

CITY OF ROCKWALL
205 West Rusk
Rockwall, Texas

Filing Fee: \$100.00 +
1.00/acre
P+Z 86-49-2

APPLICATION FOR ZONING CHANGE

Case No. _____ Filing Fee _____ Date _____

Applicant ROCKWALL MINI WAREHOUSE Phone 722-0138

Mailing Address 1880 I-30 ROCKWALL, TX 75087

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

"Ag" Agricultural District Classification
WRB P.D. - WRB PLANNED DEVELOPMENT District Classification
~~WRB P.D.~~ - ~~WRB PLANNED DEVELOPMENT~~

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

PAST USE -

There (Are) 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 [Signature]

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.

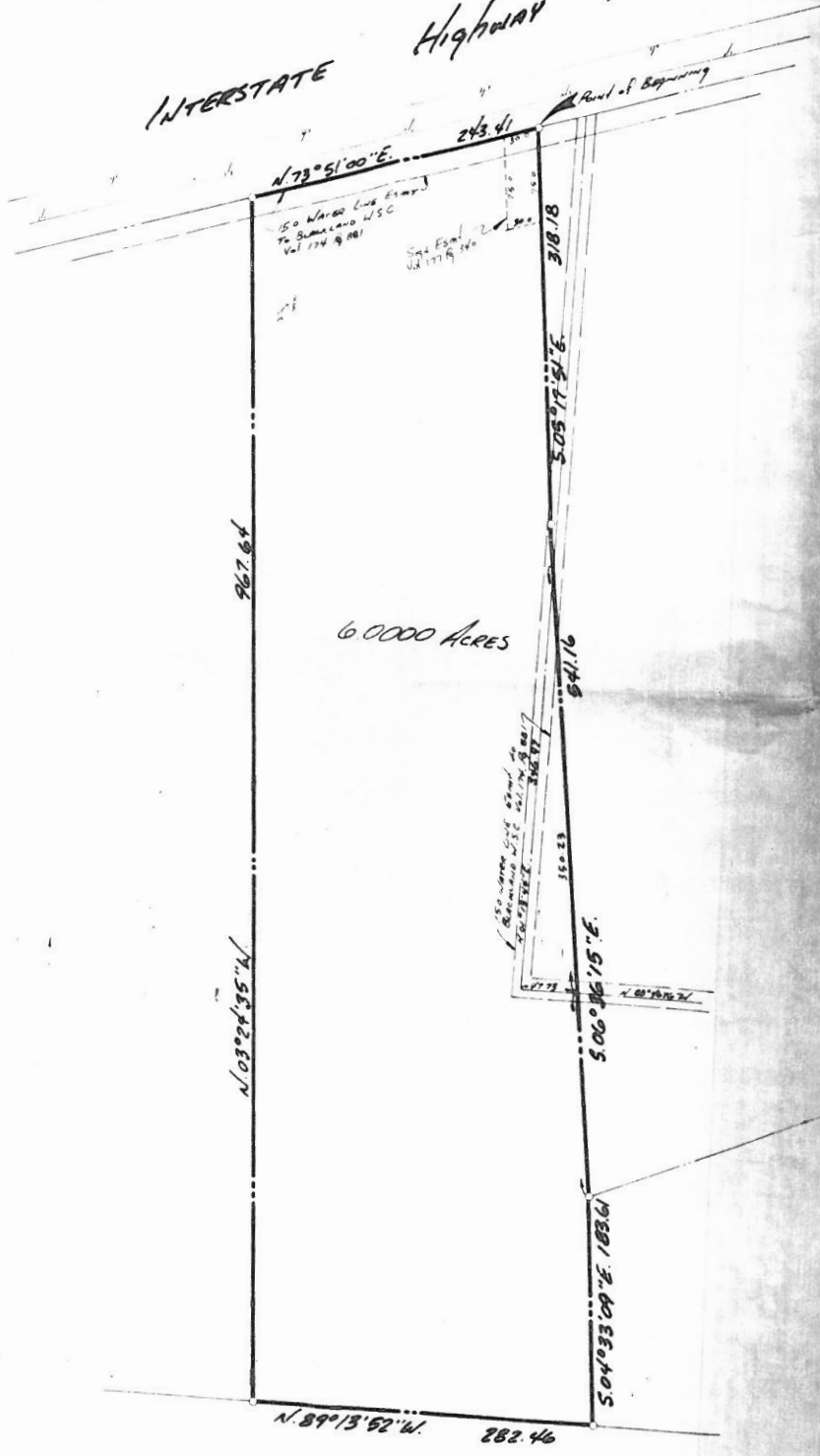
(The following Certificate may be used by the applicant to give notice to the City of the sufficiency of the legal description, however, the same is not a requirement of the Application.)

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.

James D. Conway
Surveyor or Attorney for Applicant
(Mark out one)

INTERSTATE Highway No. 30



EX
K #1
Tr 3
51.94 Ac

ROCKWALL
COMMERCIAL
PARK Ph-2

J. LOCKHART A-134

ROCKWALL
COMMERCIAL
PARK Ph-1

1758.97

Tr 13
7Ac.

1545.36

Tr 14
3Ac

1485.28

1458.68

Tr 15
Tr 15-1

1Ac
9Ac

1366.88
1036.09

Tr 5-1
1Ac

1907.93

684.7

914.95

287.17

91

152.48

Tr 2
12.44 Ac.

201.6
353.0

178.87
Tr 12
105Ac
171

308.19

LAFON
SUBD.

543.29

846.4

1926.55
1986.11

682.64

Rockwall
Tr 7 Warehouse
8.911Ac.

Rockwall
Tr 7-2
6Ac
Warehouse

Tr 7-1
3.25Ac

Tr 8
6.0Ac

Tr 9-1
6.0Ac

Tr 9-2
1.63Ac.

Tr 9-10
1.925Ac

Tr 9-
3.451

760.24

205

300.0

334.57

813.36

814.61

342.88

350.15

962.64

859.22

750.49

282.46

1099

J.M. ALLEN A-2

Tr 3
121.69Ac.

Tr 1 3.25Ac.
Tr 1-1 54.0Ac.
Tr 1-2 1.0Ac

2660.87

2659.57

STATE OF TEXAS
COUNTY OF ROCKWALL

BEING a tract of land situated in the John Lockhart Survey, Abstract No. 134, Rockwall County, Texas, and being a part of that 24.2636 acre tract of land conveyed to William H. Way and Buddy R. Haldeman by deed recorded in Volume 166, Page 648, Deed Records, Rockwall County, Texas, and being more particularly described as follows:

COMMENCING at an iron rod on the South line of I.H. 30 and at the Northeast corner of said 24.2636 acre tract and at the Northeast corner of that 6.0000 acre tract of land conveyed to Paul Gaston by deed recorded in Volume 166, Page 654, Deed Records, Rockwall County, Texas;

THENCE: South $73^{\circ} 51' 00''$ West, along the South line of I.H. 30, passing at 300.00 feet the Northwest corner of said 6.0000 acre tract and continuing a total distance of 501.50 feet to an iron rod at the Point of Beginning;

THENCE: Leaving the South line of I.H. 30 and traversing said 24.2636 acre tract as follows: South $5^{\circ} 17' 51''$ East a distance of 318.18 feet to an iron rod for a corner; and South $6^{\circ} 36' 15''$ East a distance of 541.16 feet to an iron rod at an "ell" corner of said 24.2636 acre tract, said iron rod bears South $68^{\circ} 13' 26''$ West a distance of 490.00 feet from the Southeast corner of said 6.0000 acre tract and the Northerly corner of said 24.2636 acre tract;


THENCE: South $4^{\circ} 33' 09''$ East a distance of 183.61 feet along the most Southerly East line of said 24.2636 acre tract to an iron rod at the Southerly Southeast corner of said 24.2636 acre tract;

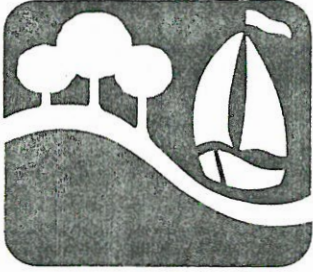
THENCE: North $89^{\circ} 13' 52''$ West a distance of 282.46 feet along the South line of said 24.2636 acre tract to an iron rod for a corner;

THENCE: North $3^{\circ} 24' 35''$ West a distance of 967.64 feet leaving said South line and traversing said 24.2636 acre tract to an iron rod for a corner on the South line of I.H. 30;

THENCE: North $73^{\circ} 51' 00''$ East a distance of 243.41 feet along said South line to the Point of Beginning and Containing 6.0000 Acres of Land.

The plat hereon is a true, correct, and accurate representation of the property as determined by survey; the lines and dimensions of said property being as indicated by the plat. There are no encroachments, conflicts, or protrusions, except as shown.


Harold L. Evans, P.E., Registered Public Surveyor



CITY OF ROCKWALL
"THE NEW HORIZON"

July 14, 1986

Mr. Ron Bien
Rockwall Mini-warehouse
1880 I-30
Rockwall, Texas 75087

Re: P&Z Case No. 86-49-Z

Dear Mr. Bien:

On July 10, 1986, the Rockwall Planning and Zoning Commission recommended approval of your request for a zone change from "A" Agricultural to "PD" Planned Development classification for mini-warehouses, on-site resident security and outside storage of vehicles on the 6.00 acre tract of land located on I-30.

The Rockwall City Council will hold a public hearing and consider approval of your request on July 21, 1986, beginning at 7:30 P.M. at 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

JJ/mmp

III. A. Hold Public Hearing and Consider Approval of a Request from Rockwall Mini-Warehouse for a Change in Zoning from "A" Agricultural to "PD" Planned Development Classification for Mini-Warehouses, On-Site Resident Security, and Outside Storage of Vehicles on 6.00 Acres Tract of Land Located on I-30

We have received another request for zoning approval in the recently annexed area along South I-30. The owners of the Rockwall Boat and RV Storage have submitted a request for "PD" zoning on the six acres they have already developed. The property currently contains mini-warehouses, RV storage at the rear of the property, and 24 hour resident security and leasing. Their reason for requesting zoning at this time is to be able to replace the existing gravel drives that serve the warehouses with concrete, and they want to replace the existing mobile home that serves as residence and office for the manager.

None of the standard classifications allow all of these uses. The RV storage is only allowed in "HC". The resident security is only allowed in "LI". The warehouses would be allowed in either classification. The applicants want to be able to continue with all of their uses being legal.

This request does meet the basic criteria set out in our ordinance for "PD" zoning. It is larger than 5 acres and it does contain a mix of land uses not allowed together in a standard classification. An advantage to zoning it "PD" is that when and if they do come in with a request to expand, we would be able to place restrictions on the development, such as screening along the RV storage area.

They have provided us with a copy of the current layout which is attached. The Land Use Plan indicates Commercial and Office in this area.

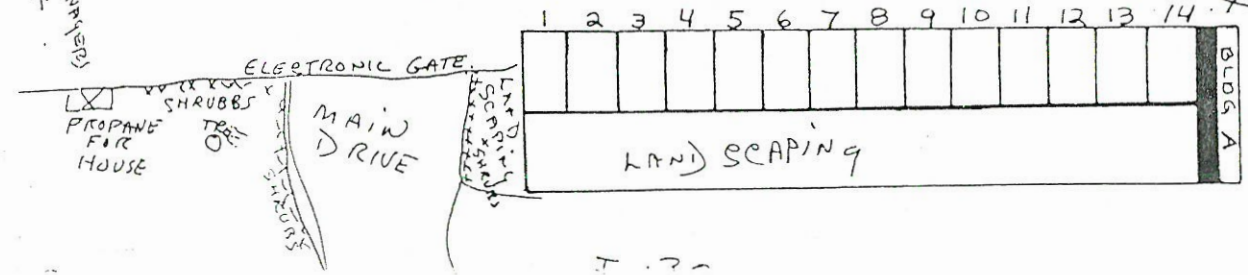
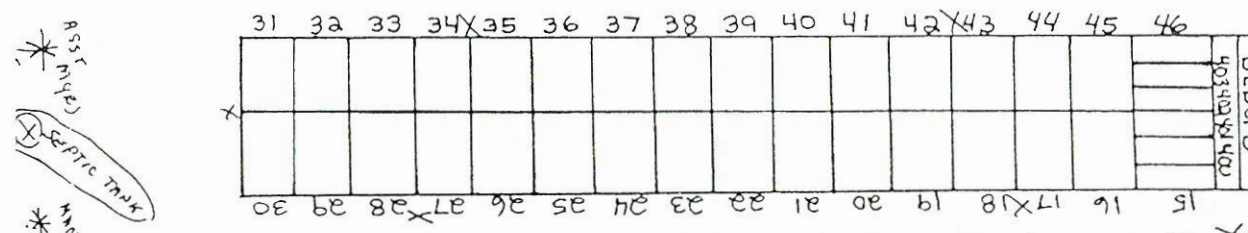
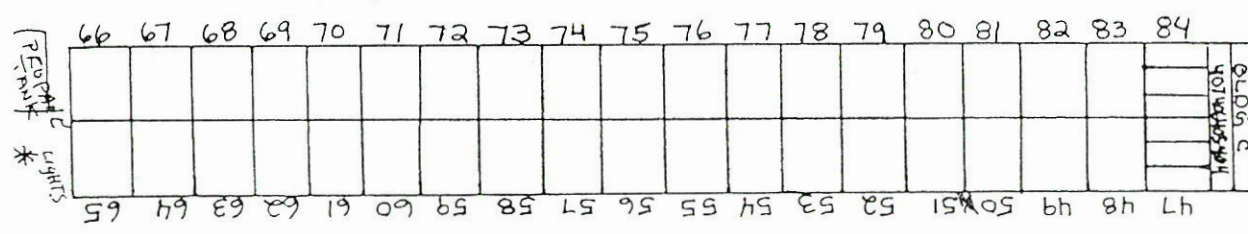
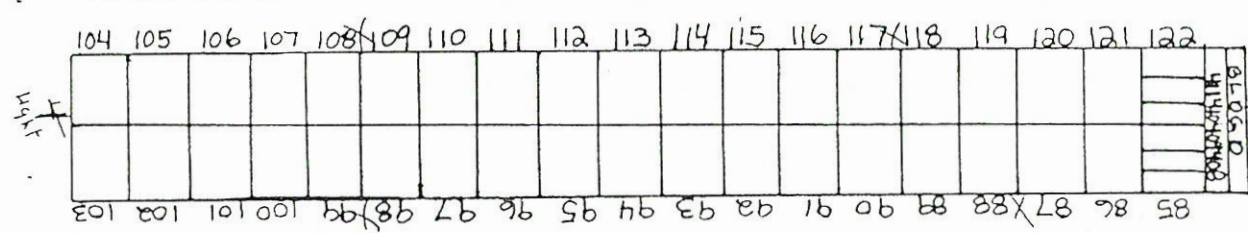
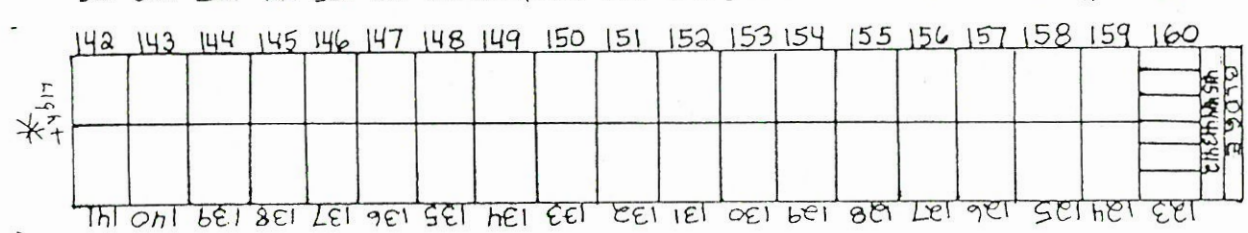
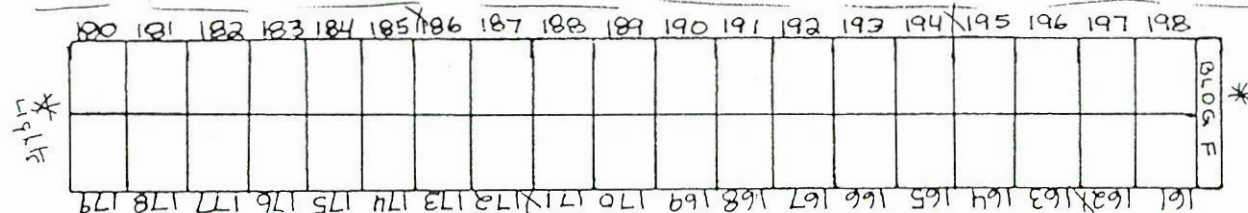
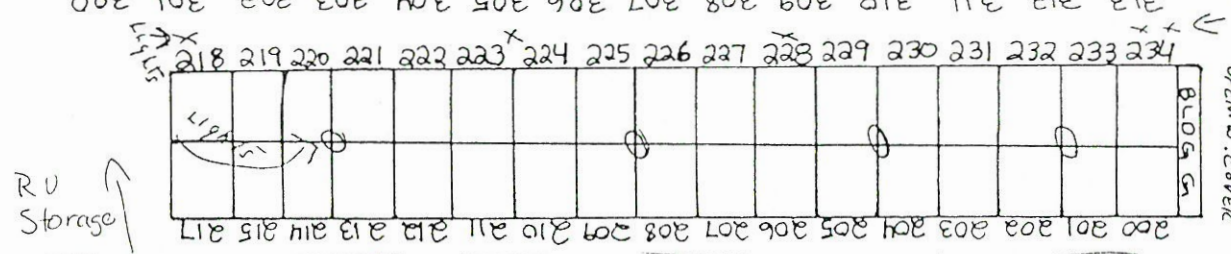
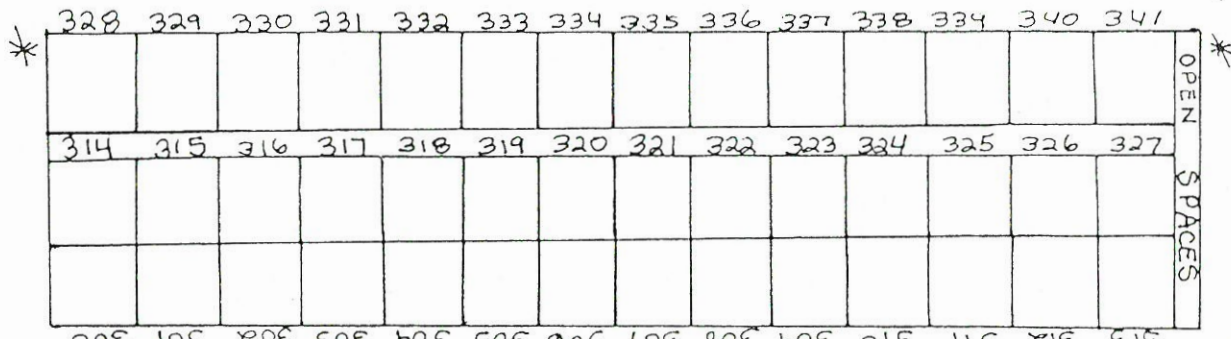
The layout is not very detailed with the exception of the actual warehouse locations. I have asked the owners to provide a more detailed layout for the meeting if possible.

* LIGHTS EVAPORATION FIELD

FENCE.

350' ↑ undeveloped

* LIGHT



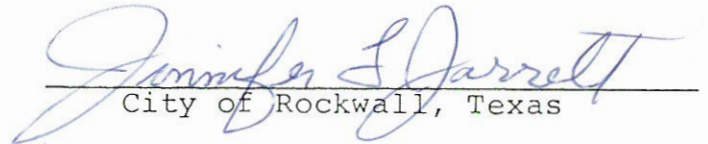
BEFORE THE PLANNING AND ZONING COMMISSION
CITY OF ROCKWALL, TEXAS

The Planning and Zoning Commission will hold a public hearing at 7:30
o'clock P. M. on the 10th day of July, 1986 in
the Rockwall City Hall, 205 West Rusk Street, Rockwall, Texas, at the re-
quest of Rockwall Mini Warehouse
for a change in zoning from "A" Agricultural to "PD" Planned Development

on the following described property:

See attached legal description.

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. P&Z 86-49-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 86-49-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