

CITY OF ROCKWALL
102 East Washington
Rockwall, Texas

APPLICATION FOR CONDITIONAL USE PERMIT

Case No. P&Z CUP Date Submitted 12-13-83
Filing Fee 60.00
Applicant PANEX LTD. ADDITION - JACK F. WERNER, JR. (817)
Address 1701 PARKCREST TERR. ARLINGTON, TX 76012 Phone 261-9121 (METRO)
Owner _____ Tenant _____ Prospective Purchaser _____

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:

not 100% noncombustible structural
1) wooden floor joists
2) wooden roof trusses
3) wood stud walls

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 Jack F. Werner Jr.

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

DATE 12/13/83

NAME Jack Werner
ADDRESS Ponca Ltd

Cash Check Other

GARBAGE	
LAND FILL PERMIT	
GARAGE SALES	
SOLICATORS PERMIT	
RENT	
MISCELLANEOUS WATER SALES	
<u>Conditioned Use Permit</u>	<u>60.00</u>

Received by

2238

FORM G 1

CONDITIONAL USE PERMIT
FACT SHEET

Case No.: 84-6-CUP

Applicant: Jack Werner, Panex Ltd.

Location of Property: I-30 and White Hills Drive

Current Zoning: "C"

Surrounding Zoning: "C"

Proposed Use: Six one story office buildings

Reason for Request: wants to use wood structural materials (floor joists,
roof tresses, studs)

Notices: Sent: 4

Favorable: 1

Unfavorable: 0

Additional Information: The site plan and plat for the six office buildings were approved last month. They are submitting their proposal to use wood structural materials in all buildings. Werner is preparing a description of what they plan to do.

Staff Comments: This application appears to vary the most from the 100% noncombustible requirement in any new construction applications we have received. We do not want to allow them to vary substantially from the requirements without a good reason. See attached letter from Mr. Werner.

Planning and Zoning Commission Recommendations:

1/12/84 - Approval for materials request along the 5/8" sheet rock on all walls and with all walls and ceilings 1-hour rated.

City Council Decision: 2/6/84 - Grant CUP with wooden floor trusses covered with 15 lb. felt barrier over 1/2" plywood sub-floor, covered with 1 1/2" light-weight aggregate, 100% brick exterior walls, wooden studs on nonload bearing walls, separate electrical service to each office, double 5/8" wrap, floor to roof, on metal stacks, 5/8" sheetrock on all walls, all walls and ceilings one hour fire stop, and wooden roof trusses

BEGINNING at an iron rod on the Northwest line of I.H. 30 at the South corner of Derrick Addition, an addition to the City of Rockwall, recorded in Slide B, Page 20, Plat Records, Rockwall County, Texas, said iron rod bears South $71^{\circ}54'20''$ West a distance of 167.39 feet along said line of I.H. 30 from the intersection of said line with the Southwest line of White Hills Drive and from the East corner of Derrick Addition;

THENCE, South $71^{\circ}54'20''$ West a distance of 175.17 feet along said line of I.H. 30 to an iron rod for a corner at the South corner of that 9.12 acre tract of land described in Deed of Trust, recorded in Volume 94, Page 727 Deed Records, Rockwall County, Texas;

THENCE, North $44^{\circ}26'48''$ West a distance of 317.26 feet along the Southwest line of said 9.12 acre tract to an iron rod for a corner at the South corner of Ross Morris Addition, an addition to the City of Rockwall;

THENCE, North $45^{\circ}33'13''$ East a distance of 306.97 feet along the Southeast line of said addition to an iron rod for a corner on the Southwest line of White Hills Drive;

THENCE: South $44^{\circ}26'45''$ East a distance of 196.32 feet along said Southwest line to an iron rod for a corner at the North corner of the previously mentioned Derrick Addition;

THENCE; South $45^{\circ}33'30''$ West a distance of 150.00 feet along the Northwest line of said addition to an iron rod for a corner at the West corner of said addition;

THENCE; South $44^{\circ}26'48''$ East a distance of 198.70 feet along the Southwest line of said addition to the Point of Beginning and containing 1.9593 Acres of Land.

Planning and Zoning Commission
City of Rockwall
102 E. Washington
Rockwall, Texas 75087

January 5, 1984

Attn: Julie Couch

Dear Julie,

The purpose of this letter is to specifically outline the variances we, Panex Ltd., will be requesting at the P & Z meeting January 12, 1984.

(C) 2.12, para. F. 8a., "Minimum Requirement for Construction Materials"

Each of the buildings in this development will be sub-divided into 2 or 3 separate access offices. In order to provide adequate fire protection between these office units, we will construct them as follows:

- . wooden floor trusses covered with 15 pound felt barrier over ½" plywood sub-floor, covered with 1½" light-weight aggregate.

- . 100% brick exterior walls

- . fire partitions from floor to roof, using double wooden studs, with one-hour fire stop on each wall surface between adjacent office units.

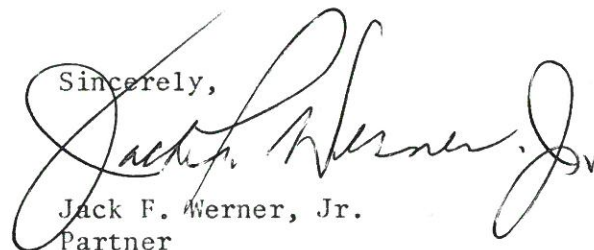
- . separate electrical service to each office unit.

- . double 5/8" wrap, floor to roof, on metal stacks.

- . wooden stud walls throughout.

- . wooden roof trusses.

Sincerely,



Jack F. Werner, Jr.
Partner

*5/8" sheet rock on all walls
make all walls 1 hour rated
& ceiling*

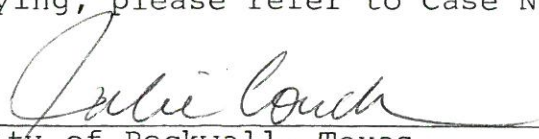
BEFORE THE PLANNING AND ZONING COMMISSION
CITY OF ROCKWALL, TEXAS

The Planning and Zoning Commission will hold a public hearing at 7:30
o'clock P.M., on the 12th day of January, 1984, in
the District Courtroom, Rockwall County Courthouse
Rockwall, Texas, on the request of Jack Werner, Jr., of Panex Ltd.
for a Conditional Use Permit for the construction of office buildings
in a Commercial District that do not consist of 100% noncombustible
structural materials

on the following described property:

White Hills Drive and I-30
(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. 84-6-CUP



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. 84-6-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

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White Hills Drive

John Derrick, Box 280341, Dallas 75228
Ross P. Morris, Rt 4, Box 605
Texas Frates, #1 Commerce Plaza
First Texas Savings, Box 344730, Dallas 75234

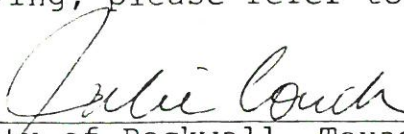
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Case No. 84-6-CUP

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

1. I have no objections to a well built and well maintained noncombustible structure.
- 2.
- 3.

Signature _____

Address _____
I-30 + Whitehill Dr.

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

Thank you,
City of Rockwall