

Walter J. Tribbey

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Transmitted Via Fax
October 9, 1991

City of Rockwall
Planning and Zoning Commission
205 West Rusk
Rockwall Texas, 75087

RE: Proposed Zoning Changes

Gentlemen:

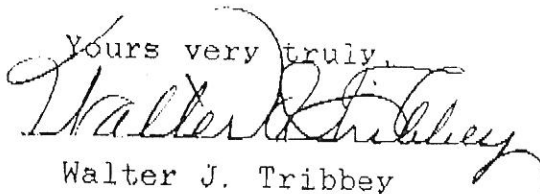
I am the owner of the property formerly occupied by the Burley Fence and Hardware Company. This property is presently zoned Commercial.

I want to express my support for the proposed zoning change that will permit the sale of new boats. Since the property was vacated I have had several inquiries from marine and boat dealers desiring to locate on the east side of the lake in the Rockwall area.

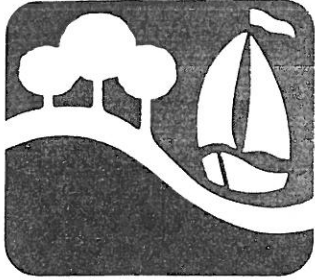
It is my opinion that marine and boat facilities would greatly enhance the Lake atmosphere and serve the interest of those residing in the Rockwall area.

Your support for this zoning change will be appreciated.

Yours very truly,


Walter J. Tribbey

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CITY OF ROCKWALL

"THE NEW HORIZON"

October 14, 1991

Mr. Van Ewing
Barbara Hensley Realtors
2313 Ridge Road
Rockwall, Texas 75087

Dear Mr. Ewing:

On October 10 the Planning and Zoning Commission recommended approval of the request to consider amending the Comprehensive Zoning Ordinance to allow new boat sales as a conditional use in the commercial zoning classification. The minimum conditions for such a use that have also been recommended by the Commission are as follows:

1. The area to be used for outside display, or storage shall not exceed 50% of the total lot area within 100 feet of any adjacent street.
2. All such outside display or storage areas must be permanently paved to City standards.
3. All such outside display or storage areas must be screened along all road frontages with a solid evergreen landscape screen a minimum of three feet in height.
4. All such outside display or storage areas may be lighted with directed exterior lighting that does not glare onto any adjacent roadways.
5. A site plan and landscaping plan shall be submitted in conjunction with an application.
6. Such uses shall only be permitted along Interstate 30 and other arterials, as identified on the City's Thoroughfare Plan, but shall be excluded within the Scenic Overlay District along FM-740.

This item will be considered by the City Council on October 21, at 7:00 p.m. You are encourage to attend to offer testimony regarding the change as one of the original requestors.

If you have any questions don't hesitate to contact me.

Sincerely,

A handwritten signature in cursive script, appearing to read "Julie Couch".

Julie Couch
Assistant City Manager

CITY OF ROCKWALL
Planning and Zoning Agenda

Agenda Date: October 10, 1991

Agenda No: III. B.

Agenda Item: P&Z 91-36-Z - Hold Public Hearing and Consider Recommending an Amendment to the Comprehensive Zoning Ordinance to Allow Boat Sales as a Conditional Use in the Commercial District

Item Generated By: City Council

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

Background Information:

At the last City Council meeting a request was made to consider amending the Commercial district to allow new boat sales as a conditional use, just as new car sales is permitted. The Council voted to initiate hearings on this request and it has been scheduled for hearings on Thursday. At the worksession the Commission indicated that you would like to consider such a change only with some minimum conditions that would apply to all requests. I have listed several conditions that you might consider as follows:

- a. The area to be used for storage shall not exceed 50% of the total lot area within 100 feet of any adjacent street.
- b. All such storage areas must be permanently paved to City standards.
- c. All such storage areas must be screened along all road frontages with a solid evergreen landscape screen a minimum of three feet in height.
- d. All such storage areas may be lighted with directed exterior lighting that does not glare onto any adjacent roadways.
- e. A site plan shall be submitted in conjunction with an application.
- f. Such uses shall only be permitted along Interstate 30 and other arterials, as identified on the City's Thoroughfare Plan, but shall be excluded within the Scenic Overlay District along FM-740.

Many of these conditions are included in the Highway Commercial district for display of large inventory items. We can discuss these Thursday night. Please note that in addition to any minimum conditions that you might include an application might warrant other conditions on a case by case basis.

Attachments:

Agenda Item: Boat Sales in Commercial District

Item No: III. B.

**CITY OF ROCKWALL
City Council Agenda**

Agenda Date: October 21, 1991

Agenda No: VI. B.

Agenda Item: P&Z 91-36-Z - Hold Public Hearing and Consider Approval of an Amendment to the Comprehensive Zoning Ordinance to Allow Boat Sales as a Conditional Use in the Commercial District (1st Reading)

Item Generated By: City Council

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

Background Information:

At the last City Council meeting a request was made to consider amending the Commercial district to allow new boat sales as a conditional use, just as new car sales is permitted. The Council voted to initiate hearings on this request and it has been scheduled for hearings on Monday. The Planning and Zoning Commission has recommended approval of the amendment with the following minimum conditions:

- a. The area to be used for outside storage and display shall not exceed 50% of the total lot area within 100 feet of any adjacent street.
- b. All such outside storage and display areas must be permanently paved to City standards.
- c. All such outside storage and display areas must be screened along all road frontages with a solid evergreen landscape screen a minimum of three feet in height.
- d. All such outside storage and display areas may be lighted with directed exterior lighting that does not glare onto any adjacent roadways.
- e. A site plan and landscape plan shall be submitted in conjunction with an application for such use.
- f. Such uses shall only be permitted along Interstate 30 and other arterials, as identified on the City's Thoroughfare Plan, but shall be excluded within the Scenic Overlay District along FM-740.

Many of these conditions are included in the Highway Commercial district for outside display of large inventory items. Please note that in addition to any minimum conditions that you might include an application might warrant other conditions on a case by case basis.

Attachments:

1. Draft Ordinance

Agenda Item: Boat Sales in Commercial District

Item No: VI. B.