

CITY OF ROCKWALL
205 West Rusk
Rockwall, Texas

APPLICATION FOR ZONING CHANGE

Case No. 88-61-2/DP Filing Fee \$103.00 Date 12/23/88
Applicant Myre Construction Company, Inc. Phone (214) 771-8591
Mailing Address P. O. Box 721
Rockwall, Texas 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.)¹

SEE EXHIBIT A

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

AGRICULTURAL District Classification to
PLANNED DEVELOPMENT District Classification for
for the following reasons: (attach separate sheet if necessary)

SEE ATTACHED

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

Status of Applicant:² Owner XX 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.

MYRE CONSTRUCTION COMPANY, INC.

Signed W.H. Myre
PRESIDENT

NOTE:

¹The 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.

²If the applicant is someone other than the owner, written acknowledgement by the owner of the zoning request must also be submitted.

EXHIBIT A

All that certain lot, tract or parcel of land lying and being situated in the County of Rockwall, State of Texas, and being situated in the N.M. Ballard Survey, Abstract No. 24, Rockwall County, Texas, and being a part of a 48.033 acre tract conveyed to Max Sheid, Trustee, by deed recorded in Volume 103, Page 791, Deed REcords, Rockwall County, Texas, and more particularly described as follows:

BEGINNING at a point for a corner on the South right-of way line of Interstate 30, and the Northwest corner of said Sheid Tract;
THENCE North 73 deg. 19' 25" East with said Interstate 30, a distance of 157.44 feet to a point for a corner;
THENCE South 0 deg. 07' 15" East a distance of 640.05 feet to a point for corner;
THENCE South 89 deg. 52' 45" West a distance of 153.52 feet to a point for a corner on the West line of said Scheid tract;
THENCE North 0 deg. 07' 48" East with the West line of said Scheid tract a distance of 595.1 feet to the point of beginning and containing 2.16 acres of land.

REASONS FOR RECLASSIFICATION OF ZONING

To continue the utilization of the property for those purposes as currently and previously utilized, as outlined on EXHIBIT B attached. To additionally facilitate a wholesale and retail location for the sale of nursery and landscape products of all types, to include storage and bulk sales of all types of landscape material.

To place wholly within the existing metal building, the rear 109 feet, a material bagging operation and the storage of such bagged material. Such bagged material will be wholesaled, and sold retail to the public.

The material alluded to shall be stored in bulk form within the storage bays proposed on the attached plat. The material shall include any and all types used in landscaping, and normally available through nurseries.

EXHIBIT B

The property at 1520 Interstate 30 East, containing approximately two acres with a large metal building built and completed in February, 1980, has been continually utilized as a retail and commercial location since before the completion date of the building, Feb., 1980. This fact is evidenced by the large sign located at the front of the property, "MYRE MACHINERY-EQUIP. SALES & RENTALS". By this sign, which has been on the property since 1980, it is held out to the public as a retail and/or commercial location.

The following is a list of some of the uses to which the property has been put since and prior to 1980:

1. Headquarters office for B & M Sand & Gravel, a d/b/a of Myre Construction Company, Inc. since Feb., 1980.
2. Location of Myre Construction Company, Inc.
3. Storage, sale and rental of heavy equipment to date.
4. Retail sale of material (sand & gravel in bulk) until approximately 1984.
5. Provided trucking service for sand & gravel hauling, using ten peterbuilt trucks, until approximately 1985.
6. Held full scale public actions for heavy equipment in approximately 1983.
7. Location for fuel storage to be transported to various pit locations.
8. Retail Repair Location, until July, 1988.
 - A. Painting Shop.
 - B. Welding Shop.
 - C. Mechanical Repairs to Heavy Equipment.
9. Home office for Statewide Trucking, Corp., a state permitted aggregate hauling company, operated for public use.



CITY OF ROCKWALL
 "THE NEW HORIZON"
 Rockwall, Texas 75087-3628

No 10839

(214) 771-1111

Cash Receipt

Name B & M Sand Date 12-23-88

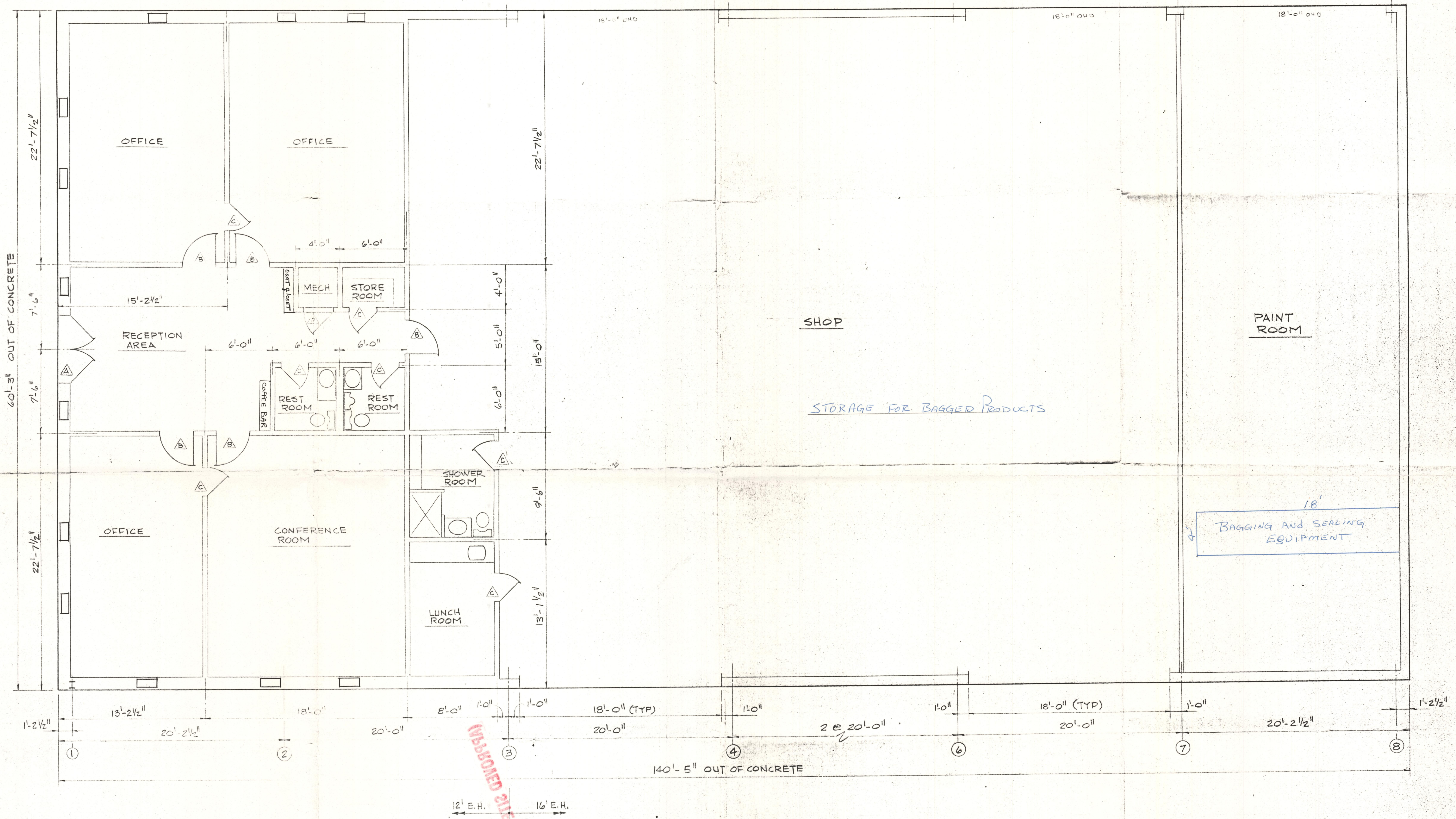
Mailing Address _____

Job Address _____ Permit No. _____

Check 3650 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	<u>103.00</u>	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 103.00 Received by Green



DOOR SCHEDULE		
MARK	SIZE	TYPE
A	6070	
B	3068 x 1 ³ / ₈ "	
C	2668 x 1 ³ / ₈ "	
D	2854 x 1 ³ / ₈ "	
E	3070	
F		
G		

MYRE CONSTRUCTION	
SCALE: 1/4" = 1'-0"	APPROVED BY:
DATE: 10-25-78	EXISTING BLDG.
AUTOMATIC CONSTRUCTION CO.	
PRELIMINARY FLOOR PLAN	

APPROVED SITE PLAN

ZONING CHANGE/CONDITIONAL USE PERMIT/PLANNED DEVELOPMENT/
PRELIMINARY PLAN/DEVELOPMENT PLAN

ACTION RECORD

Case No: 88-61-Z/DP

Location: I-30

Application Reviewed..... ✓

File Created ✓

Filing Fee Paid/Receipt in File..... ✓

Issued Receipt for Application..... _____

Review form prepared/^{initial}partial review completed..... ✓

Circulated Review through:

Staff Review:..... _____

Assistant City Manager..... _____

Scheduled for P&Z meeting..... 1/12/89

Notice Sent:

Newspaper..... 12/23

Surrounding property owners..... 12/30

Sign placed on property..... _____

Tallied responses to notices _____

Prepared notes and supporting
information for P&Z..... _____

Notified applicant of results ^{and of}
Council date..... _____

after Pt 2 consideration:
~~If approved:~~

Scheduled for City Council.....

Notice sent to newspaper.....

Notice sent to property owners.....

Prepared notes and supporting information for City Council.....

If approved:

Notified applicant of results.....

Prepared ordinance.....

1st reading of ordinance.....

2nd reading of ordinance.....

Caption to newspaper.....

Update office map.....

Notified Inspection Dept. of change.....

Included map in update file.....

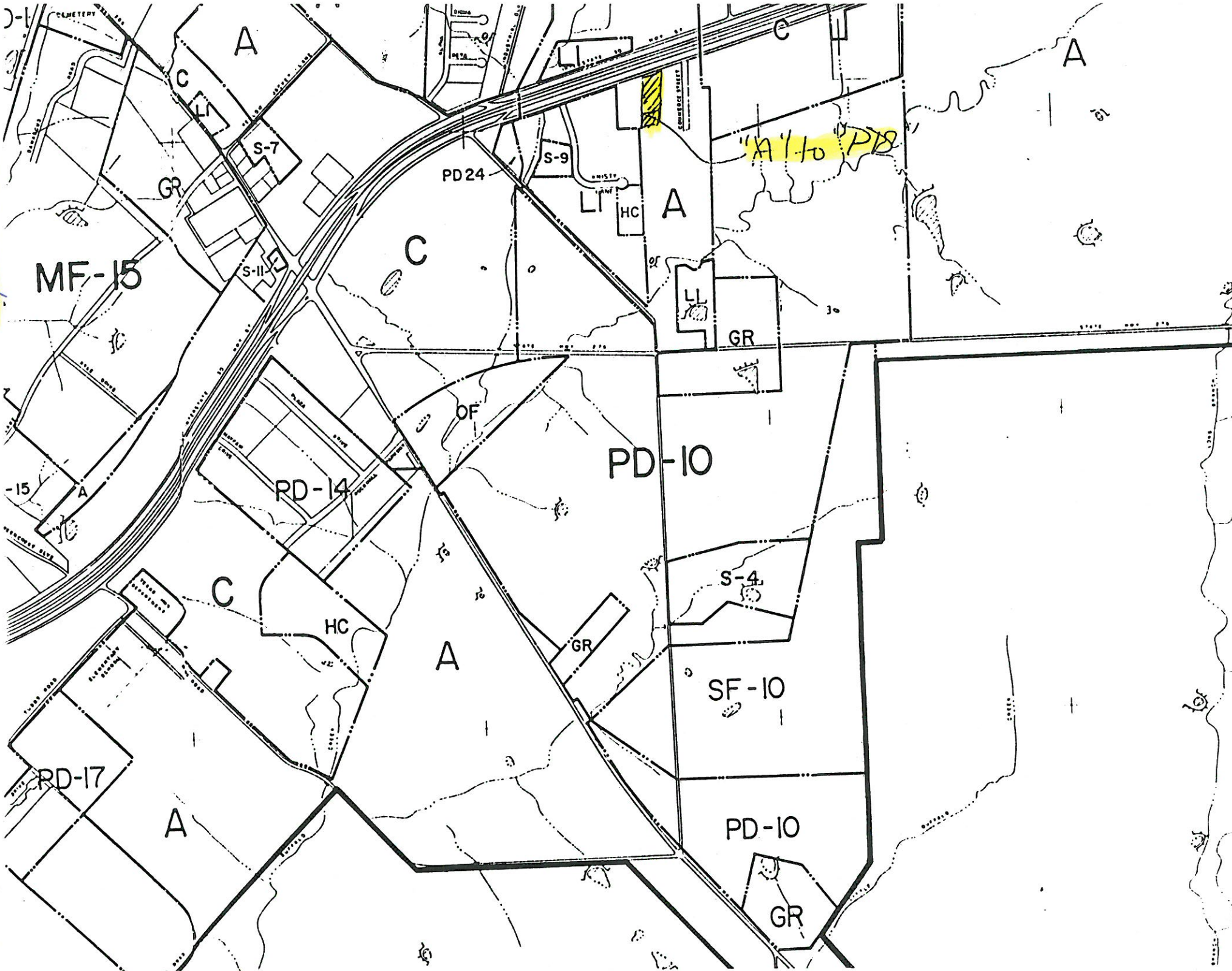
Included in CUP list (if applicable).....

↙ Permit activated within 6 months.....

↘ If not activated, applicant notified permit is void.....

Included in PD file (if applicable).....

Myers Condit



REASONS FOR RECLASSIFICATION OF ZONING

To continue the utilization of the property for those purposes as currently and previously utilized, as outlined on EXHIBIT B attached. To additionally facilitate a wholesale and retail location for the sale of nursery and landscape products of all types, to include storage and bulk sales of all types of landscape material.

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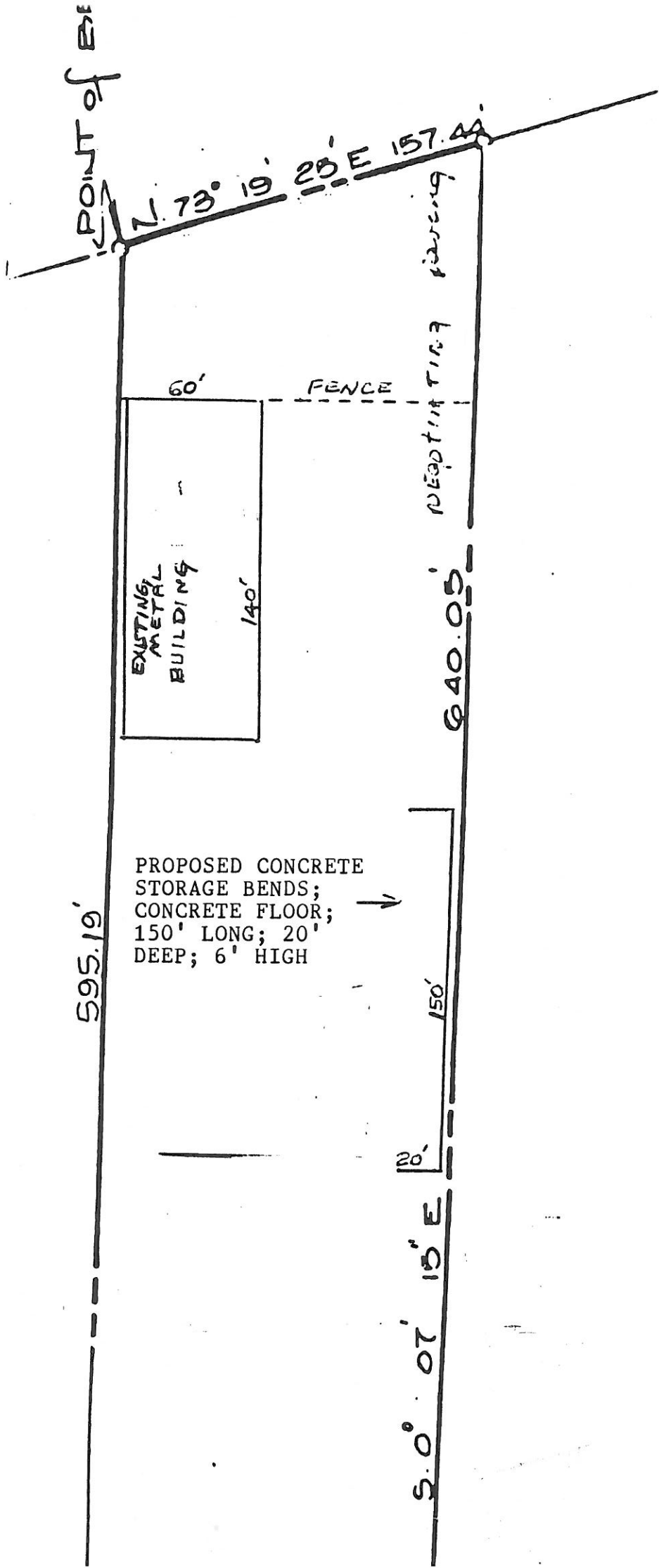
The material alluded to shall be stored in bulk form within the storage bays proposed on the attached plat. The material shall include any and all types used in landscaping, and normally available through nurseries.

EXHIBIT B

The property at 1520 Interstate 30 East, containing approximately two acres with a large metal building built and completed in February, 1980, has been continually utilized as a retail and commercial location since before the completion date of the building, Feb., 1980. This fact is evidenced by the large sign located at the front of the property, "MYRE MACHINERY-EQUIP. SALES & RENTALS". By this sign, which has been on the property since 1980, it is held out to the public as a retail and/or commercial location.

The following is a list of some of the uses to which the property has been put since and prior to 1980:

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POINT of E

N. 73° 19' 28" E 157.44'

595.19'

EXISTING METAL BUILDING
140'

60'

FENCE

PROPOSED CONCRETE STORAGE BENDS;
CONCRETE FLOOR;
150' LONG; 20' DEEP; 6' HIGH

20'

150'

5.0° 07' 15" E

640.05'

DEPT. 117 117 117

EXISTING BUILDING
SPECIFICATIONS

MYRE CONSTRUCTION CO.

SITWORK

We will put the site on sub-grade to allow for proper drainage. Site work will include approximately 667 square yards of 2" hot mix asphalt with 6" of crushed rock for base material. The rear parking lot shall be approximately 2822 square yards of 6" crushed rock only. Site work will also include 6" of cushion sand under building slab.

CONCRETE

Slab shall have perimeter beams 2 feet deep and 1 foot wide. Beams will be reinforced with 4 - #7 rebars continuously. Stirrups will be #3 rebars at 3' on centers. Corner bars will be #7 rebar steel. The slab under the office area shall be 4" thick with #3 rebars at 24" on centers each way. The shop area shall have a slab 6" thick slab with #3 rebars at 12" on centers each way. All concrete shall be 5 sack 3000 psi concrete at 28 days.

STEEL BUILDING

The steel building shall be a Stran Master 60' wide by 140' long with a 10' eave height above the offices and a 16' eave height in the shop area. The building will be designed for 12 lb. live load and a 15 lb. wind load. There will be a partition wall between the paint bay and shop. Also, there will be 8 - 10 foot sky lites (2 per bay) in the shop and paint area. The building will be fully insulated with 1½" faced glass fiber blanket insulation (Vinyl - UL25) supported with 2" poultry wire. There will be 5 - 18' wide X 14' high steel over head doors with 3" track. There will be 1 - 3070 hollow metal walk door on each side of the building and in the metal partition wall. Also, there will be a 6070 midnight bronze aluminum front door with 6 - 2' X 7' narrow lite windows across front of building. Building will have a 3' flush fascia system across front of building. The building will have a 5 Ton monorail in the shop area. The monorail will be 25' long.

OFFICES

Office walls will be constructed of metal studs faced with ½" vinyl covered sheetrock. Ceilings will be standard 2' X 4' suspended ceiling with 3½" of batt insulation. Allowance on carpet is \$10.00 S.Y. for office and redeption area. All other rooms will have 3/32" vinyl floor tile. Four inch vinyl base will be used throughout office area.

All cabinets will be birch lumber core with standard hardware. Tops will be formica. All doors will be birch. Cabinets, doors and trim will be stained to match wood grain sheetrock.

PLUMBING

The following fixtures are included:

- 1 - 33" X 22" Polar Stainless Sink with Valley Sink Faucet #L114-8
 - 3 - 19" X 16" Eljer Cast Iron Lav. with Valley Single Control Faucet # 830
 - 3 - Eljer Elongated White Closet Combination with Eljer Open Front White Coverless Seats
 - 1 - Eljer Correcto (wall hung) Urinal with Sloan Valve.
 - 1 - 48" White Fiberglass Shower Stall with Valley Single Control Valve # 421
 - 1 - A.O. Smith KGA 40 gal. L P G water heater
 - 1 - 300 Gallon Concrete Septic tank with 100 feet of lateral line
 - 2 openings for L P G plumbed in chaise under slab
- Note: all plumbing stubed out 5' beyond foundation only.

BEFORE THE ROCKWALL CITY COUNCIL
CITY OF ROCKWALL, TEXAS

The Rockwall City Council will hold a public hearing at 7:00
o'clock P.M. on the 6th day of February, 1989
in the Rockwall City Hall, 205 West Rusk Street, Rockwall, Texas, at
the request of W. H. Myre
for a change in zoning from Agricultural to "PD" Planned
Development for Commercial and Heavy Commercial uses

on the following described property:

2.6 acres located on I-30 west of FM-549 further described
on the attached.

As an interested property owner, it is important that you attend this
hearing or notify the Council of your feeling in regard to the matter by
returning the form below.

In replying please refer to Case No. P&Z 88-60-Z


City of Rockwall, Texas

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

Case No. P&Z 88-60-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 _____

EXHIBIT A

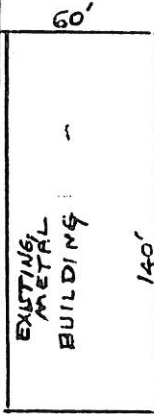
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BEGINNING at a point for a corner on the South right of way line of Interstate 30, and the Northwest corner of said Sheid Tract;
THENCE North 73 deg. 19' 25" East with said Interstate 30, a distance of 157.44 feet to a point for a corner;
THENCE South 0 deg. 07' 15" East a distance of 640.05 feet to a point for corner;
THENCE South 89 deg. 52' 45" West a distance of 153.52 feet to a point for a corner on the West line of said Scheid tract;
THENCE North 0 deg. 07' 48" East with the West line of said Scheid tract a distance of 595. feet to the point of beginning and containing 2.16 acres of land.

POINT of E

N. 73° 19' 20" E 157.44'

595.19'



FENCE

DEPT. OF TRANSPORTATION

640.05'

PROPOSED CONCRETE STORAGE BENS;
CONCRETE FLOOR;
150' LONG; 20'
DEEP; 6' HIGH



150'

20'

S. 0° 07' 15" E

153.52'

Zoning notices

2.16 construction I-30

Myre construction

Tract 4-4 N.M. Ballard Sur. Abs. 24

- Tract 4 1. W.H. Way + B. Haldeman
Rt. 4. Box 105A
Rockwall, TX 75087
- Tract 4-2 2. Gaston + Gaston Auctioneers
40 Oona Gaston
163 Robin Rd.
Rockwall, TX 75087
- ^{Myre}
Box
Park 3. ~~Dale Lane Addition~~
Lane Concrete Contractors
~~Rt.~~ Rt. 1, Box 149
Rockwall
- Bodin
Industrial
Park 4. ~~Bodin Industrial Park~~
Cecil Self
3612 Hilltop Cr.
Rockwall
- Bodin
and
Park 5. ~~Bodin Industrial Park~~
E + A Enterprises
2831 Rilla Dr.
Garland TX 75041
- Bodin 6. First Nat. Bank of Rowlett
P.O. Box 1359
Rowlett, TX 75088