

CITY OF ROCKWALL
102 East Washington
Rockwall, Texas

APPLICATION FOR CONDITIONAL USE PERMIT

Case No. P&Z 84-17- CUP

Date Submitted 1/9/84

Filing Fee 67.75

Applicant _____

Address _____

Phone _____

Owner _____

Tenant _____

Prospective Purchaser _____

Legal description of property for which Conditional Use Permit is requested (if additional space is needed, the description may be typed legibly on a separate sheet and attached hereto):

I hereby request that a Conditional Use Permit be issued for the above described property for:

The current zoning on this property is _____.
There are/are not deed restrictions pertaining to the intended use of this property.

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

Signed _____

Shandlers Landings Limited
Danny McCoy, Vice President

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

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

CERTIFICATE

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

Surveyor or Attorney for Applicant
(Mark out one)

CITY OF ROCKWALL
102 East Washington
Rockwall, Texas

APPLICATION FOR CONDITIONAL USE PERMIT

Case No. P&Z 84-17-CUP

Date Submitted 1/19/84

Filing Fee _____

Applicant Van Hall / Chordlershandy

Address _____

Phone 722-5543

Owner

Tenant _____

Prospective Purchaser _____

Legal description of property for which Conditional Use Permit is requested (if additional space is needed, the description may be typed legibly on a separate sheet and attached hereto):

I hereby request that a Conditional Use Permit be issued for the above described property for:

manor

The current zoning on this property is IA. There are/are not deed restrictions pertaining to the intended use of this property.

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

Signed Van R. Hall

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

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

CERTIFICATE

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

Surveyor or Attorney for Applicant
(Mark out one)

REMITTANCE ADVICE - DETACH BEFORE DEPOSITING CHECK

INVOICE DATE	INVOICE NUMBER	DESCRIPTION	OUR NUMBER	AMOUNT OF INVOICE	DEDUCTIONS	NET AMOUNT
		Plat. for Marina Development (New Dry Storage Area)		\$67.75		

Chandlers Landing, Ltd. - Rockwall, Texas

No. 4948

CONDITIONAL USE PERMIT

FACT SHEET

Case No.: 84-17-CUP

Applicant: Chandlers Landing

Location of Property: South of Marina Along Lake

Current Zoning: A

Surrounding Zoning: PD-8

Proposed Use: extension of marina, storage and parking

Reason for Request: recreational facility in Agricultural District

Notices: Sent: 11

Favorable: 0

Unfavorable: 3

Additional Information: There is a 30 ft. strip of PD-8, Chandlers Landing, and an area between Chandlers Landing and Lake Ray Hubbard which was deannexed by Dallas and then annexed by Rockwall with Agricultural Zoning. Chandlers Landing wants to redesign the existing paving at the marina and extend the paving for dry storage of automobiles, sailboats, and power boats into this area and land leased from the City of Dallas.

Staff Comments: This would not be visibly pleasing to Spyglass Hill or Windward Slope. If you do want to approve this, we would recommend screening for Spyglass, sailboats restricted from the Spyglass area, and reducing the parking area to just next to Spyglass and open space along the lake to improve the view. Freese and Nichols has requested additional drainage information. If the City Council approves the CUP, the proposal goes to Dallas for review.

Planning and Zoning Commission Recommendations:

2/9/84 - Approval with southern boundary perpendicular to take line, low profile landscape buffer, low profile lighting, three observation walkways to shore line, landscaping as agreed with Spyglass Hill, and parking as labeled.

City Council Decision:

3/5/84 Approve with landscaped buffer of Windward Slope and screening of area to east (Spyglass Hill) when developed

MODIFICATION OF CONCESSION AGREEMENT

This Modification of Concession Agreement is made between the City of Rockwall, Texas and **Chandlers Landing, Ltd.**, an Oklahoma limited partnership.

W I T N E S S E T H T H A T :

WHEREAS, the City of Dallas entered into a Concession Agreement dated August 14, 1972 with Clarke-Frates Corporation, now known as Texas-Frates Company, relating to the development and operation of a public marina at Site "K", Lake Ray Hubbard, Dallas, Texas; and

WHEREAS, the City of Dallas conveyed, transferred and assigned its interest in and to the Concession Agreement to the City of Rockwall by an assignment dated November 4, 1974; and

WHEREAS, Clarke-Frates Corporation conveyed, transferred and assigned its interest in and to the Concession Agreement to Chandlers Landing, Ltd. by an assignment dated July 1, 1980; and

WHEREAS, the parties hereto desire to modify the Concession Agreement as hereinafter provided:

NOW THEREFORE, it is agreed as follows:

1. Paragraph 4(d) of Section V of the Concession Agreement is hereby amended to read as follows:

"Food, drink, and confections when there is a reasonable demand. The sale of alcoholic beverages is prohibited except that the holder of a valid private club registration permit from the Texas Alcoholic Beverage Commission shall be permitted to sell alcoholic beverages on the premises on the condition that such sales be in compliance with the terms and conditions of such private club registration permit and all statutes, ordinances, regulations and other laws applicable thereto."

2. Except as modified hereby, the parties hereto agree that the Concession Agreement remains in full force and effect according to the terms thereof.

IN WITNESS WHEREOF, the parties have executed this Modification of Concession Agreement effective the 4 day of April, 1983.

CHANDLERS LANDING, LTD., an
Oklahoma limited partnership

By FRATES ASSET MANAGEMENT COMPANY,
Its Managing General Partner

By: Danny M. Cy

CITY OF ROCKWALL, TEXAS

X By: [Signature]
Mayor, City of Rockwall

[Signature]
City Secretary

PROPOSED MARINA PARKING EXPANSION

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

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

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

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

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

THENCE: Along said line as follows: South $38^{\circ} 21' 05''$ East a distance of 80.46 feet to a point for a corner; and South $58^{\circ} 29' 50''$ West a distance of 90.00 feet to a point for a corner;

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

THENCE: South $41^{\circ} 32' 55''$ West a distance of 36.13 feet to the Point of Beginning and Containing 3.5488 Acres of Land.

Boat slips in water at Chandlers Landing March 6, 1984:

Total - 485

Automobile parking spaces at Chandlers Landing March 6, 1984:

Yacht Club parking lot	150
Employee parking	48
Disabled parking	3
Marina parking (includes Marina Yacht Sales, boat slips, Harbor Lights Private Club, and Marina building)	<u>141</u>
Total	332*

* Includes all spaces for Yacht Club with more than 1000 members, Harbor Lights Club, Marina, 485 wet slips, and present dry slips.

Present Marina ordinance calls for $1\frac{1}{2}$ parking spaces per wet slip.

The undersigned people oppose the installation of the public boat storage and auto parking area directly between Spyglass Hill and Lake Ray Hubbard.

1. Steve Walth
2. Stuart J. Loveless
3. Lesley Loveless
4. Rex Turley
5. Paul Juwita
6. Kevin J. Munnery
7. J. David Bateman
8. Lana Bateman
9. Terrie Mullane
10. ~~John Miller~~
11. Turley Sloan
- 12.
- 13.
- 14.
- 15.
- 16.
- 17.
- 18.
- 19.
- 20.
- 21.
- 22.
- 23.
- 24.
- 25.
- 26.
- 27.
- 28.

BEFORE THE PLANNING AND ZONING COMMISSION

CITY OF ROCKWALL, TEXAS

The Planning and Zoning Commission will hold a public hearing at 7:30
o'clock P.M., on the 9th day of February, 1984, in
the District Courtroom, Rockwall County Courthouse
Rockwall, Texas, on the request of Chandlers Landing
for a Conditional Use Permit in an Agricultural District and amending
the preliminary plan for PD-8 for a marina dry storage area and parking
lot

on the following described property:

South of existing marina dry storage along Lake Ray Hubbard
(See Attached Sheet)

As an interested property owner, it is important that you attend this hearing or notify the Commission of your feeling in regard to the matter by returning the form below. In replying, please refer to Case No. 84-17-V



City of Rockwall, Texas

The following form may be filled out and mailed to the City Planning and Zoning Commission, 102 East Washington, Rockwall, Texas 75087.

Case No. 84-17-V

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

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

- 1.
- 2.
- 3.

Signature _____

Address _____

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

Thank you,
City of Rockwall

STATE OF TEXAS
COUNTY OF ROCKWALL

PROPOSED MARINA PARKING EXPANSION

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Rockwall, Texas, on the request of Chandlers Landing
for a Conditional Use Permit in an Agricultural District and amending
the preliminary plan for PD-8 for a marina dry storage area and parking
lot

on the following described property:

South of existing marina dry storage along Lake Ray Hubbard
(See Attached Sheet)

As an interested property owner, it is important that you attend this hearing or notify the Commission of your feeling in regard to the matter by returning the form below. In replying, please refer to Case No. 84-17-V

Julie Cox
City of Rockwall, Texas

The following form may be filled out and mailed to the City Planning and Zoning Commission, 102 East Washington, Rockwall, Texas 75087.

Case No. 84-17-V

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

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

1. RUINATION OF LAKE VIEW FOR SURROUNDING PROPERTY OWNERS.
2. NOISE & TRAFFIC PROBLEMS TO SURROUNDING PROPERTY OWNERS.
- 3.

Signature Quintin J. M. KELLY

Address 102 W. MOORE, SUITE 211
TERRELL, TEXAS 75160

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

Thank you,
City of Rockwall

BEFORE THE PLANNING AND ZONING COMMISSION
CITY OF ROCKWALL, TEXAS

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City of Rockwall, Texas

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Case No. 84-17-V

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

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

1. As a property owner next to said area, we have
2. already had 3 story structures built behind
3. my duplex which cut off all views of the lake.
We don't need any more sad trash to clutter the land.
Scrape.

Signature David Hogg Kent McKemie

Address 2602 R.R. Rockwall TX

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

Thank you,
City of Rockwall

BEFORE THE PLANNING AND ZONING COMMISSION
CITY OF ROCKWALL, TEXAS

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Julia Couch
City of Rockwall, Texas

The following form may be filled out and mailed to the City Planning and Zoning Commission, 102 East Washington, Rockwall, Texas 75087. 2004

Case No. 84-17-V

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

1. We don't want sailboats parked in our backyard
 2. Don't want to listen to him banging on masts 24 hrs a day
 3. City ordinances say no motorized vehicles on that property
 4. Loss of privacy
 5. Loss of Security
- Signature Carl Gaddis & Doug Gaddis
Address 16 Lakeway Dr, Heath

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

Thank you,
City of Rockwall

BEFORE THE PLANNING AND ZONING COMMISSION

CITY OF ROCKWALL, TEXAS

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lot

on the following described property:

South of existing marina dry storage along Lake Ray Hubbard
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Julie Couch
City of Rockwall, Texas

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Case No. 84-17-V

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

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

1. It is a necessary improvement for business.
2. It will improve the possibilities for recreation on the lake.
3. It will not interfere with existing homes in the area.

Signature Lindy Boster

Address 15 Intrepid Rockwall

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

Thank you,
City of Rockwall

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on the following described property:

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Julie Couch
City of Rockwall, Texas

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Case No. 84-17-V

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

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

- Current rate of build-out plus future expectations require both additional dry boat storage and marina space.
- More boats will bring more business to Rockwall.
- A larger Marina and improved facilities will help counteract adverse publicity re I-30 Condo glut.

Signature Mr. & Mrs. Walter J. Rhoades

Address 205 Rainbow Circle, Rockwall

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

- Suggest lighting of parking area and dry storage areas be of such design to avoid glare when viewed from surrounding areas.

Thank you,
City of Rockwall

BEFORE THE PLANNING AND ZONING COMMISSION

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Julie Couch
City of Rockwall, Texas

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Case No. 84-17-V

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

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

1. We need more dry storage for boat
- 2.
- 3.

Signature Deed Lee

Address 438 F Yacht Club Drive

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

Thank you,
City of Rockwall

BEFORE THE PLANNING AND ZONING COMMISSION

CITY OF ROCKWALL, TEXAS

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the District Courtroom, Rockwall County Courthouse

Rockwall, Texas, on the request of the City of Rockwall
for ~~an~~ amendment to the approved preliminary plan for Chandlers Landing
"PD-8" to establish single family detached land use, minimum lot size,
maximum density and minimum floor area for the tract commonly referred to
as "I-A"
on the following described property:

"I-A" of Chandlers Landing
(see attached page)

As an interested property owner, it is important that you attend this
hearing or notify the Commission of your feeling in regard to the matter
by returning the form below. In replying, please refer to Case No. 84-30-P


City of Rockwall, Texas

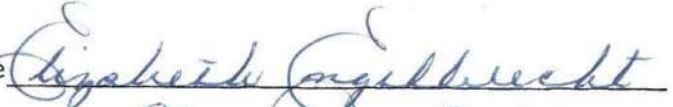
The following form may be filled out and mailed to the City Planning and
Zoning Commission, 102 East Washington, Rockwall, Texas 75087.

Case No. 84-30-P

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

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

- 1.
- 2.
- 3.

Signature 
Address 213 Chandler Avenue

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

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City of Rockwall

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Julie Couch
City of Rockwall, Texas

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Case No. 84-17-V

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

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

1. We need additional parking and storage area
- 2.
- 3.

Signature Murd J. Hutto
Address 4995-000B-0305-00-0R

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

Thank you,
City of Rockwall

BEFORE THE PLANNING AND ZONING COMMISSION

CITY OF ROCKWALL, TEXAS

Handwritten mark

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Rockwall, Texas, on the request of Chandlers Landing for a Conditional Use Permit in an Agricultural District and amending the preliminary plan for PD-8 for a marina dry storage area and parking lot

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Julie Couch
City of Rockwall, Texas

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Case No. 84-17-V

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

- 1.
- 2.
- 3.

Signature *Wynona S. Dixon*
Stephen S. Dixon
*Address 3119 E. GEORGIA AVE, PHOENIX, AZ 85016

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

Property owned - 5424 VOLUNTEER, Chandler Landing Thank you,
5422 " " " " City of Rockwall
318 COLUMBIA, " " "

BEFORE THE PLANNING AND ZONING COMMISSION

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Case No. 84-17-V

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

- 1.
- 2.
- 3.

Signature 

Address 315 Columbia

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

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As an interested property owner, it is important that you attend this hearing or notify the Commission of your feeling in regard to the matter by returning the form below. In replying, please refer to Case No. 84-17-V

Julie Couch
City of Rockwall, Texas

The following form may be filled out and mailed to the City Planning and Zoning Commission, 102 East Washington, Rockwall, Texas 75087.

Case No. 84-17-V

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

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

1. Resident of Rockwall Need a convenient and safe place to store their boats
2. An Attractive use of space - pleasant to look at -
3. Makes an attraction for people to see - ~~like~~ outstanding Marina enhancement

Signature Scott Self

Address 428D Yacht Club Dr

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

Thank you,
City of Rockwall

BEFORE THE PLANNING AND ZONING COMMISSION

CITY OF ROCKWALL, TEXAS

The Planning and Zoning Commission will hold a public hearing at 7:30
o'clock P.M., on the 9th day of February, 1984, in
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Rockwall, Texas, on the request of Chandlers Landing
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3. Makes an attraction for people to see - ~~the~~ outstanding Marina enhancement

Signature Scott Self

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

1. Chandlers is totally out of dry storage now.
2. The property cannot really be used for much else.
3. I think there will be an increasing demand for it in the future.

Signature Jim Ayler

Address 308 Chandler Dr.

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

Thank you,
City of Rockwall

BEFORE THE PLANNING AND ZONING COMMISSION

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Case No. 84-17-V

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

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

1. To UTILIZE THIS PROPERTY FOR ITS ORIGINAL PURPOSE.
- 2.
- 3.

Signature J. Shone

Address 516 Volunteer Blvd.

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

Thank you,
City of Rockwall

BEFORE THE PLANNING AND ZONING COMMISSION

CITY OF ROCKWALL, TEXAS

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City of Rockwall, Texas


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Case No. 84-17-V

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

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

- 1.
- 2.
- 3.

Signature 
Address 5915 SCEPTRE

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

Thank you,
City of Rockwall

BEFORE THE PLANNING AND ZONING COMMISSION

CITY OF ROCKWALL, TEXAS

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City of Rockwall, Texas

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Case No. 84-17-V

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

1. WE NEED MORE DRY STORAGE & PARKING
2. THE AREA IN REFERENCE MUST BE USED FOR THIS PURPOSE
3. _____

Signature Shall E. Price
Address 40 Columbia

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

Thank you,
City of Rockwall

BEFORE THE PLANNING AND ZONING COMMISSION

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Julie Couch
City of Rockwall, Texas

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Case No. 84-17-V

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

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

1. Need to use this area.
- 2.
- 3.

Signature Richard J. Martin
Address 311 Columbia

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

Thank you,
City of Rockwall

BEFORE THE PLANNING AND ZONING COMMISSION

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City of Rockwall, Texas


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Case No. 84-17-V

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

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

- 1.
- 2.
- 3.

Signature 
Address 307 Columbia

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

Thank you,
City of Rockwall

BEFORE THE PLANNING AND ZONING COMMISSION

CITY OF ROCKWALL, TEXAS

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Jude Couch
City of Rockwall, Texas

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Case No. 84-17-V

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

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

- I like the marina just where it is.
 - The proposal is unworkable. Many clients of the
 - Already on a good warm Sunday the parking lot is too full and parking where ever the people can find
- Signature Gandy Stoller
Address 6110 Volkmun

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

a spot for their cars and boat trailers. At times there is not enough parking. The proposed lot - will it be enough.

Thank you,
City of Rockwall

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Julie Couch
City of Rockwall, Texas

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Case No. 84-17-V

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

1. Too many people
- 2.
- 3.

Signature Ann Graham
Address 322 Columbia Dr

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

Thank you,
City of Rockwall

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City of Rockwall, Texas

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Case No. 84-17-V

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

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

1. WE DO NOT WANT TO SPRAWL MARINA & PARKING FACILITIES ALONG OUR SHORELINE. THE PRESENT PLAN OF EXISTING USE, CONSOLIDATES FACILITIES & PRESERVES THE SHORELINE FOR MORE AESTHETIC PURPOSES.

Signature [Handwritten Signature]

Address 438 E YACHT CLUB DR.

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

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City of Rockwall

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Case No. 84-17-V

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

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

1. The beautiful scenic view of our lake will be marred by the storage of boats and/or cars.
2. I purchased here for the view.
- 3.

Signature John L. Mullan

Address 306 Henry M Chandler St

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

Thank you,
City of Rockwall

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Jule Couch
City of Rockwall, Texas

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Case No. 84-17-V

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

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

- 1.
- 2.
- 3.

Signature Rita Marshall
Address 211 Henry Chandler Drive

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

Thank you,
City of Rockwall

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Julie Couch
City of Rockwall, Texas

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Case No. 84-17-V

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

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

1. Such use of this property will mar the view, for which I purchased my property. Am not interested in looking at cars and/or boats.

2.

3.

Signature Elizabeth Engelbrecht

Address 213 Chandlers Avenue

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

Thank you,
City of Rockwall

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Julie Couch
City of Rockwall, Texas

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Case No. 84-17-V

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

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

1. She came for the view & I do not want to
look out on boats & parked cars.
- 2.
- 3.

Signature Julie Couch

Address 6103 Wilshire Lane

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

Thank you,
City of Rockwall

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Jule Couch
City of Rockwall, Texas

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Case No. 84-17-V

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

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

1.

2.

3.

Signature Jana Bateman

Address 119 Henry Chandler Drive

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

Thank you,
City of Rockwall

BEFORE THE PLANNING AND ZONING COMMISSION

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Julie Couch
City of Rockwall, Texas

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Case No. 84-17-V

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

1. Not as we were sold our property
2. As long as there are "no" condos in parking
3. lot - we don't need more parking!

Signature John C. DeLong
Address 333 East Club Dr

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

Thank you,
City of Rockwall

BEFORE THE PLANNING AND ZONING COMMISSION

CITY OF ROCKWALL, TEXAS

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Julie Couch
City of Rockwall, Texas

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Case No. 84-17-V

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

1. I do not think it appropriate to impose
2. parking on the residents of off shore and
3. minimal slope also view from lake would not be "too great" - it would appear that Chandlers

Signature Mary

Address 512 Cadwell Dr Rockwall, TX 75087

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

had been consented to a shopping mall at Christmas time.

Thank you,
City of Rockwall

BEFORE THE PLANNING AND ZONING COMMISSION

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John Carver
City of Rockwall, Texas

The following form may be filled out and mailed to the City Planning and Zoning Commission, 102 East Washington, Rockwall, Texas 75087.

Case No. 84-17-V

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

I am opposed to the request for the reasons listed below. NO

1. The condos already for sale are not selling and will not sell with parking lots beneath them.
- 2.
- 3.

Signature James D. Johnson
Address 326 Columbia Dr.

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

Thank you,
City of Rockwall

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City of Rockwall, Texas

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Case No. 84-17-V

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

1. The plan does not correspond to the conditions under which property
2. owner in Chandlers purchased property.
3. It was originally represented to property owner that boat park.
3. be close in as is now in force.

Signature Larry Kelly
Charlotte A. Kelly
Address 6202 Volunteer Place

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

Thank you,
City of Rockwall

BEFORE THE PLANNING AND ZONING COMMISSION

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Julie Couch
City of Rockwall, Texas

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Case No. 84-17-V

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

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

- 1.
- 2.
- 3.

Signature Dr. and Mrs. David Lynn

Address 528 Columbus Dr

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

Thank you,
City of Rockwall

BEFORE THE PLANNING AND ZONING COMMISSION

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Julie Couch
City of Rockwall, Texas

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Case No. 84-17-V

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

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

1. Two Crowded
2. They sold land now used for Mexican
3. to Falconer for condos

Signature AB

Address 413 York Club

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

Thank you,
City of Rockwall

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lot

on the following described property:

South of existing marina dry storage along Lake Ray Hubbard
(See Attached Sheet)

As an interested property owner, it is important that you attend this hearing or notify the Commission of your feeling in regard to the matter by returning the form below. In replying, please refer to Case No. 84-17-V

Julie Couch
City of Rockwall, Texas

The following form may be filled out and mailed to the City Planning and Zoning Commission, 102 East Washington, Rockwall, Texas 75087.

Case No. 84-17-V

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

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

1. Lower the existing standards.

2.

3.

Signature Loetta Boston

Address 5722 Easton

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

Thank you,
City of Rockwall

BEFORE THE PLANNING AND ZONING COMMISSION

CITY OF ROCKWALL, TEXAS

The Planning and Zoning Commission will hold a public hearing at 7:30
o'clock P.M., on the 9th day of February, 1984, in
the District Courtroom, Rockwall County Courthouse

Rockwall, Texas, on the request of Chandlers Landing
for a Conditional Use Permit in an Agricultural District and amending
the preliminary plan for PD-8 for a marina dry storage area and parking
lot

on the following described property:

South of existing marina dry storage along Lake Ray Hubbard
(See Attached Sheet)

As an interested property owner, it is important that you attend this
hearing or notify the Commission of your feeling in regard to the matter
by returning the form below. In replying, please refer to Case No. 84-17-V

Julie Couch
City of Rockwall, Texas

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Zoning Commission, 102 East Washington, Rockwall, Texas 75087.

Case No. 84-17-V

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

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

- 1.
- 2.
- 3.

Signature A. [unclear]

Address 428 B Yacht Club Dr. So.

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

Thank you,
City of Rockwall

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Julie Couch
City of Rockwall, Texas

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Case No. 84-17-V

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

- 1. increased traffic
- 2.
- 3.

Signature [Signature]
Address 428 Yacht Club Dr

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

Thank you,
City of Rockwall



Monday
March 7,

To Rockwall City Council :

It is necessary that I be out of town on business and therefore am unable to attend the meeting regarding Chandler Landings proposal to install public boat storage and auto parking between Spy Glass Hill and the water.

I strongly object to this as I feel it can only lead to invasion of privacy, noise and a general unsavory reflection on our property that could affect its desirability and value and safety.

We will soon have a traffic and road problem on FM 740 as it is, with out over crowding the waterfront and creating additional traffic flow in and out of the entrance and road ways.

I authorize Shirley Sloan, my neighbor to speak

for me in this meeting.

Cari Kay
Resident / Owner
238 Chandler Dr

Henry M. Chandler
Pow deduction
by instrument



January 9, 1984

To: Jesse Gilbert
c/o City of Rockwall
102 East Washington
Rockwall, Texas 75087

Fr: Van R. Hall
Director of Development for Chandler's Landing

Re: Chandler's marina dry storage facility, construction permit.

Sir:

Our engineer, Mr. Harold Evans, has delivered to your office a proposed dry storage modification to the present facility which includes stabilization and re-paving of the area now used for the same purpose. Futhermore, the proposed design includes paving south inside the leased area to our southern boundry.

The proposed facility will accommodate 363 spaces for automobiles, 106 spaces for sailboats, 137 spaces for power boats.

The following is response to matters related to the improvement:

1. The Dallas take line has been surveyed by our engineers and verified by the City of Dallas. The proposed improvement is within the leased area with exception of a 30 foot strip, that extends into property owned by the applicant, the entire length of the proposed area.
2. The material for paving consists of six inches of lime treated subgrade and four inches of asphaltic concrete pavement. This is similar to the existing paving.
3. The new construction will not create any alarm for pollution. None of this material will be placed in the lake.
4. Present lake level is approximately four feet below the normal 435.5 elevation. The lowest point of the new pavement will be no less than elevation 439 and slope up to 442 for proper drainage.

CHANDLERS LANDING

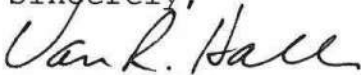
1 Commodore Plaza, Rockwall, Texas 75087, Telephone (214) 226-7635

5. There are no borrowed areas involved due to in-place material being in balance with cut and fill. Only existing earth materials will be used with exception of bituminous paving.
6. Our on site engineer is aware of the city procedures and environmental standards which will be enforced.

I hope the forementioned is sufficient to allow your expedient response in order that we may proceed with this project. Please advise me of the approval process and place this application on the proper earliest agenda.

Should you have any questions, please give me a call.

Sincerely,



Van R. Hall
Director of Development

FREESE AND NICHOLS, INC.
C O N S U L T I N G E N G I N E E R S

SIMON W. FREESE, P.E.
JAMES R. NICHOLS, P.E.
ROBERT L. NICHOLS, P.E.
LEE B. FREESE, P.E.
ROBERT S. GOOCH, P.E.
JOE PAUL JONES, P.E.
ROBERT A. THOMPSON III, P.E.
JOHN H. COOK, P.E.
T. ANTHONY REID, P.E.

JOE B. MAPES, P.E.
OCIE C. ALLEN, P.E.
W. ERNEST CLEMENT, P.E.
ELVIN C. COPELAND, P.E.
GARY N. REEVES, P.E.

February 2, 1984

City of Rockwall
102 East Washington
Rockwall, Texas 75087

Attention: Mr. Jesse Gilbert, City Administrator
Mr. Ed Heath, Director of City Services

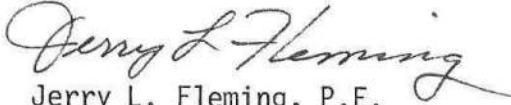
Re: Chandler Drive and Marina
(ROK 83067)

Gentlemen:

The plan sheets that were enclosed with the city's letter from Karen Martin, dated January 20, 1984, are insufficient as to design information and details to make a proper engineering analysis. Please re-submit a full set of the current plans for our review. Thank you for your consideration.

Sincerely,

FREESE AND NICHOLS, INC.


Jerry L. Fleming, P.E.

JLF:ce



AMERICAN CONDOMINIUM CORPORATION

February 8, 1983

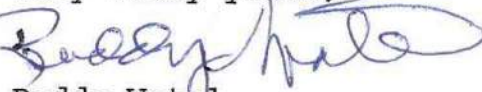
Ms. Julie Couch
City of Rockwall
102 East Washington
Rockwall, Texas 75087

Dear Julie:

You have in your possession a letter from me addressed to the Park Department, City of Rockwall, written in 1983 opposing the plans of Chandler's Landing to develop the property between Spyglass Hill Condominiums and Lake Ray Hubbard.

I hereby request that said letter be retracted and returned to me and not be used.

Very truly yours,



Buddy Watel

cc: Van Hall, Chandler's Landing



February 9, 1984

TO: JULIE COUCH, CITY OF ROCKWALL

FROM DANNY McCOY

SUBJECT: CHANDLERS LANDING MARINA EXPANSION

In preparing the the Planning and Zoning Committee on February 9, 1984, I realized that there seems to be varying opinions on the Marina tract in question. (This has left me in a confused state, which is not unusual for me.)

The opinions are as follows:

Lease agreement states - "for public recreational purposes."
Dallas Water Utility - "Public Park Land."

Dallas Park and Recreation - "Marine Concession area."
Eddie Heath - "PD 8 zoning does not include City of Dallas
take line."

Julie Couch - "Agricultural District."

Danny McCoy - "land next to the lake."

I'll bring all of our lease agreements to the meeting but will, of course, rely upon your interpretation.

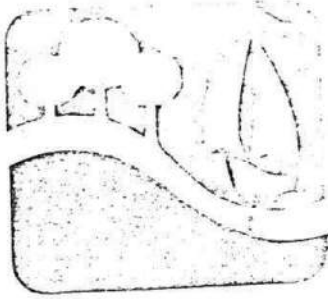
Sincerely,

Danny McCoy
General Manager

DMC/cd

CHANDLERS LANDING

1 Commodore Plaza, Rockwall, Texas 75087, Telephone (214) 226-7635



CITY OF ROCKWALL
"THE NEW HORIZON"

August 3, 1982

Texas State Mortgage, Inc.
12700 Preston Road Suite 160
Dallas, Texas 75230

Gentlemen:

In reference to the proposed construction loan for Chandlers Landing Limited, concerning the boat slip expansion described in the building permit #965, please be advised that the Chandlers Landing Marina property that falls within the corporate limits is zoned PD-8. This classification permits the use of the property as is currently being utilized to support the Marina operation. This zoning does not include the Dallas City take line.

If you have any questions concerning the zoning, please feel free to contact me.

Sincerely,

A handwritten signature in cursive script that reads "Eddie Heath".

Eddie Heath
Public Works Department

STATE OF TEXAS
COUNTY OF ROCKWALL

PROPOSED MARINA PARKING EXPANSION

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

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

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

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

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

THENCE: Along said line as follows: South $38^{\circ} 21' 05''$ East a distance of 80.46 feet to a point for a corner; and South $58^{\circ} 29' 50''$ West a distance of 90.00 feet to a point for a corner;

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

THENCE: South $41^{\circ} 32' 55''$ West a distance of 36.13 feet to the Point of Beginning and Containing 3.5488 Acres of Land.

5310-000A-0007-00-0R FUGITT PHIL TRUSTEE WINDWARD SLOPE
1645-007-000 MUTUAL S & L LOT 7
BOX 1157 BLK A
GREENVILLE TX 75401

-----1RW----- -----2RW----- -----3HE-----
TAX= 42.79 TAX= 135.92 TAX= 32.72

5310-000A-0008-00-0R MCKINNEY KENT L SR ET AL WINDWARD SLOPE
1645-008-000 DAVID HOGG LOT 8
BOX 20 BLK A
FATE TEXAS 75032

-----1RW----- -----2RW----- -----3HE-----
TAX= 271.66 TAX= 862.92 TAX= 262.74

5310-000A-0010-00-0R BOLIN DONALD WINDWARD SLOPE
1645-010-000 P O BOX 1094 LOT 10
GREENVILLE TX 75401 BLK A

5310-000A-0011-00-0R GRAY LESLIE V ET UX WINDWARD SLOPE
1645-011-000 1913 LAKE SHORE DR LOT 11
ROCKWALL TX 75087 BLK A

-----1RW----- -----2RW----- -----3HE-----
TAX= 42.93 TAX= 136.35 TAX= 32.83

5310-000A-0012-00-0R MATTHEWS EDWARD H WINDWARD SLOPE
1645-012-000 12 LAKEWAY DR LOT 12
ROCKWALL TX 75087 BLK A

-----1RW----- -----2RW----- -----3HE-----
TAX= 246.79 TAX= 783.92 TAX= 188.72

5310-000A-0013-00-0R BOYA STEPHEN R ET AL WINDWARD SLOPE
1645-013-000 JULIA V ALEXANDER LOT 13
#13 LAKEWAY DR BLK A
ROCKWALL TX 75087

-----1RW----- -----2RW----- -----3HE-----
HOM= 0 HOM= 5,000 HOM= 0
NET= 148,430 NET= 143,430 NET= 148,430
TAX= 252.33 TAX= 774.52 TAX= 192.96

5310-000A-0014-00-0R WARNING BERNARD W WINDWARD SLOPE
1645-014-000 RT 4 #14 LAKEWAY LOT 14
ROCKWALL TX 75087 BLK A

-----1RW----- -----2RW----- -----3HE-----
TAX= 203.05 TAX= 644.98 TAX= 155.27

5310-000A-0015-00-0R HAYWOOD EASON & ASSOC INC WINDWARD SLOPE
1645-015-000 BOX 716 LOT 15
ROCKWALL TX 75087 BLK A

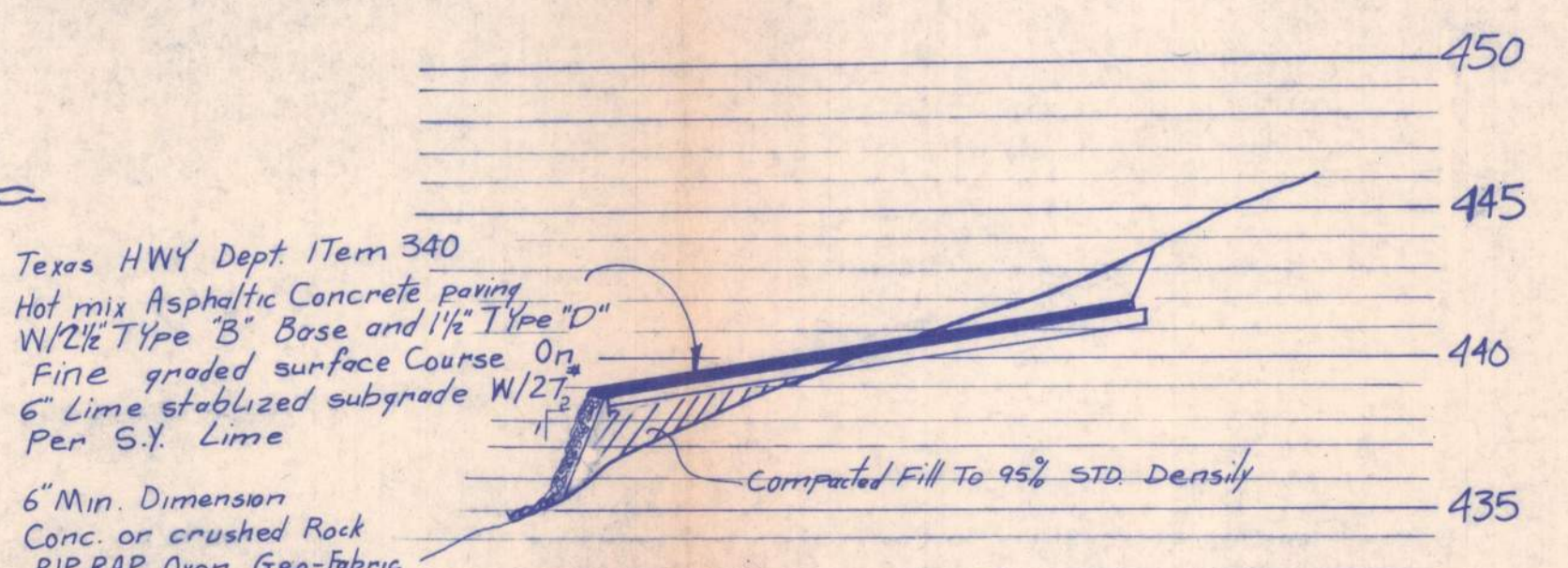
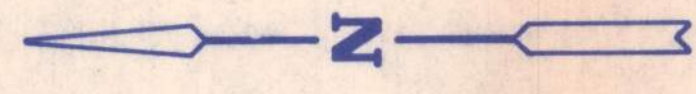
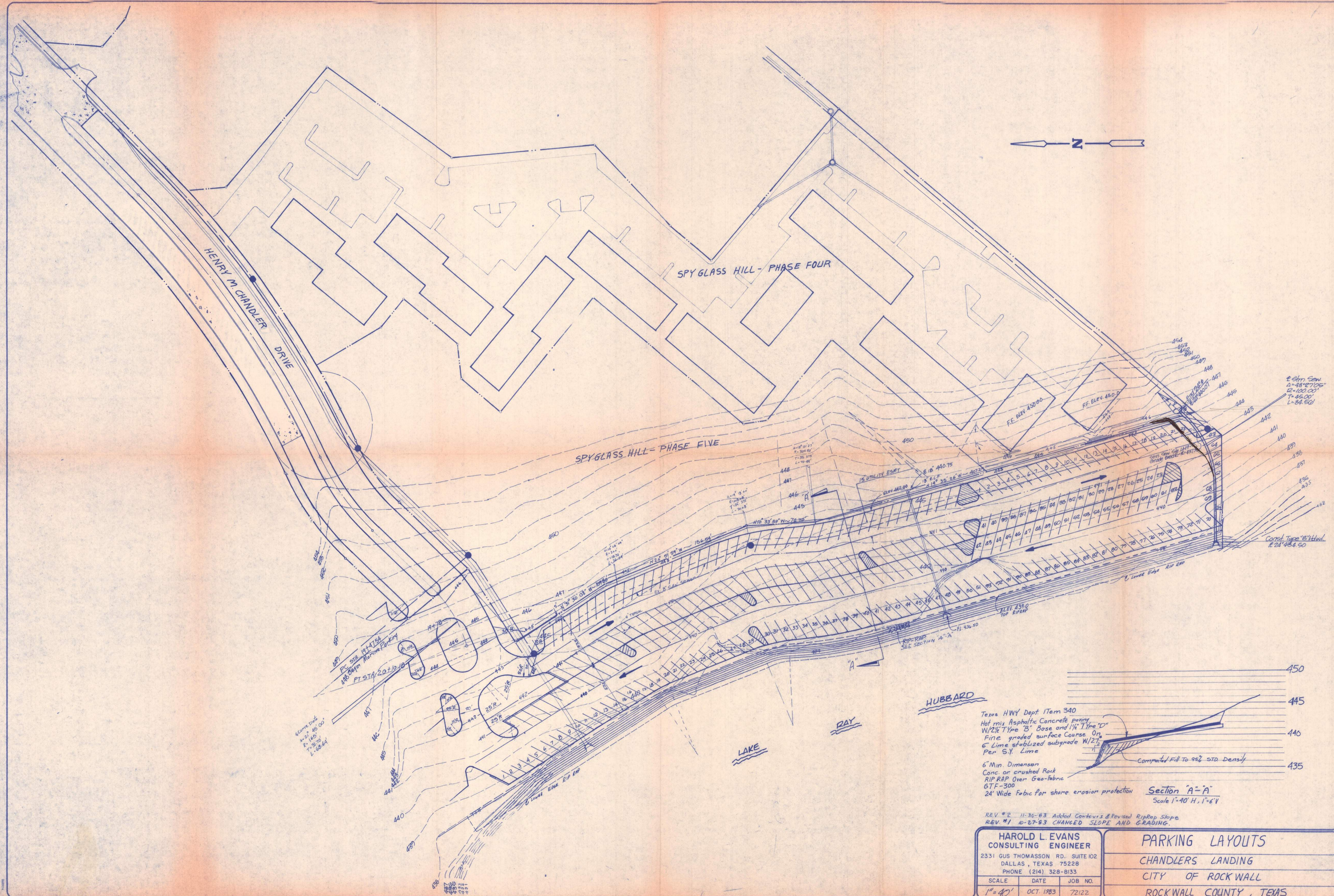
-----1RW----- -----2RW----- -----3HE-----
TAX= 81.57 TAX= 259.09 TAX= 62.37

5310-000A-0016-00-0R GADDIS ROY F ET UX WINDWARD SLOPE
1645-016-000 1122 MAYAPPLE LOT 16
GARLAND TX 75043 BLK A

-----1RW----- -----2RW----- -----3HE-----
TAX= 222.48 TAX= 706.70 TAX= 170.13

5310-000A-0017-00-0R KELLY J MICHAEL WINDWARD SLOPE
1645-017-000 AMERICAN NATIONAL BANK LOT 17
SUITE 211 102 W MOORE ST P.O. Box 40 BLK A
TERRELL TX 75160

-----1RW----- -----2RW----- -----3HE-----
TAX= 81.57 TAX= 259.09 TAX= 62.37



Texas HWY Dept Item 340
 Hot mix Asphaltic Concrete paving
 W/2 1/2 Type 'B' Base and 1 1/2 Type 'D'
 Fine graded surface Course On
 6" Lime stabilized subgrade W/2 1/2
 Per S.Y. Lime
 6" Min. Dimension
 Conc. or crushed Rock
 RIP RAP Over Geo-fabric
 6TF-300
 24' Wide Fabric for shore erosion protection

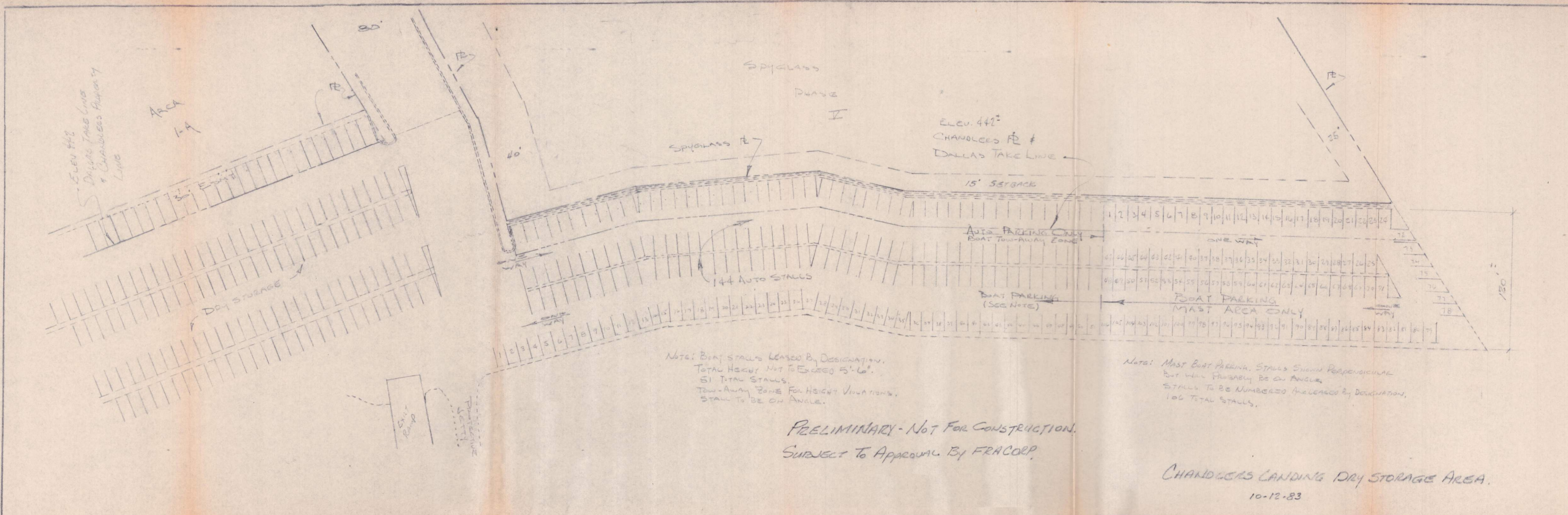
Section "A-A"
 Scale 1"=40' H, 1"=6' V

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

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

PARKING LAYOUTS
 CHANDLERS LANDING
 CITY OF ROCK WALL
 ROCKWALL COUNTY, TEXAS

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



NOTE: BOAT STALLS LEASED BY DESIGNATION.
 TOTAL HEIGHT NOT TO EXCEED 5'-6".
 51 TOTAL STALLS.
 TOW-AWAY ZONE FOR HEIGHT VIOLATIONS.
 STALL TO BE ON ANGLE.

NOTE: MAST BOAT PARKING. STALLS SHOWN PERPENDICULAR
 BUT WILL PROBABLY BE ON ANGLE.
 STALLS TO BE NUMBERED AND LEASED BY DESIGNATION.
 106 TOTAL STALLS.

PRELIMINARY - NOT FOR CONSTRUCTION.
 SUBJECT TO APPROVAL BY FRACORP.

CHANDLER'S LANDING DRY STORAGE AREA.
 10-12-83

