

CITY OF ROCKWALL
102 East Washington
Rockwall, Texas

APPLICATION FOR ZONING CHANGE

Case No. 84-100-2 Filing Fee \$60.00 Date 9-25-84
Applicant Jim Herring Phone 722-4274
Mailing Address 805 N. Goliad Rockwall, Texas

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.)

see attached

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

"L1" Light Industrial District Classification

to "HC" Heavy Commercial District Classification

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

need to use property for contractors yard with outside storage.

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.

Signed Jim Herring

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)

STATE OF TEXAS
COUNTY OF ROCKWALL

BEING a tract of land situated in the County of Rockwall and being out of the B.F. Boydston Survey, Abstract No. 52, the A. Hanna Survey, Abstract No. 99, and the B.J.T. Lewis Survey, Abstract No. 225, also being part of a 12.007 acre tract of land conveyed by Warranty Deed to James Henry Vaughn and wife, Virginia Frances Vaughn, by deed dated July 9, 1956, and recorded in Volume 54, Page 445, of the Deed Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at an iron rod at the Southwest corner of said 12.007 acre tract, said iron rod also being in the East line of the M.K. & T. Railroad R.O.W.;

THENCE: North $33^{\circ} 45'$ East along said East line of M.K. & T. Railroad a distance of 125.00 feet to an iron rod for a corner;

THENCE: North $37^{\circ} 00' 00''$ East along said East line of M.K. & T. Railroad a distance of 196.00 feet to an iron rod for a corner;

THENCE: North $40^{\circ} 45' 00''$ East along said East line of M.K. & T. Railroad a distance of 19.19 feet to an iron rod for a corner;

THENCE: East, leaving said East line of M.K. & T. Railroad a distance of 134.58 feet to an iron rod for a corner;

THENCE: South, a distance of 255.00 feet to an iron rod for a corner;

THENCE: East, a distance of 743.40 feet to an iron rod for a corner in the West line of High School Drive;

THENCE: South, along said West line of High School Drive a distance of 20.00 feet to an iron rod for a corner;

THENCE: West, leaving said West line of High School Drive a distance of 1077.90 feet to the Point of Beginning and Containing 1.8441 Acres of Land.

Harold L. Evans, Consulting Engineer

September 24, 1984

CITY OF ROCKWALL OFFICIAL RECEIPT

NAME Jim Sprung DATE 9-25-84
ADDRESS High School Rd.

Cash Check Other

GARBAGE		
LAND FILL PERMIT		
GARAGE SALES		
SOLICATORS PERMIT		
RENT		
MISCELLANEOUS WATER SALES		
<u>Going Charge</u>		<u>60.⁰⁰</u>

PLANNING AND ZONING

FACT SHEET

Case No. 84-100-2

Applicant: Jim Herring

Name of Project: _____

Location: north side of MKT Railroad east of High School Dr.

Acreage: 1.8441 reduced to 1.5028

Current Zoning: LI

Request: change in zoning to Heavy Commercial

Notices: Sent _____

Favorable _____

Unfavorable _____

Comments: Interior lot with no street frontage surrounded by RR and Light Industrial zoning. Both LI and HC appropriate along RR. HC could have effect on neighboring ~~some~~ properties.

P & Z Recommendation: 10/11/84 Approval

Council Decision: 11/5/84 Mistake in Notification; Sent back to P+Z

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 11th day of October 1984 in
the Rockwall City Hall, 205 West Rusk Street, Rockwall, Texas, at the re-
quest of Jim Herring
for a change in zoning from Light Industrial to Heavy Commercial

on the following described property:

1.8441 acres adjacent to the MKT Railroad
west of High School Drive

(see attached)

As an interested property owner, it is important that you attend this hear-
ing or notify the Commission of your feeling in regard to the matter by re-
turning the form below. In replying, please refer to Case No. 84-100-Z



City of Rockwall, Texas

The following form may be filled out and mailed to the City Planning and
Zoning Commission, 205 West Rusk Street, Rockwall, Texas 75087.

Case NO. 84-100-Z

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

I am opposed 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

STATE OF TEXAS
COUNTY OF ROCKWALL

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BJJ Lewis

Herring

1. East Shore Joint Venture
5499 Glenn Lakes Dr.
Dallas, Texas 75231

2. Tommy Singleton
PO Box 248
Rowlett, TX 75088

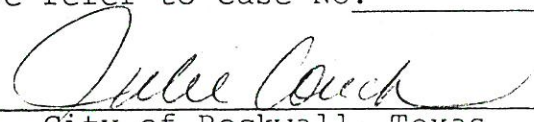
BEFORE THE PLANNING AND ZONING COMMISSION
CITY OF ROCKWALL, TEXAS

The Planning and Zoning Commission will hold a public hearing at 7:30
o'clock P . M. on the 13th day of December, 1984 in
the Rockwall City Hall, 205 West Rusk Street, Rockwall, Texas, at the re-
quest of Jim Herring
for a change in zoning from Light Industrial to Heavy Commercial

on the following described property:

north side of MKT Railroad west of High School Drive
(see attached description)

As an interested property owner, it is important that you attend this hear-
ing or notify the Commission of your feeling in regard to the matter by re-
turning the form below. In replying, please refer to Case No. 84-100-Z


City of Rockwall, Texas

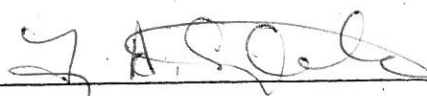
The following form may be filled out and mailed to the City Planning and
Zoning Commission, 205 West Rusk Street, Rockwall, Texas 75087.

Case NO. 84-100-Z

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

I am opposed the request for the reasons listed below.

- 1.
- 2.
- 3.

Signature 

Address P.O. Box 234, Rowlett, TX 75088

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

Thank you,
City of Rockwall

BEFORE THE PLANNING AND ZONING COMMISSION
CITY OF ROCKWALL, TEXAS


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Case NO. 84-100-Z

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

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

- 1.
- 2.
- 3.

Signature Tommy A. Singleton
Tommy A. Singleton
Address P.O. Box 234
Rowlett, TX 75088

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

Thank you,
City of Rockwall



CITY OF ROCKWALL

"THE NEW HORIZON"

November 7, 1984

Mr. Jim Herring
805 North Goliad
Rockwall, Texas 75087

Dear Mr. Herring:

Because of a Staff mistake in notification of neighboring property owners, we had to withdraw your request for rezoning from the City Council. We must readvertise the public hearing before the Planning and Zoning Commission with proper notification of property owners within 200 ft. I have scheduled your case for the December 13th Planning and Zoning Commission meeting.

Any additional expenses incurred will be paid by the City. I apologize for any inconvenience this may have caused you. Your application for a variance for your plat will still be heard by the Board of Adjustments at their meeting on November 15th.

Sincerely,

A handwritten signature in cursive script that reads "Karen Martin".

Karen Martin
Administrative Assistant

CC: Harold Evans
HM/mm

WILLIAM I. LOFLAND
WILLIAM B. LOFLAND

LOFLAND & LOFLAND
ATTORNEYS AND COUNSELORS
105 E. KAUFMAN STREET
ROCKWALL, TEXAS 75087

ROCKWALL
(214) 722-5212
(214) 722-5244

December 11, 1984

City of Rockwall, Texas
Planning and Zoning Commission
Rockwall, Texas 75087

Dear Sirs:

Re: 84-100-Z
84-102-FP


December 11, 1984, I received notice of the hearing to be held December 13, 1984. Because of prior commitments I am unable to personally be present for this hearing, as I will be in Waco, Texas.

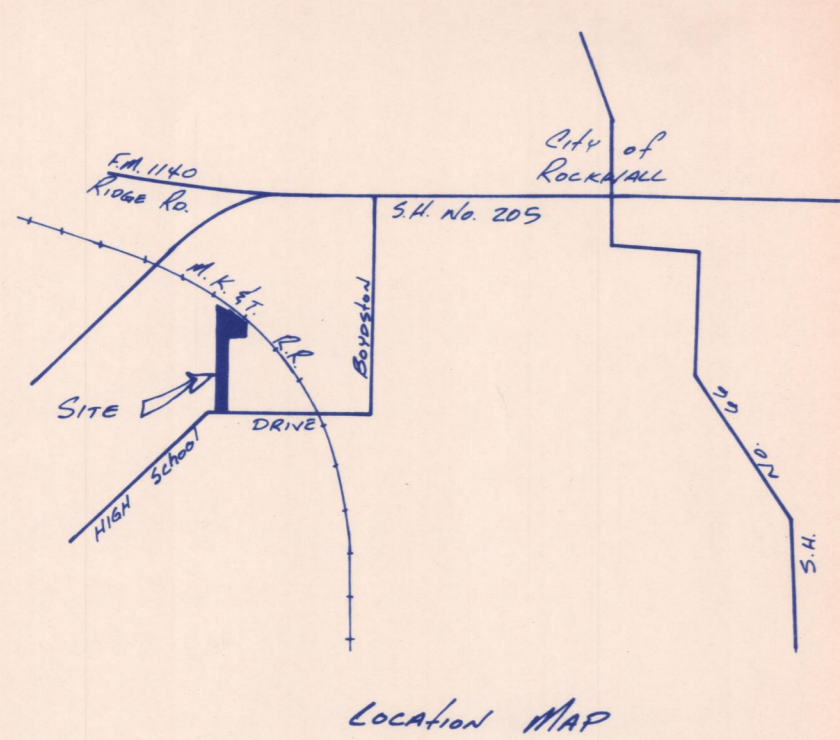
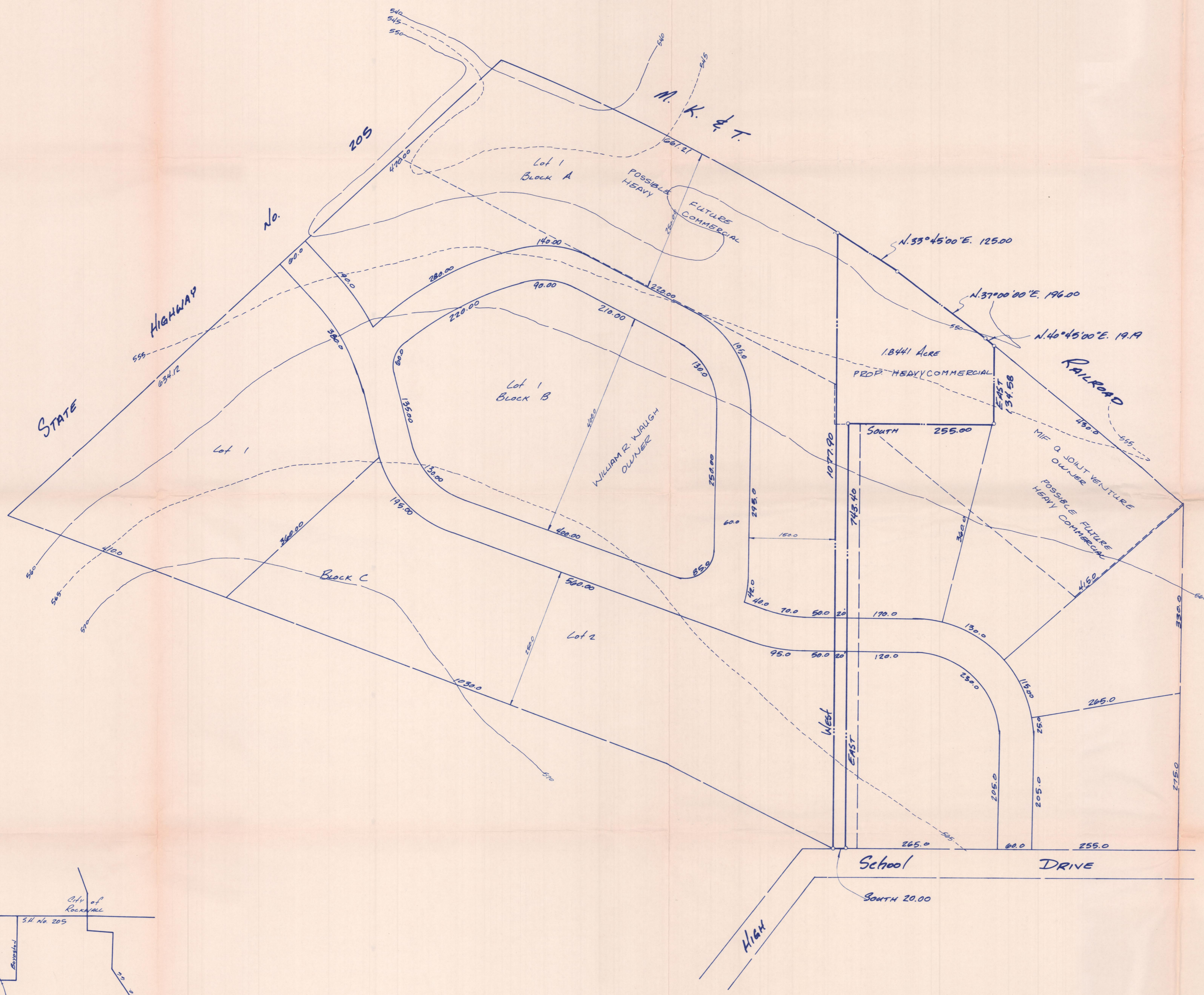
I have personally appeared at all prior hearings of which I have had notice, opposing such a zoning and change of zoning. There is no person in Rockwall, Texas, more for the improvement of the City of Rockwall, Texas, than I am.

I have written and appeared before the Board of Adjustment objecting to this change and I wrote then that I was opposed to the request for the following reasons:

1. The present zoning ordinances are more than adequate.
2. The old Terrell Road or High School Drive should be widened and upgraded before additional traffic is emptied on said street.
3. The added danger to school children going to and from school.
4. Adequate sewage should be provided before any change is made.
5. The 20 foot easement for access to the property is inadequate and the City should require a minimum of at least 50 feet to adequately serve any business that may be conducted. There is no assurance that a future owner of the premises to be zoned would use the property for the same purposes as the present owner.

Very truly yours,


William I. Lofland



MEMORANDUM

IV B

HAROLD L. EVANS CONSULTING ENGINEER 2331 GUS THOMASSON RD. SUITE 102 DALLAS, TEXAS 75228 PHONE (214) 328-8133			Concept Plan	
			Part of B.F. Boydstun Survey Abstract No. 52 A. Hanna Survey Abstract No. 99 - BUT. Lewis Survey Abstract No. 225	
SCALE	DATE	JOB NO.	City of Rockwall Rockwall County, Texas	
1" = 100'	11-20-04	0442		