

CITY OF ROCKWALL
102 East Washington
Rockwall, Texas

in by Feb. 20
R+Z March 8
Council April 2

APPLICATION FOR ZONING CHANGE

Case No. 84-40-Z-APP Filing Fee \$85.00 Date 2/20/1984

Applicant _____ Phone 722-5926

Mailing Address P.O. Box 748

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.)

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

_____ A District Classification

to _____ LI District Classification

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

There (Are) deed restrictions pertaining to the intended use of the property. (Are Not)

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.

Signed Gerald House

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
102 East Washington
Rockwall, Texas

APPLICATION FOR CONDITIONAL USE PERMIT

Case No. P&Z CUP Date Submitted _____

Filing Fee _____

Applicant _____

Address _____ Phone _____

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:

The current zoning on this property is A - Changing to LI. 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 Gerald Houser

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 G. M. Houser, Inc. DATE 2/20/84

ADDRESS _____

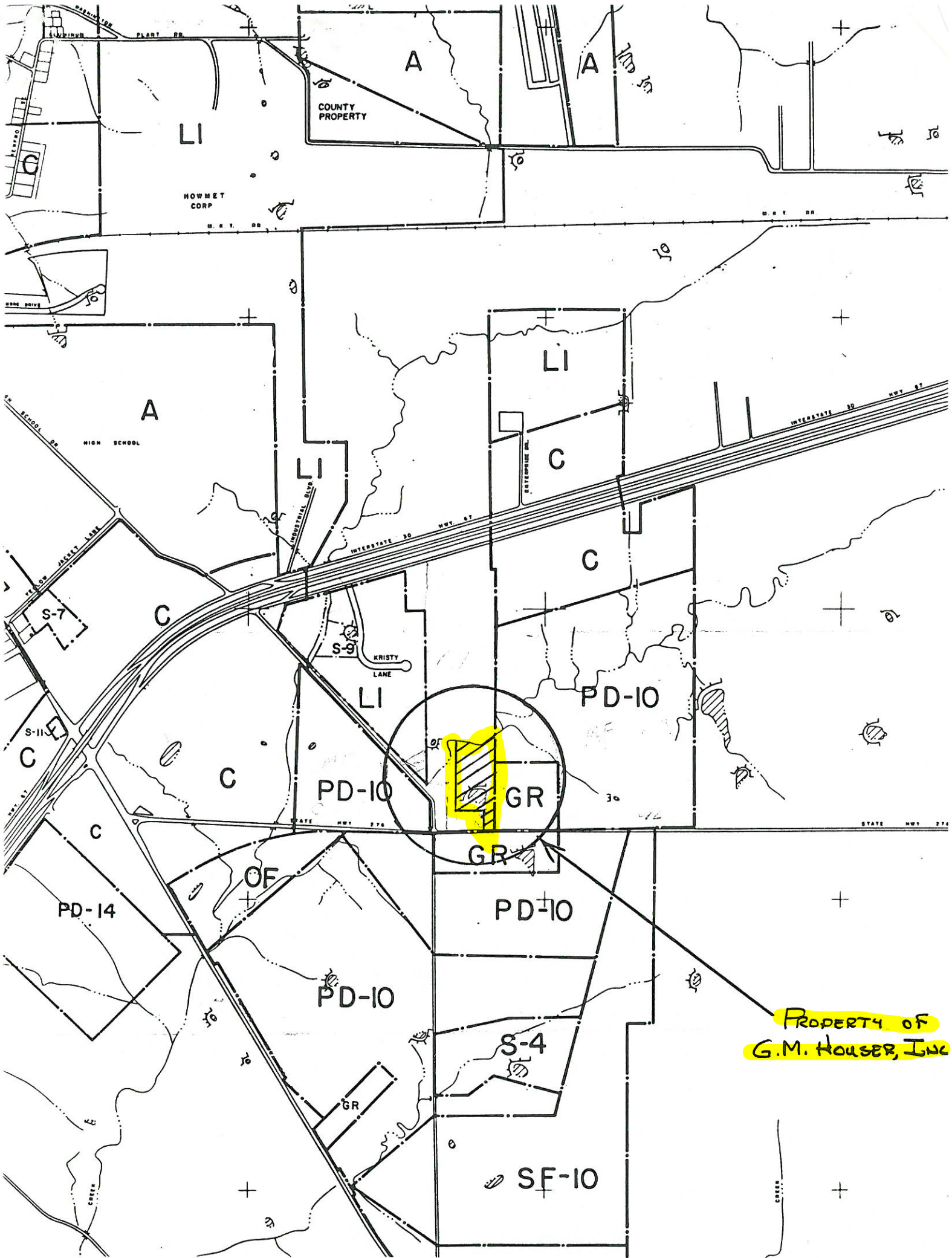
Cash Check Other

GARBAGE		
LAND FILL PERMIT		
GARAGE SALES		
SOLICITORS PERMIT		
RENT		
MISCELLANEOUS WATER SALES		
<u>Rezone & Conditional</u>		
<u>Use Permit</u>	<u>85 00</u>	

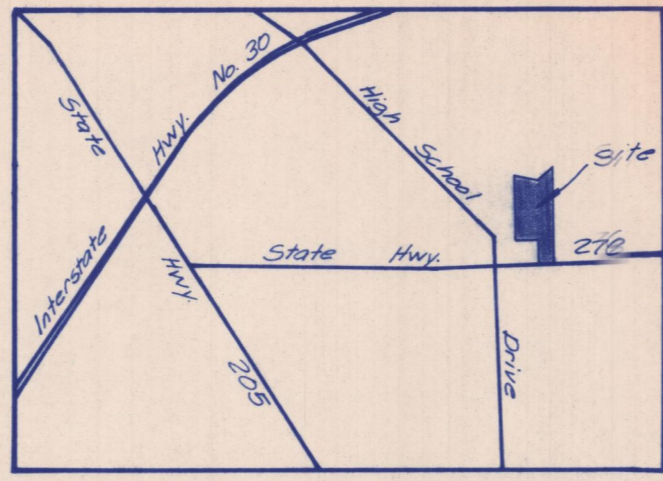
Received By _____

2373

FORM G 1

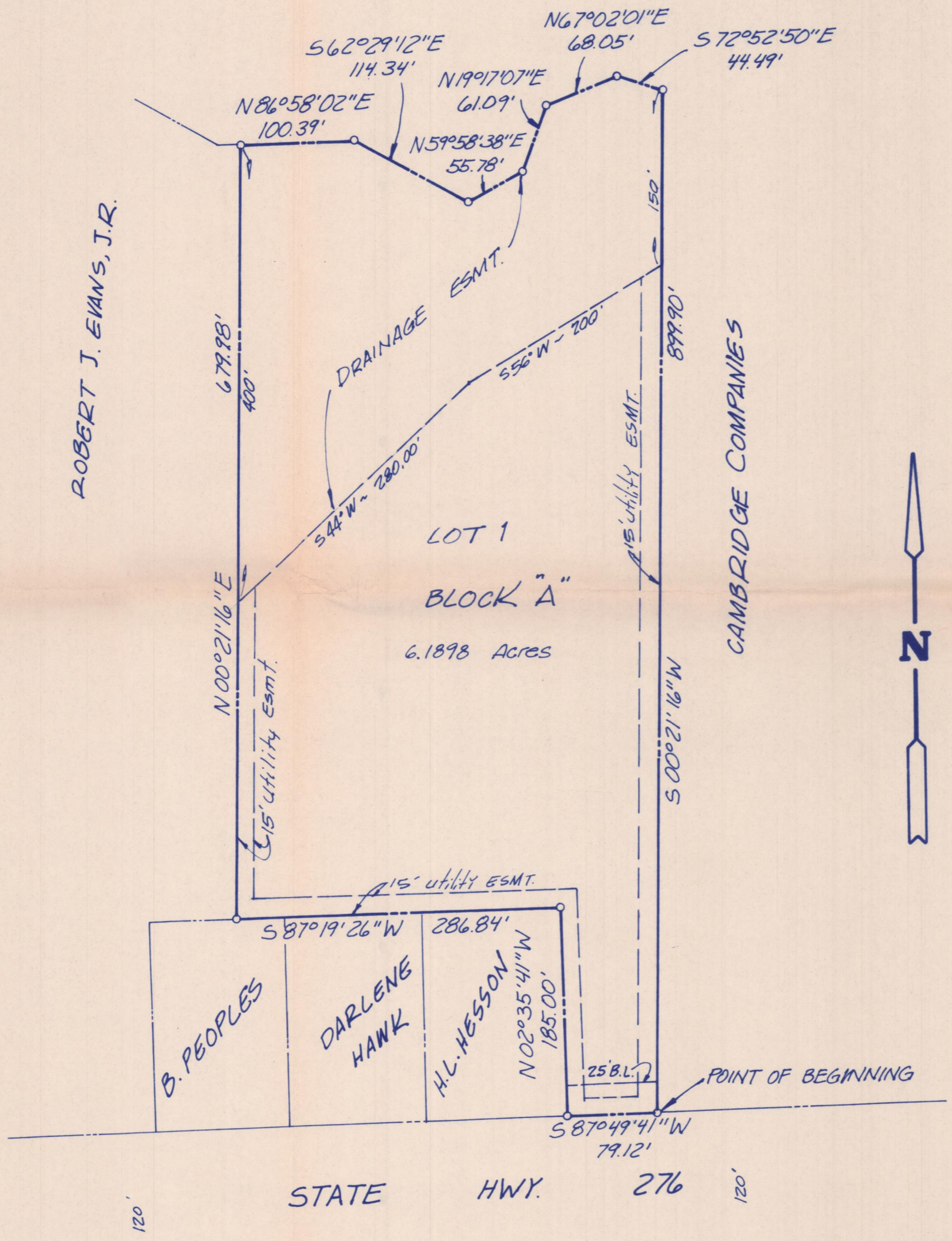


PROPERTY OF
G.M. HOUSER, INC



MAX SCHEID

Location Map



STATE OF TEXAS
COUNTY OF ROCKWALL

OWNERS CERTIFICATE

WHEREAS, G.M. Houser, Inc. is the owner of a tract of land situated in the N.M. Ballard Survey, Abstract No. 24, Rockwall County, Texas, and being a part of that 10.50 acre tract of land conveyed to Robert J. Evans, Jr., by deed recorded in Volume 164, Page 497, Deed Records, Rockwall County, Texas, and being that 6.1898 acre tract of land conveyed to G.M. Houser, Inc., by deed recorded in Volume 103, Page 791, Deed Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at an iron rod found on the North line of State Highway 276 and at the Southeast corner of said 10.50 acre tract;
 THENCE: South 87° 49' 41" West a distance of 79.12 feet along the North line of said highway to an iron rod found for a corner of said 10.50 acre tract;
 THENCE: North 2° 35' 41" West a distance of 185.00 feet to an iron rod found for a corner of said 10.50 acre tract;
 THENCE: South 87° 19' 26" West a distance of 286.84 feet along the most Northerly South line of said 10.50 acre tract to an iron rod set for a corner;
 THENCE: North 0° 21' 16" East leaving said South line, traversing said 10.50 acre tract, and passing at 640.00 feet an iron rod set as a reference point and continuing a total distance of 679.98 feet to an iron rod set for a corner on the North line of said 10.50 acre tract and in the center of Buffalo Creek;
 THENCE: With the meanders of Buffalo Creek and the North lines of said 10.50 acre tract as follows: North 86° 58' 02" East a distance of 100.39 feet to an iron rod set for a corner; South 62° 29' 12" East a distance of 114.34 feet to an iron rod set for a corner; North 59° 58' 38" East a distance of 55.78 feet to an iron rod set for a corner; North 19° 17' 07" East a distance of 61.05 feet to an iron rod set for a corner; North 67° 02' 01" East a distance of 68.09 feet to an iron rod set for a corner; and South 72° 52' 50" East a distance of 44.49 feet to an iron rod set at the Northeast corner of said 10.50 acre tract;
 THENCE: South 0° 21' 16" West a distance of 899.90 feet along the East line of said 10.50 acre tract to the Point of Beginning and Containing 6.1898 Acres of Land.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS: THAT G.M. Houser, Inc., being owner, does hereby adopt this plat designating the hereinabove described property as HOUSER ADDITION, Rockwall County, Texas, and does hereby dedicate to the public use forever the streets and alleys shown thereon, and does hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths, or improvements which in any way endanger or interfere with construction maintenance, or efficiency of their respective system on any of these easement strips; and any public utility shall have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision;

No house, dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until such time as the developer has complied with all requirements of the Platting Ordinance of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, drainage structures, and storm sewers, all according to the specifications of the City of Rockwall.

WITNESS MY HAND at _____, Texas, this _____ day of _____, 19____.

G.M. HOUSER, INC.

By: _____
Gerald Houser, President

Attest: _____

SURVEYOR'S CERTIFICATE

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS: That I, Harold L. Evans, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.

Harold L. Evans, P.E., Registered Public Surveyor No. 2146

STATE OF TEXAS
COUNTY OF DALLAS

This instrument was acknowledged before me on the _____ day of _____, 19____, by Harold L. Evans.

Notary Public
Commission expires _____

RECOMMENDED FOR FINAL APPROVAL:

City Administrator

Date: _____

APPROVED:

Chairman, Planning and Zoning Commission

Date: _____

I hereby certify that the above and foregoing plat of HOUSER ADDITION, an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the _____ day of _____, 19____.

WITNESS OUR HANDS this _____ day of _____, 19____.

MAYOR

CITY SECRETARY, CITY OF ROCKWALL

HAROLD L. EVANS
CONSULTING ENGINEER
2331 GUS THOMASSON RD. SUITE 102
DALLAS, TEXAS 75228
PHONE (214) 328-8133

SCALE	DATE	JOB NO.
1"=100'	9/13/84	84241

HOUSER ADDITION
N.M. BALLARD SURVEY ABST. NO. 24
OWNER: G.M. HOUSER INC. P.O. Box. 748 Rockwall, TX. 75087
ROCKWALL, ROCKWALL COUNTY, TEXAS

PLANNING AND ZONING COMMISSION
ZONING CHANGE FACT SHEET

Case No: P&Z 84-40-Z

Applicant: G. M. Houser, Inc.

Location of Property: SH-276 east of Old Terrell Road

Acreage: 6.1898

Current Zoning: Agricultural

Surrounding Zoning: GR to east and south

Requested Zoning: Light Industrial

Reason for Request: Concrete Plant

Notices: Sent: 6

Favorable: 0

Unfavorable: 0

Description: Houser is petitioning for annexation of his tract on SH-276 for relocating his concrete plant off SH-205. This would require Light Industrial Zoning with a Conditional Use Permit.

Staff Comments: We have no objections to this rezoning.

Planning and Zoning Commission Recommendations:

3/8/84 - Approval with tank pond improved and paved lot maintained.

Council Decision:

4/2/84 - Approve

CONDITIONAL USE PERMIT
FACT SHEET

Case No.: 84-40-ZUP

Applicant: G. M. Houser, Inc.

Location of Property: SH-276 east of old Terrell Road

Current Zoning: Agricultural - Asking for Light Industrial

Surrounding Zoning: General Retail

Proposed Use: Concrete Plant

Reason for Request: to establish zoning after annexation to allow
moving concrete plant off SH-205

Notices: Sent: 6

Favorable: 0

Unfavorable: 0

Additional Information: Houser is petitioning for annexation of his tract on SH-276 for relocating his concrete plant off SH-205. This would require Light Industrial zoning with a Conditional Use Permit.

Staff Comments: You might want to request screening from SH-276.

Planning and Zoning Commission Recommendations:

3/8/84 - Approved with tank pond improved and paved lot maintained.

City Council Decision:

4/2/84 - Approve with stock tank clean and parking lot paved

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 8th day of March, 1984, in
District Courtroom, Rockwall County Courthouse

Rockwall, Texas, on the request of G. M. Houser, Inc.
for a change in zoning from "A" Agricultural to "LI" Light Industrial
with a Conditional Use Permit for a concrete plant

on the following described property:

SH-276 east of Old Terrell Road
(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. 84-40-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. 84-40-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

BEING a tract of land situated in the N.M. Ballard Survey, Abstract No. 24, Rockwall County, Texas, and being a part of that 10.50 acre tract of land conveyed to Robert J. Evans, Jr., by deed recorded in Volume 164, Page 497, Deed Records, Rockwall County, Texas, and being particularly described as follows:

BEGINNING at an iron rod found on the North line of State Highway 276 and at the Southeast corner of said 10.50 acre tract;

THENCE: South $87^{\circ} 49' 41''$ West a distance of 79.12 feet along the North line of said Highway to an iron rod found for a corner of said 10.50 acre tract;

THENCE: North $2^{\circ} 35' 41''$ West a distance of 185.00 feet to an iron rod found for a corner of said 10.50 acre tract;

THENCE: South $87^{\circ} 19' 26''$ West a distance of 286.84 feet along the most Northerly South line of said 10.50 acre tract to an iron rod set for a corner;

THENCE: North $0^{\circ} 21' 16''$ East leaving said South line, traversing said 10.50 acre tract, and passing at 640.00 feet an iron rod set as a reference point and continuing a total distance of 679.98 feet to an iron rod set for a corner on the North line of said 10.50 acre tract and in the center of Buffalo Creek;

THENCE: With the meanders of Buffalo Creek and the North lines of said 10.50 acre tract as follows: North $86^{\circ} 58' 02''$ East a distance of 100.39 feet to an iron rod set for a corner; South $62^{\circ} 29' 12''$ East a distance of 114.34 feet to an iron rod set for a corner; North $59^{\circ} 58' 38''$ East a distance of 55.78 feet to an iron rod set for a corner; North $19^{\circ} 17' 07''$ East a distance of 61.05 feet to an iron rod set for a corner; North $67^{\circ} 02' 01''$ East a distance of 68.09 feet to an iron rod set for a corner; and South $72^{\circ} 52' 50''$ East a distance of 44.49 feet to an iron rod set at the Northeast corner of said 10.50 acre tract;

THENCE: South $0^{\circ} 21' 16''$ West a distance of 899.90 feet along the East line of said 10.50 acre tract to the Point of Beginning and Containing 6.1898 Acres of Land.

News. "276 sat

1968

- 1) Karlene Hawks, Rt 1, Box 144
- 2) Howard Nesson, Rt 1, Box 144
- 3) Robert J. Evans, Jr., 1230 Ridge Road
- 4) Billy M. Peoples, Box 35
- 5) Billy May, Rt 4., Box 105A
- 6) Cambridge Companies, 16660 Dallas Parkway #200
Dallas 75248