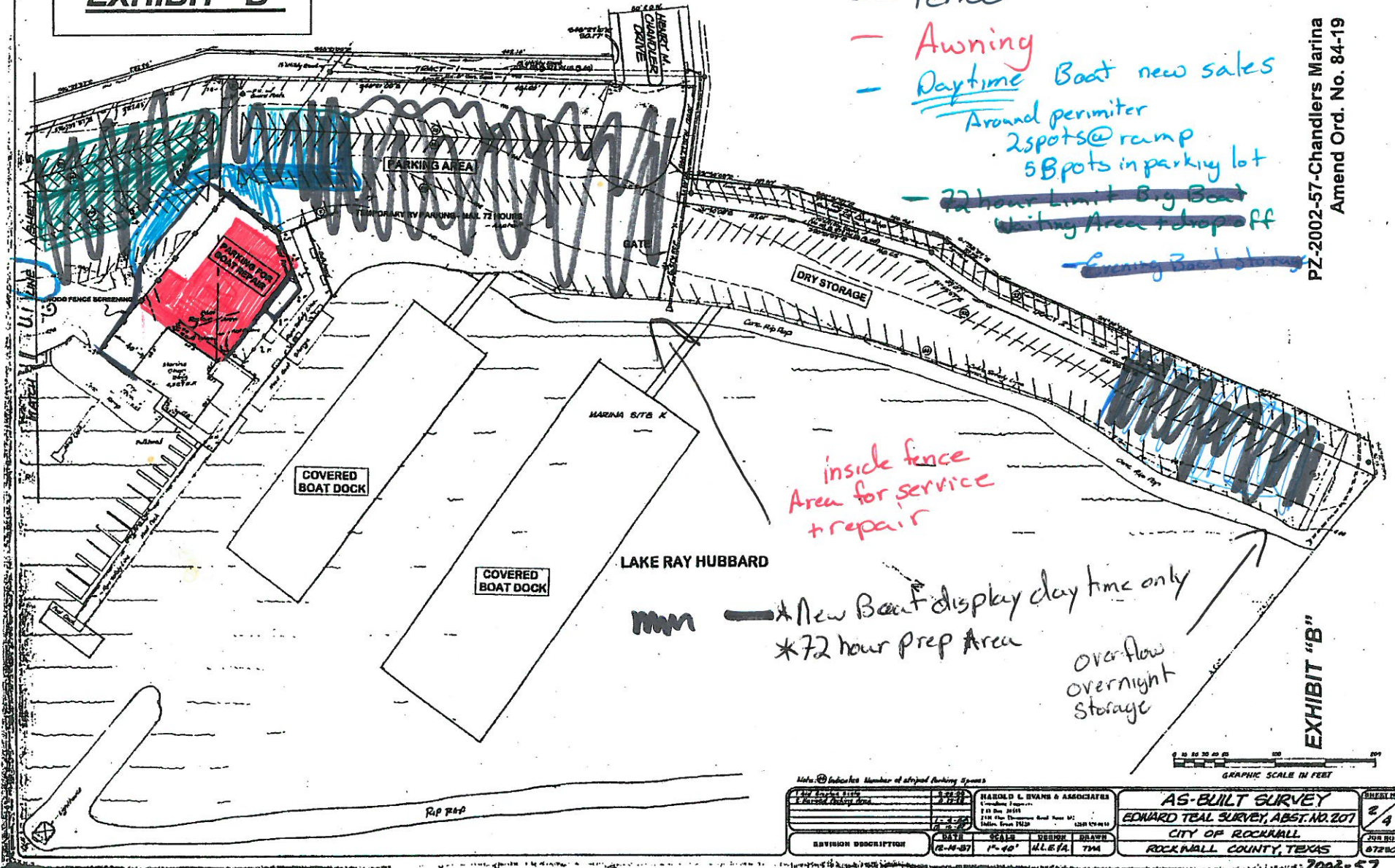
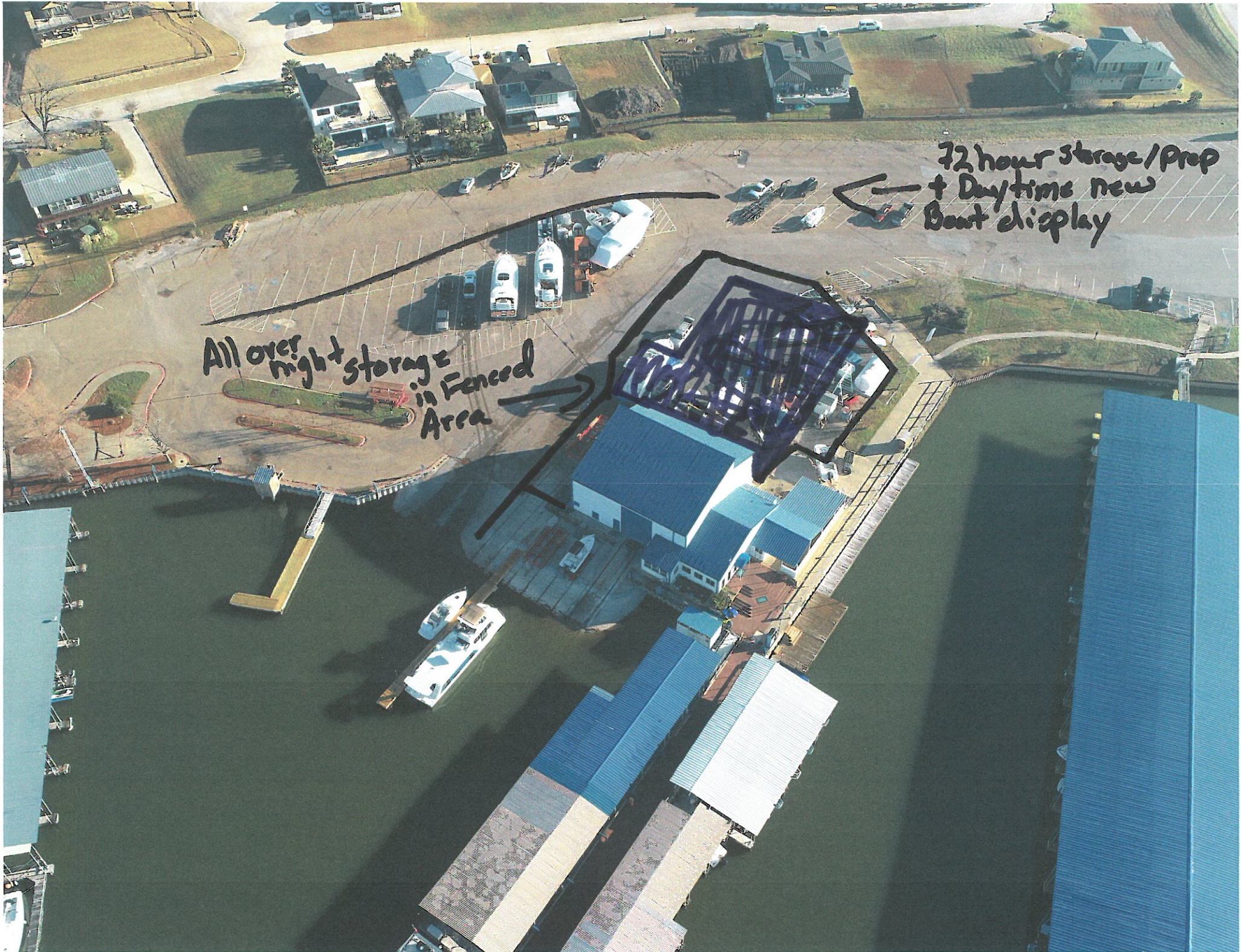


EXHIBIT "B"

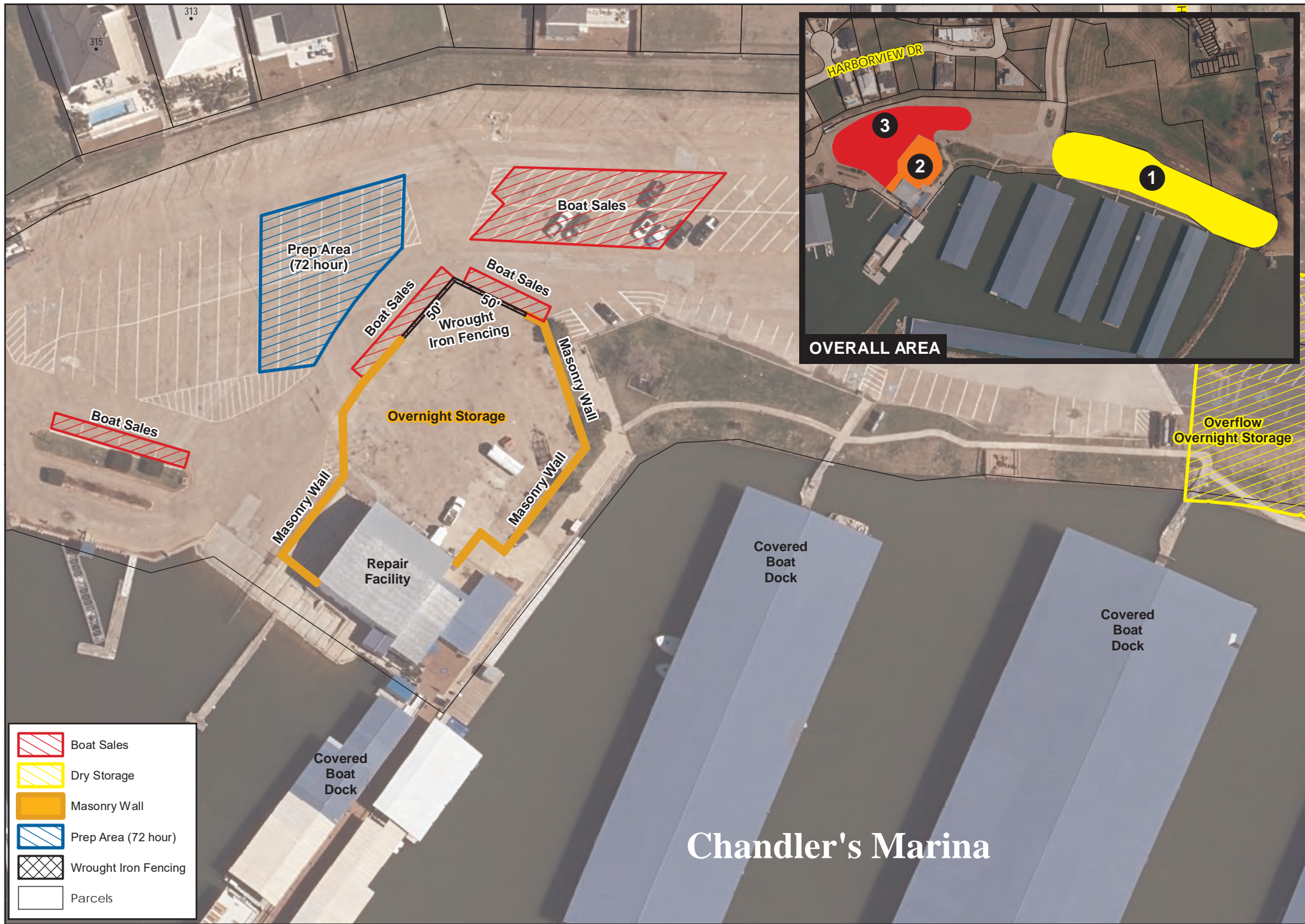
2002-57

All over night storage
in Fenced Area

72 hour storage/Prep
+ Daytime new
Boat display







**City of
Rockwall**



0 25 50 Feet
Date: 12/16/2019

The data represented on this map was obtained with the best methods available. Data is supplied from various sources and accuracy may be out of the City of Rockwall's control. The verification of accuracy and / or content lies entirely with the end user. The City of Rockwall does not guarantee the accuracy of contained information. All information is provided 'As Is' with no warranty being made, either expressed or implied.

CHANDLER'S MARINA SUP

City of Rockwall

Project Plan Review History



Project Number	Z2019-026	Owner	JASON S BRELAND	Applied	12/13/2019	AG
Project Name	Chandler's Landing Marina	Applicant	TIMOTHY BATES	Approved		
Type	ZONING			Closed		
Subtype	SUP			Expired		
Status	P&Z HEARING			Status	12/20/2019	DG

Site Address	City, State Zip	Zoning
HENRY M CHANDLER	ROCKWALL, TX 75032	

Subdivision	Tract	Block	Lot No	Parcel No	General Plan
CUTTER HILL 2	134-14		134-14	0207-0000-0134-14-OR	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	Russell McDowell	12/13/2019	12/20/2019				
ENGINEERING	Amy Williams	12/13/2019	12/20/2019				
FIRE (12/17/2019 4:45 PM AA) Show location of fire lane, fire hydrants, and fire department connection (FDC) to automatic fire sprinkler system. There shall be no obstructions to the fire lane, fire hydrants, and/or the FDC.	Ariana Hargrove	12/13/2019	12/20/2019	12/17/2019	4	COMMENTS	
PLANNING	David Gonzales	12/13/2019	12/20/2019	12/20/2019	7	COMMENTS	See comments

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed Status	Remarks
<p>(12/20/2019 3:21 PM DG)</p> <p>Z2019-026; SUP for Chandlers Landing Marina</p> <p>Please address the following comments (M= Mandatory Comments; I = Informational Comments)</p> <p>I.1 This is a request for the approval of a Specific Use Permit (SUP) for an existing marina with boat sales, storage and repair on a 6.282-acre tract of land identified as Tracts 134, 134-14 & 134-15 of the E. Teal Survey, Abstract No. 207, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the Lake Ray Hubbard Takeline Overlay (TL OV) District, located at the western terminus of Henry M. Chandlers Drive.</p> <p>I.2 For questions or comments concerning this case please contact David Gonzales in the Planning Department at (972) 772-6488 or email dgonzales@rockwall.com.</p> <p>M.3 For reference, include the case number (Z2019-026) in the lower right-hand corner of all pages of all revised plan submittals (i.e. site plan and landscape plan).</p> <p>I.4 This project is subject to all requirements stipulated by the Unified Development Code (UDC), the Development Standards of Article V, and the Lake Ray Takeline Overlay (TL OV) that are applicable to the subject property.</p> <p>M.5 Please review the draft ordinance when received by staff and provide comments to staff by January 7, 2020. Staff will review any comments returned and prepare a final draft ordinance for the Planning and Zoning Commission to consider prior to the Planning and Zoning Meeting to be held on January 14, 2020.</p> <p>M.6 Proposed Operational Conditions of the SUP. The following conditions pertain to the operation of a boat sales, storage and repair facility on the Subject Property, and conformance to these operational conditions is required for continued operations</p> <ol style="list-style-type: none"> 1) The subject property shall generally conform to the Concept Plan depicted in Exhibit 'B' of the draft ordinance; and, 2) The operation of boat sales shall generally be limited to the areas as depicted on the Concept Plan attached as Exhibit 'B' of the draft ordinance; and, 3) The operation of overnight storage shall generally be limited to the areas depicted on the Concept Plan attached as Exhibit 'B' of the draft ordinance. Storage not able to be maintained within the repair facility storage area shall only be allowed within the dry storage area as designated on the Concept Plan attached as Exhibit 'B' of the draft ordinance; and, 4) The prep area shall generally be limited for use as a staging area for the repair or maintenance of boats and shall be limited to the area as depicted on the Concept Plan attached as Exhibit 'B' of the draft ordinance. The working, repairing, or maintaining of any boat or vehicle shall be prohibited within this area; and, 5) The outside storage of equipment, parts and/or inventory is prohibited within the subject property; and, 6) The parking and/or storage of Recreational Vehicles (RV) within the subject property shall be prohibited. <p>I.7 Please note that failure to address all comments provided by staff by 3:00 PM on January 7, 2019 will result in the automatic denial of the case on the grounds of an incomplete submittal. No refund will be given for cases that are denied due to an incomplete submittal and a new application and fee will be required to resubmit the case.</p> <p>I.8 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested. Revisions for this case will be due on January 7, 2019; however, it is encouraged for applicants to submit revisions as soon as possible to give staff ample time to review the case prior to the January 14, 2019 Planning & Zoning Meeting.</p> <p>I.9 Please note the scheduled meetings for this case:</p> <ol style="list-style-type: none"> 1) Planning & Zoning Work Session meeting will be held on December 30, 2019. 2) Planning & Zoning Public Hearing meeting will be held on January 14, 2020. 						

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed Status	Remarks
3)						City Council Public Hearing will be held on January 21, 2020. (1st Reading of Ordinance)
4)						City Council meeting will be held on February 3, 2020. (2nd Reading of Ordinance)
I.10 Staff recommends that a representative be present for the meetings as scheduled above The Planning and Zoning and City Council meetings will be held in the City's Council Chambers. These meeting are scheduled to begin at 6:00 p.m.						



City of Rockwall

Planning & Zoning Department
 385 S. Goliad Street
 Rockwall, Texas 75032
 (P): (972) 771-7745
 (W): www.rockwall.com

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.

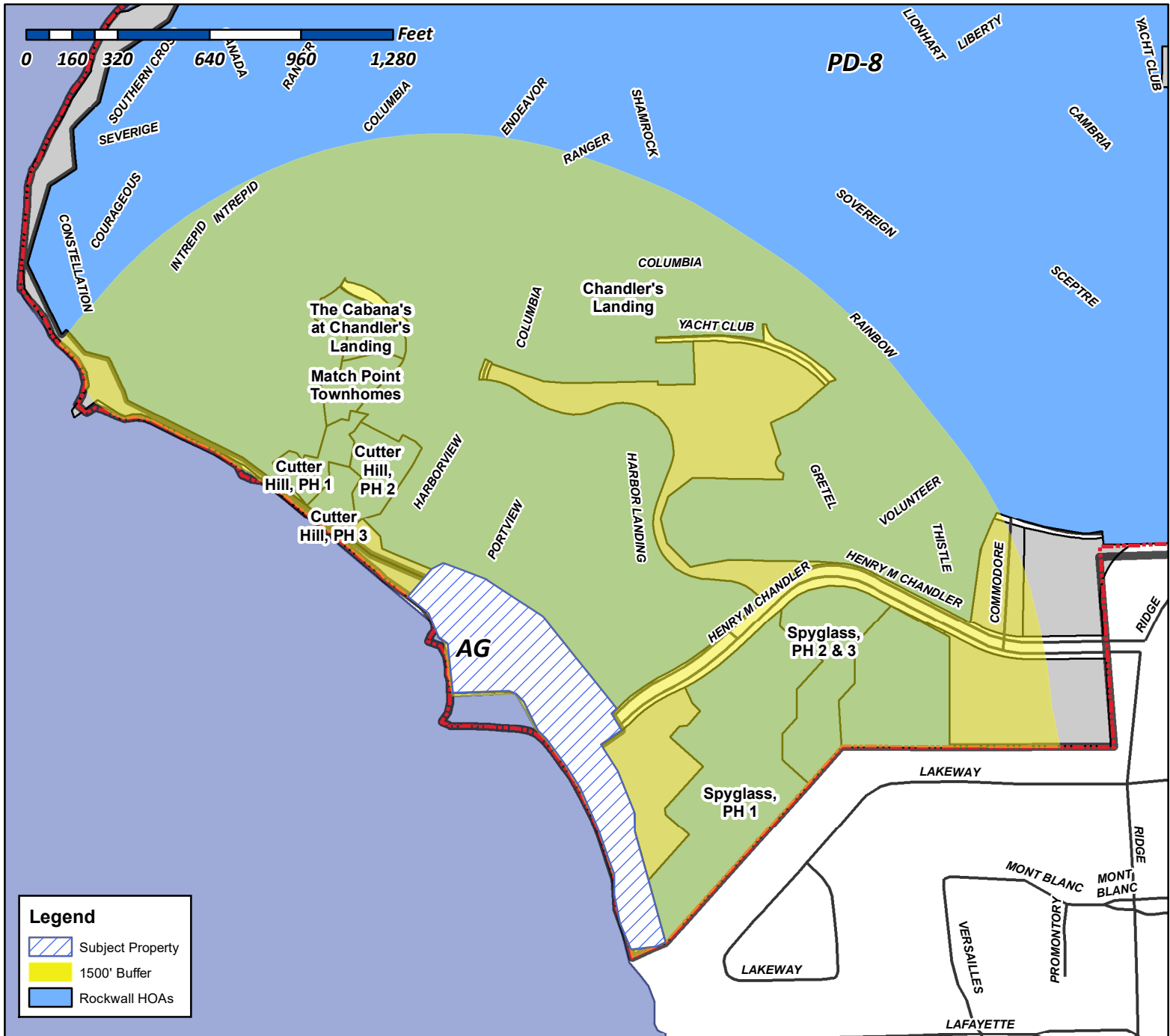




City of Rockwall

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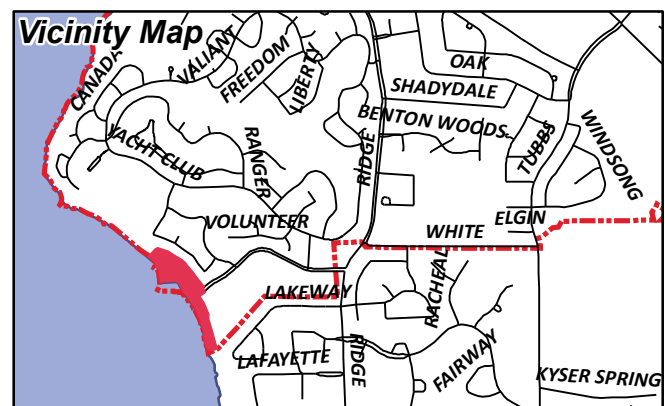
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Case Number: Z2019--26
Case Name: Chandler's Landing Marina
Case Type: Zoning
Zoning: Agricultural (AG) District
Case Address: Chandler's Landing Marina

Date Created: 12/17/2019

For Questions on this Case Call (972) 771-7745

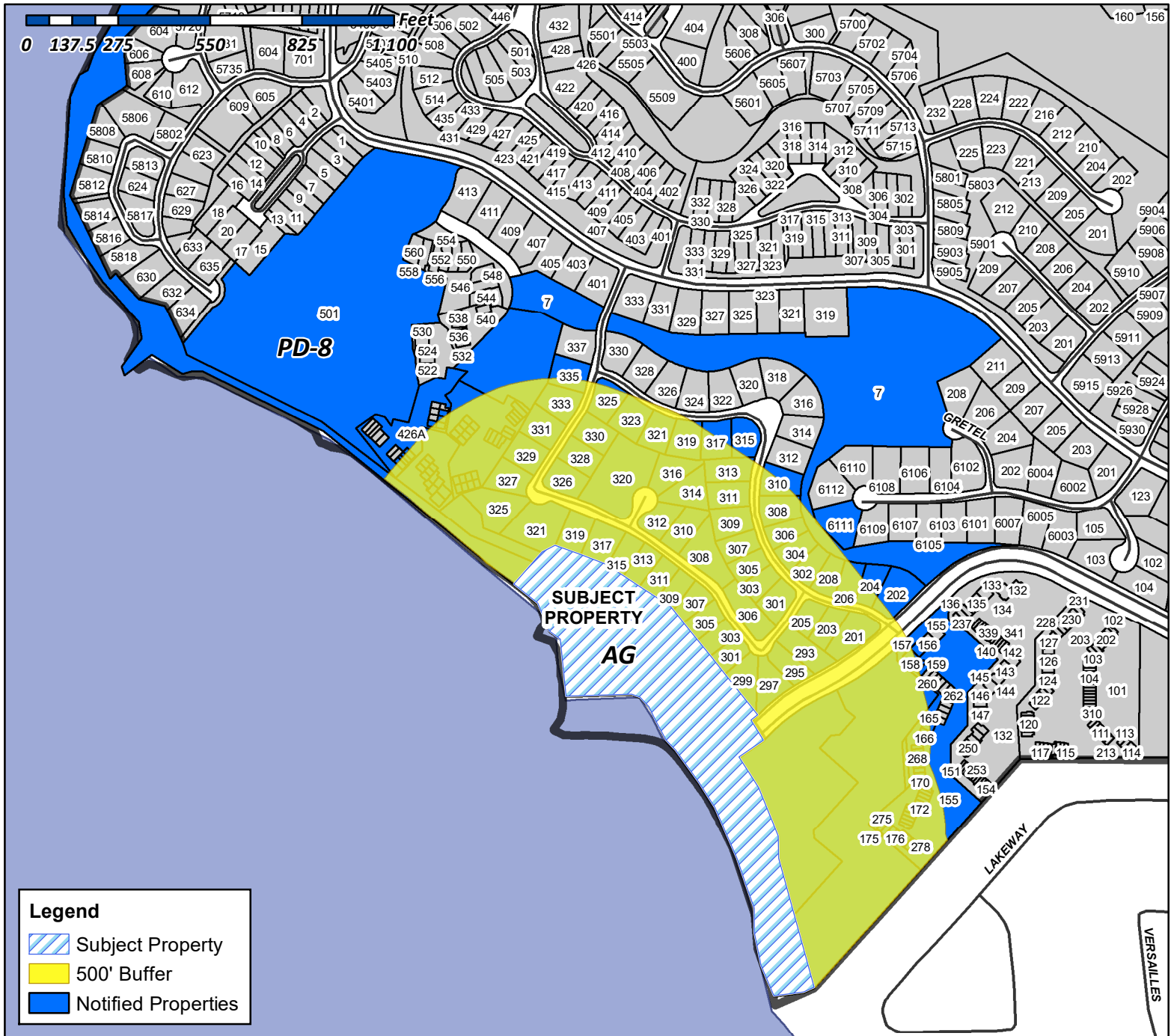




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Case Number: Z2019-26
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Date Created: 12/17/2019

For Questions on this Case Call (972) 771-7745





DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. 22019-020

NOTE: THE APPLICATION IS NOT CONSIDERED ACCEPTED BY THE CITY UNTIL THE PLANNING DIRECTOR AND CITY ENGINEER HAVE SIGNED BELOW.

DIRECTOR OF PLANNING:

CITY ENGINEER:

Please check the appropriate box below to indicate the type of development request [SELECT ONLY ONE BOX]:

Platting Application Fees:

- ☐ Master Plat (\$100.00 + \$15.00 Acre)¹
- ☐ Preliminary Plat (\$200.00 + \$15.00 Acre)¹
- ☐ Final Plat (\$300.00 + \$20.00 Acre)¹
- ☐ Replat (\$300.00 + \$20.00 Acre)¹
- ☐ Amending or Minor Plat (\$150.00)
- ☐ Plat Reinstatement Request (\$100.00)

Site Plan Application Fees:

- ☐ Site Plan (\$250.00 + \$20.00 Acre)¹
- ☐ Amended Site Plan/Elevations/Landscaping Plan (\$100.00)

Zoning Application Fees:

- ☐ Zoning Change (\$200.00 + \$15.00 Acre)¹
- ☒ Specific Use Permit (\$200.00 + \$15.00 Acre)¹
- ☐ PD Development Plans (\$200.00 + \$15.00 Acre)¹

Other Application Fees:

- ☐ Tree Removal (\$75.00)
- ☐ Variance Request (\$100.00)

Notes:

¹: In determining the fee, please use the exact acreage when multiplying by the per acre amount. For requests on less than one acre, round up to one (1) acre.

PROPERTY INFORMATION [PLEASE PRINT]

Address 1 Harbor View Dr

Subdivision Chandler's Landing

General Location

Lot

Block

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning

Current Use

Proposed Zoning

Proposed Use

Acreage

Lots [Current]

Lots [Proposed]

☐ **SITE PLANS AND PLATS:** By checking this box you acknowledge that due to the passage of HB3167 the City no longer has flexibility with regard to its approval process, and failure to address any of staff's comments by the date provided on the Development Calendar will result in the denial of your case.

OWNER/APPLICANT/AGENT INFORMATION [PLEASE PRINT/CHECK THE PRIMARY CONTACT/ORIGINAL SIGNATURES ARE REQUIRED]

☐ Owner

Jason Breland Sunterx Marina

☐ Applicant

Plano Marine

Contact Person

Jason Breland Investors

Contact Person

Timothy Bates

Address

1 Harbor View Dr

Address

1105 Ave K

Plano TX 75074

City, State & Zip

Rockwall, TX 75082

City, State & Zip

Phone

972-771-8868

Phone

972-423 3134

E-Mail

jbreland@sunterx.com

E-Mail

Tim.Bates@planomarine.com

NOTARY VERIFICATION [REQUIRED]

Before me, the undersigned authority, on this day personally appeared Jason S. Breland [Owner] the undersigned, who stated the information on this application to be true and certified the following:

"I hereby certify that I am the owner for the purpose of this application; all information submitted herein is true and correct; and the application fee of \$ 219.30, to cover the cost of this application, has been paid to the City of Rockwall on this the 13th day of December, 20 19. By signing this application, I agree that the City of Rockwall (i.e. "City") is authorized and permitted to provide information contained within this application to the public. The City is also authorized and permitted to reproduce any copyrighted information submitted in conjunction with this application, if such reproduction is associated or in response to a request for public information."

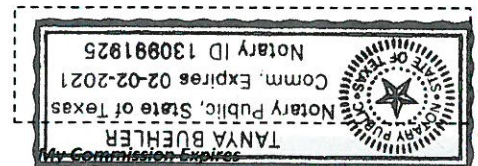
Given under my hand and seal of office on this the 13th day of December, 20 19.

Owner's Signature

Jason Breland

Notary Public in and for the State of Texas

Tanya Buehler



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 4th day of November, 2002.

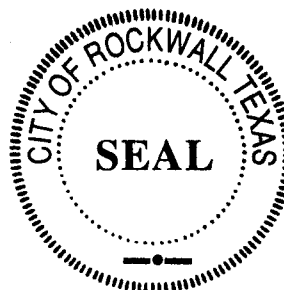

Ken Jones, Mayor

ATTEST:


Dorothy Brooks, City Secretary

APPROVED AS TO FORM:

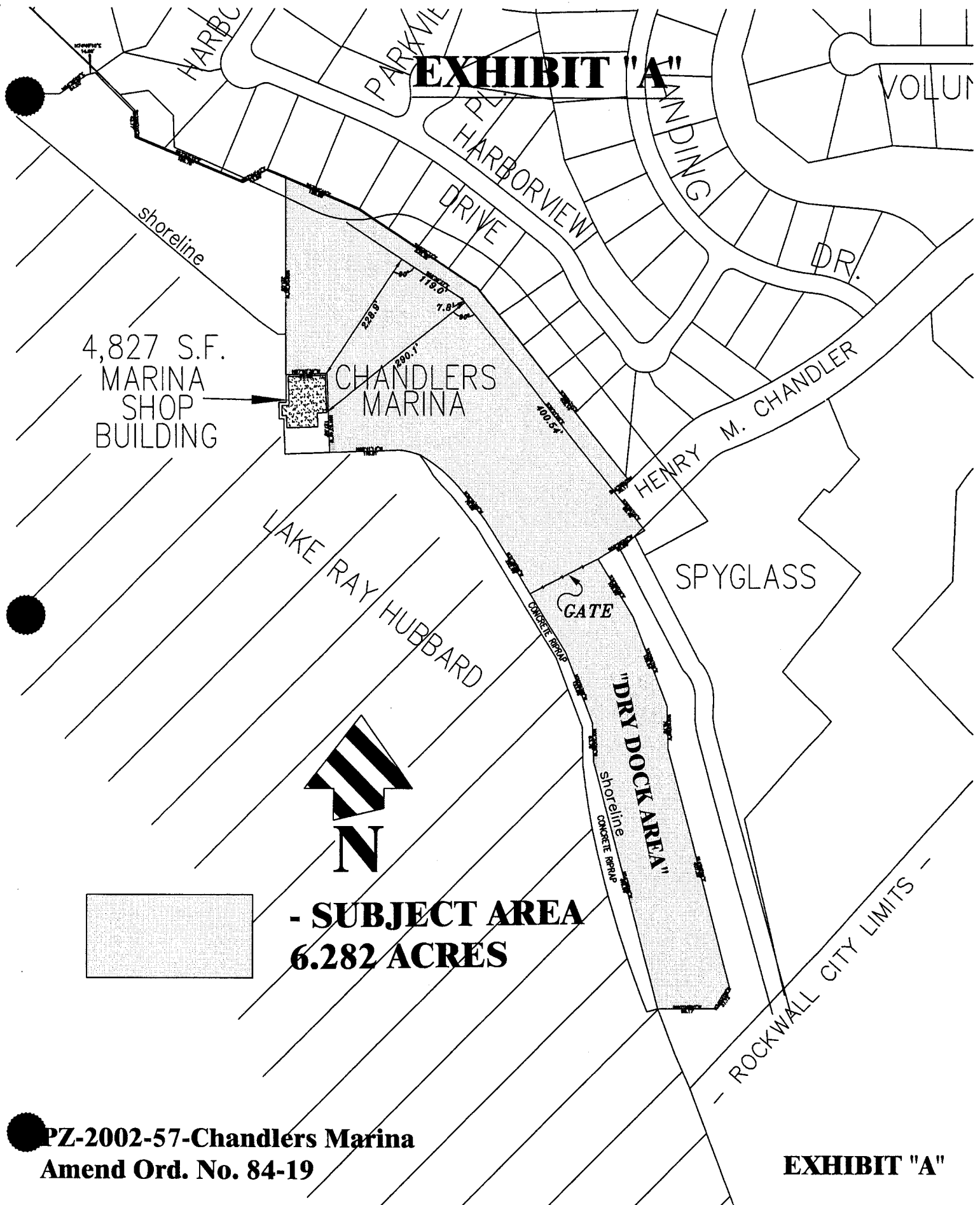

Pete Eckert, City Attorney



1st Reading: October 21, 2002

2nd Reading: November 4, 2002

EXHIBIT "A"



**- SUBJECT AREA
6.282 ACRES**

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

EXHIBIT "A"

EXHIBIT "B"

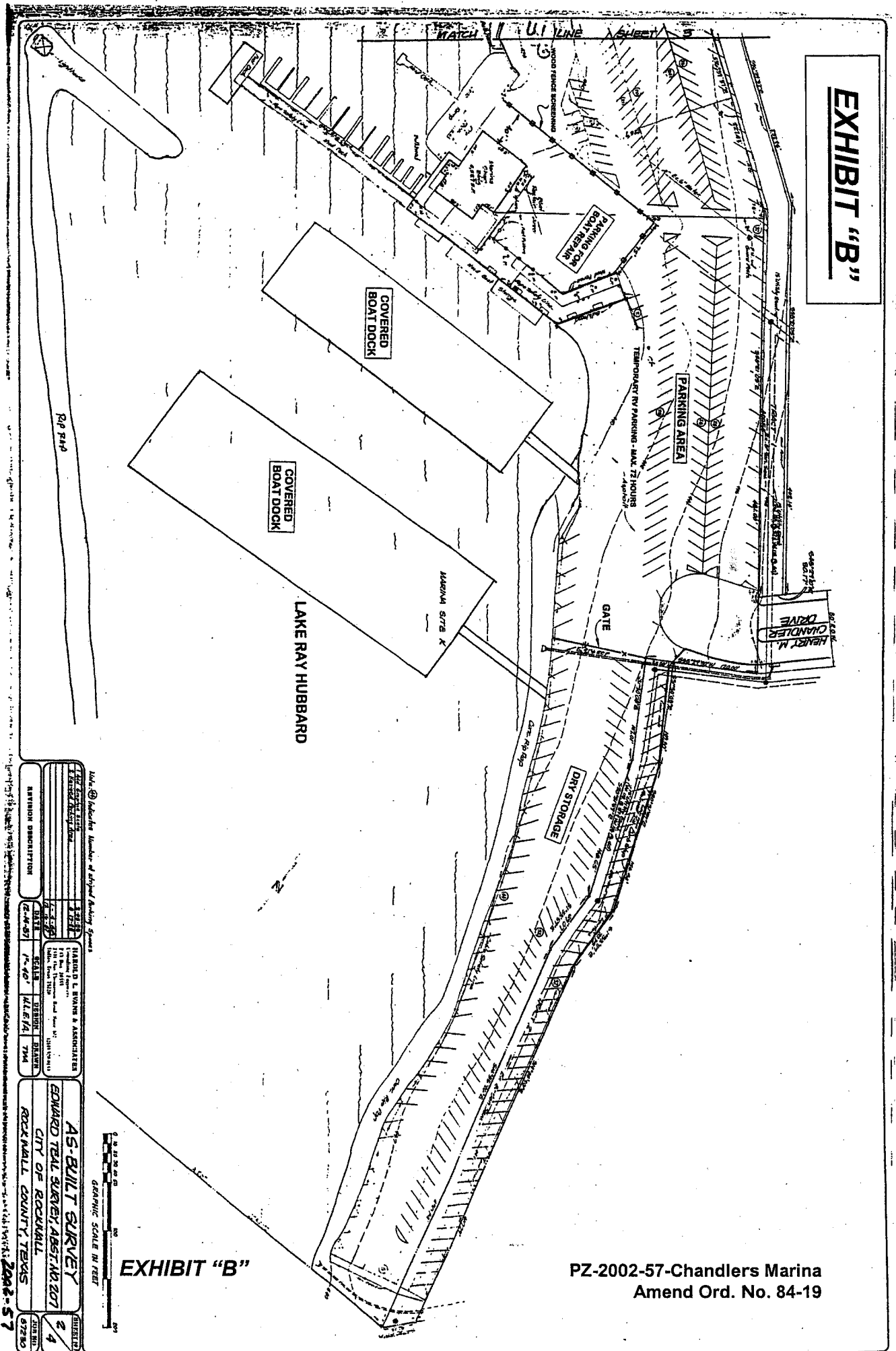
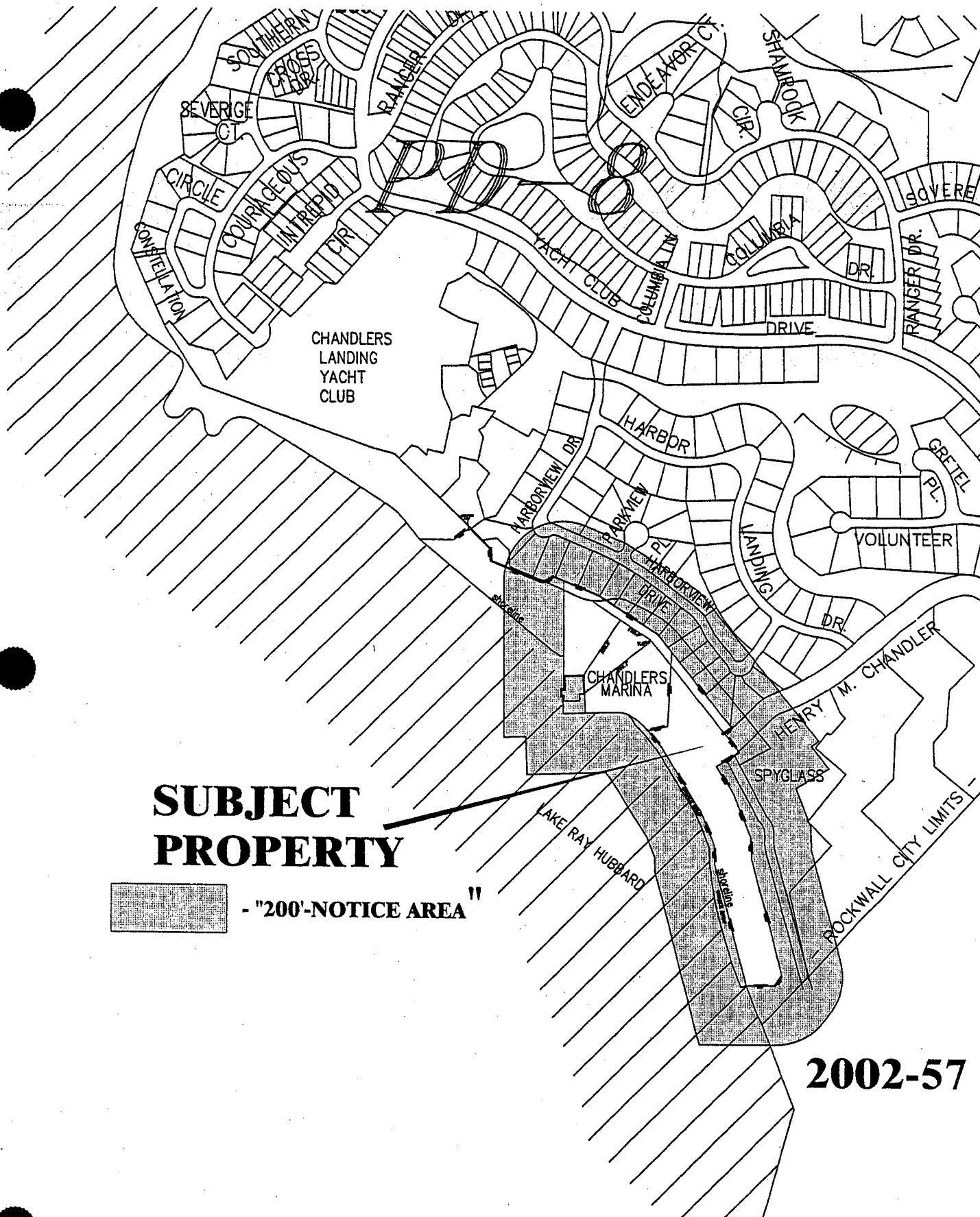


EXHIBIT "B"

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

Title: (Indicate Number of Shaded Fishing Spots)	
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**SUBJECT
PROPERTY**



- "200'-NOTICE AREA"

2002-57

To whom it may concern,

We are proposing to extend storage from exhibit B in the original document to the entire parking lot area. Storage of RV's will be removed and no longer allowed. Storage outside of the fenced area will be for a maximum of 72hrs. We would like to add the ability to have boat sales onsite. There will be boats displayed outside the fence for sales during normal business hours only.

The fenced area will be a combination of masonry and wrought iron, please see drawings to understand proposed masonry and wrought iron locations. We would like to extend the fence 10' to the north, from the original fence line. Much of the fence will be masonry, we would like an approximate 100' corner to be wrought iron fencing, on the north east corner, 50' on both sides of the corner. The wrought iron corner is to allow better visibility for boaters leaving the ramp area to see any possible on coming traffic.

We would also like an exemption from using trees and shrubs as further screening around the fencing. This fencing is in the middle of a parking lot and planting trees and shrubs will degrade the stability of the paved parking area. Plantings will also negate the safety factor we are trying to achieve by opening the corners' visibility in the above requested wrought iron fence.

We would like to have a permanent covered area. The covered area will be approximately 125' by 90'. The proposed structure will fit within the fenced area, have a minimum of 20' roof clearance and not obstruct any public utilities. The permanent structure will have all required safety measures. Please see drawings to further understand location of the proposed covered area.

I hope this letter helps to explain what we like to do to improve the appearance, customer serviceability and the overall functions of our marina in conjunction with Plano Marine in the premier city of Rockwall.

Sincerely,

Jason S. Breland

General Manager

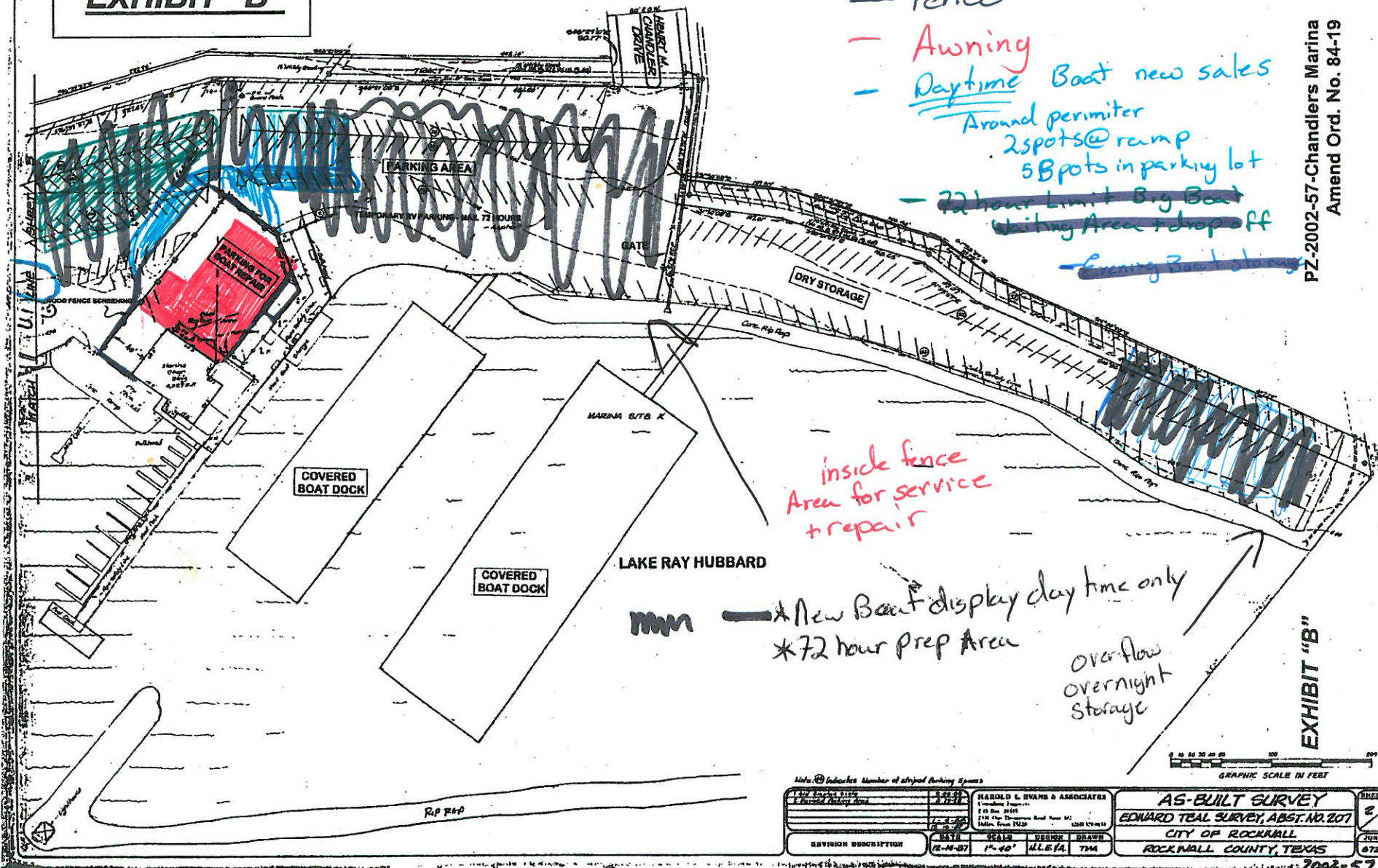
Chandler's Landing Marina



EXHIBIT "B"

- Fence
- Awning
- Daytime Boat new sales
- Around perimeter
- 2 spots @ ramp
- 5 B pots in parking lot
- 72 hour Limit Big Boat
- Waiting Area + drop off
- Evening Boat

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



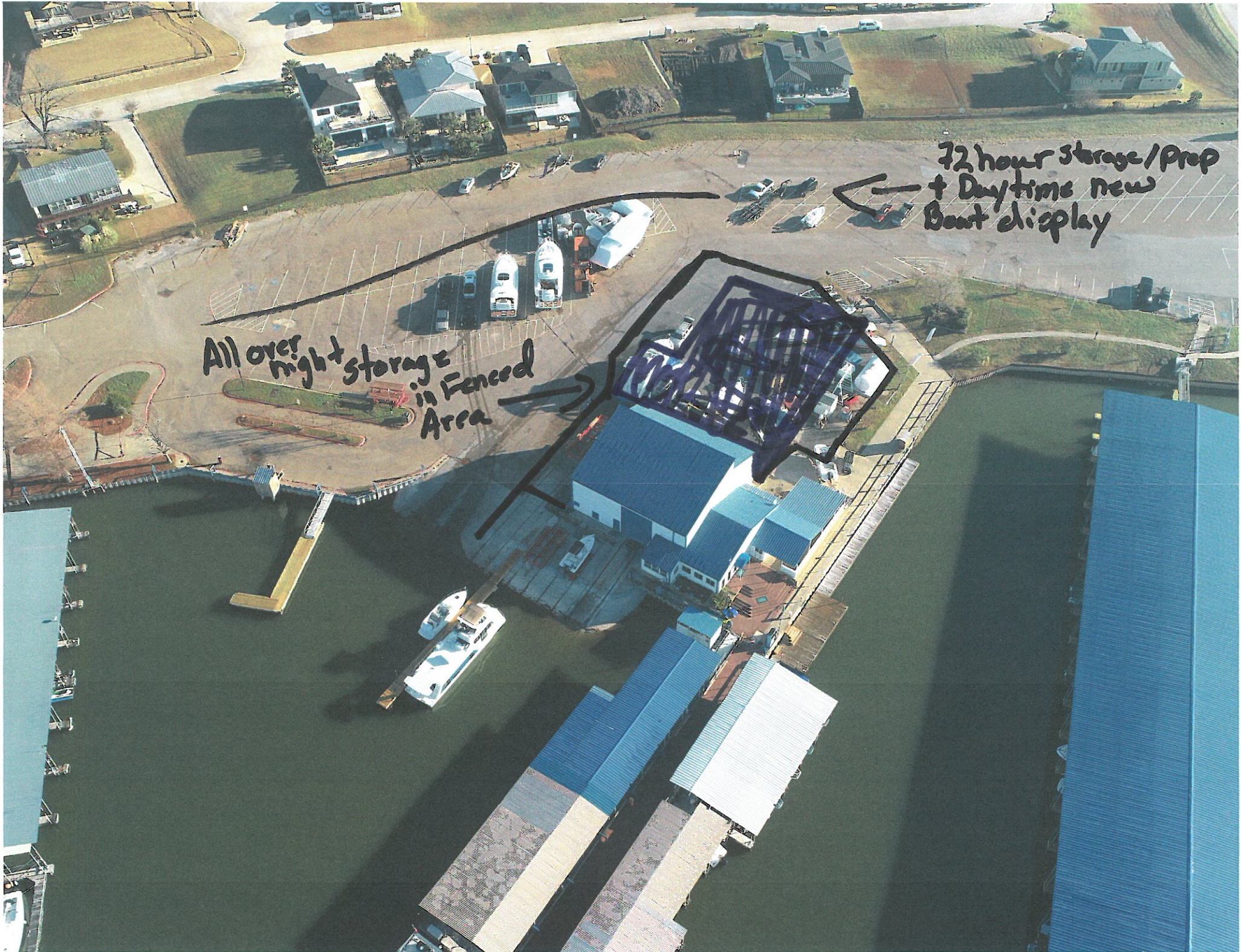
Note: (1) indicates number of striped parking spaces

AS-BUILT SURVEY EDWARD TEAL SURVEY, ABST. NO. 207 CITY OF ROCKWALL ROCKWALL COUNTY, TEXAS		AS-BUILT SURVEY EDWARD TEAL SURVEY, ABST. NO. 207 CITY OF ROCKWALL ROCKWALL COUNTY, TEXAS	
REVISION DESCRIPTION	DATE	SCALE	DESIGNER
	12-14-07	1"=40'	ALLIANCE
			TM

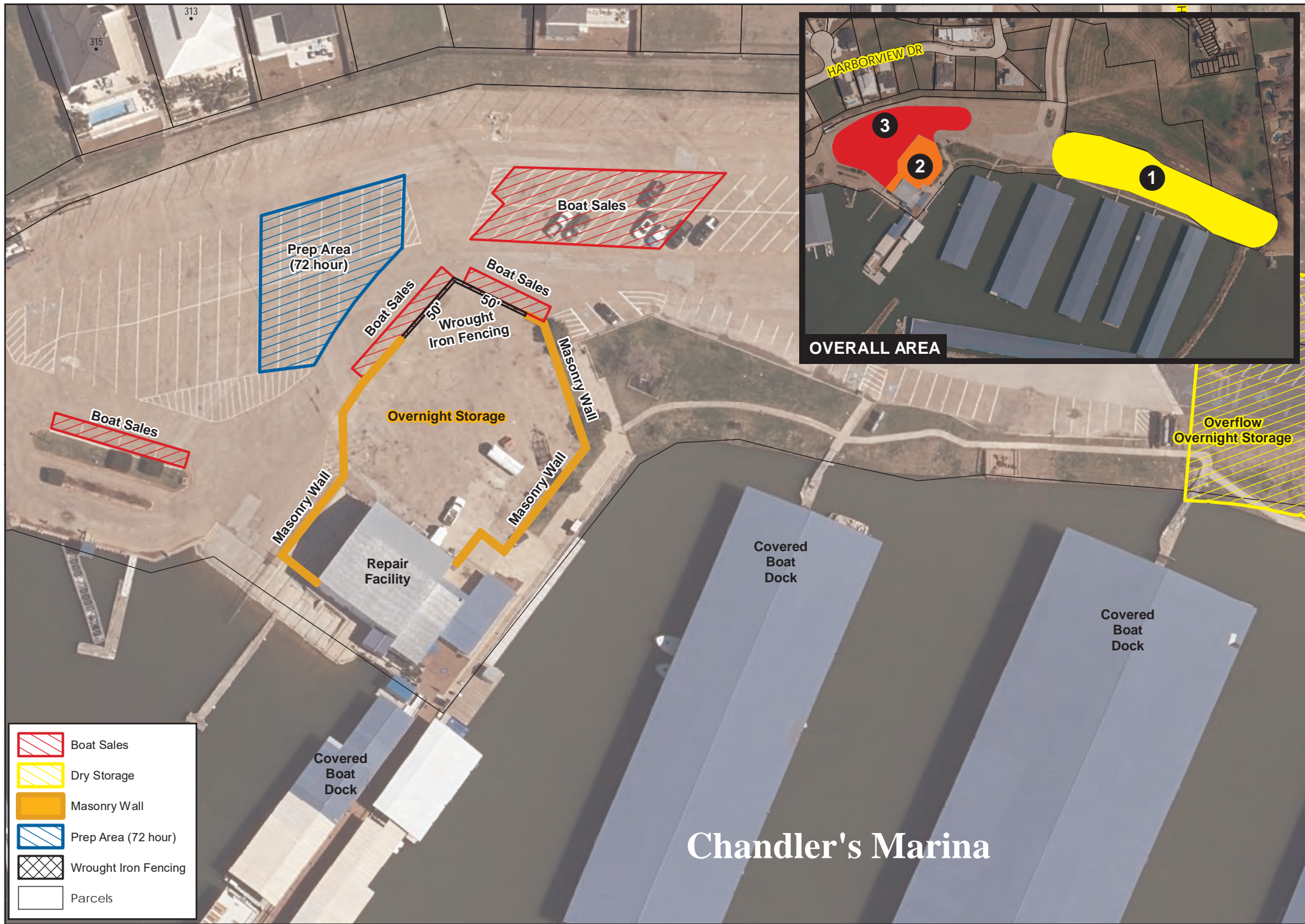
2002-57

All over night storage
in Fenced Area

72 hour storage/Prep
+ Daytime new
Boat display







**City of
Rockwall**



0 25 50 Feet
Date: 12/16/2019

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CHANDLER'S MARINA SUP



CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION CASE MEMO

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM

TO: Planning and Zoning Commission
DATE: January 14, 2020
APPLICANT: Timothy Bates; *Plano Marine*
CASE NUMBER: Z2019-026; *SUP for Freestanding Commercial Antenna*

SUMMARY

Hold a public hearing to discuss and consider a request by Timothy Bates of Plano Marine on behalf of Jason Breland of Suntex Marina Investors, LLC for the approval of a Specific Use Permit (SUP) for an existing marina with boat sales, storage and repair on a 6.282-acre tract of land identified as Tracts 134, 134-14 & 134-15 of the E. Teal Survey, Abstract No. 207, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the Lake Ray Hubbard Takeline Overlay (TL OV) District, located at the western terminus of Henry M. Chandlers Drive, and take any action necessary.

BACKGROUND

The subject property, known as Chandlers Landing Marina, is within the city limits of the City of Dallas, but -- *per the interlocal agreement with the City of Dallas for regulation of the takeline* -- the City of Rockwall is responsible for zoning and enforcement actions in this area. On October 29, 1973, the Chandlers Landing Subdivision was annexed into the City of Rockwall [*Ordinance No. 73-43*]. Additionally, on November 12, 1973, the City Council adopted an ordinance [*i.e. Ordinance No. 73-48*], which created Planned Development District 8 (PD-8) for a single-family, multi-family, and non-residential land uses for the Chandlers Landing Subdivision. The Chandlers Landing Marina was included in Planned Development District 8 (PD-8) at the time of adoption. The City's historic zoning map from 1983 indicates this; however, according to the historic zoning map from 1993, the zoning of the subject property was changed from Planned Development District 8 (PD-8) to Agricultural (AG) District. Staff has been unable to locate the ordinance making this change, but based on the City's current zoning map this designation has not changed. It should be noted that the Agricultural (AG) District is one of the most restrictive zoning districts with regard to development requirements, and is typically used as an interim designation for properties that are newly annexed into the City until they can be zoned to conform with the Future Land Use Map. In this case, since the subject property is located within the takeline there is no future land use designation other than *Parks and Open Space* for properties in the takeline.

On April 2, 1984, the City Council amended *Ordinance No. 73-48* [*i.e. Planned Development District No. 8 (PD-8)*] and granted a Conditional Use Permit (CUP) [*i.e. Ordinance No. 84-19*] that would allow for a dry storage and parking areas for the marina. On December 21, 1998, the City Council approved a motion for the approval of an Interlocal Agreement with the City of Dallas for the Chandlers Landing Marina. This agreement was executed on January 22, 2001. The term of the agreement is for 40 years from the date of execution and is scheduled to expire on January 21, 2041 unless extended by both municipalities. On November 4, 2002, the City Council amended the Conditional Use Permit (CUP) [*Ordinance No. 84-19*] for the marina to limit the dry storage area, boat sales area, parking of boats awaiting repair, and for the parking of vehicles on the subject property. Additionally, the amendment allowed for 72 hour parking of Recreational Vehicles (RV's), and the storage of RV's within the dry storage area. In August of 2019, residents of the Chandlers Landing Subdivision reported to the Neighborhood Improvement Services (NIS) Department that the wood fence enclosing the outside storage area for boats awaiting repair had been removed from the property. This fence is required to be in place to screen the activities associated with the repair facility. Staff contacted the applicant to discuss the violation and

the remedies associated with the screening of the repair area. In response to this conversation, the applicant is proposing to supersede the Conditional Use Permit (CUP) and request a Specific Use Permit (SUP) to bring the proposed activities into compliance with the City's codes.

PURPOSE

The applicant is requesting approval of a Specific Use Permit (SUP) that would supersede the existing Conditional Use Permit [*i.e. Ordinance No. 02-50*], and would re-establish a screening fence for the repair facility as depicted on the concept plan in the attached the SUP draft ordinance under *Exhibit 'B'*. Additionally, the SUP is removing the provisions contained in the current CUP with regard to parking and/or storage of recreational vehicles (RV's) on the subject property, and establishing defined area's for boat sales and dry storage.

ADJACENT LAND USES AND ACCESS

The subject property is located within the city limits of the City of Dallas and is situated at the western terminus of Henry M. Chandlers Drive, adjacent the Chandlers Landing Subdivision. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is the Chandlers Landing Subdivision. The subdivision is primarily a multi-phase residential development containing single-family and multi-family land uses and zoned Planned Development 8 District (PD-8).

South: Directly south of the subject property is the Chandlers Landing Subdivision, which is primarily a multi-phase residential development containing single-family and multi-family land uses. This area contains the bulk of the multi-family residential housing known as the Spyglass Hill Addition. Additionally, there are two (2) vacant tracts of land totaling 6.88-acres (*i.e. Lot 4, Block A, Spyglass Hill #4 Addition & Tract 134-12, of the E. Teal Survey, Abstract No. 207*) that are zoned Planned Development 8 District (PD-8) for single-family zero-lot-line land uses.

East: Directly east of the subject property is the Chandlers Landing Subdivision. The subdivision is primarily a multi-phase residential development containing single-family and multi-family land uses and zoned Planned Development 8 District (PD-8).

West: Directly west of the subject property is Lake Ray Hubbard, a recreational lake that is within the city limits of the City of Dallas.

CHARACTERISTICS OF THE REQUEST

The current Conditional Use Permit (CUP) allows for dry storage and boat sales, and limits these to the paved area as depicted in *Exhibit 'B'* of the CUP, which defines the dry storage area, parking area, covered boat dock areas, and the parking of boats waiting repair. The exhibit does not clearly define the area for boat sales, the parking of boats and vehicles awaiting repair, and the parking of Recreation Vehicles (RV's) within the marina; rather, these areas are limited to the paved areas defined in the exhibit. The proposed operational conditions of the draft SUP ordinance will define the areas for storage, vehicle repair, and boat sales. The draft SUP ordinance will also prohibit the working, repairing, or maintenance of boats and vehicles within the marina. Additionally, the draft SUP ordinance will prohibit the parking and/or storage of RV's on the subject property.

CONFORMANCE WITH THE CITY'S CODES

According to Subsection 5.01(B)(2), *Abutting Residential*, of Section 5, *Landscape Standards*, of Article VIII, *Landscape and Fence Standards*, of the Unified Development Code (UDC), "(a) minimum of a 20-foot wide landscape buffer shall be required along the entire length of any non-residential lot that abuts a residentially zoned or used property." This section goes on to say that "(a)ny non-residential parking

area that has a side or rear contiguous to any residentially zoned or used property shall be screened with a masonry fence a minimum of six (6) feet in height with canopy trees planted on 20-foot centers. As an alternative, the Planning and Zoning Commission may approve an alternative screening method that incorporates a wrought iron fence and three (3) tiered screening (*i.e. [1] small to mid-sized shrubs, large shrubs or accent trees, and canopy trees or [2] evergreen trees and canopy trees*) along the entire length of the adjacency.” In this case, the applicant is proposing a six (6) foot masonry screening wall for the existing overnight storage area associated with the repair facility. This masonry screening wall is in replacement of the existing wood fence that was removed from the property by the applicant. It should be noted that a portion of the screening fence will be constructed of a decorative wrought iron fence with these areas being screened by the area dedicated for boat sales and display; however, the applicant has stated that the outside sale/display boats will be moved into the storage area at night. The applicant has indicated to staff that outside sales/display of boats is not currently being done on the property, but they would like the ability to do this in the future. Staff should also point out that landscaping is not proposed in conjunction with the proposed screening wall due to the existing concrete on the property. Originally, staff had suggested that landscape screening could be added along the eastern property boundary that abuts the residentially zoned properties, but representatives from the Chandlers Landing Community indicated to staff that this was not a favorable solution. The representatives indicated that the properties that share a common boundary with the marina preferred that landscape screening not be provided. Although this request appears not to conform to the requirements of the Unified Development Code (UDC), the Specific Use Permit allows the City Council the discretion to approve this condition, pending a recommendation from the Planning and Zoning Commission.

STAFF ANALYSIS

Staff should note that the applicant’s request does not change the activities that are currently being preformed on the site; however, it does [1] remove the recreational vehicle parking from the permitted uses on the property, [2] allow for future boat sales/display, and [3] upgrade the screening of the boat storage area from a wood fence to a masonry fence. It should be noted that the applicant has stated to staff an intent to cover the boat storage area with a canopy and currently has a building permit submitted to do so, but that this would be permitted under the current set of requirements that regulate the property. In reviewing this request, the Planning and Zoning Commission and City Council retain discretion with regard to the proposed land uses, screening, and arrangement of land uses on the site; however, the approval (or denial of this ordinance) would only have a minimal impact of current activities due to the current Conditional Use Permit (CUP).

NOTIFICATIONS

On December 27, 2019, staff notified 173 property owners and occupants within 500-feet of the subject property. Staff also notified the Chandler’s Landing, the Cabana’s at Chandler’s Landing, Match Point Townhomes, and the Spyglass Homeowners Association (HOA’s), which are the only HOA/Neighborhood Associations within 1,500-feet of the subject property participating in the Neighborhood Notification Program. At the time this report was written, staff had received two (2) notices in opposition, one (1) email in opposition, and one (1) notice in favor of the applicant’s request.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to recommend approval of the applicant’s request, then staff would propose the following conditions of approval:

- (1) The applicant shall be responsible for maintaining compliance with the operational conditions contained in the SUP ordinance and which are detailed as follows:
 - (a) The subject property shall generally conform to the *Concept Plan* depicted in *Exhibit ‘B’* of the draft ordinance; and,

- (b) The operation of boat sales and display shall be limited to the areas identified for boat sales as depicted on the *Concept Plan* in *Exhibit 'B'* of the draft ordinance; and,
 - (c) Storage shall generally be limited to the areas depicted as *Overnight Storage* and *Overflow Overnight Storage* on the *Concept Plan* in *Exhibit 'B'* of the draft ordinance; and,
 - (d) The *Prep Area* depicted in the *Concept Plan* depicted in *Exhibit 'B'* of this ordinance shall be limited to being used as a staging area for the repair or maintenance of boats, and storage in these areas shall be limited to a maximum of 72-hours. The working, repairing, or maintenance of any boat or vehicle shall be prohibited outside of this area; and,
 - (e) The outside storage of equipment, parts and/or inventory is prohibited within the *subject property* unless specifically permitted in the above operational conditions; and,
 - (f) The parking and/or storage of Recreational Vehicles (RV) within the *subject property* shall be prohibited.
- (2) Any construction resulting from the approval of this zoning change shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.



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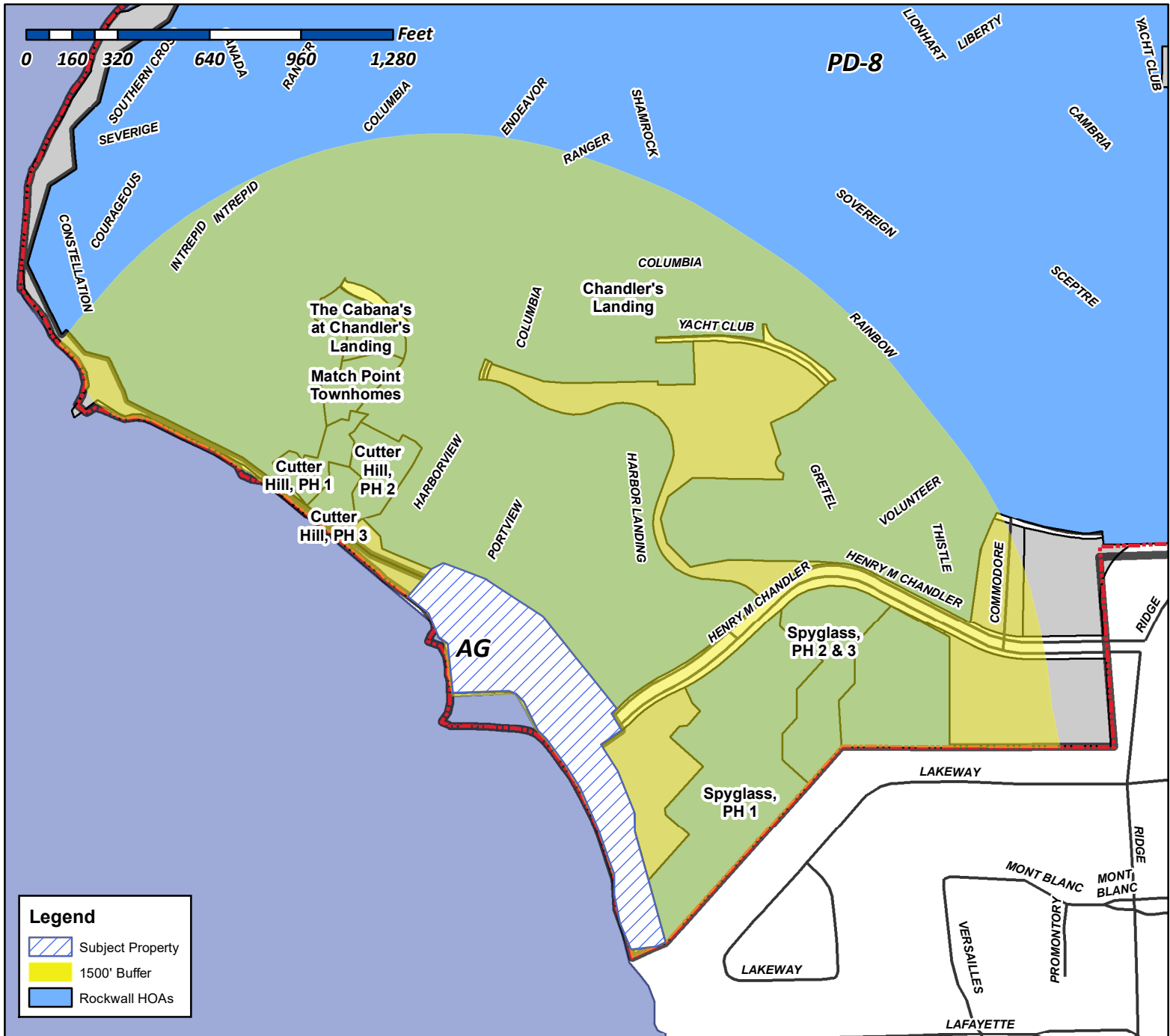




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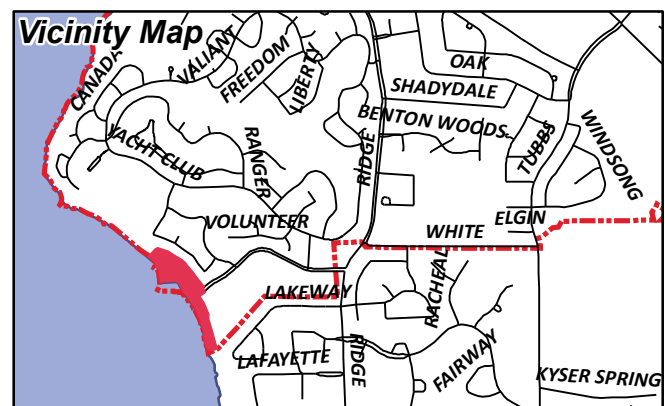
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Case Number: Z2019--26
Case Name: Chandler's Landing Marina
Case Type: Zoning
Zoning: Agricultural (AG) District
Case Address: Chandler's Landing Marina

Date Created: 12/17/2019

For Questions on this Case Call (972) 771-7745

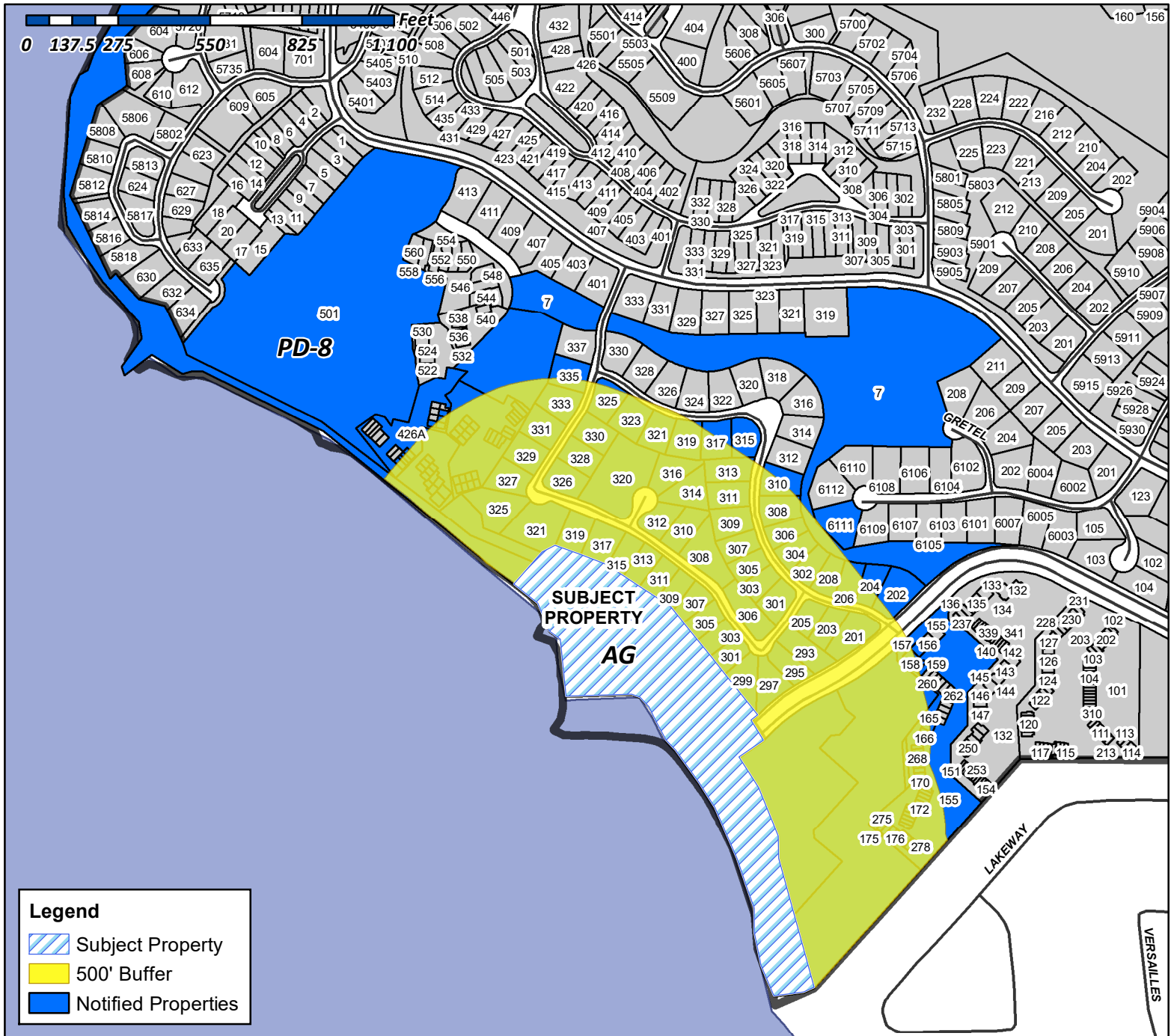




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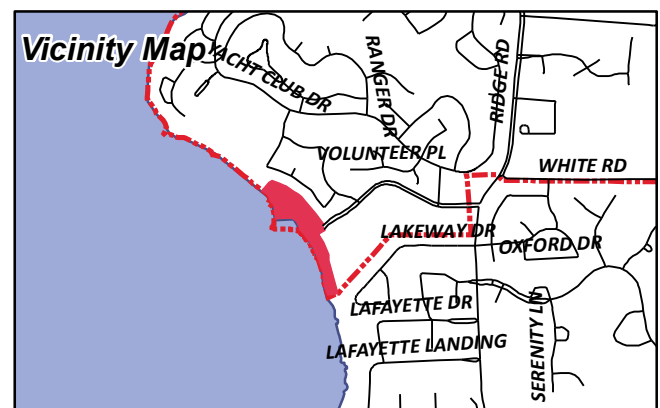
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CURRENT RESIDENT 157 HENRY M CHANDLER ROCKWALL, TX 75032	CURRENT RESIDENT 158 HENRY M CHANDLER ROCKWALL, TX 75032	RICKLEFS MARY E 159 HENRY M CHANDLER DR ROCKWALL, TX 75032
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CURRENT RESIDENT 168 HENRY M CHANDLER ROCKWALL, TX 75032	SKR INVESTMENTS 1682 CHOTEAU CIR GRAPEVINE, TX 76051	CURRENT RESIDENT 169 HENRY M CHANDLER ROCKWALL, TX 75032
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SLATE CRAIG AND TANYA 185 S AVENIDA DEL SEMBRADOR TUSCAN, AZ 85745	PONDER KENNETH & ELMA 1850 ASHBOURNE DR ROCKWALL, TX 75087	BALLARD CARLEY E JR & CHLOE 1907 LAKEVIEW DR ROCKWALL, TX 75087
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CURRENT RESIDENT 272 HENRY M CHANDLER ROCKWALL, TX 75032	CROMEENS SHAN 2720 EGANRIDGE LN ROCKWALL, TX 75087	CURRENT RESIDENT 273 HENRY M CHANDLER ROCKWALL, TX 75032
CURRENT RESIDENT 274 HENRY M CHANDLER ROCKWALL, TX 75032	MASON JANIS E 275 HENRY M CHANDLER DR UNIT 3 ROCKWALL, TX 75032	CURRENT RESIDENT 276 HENRY M CHANDLER ROCKWALL, TX 75032
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PENCE DENNIS AND DIANNA	THOMPSON JIM B AND LEIGH A	ROSS THOMAS AND VICKIE
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COFFEY JAMES & DEBORAH	COFFEY JAMES & DEBORAH	HENDRICKSON PATSY A
316 PORTVIEW PL ROCKWALL, TX 75032	316 PORTVIEW PL ROCKWALL, TX 75032	317 HARBOR LANDING DR ROCKWALL, TX 75032
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317 HARBORVIEW ROCKWALL, TX 75032	319 HARBOR LANDING DR ROCKWALL, TX 75032	319 HARBORVIEW DR ROCKWALL, TX 75032
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CURRENT RESIDENT	CURRENT RESIDENT	BOOKHOUT KATHRYN COURTS
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335 HARBORVIEW DR ROCKWALL, TX 75032	3409 BERMUDA DR ROWLETT, TX 75088	3415 WATERVIEW TRL ROCKWALL, TX 75087
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RUNYON FLOYD D AND DANA 450 YACHT CLUB DRIVE UNIT # A ROCKWALL, TX 75032	HARRIS CHAD M 452 YACHT CLUB DRIVE A ROCKWALL, TX 75032	POWELL COQUEACE 454 S YACHT CLUB DRIVE A ROCKWALL, TX 75032
POWELL COQUEACE 454 S YACHT CLUB DRIVE A ROCKWALL, TX 75032	MCCALISTER SHAWN D & RUSS W WILLIAMSON & ELIZABETH R WILLIAMSON 456A YACHT CLUB DR ROCKWALL, TX 75032	KNEEDLER BRADLEY HARRISON 456C YACHT CLUB DRIVE UNIT 302 ROCKWALL, TX 75032
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MCCLOY STEPHANIE JOAN

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MARTIN LAKESHORE PROPERTIES LLC

5601 RANGER DR
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MOVE IN & ON LLC

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KAPRANTZAS ENTERPRISES LLC

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MESQUITE, TX 75149

ROCKWALL HOMES LLC
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SELF BILLY & KATIE
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VIERLING DENNIS A & LISA F

PO BOX 1506
ROCKWALL, TX 75087

LUCIA LODEMA S TRUSTEE
LUCIA REVOCABLE INTER-VIVOS TRUST
PO BOX 1600
ROCKWALL, TX 75087

CHANDLERS LANDING COMMUNITY ASSOC

PO BOX 638
ROCKWALL, TX 75087

,

Gonzales, David

From: Mike Owens [REDACTED]
Sent: Wednesday, January 8, 2020 8:06 PM
To: Gonzales, David
Subject: Zoning change

I am strongly opposed to the zoning change at Chandler's Marina. I believe it would an increase in traffic and obscure the view of the lake. Please do not go through with this change.

Thank You
Michael Owens
323 Valiant Dr. Chandler's Landing
214-649-8743

Sent from my iPhone

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.



NOTICE OF PUBLIC HEARING

CITY OF ROCKWALL, PLANNING & ZONING DEPARTMENT

PHONE: (972) 771-7745

EMAIL: PLANNING@ROCKWALL.COM

To Whom It May Concern:

You are hereby notified that the City of Rockwall Planning and Zoning Commission and City Council will consider the following application:

Case No. Z2019-026: Chandler's Landing Marina

Hold a public hearing to discuss and consider a request by Timothy Batis of Plano Marine on behalf of Jason Breland of Suntex Marina Investors, LLC for the approval of a Specific Use Permit (SUP) for an existing marina with boat sales, storage and repair on a 6.282-acre tract of land identified as Tracts 134, 134-14 & 134-15 of the E. Teal Survey, Abstract No. 207, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the Lake Ray Hubbard Takeline Overlay (TL OV) District, located at the western terminus of Henry M. Chandlers Drive, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on **Tuesday, 1/14/2020 at 6:00 p.m.**, and the City Council will hold a public hearing on **Tuesday, 1/21/2020 at 6:00 p.m.** These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

As an interested property owner, you are invited to attend these meetings. If you prefer to express your thoughts in writing please return the form to:

David Gonzales
Rockwall Planning and Zoning Dept.
385 S. Goliad Street
Rockwall, TX 75087

You may also email your comments to the Planning Department at planning@rockwall.com. If you choose to email the Planning Department please include your name and address for identification purposes.

Your comments must be received by **1/21/2020** to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning

USE THIS QR CODE
TO GO DIRECTLY
TO THE WEBSITE



MORE INFORMATION ON THIS CASE CAN BE FOUND ON THE CITY'S WEBSITE:

[HTTPS://SITES.GOOGLE.COM/SITE/ROCKWALLPLANNING/DEVELOPMENT/DEVELOPMENT-CASES](https://sites.google.com/site/rockwallplanning/development/development-cases)

PLEASE RETURN THE BELOW FORM

Case No. Z2019-026: Chandler's Landing Marina

Please place a check mark on the appropriate line below:

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

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

As we sit here now, the many huge boats that Plano Marine has parked in the lot have blocked our lake views. We all paid a premium for lots to have a lake view, not to look at a boat sales yard. Plus, increased traffic, lights in the parking lot, & all that comes with retail. Please vote NO!!!

Name: GARY & TERESA AMERSON
Address: 293 HARBORVIEW DR. ROCKWALL

Tex. Loc. Gov. Code, Sec. 211.006 (d). If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.

PLEASE RETURN THE BELOW FORM

Case No. Z2019-026: Chandler's Landing Marina

Please place a check mark on the appropriate line below:

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

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

we bought our homes for the view. The marina repair shop has violated City ordinance since they have been operating. Please enforce the codes and make them build the fence and put all boats & equipment behind themselves

Name:

Trey & Jane Chaney

Address:

305 Harborview Drive Rockwall TX 75087

Tex. Loc. Gov. Code, Sec. 211.006 (d) If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.



VER / USA

Case No. Z2019-026: Chandler's Landing Marina

Please place a check mark on the appropriate line below:

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

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

NO LANDSCAPING

NO STORAGE STRUCTURES

Name:

Billy Self

Address:

3211 HARBORVIEW DR.

Tex. Loc. Gov. Code, Sec. 211.006 (d) If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.

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DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. 22019-020

NOTE: THE APPLICATION IS NOT CONSIDERED ACCEPTED BY THE CITY UNTIL THE PLANNING DIRECTOR AND CITY ENGINEER HAVE SIGNED BELOW.

DIRECTOR OF PLANNING:

CITY ENGINEER:

Please check the appropriate box below to indicate the type of development request [SELECT ONLY ONE BOX]:

Platting Application Fees:

- ☐ Master Plat (\$100.00 + \$15.00 Acre)¹
- ☐ Preliminary Plat (\$200.00 + \$15.00 Acre)¹
- ☐ Final Plat (\$300.00 + \$20.00 Acre)¹
- ☐ Replat (\$300.00 + \$20.00 Acre)¹
- ☐ Amending or Minor Plat (\$150.00)
- ☐ Plat Reinstatement Request (\$100.00)

Site Plan Application Fees:

- ☐ Site Plan (\$250.00 + \$20.00 Acre)¹
- ☐ Amended Site Plan/Elevations/Landscaping Plan (\$100.00)

Zoning Application Fees:

- ☐ Zoning Change (\$200.00 + \$15.00 Acre)¹
- ☒ Specific Use Permit (\$200.00 + \$15.00 Acre)¹
- ☐ PD Development Plans (\$200.00 + \$15.00 Acre)¹

Other Application Fees:

- ☐ Tree Removal (\$75.00)
- ☐ Variance Request (\$100.00)

Notes:

¹: In determining the fee, please use the exact acreage when multiplying by the per acre amount. For requests on less than one acre, round up to one (1) acre.

PROPERTY INFORMATION [PLEASE PRINT]

Address 1 Harbor View Dr

Subdivision Chandler's Landing

General Location

Lot

Block

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning

Current Use

Proposed Zoning

Proposed Use

Acreage

Lots [Current]

Lots [Proposed]

☐ **SITE PLANS AND PLATS:** By checking this box you acknowledge that due to the passage of HB3167 the City no longer has flexibility with regard to its approval process, and failure to address any of staff's comments by the date provided on the Development Calendar will result in the denial of your case.

OWNER/APPLICANT/AGENT INFORMATION [PLEASE PRINT/CHECK THE PRIMARY CONTACT/ORIGINAL SIGNATURES ARE REQUIRED]

☐ Owner

Jason Breland Sunterx Marina

☐ Applicant

Plano Marine

Contact Person

Jason Breland Investors

Contact Person

Timothy Bates

Address

1 Harbor View Dr

Address

1105 Ave K

Plano TX 75074

City, State & Zip

Rockwall, TX 75082

City, State & Zip

Phone

972-771-8868

Phone

972-423 3134

E-Mail

jbreland@sunterx.com

E-Mail

Tim.Bates@planomarine.com

NOTARY VERIFICATION [REQUIRED]

Before me, the undersigned authority, on this day personally appeared Jason S. Breland [Owner] the undersigned, who stated the information on this application to be true and certified the following:

"I hereby certify that I am the owner for the purpose of this application; all information submitted herein is true and correct; and the application fee of \$ 219.30, to cover the cost of this application, has been paid to the City of Rockwall on this the 13th day of December, 20 19. By signing this application, I agree that the City of Rockwall (i.e. "City") is authorized and permitted to provide information contained within this application to the public. The City is also authorized and permitted to reproduce any copyrighted information submitted in conjunction with this application, if such reproduction is associated or in response to a request for public information."

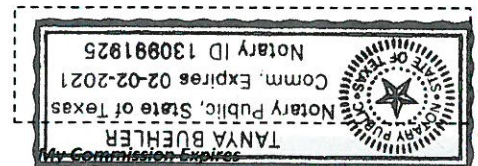
Given under my hand and seal of office on this the 13th day of December, 20 19.

Owner's Signature

Jason Breland

Notary Public in and for the State of Texas

Tanya Buehler



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 4th day of November, 2002.

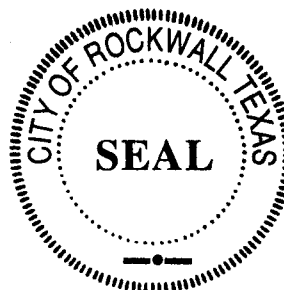

Ken Jones, Mayor

ATTEST:


Dorothy Brooks, City Secretary

APPROVED AS TO FORM:

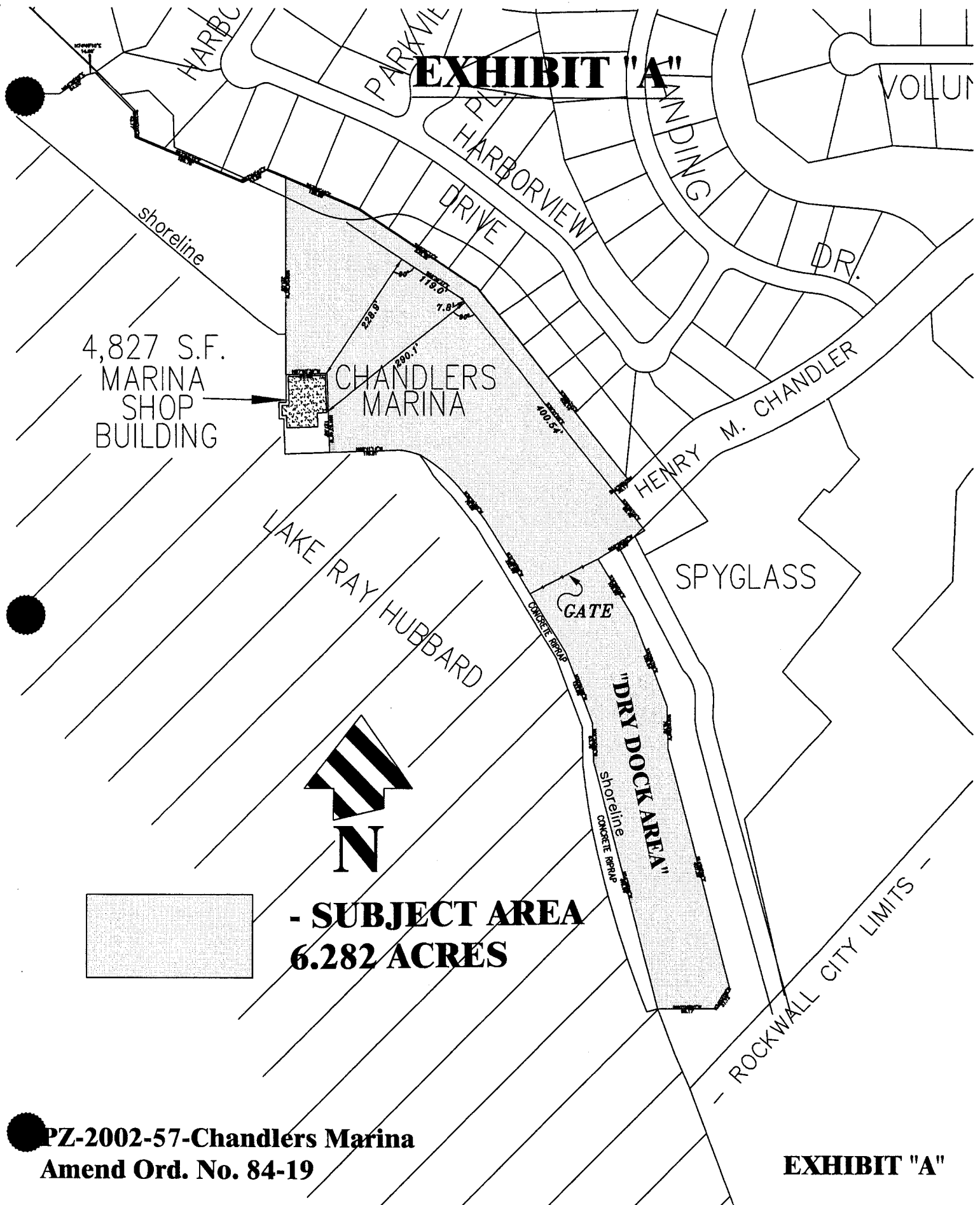

Pete Eckert, City Attorney



1st Reading: October 21, 2002

2nd Reading: November 4, 2002

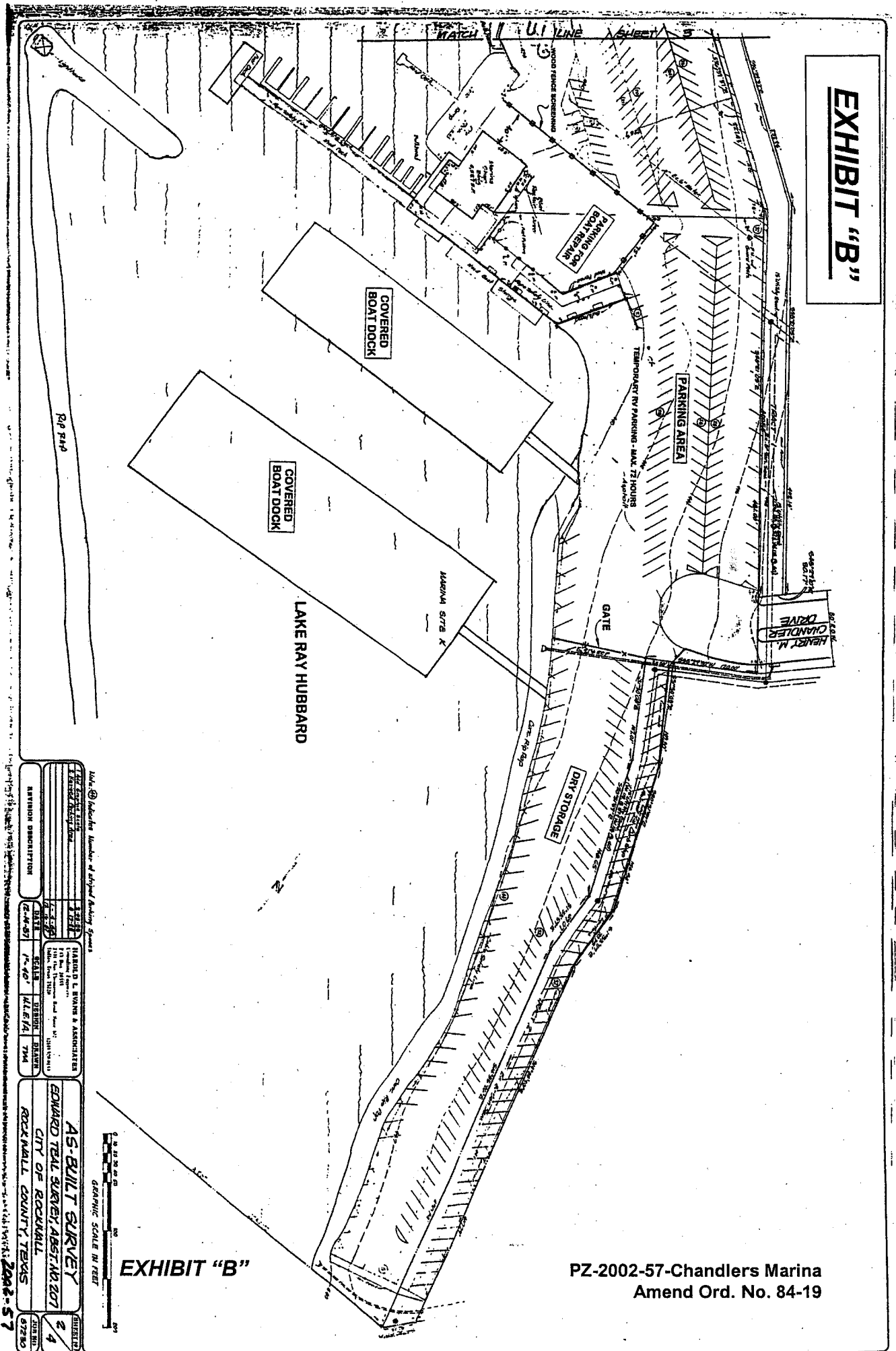
EXHIBIT "A"



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

EXHIBIT "A"

EXHIBIT "B"



Stationing and Description

STATIONING	DESCRIPTION
1+00	START OF BRIDGE
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AS-BUILT SURVEY	FILED
EDWARD TAIL SURVEY, ASST. IN. 207	2/4
CITY OF ROCKWALL	
ROCKWALL COUNTY, TEXAS	
	DATE REC.
	9/23/20

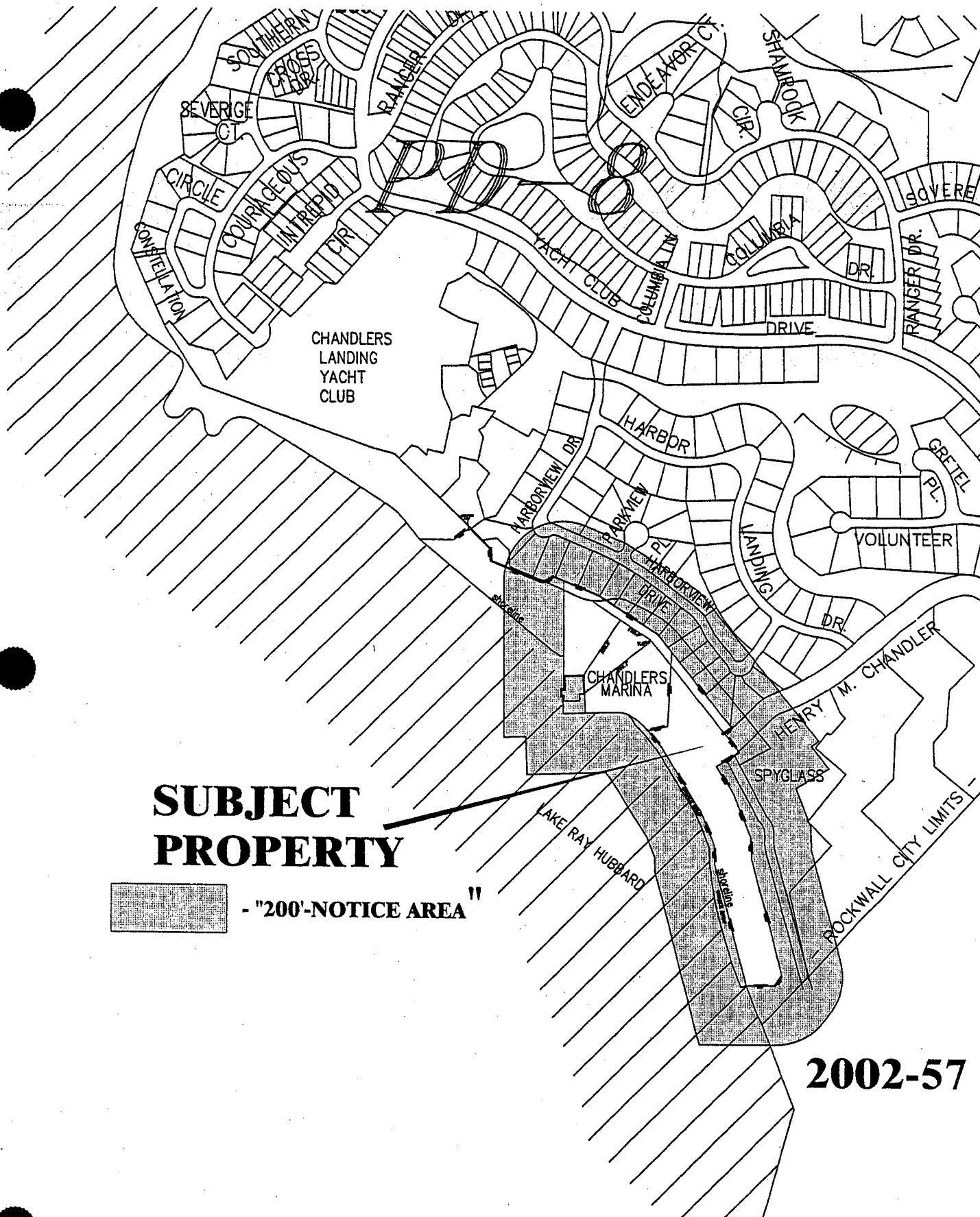
EDWARD T. BARNER & ASSOCIATES	DATE REC.
1000 N. Highway 100, Suite 201	9/23/20
Rockwall, Texas 75087	
TEL: 972.961.1700	
FAX: 972.961.1701	

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**SUBJECT
PROPERTY**



- "200'-NOTICE AREA"

2002-57

To whom it may concern,

We are proposing to extend storage from exhibit B in the original document to the entire parking lot area. Storage of RV's will be removed and no longer allowed. Storage outside of the fenced area will be for a maximum of 72hrs. We would like to add the ability to have boat sales onsite. There will be boats displayed outside the fence for sales during normal business hours only.

The fenced area will be a combination of masonry and wrought iron, please see drawings to understand proposed masonry and wrought iron locations. We would like to extend the fence 10' to the north, from the original fence line. Much of the fence will be masonry, we would like an approximate 100' corner to be wrought iron fencing, on the north east corner, 50' on both sides of the corner. The wrought iron corner is to allow better visibility for boaters leaving the ramp area to see any possible on coming traffic.

We would also like an exemption from using trees and shrubs as further screening around the fencing. This fencing is in the middle of a parking lot and planting trees and shrubs will degrade the stability of the paved parking area. Plantings will also negate the safety factor we are trying to achieve by opening the corners' visibility in the above requested wrought iron fence.

We would like to have a permanent covered area. The covered area will be approximately 125' by 90'. The proposed structure will fit within the fenced area, have a minimum of 20' roof clearance and not obstruct any public utilities. The permanent structure will have all required safety measures. Please see drawings to further understand location of the proposed covered area.

I hope this letter helps to explain what we like to do to improve the appearance, customer serviceability and the overall functions of our marina in conjunction with Plano Marine in the premier city of Rockwall.

Sincerely,

Jason S. Breland

General Manager

Chandler's Landing Marina



EXHIBIT "B"

- Fence
- Awning
- Daytime Boat new sales
- Around perimeter
- 2 spots @ ramp
- 5 B pots in parking lot
- 72 hour Limit Big Boat
- Waiting Area + drop off
- Evening Boat

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

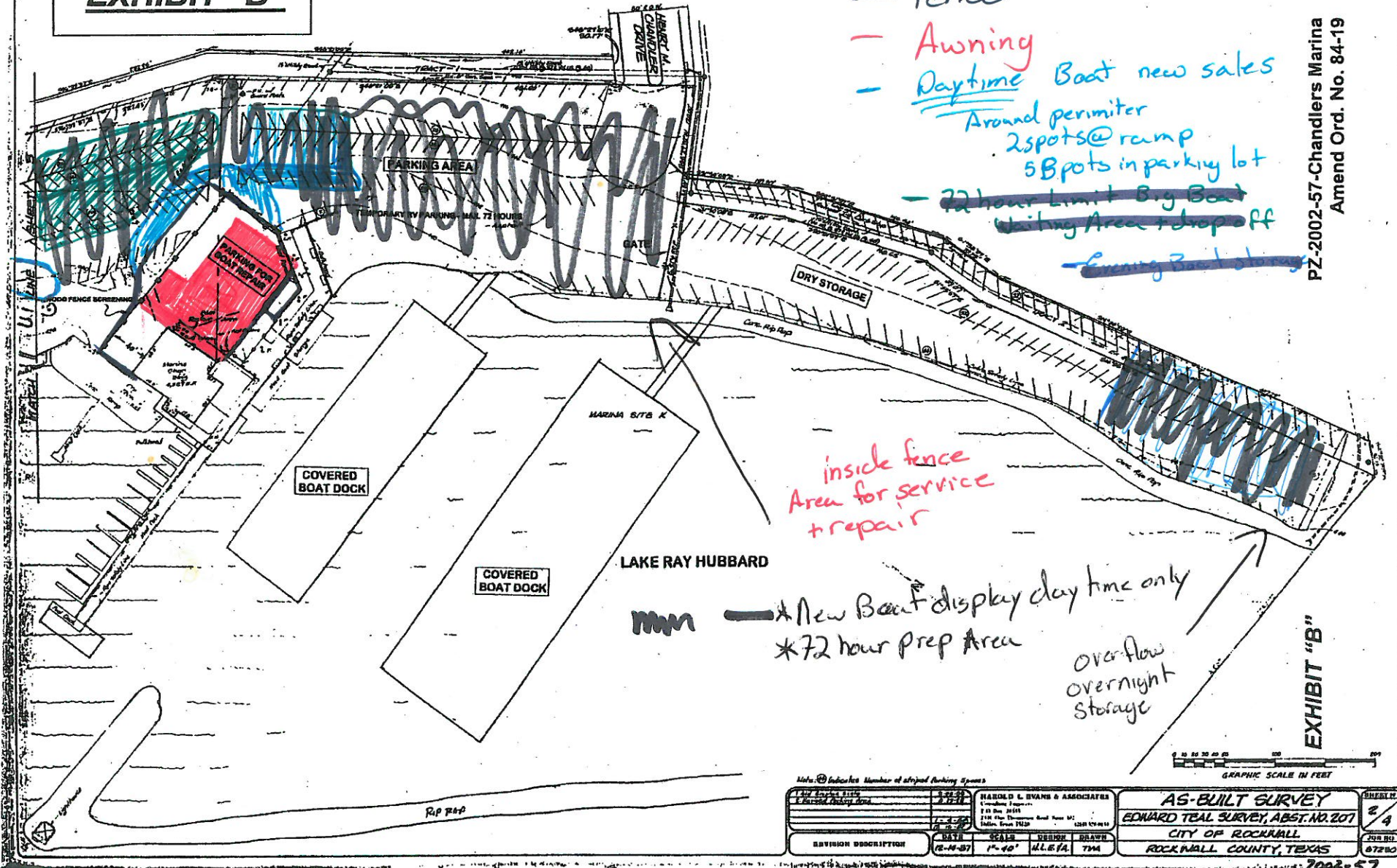
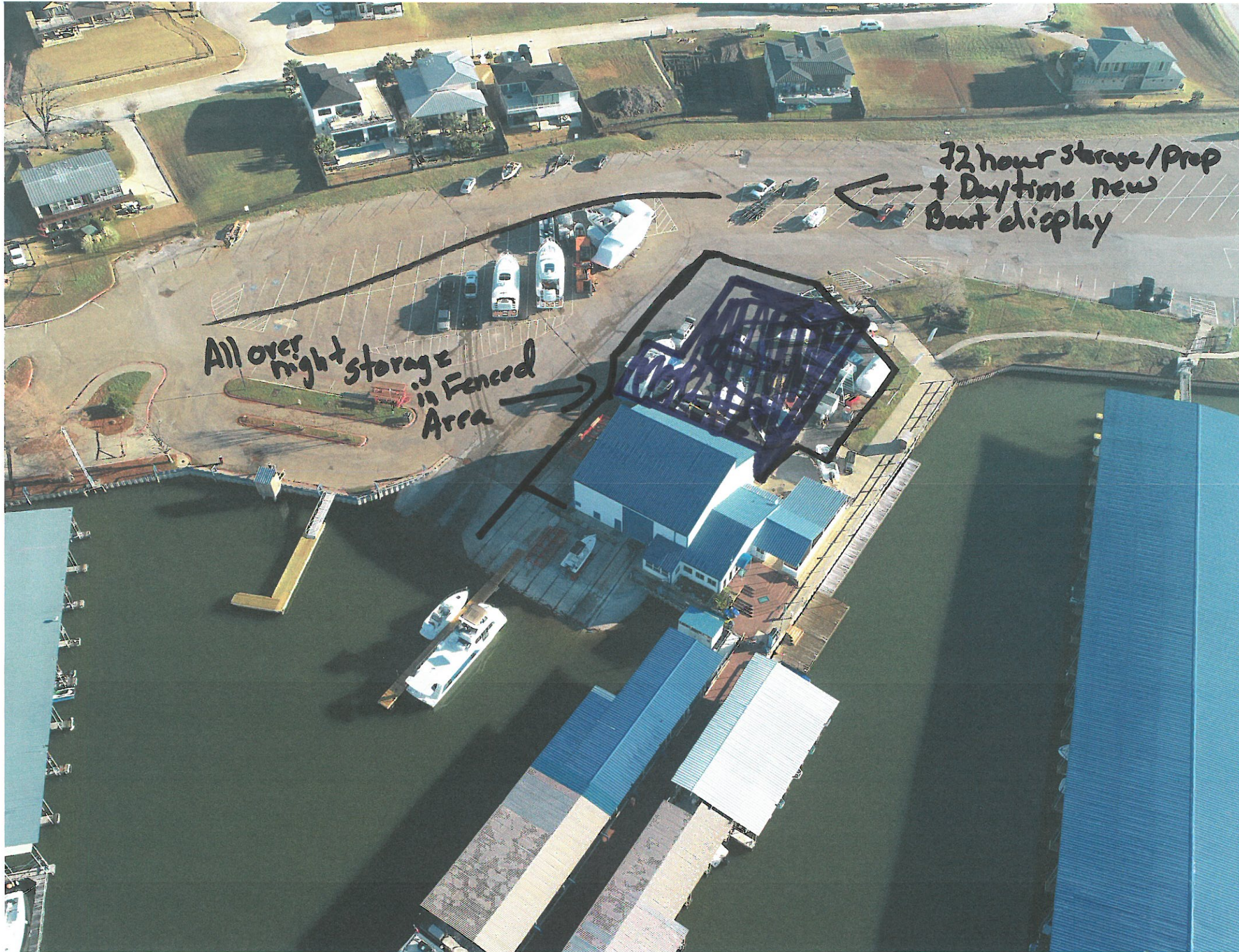


EXHIBIT "B"

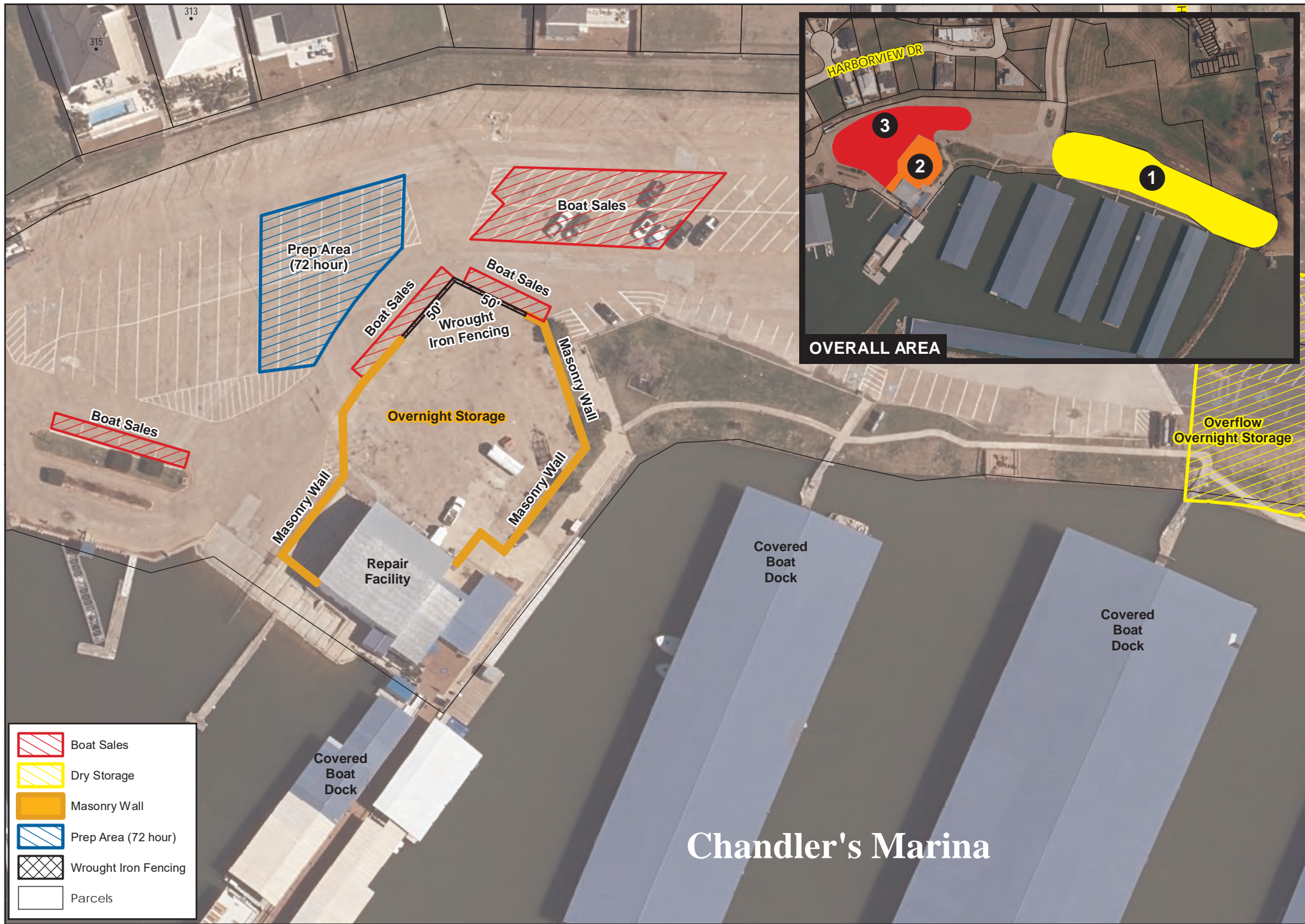
2002-57

All over night storage
in Fenced Area

72 hour storage/Prop
+ Daytime new
Boat display







**City of
Rockwall**



0 25 50 Feet
Date: 12/16/2019

The data represented on this map was obtained with the best methods available. Data is supplied from various sources and accuracy may be out of the City of Rockwall's control. The verification of accuracy and / or content lies entirely with the end user. The City of Rockwall does not guarantee the accuracy of contained information. All information is provided 'As Is' with no warranty being made, either expressed or implied.

CHANDLER'S MARINA SUP

CITY OF ROCKWALL

ORDINANCE NO. 20-XX

SPECIFIC USE PERMIT NO. S-1XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [ORDINANCE NO. 04-38] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO FURTHER AMEND THE ZONING MAP TO ADOPT A SPECIFIC USE PERMIT (SUP) ALLOWING FOR BOAT SALES AND DISPLAY, STORAGE, AND REPAIR FOR AN EXISTING MARINA ZONED AGRICULTURAL (AG) DISTRICT, ON A 6.282-ACRE TRACT OF LAND BEING IDENTIFIED AS TRACTS 134, 134-14 & 134-15 OF THE E. TEAL SURVEY, ABSTRACT NO. 207, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE FULLY DEPICTED 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 from Timothy Bates of Plano Marine on behalf of Jason Breland of Suntex Marina Investors, LLC for the approval of a Specific Use Permit (SUP) to allow for boat sales and display, storage, and repair for an existing marina (*aka Chandlers Landing Marina*) on a 6.282-acre tract of land, identified as Tracts 134, 134-14 & 134-15 of the E. Teal Survey, Abstract No. 207, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, generally situated within the Lake Ray Hubbard Takeline Overlay (TL OV) District, located at the western terminus of Henry M. Chandler Drive, and more specifically depicted in *Exhibit 'A'* of this ordinance, which herein after 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, the governing body in the exercise of its legislative discretion has concluded that the Unified Development Code [Ordinance No. 04-38] 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 enactment of this Specific Use Permit (SUP) ordinance shall supersede all requirements stipulated in *Ordinance No. 02-50*;

SECTION 2. That the Unified Development Code [Ordinance No. 04-38] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) allowing boat sales and display, storage, and repair on an existing marina in accordance with the requirements of the Unified Development Code [Ordinance No. 04-38] and Ordinance No. 02-50; and

SECTION 3. That the Specific Use Permit (SUP) shall be subject to the conditions set forth in

Section 4.01, *General Commercial District Standards*, of Article V, *District Development Standards*, of the Unified Development Code [Ordinance No. 04-38] as heretofore amended and as may be amended in the future, and shall be subject to the additional following conditions:

3.1 OPERATIONAL CONDITIONS

The following conditions pertain to the operation of a boat sales and display, storage, and repair facility on the *Subject Property*, and conformance to these operational conditions is required for continued operations:

- 1) The subject property shall generally conform to the *Concept Plan* depicted in *Exhibit 'B'* of this ordinance; and,
- 2) The operation of boat sales and display shall be limited to the areas identified for boat sales as depicted on the *Concept Plan* in *Exhibit 'B'* of this ordinance; and,
- 3) Storage shall generally be limited to the areas depicted as *Overnight Storage* and *Overflow Overnight Storage* on the *Concept Plan* in *Exhibit 'B'* of this ordinance; and,
- 4) The *Prep Area* depicted in the *Concept Plan* depicted in *Exhibit 'B'* of this ordinance shall be limited to being used as a staging area for the repair or maintenance of boats, and storage in these areas shall be limited to a maximum of 72-hours. The working, repairing, or maintenance of any boat or vehicle shall be prohibited outside of this area; and,
- 5) The outside storage of equipment, parts and/or inventory is prohibited within the *subject property* unless specifically permitted in the above operational conditions; and,
- 6) The parking and/or storage of Recreational Vehicles (RV) within the *subject property* shall be prohibited.

3.2 COMPLIANCE

Approval of this ordinance in accordance with Section 8.3, *Council Approval or Denial*, of Article II, *Authority and Administrative Procedures*, of the Unified Development Code (UDC) will require compliance to the following:

- 1) Upon obtaining or maintaining a Certificate of Occupancy (CO), should any business or establishment operating under the guidelines of this ordinance fail to meet the minimum operational requirements set forth herein and outlined in the Unified Development Code (UDC), the City Council may (*after proper notice*) initiate proceedings to revoke the Specific Use Permit (SUP) in accordance with Subsection 02.02(D)(3) of Article XI, *Development Applications and Review Procedures*, of the Unified Development Code (UDC).

SECTION 4. That the official zoning map of the City be corrected to reflect the changes in zoning described herein.

SECTION 5. 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 6. 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 7. 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, 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 8. 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 3RD DAY OF FEBRUARY, 2020.**

Jim Pruitt, *Mayor*

ATTEST:

Kristy Cole, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading: January 21, 2020

2nd Reading: February 3, 2020

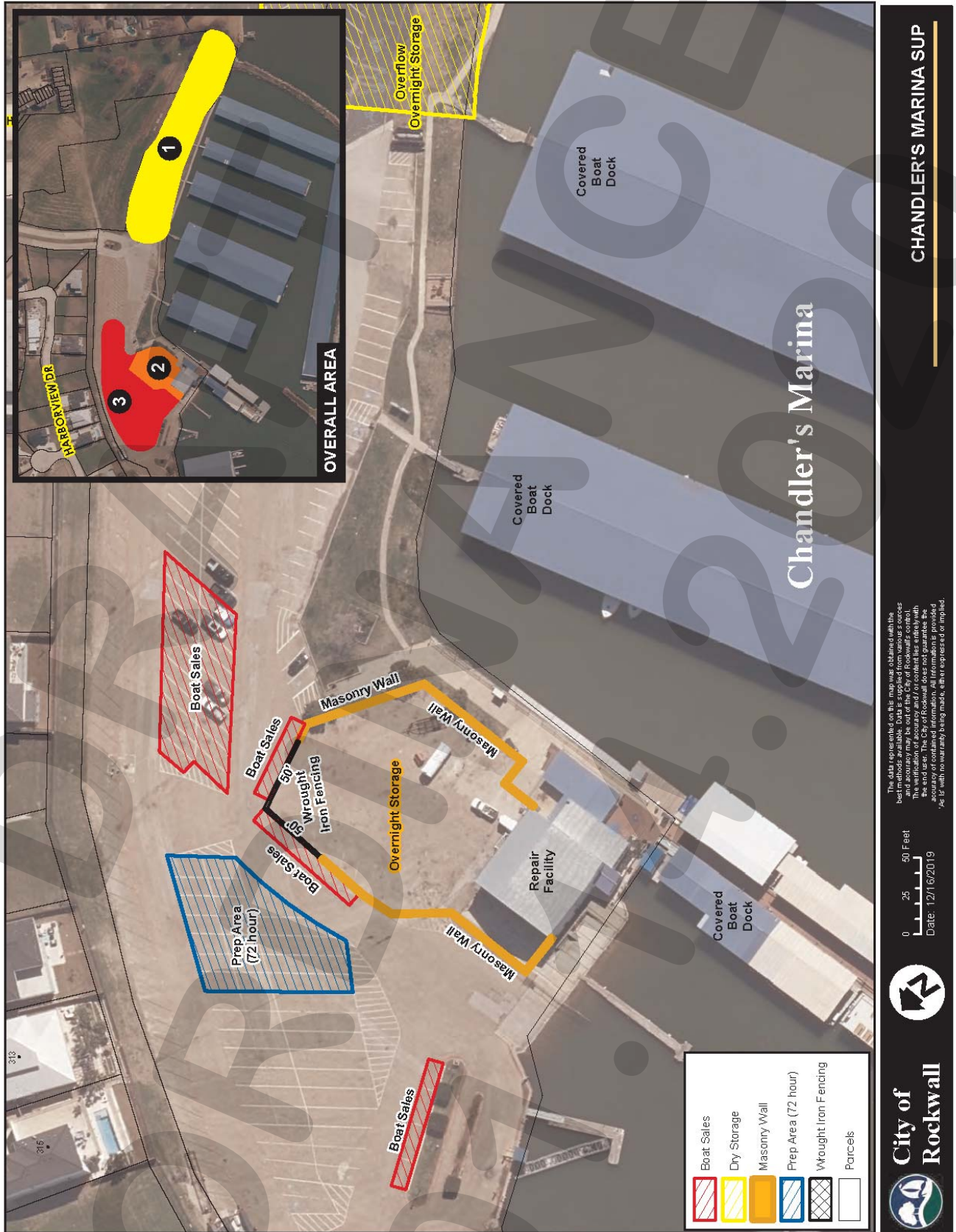
Exhibit 'A':
Zoning Exhibit

Location: Terminus of Henry M. Chandler Drive

Legal Description: Tracts 134, 134-14 & 134-15 of the E. Teal Survey, Abstract No. 207



Exhibit 'B':
Concept Plan





CITY OF ROCKWALL

CITY COUNCIL CASE MEMO

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM

TO: Mayor and City Council

DATE: January 21, 2020

APPLICANT: Timothy Bates; *Plano Marine*

CASE NUMBER: Z2019-026; *SUP for Freestanding Commercial Antenna*

SUMMARY

Hold a public hearing to discuss and consider a request by Timothy Bates of Plano Marine on behalf of Jason Breland of Suntex Marina Investors, LLC for the approval of a Specific Use Permit (SUP) for an existing marina with boat sales, storage and repair on a 6.282-acre tract of land identified as Tracts 134, 134-14 & 134-15 of the E. Teal Survey, Abstract No. 207, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the Lake Ray Hubbard Takeline Overlay (TL OV) District, located at the western terminus of Henry M. Chandlers Drive, and take any action necessary.

BACKGROUND

The subject property, known as Chandlers Landing Marina, is within the city limits of the City of Dallas, but -- *per the interlocal agreement with the City of Dallas for regulation of the takeline* -- the City of Rockwall is responsible for zoning and enforcement actions in this area. On October 29, 1973, the Chandlers Landing Subdivision was annexed into the City of Rockwall [*Ordinance No. 73-43*]. Additionally, on November 12, 1973, the City Council adopted an ordinance [*i.e. Ordinance No. 73-48*], which created Planned Development District 8 (PD-8) for a single-family, multi-family, and non-residential land uses for the Chandlers Landing Subdivision. The Chandlers Landing Marina was included in Planned Development District 8 (PD-8) at the time of adoption. The City's historic zoning map from 1983 indicates this; however, according to the historic zoning map from 1993, the zoning of the subject property was changed from Planned Development District 8 (PD-8) to Agricultural (AG) District. Staff has been unable to locate the ordinance making this change, but based on the City's current zoning map this designation has not changed. It should be noted that the Agricultural (AG) District is one of the most restrictive zoning districts with regard to development requirements, and is typically used as an interim designation for properties that are newly annexed into the City until they can be zoned to conform to the Future Land Use Map. In this case, since the subject property is located within the takeline there is no future land use designation other than *Parks and Open Space* for properties in the takeline.

On April 2, 1984, the City Council amended *Ordinance No. 73-48* [*i.e. Planned Development District No. 8 (PD-8)*] and granted a Conditional Use Permit (CUP) [*i.e. Ordinance No. 84-19*] that would allow for a dry storage and parking areas for the marina. On December 21, 1998, the City Council approved a motion for the approval of an Interlocal Agreement with the City of Dallas for the Chandlers Landing Marina. This agreement was executed on January 22, 2001. The term of the agreement is for 40 years from the date of execution and is scheduled to expire on January 21, 2041 unless extended by both municipalities. On November 4, 2002, the City Council amended the Conditional Use Permit (CUP) [*Ordinance No. 84-19*] for the marina to limit the dry storage area, boat sales area, parking of boats awaiting repair, and for the parking of vehicles on the subject property. Additionally, the amendment allowed for 72 hour parking of Recreational Vehicles (RV's), and the storage of RV's within the dry storage area. In August of 2019, residents of the Chandlers Landing Subdivision reported to the Neighborhood Improvement Services (NIS) Department that the wood fence enclosing the outside storage area for boats awaiting repair had been removed from the property. This fence is required to

be in place to screen the activities associated with the repair facility. Staff contacted the applicant to discuss the violation and the remedies associated with the screening of the repair area. In response to this conversation, the applicant is proposing to supersede the Conditional Use Permit (CUP) and request a Specific Use Permit (SUP) to bring the proposed activities into compliance with the City's codes.

PURPOSE

The applicant is requesting approval of a Specific Use Permit (SUP) that would supersede the existing Conditional Use Permit [*i.e. Ordinance No. 02-50*], and would re-establish a screening fence for the repair facility as depicted on the concept plan in the attached SUP draft ordinance under *Exhibit 'B'*. Additionally, the SUP is removing the provisions contained in the current CUP with regard to parking and/or storage of recreational vehicles (RV's) on the subject property, and establishing defined area's for boat sales and dry storage.

ADJACENT LAND USES AND ACCESS

The subject property is located within the city limits of the City of Dallas and is situated at the western terminus of Henry M. Chandlers Drive, adjacent the Chandlers Landing Subdivision. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is the Chandlers Landing Subdivision. The subdivision is primarily a multi-phase residential development containing single-family and multi-family land uses and zoned Planned Development 8 District (PD-8).

South: Directly south of the subject property is the Chandlers Landing Subdivision, which is primarily a multi-phase residential development containing single-family and multi-family land uses. This area contains the bulk of the multi-family residential housing known as the Spyglass Hill Addition. Additionally, there are two (2) vacant tracts of land totaling 6.88-acres (*i.e. Lot 4, Block A, Spyglass Hill #4 Addition & Tract 134-12, of the E. Teal Survey, Abstract No. 207*) that are zoned Planned Development 8 District (PD-8) for single-family zero-lot-line land uses.

East: Directly east of the subject property is the Chandlers Landing Subdivision. The subdivision is primarily a multi-phase residential development containing single-family and multi-family land uses and zoned Planned Development 8 District (PD-8).

West: Directly west of the subject property is Lake Ray Hubbard, a recreational lake that is within the city limits of the City of Dallas.

CHARACTERISTICS OF THE REQUEST

The current Conditional Use Permit (CUP) allows for dry storage and boat sales, and limits these to the paved area as depicted in *Exhibit 'B'* of the CUP, which defines the dry storage area, parking area, covered boat dock areas, and the parking of boats waiting repair. The exhibit does not clearly define the area for boat sales, the parking of boats and vehicles awaiting repair, and the parking of Recreation Vehicles (RV's) within the marina; rather, these areas are limited to the paved areas defined in the exhibit. The proposed operational conditions of the draft SUP ordinance will define the areas for storage, vehicle repair, and boat sales. The draft SUP ordinance will also prohibit the working, repairing, or maintenance of boats and vehicles within the marina. Additionally, the draft SUP ordinance will prohibit the parking and/or storage of RV's on the subject property.

CONFORMANCE WITH THE CITY'S CODES

According to Subsection 5.01(B)(2), *Abutting Residential*, of Section 5, *Landscape Standards*, of Article VIII, *Landscape and Fence Standards*, of the Unified Development Code (UDC), "(a) minimum of a 20-foot wide landscape buffer shall be required along the entire length of any non-residential lot that abuts a residentially zoned or used property." This section goes on to say that "(a)ny non-residential parking area that has a side or rear contiguous to any residentially zoned or used property shall be screened with a masonry fence a minimum of six (6) feet in height with canopy trees planted on 20-foot centers. As an alternative, the Planning and Zoning Commission may approve an alternative screening method that incorporates a wrought iron fence and three (3) tiered screening (*i.e. [1] small to mid-sized shrubs, large shrubs or accent trees, and canopy trees or [2] evergreen trees and canopy trees*) along the entire length of the adjacency." In this case, the applicant is proposing a six (6) foot masonry screening wall for the existing overnight storage area associated with the repair facility. This masonry screening wall is in replacement of the existing wood fence that was removed from the property by the applicant. It should be noted that a portion of the screening fence will be constructed of a decorative wrought iron fence with these areas being screened by the area dedicated for boat sales and display; however, the applicant has stated that the outside sale/display boats will be moved into the storage area at night. The applicant has indicated to staff that outside sales/display of boats is not currently being done on the property, but they would like the ability to do this in the future. Staff should also point out that landscaping is not proposed in conjunction with the proposed screening wall due to the existing concrete on the property. Originally, staff had suggested that landscape screening could be added along the eastern property boundary that abuts the residentially zoned properties, but representatives from the Chandlers Landing Community indicated to staff that this was not a favorable solution. The representatives indicated that the properties that share a common boundary with the marina preferred that landscape screening not be provided. Although this request appears not to conform to the requirements of the Unified Development Code (UDC), the Specific Use Permit allows the City Council the discretion to approve this condition, pending a recommendation from the Planning and Zoning Commission.

STAFF ANALYSIS

Staff should note that the applicant's request does not change the activities that are currently being performed on the site; however, it does [1] remove the recreational vehicle parking from the permitted uses on the property, [2] allow for future boat sales/display, and [3] upgrade the screening of the boat storage area from a wood fence to a masonry fence. It should be noted that the applicant has stated to staff an intent to cover the boat storage area with a canopy and currently has a building permit submitted to do so, but that this would be permitted under the current set of requirements that regulate the property. In reviewing this request, the Planning and Zoning Commission and City Council retain discretion with regard to the proposed land uses, screening, and arrangement of land uses on the site; however, the approval (or denial of this ordinance) would only have a minimal impact of current activities due to the current Conditional Use Permit (CUP).

NOTIFICATIONS

On December 27, 2019, staff notified 173 property owners and occupants within 500-feet of the subject property. Staff also notified the Chandler's Landing, the Cabana's at Chandler's Landing, Match Point Townhomes, and the Spyglass Homeowners Association (HOA's), which are the only HOA/Neighborhood Associations within 1,500-feet of the subject property participating in the Neighborhood Notification Program. At the time this report was written, staff had received a signed protest with 148 signatures, three (3) notices and, six (6) emails in opposition. Additionally, staff had received one (1) notice in favor of the applicant's request.

CONDITIONS OF APPROVAL

If the City Council chooses to approve of the applicant's request, then staff would propose the following conditions of approval:

- (1) The applicant shall be responsible for maintaining compliance with the operational conditions contained in the SUP ordinance and which are detailed as follows:
 - (a) The subject property shall generally conform to the *Concept Plan* depicted in *Exhibit 'B'* of the draft ordinance; and,
 - (b) The operation of boat sales and display shall be limited to the areas identified for boat sales as depicted on the *Concept Plan* in *Exhibit 'B'* of the draft ordinance; and,
 - (c) Storage shall generally be limited to the areas depicted as *Overnight Storage* and *Overflow Overnight Storage* on the *Concept Plan* in *Exhibit 'B'* of the draft ordinance; and,
 - (d) The *Prep Area* depicted in the *Concept Plan* depicted in *Exhibit 'B'* of this ordinance shall be limited to being used as a staging area for the repair or maintenance of boats, and storage in these areas shall be limited to a maximum of 72-hours. The working, repairing, or maintenance of any boat or vehicle shall be prohibited outside of this area; and,
 - (e) The outside storage of equipment, parts and/or inventory is prohibited within the *subject property* unless specifically permitted in the above operational conditions; and,
 - (f) The parking and/or storage of Recreational Vehicles (RV) within the *subject property* shall be prohibited.
- (2) Any construction resulting from the approval of this zoning change shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

PLANNING AND ZONING COMMISSION

On January 14, 2020, the Planning and Zoning Commission made a motion to recommend denial of the applicant's request for the Specific Use Permit (SUP). The motion to deny was approved by a vote of 6-0, with Commissioner Logan absent. According to *Subsection 2.03(G), Protest of Zoning Change*, of *Article XI*, of the *Unified Development Code* (UDC), if a recommendation for denial is made by the Planning and Zoning Commission, such zoning change or Specific Use Permit (SUP) shall require a supermajority vote (*i.e. a three-fourths vote of those members present*), with a minimum of four (4) votes in the affirmative required for approval.



City of Rockwall

Planning & Zoning Department
 385 S. Goliad Street
 Rockwall, Texas 75032
 (P): (972) 771-7745
 (W): www.rockwall.com

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.

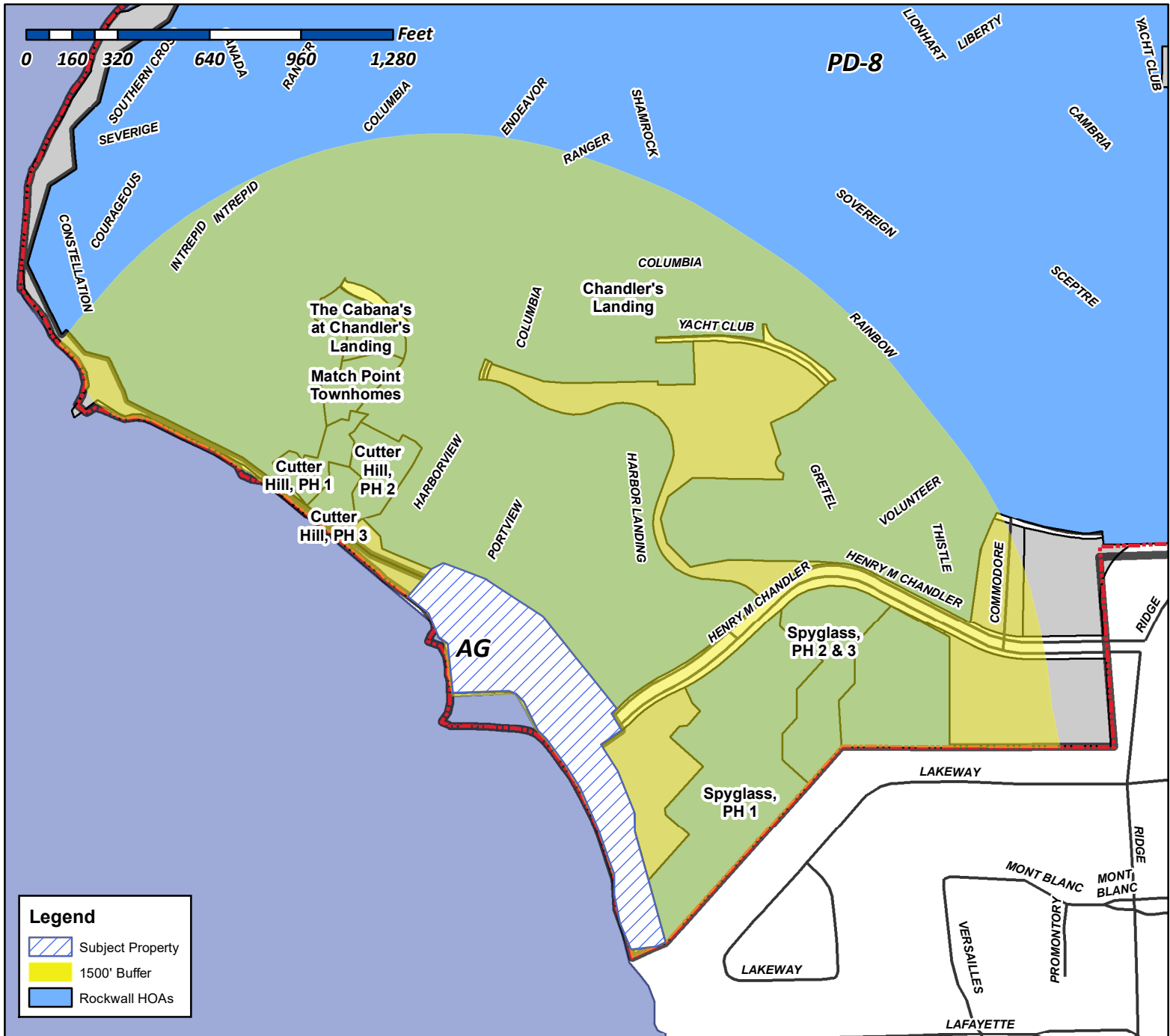




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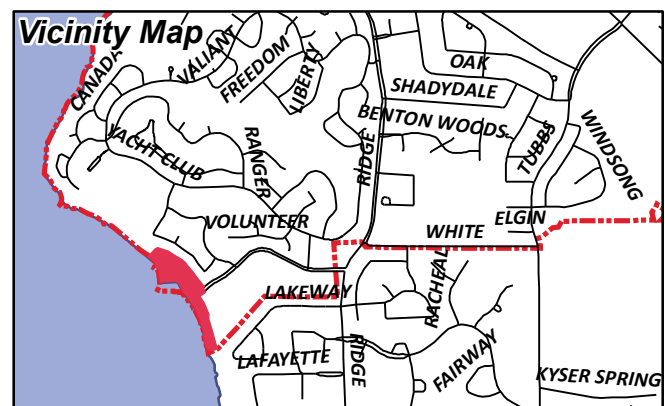
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Case Number: Z2019--26
Case Name: Chandler's Landing Marina
Case Type: Zoning
Zoning: Agricultural (AG) District
Case Address: Chandler's Landing Marina

Date Created: 12/17/2019

For Questions on this Case Call (972) 771-7745

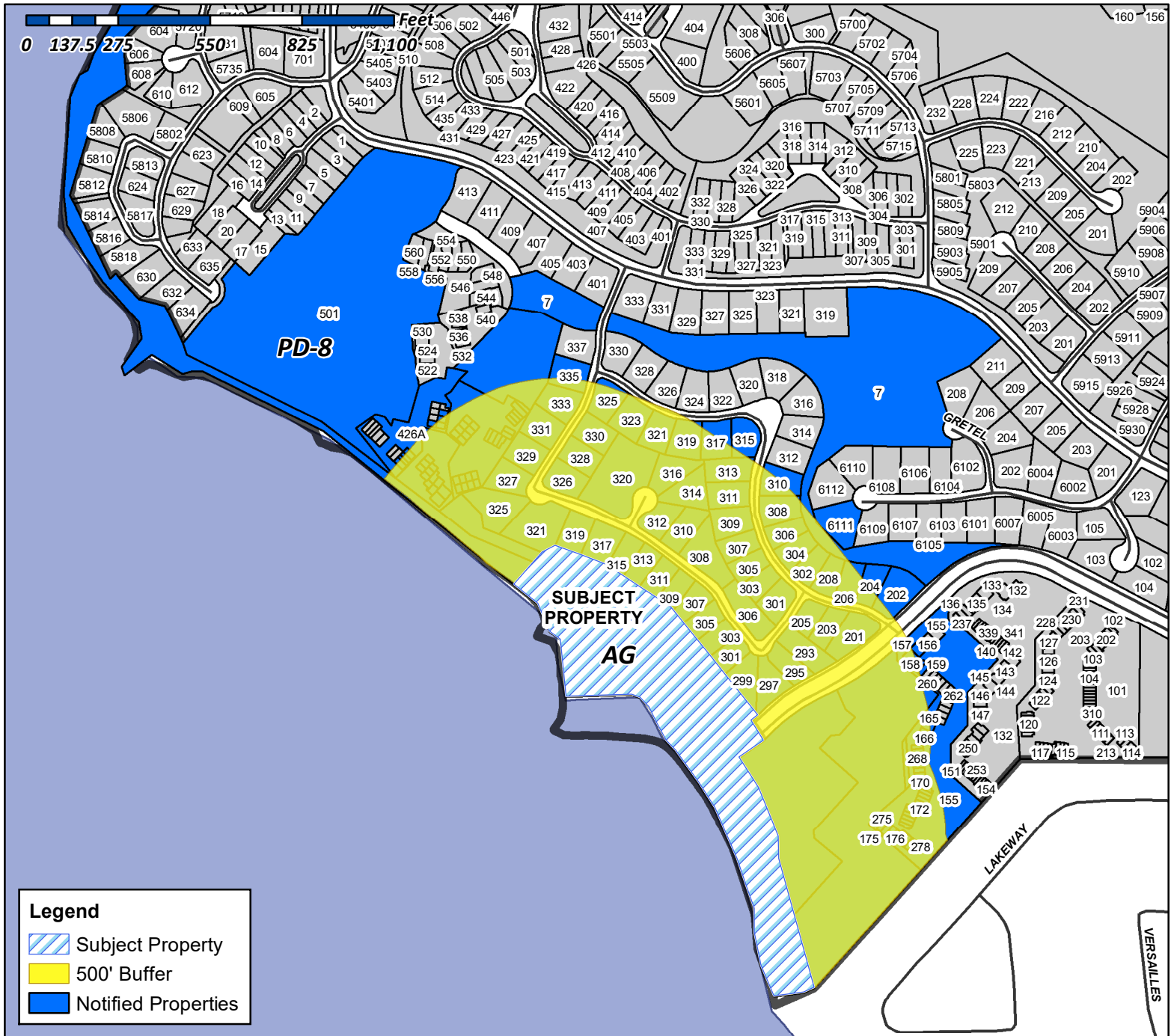




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(P): (972) 771-7745
(W): www.rockwall.com

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.



Case Number: Z2019-26
Case Name: Chandler's Landing Marina
Case Type: Zoning
Zoning: Agricultural (AG) District
Case Address: Chandler's Landing Marina

Date Created: 12/17/2019

For Questions on this Case Call (972) 771-7745



VOLKMAN DOLORES	GARDNER DAVID L REV LIV TR	WEBSTER PROPERTIES LTD
10057 SURREY OAKS DR DALLAS, TX 75229	1105 51ST ST W BRADENTON, FL 34209	115 DEFENDER C ROCKWALL, TX 75032
CROUCH FAMILY LIVING TRUST JERROLD F AND KATHLEEN A CROUCH TRUSTEES 134 HENRY M. CHANDLER DR. ROCKWALL, TX 75032	BOHORQUEZ DAVID 1397 GLENWICK DRIVE ROCKWALL, TX 75032	SOON HERALD 14300 CERVANTES AVE GERMANTOWN, MD 20874
THE POTTS-REAGIN HOUSE LLC 1460 E MAIN ST BARTOW, FL 33830	PARNES ALEXANDRA 15 KESTREL CT ROCKWALL, TX 75032	CURRENT RESIDENT 155 HENRY M CHANDLER DR ROCKWALL, TX 75032
CURRENT RESIDENT 157 HENRY M CHANDLER ROCKWALL, TX 75032	CURRENT RESIDENT 158 HENRY M CHANDLER ROCKWALL, TX 75032	RICKLEFS MARY E 159 HENRY M CHANDLER DR ROCKWALL, TX 75032
LASHLEE MARJORIE M 165 HENRY M CHANDLER DR ROCKWALL, TX 75032	CURRENT RESIDENT 166 HENRY M CHANDLER ROCKWALL, TX 75032	MCHALE JOHN D JR 167 HENRY M CHANDLER ROCKWALL, TX 75032
CURRENT RESIDENT 168 HENRY M CHANDLER ROCKWALL, TX 75032	SKR INVESTMENTS 1682 CHOTEAU CIR GRAPEVINE, TX 76051	CURRENT RESIDENT 169 HENRY M CHANDLER ROCKWALL, TX 75032
CURRENT RESIDENT 170 HENRY M CHANDLER ROCKWALL, TX 75032	D'ALISO CHRISTOPHER J 1701 HICKORY CHASE CIR KELLER, TX 76248	CURRENT RESIDENT 171 HENRY M CHANDLER ROCKWALL, TX 75032
CURRENT RESIDENT 172 HENRY M CHANDLER ROCKWALL, TX 75032	CLARK JASON 173 HENRY M CHANDLER DRIVE ROCKWALL, TX 75032	RAY HUBBARD SMI JV LLC 17330 PRESTON ROAD SUITE 220A DALLAS, TX 75252
CURRENT RESIDENT 174 HENRY M CHANDLER ROCKWALL, TX 75032	CURRENT RESIDENT 175 HENRY M CHANDLER ROCKWALL, TX 75032	CURRENT RESIDENT 176 HENRY M CHANDLER ROCKWALL, TX 75032
CURRENT RESIDENT 177 HENRY M CHANDLER ROCKWALL, TX 75032	CURRENT RESIDENT 178 HENRY M CHANDLER ROCKWALL, TX 75032	SLATE CRAIG M & TANYA 185 S AVENIDA DEL SEMBRADOR TUSCON, AZ 85745

SLATE CRAIG AND TANYA 185 S AVENIDA DEL SEMBRADOR TUSCAN, AZ 85745	PONDER KENNETH & ELMA 1850 ASHBOURNE DR ROCKWALL, TX 75087	BALLARD CARLEY E JR & CHLOE 1907 LAKEVIEW DR ROCKWALL, TX 75087
DINKLANG ARTURO A 1923 NORTH FLOYD RD RICHARDSON, TX 75080	SIDDIQI NAVEED & TAMARA ABDUL WAHAB 194 BURNS ST FOREST HILLS, NY 11375	MCKNIGHT MARY D 201 HARBOR LANDING DR ROCKWALL, TX 75032
WILSON SEAN 202 HARBOR LANDING DR ROCKWALL, TX 75032	LAZYDALE PARTNERS LLP 202 N SAN JACINTO ROCKWALL, TX 75087	PETERSON LELAND D & JANET 203 HARBOR LANDING DR ROCKWALL, TX 75032
BERNAL LIBIA AMAYA AND CARLOS AUGUSTO MOSQUERA 204 HARBOR LANDING ROCKWALL, TX 75032	CURRENT RESIDENT 205 HARBOR LANDING ROCKWALL, TX 75032	D'AMBROSIA DEAN AND MUSTAFA OMAR 206 HARBOR LANDING DR ROCKWALL, TX 75032
MORRISON CAMERON AND DANIELLE 208 HARBOR LANDING DRIVE ROCKWALL, TX 75032	SARA M FRANKEL TRUST SARA M FRANKEL - TRUSTEE 2366 FAYETTEVILLE AVE HENDERSON, NV 89052	KIM SEOK H 2516 WOODHAVEN DR FLOWER MOUND, TX 75028
CURRENT RESIDENT 259 HENRY M CHANDLER ROCKWALL, TX 75032	CURRENT RESIDENT 267 HENRY M CHANDLER ROCKWALL, TX 75032	CURRENT RESIDENT 268 HENRY M CHANDLER ROCKWALL, TX 75032
CURRENT RESIDENT 269 HENRY M CHANDLER ROCKWALL, TX 75032	CURRENT RESIDENT 270 HENRY M CHANDLER ROCKWALL, TX 75032	CURRENT RESIDENT 271 HENRY M CHANDLER ROCKWALL, TX 75032
CURRENT RESIDENT 272 HENRY M CHANDLER ROCKWALL, TX 75032	CROMEENS SHAN 2720 EGANRIDGE LN ROCKWALL, TX 75087	CURRENT RESIDENT 273 HENRY M CHANDLER ROCKWALL, TX 75032
CURRENT RESIDENT 274 HENRY M CHANDLER ROCKWALL, TX 75032	MASON JANIS E 275 HENRY M CHANDLER DR UNIT 3 ROCKWALL, TX 75032	CURRENT RESIDENT 276 HENRY M CHANDLER ROCKWALL, TX 75032
CURRENT RESIDENT 277 HENRY M CHANDLER ROCKWALL, TX 75032	CURRENT RESIDENT 278 HENRY M CHANDLER ROCKWALL, TX 75032	AMERICAN CONDO CORP OF HOUSTON 2807 EASTGROVE LN HOUSTON, TX 77027

BALLARD M WEST & AMANDA B 28106 WHISPERING MAPLE WAY SPRING, TX 77386	AMERSON GARY W AND DEBRA J 293 HARBORVIEW DR ROCKWALL, TX 75032	CURRENT RESIDENT 295 HARBORVIEW ROCKWALL, TX 75032
CURRENT RESIDENT 297 HARBORVIEW ROCKWALL, TX 75032	CURRENT RESIDENT 299 HARBORVIEW ROCKWALL, TX 75032	YANES DAVID AND CHRISTIE MARIE SCRIBNER 301 HARBOR LANDING DR ROCKWALL, TX 75032
CURRENT RESIDENT 301 HARBORVIEW ROCKWALL, TX 75032	KEITH BENJAMIN AND SHERYL KEITH 3011 BAYSIDE ROCKWALL, TX 75087	GENTLE BILL 302 HARBOR LANDING DR ROCKWALL, TX 75032
MUSSER CRAIG AND SHEILA 303 HARBOR LANDING DR ROCKWALL, TX 75032	CURRENT RESIDENT 303 HARBORVIEW ROCKWALL, TX 75032	CRIDER MICHAEL & LINDA C 304 HARBOR LANDING DR ROCKWALL, TX 75032
VINES KENT C AND LINA ZHU 305 HARBOR LANDING DR ROCKWALL, TX 75032	CONFIDENTIAL 305 HARBORVIEW DR ROCKWALL, TX 75032	CLEATON JERRY LEE 306 HARBOR LANDING DRIVE ROCKWALL, TX 75032
CURRENT RESIDENT 306 HARBORVIEW ROCKWALL, TX 75032	CARRINGTON BRADLEY T AND KARI 307 HARBOR LANDING DR ROCKWALL, TX 75032	CURRENT RESIDENT 307 HARBORVIEW ROCKWALL, TX 75032
DE LA GARZA DOLLY ANNE 308 HARBOR LANDING DR ROCKWALL, TX 75032	CURRENT RESIDENT 308 HARBORVIEW ROCKWALL, TX 75032	GRIFFIN DAVID L ET UX 309 HARBOR LANDING DR ROCKWALL, TX 75032
RENTFROW CHRISTOPHER 309 HARBORVIEW DRIVE ROCKWALL, TX 75032	LEWIS DENNIS & CLARISSA 310 HARBOR LANDING DR ROCKWALL, TX 75032	CURRENT RESIDENT 310 HARBORVIEW ROCKWALL, TX 75032
JONES SHERIDAN S 311 COLUMBIA DR ROCKWALL, TX 75032	WIZMANN ERIC & DALE 311 HARBOR LANDING ROCKWALL, TX 75032	RECINOS ARNOLDO AND RUTH LIMA 311 HARBORVIEW DR ROCKWALL, TX 75032
BARHAM ARTHUR LLOYD JR AND ANITA L 312 PORTVIEW PL ROCKWALL, TX 75032	TCHAKAROV SVETLIN G AND ROSSITZA I POPOVA 313 HARBOR LANDING DRIVE ROCKWALL, TX 75032	MASSEY MICHAEL J AND CHERYL R 313 HARBORVIEW DR HEATH, TX 75032

PENCE DENNIS AND DIANNA	THOMPSON JIM B AND LEIGH A	ROSS THOMAS AND VICKIE
314 PORTVIEW PL ROCKWALL, TX 75032	315 HARBOR LANDING DRIVE ROCKWALL, TX 75032	315 HARBORVIEW DR ROCKWALL, TX 75032
COFFEY JAMES & DEBORAH	COFFEY JAMES & DEBORAH	HENDRICKSON PATSY A
316 PORTVIEW PL ROCKWALL, TX 75032	316 PORTVIEW PL ROCKWALL, TX 75032	317 HARBOR LANDING DR ROCKWALL, TX 75032
CURRENT RESIDENT	REYNOLDS MARVIN C JR & CLARE D	SELF SCOTT & JANET
317 HARBORVIEW ROCKWALL, TX 75032	319 HARBOR LANDING DR ROCKWALL, TX 75032	319 HARBORVIEW DR ROCKWALL, TX 75032
POTTS JASON AND ANNA	LINNSTAEDTER RANDALL AND KIMBERLY	CURRENT RESIDENT
320 PORTVIEW PLACE ROCKWALL, TX 75032	321 HARBOR LANDING DR ROCKWALL, TX 75032	321 HARBORVIEW ROCKWALL, TX 75032
IMRIE DONALD M & CHERYL K	GRAY RUSSELL LEE	CULLEN GREGORY L & JEAN C
323 HARBOR LANDING DR ROCKWALL, TX 75032	325 HARBOR LANDING DR ROCKWALL, TX 75032	325 HARBORVIEW DR ROCKWALL, TX 75032
SIVILS LINDA LUDDEN	CURRENT RESIDENT	WAGONER SHANNON AND JAMES
325 YACHT CLUB DR ROCKWALL, TX 75032	326 HARBORVIEW ROCKWALL, TX 75032	327 HARBORVIEW DR ROCKWALL, TX 75032
CURRENT RESIDENT	CURRENT RESIDENT	BOOKHOUT KATHRYN COURTS
328 HARBORVIEW ROCKWALL, TX 75032	329 HARBORVIEW ROCKWALL, TX 75032	329 YACHT CLUB DR ROCKWALL, TX 75032
MARTIN SERGIO ROBLEDO AND ANDRESSA HENDLER	MERCKLING BRYAN S AND STACY D	VOSPER ALAN AND SHIRLEY
330 HARBORVIEW DR ROCKWALL, TX 75032	331 HARBORVIEW DR ROCKWALL, TX 75032	333 HARBORVIEW ROCKWALL, TX 75032
MANASCO MARTIN E AND LISA M	CAMACHO MARC AND JARITA	MOHAN KENNETH
335 HARBORVIEW DR ROCKWALL, TX 75032	3409 BERMUDA DR ROWLETT, TX 75088	3415 WATERVIEW TRL ROCKWALL, TX 75087
KLINE LINDA ANN MULLANE	CURRENT RESIDENT	CURRENT RESIDENT
3543 VANCOUVER DRIVE DALLAS, TX 75229	371 HENRY M CHANDLER ROCKWALL, TX 75032	372 HENRY M CHANDLER ROCKWALL, TX 75032

CURRENT RESIDENT 373 HENRY M CHANDLER ROCKWALL, TX 75032	CURRENT RESIDENT 374 HENRY M CHANDLER ROCKWALL, TX 75032	CENSULLO TERESA ANN 405 COLUMBIA DR ROCKWALL, TX 75032
MALLARD DAVID S & SHERRY A 407 COLUMBIA DR ROCKWALL, TX 75032	MCKAY WILLIAM R & LINDA S 4109 DESERT GARDEN DR PLANO, TX 75093	STENBERG BARBARA JANE 426 YACHT CLUB DR APT C ROCKWALL, TX 75032
CONINE CHRISTOPHER T 426 YACHT CLUB DR UNIT B ROCKWALL, TX 75032	FORSYTHE LESLEY K AND PETER J HOLLY 426 YACHT CLUB DRIVE #H ROCKWALL, TX 75032	CURRENT RESIDENT 426A YACHT CLUB DR ROCKWALL, TX 75032
WRIGHT RHONDA 428C YACHT CLUB DR ROCKWALL, TX 75032	BECK JOAN K 436 YACHT CLUB DR APT A ROCKWALL, TX 75032	DAVIS KERRI 436 YACHT CLUB DR #G ROCKWALL, TX 75032
HALL DEREK 436C YACHT CLUB DRIVE ROCKWALL, TX 75032	JOHNSTON CAROL RUTH 438 YACHT CLUB #E ROCKWALL, TX 75032	PATRICK ASHLEY NICOLE 438 YACHT CLUB DR #G ROCKWALL, TX 75032
BRUNS BEVERLY LYNN 440B YACHT CLUB DR ROCKWALL, TX 75032	VREELAND DENISE AND DAN CALNON 442 YACHT CLUB DRIVE #B ROCKWALL, TX 75032	CARRIGAN DOROTHY 450 YACHT CLUB DR APT B ROCKWALL, TX 75032
RUNYON FLOYD D AND DANA 450 YACHT CLUB DRIVE UNIT # A ROCKWALL, TX 75032	HARRIS CHAD M 452 YACHT CLUB DRIVE A ROCKWALL, TX 75032	POWELL COQUEACE 454 S YACHT CLUB DRIVE A ROCKWALL, TX 75032
POWELL COQUEACE 454 S YACHT CLUB DRIVE A ROCKWALL, TX 75032	MCCALISTER SHAWN D & RUSS W WILLIAMSON & ELIZABETH R WILLIAMSON 456A YACHT CLUB DR ROCKWALL, TX 75032	KNEEDLER BRADLEY HARRISON 456C YACHT CLUB DRIVE UNIT 302 ROCKWALL, TX 75032
GREEN JOHN W JR 458 YACHT CLUB DR APT A ROCKWALL, TX 75032	ROCKWALL MARINA DEVELOPMENT LLC 4701 COPPER MOUNTAIN LANE RICHARDSON, TX 75082	TUCKER JOHN 4748 SECRET CV ROCKWALL, TX 75032
CURRENT RESIDENT 501 YACHT CLUB ROCKWALL, TX 75032	BARBEE NATHAN DAVID 517 SKELTON ST ROYSE CITY, TX 75189	HAMMOND HUDDLE LIVING TRUST EUGENE WESLEY HUDDLE AND JANE HAMMOND TRUSTEES 519 E I-30 #704 ROCKWALL, TX 75087

HAMMOND JANE AND
EUGENE WESLEY HUDDLE
519 E INTERSTATE 30 #704
ROCKWALL, TX 75087

HARMON H VICTOR ETUX
519 E INTERSTATE 30 PMB 212
ROCKWALL, TX 75087

COWAN AMY
DAVID SPOENEMAN
5203 SCARBOROUGH LN
DALLAS, TX 75287

DONNELLY PAUL F AND KRISTIN KOPPS

54 SHADY DALE LANE
ROCKWALL, TX 75032

GILL ATLANTA PROPERTIES LLC

545 KIRNWOOD DRIVE
DALLAS, TX 75232

MCCLOY STEPHANIE JOAN

5575 CANADA CT
ROCKWALL, TX 75032

MARTIN LAKESHORE PROPERTIES LLC

5601 RANGER DR
ROCKWALL, TX 75032

MOVE IN & ON LLC

609 BELHAVEN DR
ALLEN, TX 75013

BROWN BRYAN K

6111 VOLUNTEER PL
ROCKWALL, TX 75032

MEYERS GARY J

617 DOVE HILL CIRCLE
HEATH, TX 75032

CONSOLIDATED SYSTEMS INC

6220 GASTON AVE STE 700
DALLAS, TX 75214

CURRENT RESIDENT

7 GREENBELT
ROCKWALL, TX 75032

VELASCO ALEJANDRO PORTOCARRERO AND
STEPHANIE G ARAMAYO
7205 STONE MEADOW CIR
ROWLETT, TX 75088

OYHARCABAL HENRY A
783 17TH AVE
SAN FRANCISCO, CA 94121

PROSEK SHERI
803 VILLAGE GREEN DR
ROCKWALL, TX 75087

ARMSTRONG JOHN D

804 EAGLE PASS
HEATH, TX 75032

SRP SUB LLC

8665 EAST HARTFORD DRIVE SUITE 200
SCOTTSDALE, AZ 85255

KAPRANTZAS ENTERPRISES LLC

904 E DAVIS ST. 400
MESQUITE, TX 75149

ROCKWALL HOMES LLC
C/O SAUNDRA HOLLAND
909 CULLINS RD
ROCKWALL, TX 75032

SELF BILLY & KATIE
C/O PRO SOAP 1830 E I30
ROCKWALL, TX 75087

VIERLING DENNIS A & LISA F

PO BOX 1506
ROCKWALL, TX 75087

LUCIA LODEMA S TRUSTEE
LUCIA REVOCABLE INTER-VIVOS TRUST
PO BOX 1600
ROCKWALL, TX 75087

CHANDLERS LANDING COMMUNITY ASSOC

PO BOX 638
ROCKWALL, TX 75087

,

Gonzales, David

From: Mike Owens [REDACTED]
Sent: Wednesday, January 8, 2020 8:06 PM
To: Gonzales, David
Subject: Zoning change

I am strongly opposed to the zoning change at Chandler's Marina. I believe it would an increase in traffic and obscure the view of the lake. Please do not go through with this change.

Thank You
Michael Owens
323 Valiant Dr. Chandler's Landing
214-649-8743

Sent from my iPhone

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NOTICE OF PUBLIC HEARING

CITY OF ROCKWALL, PLANNING & ZONING DEPARTMENT

PHONE: (972) 771-7745
EMAIL: PLANNING@ROCKWALL.COM

To Whom It May Concern:

You are hereby notified that the City of Rockwall Planning and Zoning Commission and City Council will consider the following application:

Case No. Z2019-026: Chandler's Landing Marina

Hold a public hearing to discuss and consider a request by Timothy Batis of Plano Marine on behalf of Jason Breland of Suntex Marina Investors, LLC for the approval of a Specific Use Permit (SUP) for an existing marina with boat sales, storage and repair on a 6.282-acre tract of land identified as Tracts 134, 134-14 & 134-15 of the E. Teal Survey, Abstract No. 207, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the Lake Ray Hubbard Takeline Overlay (TL OV) District, located at the western terminus of Henry M. Chandlers Drive, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on **Tuesday, 1/14/2020 at 6:00 p.m.**, and the City Council will hold a public hearing on **Tuesday, 1/21/2020 at 6:00 p.m.** These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

As an interested property owner, you are invited to attend these meetings. If you prefer to express your thoughts in writing please return the form to:

David Gonzales
Rockwall Planning and Zoning Dept.
385 S. Goliad Street
Rockwall, TX 75087

You may also email your comments to the Planning Department at planning@rockwall.com. If you choose to email the Planning Department please include your name and address for identification purposes.

Your comments must be received by **1/21/2020** to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning

USE THIS QR CODE
TO GO DIRECTLY
TO THE WEBSITE



MORE INFORMATION ON THIS CASE CAN BE FOUND ON THE CITY'S WEBSITE:
[HTTPS://SITES.GOOGLE.COM/SITE/ROCKWALLPLANNING/DEVELOPMENT/DEVELOPMENT-CASES](https://sites.google.com/site/rockwallplanning/development/development-cases)

PLEASE RETURN THE BELOW FORM

Case No. Z2019-026: Chandler's Landing Marina

Please place a check mark on the appropriate line below:

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

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

As we sit here now, the many huge boats that Plano Marine has parked in the lot have blocked our lake views. We all paid a premium for lots to have a lake view, not to look at a boat sales yard. Plus, increased traffic, lights in the parking lot, & all that comes with retail. Please vote NO!!!

Name: GARY & TERESA AMERSON
Address: 293 HARBORVIEW DR. ROCKWALL

Tex. Loc. Gov. Code, Sec. 211.006 (d) If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.

Case No. Z2019-026: Chandler's Landing Marina

Please place a check mark on the appropriate line below:

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

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

we bought our homes for the view. The marina repair shop has violated City ordinance since they have been operating. Please enforce the codes and make them build the fence and put all boats & equipment behind themselves

Name:

Trey & Jane Chaney

Address:

305 Harborview Drive Rockwall TX 75087

Tex. Loc. Gov. Code, Sec. 211.006 (d) If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.



Case No. Z2019-026: Chandler's Landing Marina

Please place a check mark on the appropriate line below:

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

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

NO LANDSCAPING

NO STORAGE STRUCTURES

Name:

Billy Self

Address:

3211 HARBORVIEW DR.

Tex. Loc. Gov. Code, Sec. 211.006 (d) If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.

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EMAIL: PLANNING@ROCKWALL.COM

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Rockwall Planning and Zoning Dept.
385 S. Goliad Street
Rockwall, TX 75087

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Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning

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----- PLEASE RETURN THE BELOW FORM -----

Case No. Z2019-026: Chandler's Landing Marina

Please place a check mark on the appropriate line below:

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

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

I am a person who lives in 301 harborview Dr.

I am a person who lives in 301 harborview Dr.

I am absolutely opposed.

Because this is the place where I want to rest quietly.

This is not a commercial area.

I bought the land here, imagining a comfortable scene while building a house.

I object to doing this for commercial purposes.

Also, if they do what they do now, the boat landing area will be very narrow.

It will certainly hurt the people who come to enjoy this place and its purpose.

I still want to ask the city if they allow the boat to be displayed high.

Even now, they are blocking the view from my house by advancing the boat high.

I would like to express my dissatisfaction with the city and hope you will stop it.

Name:

But I can't imagine that the city allows us to do business here and build walls to block more landscape.

Address:

I'm absolutely against it.

SEOK H KIM

301 Harborview RD
Rockwall TX 75082

Tex. Loc. Gov. Code, Sec. 211.006 (d). If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.

Gonzales, David

From: betty hoaglund [REDACTED]
Sent: Monday, January 13, 2020 10:49 PM
To: Gonzales, David
Subject: Rezoning Chandlers Marina

As residents of Chandlers my husband and I feel a boat yard selling boats in the parking lot would destroy the views of many homeowners and disrupt the lifestyle. We vote no.

Betty Jean Hoaglund
Richard A Hoaglund
203 Yacht Club Drive

--

Betty Jean Hoaglund

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Gonzales, David

From: Cheryl McMahon [REDACTED]
Sent: Tuesday, January 14, 2020 1:39 PM
To: Gonzales, David
Subject: Zoning change to Chandlers marina

My husband & I, owners of 105 Sceptre Dr, are against the zoning change. We have several friends that live outside of Chandlers and have slips at the marina. It is hard to find a parking spot now & having boats that will take up more parking places will only make it more difficult to find a place to park. All the boats and cars in the parking lot also causes a fire hazard. It would be very difficult for fire truck to maneuver through all the cars and boats should there be a need for one. We don't want a "boat lot" with added traffic in our back yard. The street is bad enough Without adding extra traffic.

Thank you,
Patrick & Cheryl McMahon

[Sent from AT&T Yahoo Mail for iPhone](#)

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Gonzales, David

From: Jeff Cassar [REDACTED]
Sent: Tuesday, January 14, 2020 10:58 AM
To: Gonzales, David
Subject: Zoning change

I have two homes and a boat at the marina in chandlers and I want to vote no on zoning change. Fire trucks would have trouble getting down during events, lack of spaces to park. 5604 yacht club 6097 volunteer place

Sent from my iPhone

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Gonzales, David

From: Lori Devine [REDACTED]
Sent: Monday, January 13, 2020 4:42 PM
To: Gonzales, David
Subject: Chandlers Landing Marina

To Whom it May Concern,

I am writing this email to voice my concern over the proposed change in zoning for the Chandlers Landing Marina. I am out of town at the moment and will not be able to attend the meeting, but would like my voice to be heard!

I do not feel the area can handle the increase in traffic, nor can the road leading to the marina! It is already extremely busy during the weekends and the increase in traffic and noise would only increase if this change goes through.

I can write other reasons as to why I am against this proposed change but I think you get the gist of it!

Sincerely,
Lori Devine

Sent from my iPad

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Gonzales, David

From: [REDACTED]
Sent: Tuesday, January 14, 2020 1:37 PM
To: Gonzales, David

David,

I live in Chandlers Landing and I don't think that bringing a new marina to the community would be in the best interest of those of us who live here. We live in a gated community because we want control over who comes and goes within the community. It doesn't make sense to control access at the gates if we have an open door policy on the lake side!

Further, depending upon whether the new marina patrons would have access to Chandler's facilities lakeside, that could become an additional negative factor.

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

December 31, 2019

To: Rockwall Planning and Zoning Commission
Rockwall City Council

Re: Chandlers Landing Marina construction and requested Zoning change

The purpose of this correspondence is to state the concerns and to make clear the position of certain residents of the Chandlers Landing subdivision concerning proposed zoning changes and additions to buildings at the Chandlers Landing Marina.

We have received notice that the Marina has requested a zoning change to allow boat sales from the existing parking lot. It is also our understanding that the Marina intends to construct a permanent covering, to be attached to the existing repair facility, which will extend into the parking lot and will be used to perform boat maintenance outside of existing building. We have not seen any drawings or dimensions of this proposed structure (awning), but understand it to be approximately the same height as the existing building, which is in excess of 20 feet.

We are not opposed to maintenance being done outside, as long as noise levels are not excessive. However, we are strongly opposed to the addition of any structure, awning, or covering which will further block lake views from the homeowners who are adjacent to the Marina.

In addition, currently there are numerous large new boats which have been positioned in the parking lot, effectively making that an outside "sales floor". These boats are blocking and obstructing the views and vista's of the homeowners in Chandlers Landing. The Marina has requested a zoning change in order to make this a permanent situation, turning their parking lot into a boat sales lot. The concerned homeowners represented by this letter have all paid a premium for lots and have built homes in a way to maximize and enjoy the views of Lake Ray Hubbard. We also have complied with the long standing court-ordered height restrictions on our homes in order to preserve those views for our surrounding neighbors. Chandlers Landing is a community that has held to strict building requirements and restrictions for several decades, which has resulted in a well-developed neighborhood and great lake vista's and enjoyment of the lake. The proposed changes requested by the Marina will, for many homeowners, negate these years of planning and compliance.

We would ask P&Z and Council to restrict any Marina construction or development, and deny the requested zoning change, which would take away from the views and vista's of the lake that we currently have and enjoy.

Sincerely,

Residents of Chandler's Landing

<u>Name</u>	<u>Address</u>	<u>Signature</u>
Anita Barham	312 Portview Pl Rockwall, TX	Anita L Barham
ARTHUR BARHAM	312 Portview Place	
Donald "Chip" Imrie	323 Harbor Landing Dr.	Donald Imrie
Even Matteson	202 Gretel Place	Even Matteson
KERRI CUNNINGHAM	305 COLUMBIA	Keri Cough
Carol Inman	5806 Constellation	Carol Inman
Danny Inman	5806 Constellation	Danny Inman
JEFF STOUT	5927 Volunteer Pl	Jeff Stout
Dale Kerr	414 Columbia Dr.	Dale Kerr
Jon Brooks	5808 Yacht Club Dr.	Jon Brooks
Jeanie Cullen	315 Harborview Dr.	Jeanie Cullen
BOB SHELTON	5528 CHALLENGER CT.	Bob Shelton
Jimmy Seay	5516 Canadale Ct.	Jimmy Seay

Name

Address

Signature

JAMIE SHIVERS

458 Yacht Club #C



ANDRÉ HATCHER

458 Yacht Club DR #C



Victor Harmon

436 H Yacht Club

Victor Harmon

Victor Harmon

436 E Yacht Club

Victor Harmon

Victor Harmon

337 VALANT

Victor Harmon

1

Name

Address

Signature

Shelley Arnold 5700 Ranger Shelley Arnold

Tim Arnold 5700 Ranger Tim Arnold

Jerry Nelson 410 Columbia DR Jerry Nelson

MARIBETH Nelson 410 Columbia DR Maribeth Nelson

Sherry Tolk 408 Columbia DR Sherry Tolk

Sherry Tolk 229 HMC Sherry Tolk

<u>Name</u>	<u>Address</u>	<u>Signature</u>
Harry M. Z	331 Harborview Dr.	Harry M. Z
Linda Johnson	337 Harborview Dr.	Linda Johnson
Leo Johnson	" "	Leo Johnson
Nathanial Wattampunt	5421 Ranger Dr	Nathanial Wattampunt
David Johnson	5421 Ranger Dr	David Johnson
Craig Musser	303 Harbor Landing Dr	Craig Musser
Cheryl McMahon	105 Sceptre Dr.	Cheryl McMahon
Jason Hiler	284 Victory Ln.	Jason Hiler
Cory Hall	284 Victory Ln	Cory Hall
Jeff Jones	311 Columbia Dr	Jeff Jones
Jeff Jones	442 D Yacht Club Dr	Jeff Jones
Tex Dwyer	6101 Volunteer	Tex Dwyer
Russ Martin	5601 Ranger	Russ Martin

11

<u>Name</u>	<u>Address</u>	<u>Signature</u>
Al Vosper	333 Harborview	Al Vosper
Shirley Vosper	333 Harborview	Shirley Vosper
Sharon L. Buckner	325 Harbor Landing	Sharon L. Buckner
Emill M	325 Harbor Landing	Emill M
Jason Potts	320 Portview Pl	Jason Potts
Anna Potts	320 Portview Pl	Anna Potts
Carby Genele	302 Harbor Landing	Carby Genele
Bill Genele	302 Harbor Landing	Bill Genele
Kim Linnstaedter	321 Harbor Landing	Kim Linnstaedter
Betty Whetsell	328 Harbor Landing	BETTY WHETSELL
JOHN MATTES	330 Harbor Landing	John Mattes
Alexandro Portocarrero	328 Harborview Dr	Alexandro Portocarrero
Bryan Merckling	331 Harborview Dr	Bryan Merckling

Name

Address

Signature

Name Address Signature

Keith &eresa Jones 409 Yacht Club

Debra Amer son 293 Harborview Dr

GARY AMERSON 293 HARBORVIEW

[Signature]

Gay Luss

Name

Address

Signature

Vickie Ross

315 Harborview Dr.

Vickie Ross

Tom Ross

315 Harborview Dr.

Tom Ross

Mike Massey

313 Harborview Dr.

Mike Massey

Rence Massey

313 Harborview Dr.

Renee Massey

Trey Chaney

305 Harborview Dr.

Trey Chaney

Janie Chaney

305 Harborview Dr.

Janie Chaney

Rachel West

5701 Yacht Club Dr.

Rachel West

Sara West

5701 Yacht Club Dr.

Sara West

Joe Ly

5703 Yacht Club Dr.

Joe Ly

James Wagoner

327 Harborview

JAMES WAGONER

Brad Lambert

435 Columbia

BRAD LAMBERT

RANDALL WEE

315 Columbia

RANDALL WEE

Randy Perre

Yacht Club Dr.

Randy Perre

Name

Address

Signature


Elizabeth Koski

316 Columbia Dr.



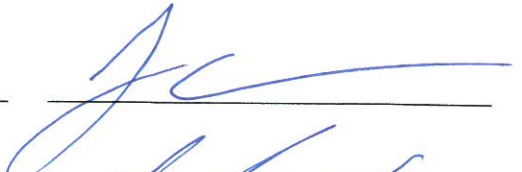
Annie Phillips

314 Columbia Dr.



Judd Esch

212 Sovereign Ct



322 Columbia Dr



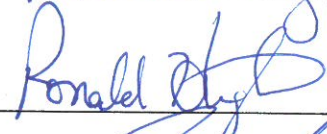
Rita Hughes

326 Columbia



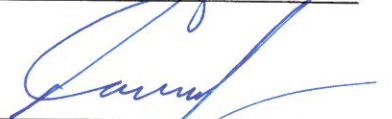
Ronald Hughes

326 Columbia



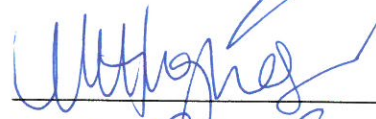
DAVE GREEN

309 HARBOR LANDING DR



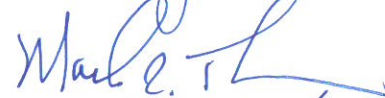
Madison Hughes

406 Columbia Dr.



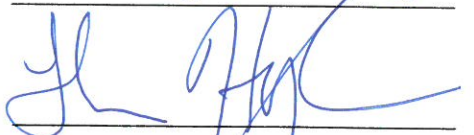
Mark R. Thom

319 Yacht Club



Thomas Hughes

406 Columbia Dr.



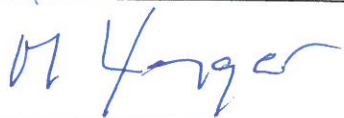
John F Dudek

432 Columbia Dr



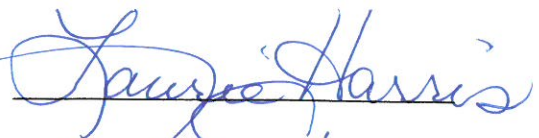
M. YANGER

427 Columbia Dr



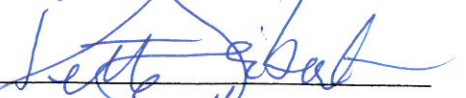
Laurie Harris

9 Intrepid Dr.



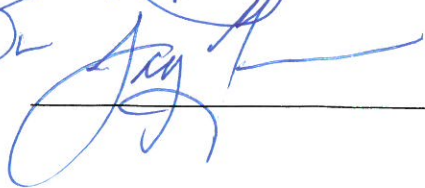
Pete Seibert

9 Intrepid Dr.



Jay Gumm

123 Yacht Club Dr



Name

Address

Signature

RICHARD MALAK 5704 YACHT CLUB

Richard Malak

Barbara Malak 5704 Yacht Club

Barbara Malak

Michael Bridges 310 # Columbia

MB

Jo Youngblood 204 Rainbow Cr

Jo

Jerry Youngblood 204 RAINBOW CIR Jerry Youngblood

James Lohr 320 HARBOR LANDING

James A Lohr

PON WATBURN 5572 CANADA CUTE

P

Michael Sambogna 5572 Canada Ct.

M. Sambogna

Pat Petish 124 Puridon

Pat

Quadee Petish 305 Sherbee Ave

Q

Lois Hinkle 139 Freedom Court

Lois Hinkle

Logan Sharon 139 Freedom Court

Logan Sharon

Lise Lang 5703 Yacht Club

Lise Lang

Court Backlund 331 Columbia V. Ct

C

Andrea Brista 305 HARBOR LANDING

A

Name

Address

Signature

Debbie French	5803 Ranger Dr.	Debbie French
Dale Beavers	604 Courageous	Dale Beavers
Billy Self	321 Harborview Dr.	Billy Self
Katie Beavers	604 Courageous Dr.	Katie Beavers
Ray Pawley	637 Courageous	Ray Pawley
Sara Blakely	508 Columbia	Sara Blakely
Manuel Poyel	5504 Yacht Club Dr.	Manuel Poyel
Sandy Peters	5514 Canada Ct.	Sandy Peters
Leonard Peters	5514 Canada Ct.	Leonard Peters
Suzanne Kay	430 Yacht Club ^{Apt E}	Suzanne Kay
DANIEL Malak	5910 SCEPTRE DR.	Daniel Malak
Don Owa	5702 Southern Cross Dr.	Don Owa
George Fiala	5903 Sceptre Dr.	George Fiala
MARK ARMSTRONG	450C YACHT CLUB DR.	Mark Armstrong

Voting "No"!

Name

Address

Signature

Larry Like

324 Columbia Dr

Larry Like

Melisa Like

324 Columbia Dr

Melisa Like

Thomas Holder

122 PURITAN Ct.

Richard M. Selzer

202 Rainbow Cir.

Richard M Sel

Deanna Selzer

202 Rainbow Cir

Deanna Selzer

Beverly Boyce

5913 Volunteer

Beverly & Boyce

Sheridan Jones

311 Columbia

Sheridan Jones

Sheridan Jones

442-D Yacht Club

Sheridan Jone.

Deanna Selzer

105 Henry M Chandler

Deanna Selzer

Deanna Selzer

528 Yacht Club

Deanna Selzer

Greg Cella

325 Harbor View

Shirley Stout

5927 Volunteer

Shirley Stout

Philip Gang

228 Sovereign Ct.

Philip Gang

Name

Address

Signature

Cynthia Seay

5516 Canadale

Cynthia Seay

Victoria Williams

5304 Yacht Club

Victoria Williams

Diane Whitley

312 Columbia Dr.

Diane Whitley

Todd Wings

430 Yacht Club

Todd Wings

Wendy Sunland

5909 Sceptre Dr

Wendy Sunland

Mrs Sunland

5909 Sceptre Dr

Mrs Sunland

Aly Morris

104 Freedom &

Aly Morris

KATIE SELF

321 HARBORVIEW DR

Katie Self

Lloyd Michael Rose II

205 Sovereign Ct.

Lloyd Michael Rose II

Gabrielle Cullen

5501 Yacht Club

Gabrielle Cullen

Tyler Arnold

5700 Ranger Dr.

Tyler Arnold

NameAddressSignatureStacy Dyer228 Sovereign Ct.Stacy DyerJEFF WHATLEY312 COLUMBIA DRJeff WhatleyBRUCE PATON10 INTERPID CIRCLEBruce R PatonShan Crommens307 HarborviewShan CoCHIP ALLEN204 SOVEREIGN CTChip AllenBarry LINDSAEDTER321 Harbor LandingBarry LindsaedterSandra Morris104 Freedom CtSandra MorrisJeff + Anne Welch12 x SceptreJeff WelchMarlene Fiala5903 Sceptre DrMarlene FialaStephanie McCloy128 HMCStephanie McCloyStephanie McCloy306 HMCStephanie McCloyStephanie McCloy210 HMCStephanie McCloyStephanie McCloy374 HMCStephanie McCloyStephanie McCloy5575 CANADA CTStephanie McCloy



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. 22019-020

NOTE: THE APPLICATION IS NOT CONSIDERED ACCEPTED BY THE CITY UNTIL THE PLANNING DIRECTOR AND CITY ENGINEER HAVE SIGNED BELOW.

DIRECTOR OF PLANNING: _____

CITY ENGINEER: _____

Please check the appropriate box below to indicate the type of development request [SELECT ONLY ONE BOX]:

Platting Application Fees:

- ☐ Master Plat (\$100.00 + \$15.00 Acre)¹
☐ Preliminary Plat (\$200.00 + \$15.00 Acre)¹
☐ Final Plat (\$300.00 + \$20.00 Acre)¹
☐ Replat (\$300.00 + \$20.00 Acre)¹
☐ Amending or Minor Plat (\$150.00)
☐ Plat Reinstatement Request (\$100.00)

Site Plan Application Fees:

- ☐ Site Plan (\$250.00 + \$20.00 Acre)¹
☐ Amended Site Plan/Elevations/Landscaping Plan (\$100.00)

Zoning Application Fees:

- ☐ Zoning Change (\$200.00 + \$15.00 Acre)¹
☒ Specific Use Permit (\$200.00 + \$15.00 Acre)¹
☐ PD Development Plans (\$200.00 + \$15.00 Acre)¹

Other Application Fees:

- ☐ Tree Removal (\$75.00)
☐ Variance Request (\$100.00)

Notes:

¹: In determining the fee, please use the exact acreage when multiplying by the per acre amount. For requests on less than one acre, round up to one (1) acre.

PROPERTY INFORMATION [PLEASE PRINT]

Address 1 Harbor View Dr

Subdivision Chandler's Landing

General Location _____

Lot _____

Block _____

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning _____

Current Use _____

Proposed Zoning _____

Proposed Use _____

Acreage _____

Lots [Current] _____

Lots [Proposed] _____

☐ **SITE PLANS AND PLATS:** By checking this box you acknowledge that due to the passage of HB3167 the City no longer has flexibility with regard to its approval process, and failure to address any of staff's comments by the date provided on the Development Calendar will result in the denial of your case.

OWNER/APPLICANT/AGENT INFORMATION [PLEASE PRINT/CHECK THE PRIMARY CONTACT/ORIGINAL SIGNATURES ARE REQUIRED]

☐ Owner

Jason Breland Sunterx Marina

☐ Applicant

Plano Marine

Contact Person

Jason Breland Investors

Contact Person

Timothy Bates

Address

1 Harbor View Dr

Address

1105 Ave K

Plano TX 75074

City, State & Zip

Rockwall, TX 75082

City, State & Zip

Phone

972-771-8868

Phone

972-423 3134

E-Mail

jbreland@sunterx.com

E-Mail

Tim.Bates@plano-marine.com

NOTARY VERIFICATION [REQUIRED]

Before me, the undersigned authority, on this day personally appeared Jason S. Breland [Owner] the undersigned, who stated the information on this application to be true and certified the following:

"I hereby certify that I am the owner for the purpose of this application; all information submitted herein is true and correct; and the application fee of \$ 219.30, to cover the cost of this application, has been paid to the City of Rockwall on this the 13th day of December, 20 19. By signing this application, I agree that the City of Rockwall (i.e. "City") is authorized and permitted to provide information contained within this application to the public. The City is also authorized and permitted to reproduce any copyrighted information submitted in conjunction with this application, if such reproduction is associated or in response to a request for public information."

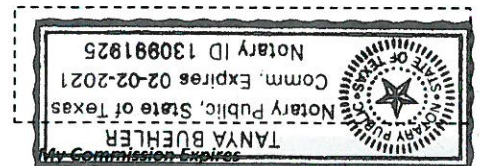
Given under my hand and seal of office on this the 13th day of December, 20 19.

Owner's Signature

Jason Breland

Notary Public in and for the State of Texas

Tanya Buehler



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.

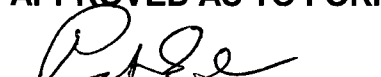
Section 7. That this ordinance shall take effect immediately from and after its passage and the publication of the caption of said ordinance as the law in such cases provides.

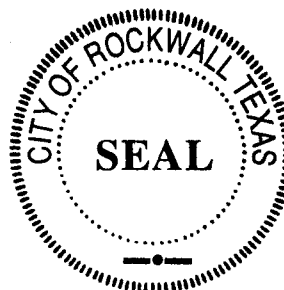
PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF
ROCKWALL, TEXAS, this 4th day of November, 2002.


Ken Jones, Mayor

ATTEST:

Dorothy Brooks, City Secretary

APPROVED AS TO FORM:

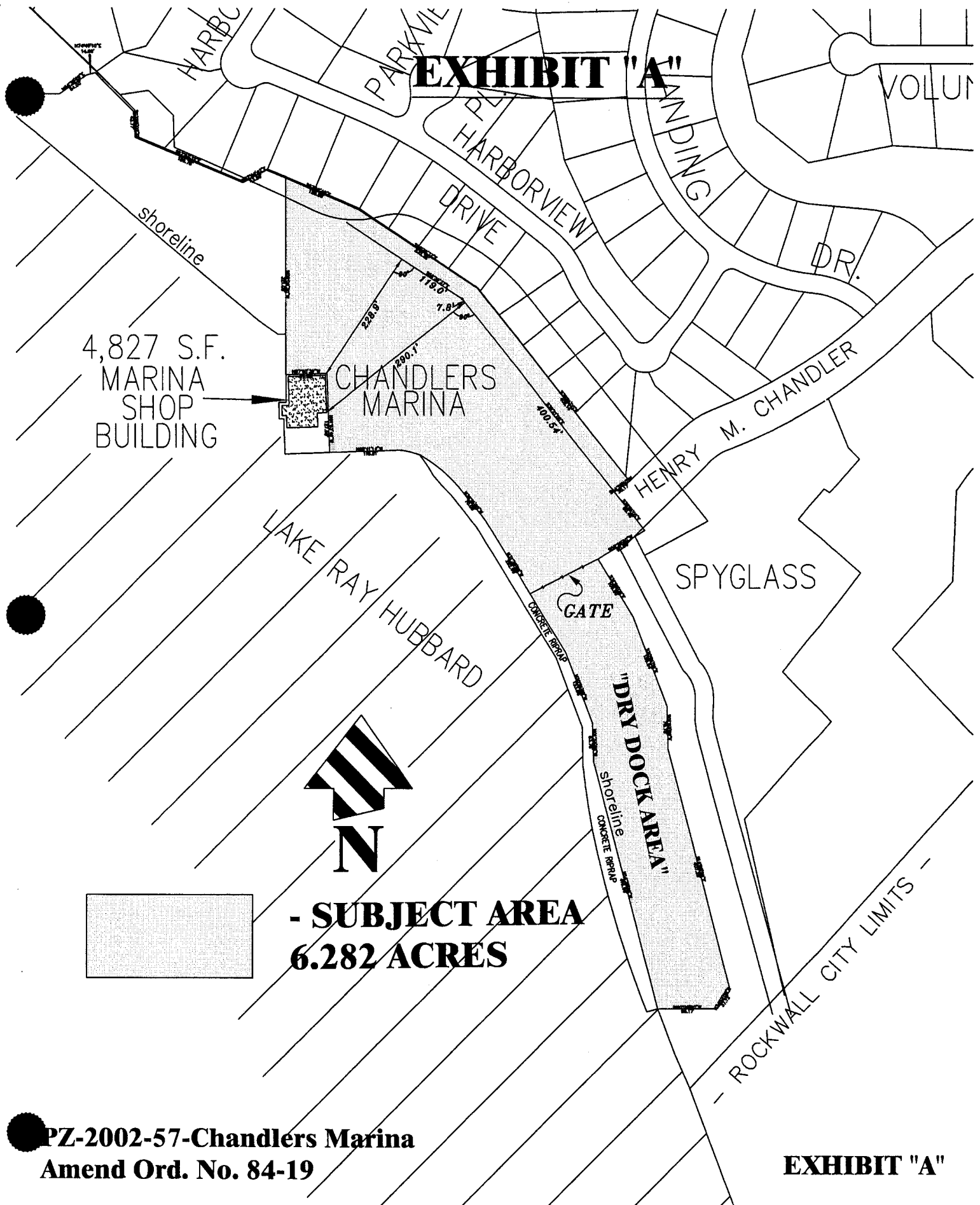

Pete Eckert, City Attorney



1st Reading: October 21, 2002

2nd Reading: November 4, 2002

EXHIBIT "A"



**- SUBJECT AREA
6.282 ACRES**

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

EXHIBIT "A"

EXHIBIT "B"

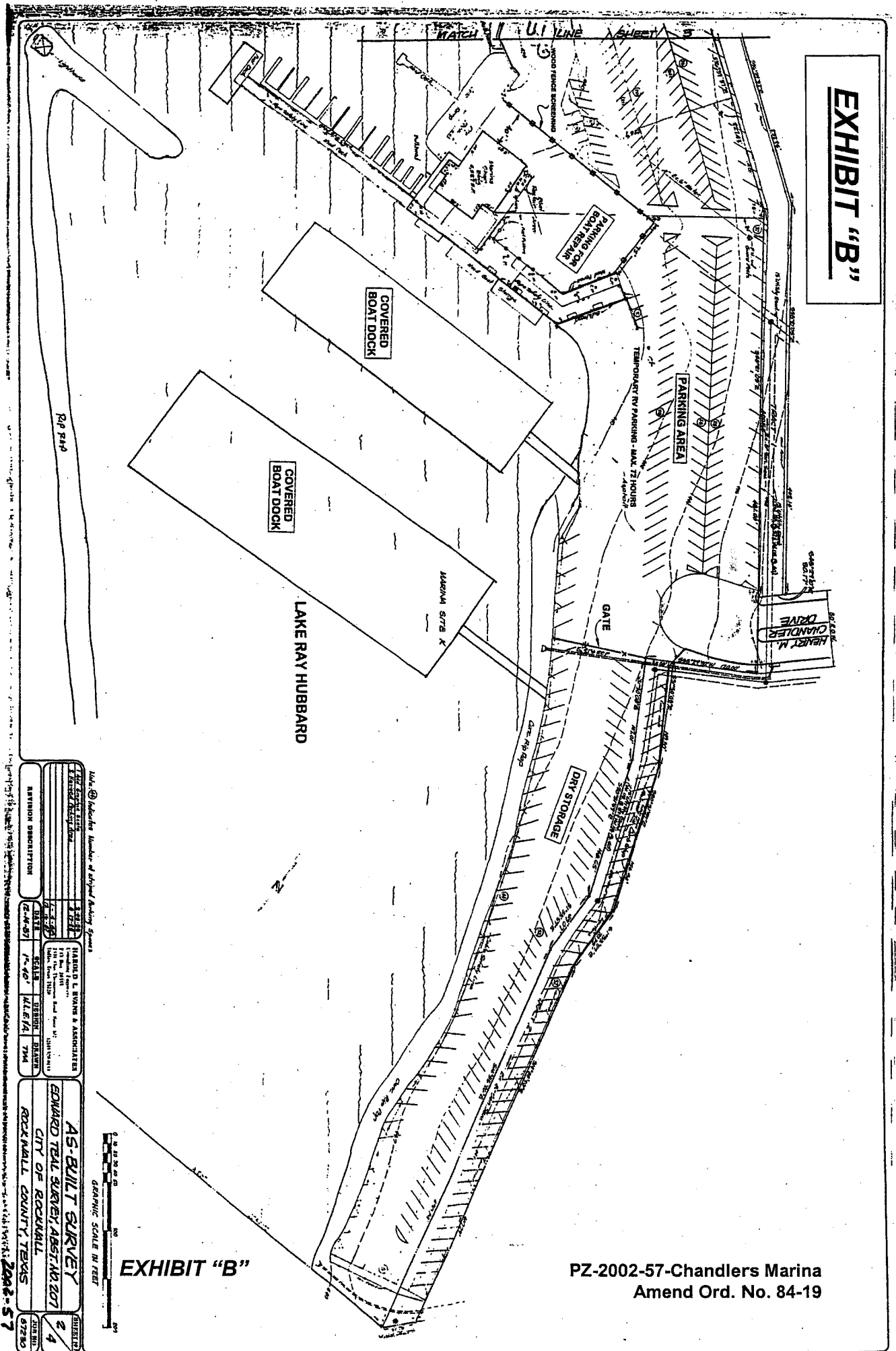


EXHIBIT "B"

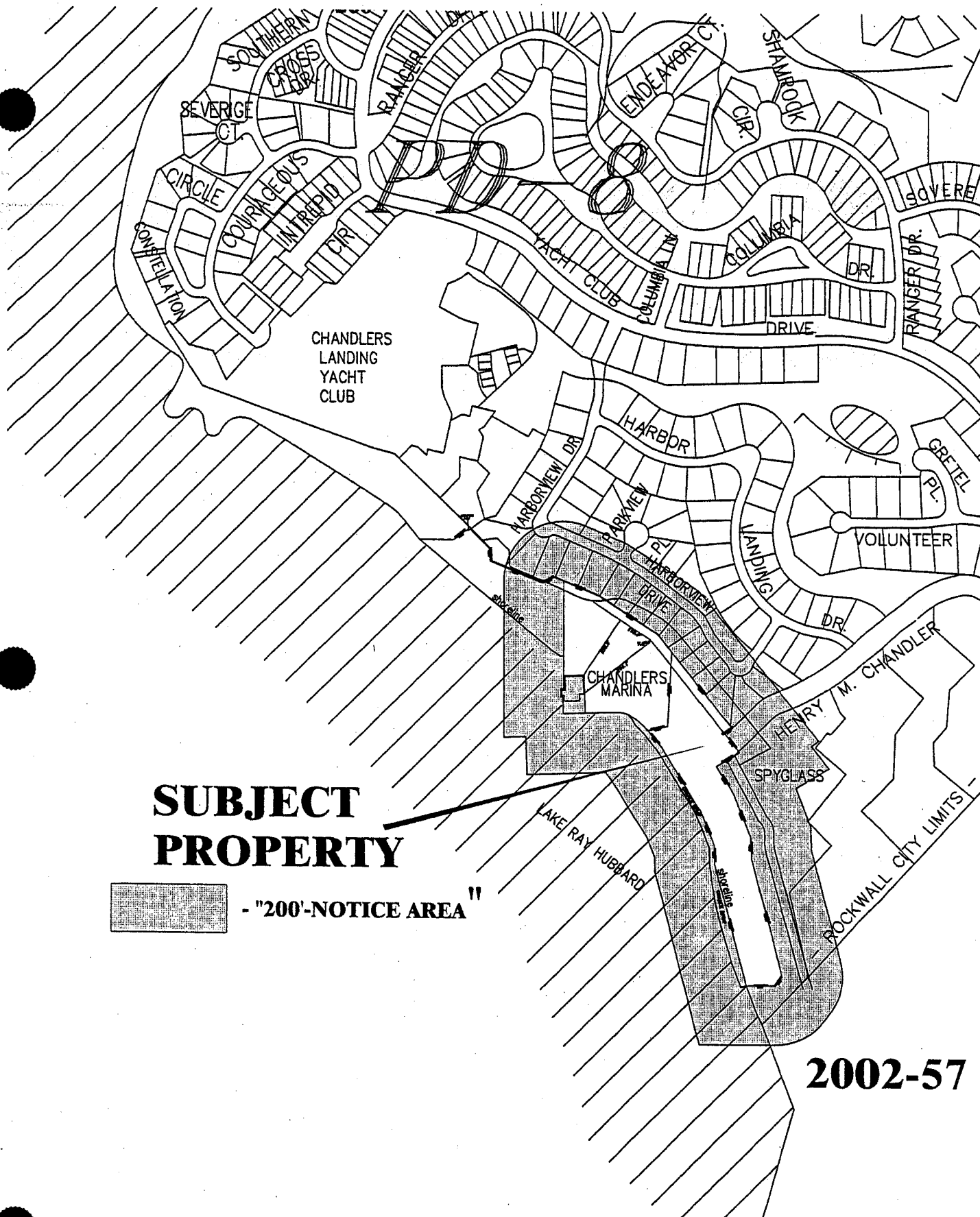
PZ-2002-57-Chandlers Marina
Amend Ord. No. 84-19

Map: ② indicates location of proposed fishing piers.

STATION DESCRIPTION		DATE		DRAWN BY		CHECKED BY	
1-4-07		1-4-07		J. L. HARRIS		J. L. HARRIS	
2-4-07		1-4-07		J. L. HARRIS		J. L. HARRIS	
3-4-07		1-4-07		J. L. HARRIS		J. L. HARRIS	
4-4-07		1-4-07		J. L. HARRIS		J. L. HARRIS	

AS-BUILT SURVEY
EDWARD T. BAKER & ASSOCIATES
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

67220



**SUBJECT
PROPERTY**



- "200'-NOTICE AREA"

2002-57

To whom it may concern,

We are proposing to extend storage from exhibit B in the original document to the entire parking lot area. Storage of RV's will be removed and no longer allowed. Storage outside of the fenced area will be for a maximum of 72hrs. We would like to add the ability to have boat sales onsite. There will be boats displayed outside the fence for sales during normal business hours only.

The fenced area will be a combination of masonry and wrought iron, please see drawings to understand proposed masonry and wrought iron locations. We would like to extend the fence 10' to the north, from the original fence line. Much of the fence will be masonry, we would like an approximate 100' corner to be wrought iron fencing, on the north east corner, 50' on both sides of the corner. The wrought iron corner is to allow better visibility for boaters leaving the ramp area to see any possible on coming traffic.

We would also like an exemption from using trees and shrubs as further screening around the fencing. This fencing is in the middle of a parking lot and planting trees and shrubs will degrade the stability of the paved parking area. Plantings will also negate the safety factor we are trying to achieve by opening the corners' visibility in the above requested wrought iron fence.

We would like to have a permanent covered area. The covered area will be approximately 125' by 90'. The proposed structure will fit within the fenced area, have a minimum of 20' roof clearance and not obstruct any public utilities. The permanent structure will have all required safety measures. Please see drawings to further understand location of the proposed covered area.

I hope this letter helps to explain what we like to do to improve the appearance, customer serviceability and the overall functions of our marina in conjunction with Plano Marine in the premier city of Rockwall.

Sincerely,

Jason S. Breland

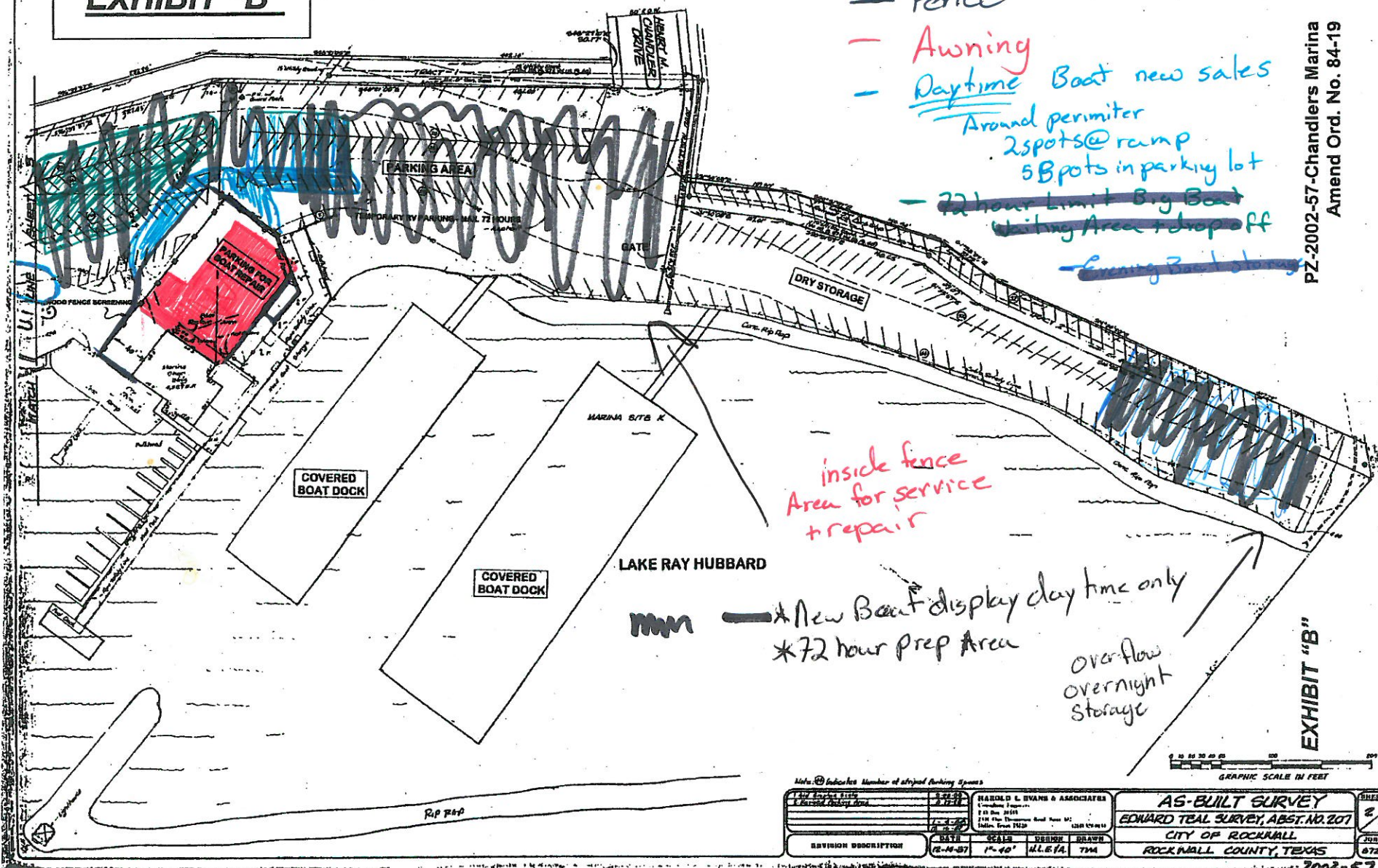
General Manager

Chandler's Landing Marina



- Fence
- Awning
- Daytime Boat new sales
 - Around perimeter
 - 2 spots @ ramp
 - 5 B pots in parking lot
- ~~72 hour limit Big Boat~~
~~Waiting Area + drop off~~
~~Evening Boat sales~~

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



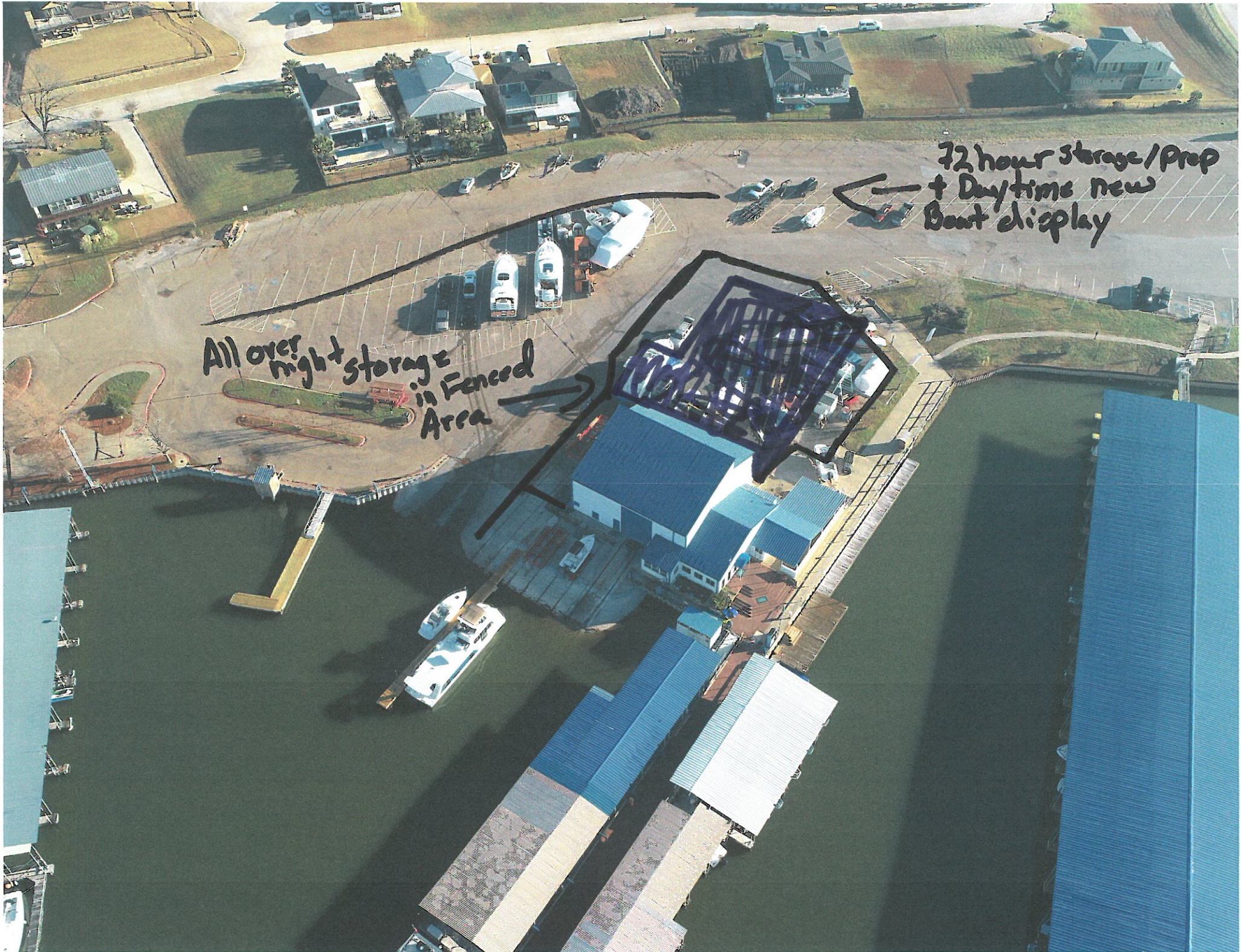
“B” DIVISION

Note: ²⁰ Indicate Member of Surveying Society
 GRAPHIC SCALE IN FEET
 1/4" Equal to 100' 0-25-50
 1/8" Equal to 50' 0-12-18-24
 HAROLD L. EVANS & ASSOCIATES
 Consulting Engineers
 1200 Elm Street
 Dallas, Texas 75201
 1241 579-6411
 AS-BUILT SURVEY
 EDWARD TEAL SURVEY, ABST. NO. 207
 CITY OF ROCKWALL
 ROCKWALL COUNTY, TEXAS
 DIVISION DESCRIPTION
 DATE 12-14-57
 SCALE 1" = 40'
 METHOD M.L.S. & T.M.
 DRAWN T.M.
 SHEET NO. 2/4
 JOB NO. 8720

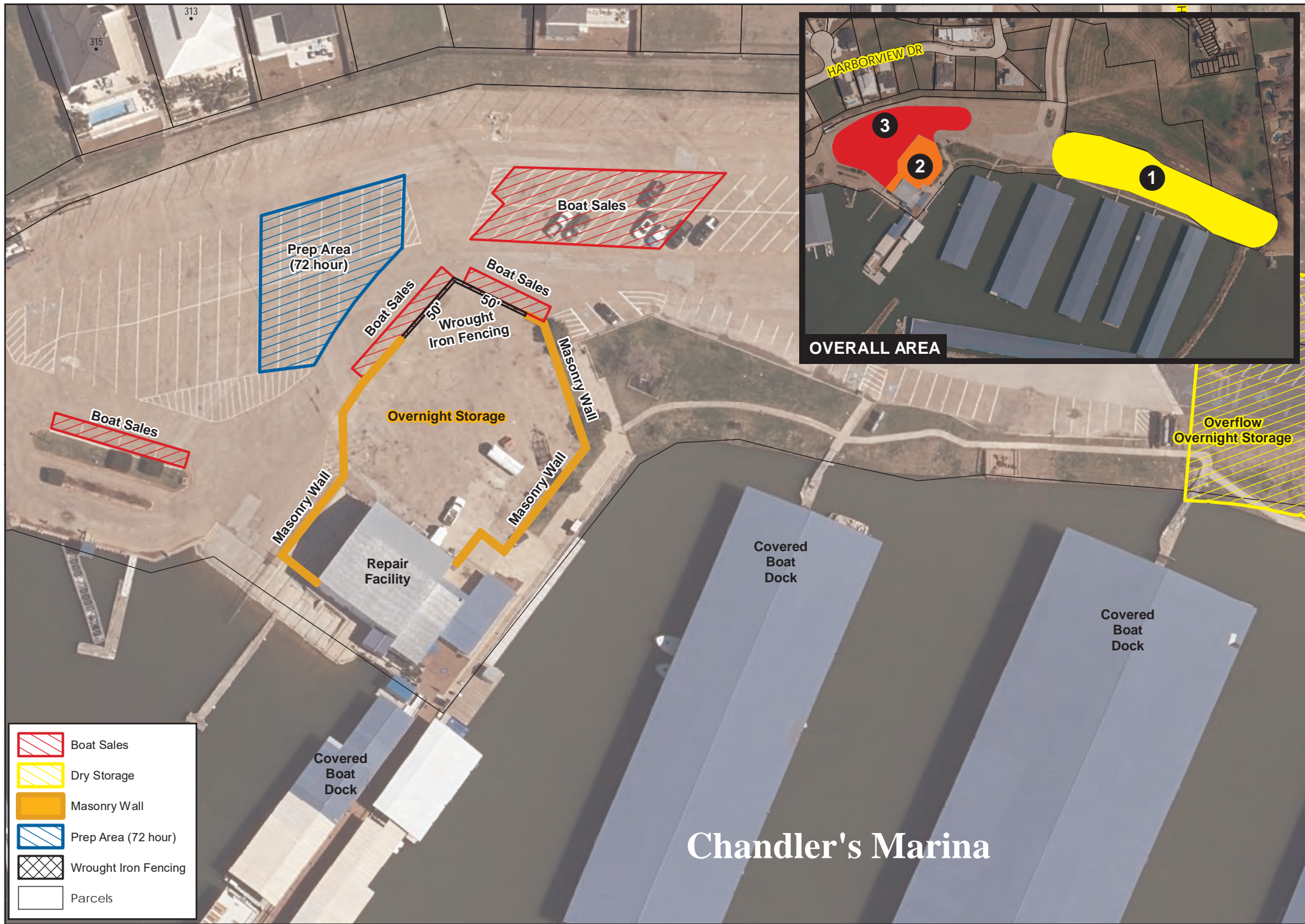
2002-5

All over night storage
in Fenced Area

72 hour storage/Prop
+ Daytime new
Boat display







City of
Rockwall



0 25 50 Feet
Date: 12/16/2019

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CHANDLER'S MARINA SUP

CITY OF ROCKWALL

ORDINANCE NO. 20-XX

SPECIFIC USE PERMIT NO. S-1XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [ORDINANCE NO. 04-38] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO FURTHER AMEND THE ZONING MAP TO ADOPT A SPECIFIC USE PERMIT (SUP) ALLOWING FOR BOAT SALES AND DISPLAY, STORAGE, AND REPAIR FOR AN EXISTING MARINA ZONED AGRICULTURAL (AG) DISTRICT, ON A 6.282-ACRE TRACT OF LAND BEING IDENTIFIED AS TRACTS 134, 134-14 & 134-15 OF THE E. TEAL SURVEY, ABSTRACT NO. 207, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE FULLY DEPICTED 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 from Timothy Bates of Plano Marine on behalf of Jason Breland of Suntex Marina Investors, LLC for the approval of a Specific Use Permit (SUP) to allow for boat sales and display, storage, and repair for an existing marina (*aka Chandlers Landing Marina*) on a 6.282-acre tract of land, identified as Tracts 134, 134-14 & 134-15 of the E. Teal Survey, Abstract No. 207, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, generally situated within the Lake Ray Hubbard Takeline Overlay (TL OV) District, located at the western terminus of Henry M. Chandler Drive, and more specifically depicted in *Exhibit 'A'* of this ordinance, which herein after 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, the governing body in the exercise of its legislative discretion has concluded that the Unified Development Code [Ordinance No. 04-38] 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 enactment of this Specific Use Permit (SUP) ordinance shall supersede all requirements stipulated in *Ordinance No. 02-50*;

SECTION 2. That the Unified Development Code [Ordinance No. 04-38] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) allowing boat sales and display, storage, and repair on an existing marina in accordance with the requirements of the Unified Development Code [Ordinance No. 04-38] and Ordinance No. 02-50; and

SECTION 3. That the Specific Use Permit (SUP) shall be subject to the conditions set forth in

Section 4.01, *General Commercial District Standards*, of Article V, *District Development Standards*, of the Unified Development Code [Ordinance No. 04-38] as heretofore amended and as may be amended in the future, and shall be subject to the additional following conditions:

3.1 OPERATIONAL CONDITIONS

The following conditions pertain to the operation of a boat sales and display, storage, and repair facility on the *Subject Property*, and conformance to these operational conditions is required for continued operations:

- 1) The subject property shall generally conform to the *Concept Plan* depicted in *Exhibit 'B'* of this ordinance; and,
- 2) The operation of boat sales and display shall be limited to the areas identified for boat sales as depicted on the *Concept Plan* in *Exhibit 'B'* of this ordinance; and,
- 3) Storage shall generally be limited to the areas depicted as *Overnight Storage* and *Overflow Overnight Storage* on the *Concept Plan* in *Exhibit 'B'* of this ordinance; and,
- 4) The *Prep Area* depicted in the *Concept Plan* depicted in *Exhibit 'B'* of this ordinance shall be limited to being used as a staging area for the repair or maintenance of boats, and storage in these areas shall be limited to a maximum of 72-hours. The working, repairing, or maintenance of any boat or vehicle shall be prohibited outside of this area; and,
- 5) The outside storage of equipment, parts and/or inventory is prohibited within the *subject property* unless specifically permitted in the above operational conditions; and,
- 6) The parking and/or storage of Recreational Vehicles (RV) within the *subject property* shall be prohibited.

3.2 COMPLIANCE

Approval of this ordinance in accordance with Section 8.3, *Council Approval or Denial*, of Article II, *Authority and Administrative Procedures*, of the Unified Development Code (UDC) will require compliance to the following:

- 1) Upon obtaining or maintaining a Certificate of Occupancy (CO), should any business or establishment operating under the guidelines of this ordinance fail to meet the minimum operational requirements set forth herein and outlined in the Unified Development Code (UDC), the City Council may (*after proper notice*) initiate proceedings to revoke the Specific Use Permit (SUP) in accordance with Subsection 02.02(D)(3) of Article XI, *Development Applications and Review Procedures*, of the Unified Development Code (UDC).

SECTION 4. That the official zoning map of the City be corrected to reflect the changes in zoning described herein.

SECTION 5. 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 6. 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 7. 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, 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 8. 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 3RD DAY OF FEBRUARY, 2020.**

Jim Pruitt, *Mayor*

ATTEST:

Kristy Cole, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading: January 21, 2020

2nd Reading: February 3, 2020

Exhibit 'A':
Zoning Exhibit

Location: Terminus of Henry M. Chandler Drive

Legal Description: Tracts 134, 134-14 & 134-15 of the E. Teal Survey, Abstract No. 207



Exhibit 'B':
Concept Plan

