

CITY OF ROCKWALL
102 East Washington
Rockwall, Texas

APPLICATION FOR CONDITIONAL USE PERMIT

Case No. P&Z 83 - 38 - CUP Date Submitted 9/23/83

Filing Fee \$170.00

Applicant Rockwall Business Park East

Address P.O. Box 839, Rockwall, Texas 75087 Phone 722-1501

Owner Mulcahy and Lopez-Ladd Tenant n/a Prospective Purchaser n/a

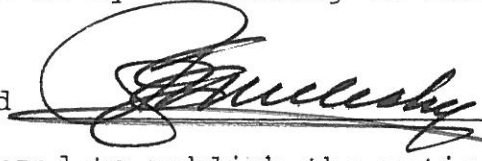
Legal description of property for which Conditional Use Permit is requested (if additional space is needed, the description may be typed legibly on a separate sheet and attached hereto):

I hereby request that a Conditional Use Permit be issued for the above described property for:

Use of less than 100% noncombustible structural building materials.

The current zoning on this property is Commercial.
There ~~are~~ are not deed restrictions pertaining to the intended use of this property.

I have attached hereto as Exhibit A a plat showing the property which is the subject of this requested Conditional Use Permit and have read the following note concerning the importance of my submitting to the City a sufficient legal description.

Signed 

Note: The legal description is used to publish the notice of the required hearing and in the preparation of the final ordinance granting the Conditional Use Permit. 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

NAME Rockwell Business Park DATE 9-27-83
ADDRESS _____

Cash Check Other

GARBAGE

LAND FILL PERMIT

GARAGE SALES

SOLICITORS PERMIT

RENT

MISCELLANEOUS WATER SALES

Site Plan Application 170

2083

Received By _____

FORM G 1

HEREAS, PAUL E. MULCAHY & BILLIE LOPEZ-LADD are the owners of a tract or parcel of land situated in the Joseph Cadle Survey, Abstract No. 65, Rockwall County, Texas, and being a 6.876 acre tract of land conveyed to Paul E. Mulcahy and Billie Lopez-Ladd from Union Oil Company of California, by Warranty Deed recorded in Volume 172, Page 817, Deed Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at an iron rod at a broken concrete right-of-way monument at the right-of-way offset in the Westerly line of State Highway 205 at Texas Highway Department centerline station 458+00;

HENCE: South 60° 06' 21" West a distance of 25.00 feet along said offset line to an iron rod for a corner;

HENCE: South 29° 53' 39" East along the Westerly line of said State Highway 205, passing at 3.38 feet a wood right-of-way monument and continuing a total distance of 177.19 feet to an iron rod for a corner at the Southeast corner of above mentioned 6.876 acre tract;

HENCE: South 44° 47' 56" West along the Southeast line of said 6.876 acre tract passing at 182.13 feet an axle found on said Southeast line and continuing a total distance of 182.43 feet to an iron rod at the South corner of said 6.876 acre tract, said corner being on the Northeast line of Rockwall Business Park East, also being on the Northeast line of the J. D. McFarland Survey, Abstract No. 145 and the Southwest line of the Cadle Survey;

HENCE: North 44° 55' 43" West a distance of 915.48 feet along said survey line and the Southwest line of said 6.876 acre tract and the Northeast line of said addition to an iron rod for a corner;

HENCE: North 44° 33' 39" East a distance of 455.08 feet along the Northwest line of said 6.876 acre tract to an iron rod on the Westerly line of said Highway 205;

HENCE: South 29° 53' 39" East a distance of 780.75 feet along said Westerly line to the Point of Beginning and Containing 6.876 Acres of Land.



P.O. Box 174 / Rockwall, Texas 75087 / (214) 722-1501
839

Not necessary

August 26, 1983

Board of Adjustments
City of Rockwall
102 East Washington
Rockwall, Texas 75087

Attn: Julie Couch, Ass't. City Administrator

RE: Rockwall Business Park East / Request for Variance

Gentlemen:

We respectfully request to be heard at your scheduled meeting on September 22, 1983 in order to discuss the matter outlined below.

Rockwall Business Park East is currently constructing a self service storage facility (called The Vault) on Rockwall Parkway. For the purpose of providing off-street parking for potential customers we have designed an opening in the curb to serve said parking area which is approximately 82 feet (C/L to C/L) from the main entrance to the storage facility. This curb opening requires a variance from the requirements of your ordinance.

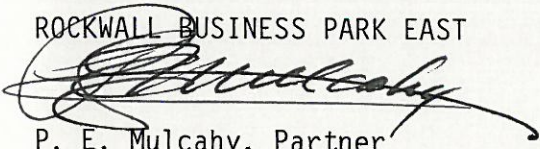
The only purpose of the curb opening is to provide access to the small (max. 6 cars) parking area adjacent to the facility's office. We want to provide off-street parking to keep cars from parking on Rockwall Parkway. We estimate that traffic using this curb opening would average less than eight cars per day.

There is attached a copy of a section of our Master Plan showing the location of the curb opening in relation to the Park.

Thank you for your consideration of the matter.

Very truly yours,

ROCKWALL BUSINESS PARK EAST


P. E. Mulcahy, Partner

PEM/s

Encl/ Fee

V.C.A.

H

M

B

H

September 26, 1983

Planning and Zoning Commission
City of Rockwall
Rockwall, Texas

RE: Rockwall Business Park, Inc.

Gentlemen:

On behalf of our client, the Dallas East Partnership, we are herewith submitting, for your consideration, a Request for Variance to the non-combustible construction requirement of the City of Rockwall Building Code.

There are several building usages envisioned for various parcels within the Rockwall Business Park development. They include: Retail Buildings, Office/Retail Arcade, Retail Arcade, and a Car Wash Facility.


The architectural style selected as a theme for the development, and previously presented to your Commission, can be described as "Mission Style". It is felt to be appropriate to the Southwest, and is expected to enhance the appearance of the development.

This style normally makes extensive use of wood. Originally, wood was a predominant structural element; contemporary architecture would use wood selectively as a decorative element. In this project, we would suggest that wood useage be restricted to a role of applique or appurtanances, so that the integrity of non-combustible structural elements would not be disturbed, where that is required.

It would be our objective to comply with the intent of the non-combustible construction requirement while attempting to enhance the visual appearance and architectural character of the development. We and our client hope the Commission will view this Request for Variance in the same spirit of cooperation in which it is presented.

Sincerely,

HALDEMAN MILLER BREGMAN HAMANN


Val H. Canon
Project Manager

cc: Mr. Paul Mulcahy

V.C.1.

CONDITIONAL USE PERMIT

FACT SHEET

Case No.: 83-38-CUP

Applicant: Paul Mulcahy/Rockwall Business Park East

Location of Property: SH-205 south of Truck Stop

Current Zoning: Commercial

Surrounding Zoning: C to north, PD-14 west, C & OF to east

Proposed Use: Wood posts and decking

Reason for Request: Planning "Mission Style" wood and stucco retail area

Notices: Sent: 9

Favorable: 0

Unfavorable: 0

Additional Information: Letter attached.

Staff Comments: Not expected to be a fire hazard. We have no problem with the use of wood as supports for the open arcade and the supporting posts for the canopies which is where they wish to use wood.

Planning and Zoning Commission Recommendations: 10/13/83 Approval

City Council Decision: 11/7/83 Approval

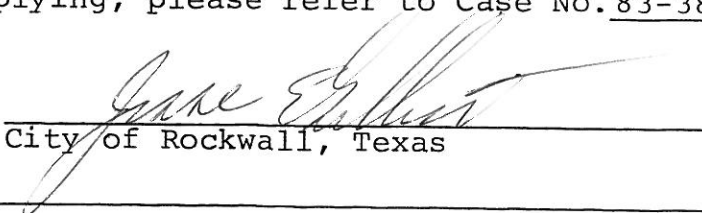
BEFORE THE PLANNING AND ZONING COMMISSION
CITY OF ROCKWALL, TEXAS

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 Paul Mulcahy
for a Conditional Use Permit to allow a structure of less than 100% non-
combustible structural materials and 90% masonry facade in a Commercial
zone

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. 83-38-CU



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. 83-38-CUP

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