

CITY OF ROCKWALL  
102 East Washington  
Rockwall, Texas

APPLICATION FOR ZONING CHANGE

Case No. 83-35-2 Filing Fee 340.00 Date 9/19/83

Applicant Richard M. Ellis Phone 722-9131

Mailing Address 116 East Rusk St. Rockwall, Texas 75087

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.)

Attached

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

Agricultural/Commerical District Classification

to Light Industrial District Classification

for the following reasons: (attach separate sheet if necessary)

To develop the land into a modern office warehouse district

There ~~XXXXX~~ (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.

Signed Richard M. Ellis

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)

19

BEING A TRACT OF LAND SITUATED IN THE ARCHIBALD HANNA SURVEY, A-99, ROCKWALL COUNTY, TEXAS AND BEING PART OF A 44.25 ACRE TRACT CONVEYED TO C. J. HANBY OF RECORD IN VOLUME 37, PAGE 240 DEED RECORDS, ROCKWALL COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON ROD IN A FENCE CORNER, THE NORTHWEST CORNER OF THE ABOVE MENTIONED 44.25 ACRE TRACT:

THENCE NORTH 89 DEGREES, 03 MINUTES, 00 SECONDS EAST WITH A FENCE LINE 860.18 FEET TO AN IRON ROD IN A FENCE CORNER;

THENCE SOUTH 13 DEGREES, 21 MINUTES, 03 SECONDS WEST WITH A FENCE LINE 1483.69 FEET TO AN IRON ROD IN THE NORTH RIGHT-OF-WAY OF INTERSTATE HIGHWAY#30;

THENCE SOUTH 72 DEGREES, 00 MINUTES, 08 SECONDS WEST WITH THE RIGHT-OF-WAY OF INTERSTATE HIGHWAY#30, 55.92 FEET TO A RIGHT-OF-WAY MARKER;

THENCE WITH A CURVE TO THE LEFT HAVING AN ANGLE OF 5 DEGREES, 13 MINUTES, 45 SECONDS A RADIUS OF 3014.79 FEET A TANGENT OF 137.67 FEET, A DISTANCE OF 275.15 FEET TO A RIGHT-OF-WAY MARKER;

THENCE NORTH 82 DEGREES, 48 MINUTES, 07 SECONDS WEST WITH THE RIGHT-OF-WAY 71.56 FEET TO A RIGHT-OF-WAY MARKER;

THENCE NORTH 44 DEGREES, 13 MINUTES, 07 SECONDS WEST, 5.7 FEET TO THE RIGHT-OF-WAY OF A 50.0 FOOT COUNTY ROAD;

THENCE NORTH 45 DEGREES, 52 MINUTES, 44 SECONDS WEST WITH THE COUNTY ROAD 231.10 FEET TO AN IRON ROD FOR CORNER;

THENCE NORTH 01 DEGREES, 20 MINUTES, 28 SECONDS EAST WITH A FENCE 1368.82 FEET TO THE PLACE OF BEGINNING AND CONTAINING 23.888 ACRES OF LAND MORE OR LESS.

I DO HEREBY CERTIFY THAT THE PLAT SHOWN HEREON REPRESENTS THE RESULTS OF AN ON THE GROUND SURVEY MADE UNDER MY DIRECTION AND THAT ALL CORNERS ARE MARKED AS SHOWN AND THERE ARE NO VISIBLE CONFLICTS OR ENCROACHMENTS OTHER THAN SHOWN.

Scale: 1" = 200'



  
PAT L. PRESLEY  
REGISTERED PUBLIC SURVEYOR



Herman Blum Consulting Engineers

**PRESLEY LAND SURVEYORS, INC.**

1015 ELM AT GRIFFIN · DALLAS, TEXAS 75202

May 3, 1972

0472-1A-66



# CITY OF ROCKWALL OFFICIAL RECEIPT

NAME Mr. J. J. [unclear] DATE 9-19-83  
 ADDRESS 116 Rock

Cash     Check     Other

GARBAGE		
LAND FILL PERMIT		
GARAGE SALES		
SOLICATORS PERMIT		
RENT		
MISCELLANEOUS WATER SALES		
<i>Permit Fee change + site plan (\$100 + \$10 x 24)</i>		360.00

Received By \_\_\_\_\_

2055

FORM G-1

Action Record

Case No. P&Z 83-35-2

Application/Plan Submitted 9/19/83

CC \_\_\_\_\_

Approved by P&Z \_\_\_\_\_

Approved by Council \_\_\_\_\_

File Created

✓

Case Number Assigned

✓

Application Reviewed

\_\_\_\_\_

Filing Fee Paid/receipt in file

✓

Review form prepared

✓

Circulated Review through:

Administrator

\_\_\_\_\_

Asst. Administrator

\_\_\_\_\_

Community Services

X

Building Official

X

Engineering

X

Planning

✓

Scheduled for P&Z meeting

✓

Notice Sent:

Newspaper

\_\_\_\_\_

Surrounding property owners

\_\_\_\_\_

Tallied responses

\_\_\_\_\_

Prepared notes & fact sheet for P&Z

\_\_\_\_\_

If approved:

Scheduled for City Council

\_\_\_\_\_

Notice sent to newspaper

\_\_\_\_\_

Prepared notes & fact sheet  
for Council

\_\_\_\_\_

If approved:

Updated Office map

\_\_\_\_\_

Sent description of change  
to engineers

\_\_\_\_\_

Closed file

\_\_\_\_\_

I.E.I.

PLANNING AND ZONING COMMISSION  
ZONING CHANGE FACT SHEET

Case No: P&Z-83-35-Z

Applicant: Richard and David Ellis

Location of Property: I-30 & High School Drive

Acreage: 23.888

Current Zoning: C & A

Surrounding Zoning: C to west, A to North, LI to east

Requested Zoning: LI

Reason for Request: To develop office/warehouse

Notices: Sent: 6

Favorable: 0

Unfavorable: 0

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Description: A rectangular tract of land located at the northeast corner of I-30 and High School Drive between Rockwall High School and Rockwall Plaza. Ellis has one building planned at this time with the rest of the property available for sale or development

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Staff Comments: This would extend the LI District already adjacent to the east side of the property. The access and topography are suitable to LI. The restrictions on LI would prevent any outside storage or operations near the High School. ~~Ellis is contacting the School for their opinion on screening.~~

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Planning and Zoning Commission Recommendations:

10/13/83 Approval

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Council Decision:

11/7/83 Approval

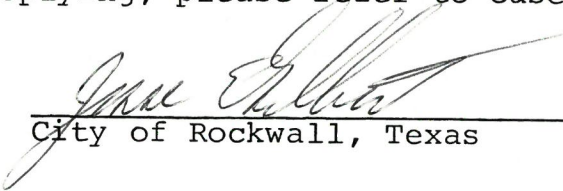
BEFORE THE PLANNING AND ZONING COMMISSION  
CITY OF ROCKWALL, TEXAS

The Planning and Zoning Commission will hold a public hearing at 7:30  
o'clock p.m., on the 13 day of October, 1983, in  
District Courtroom, Rockwall County Courthouse  
Rockwall, Texas, on the request of Richard Ellis  
for a zoning change from "A" Agricultural and "C" Commercial to "LI"  
Light Industrial

on the following described property:

See attached page

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. 83-35-Z

  
\_\_\_\_\_  
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. 83-35-Z

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

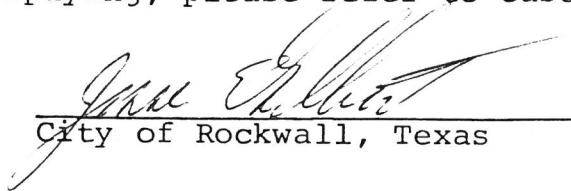
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I am in favor of the request for the reasons listed below. ✓

I am opposed to the request for the reasons listed below. \_\_\_\_\_

- 1.
- 2.
- 3.

Signature Stanley Graver

Address \_\_\_\_\_

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

Thank you,  
City of Rockwall