

APPLICATION FOR ZONING CHANGE

Case No. 86-5A-2/CUP Filing Fee 106.00 Date 28/JUL/86
Applicant ROCKWALL MINI WAREHOUSE #1 Phone 722-0138
Mailing Address 1880 F-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.)

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

AG District Classification
to LIGHT INDUSTRIAL District Classification

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

CONDITIONAL USE PERMIT - MANAGERS RESIDENCE

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.

Surveyor or Attorney for Applicant
(Mark out one)

COUNTY

AIRPORT ROAD

M. K. T. RR

INDIAN TRAIL
SMETY LANE

LI

SECURITY BLVD.

CONVEYOR S. ST.

Proposed
zone
change

C

INTERSTATE 30

HWY 67

HWY 67

S-9

KRISTY
LANE

LI

LI

GR

STATE HWY 276

PD-10

S-4

SF-10

PD-10

LONG BRANCH

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° 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° 17' 51" East a distance of 318.18 feet to an iron rod for a corner; and
South 6° 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° 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;

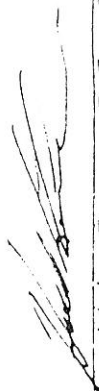
THENCE: South 4° 33' 09" East a distance of 183.61 feet along the most Southerly East line of said 24.2636 acre tract to an iron rod at the Southerly Southeast corner of said 24.2636 acre tract;

THENCE: North 89° 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° 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° 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



205 West Rusk

CITY OF ROCKWALL

"THE NEW HORIZON"

Rockwall, Texas 75087-3793



Gar Enterprises
12402 Jupiter Rd. #1
Dallas, TX 75218

BAR 02 130266N1 09/02/86
RETURN TO SENDER
NO FORWARDING ORDER ON FILE
UNABLE TO FORWARD

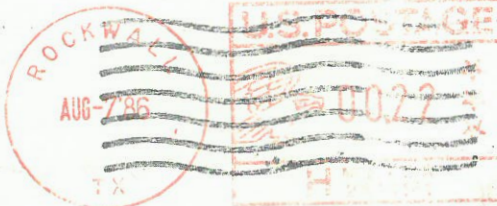


205 West Rusk

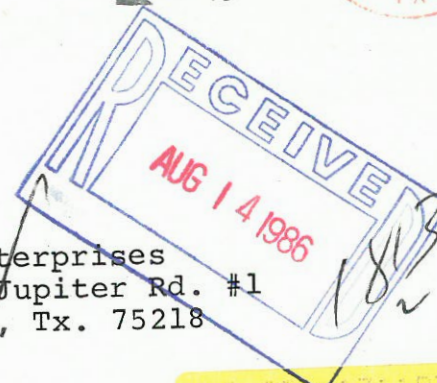
CITY OF ROCKWALL

"THE NEW HORIZON"

Rockwall, Texas 75087-3793



Gar Enterprises
12402 Jupiter Rd. #1
Dallas, Tx. 75218



BAR 02 131163N1 08/10/86
RETURN TO SENDER
NO FORWARDING ORDER ON FILE
UNABLE TO FORWARD

PLANNING AND ZONING ACTION SHEET

Applicant Rockwell Boat SRV Case No. _____

Property Description I-30 Six acres

Case Subject Matter Rezoning Agto L1 w CUP for mobile home as security residence

CASE ACTION

Date to P&Z 9/11/86 Approved Disapproved Tabled

Conditions _____

Date to City Council _____

Conditions _____

Ordinance no. _____ Date _____

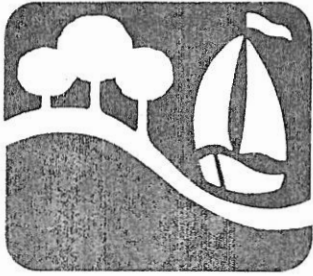
ITEMS IN FILE

Zoning Cases

- Application
- Site Plan
- Filing Fee
- Notice to Paper
- Notice to Residents
- List of Residents Notified
- Residents' Responses
- Consultant's Review
- Agenda Notes
- Minutes
- Ordinance
- Correspondence

Plat/Site Plan Cases

- Application
- Filing Fee
- Plat/Plan
- Engineer's Review
- Consultant's Review
- Agenda Notes
- Minutes
- Correspondence
- County File Number



CITY OF ROCKWALL
"THE NEW HORIZON"

TO: Rockwall Boat and RV Storage
FROM: Mary Nichols, Administrative Aide
RE: P&Z Case No. 86-54-Z/CUP

On September 11, 1986 the Rockwall Planning and Zoning Commission recommended approval of your request for a change in zoning from "A" to "LI" and approval of a Conditional Use Permit for a Mobile Home Security office and Manager's Residence on I-30 East of High School Road.

The Rockwall City Council will (hold a public hearing and consider approval) (consider approval) of your request on October 6, 1986 beginning at 7:30 P.M. at the City Hall, 205 West Rusk. If you have any questions regarding this matter or the meeting schedule, please do not hesitate to call.

Mary Nichols

IV. Hold Public Hearing and Consider Approval of a Request from Rockwall Boat and RV Storage for a Change in Zoning from "A" Agricultural to "LI" Light Industrial with a "CUP" Conditional Use Permit for a Mobile Home Used as Resident Security on a Six Acre Tract of Land Located on South I-30

At your last meeting you also considered a request from Rockwall Boat and RV Storage located along the South I-30 Service Road in the newly annexed area to rezone their property from Agricultural to Planned Development. The Commission recommended approval of their request to Planned Development zoning. The City Council disapproved the request and indicated that a more appropriate classification to be considered might be Light Industrial. The applicants have followed through now with a request for Light Industrial zoning with a Conditional Use Permit for their mobile home which is used as a residence for their managers and security. Granting Light Industrial zoning will bring the miniwarehouses into conformance. The Conditional Use Permit would bring the mobile home use into conformance. The outside storage of recreational vehicles and trailers to the rear of the property would remain as a nonconforming use and could not be expanded unless the proper zoning classification was later granted on this area. Again, a copy of their rough site plan is attached.

Agenda Notes
P&Z - 9/11/86

- III. D. P&Z 86-54-Z/CUP - Hold Public Hearing and Consider Request from Rockwall Miniwarehouse and RV Storage for a Change in Zoning from "A" Agriculture to "LI" Light Industrial and Approval of a Conditional Use Permit for a Mobile Home Security Office and Manager's Residence on I-30 East of High School Road

Action Needed: Approval or denial of zone change from "Ag" to "LI" with a "CUP" for mobile home used as security and manager residence, and any conditions for approval.

The applicants plan to be here Thursday to continue their application. I have attached the notes from last meeting and a copy of their site layout.

resolution of the drainage problem prior to construction and that the Commission could approve the request without any waiver to City requirements. Plagens made a motion to approve the request for the final plat with the stipulation that the drainage problem be resolved. Crumbley seconded the motion. The motion was voted on and passed unanimously.

Seligman then opened a public hearing on a request from Gary Williamson for a Conditional Use Permit for an existing structure with less than 90% exterior masonry materials at 302 North San Jacinto.

At this time, 8:25 P.M., Don Smith joined the meeting.

Couch briefly explained the applicant's request, including landscaping plans and proposed irrigation.

Gary Williamson addressed the Commission and stated that he would comply with all the City's parking and landscaping requirements.

As there was no one else wishing to speak, the public hearing was closed.

Plagens asked the number of notices sent out. Couch replied that forty were mailed and three were returned.

Plagens then made a motion to approve the request. Crumbley seconded the motion. The motion was voted on and passed unanimously.

Seligman then turned the chair over to Smith.

[Smith then opened a public hearing on a request from Rockwall miniwarehouse and RV Storage for a change in zoning from "A" Agriculture to "LI" Light Industrial and approval of a Conditional Use Permit for a mobile home security office and manager's residence on I-30 east of High School Road.

As the applicant was not present, there was some discussion about whether or not the Commission should act. Smith stated that Council had previously denied the applicant's request and had suggested that the applicant resubmit the request in this manner.

Seligman made a motion to approve the request with the Condition that one mobile home be permitted for a security office and residence. Plagens seconded the motion. The motion was voted on and passed unanimously with the exception of McCall who abstained.]

Smith then opened a public hearing on a request from the Frates Corporation for a revision in the preliminary

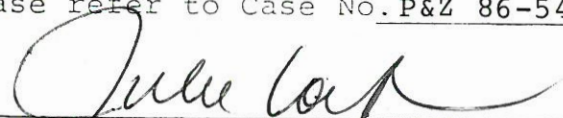
BEFORE THE PLANNING AND ZONING COMMISSION
CITY OF ROCKWALL, TEXAS

The Planning and Zoning Commission will hold a public hearing at 7:30
o'clock P. M. on the 11th day of September, 1986 in
the Rockwall City Hall, 205 West Rusk Street, Rockwall, Texas, at the re-
quest of Rockwall Boat and R.V. Storage
for a Change in zoning from "A" Agricultural to "LI" Light Industrial
with a "CUP" for a mobile home for resident security on the following tract:

(See attached property description)

located on South I-30 Service Road west of FM-549 and east
of High School Road

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 86-54-Z-CUP



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 86-54-Z-CUP

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.

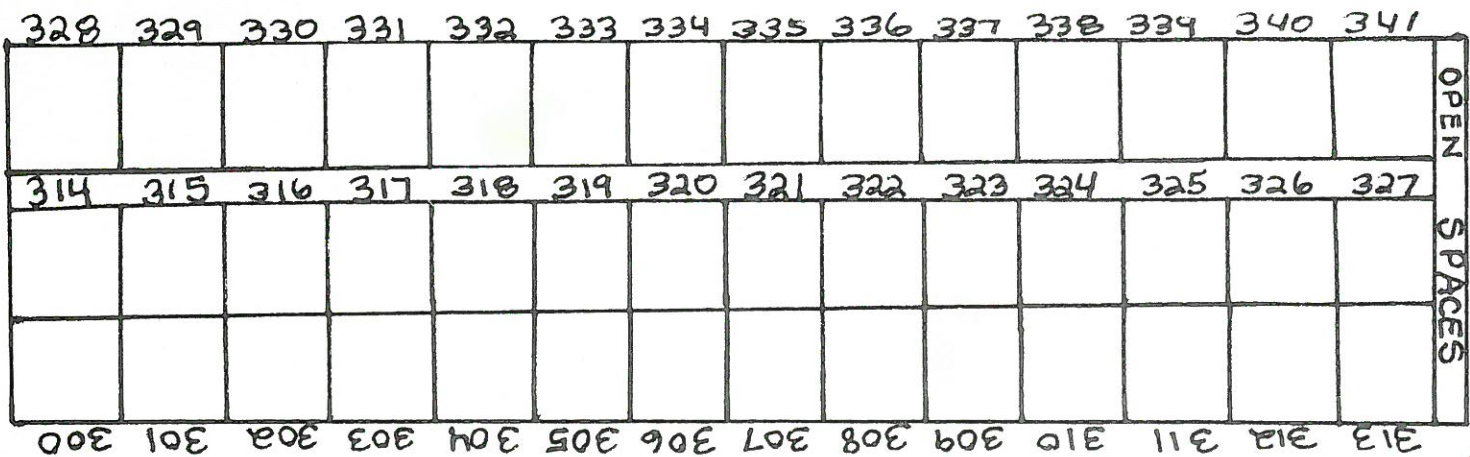
Thank you,
City of Rockwall

* LIGHTS EVAPORATION FIELD

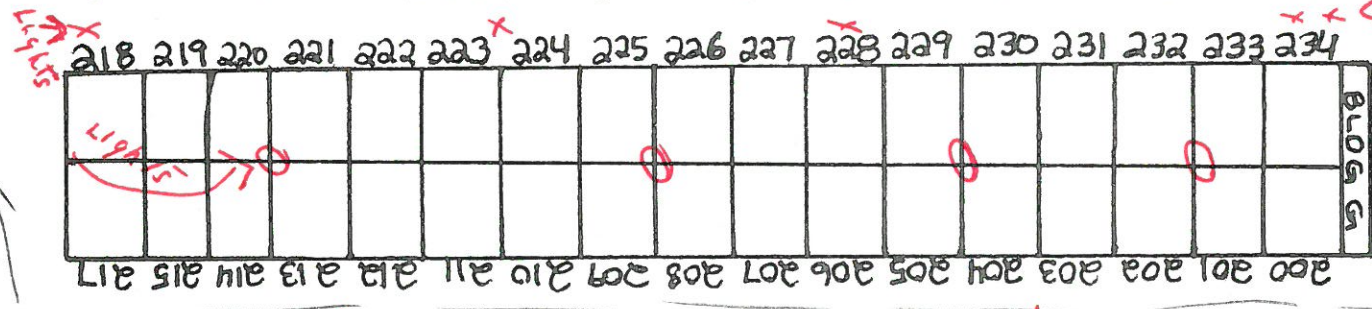
FENCE.

250' ↑ undeveloped

* LIGHT

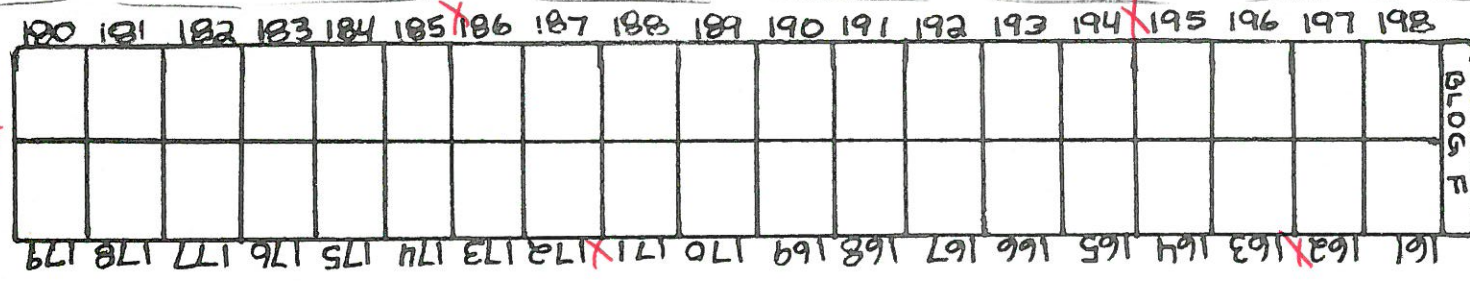


* OPEN SPACES

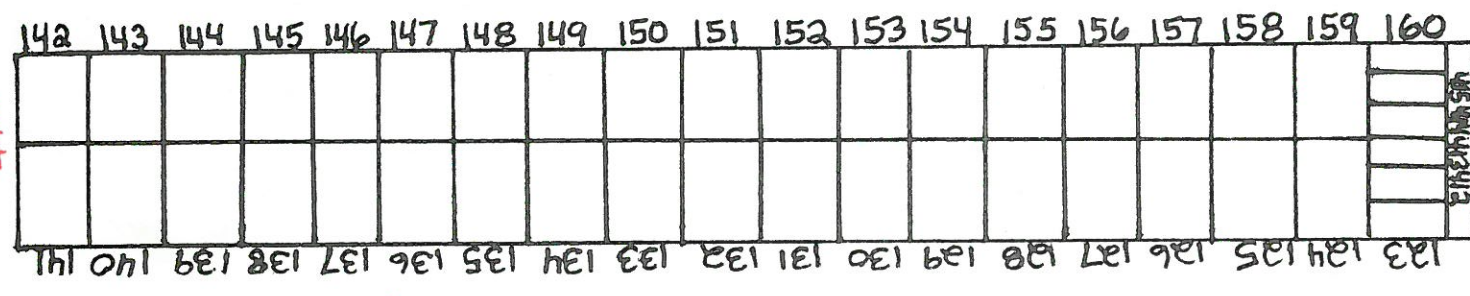


* LIGHTS OPEN D COVER

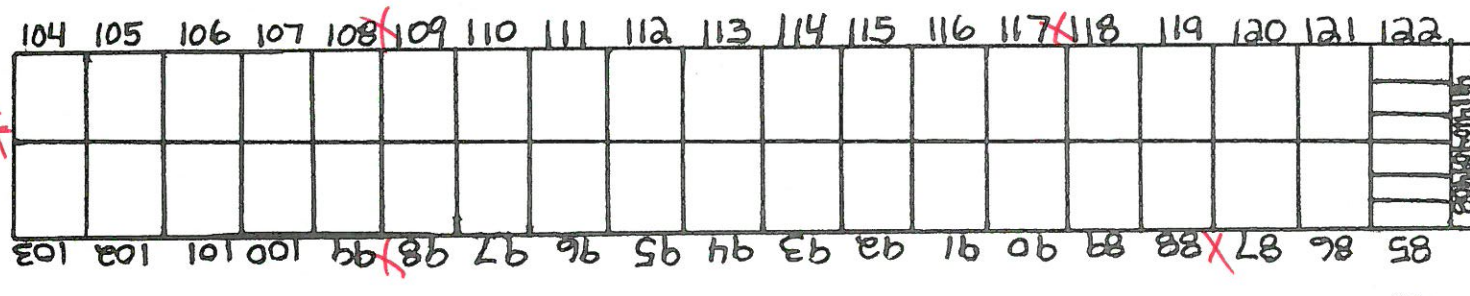
RV Storage



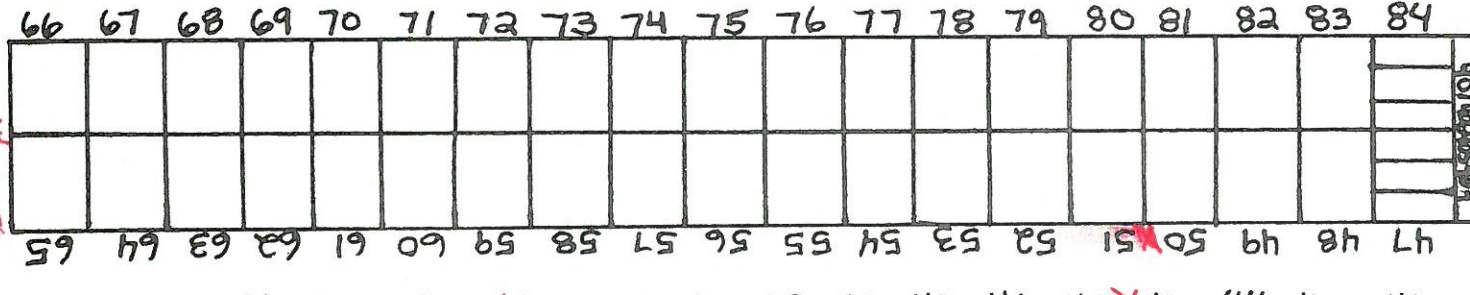
* LIGHTS FENCE



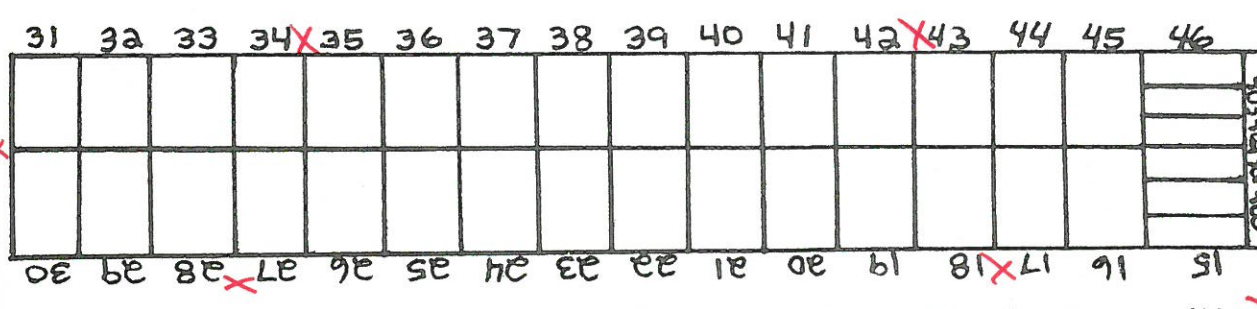
* LIGHTS



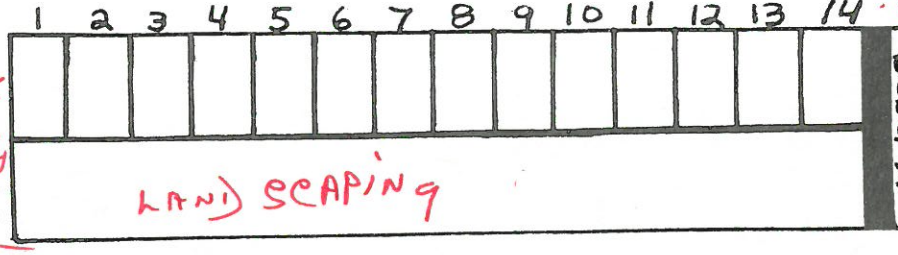
* LIGHTS



* LIGHTS



* LIGHTS



ELECTRONIC GATE

ASSIST

SEPTIC TANK

MANIFOLD

PROPANE FOR HOUSE

SHRUBS

TRAIL

MAIN DRIVE

LANDSCAPING

Rockwall Mini Warehouse
6.00 AC.

AB 134

TR. 7-1 Gar Enterprises
12402 Jupiter Rd. #1
Dallas, Tx. 75218

TR. 8 Harry F. Tibbals JR.
P.O. Box 518
Wylie, Tx. 75098

TR. 11 F.D. Hitt
Rt. 1.
Rockwall

J.M. Allen
AB 2

TR -1 Ira D. Clark Est.

TR-1-1 90 Property Tax Service
P.O. Box 814730
Dallas 75381-4730

TR 1-2 Jenny Beth Cleghorn
Rt. 1, Box 1450
Rockwall

TR 2 D.L. Faulkner
90 Equity Tax Group
P.O. Box 1400
Rowlett 75088