

CITY HALL

ROCKWALL, TEXAS

APPLICATION FOR ZONING CHANGE

Case No. _____ Filing Fee _____ Date 9-27-82

Applicant Metro Petroleum Co.

Mailing Address _____ Phone No. 314-475-4750

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.)

1. Sheet Attached

I hereby request that the above described property be changed from its present zoning which is " _____ " District

Classification to a " _____ " District

Classification for the following reasons: (Attach separate sheet if necessary.)

- 1.
- 2.
- 3.

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

STATUS OF APPLICANT: Owner 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.

M E Culbertson
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 7-15-82

NAME Brenville Automatic Gas Co.
ADDRESS _____

Cash Check Other

BUILDING PERMIT

PLUMBING PERMIT

MECHANICAL PERMIT

ELECTRICAL PERMIT

WATER TAP

WATER AVAILABILITY

SEWER TAP

SEWER AVAILABILITY

Specific Use Permit

50⁰⁰

Received By [Signature]

50⁰⁰

FORM I-1

4040

GREENVILLE
455-4546

BONHAM
583-4877

QUINLAN
356-2547

COMMERCE
886-3045

Greenville Automatic Gas Company

2200 BLOCK FANNIN
ARDIS HEIGHTS
P. O. BOX 28
F. M. 118
GREENVILLE, TEXAS 75401

ROCKWALL
722-3132

ROYSE CITY
635-2403

TAWAKONI
447-2122

COOPER
395-2615

July 8, 1982

City of Rockwall
Rockwall, Texas 75089

Attn: Mr. Larry King

Dear Mr. King:

Greenville Automatic Gas Company respectfully requests permission from the authorized staff person at the City of Rockwall to install a Propane Motor Fuel and Bottle Filling Station.

This installation is to be located at the Gulf Station at the Intersection of I 30 and FM 205.

Providing that the installation is approved a letter needs to be addressed to the LP Gas Division of the Railroad Commission of Texas, P. O. Drawer 12967, Capital Station, Austin, Texas 78711 with a copy to Greenville Automatic Gas Company, P. O. Box 28, Greenville, Texas 75401.

It needs to say "pending Railroad Commission approval the installation is approved and that it does conform with local regulations."

Greenville Automatic Gas Company is licenced under the LP Gas Division of the Railroad Commission of Texas.

All installations are approved and inspected by said Railroad Commission.

Yours Very Truly,



Delbert Watson
Marketing Manager

DW/lrj

MANUFACTURERS' DATA REPORT FOR UNFIRED PRESSURE VESSELS

As Required by the Provisions of the A.S.M.E. Code Rules

1. Manufactured by AMERICAN TANK & MFG. CO. 2136 W. COMMERCE DALLAS, TEXAS
(Name and address of the manufacturer)

2. Manufactured for J. W. Shelton Butane Co., Mt. Vernon, Texas
(Name and address of the purchaser)

3. Type Horiz. Vessel No. (F 3919) (Mfr. Serial) (State & State No.) Nat'l Bd. No. _____ Yr. Built 1957
(Horiz. or Vert.) (O.D.)

4. SHELL: Material Case 1056 GR. B T.S. 73000 Thickness .511 in. Diam. 60 in. Length 128 in.
(Kind and Spec. No.) (Fig. or F.B. & Lowest T.S.)

5. SEAMS: Long Butt Welded S.R. No X.R. No Sectioned Yes Efficiency 80 %
(Welded, Dbl., Single, Lap, Butt) (Yes or No) (Spot or Complete) (Yes or No)

Girth Butt Welded S.R. No X.R. No Sectioned Yes No. of Courses 3

6. HEADS: (a) Material Case 1056 Gr. B T.S. 73000 (b) Material Same T.S. Same

Location (Top, bottom, ends)	Thickness	Crown Radius	Knuckle Radius	Elliptical Ratio	Conical Apex angle	Hemispherical Radius	Flat Diameter	Side to Pressure (Convex or Concave)
(a) End	.405			2:1				Concave
(b) End	.405			2:1				"

7. Constructed for Int. pressure of 250 psi. Max. Temp. 300 °F. Subzero _____ °F. Hydrostatic Test 400 psi.

8. SAFETY OR RELIEF VALVE OUTLETS: Number 2 Size 1 1/4" Location Top

9. NOZZLES: 2 Cradles & bar pads, hinge & Hasp

Purpose, (Inlet, Outlet, Drain)	Number	Diam. or Size	Type	Material	Thickness	Reinforcement Material	How Attached
	<u>9</u>	<u>4-1 1/4" 2-2" 1-1" 2-1/4"</u>	<u>3000 lb. Steel Couplings</u>				<u>Welded</u>

10. INSPECTION Manholes, No. _____ Size _____ Location _____
OPENINGS Handholes, No. _____ Size _____ Location _____

11. SUPPORTS: Skirt No Lugs 2 Legs 4 Other Hinge & Hasp Attached Welded
(Yes or No) (Number) (Number) (Describe) (Where & How)

12. REMARKS: L. P. Gas Propane Service Station Tank 1400 Water Gallon Capacity
(Type Tank & Purpose for which it is Designed)

We certify that the statements made in this report are correct and that all details of material, construction, and workmanship of this vessel conform to the ASME Code for Unfired Pressure Vessels, Par. UW52 (A), 1956 Ed., A.S.M.E. Code

This vessel constructed in accordance with plans and specifications shown on DRAWING NO. C-SS-400 as approved by the Railroad Commission of Texas on 1-30-56 19-51 and the completed vessel bears the A.S.M.E. Unfired Pressure Vessel Code Symbol.

License No.: 729
Date 12-6-57 19____ Signed AMERICAN TANK & MFG. CO. By [Signature]
(Manufacturer)

Certificate of Authorization Expires A.S.M.E. Code No. 2591 Expires Dec. 31, 1961

CERTIFICATE OF SHOP INSPECTION

Inspection Agency's Serial No. E-27
VESSEL MADE BY AMERICAN TANK & MFG. CO. at DALLAS, TEXAS

I, the undersigned, holding a Certificate of Competency as an Inspector of Boilers and Unfired Pressure Vessels in THE STATE OF Arkansas and employed by Employers Casualty Company of Dallas, Texas inspected internally and externally, the vessel described in this report on 12-6-57 19____, and certify that the statements made in this report are correct, corresponding with mill test reports of materials furnished by the builders and measurements made of the vessel, and that this vessel is constructed in accordance with the ASME Code for Unfired Pressure Vessels.

Date 12-6-57 19____

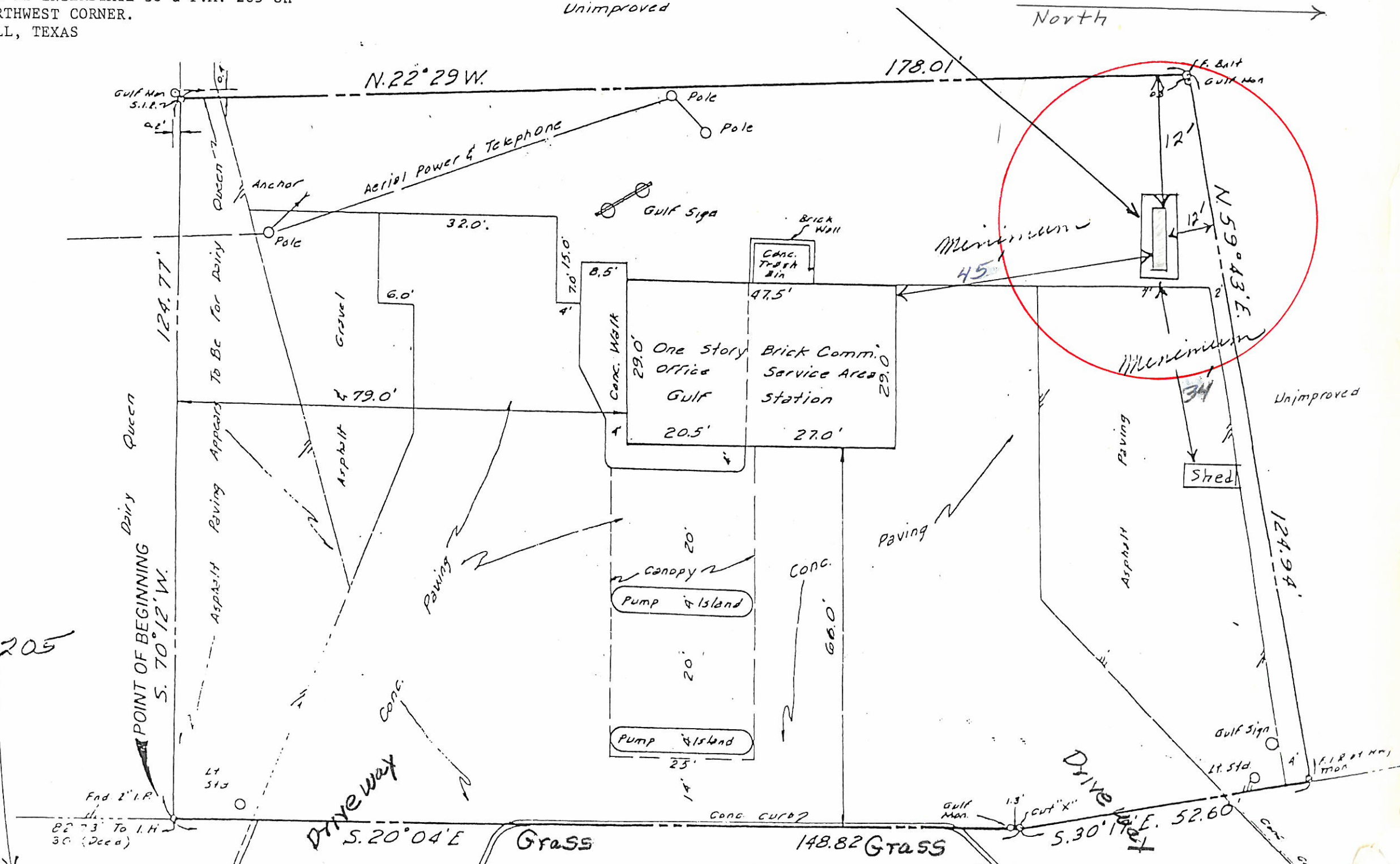
Original signed by: G. E. Kelly Commissions _____

W.L. CONNORS, MANAGER
 LOCATED AT INTERSTATE 30 & F.M. 205 on
 THE NORTHWEST CORNER.
 ROCKWALL, TEXAS

ACCESSORIES. FENCED ACCORDING TO THE RAILROAD COMMISSION CODE
 PAGE 90 PARAGRAPH # 9.6. COPY ATTACHED.
 Unimproved

20

FM 205



BEING a tract of land in the JOSEPH CADLE SURVEY, ABSTRACT NO. 65, Rockwall County, Texas, and being the same tract of land conveyed to Terry's Gulf, Inc., from Kenneth W. Terry by deed recorded in Volume 155, Page 164, Deed Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 2" iron pipe for a corner on the Southwest line of State Highway No. 205, North 20° 04' West 82.73 feet from the Northwest line of I.H. 30, said corner being the Southeast corner of said Terry Tract;

THENCE: South 70° 12' West 124.77 feet to an iron rod for a corner and the Southwest corner of said Terry Tract;

THENCE: North 22° 29' West 178.01 feet to a iron bolt for a corner and the Northwest corner of said Terry Tract;

THENCE: North 59° 49' East 124.94 feet to an iron rod for a corner at a Highway monument on the Southwest line of State Highway No. 205, said corner being the Northeast corner of said Terry Tract;

THENCE: South 30° 17' East with the Southwest line of State Highway No. 205, a distance of 52.60 feet to a cross cut in concrete;

THENCE: South 20° 04' East with the Southwest line of State Highway NO. 205, a distance of 148.82 feet to the Point of Beginning and containing 24,219.36 Square Feet or 0.556 acre of land.

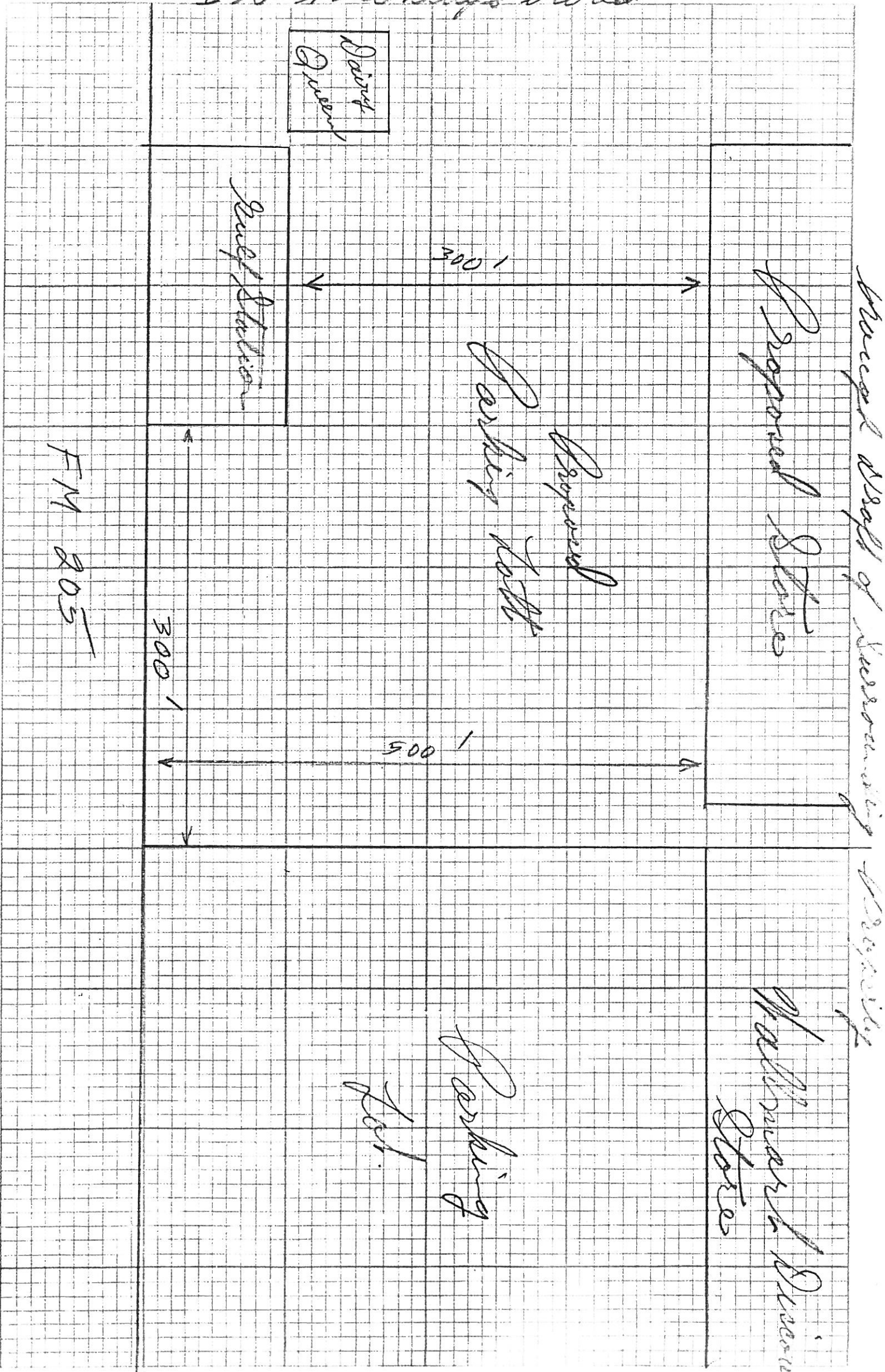
Automatic Construction Company

P. O. BOX 28
GREENVILLE, TEXAS 75401
PHONE 214/455-4546

Stran Steel BUILDINGS
GENERAL CONTRACTORS

P. O. BOX 289
LONGVIEW, TEXAS 75601
PHONE 214/753-8312

I 30 Frontage Road

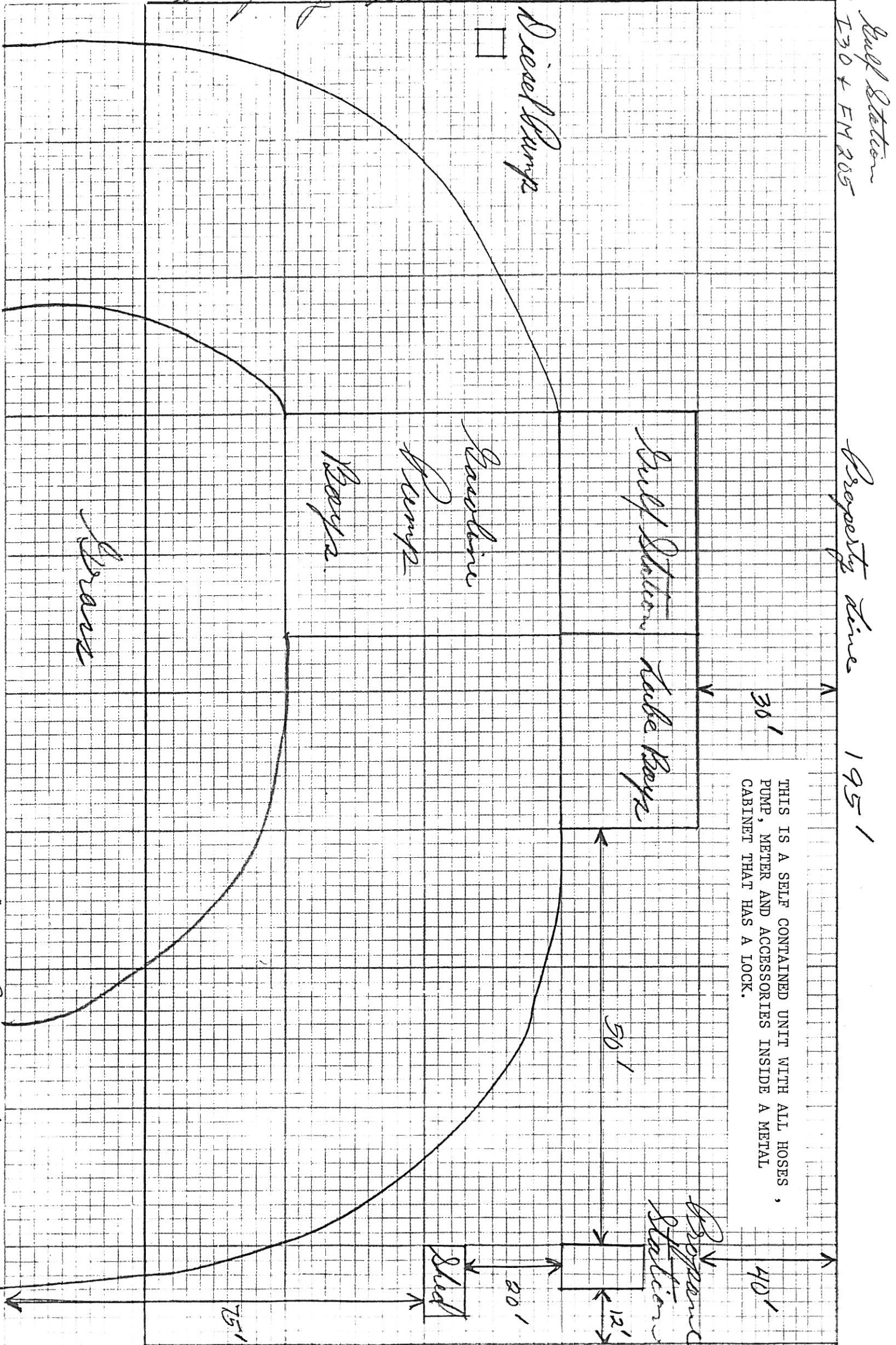


Automatic Construction Company

P. O. BOX 28
GREENVILLE, TEXAS 75401
PHONE 214/455-4546

Stran Steel BUILDINGS
GENERAL CONTRACTORS

P. O. BOX 289
LONGVIEW, TEXAS 75601
PHONE 214/753-8312



Property Line 150'

Bull Station
I 30 + FM 205

Property line 195'

THIS IS A SELF CONTAINED UNIT WITH ALL HOSES,
PUMP, METER AND ACCESSORIES INSIDE A METAL
CABINET THAT HAS A LOCK.

Property line 150'



CITY OF ROCKWALL
"THE NEW HORIZON"

September 10, 1982

Delbert Watson
P.O. Box 28
Greenville, Tx. 75041

Dear Mr. Watson:

Enclosed is an application in which you need to sign in order to meet with the Planning & Zoning Board and the City Council.

You are scheduled to meet with the Planning & Zoning Board on October 14th, 1982 at 7:30 pm, at City Hall. As soon as the enclosed application is returned you will be put on the agenda.

Your cooperation will be appreciated.

Thank You,

A handwritten signature in blue ink, appearing to read "Larry King".

Larry King
Building Official

LK:be

RAILROAD COMMISSION OF TEXAS

JAMES E. (JIM) NUGENT, Chairman
MACK WALLACE, Commissioner
BUDDY TEMPLE, Commissioner



HUGH F. KEEPERS
Director
(512) 475-1301

LIQUEFIED PETROLEUM GAS DIVISION
"YOUR SAFETY IS OUR BUSINESS"

105 WEST RIVERSIDE DRIVE

CAPITOL STATION — P. O. DRAWER 12967

AUSTIN, TEXAS 78711

August 26, 1982

Mr. Larry King
City of Rockwall
102 E. Washington Street
Rockwall, Texas 75087

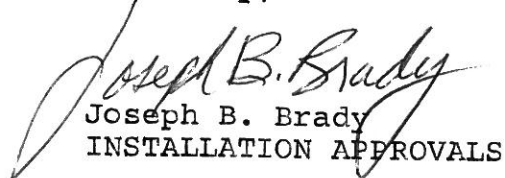
Re: Propane Motor Fuel
Service Station
FM 205 & IH 30

Dear Mr. King:

It has come to our attention that Greenville Automatic Gas Company of Greenville, Texas has made an application to install a 1400 water gallon propane service station at the referenced location.

We are enclosing a copy of our property line distance requirements for such installations for your reference. If we can be of any assistance to you, please do not hesitate to call our office.

Sincerely,


Joseph B. Brady
INSTALLATION APPROVALS

JBB:mjk

cc: David Copeland, Inspector

Delbert Watson
Greenville Automatic Gas Company
P.O. Box 28
Greenville, Texas 75401

9.5

§9.265 (051.05.03.240). Installation of LP-Gas Service Station and Bottle Filling Storage Containers.

(a) Location of containers.

(1) Fuel storage containers may be located within the corporate limits of any city or town, provided the installation meets the requirements of the LP-Gas Division of the Railroad Commission.

(2) All fuel storage containers shall be located outside buildings and shall be located with respect to the nearest building or group of buildings or the nearest railroad or highway right-of-way or **to any adjoining property**

line in accordance with the following table:

Total Aggregate Water Capacity of Storage	Minimum Distance
0 - 500 gallons	10 feet
501 - 2000 gallons	12 feet
2001 - 4000 gallons	20 feet
4001 - 6500 gallons	35 feet
6501 - 8000 gallons	50 feet

(3)-(5) (No change.)

(b)-(c) (No change.)

This agency hereby certifies that the rule as adopted has been reviewed by legal counsel and found to be a valid exercise of the agency's legal authority.

Issued in Austin, Texas on March 8, 1982.

AD COMMISSION OF TEXAS
D PETROLEUM GAS DIVISION
L STATION-P. O. DRAWER 12967
AUSTIN, TEXAS 78711
ESS CORRECTION REQUESTED

OFFICIAL BUSINESS
STATE OF TEXAS
STATE PENALTY
FOR PRIVATE USE



Mr. Larry King
City of Rockwall
102 E. Washington Street
Rockwall, Texas 75087

Gulf Station I-30/205

1. Robert S. Folsom Investments
Property Tax Analysts Inc.
PO Box 36425
Dallas 75235
2. American Friends of Boys
Town of Jerusalem, Inc.
40 West 57th St.
New York, N. Y. 10019
3. C & V of Lancaster Inc.
901 S. Washington
Kaufman, TX 75142
4. Lakeside Chevrolet Co.
PO Box B
5. A.C. Roffino
PO Box 2774
Richardson TX 75080

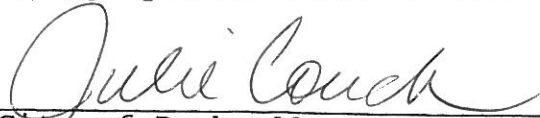
BEFORE THE PLANNING AND ZONING COMMISSION
CITY OF ROCKWALL, TEXAS

The Planning and Zoning Commission will hold a public hearing at 7:30
o'clock P.M., on the 14th day of October, 1982, in
the District Courtroom, Rockwall County Courthouse
Rockwall, Texas, on the request of Metro Petroleum Company
for a Specific Use Permit for a Propane Motor Fuel and Bottle Filling
Station

on the following described property:

Highway 205 at Interstate 30
(See Attached Legal Description)

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. 82-12



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. 82-12

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

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

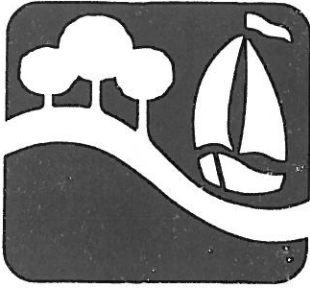
- 1.
- 2.
- 3.

Signature _____

Address _____

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

Thank you,
City of Rockwall



CITY OF ROCKWALL

"THE NEW HORIZON"

TO: City Council
FROM: Larry King
SUBJECT: Placement for Propane Motor Fuel Tank
DATE: 12-1-82

Greenville Automatic Gas would like to place the desired tank as the State Railroad Commission states within the LP Liquefied Petroleum Gas Manual.

The manual states a minimum distance to adjoining property lines of 12 feet.

According to the City of Rockwall adopted Fire Code in order to place a 1,400 gallon above ground tank within the City the minor distance to adjoining property lines is 25 feet.

Enclosed is a copy of the appropriate table from the Railroad Commission Manual, marked Item A. Also enclosed is a copy of the table from our local code marked Item B.

Because the only variance from the Fire Code can be done by the appropriate Board of Appeals. I am requesting you make a determination as to the location of the proposed tank placement.

MEMORANDUM

TO: City Council and Planning and Zoning Commission
FROM: Larry King, Building Official
SUBJECT: Specific Use Permit for Propane Motor Fuel and Bottle Filling Station

Greenville Automatic Gas Company would like to request a Specific Use Permit to install one 1,400 gallon aboveground propane tank. The proposed site is to be located at the Gulf Station on I-30 and SH-205. The purpose of the tank will be for the filling of motor vehicles and portable propane bottles.

The current Zoning Ordinance does not designate which zone this type of operation would be allowed in. In reviewing our adopted Fire Codes, this type of operation would have to meet the Railroad Commission regulations, as well as local fire codes.

The following is a brief outline of local code requirements:

Uniform Fire Code

1. Any container over 1,200 water gallon capacity must be a minimum of 50 ft. from adjoining property lines.
2. Must meet N.F.P.A. Standard 58 and 59 which deals with "Liquefied Petroleum Gas".
3. No stationary tank shall be more than ten (10) feet from the nearest street line or sidewalk.
4. The Fire Chief may require "No Smoking" signs within 50 ft. of the nearest container.
5. No person shall maintain any open flame device outside of a building within 50 ft. of each container.
6. All weeds and grass, brush, trash or other combustible material shall be kept a minimum of ten feet away from all LP gas tanks or containers.
7. Required clearance table

CONTAINER CAPACITY (Gallons Over) (Gallons Not Over)	MINIMUM DISTANCE
Less than 100	5 feet
100 to 500	10 feet
500 to 1200	25 feet
Over 1200	50 feet

NOTE: At the discretion of the Chief, containers may be located a lesser distance to buildings of not less than one-hour fire-resistive construction in accordance with the Building Code, provided the above distances applied to openings in buildings are maintained, and the relief valves will not discharge in the direction of a means of egress or against the building.

National Fire Code (1981 Edition)

1. Installation would have to meet Standards 58 and 59
2. N.F.P.A Minimum Distance

58-54 LIQUEFIED PETROLEUM GASES

Table 3-1
Minimum Distances
Containers

Water Capacity Per Container Gallons	Mounded or Underground (Note (d'))	Aboveground	Between Aboveground Containers
Less than 125 (Note (a))	10 feet	None (Note(b))	None
125 to 250	10 feet	10 feet	None
251 to 500	10 feet	10 feet	3 feet
501 to 2,000	10 feet	25 feet (Note(c))	3 feet
2,001 to 30,000	50 feet	50 feet	5 feet
30,001 to 70,000	50 feet	75 feet	} (1/4 of sum of diameters of adjacent containers)
70,001 to 90,000	50 feet	100 feet	
90,001 to 120,000	50 feet	125 feet	

NOTES TO TABLE 3-1

3. The complete installation standards within N.F.P.A Code consist of two chapters, 58 and 59, which this operation must follow.

Railroad Commission (L.P. Gas Safety Rules

1. According to L.P. Gas storage containers allowed locations, the following chart governs the minimum distance allowed by the Railroad Commission:

Total Aggregate Water Capacity of Storage	Minimum Distance
0 through 500 gallons	10 feet
501 through 2000 gallons	12 feet
2001 through 4000 gallons	20 feet
4001 through 6500 gallons	35 feet
6501 through 8000 gallons	50 feet

2. Unless the tank system is self contained, a barrier fence will be required to meet Railroad Commission and City requirements.
3. Aboveground storage tanks shall not be placed under any electric transmission line.
4. Guardrails will be required around the area where the tank will be situated.
5. Combustible materials shall be kept clear of the storage area a radius of 50 ft.

Underground installation (Optional)

N.F.P.A. Regulations

1. For a 1,400 gallon capacity tank, the distance to all property lines is decreased from 25 ft. to 10 ft. if an underground system is used.
2. The safety relief valve discharge on underground tanks shall be piped vertically and directly upward to a point at least 10 ft. above the ground. *Protected from*
3. The tanks must be secured to a permanent base and surrounded by a soft base of sand.
4. The tank must be a minimum of four feet deep.
5. All valves and regulators must meet N.F.P.A. design.

Railroad Commission Standards for Underground Installations

1. The tanks must be a minimum of 12 ft. to adjoining property lines and nearest buildings.
2. The tank must be set on a firm foundation and surrounded with soft earth.
3. Container locations subject to vehicular traffic shall be buried four feet and shall be protected by a concrete slab or other adequate cover.
4. If the tank unit isn;t a self contained system, a fence will be required to meet the following specifications:
 - a. Heavyweight woven welded wire not less than 14½ gauge
 - b. Minimum of 5 ft. high
 - c. Three top strands of barbed wire spaced four inches apart

Memorandum - City Council & P&Z

- d. Shall not be constructed closer than 3 ft. to the tank at any part.

Staff Recommendations

In reviewing all the codes and standards required for the installation of this size of propane tank and the proposed location, the following are my recommendations.

1. Because of the heavily congested area at I-30 and SH-205 and due to the flammable nature of the propane, I recommend an underground tank system rather than an aboveground system.
2. The tank would need to be set on a concrete base a minimum of 6 in. thick and reinforced properly with a soft base securing the tank.
3. The tank must be a minimum of 4 ft. deep and must be protected by a concrete slab so as to prevent the weight of concentrated loads on the container shell.
4. If the unit is not a self contained system, a guard fence will be required to secure the dispensing devices of the underground system.
5. I feel a 15 ft. distance should be required to all adjoining property lines and buildings. This would exceed N.F.P.A. regulations by 5 ft. and Railroad Commission regulations by 3 ft.

zoning case

ACTION RECORD

CASE NAME: Determination By Pt 2 + Council
for propane notes

CASE NO.: 82-12

Planning and Zoning
Commission

City Council

Date

Approved.

Disapproved

Approved

Disapproved

Preliminary Plat

Final Plat

Zoning

1/3/83

Changes: Pt 2 recommended that use be allowed

w/ gas stations

Pt 2 approved, Council approved w/ stipulation that if adjacent prop
owner wanted to build on property line, the bank would have to be
made off the 25 required feet under the old.

2. A request from Metro Petroleum for a Specific Use Permit for a propane motor fuel and bottle filling station to be located at the Gulf Station at the intersection of SH-205 and I-30 on the following described tract of land:

BEING a tract of land in the JOSEPH CADLE SURVEY, ABSTRACT NO. 65, Rockwall County, Texas, and being the same tract of land conveyed to Terry's Gulf, Inc., from Kenneth W. Terry by deed recorded in Volume 155, Page 164, Deed Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 2" iron pipe for a corner on the Southwest line of State Highway No. 205, North 20 degrees 04' West 82.73 feet from the Northwest line of I.H. 30, said

corner being the Southeast corner of said Terry Tract;

THENCE: South 70 degrees 12' West 124.77 feet to an iron rod for a corner and the Southwest corner of said Terry Tract;

THENCE: North 22 degrees 29' West 178.01 feet to a iron bolt for a corner and the Northwest corner of said Terry Tract;

THENCE: North 59 degrees 49' East 124.94 feet to an iron rod for a corner at a Highway monument on the Southwest line of State Highway No. 205, said corner being the Northeast corner of said Terry Tract;

THENCE: South 30 degrees 17' East with the Southwest line of State Highway No. 205, a distance of 52.60 feet to a cross cut in concrete;

THENCE: South 20 degrees 04' East with the Southwest line of State Highway No. 205, a distance of 84.2 feet to the Point of Beginning and containing 24,219.36 Square Feet or 0.556 acres of land.