

APPLICATION FOR ZONING CHANGE

Case No. 86-42-2 Filing Fee \$105.00 Date 5-8-86
Applicant JOHN E. CARSSOW Phone 385 1773
Mailing Address 12124 DRUSON LN DALLAS 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.)

5.03 acres with 985' on I-30
Bob Brown survey attached

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

J.E.C.
Light Industrial

AGRICULTURE District Classification
to LIGHT INDUSTRIAL District Classification

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

retail & office use with no outside display that flows from I-30. J.F.D.

There ~~is~~ (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 John E. Carssow

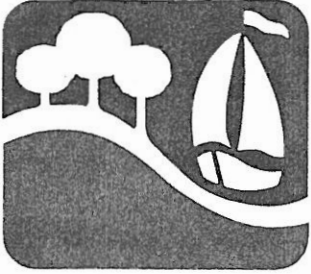
NOTE: The legal description is used to publish notice of the required hearing and in the preparation of the final ordinance granting the zoning change. The description must be sufficient so as to allow a qualified surveyor to take the description and locate and mark off the tract on the ground. Each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

Bob Brown survey attached
Surveyor or Attorney for Applicant
(Mark out one)



CITY OF ROCKWALL
"THE NEW HORIZON"

May 28, 1986

Mr. John F. Carsow
12124 Drujon Lane
Dallas, Texas 75244

Dear Mr. Carsow:

As you are aware, on May 5, 1986, the Rockwall City Council voted to deny your request for a zone change from "A" Agricultural to "HC" Heavy Commercial on 5.03 acres of land located on the I-30 Service Road.

However, your request for a zone change from "A" Agricultural to "LI" Light Industrial on this 5.03 acres of land will be heard by the Planning and Zoning Commission on June 12, 1986, beginning at 7:30 P.M. at the City Hall, 205 West Rusk, Rockwall, Texas.

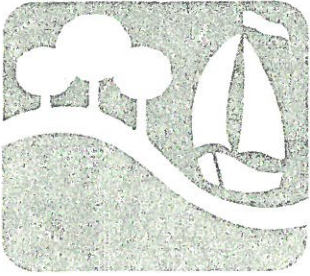
If you have any questions regarding this matter, please do not hesitate to contact me.

Sincerely,

A handwritten signature in cursive script that reads "Jennifer Jarrett". The ink is dark and the signature is fluid.

Jennifer Jarrett
Administrative Aide

JJ/mmp



CITY OF ROCKWALL
"THE NEW HORIZON"

June 13, 1986

Mr. John F. Carssow
12124 Drujon Lane
Dallas, TX 75244

Re: P&Z Case No. 86-42-Z

Dear Mr. Carssow:

On 6-12-86 the Rockwall Planning and Zoning Commission recommended approval of your request for a zone change from "A" Agricultural to "LI" Light Industrial classification on the 5.03 acres of land located on the I-30 Service Road.

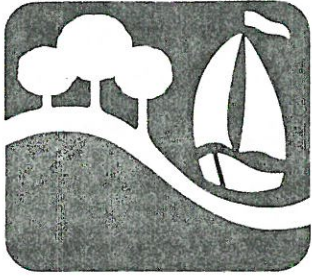
The Rockwall City Council will hold a public hearing and consider approval of your request on 7-7-86 beginning at 7:30 P.M. at the City Hall, 205 West Rusk.

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

Sincerely,

A handwritten signature in cursive script that reads "Jennifer Jarrett".

Jennifer Jarrett
Administrative Aide



CITY OF ROCKWALL

"THE NEW HORIZON"

July 11, 1986

Mr. John F. Carssow
12124 Drujon Lane
Dallas, Texas 75244

Re: Case No. P&Z 86-42-Z

Dear Mr. Carssow:

On July 7, 1986, the Rockwall City Council voted to approve your request for a zone change from "A" Agricultural to "LI" Light Industrial on the 5.03 acre tract of land located on the I-30 Service Road.

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

Sincerely,

A handwritten signature in cursive script that reads "Jennifer Jarrett".

Jennifer Jarrett
Administrative Aide

JJ/mmp

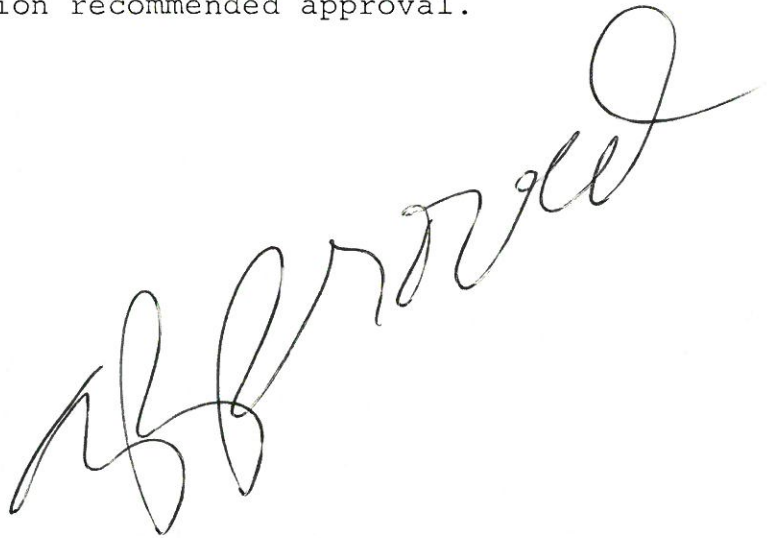
Agenda Notes
City Council - 7/7/86

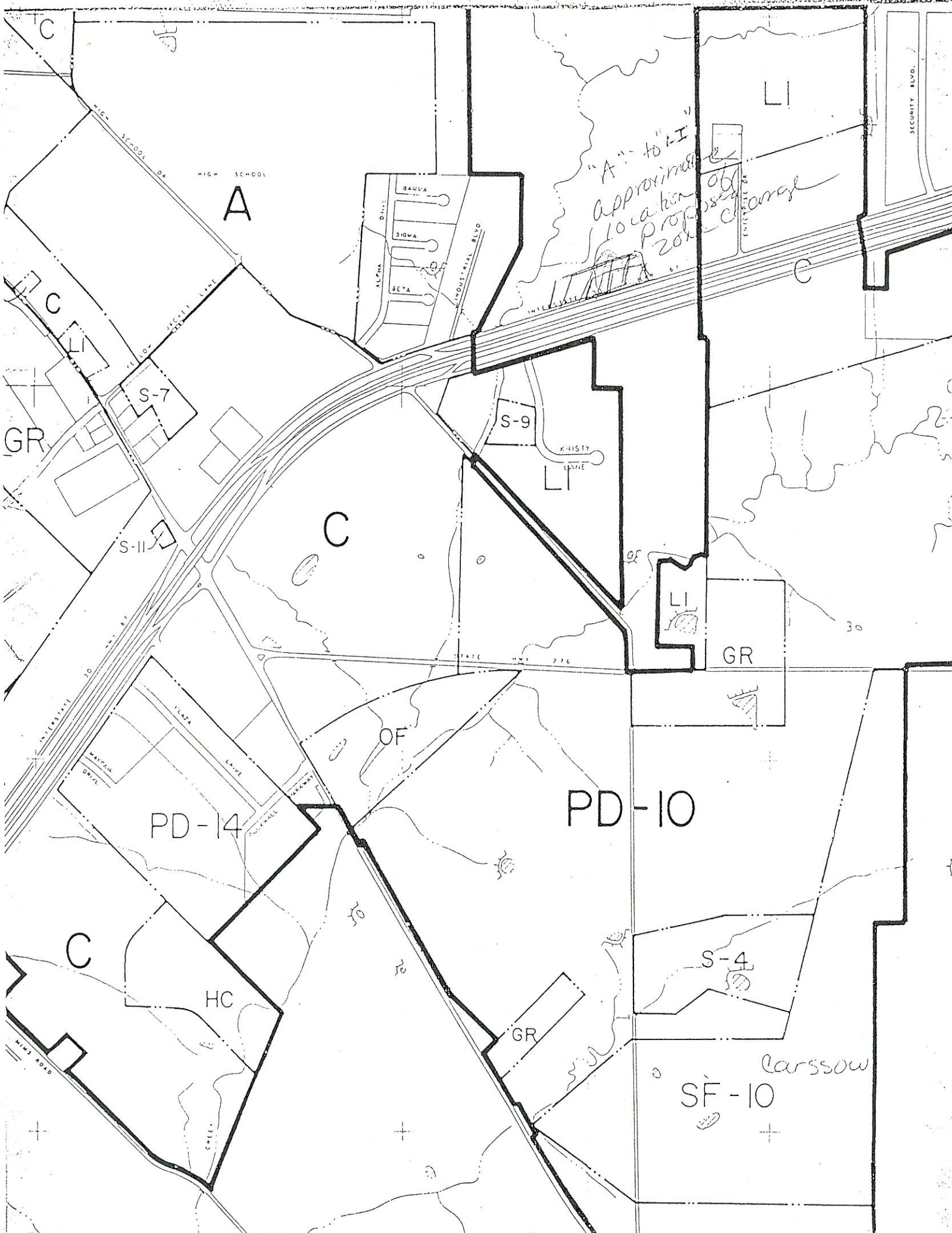
- IV. B. Hold Public Hearing and Consider Approval of a Request from John F. Carssow for a Change in Zoning from "A" Agricultural to "LI" Light Industrial Classification on a 5.03 Acre Tract of Land Located on the I-30 Service Road

Mr. Carssow, whom you heard from at your last meeting, is back with an application to re-zone his property along I-30 from Agricultural to Light Industrial rather than Heavy Commercial as was his previous request. Light Industrial would not encourage the kind of the development the Heavy Commercial would encourage in terms of outside storage. The uses that exist on portions of his property currently would still be allowed to continue as non-conforming uses. The current Land Use Plan draft indicates the frontage along the Interstate in this area as Commercial. However, it is proposing Light Industrial to the north, west and across the Interstate from this property.

A copy of a location map is attached.

The Planning and Zoning Commission recommended approval.

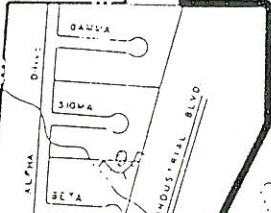
A large, handwritten signature in black ink, slanted diagonally across the lower right portion of the page. The signature is highly stylized and cursive, appearing to read "R. B. Carssow".



A

LI

"A" to "LI"
Approximate
location
proposed
zone
change



S-9

KRISTY
LANE

LI

C

LI

GR

PD-14

PD-10

S-4

C

HC

GR

SF-10

Carssow

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 June, 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 "LI" Light Industrial classifi-
cation on 5.09 acres of land located on the I-30 Service Road.

on the following described property:

See attached legal description and
location map.

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 86-42-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. P&Z 86-42-Z

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

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

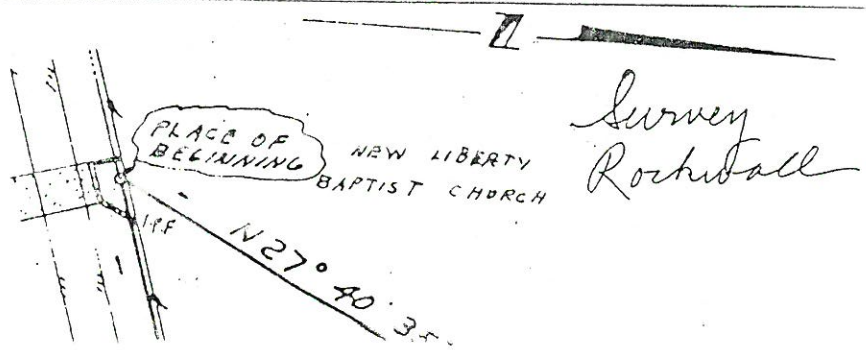
- 1.
- 2.
- 3.

Signature _____

Address _____

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

Thank you,
City of Rockwall



Survey
Rockwall

being, a tract of land situated in the
Rockwall County, Texas, and being that
tract as conveyed to John Felix Carrow,
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 North-
erly line of Interstate Highway No. 30,
said point being the southeast corner of
the New Liberty Baptist Church as re-
corded in Volume 87, Page 228, Deed Re-
cords, 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.

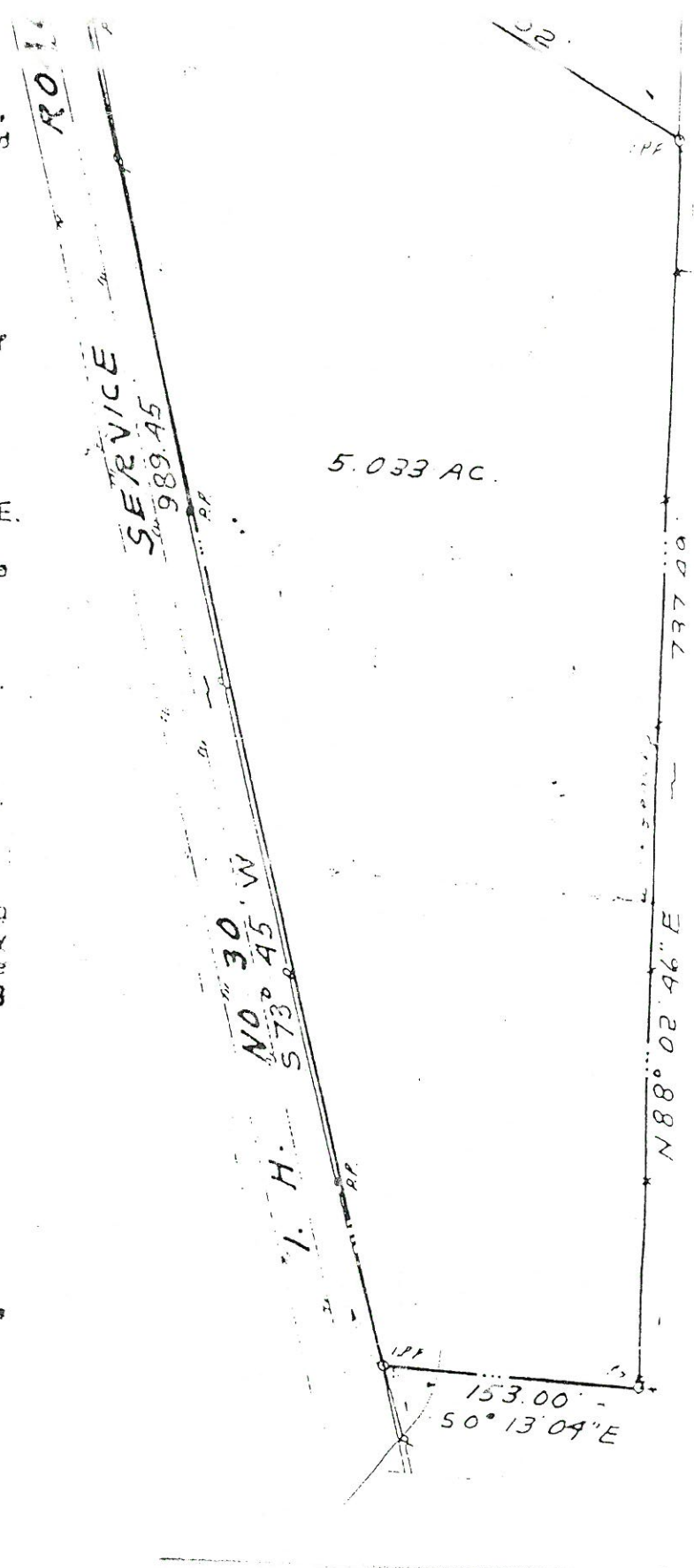
THENCE, S. 0 deg. 13 min. 04 sec. E.
a distance of 153.00 feet to an iron
stake found for corner.

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 E. 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 E. 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 Carsow, 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.

(14)

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 Holdman
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 12th day of June, 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 "LI" Light Industrial classifi-
cation on 5.09 acres of land located on the I-30 Service Road.

on the following described property:

See attached legal description and
location map.

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 86-42-Z

Jennifer L. Jarrett
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. P&Z 86-42-Z

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

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

- I think the property in question located
- close to main on I-30
- L-1 zoning



Signature [Handwritten Signature]
Address RT 4 Box 105A

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

Thank you,
City of Rockwall

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Jennifer L. Garrett
City of Rockwall, Texas

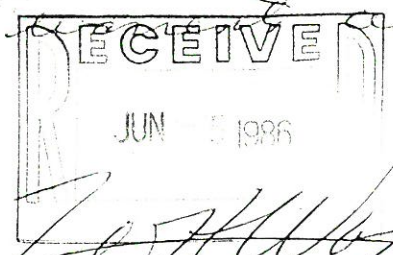
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Signature [Signature]
Address RT 4 Box 105A

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Thank you,
City of Rockwall