

CITY HALL

ROCKWALL, TEXAS

APPLICATION FOR ZONING CHANGE

Case No. _____ Filing Fee 50.⁰⁰ Date 9/4/80

Applicant JAMES L. TOLER

Mailing Address 200 CENTURY BANK BUILDING GARLAND, TX 75040 Phone No. 495-9100

LEGAL DESCRIPTION OF PROPERTY SOUGHT TO BE REZONED:
(if additional space is needed for description, the description may be put on a separate sheet and attached hereto.)

VILLAGE TWO, AN ADDITION TO THE CITY OF ROCKWALL, TEXAS

I hereby request that the above described property be changed from its present zoning which is "C" Commercial District Classification to a "SPECIFIC USE PERMIT FOR MINI-WAREHOUSES" District Classification for the following reasons: (Attach separate sheet if necessary.)

1. HIGHEST AND BEST USE OF THE PROPERTY.
2. TO CONFORM TO BEST USE OF LAND.
3. TO INCREASE CITY'S TAX BASE.

THERE ~~IS~~ (ARE NOT) DEED RESTRICTIONS PERTAINING TO THE INTENDED USE OF THE PROPERTY.

STATUS OF APPLICANT: Owner X Tenant _____ Prospective Purchaser _____

I have attached hereto as Exhibit "A" a Plat showing the property which is the subject of this requested zoning change and have read the following note concerning the importance of my submitting to the City a sufficient legal description.

James L. Toler
APPLICANT

NOTE: The legal description is used to publish notice of the required hearing and in the preparation of the final ordinance granting the zoning change. 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
OFFICIAL RECEIPT
PUBLIC WORKS DEPARTMENT**

DATE Sept. 4, 1980
 NAME Jim Tolere
 ADDRESS Garland

Cash Check Other

| | | |
|--------------------|--|--------------|
| BUILDING PERMIT | | |
| PLUMBING PERMIT | | |
| MECHANICAL PERMIT | | |
| ELECTRICAL PERMIT | | |
| WATER TAP | | |
| WATER AVAILABILITY | | |
| SEWER TAP | | |
| SEWER AVAILABILITY | | |
| <u>Zoning</u> | | <u>50 00</u> |
| | | <u>50 00</u> |
| | | |
| | | |
| | | |

Received By ET

FORM I-1
1881

R & W PRINTING CO · ROCKWALL TX 75087 71334-B

TOP I NEED ANSWERS FOR MEETING - Village Two

Check with Highway Dept About ROW & excess

check with North Tx Water District About Septic & portable water

COUNCILMEN:
 A. CONCEALED:
 ROGER D. McALLUM
 MICHAEL E. SLAUGHTER

M. J. BARKSDALE
SURVEY
A-11

HILLTOP CIRCLE PD-2

CABANA COURT

W. BLEVINS



C

A

PD-7

MF-2

KEY

Handwritten signature or initials in the bottom right corner of the map.

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS, Jim Toler and Company, is the owner of a tract or parcel of land situated in the Malcom Barksdale Survey, Abstract No. 11, Rockwall County, Texas, and being part of that certain 11.25 acre tract of land conveyed to the City of Dallas by Margaret Buchanan, et al, by deed recorded in Volume 81, Page 542, Deed Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at an iron rod at the Southwest corner of said 11.25 acre tract of land, said point being at the intersection of the Northwest line of I.H. 30 and the Southeast line of the M.K.T. Railroad;

THENCE: North $57^{\circ} 10' 45''$ East with said railroad a distance of 417.92 feet to an iron rod;

THENCE: North $55^{\circ} 03' 46''$ East continuing with said railroad a distance of 490.56 feet to an iron rod;

THENCE: South $33^{\circ} 38' 49''$ East a distance of 128.26 feet to an iron rod on the Northwest line of I.H. 30 and at the point of curvature of a circular curve to the left having a central angle of $4^{\circ} 31' 30''$ and a radius of 11,609.20 feet;

THENCE: Along the arc of said curve whose chord bears South $64^{\circ} 04' 47''$ West an arc distance of 916.08 feet to the Point of Beginning and containing 1.123 Acres of land.

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COUNTY OF ROCKWALL

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THENCE: North 55° 03' 46" East continuing with said railroad a distance of 490.56 feet to an iron rod;
THENCE: South 33° 38' 49" East a distance of 128.26 feet to an iron rod on the Northwest line of I.H. 30 and at the point of curvature of a circular curve to the left having a central angle of 4° 31' 30" and a radius of 11,609.20 feet;
THENCE: Along the arc of said curve whose chord bears South 64° 04' 47" West an arc distance of 916.88 feet to the Point of Beginning and containing 1.123 Acres of land.



PUBLIC NOTICE

The City Council of the City of Rockwall will hold a public hearing at 7:30 P.M., on January 5, 1981, at 102 East Washington, Rockwall, Texas, for the purpose of considering a zone change from "C" Commercial to "SUP" Special Use Permit, for the purpose of constructing miniwarehouses on the following described tract of land located on Interstate 30:

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(1tc-C)

Taler

1) Michael A. Stephenson
3318 Lakeshore
Rockwall, TX 75087

2) Joe Lily Ng
% China Inn
6521 E NW Hwy
Dallas, TX

3) Gifco Corp.
% John Threadgill
PO Box 47147
Dallas TX.

4) Railroad
% RR Co Int Dept
701 Commerce
75201

mailed 2nd time
12-1-80

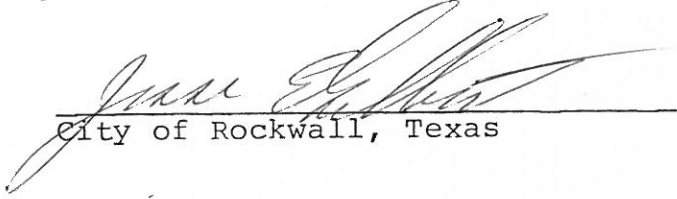
BEFORE THE PLANNING AND ZONING COMMISSION
CITY OF ROCKWALL, TEXAS

The Planning and Zoning Commission will hold a public hearing at
7:30 o'clock P.M., on the 11th day of December,
19 80, in the Rockwall City Hall, Rockwall Texas, on the request of
Jim Toler for a change of zoning from
"C" Commercial District Classification,
to "SUP" Specific Use Permit District Classification, *
on the following described property:

See Attached Field Notes

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. 80-13.

*For the purpose of constructing
miniwarehouses



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. 80-13

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

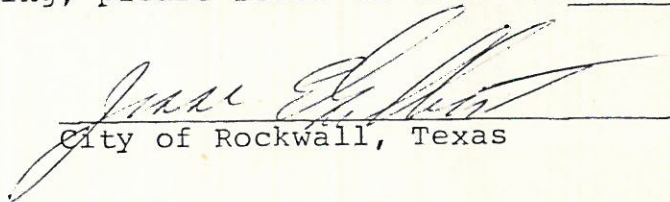
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I am opposed to the request for the reasons listed below. ✓

1.

2.

3.

See original answer

Signature Dobber Stephenson

Address 3318 LAKESIDE DR
ROCKWALL TX

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

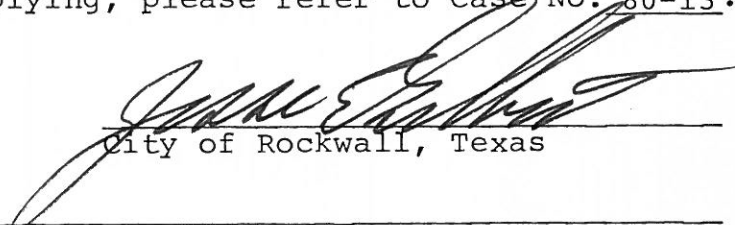
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City of Rockwall

BEFORE THE PLANNING AND ZONING COMMISSION
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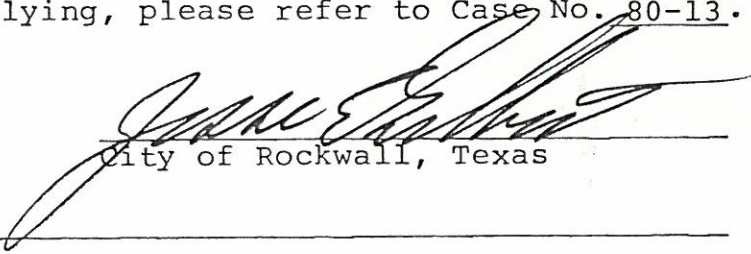
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I am in favor of the request for the reasons listed below. _____

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

1. Proposed use would be AESTHETICALLY undesirable to the overall future beautification of Rockwall
2. own property next to this and am planning future construction of a restaurant -
3. would not ~~help~~ help in the future value of other property in the surrounding Area -

Signature Michael C. Stephenson

Address 3318 Lakeside Dr.

Rockwall Tex. 75087

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

Thank you,

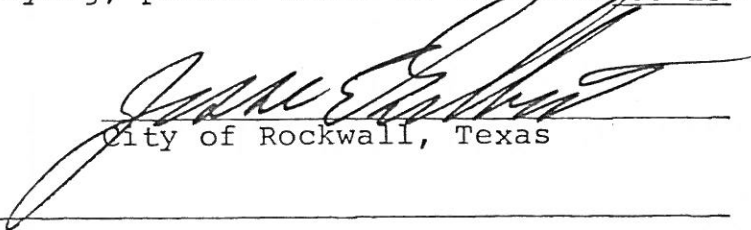
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I am in favor of the request for the reasons listed below. _____

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

- 1.
- 2.
- 3.

GIFCO PROPERTIES, INC.

Signature BY: Harold D. Boyce
Vice President
Address P. O. Box 47127, Dallas, Tx 75247

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

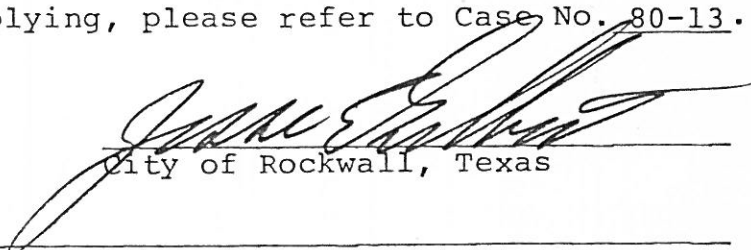
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Case No. 80-13

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

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

1. Changing the zoning to "sup" will depreciate the whole area
2. It will discourage investors including me to invest further in the area
3. The area is too pretty to be wasted as a "sup"

Signature Lily ng Joe
Address 7024 Blackwood Dr. Dallas Tx.

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

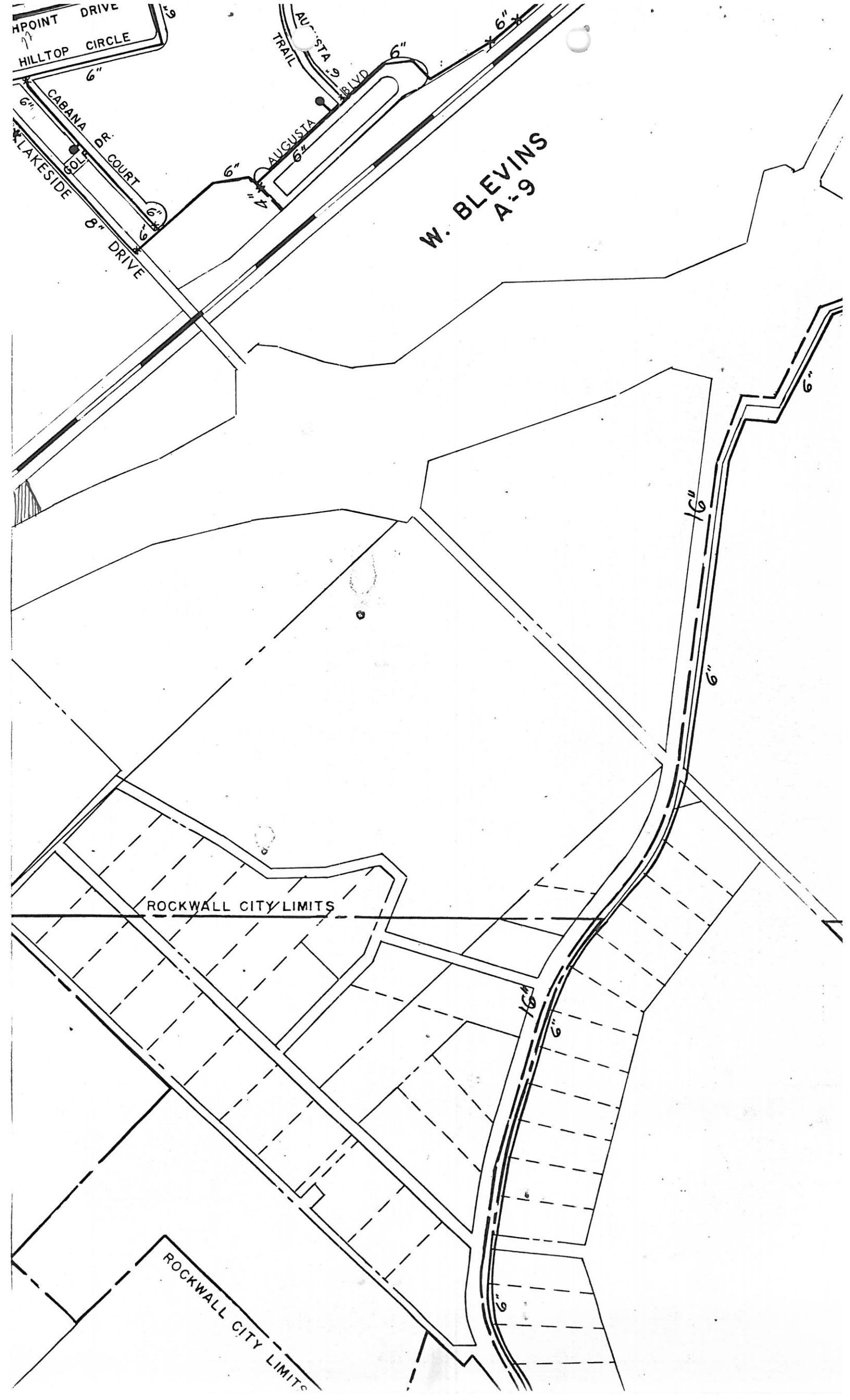
Thank you,
City of Rockwall

Toler Rezoning

"C" - Commercial to "SUP" - Specific Use Permit

Request
Mr. Toler is requesting a change in zoning from Commercial to a Specific Use Permit for the purpose of constructing mini warehouses on his property along Interstate 30.

Mr. Toler has requested a rehearing from the Planning and Zoning Commission on this case because he was unable to present his request.



HILLTOP DRIVE
HILLTOP CIRCLE

CABANA B COURT
LAKESIDE DRIVE

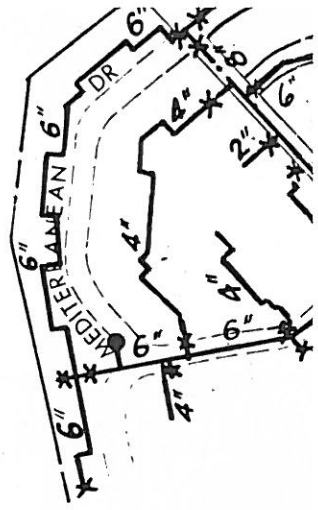
AUGUSTA TRAIL
AUGUSTA BLVD

W. BLEVINS
A-9

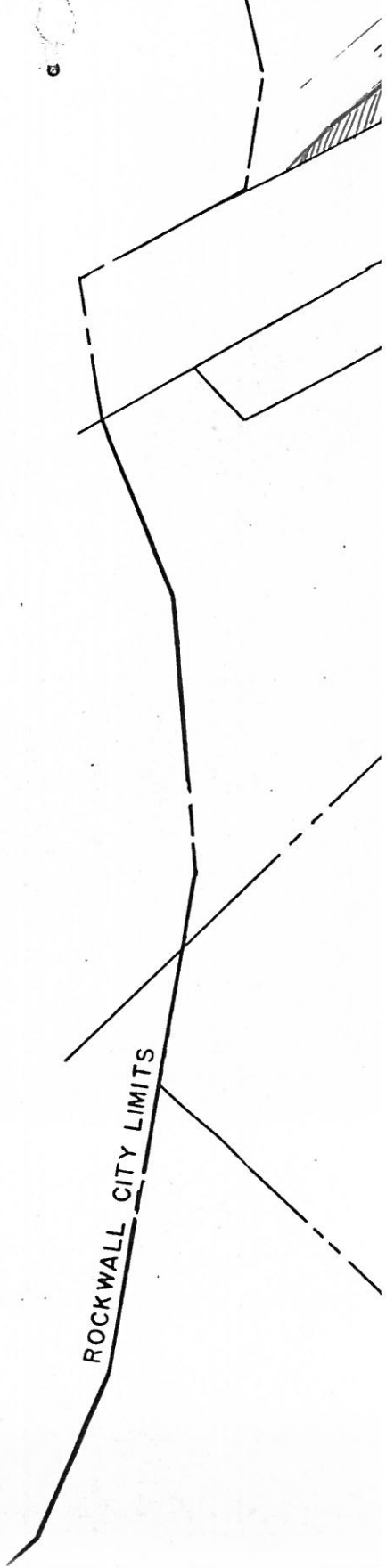
ROCKWALL CITY LIMITS

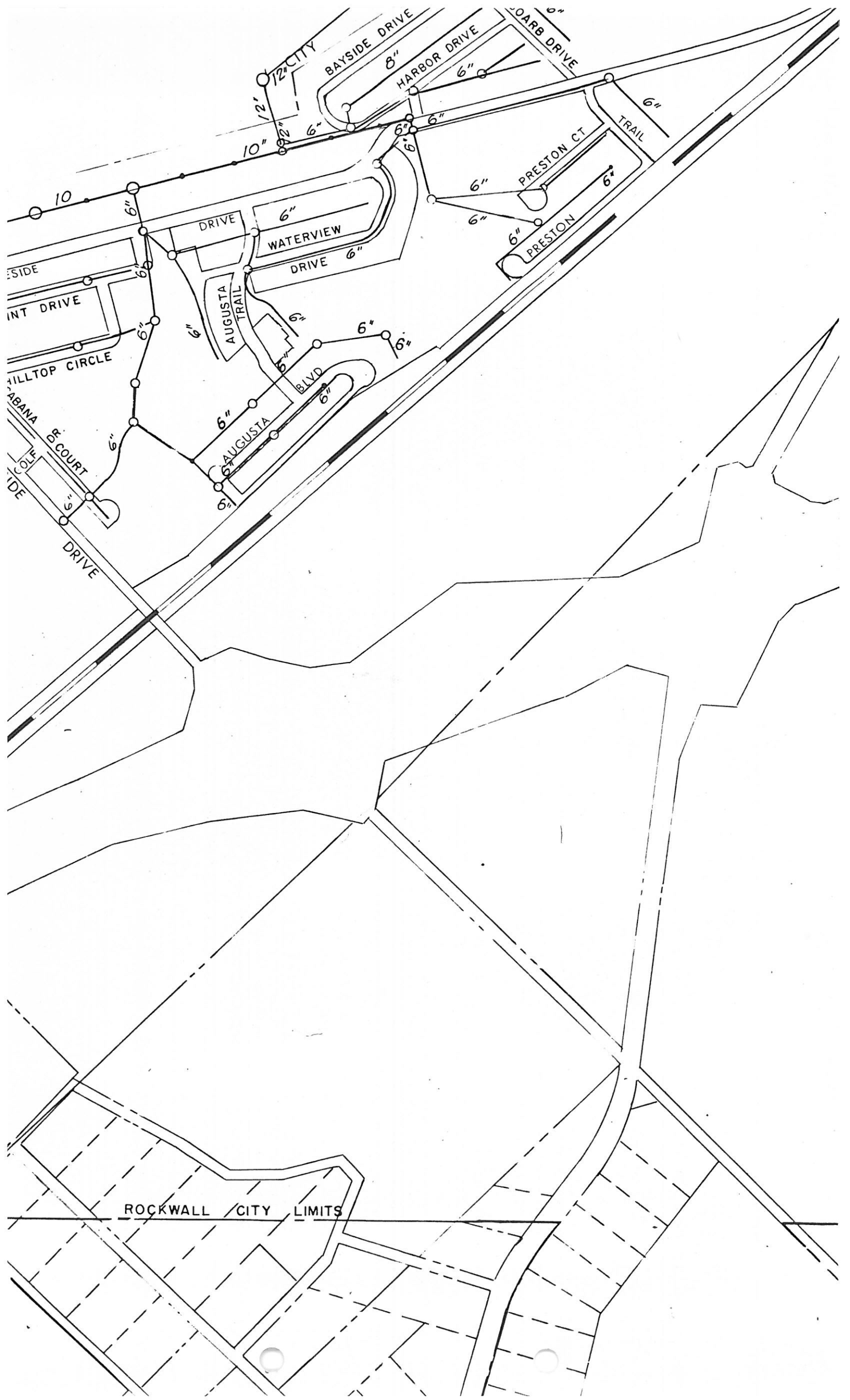
ROCKWALL CITY LIMITS





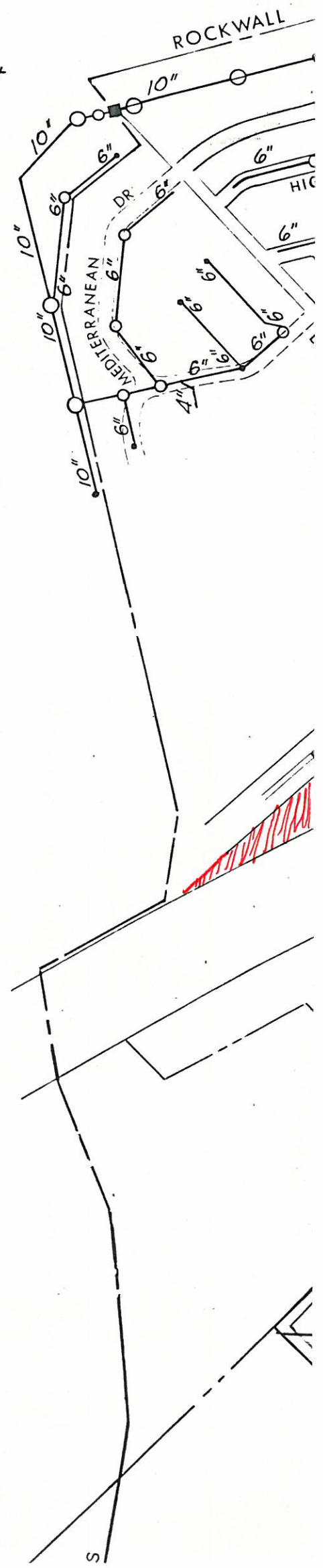
ROCKWALL CITY LIMITS

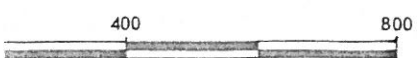
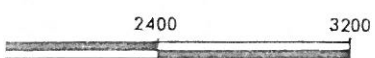
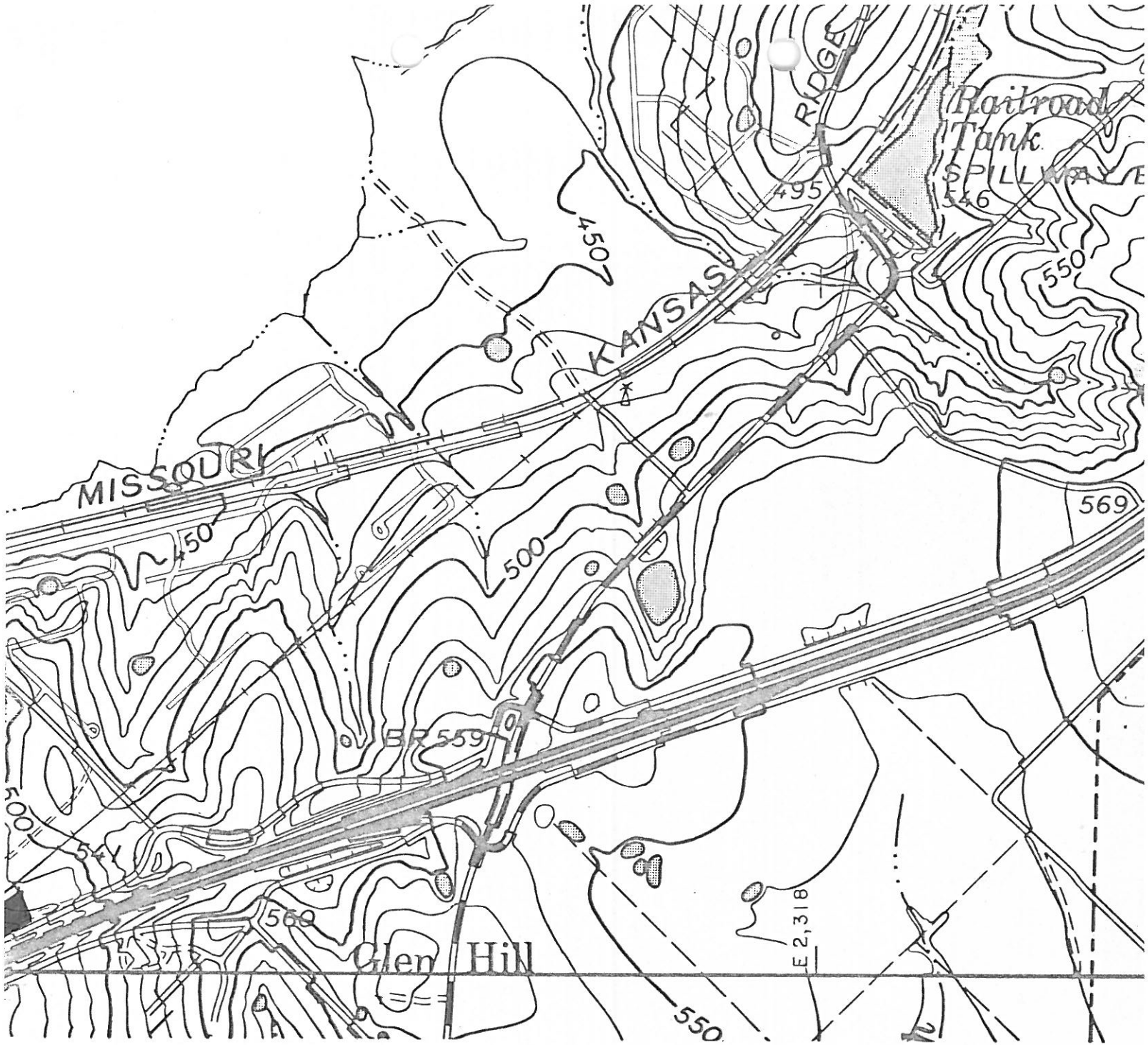




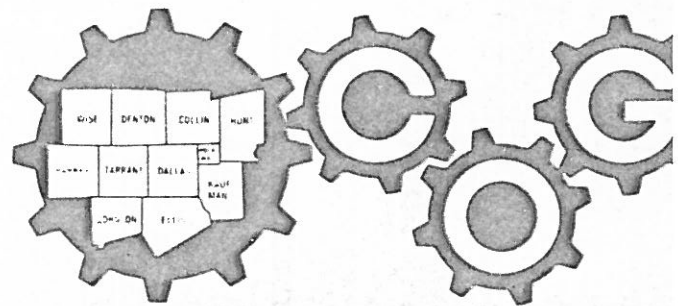
ROCKWALL CITY LIMITS

Lakeside Lift
Station No 2





North Central Texas Council of Gov



(1) Mine warehouses with office

(2) Sewer is not available

(3) Water is not available

(4) Service road is not complete in front of project

(5) he would like to use a septic system and bottle water at the office because it will only be open part time.

December 12, 1980

Mr. Toler has requested a rehearing from the Planning and Zoning Commission on his case because he was unable to present his request.

Jim Toler and Company

495-9100

SUITE 200 CENTURY BANK BUILDING
1111 NORTH BELT LINE ROAD GARLAND, TEXAS 75040

Builders Realtors

November 18, 1980

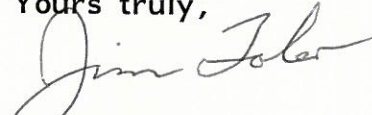
Planning and Zoning Commission
Rockwall, Texas

Gentlemen:

Since we were a few minutes late to the Planning and Zoning Commission Meeting of November 13, 1980, our application to change the zoning on the 1.112 acre tract was denied without the Commission having the opportunity to hear our reasons for wanting the change. Due to this, we would like to appeal to you for the opportunity to present our reasons for wanting the change at your next appropriate meeting.

Your consideration in this matter would be greatly appreciated.

Yours truly,



Jim Toler

JT :elh



Jim Toler and Company

495-9100

SUITE 200 CENTURY BANK BUILDING
1111 NORTH BELT LINE ROAD GARLAND, TEXAS 75040

Builders Realtors

January 5, 1981

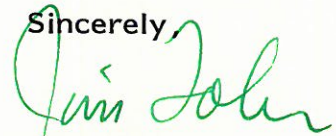
Mayor Harry Myers
City of Rockwall
102 East Washington
Rockwall, Texas 75087

Dear Mayor Myers:

Please consider this letter my request to withdraw my zoning application for a specific use permit for mini-warehouses on my tract of land on IH-30 in Rockwall.

Thank you very much for your consideration.

Sincerely,



Jim Toler

JT:elh





builder

designer

David L. Taylor
Custom Homes Inc.

475-1147



ACTION RECORD

CASE NAME: Toler Rezoning

CASE NO.: 80-13

Planning and Zoning
Commission

City Council

Date

Approved. Disapproved Approved Disapproved

Preliminary Plat _____

Final Plat _____

Zoning _____

~~X~~ ~~11/13/80~~
~~X~~ ~~11/13/80~~
X 12-11-80

Changes: 11/13/80 - case was postponed by P+2 for prep of concept

planned meeting w/ neighbors. Denied

Rehearing allowed for 12-11-80 Denied

Requested to be pulled from annual agenda 4/5/81