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ROBERT D. HEMPHILL  
ROBERT E. HAGER  
PETER G. SMITH  
ROY L. ARMSTRONG  
DAVID M. BERMAN  
JOHN F. ROEHM III  
BRUCE A. STOCKARD  
PAM GANDAL EUDARIC

ROBERT L. DILLARD, JR.  
OF COUNSEL

February 6, 1987

Ms. Julie Couch  
Assistant City Manager  
City of Rockwall  
205 West Rusk  
Rockwall, Texas 75087

Dear Ms. Couch:


Enclosed is an application for change in the zoning of Joanne Sidlinger's property at the Rockwall Airport. You will also find enclosed a legal description of the property and a check to cover the filing fee. As you are already aware, this firm represents Ms. Sidlinger in connection with this matter and I would request that any notices or other correspondence from the City be addressed to me at the address on the letterhead.

If you have any questions concerning this application or if the City needs any additional information in order to process this application, I will be happy to comply with your requests.

Thank you for your attention in this matter.

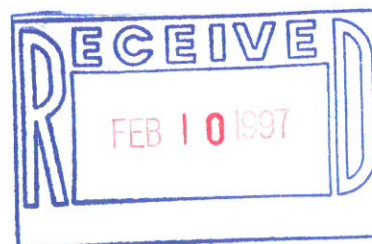
Very truly yours,

SALLINGER, NICHOLS, JACKSON  
KIRK & DILLARD

By:   
\_\_\_\_\_  
Roy L. Armstrong

/pm  
Enc.

cc: Ms. Joanne Sidlinger  
2810 Country Club Road  
Garland, Texas 75043



CITY OF ROCKWALL  
205 West Rusk  
Rockwall, Texas

APPLICATION FOR ZONING CHANGE

Case No. 87-8-7 Filing Fee \$120.00 Date 2/9/87  
Applicant Joanne Sidlinger Phone (214) 271-7320  
Mailing Address 2810 Country Club Road, Garland, Texas 75043

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

Agricultural District Classification  
to Light Industrial District Classification  
for the following reasons: (attach separate sheet if necessary)

In order that the property may be used for the storage, servicing and maintenance of aircraft in connection with the Rockwall Airport and other possible uses consistent with Light Industrial Zoning.

There ~~(are)~~ (Are Not) deed restrictions pertaining to the intended use of the property.

Status of Applicant: Owner X Tenant \_\_\_\_\_ Prospective Purchaser \_\_\_\_\_

~~I have accepted this as Exhibit "A" on a plat showing the property which is the subject of this requested zoning change and I have read the following note concerning the importance of my submitting to the City a sufficient legal description.~~

Signed Joanne Sidlinger

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.

By L. Antunes  
Surveyor or Attorney for Applicant  
(Mark out one)

Schedule A Attachment #2 Sidlinger  
Rockwall Airport Property

Item #4 all that certain lot, tract or parcel of land lying and being situated in Rockwall County, Texas, and being more fully described as follows:

BEING a tract of land in the N. BUTLER SURVEY, A-20, a part of a 14.01 acre tract of record in Volume 52, Page 64, Deed Records, Rockwall County, Texas, and more particularly described as follows:

BEGINNING at the Northeast corner of the said 14.01 acre tract, an iron rod for corner in the margin of a gravel road;

THENCE South with the West margin of said road and the East line of said 14.01 acre tract, 246.2 feet to an iron rod for corner;

THENCE North 246.2 feet to an iron rod on the North line of said 14.01 acre tract in a fence line and hedge row;

THENCE South  $88^{\circ} 15'$  East with the North line of said 14.01 acre tract and fence line and hedge row, 175.0 feet to the PLACE OF BEGINNING and containing 0.988 acres of land more or less.

Item #5 all that certain lot, tract, or parcel of land situated in Rockwall County, Texas, described as follows:

Property located at Rockwall Airport in Rockwall County, Texas, and being out of the N. BUTLER SURVEY, ABSTRACT NO. 20 and being a part of 14.01 acre tract as described in Volume 52 at page 64 of the Deed Records of Rockwall County, Texas, and being more particularly described as follows:

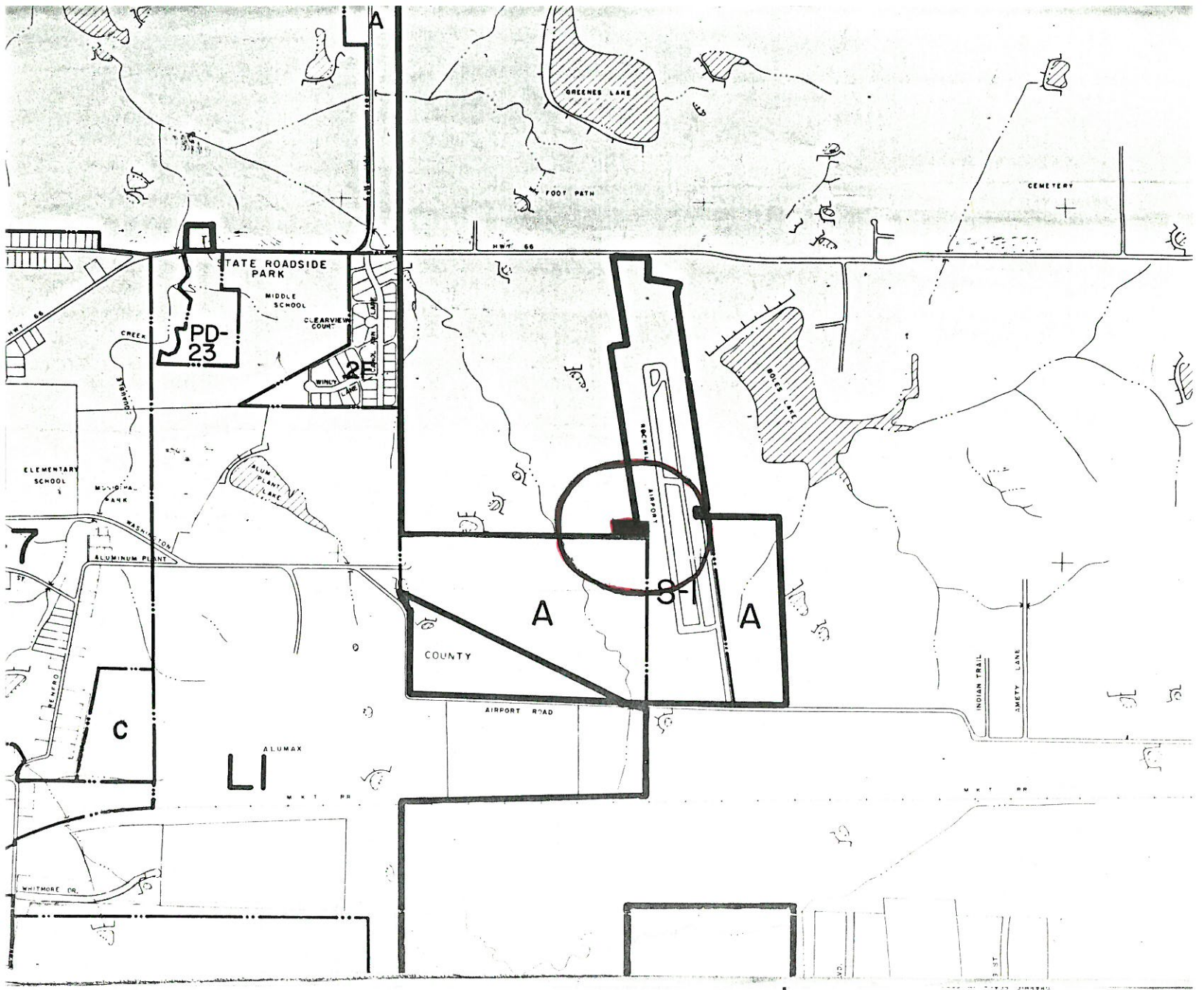
BEGINNING at the Southeast corner of a 0.988 acre tract of land as conveyed to Bruce Sidlinger and wife, Joanne Sidlinger, as filed in Volume 142 at page 85 of the Deed Records of Rockwall County, Texas, said beginning point being located South 246.2 feet from the Northeast corner of said 14.01 acre tract of land;

THENCE South with the east line of said 14.01 acre tract 35 feet to iron stake set for corner;

THENCE North  $88^{\circ} 15'$  min. West parallel to said 0.988 acre tract and continuing for a total distance of 308.19 feet to iron stake for corner;

THENCE North parallel to the West line of said 0.988 acre tract 281.20 feet to iron stake set in Old fence line and on the North line of said 14.01 acre tract;





STATE ROADSIDE PARK  
MIDDLE SCHOOL  
CLEARVIEW COUN.  
WINDY  
CREEK  
PD-23

A

S-1

A

COUNTY

LI

ALUMAX

AIRPORT ROAD

LIBRARY

INDIAN TRAIL

SMETZ LANE

ELEMENTARY SCHOOL

7

C

WHITMORE DR.

CEMETERY

GREENER LAKE

FOOT PATH

GOLD LAKE

ALUM PLANT LAKE

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Joanne Sidlinger

Enclosed please  
find complete  
description of  
land requested  
from my attorney,  
Roy Armstrong.

JS



122  
The State of Texas, } 21111  
County of ROCKWALL, } Know All Men by These Presents:

That we, BETHEL DIAL and wife, MYRON DIAL,

of the County of Rockwall State of Texas for and in consideration  
of the sum of

TEN AND NO/100----- DOLLARS

and other good and valuable consideration  
to us in hand paid by BRUCE SIDLINGER and wife, JOANNE SIDLINGER, Grantees herein,  
the receipt of which is hereby acknowledged; as follows:

A  
L  
L  
C  
A  
S  
H

have Granted, Sold and Conveyed, and by these presents do Grant, Sell and Convey, unto the said

BRUCE SIDLINGER and wife, JOANNE SIDLINGER

of the County of Dallas State of Texas all that certain  
lot, tract, or parcel of land situated in Rockwall County, Texas, described as follows:

Property located at Rockwall Airport in Rockwall County, Texas, and being out of the  
N. BUTLER SURVEY, ABSTRACT NO. 20 and being a part of 14.01 acre tract as described  
in Volume 52 at page 64 of the Deed Records of Rockwall County, Texas, and being  
more particularly described as follows:

BEGINNING at the Southeast corner of a 0.988 acre tract of land as conveyed to  
Bruce Sidlinger and wife, Joanne Sidlinger, as filed in Volume 142 at page 85 of  
the Deed Records of Rockwall County, Texas, said beginning point being located  
South 246.2 feet from the Northeast corner of said 14.01 acre tract of land;

THENCE South with the east line of said 14.01 acre tract 35 feet to iron stake  
set for corner;

THENCE North 88 deg. 15 min. West parallel to said 0.988 acre tract and continuing  
for a total distance of 308.19 feet to iron stake for corner;

THENCE North parallel to the West line of said 0.988 acre tract 281.20 feet to  
iron stake set in Old fence line and on the North line of said 14.01 acre tract;

THENCE South 88 deg. 15 min. East generally with fence and the North line of said 14.01 acre tract 133.19 feet to iron stake located for corner and being the Northwest corner of said 0.988 acre tract;

THENCE South with the West line of said 0.988 acre tract 246.20 feet to iron stake located for corner at the Southwest corner of said 0.988 acre tract;

THENCE South 88 deg. 15 min. East with the South line of said 0.988 acre tract 175 feet to Place of Beginning and containing 1.00 acre of land, more or less.

THIS CONVEYANCE IS GIVEN AND ACCEPTED SUBJECT TO THE FOLLOWING:

Oil and Gas Lease from Mrs. Jessie M. Crawford to Rockwall Underwriters Oil and Gas Co., dated October 26, 1921, recorded in Volume 22, page 52, Deed Records of Rockwall County, Texas.

Easement from Mrs. W. A. Dial to Texas Power and Light Co., dated October 12, 1936, recorded in Volume 33, page 74, Deed Records, Rockwall County, Texas.

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in anywise belonging unto the said Grantees, their

heirs and assigns forever and we do hereby bind ourselves, our heirs, executors and administrators, to Warrant and Forever Defend, all and singular the said premises unto the said Grantees, their

heirs and assigns, against every person whomsoever lawfully claiming, or to claim the same, or any part thereof.

WITNESS our hands at Garland, Texas  
this 31st day of December, 1979.

~~Witness at request of Grantor~~

BETHEL DIAL *Bethel Dial*  
MYRON DIAL *Myron C Dial*



124

SINGLE ACKNOWLEDGMENT

THE STATE OF TEXAS,  
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared  
BETHEL DIAL and wife, MYRON DIAL

known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE,  
this the 9 day of January A. D. 1930

(L. S.)

*[Signature]*  
Notary Public in and for Dallas County, Texas

SINGLE ACKNOWLEDGMENT

THE STATE OF TEXAS,  
COUNTY OF

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared

known to me to be the person whose name subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE,  
this the day of A. D. 19

(L. S.)

.....  
Notary Public in and for County, Texas

CORPORATION ACKNOWLEDGMENT

THE STATE OF TEXAS,  
COUNTY OF

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared  
, known to me to be the person and officer  
whose name is subscribed to the foregoing instrument and acknowledged to me that the same was the act of the said

a corporation, and that he executed the same as the act of such corporation for the purposes and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE,  
this the day of A. D. 19

(L. S.)

.....  
Notary Public in and for County, Texas

THE STATE OF TEXAS,  
COUNTY OF

I HEREBY CERTIFY that the foregoing instrument of writing with its certificate of authentication, was filed for record in my office on the day of , A. D. 19 at o'clock M., and was duly recorded by me on the day of A. D. 19 in Vol. , page , of the Records of said County.

WITNESS MY HAND and the Seal of the County Court of said County, at my office in the day and year last above written.

(L. S.)

.....  
County Clerk County, Texas  
By....., Deputy.

# Marranty Deed

FROM

BETHEL DIAL and wife, MYRON DIAL

TO

BRUCE SIDLINGER and wife,

JOANNE SIDLINGER

### FILED FOR RECORD

This 10 day of Jan., A.D. 1980  
at 9:55 o'clock A.M.

By *June Wimpee* County Clerk  
*Elyabeth Cox* Deputy

### RECORDED

....., A. D. 19.....

In ..... County Records

In Book....., on Page.....

County Clerk

By..... Deputy

Recording Fee \$ 7<sup>00</sup> pd

This instrument should be filed immediately with the County Clerk for Record.

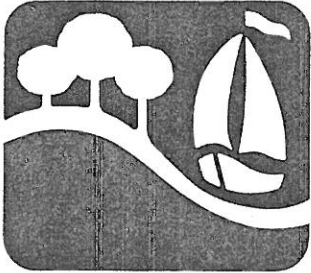
INDEXED

I hereby certify this instrument was filed the  
10 day of *January* 1980 at *9:55* AM and  
recorded the *11* day of *January* 1980  
at *Deed* in Vol. *147* Page *122* of the  
Records of Rockwall County, Texas

JUNE WIMPEE, County Clerk  
Rockwall County, Texas

*Mrs Mrs Sidlinger  
2810 Country Club Rd  
Garland, TX 75043*





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

April 9, 1987

Mrs. Joanne Sidlinger  
2810 Country Club Road  
Garland, Texas 75043

Dear Mrs. Sidlinger:

On April 6, 1987, the Rockwall City Council approved your request for a change in zoning from "A" Agricultural to "LI" Light Industrial on a .988 acre tract of land located on Airport Road adjacent to the Rockwall Municipal Airport.

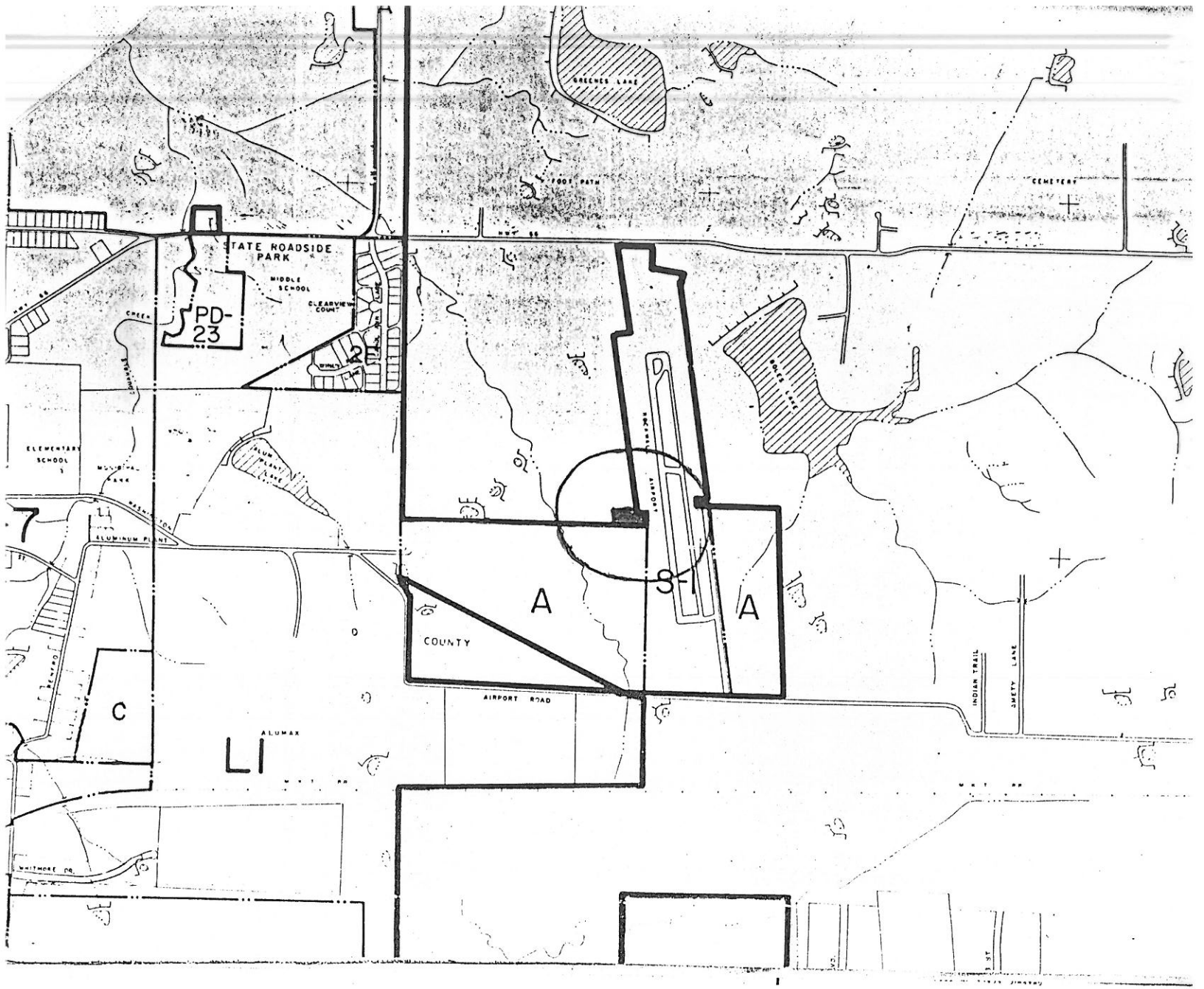
Please feel free to call me if you have any questions.

Sincerely,

*Mary Nichols*

Mary Nichols  
Administrative Aide

CC: Robert D. Hemphill  
MN/mmp



# Agenda Notes

P&Z - 3/12/87

III. C. P&Z 87-8-Z - Hold Public Hearing and Consider Approval of a Request from Joanne Sidlinger for a Change in Zoning from "A" Agricultural to "LI" Light Industrial on a .988 Acre Tract Located Off Airport Road Adjacent to the Rockwall Municipal Airport

We have received a request for rezoning on a .988 Acre tract of land located just west of the Airport in an area that was annexed by the City in May of 1986. The owner, Mrs. Joanne Sidlinger, is requesting "LI" zoning from Agricultural. The Land Use Plan proposes Light Industrial in this area. The property will need to be platted prior to any additional improvements being placed on the property. There is currently a hangar building on this site.

Prior to using the facility an agreement between the user and the City will have to be completed to address the matter of access to the property. Currently the only access is on a road owned by the City that provides access to the Airport and is also used as a taxiway. This agreement will be necessary whether the zoning stays Agricultural or is changed to Light Industrial.

A location map of the site is attached.



MINUTES OF THE PLANNING AND ZONING COMMISSION

March 12, 1987

Chairman Don Smith called the meeting to order at 7:30 P.M. with the following members present: Bob McCall, Norm Seligman, Bill Sinclair, Hank Crumbley and Tom Quinn.

The Commission considered approval of the Consent Agenda which consisted of the minutes of February 12, 1987, and a vacation of and replat for the Goldencrest Subdivision. McCall made a motion to approve the Consent Agenda. Seligman seconded the motion. The motion was voted on and passed unanimously.

Smith then opened a public hearing on a request from Westerfield/Tomlinson for a change in zoning from "A" Agricultural to "C" Commercial on 19.705 acres and "HC" Heavy Commercial on 56.980 acres, both located at SH-205 south off Sids Road and East of Mims Road. Assistant City Manager Julie Couch explained the location of the property and how it related to the Land Use Plan. Couch added that if the request were approved, Staff recommended a 200 ft. depth of Commercial zoning along Mims Road and that the Land Use Plan be amended to reflect the area as Heavy Commercial and Commercial instead of Single Family.

Bob Brown, representing the applicants, explained that the 400 foot depth of Commercial along SH-205 was to be consistent with existing development and that a large depth of Commercial on Mims Road would minimize useable Heavy Commercial property. Bill Lofland, representing Evelyn Lofland, pointed out how Mims Road related to the Thoroughfare Plan and requested a 400 foot deep buffer of Commercial zoning along the frontage of Mims. As there was no one else wishing to address this matter, the public hearing was closed.

Couch noted that of 19 public notices mailed, three were returned in favor and one, Evelyn Lofland's, in favor with a Commercial depth along Mims. After discussion, Seligman made a motion to approve the zone change including a 250 ft. depth of Commercial zoning along Mims and to recommend to the City Council revising the Land Use Plan to reflect Commercial use in that area. Sinclair seconded the motion. The motion was voted on and passed unanimously.

The Commission then held a public hearing and considered approval of a request from Harold Chenault for a change in zoning from "A" Agricultural to "SF-16" Single Family and a preliminary plat on approximately 14 acres, generally located on SH-205 south of Dalton Road. Couch explained that the request consisted of the rezoning, a preliminary plat and a request for a waiver of street escrow requirements. She added that one of the three lots didn't have street frontage which would require a variance from the minimum lot frontage requirements of the Zoning Ordinance and would be

considered by the Board of Adjustments on March 19th. She also stated that the three lots must meet the requirements of the Park Land Dedication Ordinance.

Harold Chenault addressed the Commission and explained his request. He said that the property would not be salable with street escrow attached to it. As there was no one else wishing to address the Commission with regard to this matter, the public hearing was closed. Smith stated that this house was being sold and escrow would not necessarily cause financial hardship on an individual but on the sale of a piece of property.

Smith told the Commission that no precedent had been set with regard to escrow waivers. Seligman made a motion to approve the preliminary plat and the change in zoning subject to approval by the Board of Adjustments for a variance to the minimum lot frontage requirement and recognizing escrow for compliance with the Park Land Dedication Ordinance in the amount of \$473.02. Sinclair seconded the motion. The motion was voted on and passed, 5 to 1, with Crumbley voting against the motion.

The Commission then held a public hearing and considered approval of a request from Joanne Sidlinger for a change in zoning from "A" Agricultural to "LI" Light Industrial on a .988 acre tract of land located off Airport Road adjacent to the Rockwall Municipal Airport. Couch explained the applicant's request, the location of the property and that "LI" zoning was in conformance with the Comprehensive Land Use Plan. Robert Hager, Attorney representing the applicant, explained that the existing building on the property was being used for storage for an off-premise business but that the use had since ceased. He added that the property needed permanent zoning before the application could get a Certificate of Occupancy for a future use. As there was no one else wishing to address the Commission with regard to this matter, the public hearing was closed. McCall confirmed with Staff that the property would still need to be platted. Sinclair made a motion to approve the zone change. Seligman seconded the motion. The motion was voted on and passed unanimously.

The Commission then held a public hearing and considered approval of a request from Frank Springer for a Conditional Use Permit for a temporary gun club and target range on a tract of land located on FM-549 between I-30 and SH-276. Couch explained the applicant's request and recommended that if the Planning and Zoning Commission chose to approve the CUP, that it be temporary and allowing adjacent developments to trigger review of the permit. James Needleman addressed the Commission and explained that the new proposed building would be portable and that the gun club would be strictly skeet shooting. As there was no one else wishing to address the Commission on this matter, the public hearing was closed. The Commission discussed the request and the time limit for the permit. Crumbley made a motion to approve the Conditional Use Permit for one year. Seligman offered a substitute motion to approve the CUP for one year, to review the CUP at any point in time



when adjacent or nearby property develops, and to issue a building permit without requiring the property to be platted as the usage was temporary. Sinclair seconded the motion. The motion was voted on and passed unanimously.

Next the Commission held a public hearing and considered approval of a request from Mike Rogers for a Conditional Use Permit for an accessory structure over the maximum height requirement in an "SF-10" classification, and a vacation of and replat for the Carroll Estates. Couch explained that the structure was seven feet over the maximum height and that the building would cut into the hillside, providing minimal visibility from Ridge Road.

Wayne Rogers told the Commission that the height was needed to enclose a car carrier and show cars. He added that it would be 38 feet from the alley and utilizing roll-up doors. Chip Gehle of 1316 South Alamo said that a residential area was not a safe location for such storage, that the building would add noise and deteriorate the neighborhood. Smith confirmed the size, 42 ft. by 60 ft. with Mr. Rogers. He added that the issue at hand was height, not whether or not he could construct the building. Lorraine Burns pointed out that property owners who were present were confused with regard to the proposed height. Rogers stated that with a CUP the structure would be 22 ft. high. J. D. Shriber, 204 Becky Lane, said that the height would be detrimental to the neighborhood. Inez Shriber stated that the permit would defeat the purpose of the high development standards in Rockwall. The Commission discussed the appearance of the building, usage of the structure, and a possible periodic review of the permit. Smith then closed the public hearing. Seligman made a motion to approve the vacation and replat prior to further discussion regarding the permit. Quinn seconded the motion. The motion was voted on and passed unanimously.

The Commission then discussed the appearance of the building and concerns of the residents present who were nearest to the proposed building. Smith pointed out that the Commission hadn't seen all sides of the building. Mike Rogers offered some additional drawings and assured the Commission that the structure would be used solely for storage. Sinclair made a motion to deny the CUP request for the height restrictions. Seligman seconded the motion. The motion was voted on and passed 4 to 2, with McCall and Crumbley voting against the motion.

The Commission then held a public hearing and considered approval of a request from Burgy/Miller, Inc. for a change in zoning from "GR" General Retail to "SF-10" Single Family and approval of a preliminary plat. Couch explained the application, the location of the tract, and that the preliminary plat was in compliance with the Land Use Plan. She stated that they were asking for a waiver to alley requirements for homes that backed up to the lake and that they were subject to escrow of \$2,709.45 to comply with the Mandatory Park Land Dedication Ordinance.



Harold Evans, Consulting Engineer for the applicants, explained the locations of General Retail in the area and the need for additional Single Family. Nora Myers, 1100 Teakwood, expressed support for additional residential although she had hoped for a community park at this location. Suzanne Ingram, 1101 Bayshore, expressed her favor for the change to Single Family. As there was no one else wishing to address the Commission on this matter, the public hearing was closed. Seligman made a motion to approve the change in zoning and preliminary plat recognizing a requirement of \$2,709.45 in escrow to comply with the Mandatory Park Land Dedication Ordinance. Quinn seconded the motion. The motion was voted on and passed unanimously.

The Commission then held a public hearing and considered changing the zoning or modifying the preliminary plan for PD-19 located west of FM-740 on Summer Lea Drive. Couch explained that the property was undeveloped and zoned for "MF-15". Bryan Marcus, Nelson Corporation, stated that the new ownership only recently became aware of the PD review and requested tabling the PD review until the new owner, Robert Greenberg, had the opportunity to submit a plan. Clark Beard confirmed with Planning and Zoning Commission that "MF-15" was the only use allowed. As there was no one further wishing to speak on the matter, Smith closed the public hearing. Seligman made a motion to table the review of PD-19 until May 14th. Sinclair seconded the motion. The motion was voted on and passed unanimously.

The Commission then held a public hearing and considered changing the zoning or modifying the preliminary plan for PD-20 located west of FM-740 on Summer Lea Drive. Couch explained that only six acres remained undeveloped in the PD and the rest of the property was being developed as Orleans on the Lake. Richard Harris, developer of Orleans on the Lake, asked the Commission to make no changes with regard to this area. Smith stated that Orleans was platted and not the concern at present, but the remainder of the PD was subject to review. Clark Beard, owner of the six acres in question, explained that he had misunderstood the object of the review and requested action be deferred as on PD-19. Sinclair made a motion to table review of PD-20 until May 14th. Crumbley seconded the motion. The motion was voted on and passed unanimously.

Next, the Commission considered approval of a site plan for a Quick Lube located on Ridge Road. Couch explained revisions to the plan that had been done at Staff or Planning and Zoning Commission's recommendation and briefly reviewed the plan. Sh added that FM-740 in this area was indicated as a scenic route in the Land Use Plan. John Fulgham, Car Wash Equipment Company, outlined the appearance of the building, the materials, the landscaping, and expressed his willingness to comply with recommendations of the Commission. Quinn pointed out that although a Quick Lube was an allowed use in this area, and even though the plan was well-done, this was an inappropriate business for an area designated as a scenic route. He recommended that the City pursue the possibility of establishing overlay zoning requirements for scenic routes. The Commission

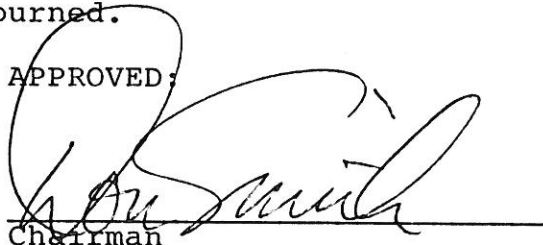
discussed this point with the applicants and encouraged some design improvements. Quinn made a motion to approve the site plan with the stipulation that an improved design be submitted to the City Council and recognizing that this use was inappropriate, although allowed. He further recommended that Council consider initiating a study of possible overlay requirements for scenic routes. Crumbley seconded the motion. The motion was voted on and passed 5 to 1, with McCall voting against the motion.

The Commission then considered approval of a site plan/preliminary plat for the Rockwall County Jail site located on High School Road. Couch explained the location of the site, the existing gravel drive and the proposed drive. She added that the County was requesting a waiver to irrigation requirements, to be allowed a temporary gravel drive and to be given a waiver of escrow for substandard paving until next budget year. Chuck Hodges was available to answer questions. Seligman made a motion to approve the site plan/preliminary plat allowing a gravel drive, waiving irrigation requirements, waiving escrow for street improvements, and temporarily waiving escrow for storm sewer, curb and gutter, and sidewalk. Quinn offered a substitute motion to include a time limit of not more than one budget year to the temporary waiver of escrow. Sinclair seconded the motion. The motion was voted on and passed unanimously.

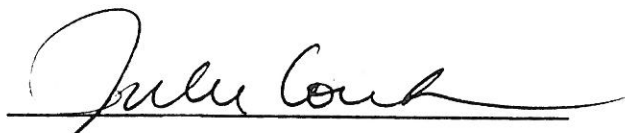
The Commission then considered approval of a final plat for Rockwall Towne Centre Phase III located on the north service road of I-30. Couch explained that the only concern regarding the plat was the need for an access easement along the front of the property and the 20 ft. setback needed to meet the required 25 feet. Pat Donovan, Dunning Development, explained that both the requirements could be met and that the same brick would be used on all the businesses locating in the Centre. Seligman made a motion to approve the plat contingent to provision of an access easement through the lots and the required 25 foot setback being met. Crumbley seconded the motion. The motion was voted on and passed unanimously.

As there was no further business to come before the Commission for consideration, the meeting was adjourned.

APPROVED:

  
Chairman

ATTEST:



Agenda Notes

City Council - 4/6/87

V. E. P&Z 87-8-Z - Hold Public Hearing and Consider Approval of a Request from Joanne Sidlinger for a Change in Zoning from "A" Agricultural to "LI" Light Industrial on a .988 Acre Tract Located Off Airport Road Adjacent to the Rockwall Municipal Airport

We have received a request for a rezoning on a .988 acre tract of land located just west of the Airport in an area that was annexed by the City in May of 1986. The owner, Mrs. Joanne Sidlinger, is requesting "LI" zoning from Agricultural. The Land Use Plan proposes Light Industrial in this area. The property will need to be platted prior to any additional improvements being placed on the property. There is currently a hangar building on this site.

Prior to using the facility an agreement between the user and the City will have to be completed to address the matter of access to the property. Currently the only access is on a road owned by the City that provides access to the Airport and is also used as a taxiway. This agreement will be necessary whether the zoning stays Agricultural or is changed to Light Industrial.

A location map of the site is attached. The Planning and Zoning Commission recommended approval of the zone change.



Council that two lots couldn't absorb the cost of street improvements although if he platted 140 lots, it could be absorbed with no problem. He was, therefore, requesting a waiver to the requirement and also asked for plat approval of only the one lot with no frontage if the waiver was denied.

Bullock confirmed that Chenault intended to comply with the Park Land Dedication Ordinance. Welborn pointed out that sooner or later somebody would have to pay for the street improvements. Chenault stated he opposed escrowing funds for a street that may or may not be improved within the next 20 years. Holt suggested that lot size have some bearing on escrow requirements. Council discussed the possibility of a partial waiver, whether or not a Work Session would benefit Council in this aspect, and whether or not Council could approve a portion of the plat. After further discussion, Welborn made a motion to approve the change in zoning and continue the public hearing and table consideration of the plat. Bullock seconded the motion. Eisen clarified that continuance of the hearing wouldn't be necessary regarding plat consideration. Welborn amended the motion to remove the continuance of the hearing. Bullock seconded the amendment. The amendment was voted on and passed unanimously. The motion as amended was voted on and passed unanimously.

[Council then held a public hearing and considered approval of a request from Joanne Sidlinger for a change in zoning from "A" Agricultural to "LI" Light Industrial on .988 acres located off Airport Road adjacent to the Rockwall Municipal Airport. Eisen explained that the Land Use Plan indicated Light Industrial in this area and that an access agreement would be necessary at the platting state. Robert Hemphill, representing the applicant, stated that the land was appropriate for this use. Bullock then made a motion to approve the zone change with the condition that an access easement is worked out at the time the property is platted. Jones seconded the motion. The motion was voted on and passed unanimously.]

Council then held a public hearing and considered approval of a request from Mike Rogers for a Conditional Use Permit for an accessory structure over the maximum height requirement in an "SF-10" classification and a vacation of and replat for the Carroll Estates. Eisen briefly outlined the request. Wayne Rogers addressed Council and explained the location, appearance and proposed use of the structure. He supplied Council with photos of the proposed structure. Gordon Peterson told Council that as a resident of the area he had no complaints. Bernice Peoples stated that the building wouldn't be detrimental to the neighborhood. John Weddle

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 March, 1987, in  
the Rockwall City Hall, 205 West Rusk Street, Rockwall, Texas, at the re-  
quest of Joanne Sidlinger  
for a change in zoning from "A" Agricultural to "LI" Light Industrial

on the following described property:

A .988 acre tract of land located adjacent to the Rockwall  
Municipal Airport further described on the attachment.

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 87-8-Z

Mary Nichols  
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 87-8-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



SIDLINGER

Schedule A Attachment #2 Sidlinger  
Rockwall Airport Property

Item #4 lot, tract or parcel of land lying and being situated in Rockwall County, Texas, and being more fully described as follows: all that certain

BEING a tract of land in the N. BUTLER SURVEY, A-20, a part of a 14.01 acre tract of record in Volume 52, Page 64, Deed Records, Rockwall County, Texas, and more particularly described as follows:

BEGINNING at the Northeast corner of the said 14.01 acre tract, an iron rod for corner in the margin of a gravel road;

THENCE South with the West margin of said road and the East line of said 14.01 acre tract, 246.2 feet to an iron rod for corner;

THENCE North 246.2 feet to an iron rod on the North line of said 14.01 acre tract in a fence line and hedge row;

THENCE South  $88^{\circ} 15'$  East with the North line of said 14.01 acre tract and fence line and hedge row, 175.0 feet to the PLACE OF BEGINNING and containing 0.988 acres of land more or less.

Item #5 lot, tract, or parcel of land situated in Rockwall County, Texas, described as follows: all that certain

Property located at Rockwall Airport in Rockwall County, Texas, and being out of the N. BUTLER SURVEY, ABSTRACT NO. 20 and being a part of 14.01 acre tract as described in Volume 52 at page 64 of the Deed Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at the Southeast corner of a 0.988 acre tract of land as conveyed to Bruce Sidlinger and wife, Joanne Sidlinger, as filed in Volume 142 at page 85 of the Deed Records of Rockwall County, Texas, said beginning point being located South 246.2 feet from the Northeast corner of said 14.01 acre tract of land;

THENCE South with the east line of said 14.01 acre tract 35 feet to iron stake set for corner;

THENCE North  $88^{\circ} 15'$  West parallel to said 0.988 acre tract and continuing for a total distance of 308.19 feet to iron stake for corner;

THENCE North parallel to the West line of said 0.988 acre tract 281.20 feet to iron stake set in Old fence line and on the North line of said 14.01 acre tract;



(Barnstormer)  
Sidlinger Property  
N. Butler A-20, TR. 1-2 & TR. 6

N. Butler Bethel Dial  
A-20 TR. 1, 1-1 209 Dial Ln.  
Rockwell

TR. 3 Joseph Funk  
N. Butler 11226 Indian TR.  
A-20 Dal. 75229

Alumax Aluminum Corp.  
G.W. Ridlin 76 ATV Inc  
A183, TR. 6 P.O. Box 612422  
Dal. 75261

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 March, 1987, in  
the Rockwall City Hall, 205 West Rusk Street, Rockwall, Texas, at the re-  
quest of Joanne Sidlinger  
for a change in zoning from "A" Agricultural to "LI" Light Industrial

on the following described property:

A .988 acre tract of land located adjacent to the Rockwall  
Municipal Airport further described on the attachment.

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 87-8-Z

Mary Nichols  
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 87-8-Z

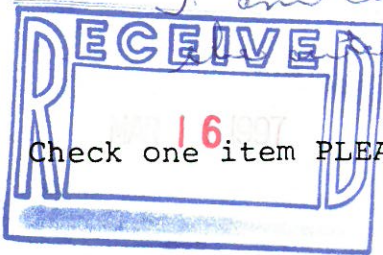
I am in favor of the request for the reasons listed below.

I am opposed the request for the reasons listed below.

1. *I returned home today to find this meeting*
2. *notice. It appears to me that this area is*
3. *logically "L-1" property.*

*I am curious as to  
response.*

Signature Joe Frank  
Address 6623 Royal Court  
Dallas, Texas 75230



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

Thank you,  
City of Rockwall

Sidlinger

ORDINANCE NO. 87-18

AN ORDINANCE OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF ROCKWALL AS HERETOFORE AMENDED SO AS TO CHANGE THE ZONING ON TRACTS OF LAND WHICH ARE MORE FULLY DESCRIBED HEREIN FROM "A" AGRICULTURAL CLASSIFICATION TO "LI" LIGHT INDUSTRIAL CLASSIFICATION; CORRECTING THE OFFICIAL ZONING MAP; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF ONE THOUSAND DOLLARS (\$1,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area and in the vicinity thereof, the governing body in the exercise of its legislative discretion has concluded that the Comprehensive Zoning Ordinance of the City of Rockwall should be amended as follows:

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Rockwall, Texas:

SECTION 1. That the Comprehensive Zoning Ordinance of the City of Rockwall, as heretofore amended, be and the same is hereby amended by amending the zoning map of the City of Rockwall so as to give "LI" Light Industrial



District classification to the tract of land described in Exhibit "A".

SECTION 2. That the property described in Exhibit "A" shall be used only in the manner and for the purposes provided for in the Comprehensive Zoning Ordinance of the City of Rockwall as heretofore amended, as amended herein by granting of this zoning change, and as may be amended in the future.

SECTION 3. That the official zoning map of the City be corrected to reflect the changes in zoning described herein.

SECTION 4. Any person, firm or corporation violating any of the provisions of this ordinance shall be punished by a penalty of fine not to exceed the sum of ONE THOUSAND DOLLARS (\$1,000.00) for each offense and each and every day such offense shall continue shall be deemed to constitute a separate offense.

SECTION 5. If any section or provision of this ordinance of the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation or circumstance, nor shall adjudication affect any other section or provision of the Comprehensive Zoning Ordinance of the City of Rockwall,

Texas, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable.

SECTION 6. That all ordinances of the City of Rockwall in conflict with the provisions of this be and the same are hereby repealed, and all other ordinances of the City of Rockwall not in conflict with the provisions of this ordinance shall remain in full force and effect.

SECTION 7. That this ordinance shall take effect immediately from and after its passage and the publication of the caption of said ordinance as the law in such case provides.

DULY PASSED AND APPROVED this 4th day of May, 1987.

APPROVED:



Mayor

ATTEST:

By 

1st reading 4/20/87  
2nd reading 5/4/87

EXHIBIT "A"

All that certain lot, tract or parcel of land lying and being situated in Rockwall County, Texas, and being more fully described as follows:

BEING a tract of land in the N. Butler Survey, A-20, a part of 14.01 acre tract of record in Volume 52, Page 64, Deed Records, Rockwall County, Texas, and more particularly described as follows:

BEGINNING at the Northeast corner of the said 14.01 acre tract, an iron rod for corner in the margin of a gravel road;

THENCE South with the West margin of said road and the east line of said 14.01 acre tract, 246.2 feet to an iron rod for corner;

THENCE North 246.2 feet to an iron rod on the North line of said 14.01 acre tract in a fence line and hedge row;

THENCE South  $88^{\circ} 15'$  East with the North line of said 14.01 acre tract and fence line and hedge row, 175.0 feet to the PLACE OF BEGINNING and containing 0.988 acres of land more or less.

AND

All that certain lot, tract, or parcel of land situated in Rockwall County, Texas, described as follows:

Property located at Rockwall Airport in Rockwall County, Texas, and being out of the N. Butler Survey, Abstract No. 20 and being a part of 14.01 acre tract as described in Volume 52 at page 64 of the Deed Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at the Southeast corner of a 0.988 acre tract of land as conveyed to Bruce Sidlinger and wife, Joanne Sidlinger, as filed in Volume 142 at page 85 of the Deed Records of Rockwall County, Texas said beginning point being located South 246.2 feet from the Northeast corner of said 14.01 acre tract of land;

THENCE South with the East line of said 14.01 acre tract 35 feet to iron stake set for corner;

THENCE North  $88 \text{ deg. } 15 \text{ min.}$  West parallel to said 0.988 acre tract and continuing for a total distance of 308.19 feet to iron stake for corner;

THENCE North parallel to the West line of said 0.988 acre tract 281.20 feet to iron stake set in old fence line and on the North line of said 14.01 acre tract;

THENCE South  $88 \text{ deg. } 15 \text{ min.}$  East generally with fence and the North line of said 14.01 acre tract 133.19 feet to iron stake located for corner and being the Northwest corner of said 0.988 acre tract;



THENCE South with the West line of said 0.988 acre tract 246.20 feet to iron stake located for corner at the Southwest corner of said 0.988 acre tract;

THENCE South 88 deg. 15 min. East with the South line of said 0.988 acre tract 175 feet to Place of Beginning and containing 1.00 acre of land, more or less.

PLANNING AND ZONING ACTION SHEET

Applicant Joanne Sidlinger Case No. 87-8-2  
Property Description adjacent to Airport Rd  
Case Subject Matter zone change "A" to "L1"

CASE ACTION

Date to P&Z March 12 ✓ \_\_\_\_\_ \_\_\_\_\_  
Conditions \_\_\_\_\_

Date to City Council April 6 ✓ \_\_\_\_\_ \_\_\_\_\_  
Conditions \_\_\_\_\_

Ordinance no. 87-18 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
- Applicant Receipts

Plat/Site Plan Cases

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