



# 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)<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 Harbor View Dr

Subdivision Chandler's Landing

Lot

Block

General Location

## 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 Investors

Applicant Plano Marine

Contact Person Jason Breland

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]

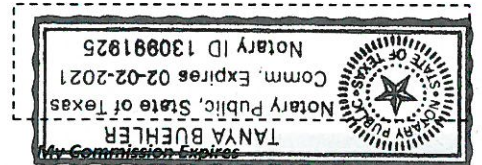
Before me, the undersigned authority, on this day personally appeared Jason S. Breland [Owner] the undersigned, who stated the information on this application to be true and certified the following:

"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

Notary Public in and for the State of Texas







# City of Rockwall

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



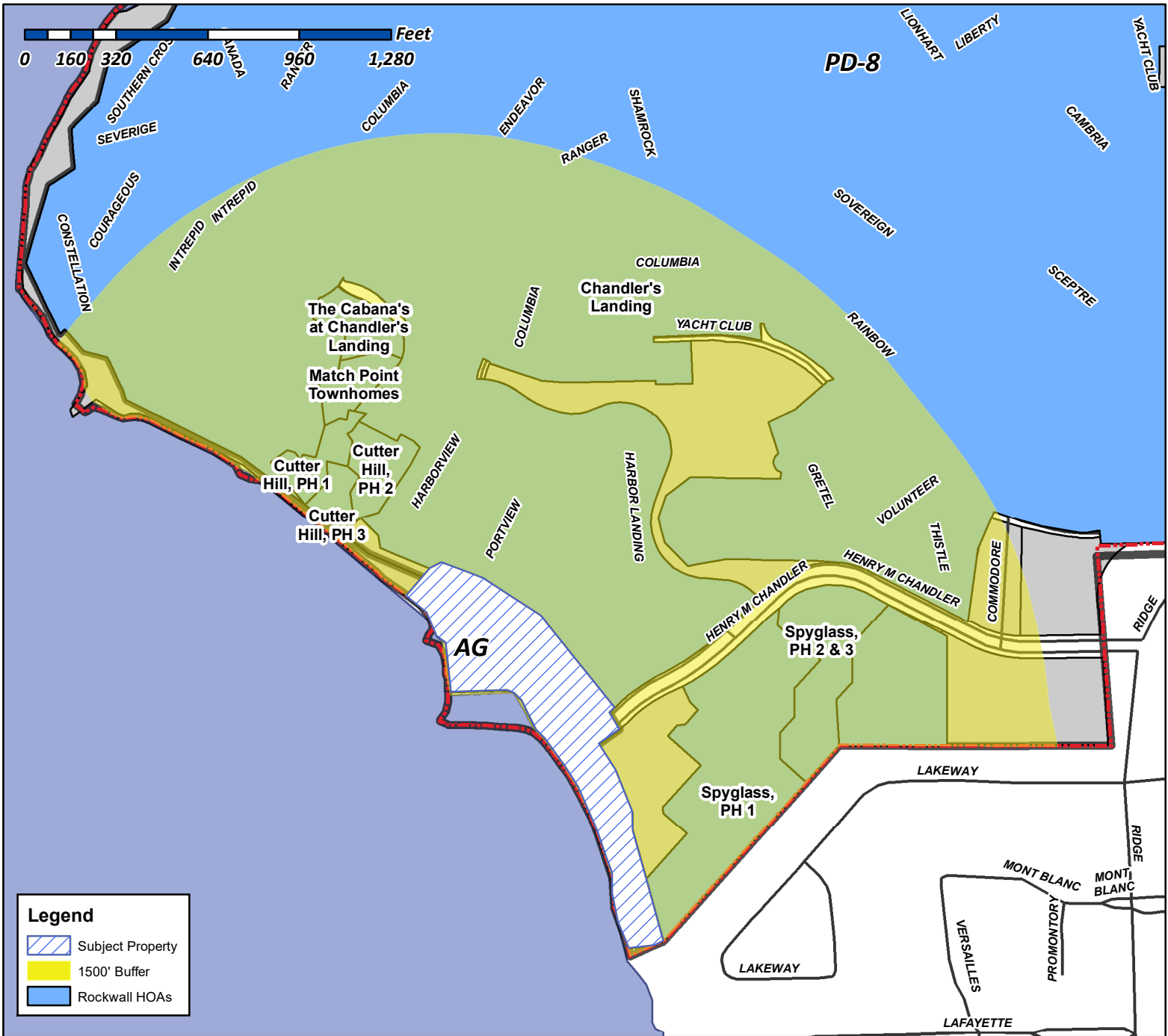
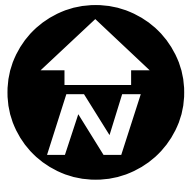




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**Case Number:** Z2019--26  
**Case Name:** Chandler's Landing Marina  
**Case Type:** Zoning  
**Zoning:** Agricultural (AG) District  
**Case Address:** Chandler's Landing Marina

**Date Created:** 12/17/2019  
**For Questions on this Case Call** (972) 771-7745

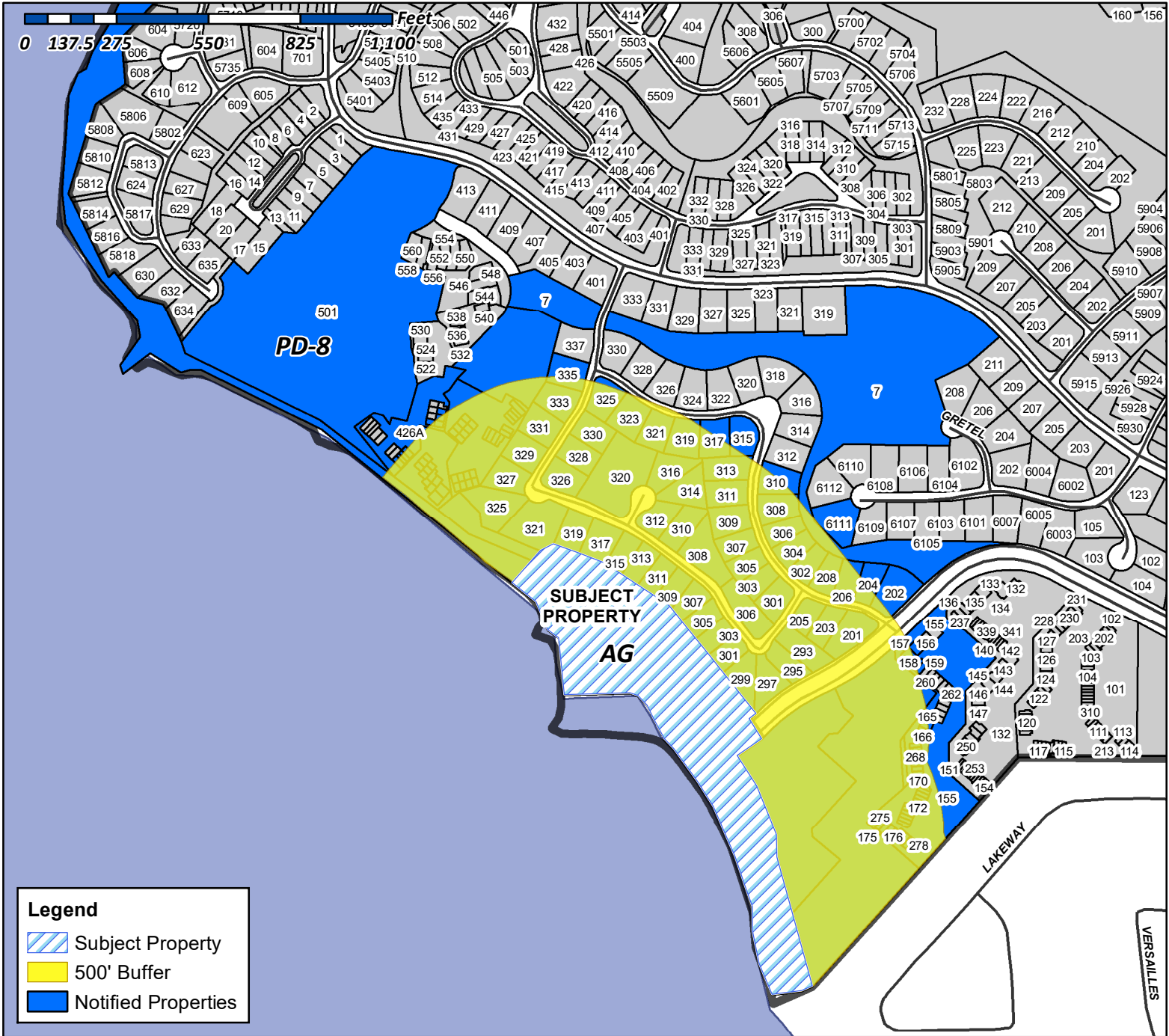




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**CITY OF ROCKWALL**

**ORDINANCE NO. 02-50**

**AN ORDINANCE OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF ROCKWALL AND AMENDING ORDINANCE NO. 84-19, AS PREVIOUSLY AMENDED, AS IT RELATES TO PLANNED DEVELOPMENT DISTRICT NO. 8, SO AS TO GRANT A CONDITIONAL USE PERMIT FOR A MARINA DRY STORAGE AND PARKING AREA IN PLANNED DEVELOPMENT DISTRICT NO. 8 AND IN AN "A", AGRICULTURAL ZONED DISTRICT ON THE PROPERTY BEING MORE FULLY DESCRIBED IN EXHIBIT "A"; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners, generally, and to all persons interested in and situated in the affected area and in the vicinity thereof, the governing body in the exercise of its legislative discretion has concluded that Ordinance No. 84-19 and the Comprehensive Zoning Ordinance of the City of Rockwall should be amended as follows:

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS:**

**Section 1.** That Ordinance No. 84-19 of the City of Rockwall is hereby amended to allow the use of marina dry storage and parking lot as shown on Exhibit "B" attached hereto and made a part thereof.

**Section 2.** That the tract of land described as Exhibit "A" shall be used only in the manner and for the purposes provided for in the Comprehensive Zoning Ordinance of the City of Rockwall as heretofore amended, as amended herein by granting of this approval shall affect only the property described in the attached Exhibit "A" and said property shall be limited to the uses, density, area, setback and other requirements set forth herein.

**Section 3.** That development in the area within Exhibit "A" shall be limited to uses and requirements listed in Ordinance No. 73-48 and Ordinance 84-19 and the Conditional Use Permit shall be subject to the following additional conditions:

1. That the property be subject to site plan review and all other development requirements of the City of Rockwall prior to any future development.
2. That marina dry storage and boat sales shall be limited to the paved area south of Henry M. Chandler Drive as indicated on Exhibit "B".
3. That parking of vehicles and parking of boats awaiting repair shall be limited to the paved area north of Henry M. Chandler Drive in the locations specified on Exhibit "B".
4. The storage of "RV", Recreational Vehicles, shall be limited to the marina dry storage area as indicated on Exhibit "B".
5. Parking of "RV", Recreational Vehicles, shall be limited to a maximum of seventy two (72) hours per vehicle for any period of time extending more than one day (24 hours) and shall be limited to the paved parking area north of Henry M. Chandler Drive as indicated on Exhibit "B".

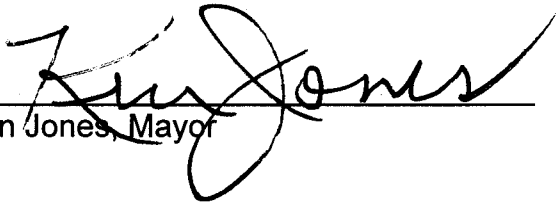
**Section 4.** Any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of TWO THOUSAND DOLLARS (\$2,000.00) for each offence and each and every day such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

**Section 5.** If any section paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Comprehensive Zoning Ordinance No. 83-23 of the City of Rockwall, Texas, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable.

**Section 6.** That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be, and the same are hereby repealed to the extent of that conflict.

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

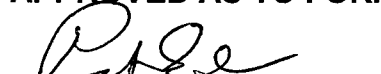
PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF  
ROCKWALL, TEXAS, this 4<sup>th</sup> day of November, 2002.

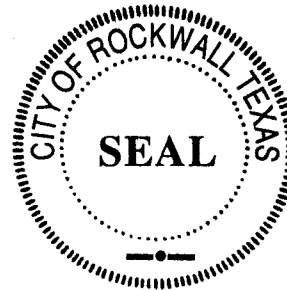
  
\_\_\_\_\_  
Ken Jones, Mayor

ATTEST:

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

APPROVED AS TO FORM:

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



1st Reading: October 21, 2002

2nd Reading: November 4, 2002





# EXHIBIT "B"

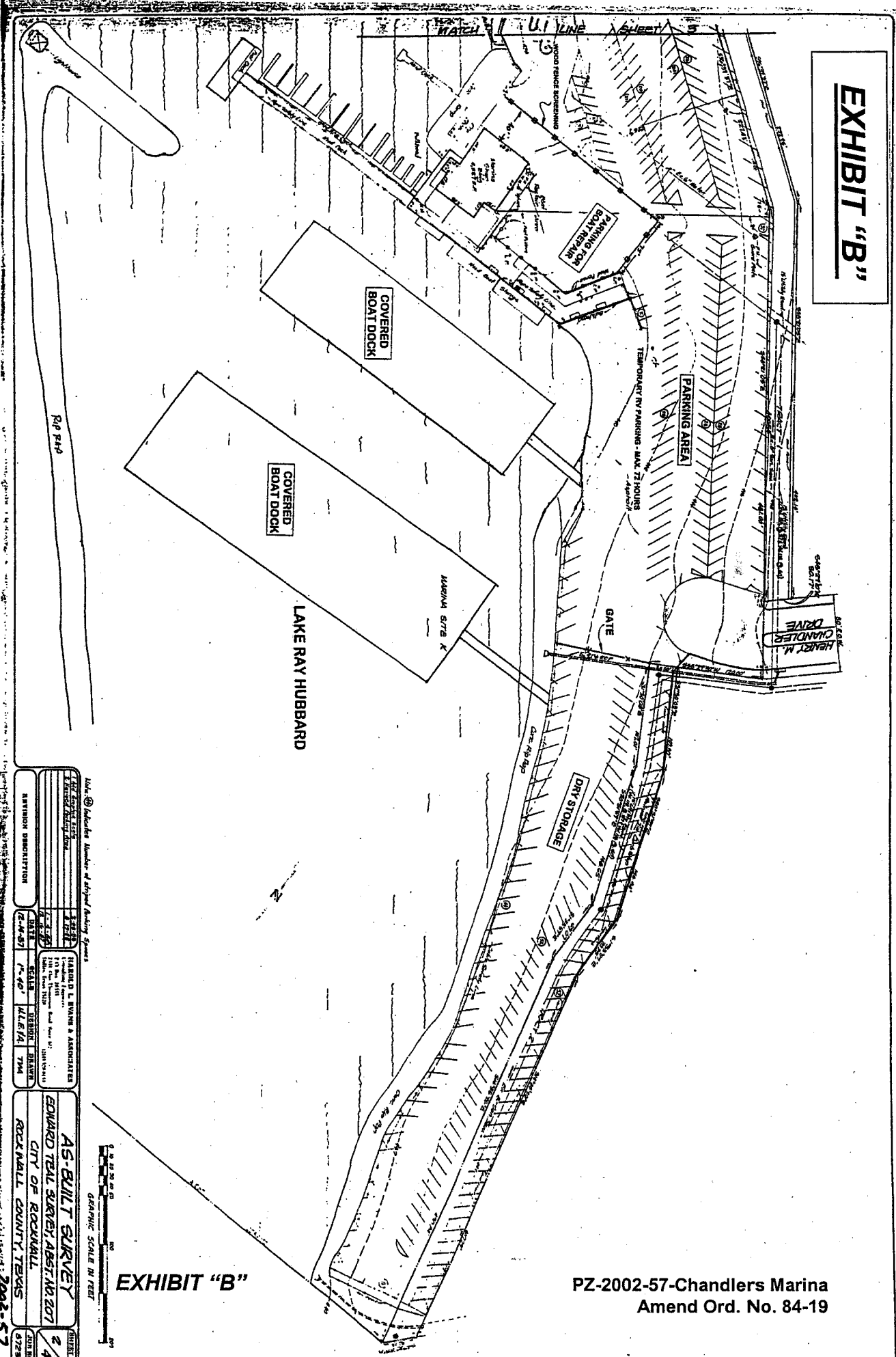
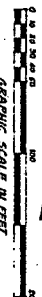


Table with 4 columns: NAVIGATION DESCRIPTION, DATE, SCALE, and DRAWN BY. Includes project information for AS-BUILT SURVEY.

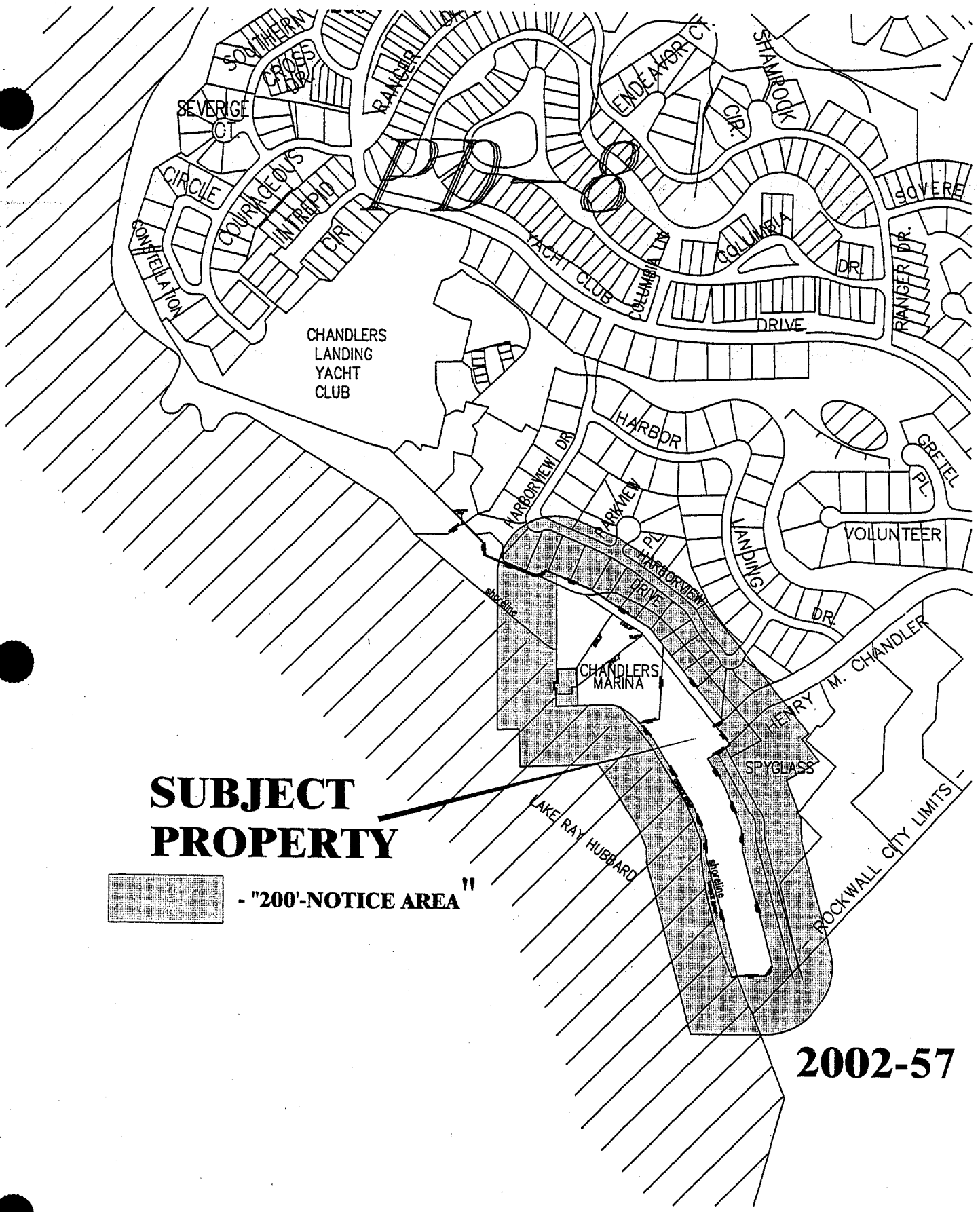
NAVIGATION DESCRIPTION	DATE	SCALE	DRAWN BY
STANDARD 8. BURNS & ASSOCIATES	1-1-02	1" = 40'	WLETAI, TMA
EDWARD TEAL SURVEY, ABSTRACT 207	2-4-07	1" = 40'	BLAWIE
CITY OF ROCKWALL			
ROCKWALL COUNTY, TEXAS			

AS-BUILT SURVEY  
EDWARD TEAL SURVEY, ABSTRACT 207  
CITY OF ROCKWALL  
ROCKWALL COUNTY, TEXAS



# EXHIBIT "B"

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





Boat sales

Prep Area 72 hour

Boat sales

Boat sales

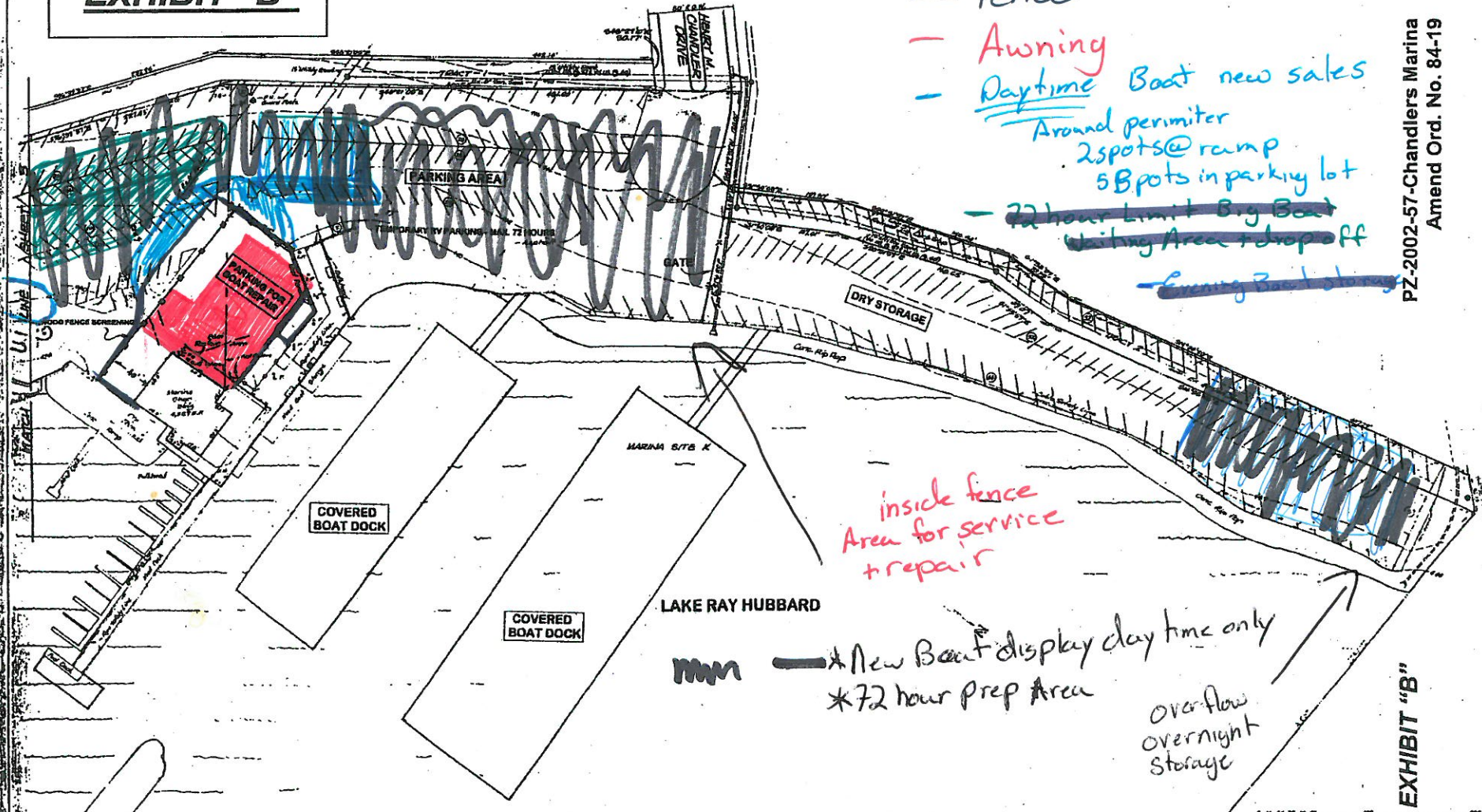
Boat sales



# EXHIBIT "B"

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

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



inside fence  
Area for service  
+ repair

\* New Boat display day time only  
\* 72 hour Prep Area

overflow  
overnight  
storage

EXHIBIT "B"

Note: Indicated Number of striped Parking Spaces

DATE	SCALE	DESIGN	DRAWN
12-1-07	1"=40'	HL/EA	TM

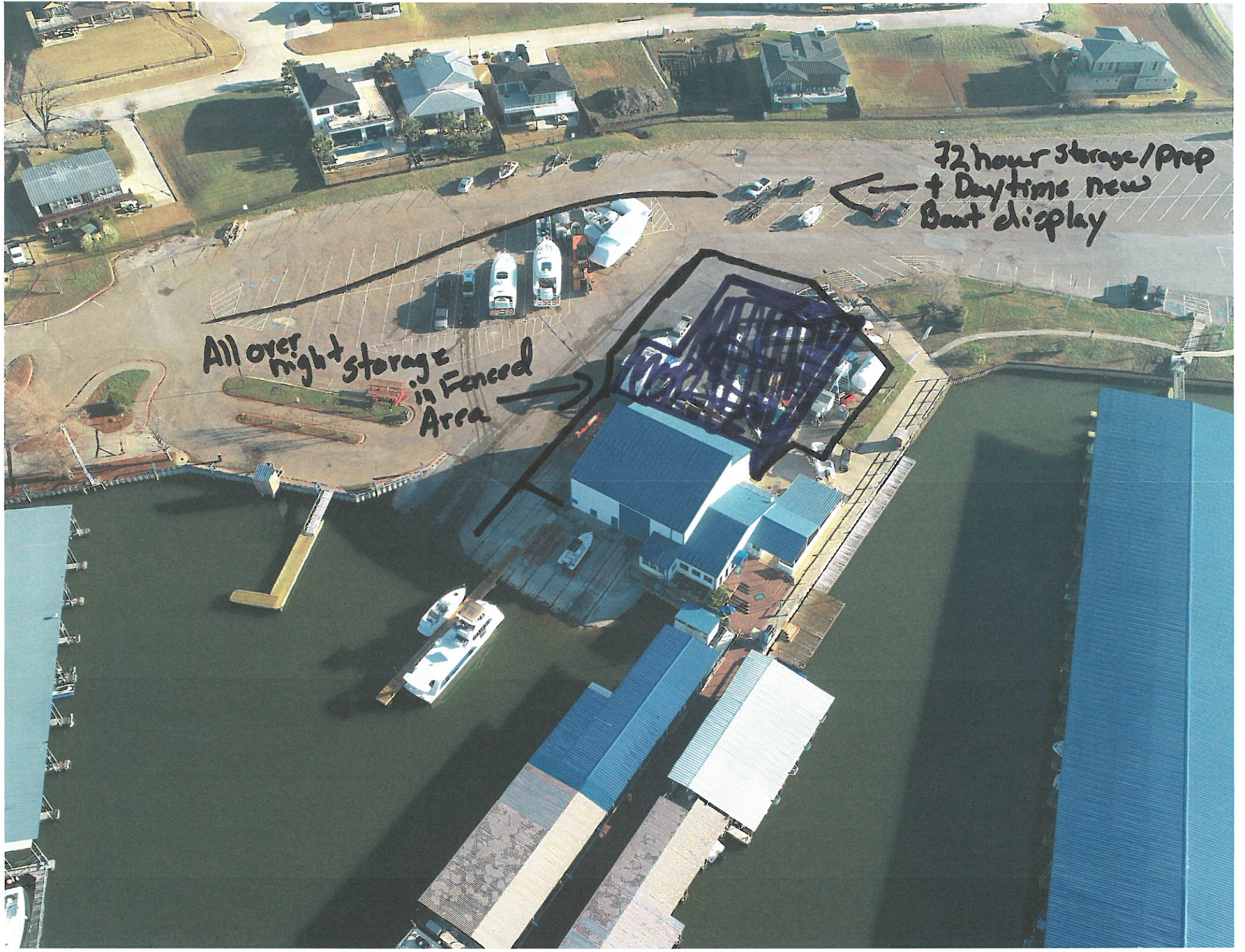
REVISION DESCRIPTION	DATE	SCALE	DESIGN	DRAWN
	12-1-07	1"=40'	HL/EA	TM

<b>HAROLD L. SVANS &amp; ASSOCIATES</b> Licensed Surveyors 214 W. Thompson Road, Suite 102 Dallas, Texas 75220		SHEET NO. <b>2</b> OF <b>4</b>
<b>AS-BUILT SURVEY</b> EDWARD TEAL SURVEY, ABST. NO. 207 CITY OF ROCKWALL ROCKWALL COUNTY, TEXAS		JOB NO. 07280



All over night storage  
in Fenced Area

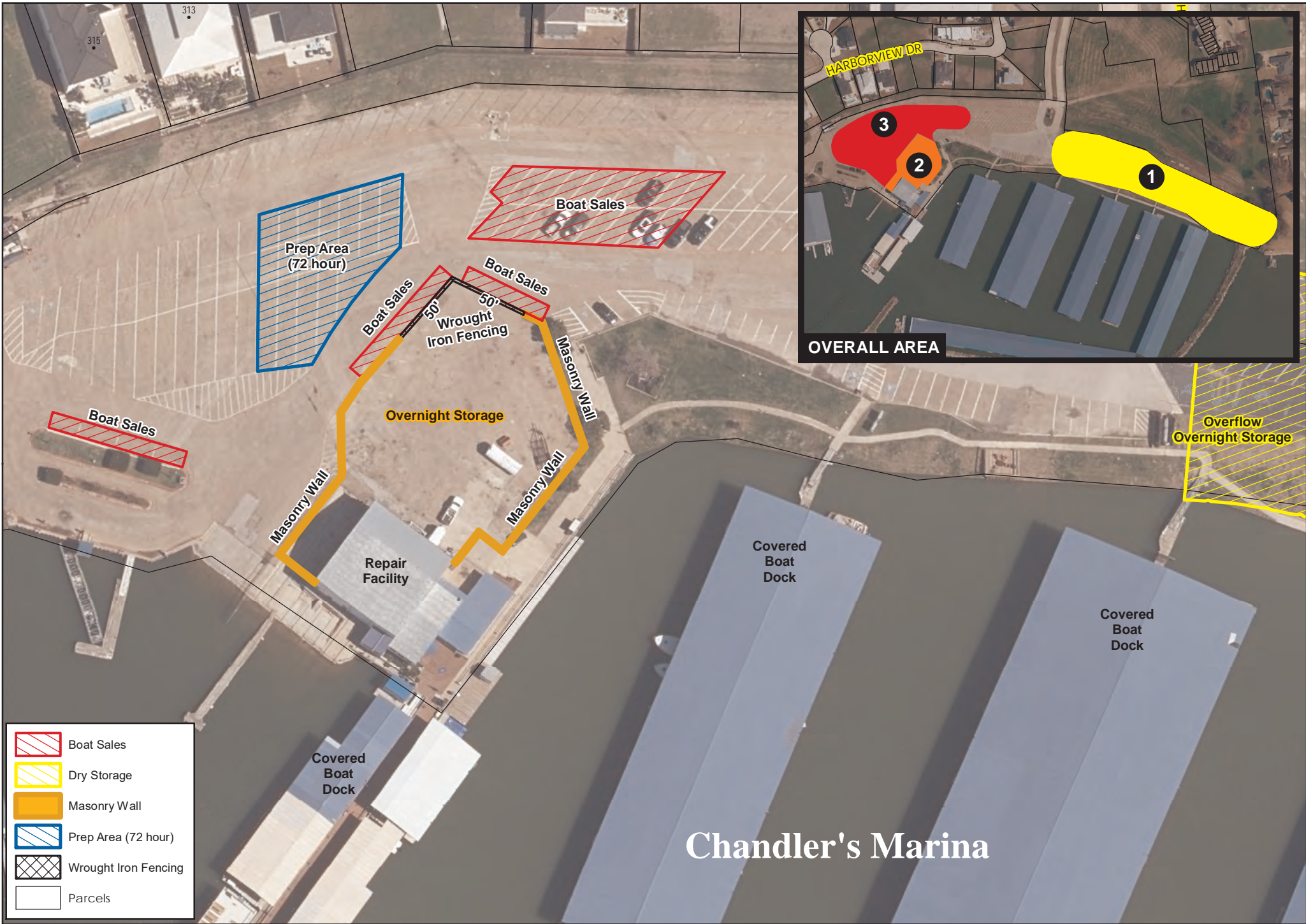
72 hour storage/Prop  
+ Daytime new  
Boat display











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

