

*Originally Ross Concrete*

CITY OF ROCKWALL  
205 West Rusk  
Rockwall, Texas

APPLICATION FOR ZONING CHANGE

Case No. 88-57-2 Filing Fee \$104.00 Date 11-15-88

Applicant First Bank of Rowlett Phone 475-3232

Mailing Address P. O. Box 82  
Rowlett, Texas 75088

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.)<sup>1</sup>

See attached

*Crawford Utility  
P.O. Box 579*

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

Agricultural District Classification to

Heavy Commercial District Classification for  
for the following reasons: (attach separate sheet if necessary)

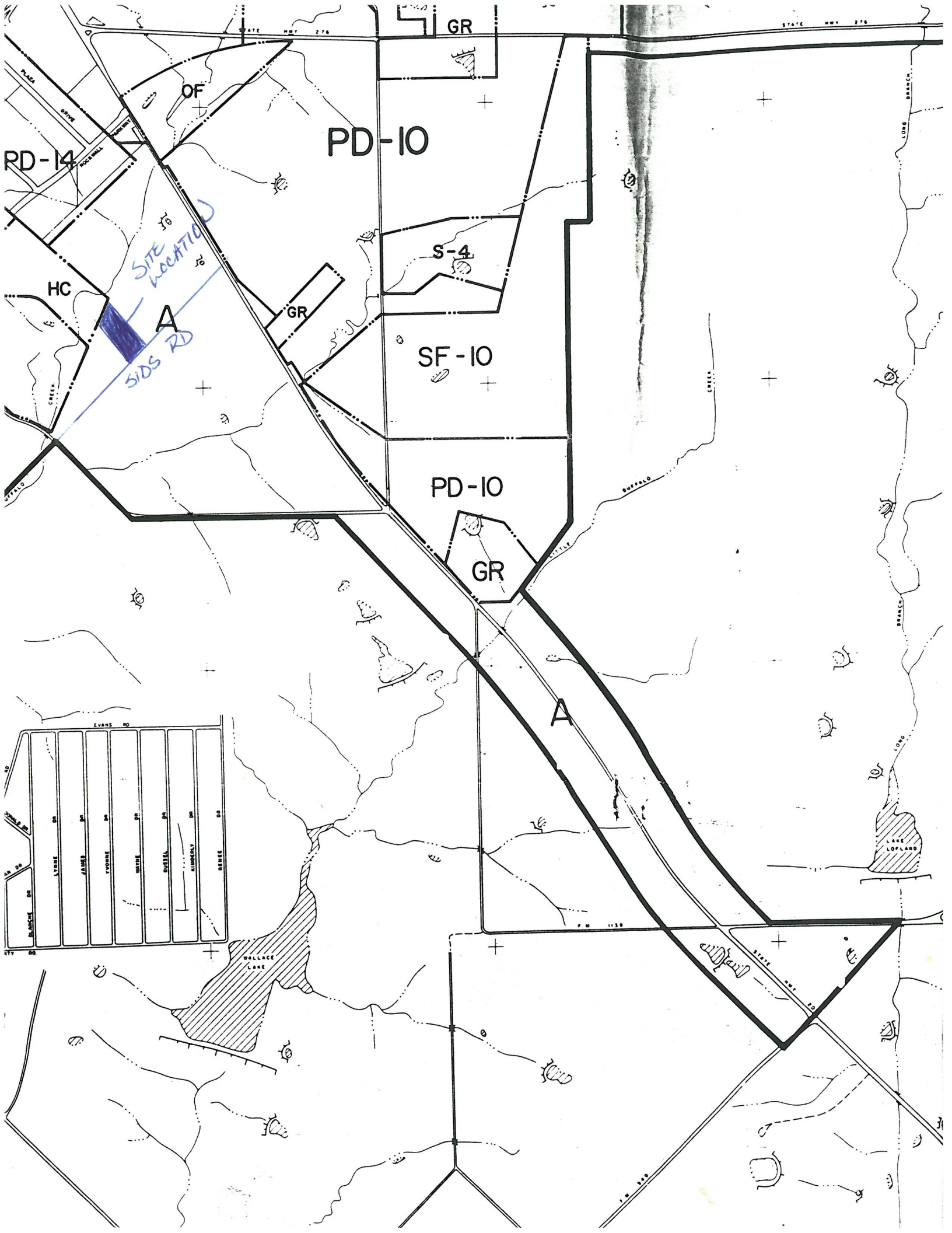
There (~~are~~) (are not) deed restrictions pertaining to the intended use of the property.

Status of Applicant:<sup>2</sup> Owner X 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 concerning the importance of my submitting to the City a sufficient legal description.

Signed *W. Craig Overstreet*  
W. Craig Overstreet  
SR. Vice President

Agent for Owner : *Tony Rossi*  
Tony Rossi  
Ph. 985-8981 or 771-4333



PD-10

SF-10

PD-10

GR

HC

RD-14

*SITE LOCATION*  
*SIDS RD*

A

A

GR

S-4

EVANS RD

ALBINE DR  
JAMES DR  
IVONNE DR  
MARIE DR  
RUSSEL DR  
KIMBERLY DR  
RENEE DR

WALLACE LAKE

LAKES LOFLAND

BUFFALO CREEK

LOBE BRANCH

CREEK

LONG

BRANCH

STATE HWY 276

STATE HWY 276

STATE HWY 276

STATE HWY 276

D A-145

TR 2 AC  
355.16  
387.2

TR 1 B  
41.03 AC

530.37

TR 6  
930A

TR 1  
43.5 ac.

W. BARNES

D. MCFARLAND A-145

TR 4  
46.15 ACS

TR 10

TR 5  
2 ACS

TR 10

TR 8  
4 ACS

TR 11  
2 ACS

TR 3-1 LP  
4 ACS

TR 3-2  
2 ACS

TR 2  
26.75 AC.

BROWN  
BROWN  
SUBD

TR 8-2  
1.5 AC

TR 8-3  
1.5 AC

TR 8-1  
5 ACS

TR 3-6  
9.414 ACS  
7.414

TR 3  
91.626 ACS

TR 3-6

12.914 ACS

- 1.5 TR 3-7

11.414 AC.

- 2.0 AC TR 3-8

9.414 AC.

HC

W. BARNES A-26

TR 3-7  
1.5 AC

TR 3-8  
2.0 AC

MIMS RD

SEE  
SHT

3-5



CITY OF ROCKWALL N<sup>o</sup> 10520  
 "THE NEW HORIZON"  
 Rockwall, Texas 75087-3628

(214) 771-1111

Cash Receipt

Name ~~XXXXXX~~ FBR / MPA Expense Date 11-15-88

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

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

Check  Cash  Other

DESCRIPTION	Acct. Code	Amount	DESCRIPTION	Acct. Code	Amount
Building Permit	01-3601		Water Tap	02-3311	
Fence Permit	01-3602		10% Fee	02-3311	
Electrical Permit	01-3604		Sewer Tap	02-3314	
Plumbing Permit	01-3607		Water Availability	33-3835	
Mechanical Permit	01-3610		Sewer Availability	34-3836	
Zoning, Planning, Board of Adj.	01-3411	104.00	Meter Deposit	02-2201	
Subdivision Plats	01-3412		Portable Meter Deposit	02-2202	
Sign Permits	01-3628		Misc. Income	02-3819	
Health Permits	01-3631		NSF Check	02-1128	
Misc. Permits	01-3625		Meter Rent	02-3406	
Misc. Income	01-3819		Penalties	20-3117	
Sale of Supplies	01-3807		Hanger Rent	20-3406	
Municipal Pool	01-3402		Tie Down Fees	20-3407	
Cemetery Receipts	10-3830		Land Lease	20-3804	
Hotel/Motel Tax	15-3206		Sale of Supplies	20-3807	
Marina Lease	08-3810		Exxon Payment	20-1132	
Street Assessment	25-3828		Fuel Sales	20-3809	
TOTAL OF COLUMN			TOTAL OF COLUMN		

TOTAL DUE 104.00 Received by [Signature]

# City of Rockwall Planning and Zoning Applicant Receipt

Date 11/15/88

Applicant Tony Rossi Phone \_\_\_\_\_

Address \_\_\_\_\_

Development \_\_\_\_\_

The following items have been received on this date by the City of Rockwall Administrative Office:

\_\_\_\_\_ Site Plan Application

\_\_\_\_\_ Prel. Plat Application

\_\_\_\_\_ Final Plat Application

Zone Change Application

\_\_\_\_\_ Sign Board Application

\_\_\_\_\_ Board of Adj. Application

\_\_\_\_\_ Front Yard Fence Application

\_\_\_\_\_ CUP Application

( ) sets/site plans - Submission # \_\_\_\_\_

\_\_\_\_\_ ( ) sets/prel. plats - Submission # \_\_\_\_\_

\_\_\_\_\_ ( ) sets/final plats - Submission # \_\_\_\_\_

\_\_\_\_\_ ( ) sets/executed final plats/mylars

\_\_\_\_\_ ( ) sets/engineer drawings - Submission # \_\_\_\_\_

Filing fee \$ 104.00/100

\_\_\_\_\_ Other \_\_\_\_\_

With this application, you are scheduled to appear before the

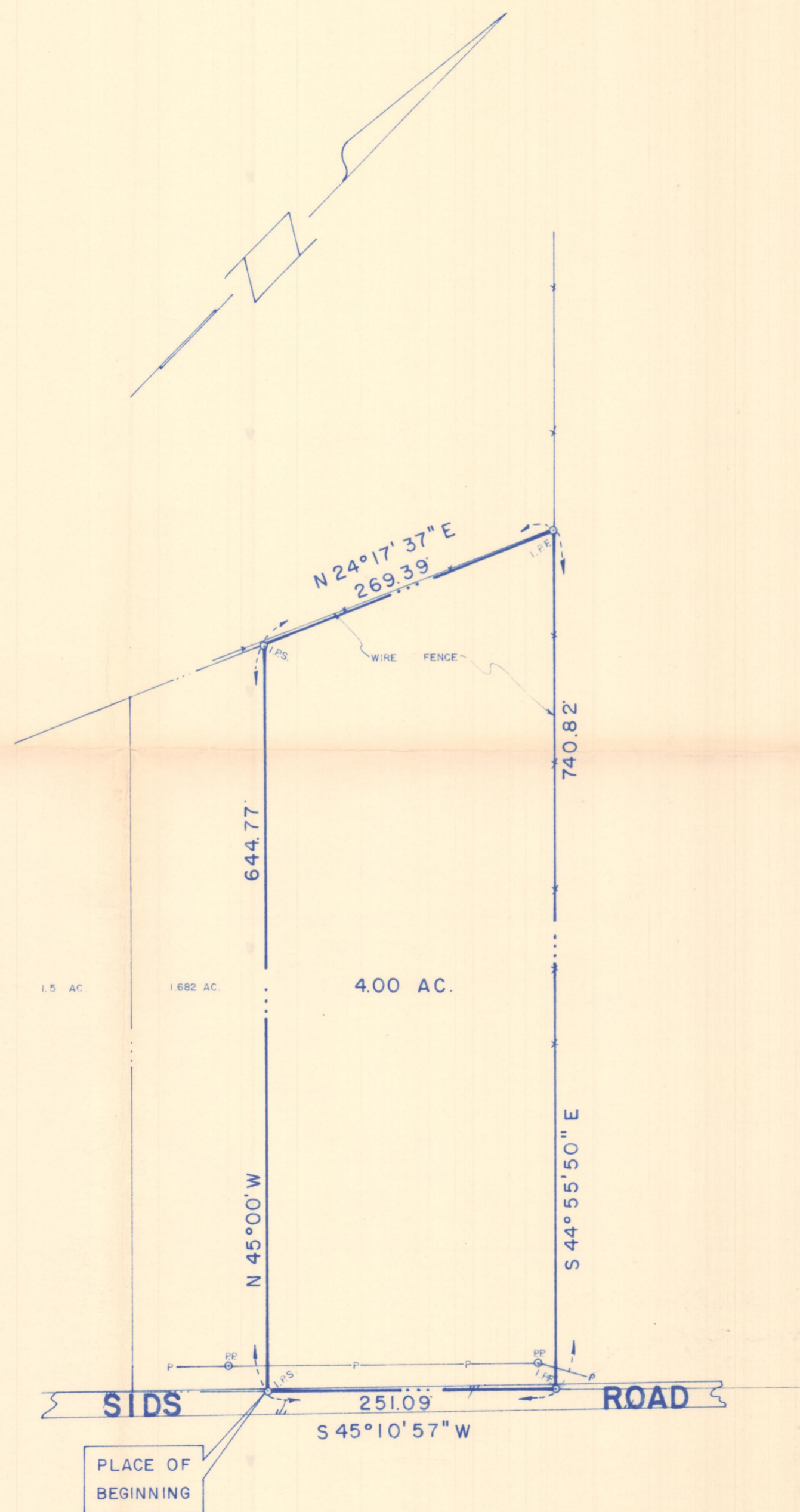
Planning & Zoning Commission

on December 8, 1988

at 1:30 P.M. at City Hall, 205 W. Rusk, Rockwall,

Texas.

Received By: Mary Nichols



DESCRIPTION

BEING, a tract of land situated in the J.D. McFarland Survey, Abstract No. 145, Rockwall County, Texas, and being part of that tract as recorded in Volume 71, Page 592, Deed Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING, at a point on the Northwest line of Sids Road, said point being N. 45° 10' 57" E., a distance of 1138.75 feet, a 1/2" iron stake set for corner.

THENCE, N. 45° 00' W., leaving Sids Road, a distance of 644.77 feet to a 1/2" iron stake set for corner.

THENCE, N. 24° 17' 37" E., a distance of 269.39 feet to a 1/2" iron stake found for corner.

THENCE, S. 44° 55' 50" E., a distance of 740.82 feet to a 1/2" iron stake found for corner.

THENCE, S. 45° 10' 57" W., along Sids Road, a distance of 251.09 feet to the PLACE OF BEGINNING and containing 4.00 acres of land. This description is based on the Land Title survey and Plat made by Kenneth E. Brown, Registered Public Surveyor on August 12, 1985

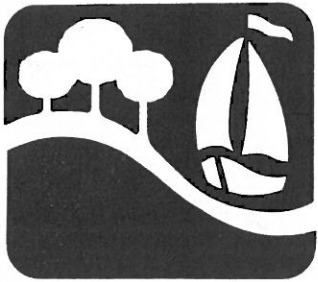
CERTIFICATION

I, Kenneth E. 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 service conforms to the current Texas Surveyors Association Standards and Specifications for a category 1-a condition 3 survey. This plat is for the exclusive use of Rockwall County Abstract and Title Co., wherein Buck Haldeman, grantor, conveyed the subject property to Randy Ross and Associates, grantees, and the undersigned surveyor is not responsible to any others.

*Kenneth E. Brown*  
 Kenneth E. Brown, Registered Public Surveyor  
 No. 2062



SHEET TITLE LAND TITLE SURVEY J.D. McFARLAND SUR. ABST NO. 145 ROCKWALL COUNTY, TEXAS		PROJECT NO. 85182 SCALE 1" = 100' DATE 8-12-85
PROJECT 4.00 AC.		DRAWN BY D.B. CHECKED BY NOTES D.D.B. DRAWING NO.
<b>B.L.S. &amp; ASSOCIATES, INC.</b> 304 W. Rusk P. O. Box 65 ROCKWALL, TEXAS 75087 (214) 722-3036 226-7522		
		OF _____ SHTS



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

December 28, 1988

Mr. Tony Rossi  
c/o Crawford Utility  
P. O. Box 579  
Rockwall, Texas 75087

Dear Mr. Rossi:

The Planning and Zoning Commission held a public hearing on December 15, 1988, and recommended approval of a change in zoning from "A" Agricultural to "HC" Heavy Commercial on a tract of land located on Sids Road.

The Rockwall City Council will hold a public hearing on Tuesday, January 3, 1989, at 7:00 P.M. in City Hall, 205 West Rusk to consider approval of your request. The Council will also consider approval of an ordinance authorizing the zone change. An ordinance of this nature must be approved at two separate meetings of Council. If approved Tuesday night, the ordinance will be considered on second reading January 16th.

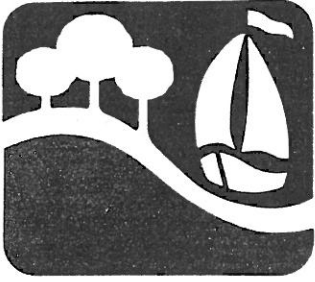
As the applicant, it is important that you attend the January 3rd meeting. Please call me if you have any questions.

Sincerely,

A handwritten signature in cursive script that reads "Mary Nichols".

Mary Nichols  
Administrative Assistant

MN/mmp



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

January 9, 1989

Mr. Tony Rossi  
c/o Crawford Utility  
P. O. Box 579  
Rockwall, Texas 75087

Dear Mr. Rossi:

The Rockwall City Council held a public hearing on January 3, 1989, and approved your request for a change in zoning from "A" Agricultural to "HC" Heavy Commercial on a tract of land located on Sids Road.

An ordinance authorizing the change in zoning was approved on first reading. An ordinance of this nature must be approved at two separate meetings of council before becoming effective. The second reading is scheduled for January 16th. It is not necessary that you attend this meeting.

Please call me if you have any questions.

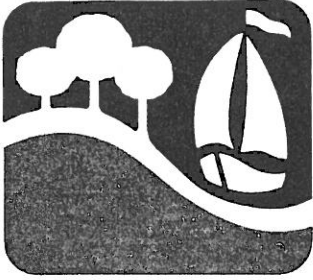
Sincerely,

A handwritten signature in cursive script that reads "Mary Nichols".

Mary Nichols  
Administrative Assistant

MN/mmp





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

January 18, 1989

Mr. Tony Rossi  
c/o Crawford Utility  
P. O. Box 579  
Rockwall, Texas 75087

Dear Mr. Rossi:

An ordinance authorizing a zone change from "A" Agricultural to "HC" Heavy Commercial on 4.0 acres of land on Sids Road west of SH-205 was approved on second reading on January 16, 1989.

This was the last step in the zone change process.

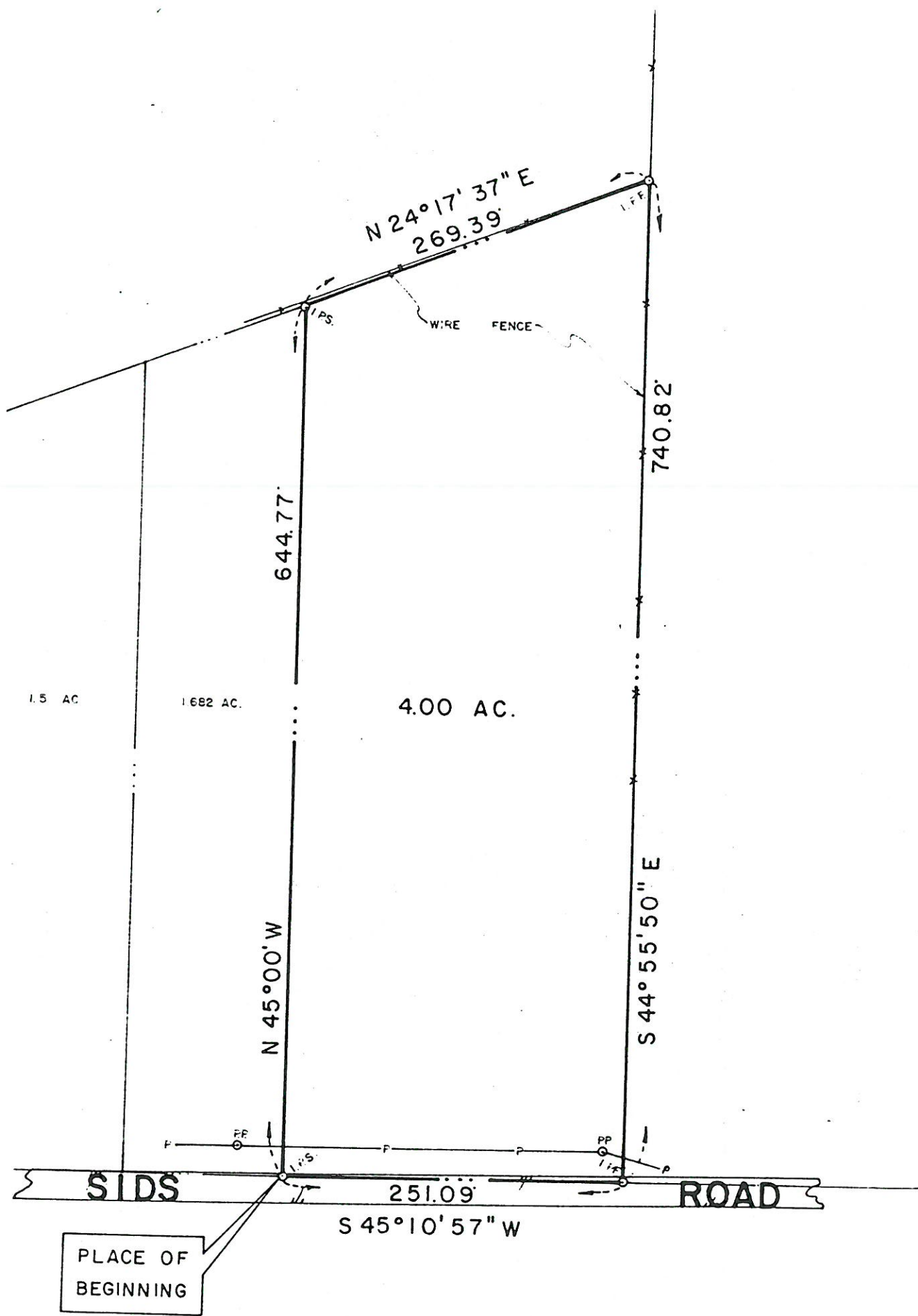
Please call me if you have any questions.

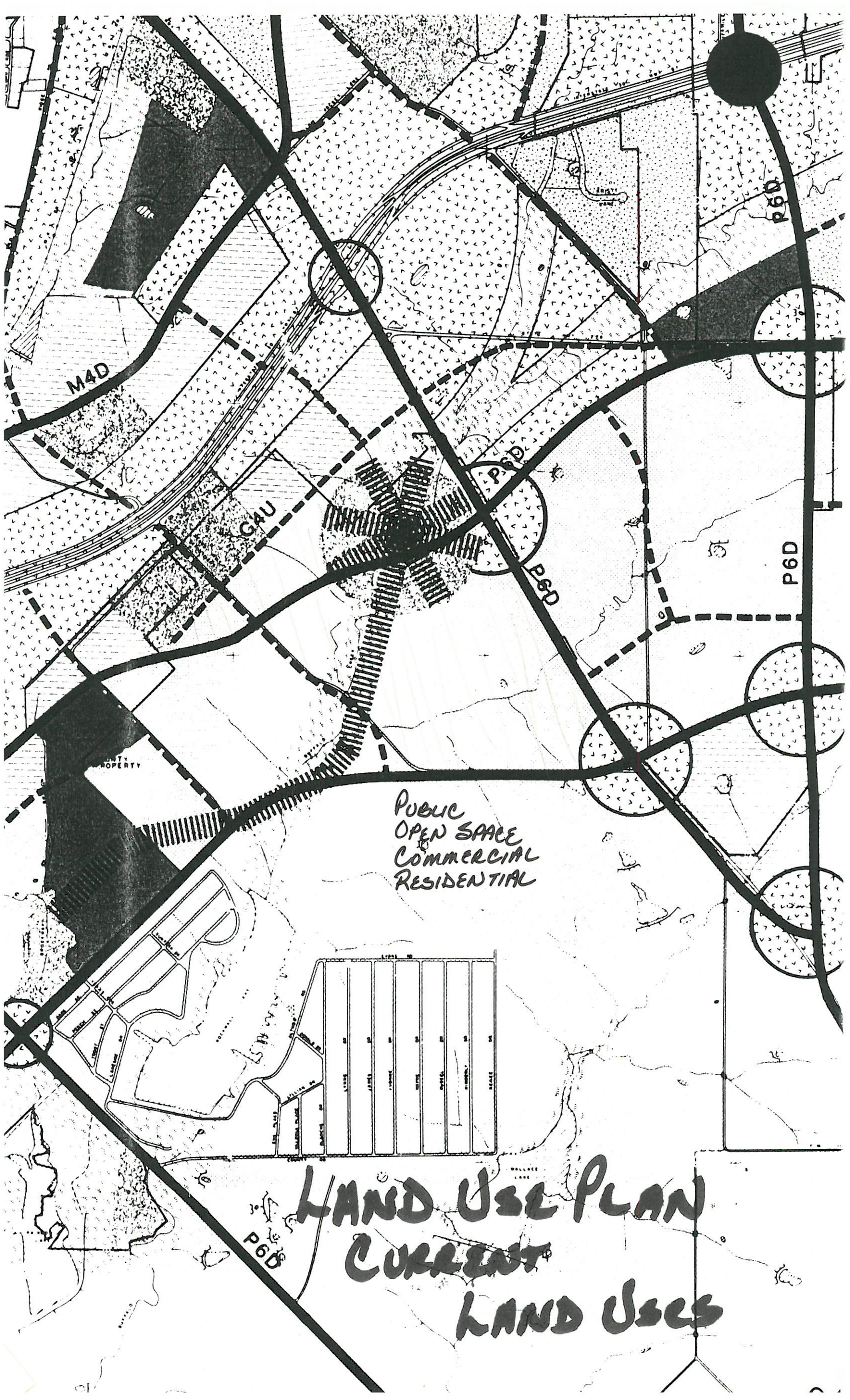
Sincerely,

*Mary Nichols*

Mary Nichols  
Administrative Assistant

MN/mmp



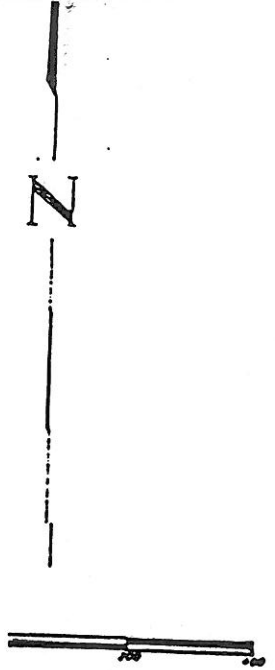


PUBLIC  
OPEN SPACE  
COMMERCIAL  
RESIDENTIAL

# LAND USE PLAN

## CURRENT

### LAND USES



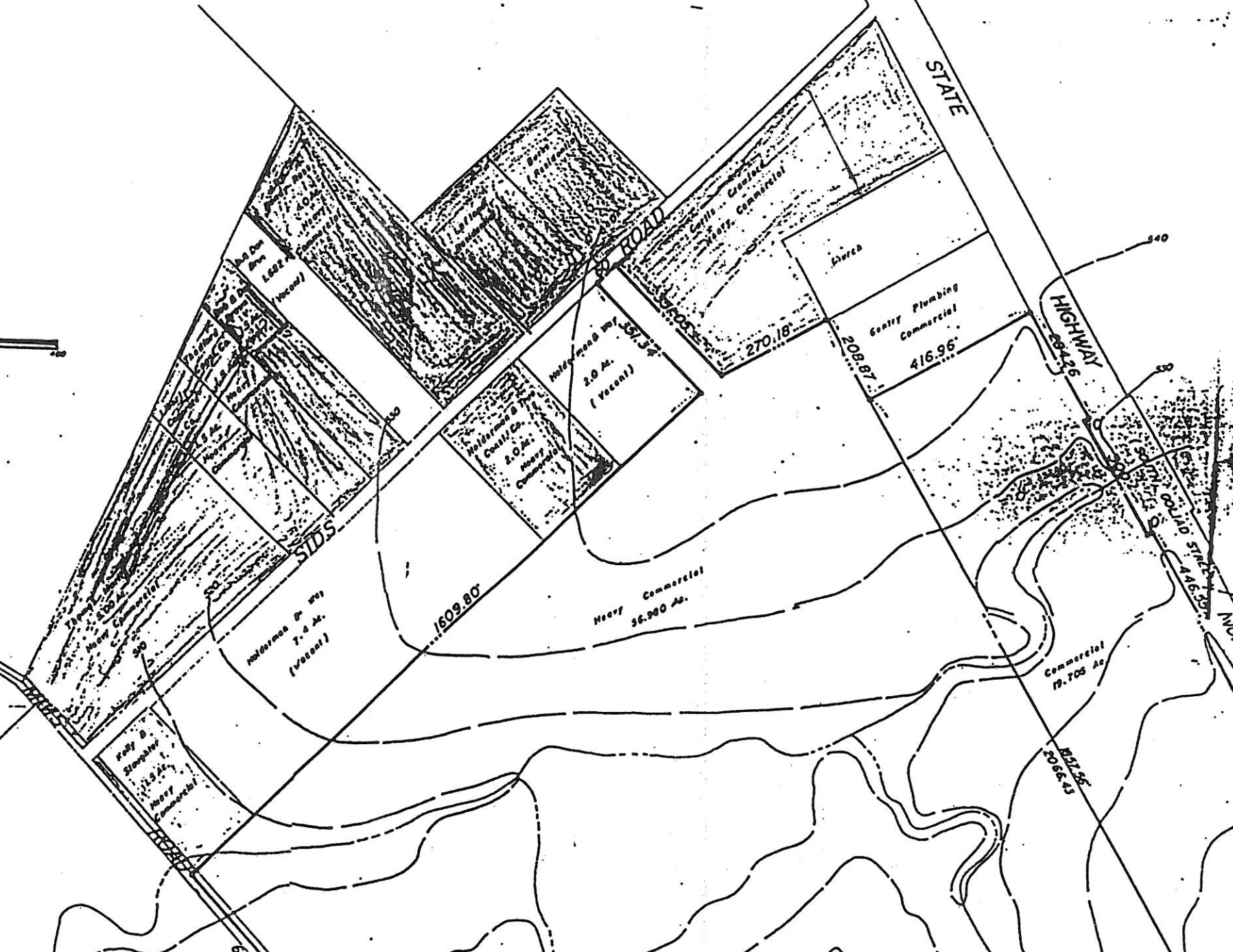
Sports Trailer  
40.94 Ac.  
(Vacant)

STATE

ROAD

HIGHWAY

NO.



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 15th day of December, 1988

in the Rockwall City Hall, 205 West Rusk Street, Rockwall, Texas, at the  
request of Tony Rossi

for a change in zoning from "A" Agricultural to "HC" Heavy Commercial

on the following described property:

a 4.0 acre tract of land located on Sids Road west of  
SH-205 and further described on the attached.

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. The decision of the Planning and Zoning Commission will be a recommendation for approval or denial which will be forwarded to the City Council for a final decision. In replying please refer to Case No. P&Z 88-57-Z

Mary Nichols  
City of Rockwall, Texas

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

Case No. P&Z 88-57-Z

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

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

1.

2.

3.

Signature \_\_\_\_\_

Address \_\_\_\_\_

Ab 145 Tract 8  
First Bank of Rowlett  
P.O. Box 82  
Rowlett 75088

Ab 145

TR 5 Colea Burks  
Rt 1 Box 142-B

TR 11 Robert Lalland  
Rt 1 Box 142-A

TR 4 George Bayoud  
2636 W Walnut  
Carland TX 75042

TR 18 Rockwall Investment Group JV  
103 N First  
Rockwall

TR 8-2 Joel Sheppard  
Route 23 Box 15  
Tyler TX 75703

Brown + Brown Bob D + Daniel J Brown  
P.O. Box 65

Ab 26 Buddy R + Cathy Halderman  
Tr 3-6 P.O. Box 761  
3-8

3-9 Wayco Development  
Rt 4 Box 105A  
Rockwall, TX

TR 3 Edward B Tomlinson III  
5402 Broadway  
Carland TX 75043

BEFORE THE PLANNING AND ZONING COMMISSION  
CITY OF ROCKWALL, TEXAS

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City of Rockwall, Texas

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Texas 75087.

Case No. P&Z 88-57-Z

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

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

1.

2.

3.

Signature Dan Brune  
Bob Brown  
Address Box 142E

BEFORE THE PLANNING AND ZONING COMMISSION  
CITY OF ROCKWALL, TEXAS

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City of Rockwall, Texas

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Texas 75087.

Case No. P&Z 88-57-Z

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

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

1.

2.

3.

Signature C. Taldeman

Address P.O. Box 761

Rockwall, Texas  
75087



BEFORE THE PLANNING AND ZONING COMMISSION  
CITY OF ROCKWALL, TEXAS

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Texas 75087.

Case No. P&Z 88-57-Z

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

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

1. Rockwall Needs some heavy commercial area
2. This is off all main highways & roads.
3. This area has sufficient power + water for  
this type zoning

Signature [Signature]

Address RT 4 Box 105A  
Rockwall TX