



# DEVELOPMENT APPLICATION

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

**STAFF USE ONLY**

PLANNING & ZONING CASE NO. MIS 2020-003

**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)<sup>1</sup>
- Preliminary Plat (\$200.00 + \$15.00 Acre)<sup>1</sup>
- Final Plat (\$300.00 + \$20.00 Acre)<sup>1</sup>
- Replat (\$300.00 + \$20.00 Acre)<sup>1</sup>
- Amending or Minor Plat (\$150.00)
- Plat Reinstatement Request (\$100.00)

**Site Plan Application Fees:**

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

**Zoning Application Fees:**

- Zoning Change (\$200.00 + \$15.00 Acre)<sup>1</sup>
- Specific Use Permit (\$200.00 + \$15.00 Acre)<sup>1</sup>
- PD Development Plans (\$200.00 + \$15.00 Acre)<sup>1</sup>

**Other Application Fees:**

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

**Notes:**

<sup>1</sup>: 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 Harborview Dr.

Subdivision \_\_\_\_\_

Lot \_\_\_\_\_

Block \_\_\_\_\_

General Location Chandler's Landing Marina

## 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 Suntex Marina Investments

Applicant Plano Marine

Contact Person Jason Breland

Contact Person Timothy Bates

Address 1 Harborview Dr.

Address 1105 Ave K

City, State & Zip Rockwall, TX 75032

City, State & Zip Plano, TX 75074

Phone 972-771-8865

Phone 972-423-3134

E-Mail jbreland@suntex.com

E-Mail timbates@planomarine.com

## NOTARY VERIFICATION [REQUIRED]

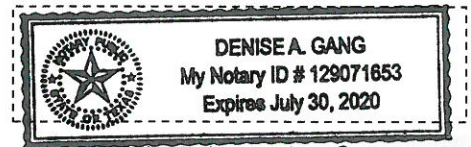
Before me, the undersigned authority, on this day personally appeared Jason Breland [Owner] the undersigned, who stated the information on this application to be true and certified the following:

"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 \$ 100.00, to cover the cost of this application, has been paid to the City of Rockwall on this the 23rd day of January, 2020. 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 23rd day of January, 2020

Owner's Signature \_\_\_\_\_

Notary Public in and for the State of Texas \_\_\_\_\_



My Commission Expires July 30, 2020



# CITY OF ROCKWALL

## PLANNING AND ZONING COMMISSION MEMORANDUM

### PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

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**TO:** Planning and Zoning Commission

**FROM:** David Gonzales, *Planning and Zoning Manager*

**DATE:** January 28, 2020

**SUBJECT:** MIS2020-003; *Variance to Landscape and Fence Standards for Chandlers Landing Marina*

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The applicant, Jason Breland of Suntex Marina Investors, LLC, is requesting approval of a special exception to Subsection 05.02, *Landscape Screening*, of Article 08, *Landscape and Fence Standards*, of the Unified Development Code (UDC) for the purpose of allowing a minimum six (6) foot tall masonry fence that will provide screening for the existing overnight storage area associated with the boat repair facility. The masonry screening wall is intended to replace an existing wood fence that was removed from the property by the applicant. Per the requirements of the Conditional Use Permit (CUP) [*Ordinance No. 02-50*] on the subject property, the overnight storage area associated with the boat repair facility is required to be screened; however, the use of a wood fence is not an option available under the current standards of the UDC. Working with staff, the applicant submitted a request for a Specific Use Permit (SUP) that was intended to tie down certain land uses on the subject property, including the incorporation of a masonry screening wall; however, this request was ultimately denied by the City Council on January 21, 2019. In response to this denial the applicant has submitted a request to construct a masonry screening wall on the subject property, but is requesting a special exception to the required canopy trees. According to Subsection 05.02(B), *Screening from Residential*, of Article VIII, *Landscape and Fence Standards*, of the UDC “(a)ny non-residential ... land use or parking area that has a side or rear contiguous to any residentially zoned or used property shall be screened with a masonry screening wall a minimum of six (6) feet in height with canopy trees planted on 20-foot centers ...” The proposed screening wall will be completely surrounded by the existing concrete parking areas inhibiting the applicant from planting trees adjacent to the wall. The only area trees could be planted would be adjacent to the existing single-family homes; however, -- *at the Planning and Zoning Commission meeting on January 14, 2019* -- many of the property owners adjacent to the marina stated that they preferred their view of the lake not be obstructed by incorporating landscaping in this area. According to Subsection 02.02, *Exceptions to the Landscaping Standards*, of Article VIII, *Landscape and Fence Standards*, of the *Unified Development Code* (UDC), “(t)he Planning and Zoning Commission may grant an exception to the landscaping standards contained in this Article upon a finding that the resulting landscaping or landscaping plan will be equivalent to or exceed the requirements stipulated by this Article, and provide an improvement to the aesthetics of the surrounding area.” In this case, the masonry screening wall is considered to be an improvement over the previous wood fence, and the exclusion of the canopy trees from the plan does not appear to negatively impact the adjacent properties. Based on this a special exception request may be warranted; however, this request is a discretionary decision for the Planning and Zoning Commission. Approval of any special exception to the requirements of this section by the Planning and Zoning Commission 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. Should the Planning and Zoning Commission have any questions staff will be available at the January 28, 2020 meeting.

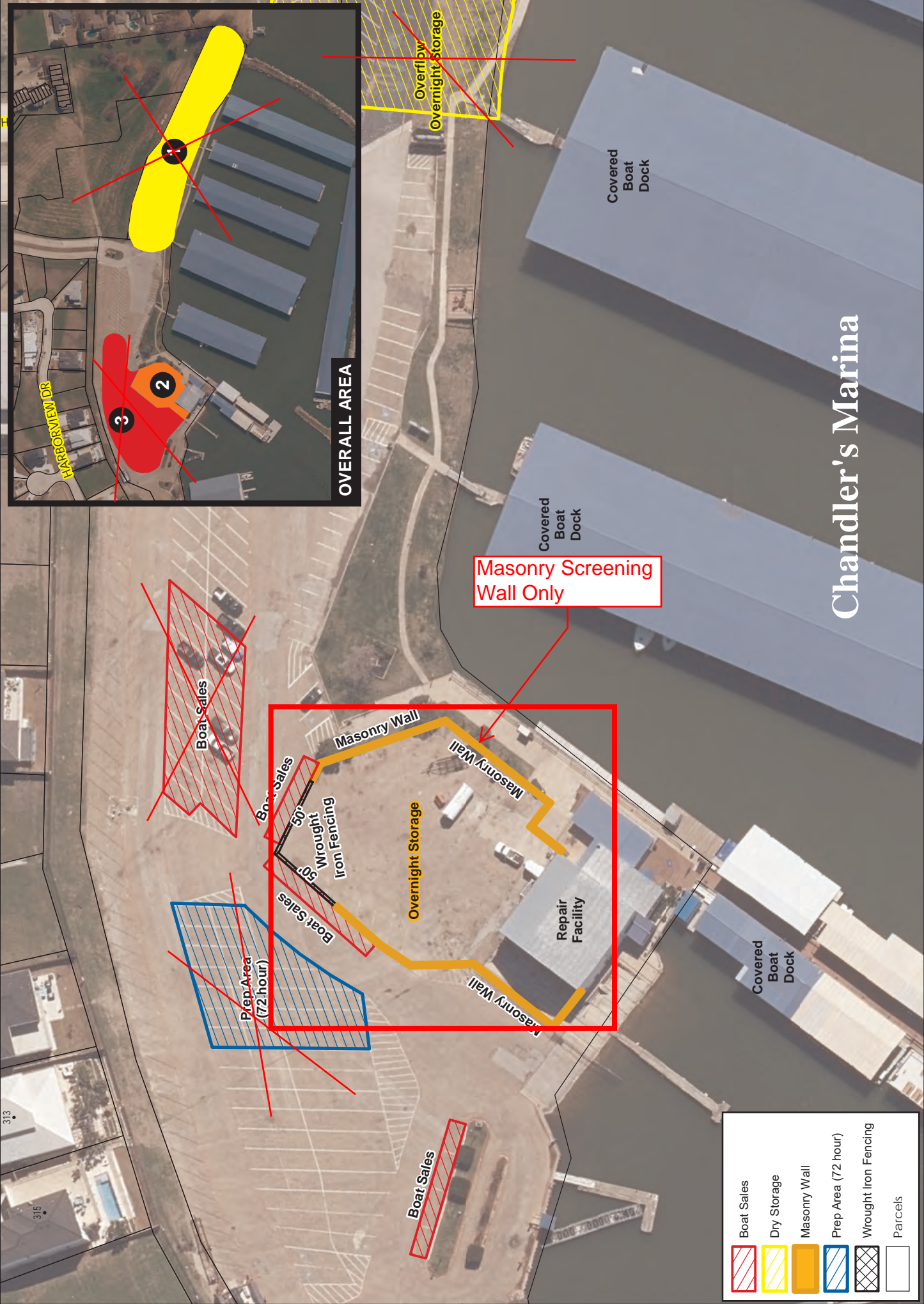


# City of Rockwall

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

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# CHANDLER'S MARINA SUP

## Chandler's Marina

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 user. The City of Rockwall does not warrant, represent, or imply any accuracy or reliability of the data. All data is provided 'As Is' with no warranty being made, either expressed or implied.

0 25 50 Feet  
Date: 12/16/2019



	Boat Sales
	Dry Storage
	Masonry Wall
	Prep Area (72 hour)
	Wrought Iron Fencing
	Parcels





February 13, 2020

**ATTN:**

Timothy Bates  
1105 Ave K,  
Plano, TX 75074

**RE: MISCELLANEOUS (MIS2020-003), 1 Harbor View Drive**

Dear Applicant:

This letter serves to notify you that the above referenced case that you submitted before the City of Rockwall was approved by the Planning and Zoning Commission on 01/28/2020. The following is a record of all recommendations, voting records and conditions of approval:

*PLANNING AND ZONING COMMISSION:*

*On January 28, 2020, the Planning and Zoning Commission made a motion to approve the special exception to the screening requirements as requested. The motion was approved by a vote of 5-0, with Commissioners Moeller and Fishman absent.*

Please contact the City of Rockwall Planning Staff at (972) 771-7745 with any questions regarding this matter.

Sincerely,

A handwritten signature in blue ink, appearing to read 'David Gonzalez', with a large, stylized flourish extending to the right.

David Gonzalez, AICP  
Planning and Zoning Manager  
Planning & Zoning Department  
City of Rockwall, TX