

CITY OF ROCKWALL  
205 West Rusk  
Rockwall, Texas

APPLICATION FOR ZONING CHANGE

Case No. 1986-27-2 Filing Fee 80.00 Date 3-5-86  
Applicant John F. Carrow Phone 385-1773  
Mailing Address 12124 DRUJON LN DALLAS, TX 75244

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

to A District Classification  
HC 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 John F. Carrow

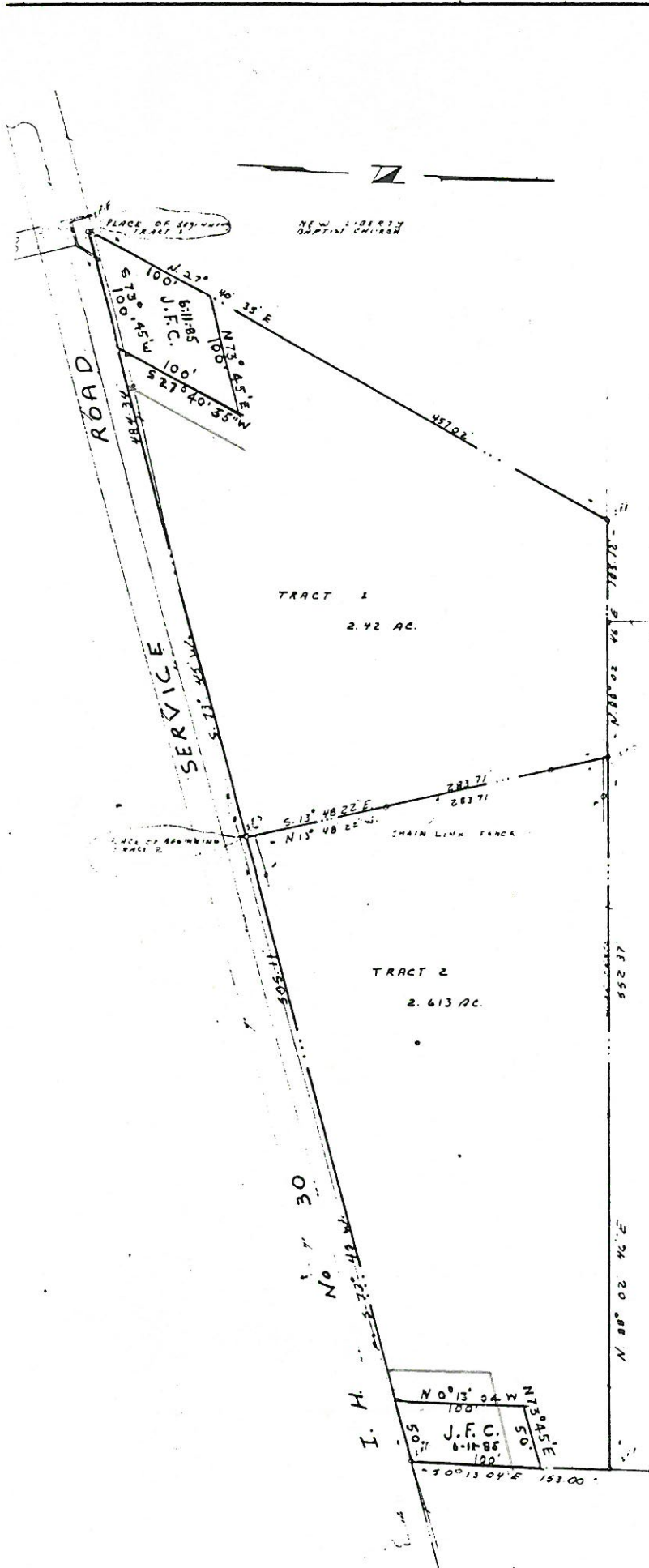
**NOTE:** The legal description is used to publish notice of the required hearing and in the preparation of the final ordinance granting the zoning change. The description must be sufficient so as to allow a qualified surveyor to take the description and locate and mark off the tract on the ground. Each 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)



DESCRIPTION  
TRACT ONE

BEING a tract of land situated in the N.M. Ballard Survey, Abstract No. 24, Rockwall County, Texas, and being part of that tract as conveyed to John Felix Carasow as recorded in Volume 96, Page 358, Deed Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a point on the Northerly line of Interstate Highway No. 30, said point being the Southeast corner of the New Liberty Baptist Church as recorded in Volume 87, Page 228, Deed Records, Rockwall County, Texas, an iron stake found for corner;

THENCE, N. 27 deg. 40 min. 35 sec. E., along the Easterly line of said New Liberty Baptist Church, a distance of 457.32 feet to an iron stake found for corner;

THENCE, N. 88 deg. 02 min. 46 sec. E., a distance of 135.12 feet to an iron stake set for corner;

THENCE, S. 13 deg. 48 min. 22 sec. E., a distance of 283.71 feet to a point in the North line of Interstate Highway No. 30, an iron stake set for corner;

THENCE, S. 73 deg. 45 min. 41 sec. along the North line of Interstate Highway No. 30, a distance of 484.34 feet to the PLACE OF BEGINNING and containing 2.42 acres of land.

TRACT TWO

BEING a tract of land situated in the N.M. Ballard Survey, Abstract No. 24, Rockwall County, Texas, and being part of that tract as conveyed to John Felix Carasow as recorded in Volume 96, Page 358, Deed Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a point on the Northerly line of Interstate Highway No. 30, said point being N. 73 deg. 45 min. E., a distance of 484.34 feet from the intersection of the Northerly line of Interstate Highway No. 30 and the East line of New Liberty Baptist Church recorded in Volume 87, Page 228, Deed Records, Rockwall County, Texas, an iron stake set for corner;

THENCE, N. 13 deg. 48 min. 22 sec. E., leaving the North line of Interstate Highway No. 30, a distance of 283.71 feet to an iron stake set for corner;

THENCE, N. 88 deg. 02 min. 46 sec. E., a distance of 552.17 feet to an iron stake found for corner;

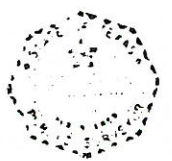
THENCE, S. 13 deg. 48 min. 22 sec. E., a distance of 153.33 feet to a point in the North line of Interstate Highway No. 30, an iron stake found for corner;

THENCE, S. 73 deg. 45 min. 41 sec. along the North line of Interstate Highway No. 30, a distance of 595.11 feet to the PLACE OF BEGINNING and containing 2.613 acres of land. These descriptions are based on the Land Title Survey and Plat made by Bob L. Brown, Registered Public Surveyor on May 20, 1985.

CERTIFICATION

I, Bob L. Brown, do hereby certify that this survey was made on the ground, under my direction, that this plat correctly represents the facts found at the time of survey and that all corners are marked as shown, and there are no visible conflicts or encroachments other than shown, and that this survey conforms to the current Texas Surveyors Association Standards and Specifications for a category 1-1 condition 1 survey.

*Bob L. Brown*  
Registered Public Surveyor No. 1744



LAND TITLE SURVEY					
N.M. BALLARD SURVEY ABSTRACT NO. 24					
ROCKWALL COUNTY TEXAS					
BROWN LAND SURVEYORS					
302 W. RUSE ROCKWALL TEXAS					
DATE	BY	DATE	BY	DATE	BY
6-11-85	J.F.C.	6-11-85	J.F.C.	6-11-85	J.F.C.



**CITY OF ROCKWALL**

**"THE NEW HORIZON"**

**Rockwall, Texas 75087-3628**

003420

205 West Rusk

(214) 722-1111

Metro 226-7885

**Cash Receipt**

Name John F Carosso Date 3-7-86

Mailing Address \_\_\_\_\_

Job Address \_\_\_\_\_ Permit No. \_\_\_\_\_

Check  Cash  Other

General Fund Revenue 01			W & S Fund Revenue 02		
DESCRIPTION	Acct. Code	Amount	DESCRIPTION	Acct. Code	Amount
General Sales Tax	3201		RCH	00-3211	
Beverage Tax	3204		Blackland	00-3214	
Building Permit	3601		Water Tap	00-3311	
Fence Permit	3602		10% Fee	00-3311	
Electrical Permit	3604		Sewer Tap	00-3314	
Plumbing Permit	3607		Reconnect Fees	00-3318	
Mechanical Permit	3610		Water Availability	33-3835	
Zoning, Planning, Board of Adj.	3616	80.00	Sewer Availability	33-3836	
Subdivision Plats	3619		Meter Deposit	00-2201	
Sign Permits	3628		Portable Meter Deposit	00-2202	
Health Permits	3631		Misc. Income	00-3819	
Garage Sales	3625		Extra Trash	00-1129	
Misc. Permits	3625				
Misc. Licenses	3613				
Misc. Income	3819				
<b>TOTAL GENERAL</b>			<b>TOTAL WATER</b>		

**TOTAL DUE** 80.00 Received by JFC

**JOHN F. CARSSOW**

12124 DRUJON LANE

DALLAS, TEXAS 75234

1-214-385-1773

TO City Hall  
City Plan and Zoning Dept  
Rm 203  
Rockwall, Texas

DATE Mar 5, 1986

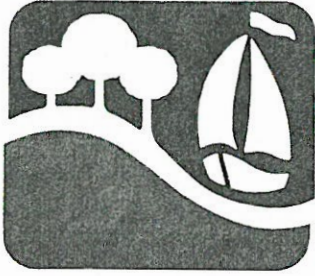
SUBJECT A pplication for HCommerical  
on 5.09 acres of land. on  
I-30

Dear Sir:

Enclosed find check for \$80 plus legal description of land and map  
of the 5.09 Acres.

Sincerely

  
John F. Carssow



**CITY OF ROCKWALL**  
**"THE NEW HORIZON"**

April 28, 1986

*Bill*

*dc*

John F. Carssow  
12124 Drujon Lane  
Dallas, Texas 75234

Re: P&Z 86-27-Z

Dear Mr. Carssow:

On April 10, 1986, the Rockwall Planning and Zoning Commission recommended approval of your request for a zone change from Agricultural to Heavy Commercial on the 5.09 acre tract of land located on the I-30 Service Road.

The Rockwall City Council will hold a public hearing and consider approval of your request on May 5, 1986, beginning at 7:30 P.M. at the City Hall located at 205 West Rusk.

If you have any questions regarding this matter or the meeting schedule, please do not hesitate to call.

Sincerely,

*Jennifer S. Jarrett*

Jennifer Jarrett  
Administrative Aide

JJ/mmp

Agenda Notes

P&Z - 4/10/86

III. B. Hold Public Hearing and Consider Approval of a Request from John F. Carssow for a Zone Change from "A" Agricultural to "HC" Heavy Commercial on a 5.09 Acre Tract of Land Located on the I-30 Service Road

Action Needed: Approval or denial of the zone change request from "A" Agricultural to "HC" Heavy Commercial

We have received a request from the property owner on the north side of I-30 to rezone his property from Agricultural to Heavy Commercial. The property was recently annexed in the large annexation the City completed as of December 3rd. Mr. Carssow had leased a portion of this property which is currently vacant with the exception of some pipe storage to a contractor for a combination office and contractor's yard. When the property was annexed it was automatically given Agricultural zoning and the use that was on the property was automatically nonconforming. They cannot expand this nonconforming use without bringing the property into compliance with the proper zoning classification. Some of Mr. Carssow's property currently does have Heavy Commercial uses on it, including the Rockwall Tool and Rental site.

If the Commission will recall, one of the reasons for creating the Heavy Commercial classification in the Comprehensive Zoning Ordinance was to allow the P&Z and Council to segregate Heavy Commercial uses from the Commercial uses. At that time we were seeing a lot of Heavy Commercial uses locate along the Interstate, which is primarily zoned Commercial. This is something the Commission needs to consider in locating Heavy Commercial zoning along the Interstate, as we have discussed previously.

- III. F. Hold Public Hearing and Consider Approval of a Request from John F. Carssow for a Zone Change from "A" Agricultural to "HC" Heavy Commercial on a 5.09 Acre Tract of Land Located on the I-30 Service Road

Action Needed: Approval or Denial of the zone change request from "A" Agricultural to "HC" Heavy Commercial

We have received a request from the property owner on the north side of I-30 to rezone his property from Agricultural to Heavy Commercial. The property was recently annexed in the large annexation of the City completed as of December 3rd. Mr. Carssow had leased a portion of this property which is currently vacant with the exception of some pipe storage to a contractor for a combination office and contractor's yard. When the property was annexed it was automatically given Agricultural zoning and the use that was on the property was automatically nonconforming. They could not have expanded this nonconforming use without bringing the property into compliance with the proper zoning classification. Some of Mr. Carssow's property currently does have Heavy Commercial uses on it, including the Rockwall Tool and Rental Site and Port-a-Tree. Since the submission of the zoning request, the proposed lessee has withdrawn from his lease on the property.

If the Council will recall, one of the reasons for creating the Heavy Commercial classification in the Comprehensive Zoning Ordinance was to allow the Planning and Zoning Commission and Council to segregate Heavy Commercial uses from the Commercial uses. At that time we were seeing a lot of Heavy Commercial uses locate along the Interstate, which is primarily zoned Commercial. This is something the Council needs to consider in locating Heavy Commercial zoning along the Interstate. In addition, the draft Land Use Plan contains recommendations that Heavy Commercial be located away from both I-30 and the entrance gateways into the City. This is the first request we have had for straight Heavy Commercial on I-30. Other proposed developments that utilize some outside storage were given PD zoning with extensive screening requirements and other controls established in the approval. If Heavy Commercial is granted anything from a used car lot to a contractor's yard would be allowed. We would caution the Council to give this serious consideration before opening up the Interstate frontage to additional Heavy Commercial uses.

The Planning and Zoning Commission has recommended approval of this request.

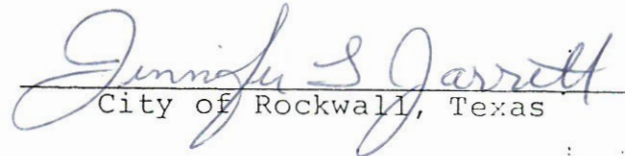
BEFORE THE PLANNING AND ZONING COMMISSION  
CITY OF ROCKWALL, TEXAS

The Planning and Zoning Commission will hold a public hearing at 7:30  
o'clock P. M. on the 10th day of April, 1986 in  
the Rockwall City Hall, 205 West Rusk Street, Rockwall, Texas, at the re-  
quest of John F. Carssow  
for a zone change from "A" Agricultural to "HC" Heavy Commercial on 5.09 acres of  
land located on the I-30 Service Road.

on the following described property:

See Attached Legal 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. P&Z 86-27-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. 86-27-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 \_\_\_\_\_

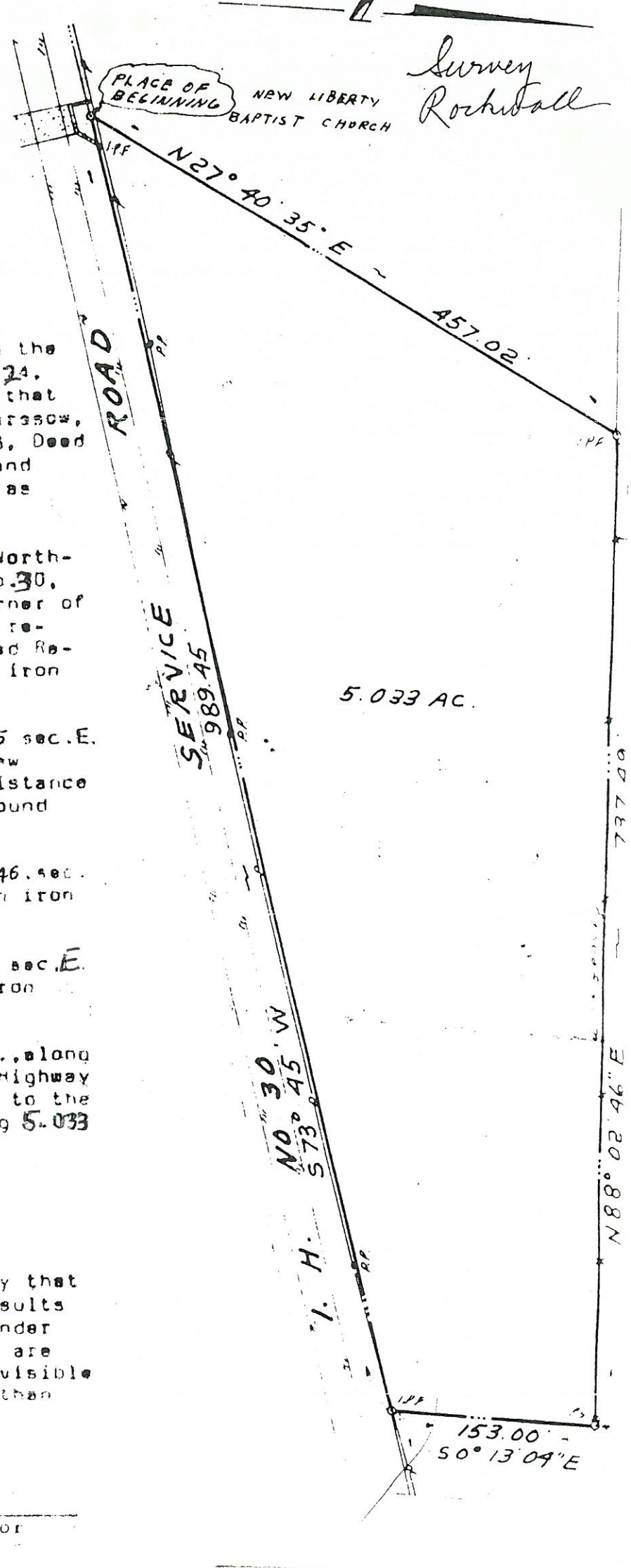
Check one item PLEASE and return the notice to this office IMMEDIATELY.

Thank you,  
City of Rockwall



Survey  
Rockwall

PLACE OF BEGINNING NEW LIBERTY BAPTIST CHURCH



FIELD NOTES

BEING, a tract of land situated in the N.M.BALLARD Survey, Abstract No. 24, Rockwall County, Texas, and being that tract as conveyed to John Felix Carasco, as recorded in Volume 96, page 358, Deed Records, Rockwall County, Texas, and being more particularly described as follows;

BEGINNING at a point on the Northernly line of Interstate Highway No. 30, said point being the southeast corner of the New Liberty Baptist Church as recorded in Volume 87, Page 228, Deed Records, Rockwall County, Texas, an iron stake found for corner.

THENCE, N. 27 deg. 40 min. 35 sec. E. along the easterly line of said New Liberty Baptist Church tract, a distance of 457.02 feet to an iron stake found for corner.

THENCE, N. 88 deg. 02 min. 46. sec. E. a distance of 737.49 feet to an iron stake set for corner.

THENCE, S. 0 deg. 13 min. 04 sec. E. a distance of 153.00 feet to an iron stake found for corner.

THENCE, S. 73 deg. 45 min. W., along the northerly line of Interstate Highway No. 30, a distance of 989.45 feet to the PLACE OF BEGINNING, and containing 5.033 acres of land.

CERTIFICATION

I, Bob G. Brown, do hereby certify that the plat 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.

Bob G. Brown  
Registered Public Surveyor

Note Back of page.

Being, a tract of land situated in the N.M. Ballard Survey, Abstract No. 24, Rockwall County, Texas, and being that tract as conveyed to John Felix Carssow, as recorded in Volume 96, page 358, Deed Records, Rockwall County, Texas, and being more particularly described as follows;

Beginning, at a point on the Northerly line of Interstate Highway No. 30, said point being the southeast corner of the New Liberty Baptist Church, as recorded in Volume 87, page 228, Deed Records, Rockwall County, Texas, an iron stake found for corner;

Thence, N. 27 deg. 40 min. 35 sec. E., along the easterly line of said New Liberty Baptist Church tract, a distance of 457.02 feet to an iron stake found for corner;

Thence, N. 88 deg. 02 min. 46 sec. E., a distance of 737.49 feet to an iron stake found for corner;

Thence, S. 0 deg. 13 min. 04 sec E., a distance of 153.00 feet to an iron stake found for corner;

Thence, S. 73 deg. 45 min. W., along the northerly line of Interstate Highway No. 30, a distance of 989.45 feet to the PLACE OF BEGINNING, and containing 5.033 acres of land. This description is based on the Standard Land Survey and Plat made by Bob O. Brown, Registered Public Surveyor on May 3, 1982.

John Carsow I-30

William Hanning  
% Wm. Potts  
3141 Oak Grove  
Dallas, 75219

Rose Cade  
802 N. Goliad  
Rockwall

Frank Hughes  
1101 S. Goliad  
Rockwall

William Way  
Rt. 4, Box 105A  
Rockwall

Rockwall Steel Co.  
P.O. Box 159  
Rockwall

Terrell & Pauline Logan  
Rt. 4, Box 322  
Rockwall

Rockwall Steel Co.  
Box 729  
Terrell 75160

New Liberty Baptist Church  
Box 697  
Rockwall

Charles Falls  
Box 7  
Rockwall

Lawrence Lane  
1520 I-30  
Rockwall

James Csihar  
Rt 1 Box 145  
Rockwall

~~William Way & Buddy Haldeman  
Rt 4 Box 105A  
Rockwall~~

Ross, Randy, E. Kelley, P. Bobin  
4222 Rose Hill  
Garland 75043

Gaston & Gaston Auctioneers  
% Dona Gaston  
703 Robin  
Rockwall

James A. Bentley  
2377 Longhorn  
Dallas 75228

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 10th day of April, 1986 in  
the Rockwall City Hall, 205 West Rusk Street, Rockwall, Texas, at the re-  
quest of John F. Carssow  
for a zone change from "A" Agricultural to "HC" Heavy Commercial on 5.09 acres of  
land located on the I-30 Service Road.

on the following described property:

See Attached Legal 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. P&Z 86-27-Z

  
City of Rockwall, Texas

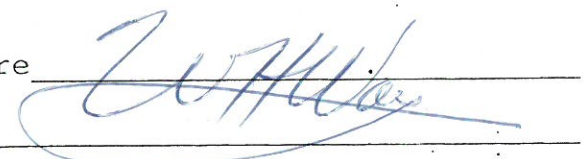
The following form may be filled out and mailed to the City Planning and  
Zoning Commission, 205 West Rusk Street, Rockwall, Texas 75087.

Case NO. 86-27-Z

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

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

1. Heavy Commercial has a place off the
2. freeway not directly in our front door.
- 3.

Signature   
Address \_\_\_\_\_

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

Thank you,  
City of Rockwall

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CITY OF ROCKWALL, TEXAS

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J. L. Garrett  
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. 86-27-Z

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

I am opposed the request for the reasons listed below.

1. *Heavy Commercial Exists' in This Area*
2. *Additional "H.C." Needed For Tax Base*
3. *Consistant With Structures Already on Property*

Signature J. L. Garrett

Address 1520 E. I 30

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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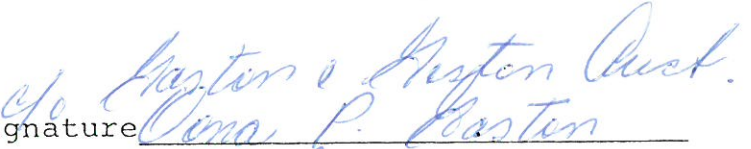
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Zoning Commission, 205 West Rusk Street, Rockwall, Texas 75087.

Case NO. 86-27-Z

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

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

- 1.
- 2.
- 3.

  
Signature Cema P. Easton  
Address 703 Rebin Rd.  
Rockwall, TX 75087

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

Thank you,  
City of Rockwall