

CITY OF ROCKWALL
205 West Rusk
Rockwall, Texas

APPLICATION FOR ZONING CHANGE

Case No. 1989-19-2/PP Filing Fee \$117.00 Date April 14, 1989

Applicant George J. Nabholtz, Jr. Phone 522 - 4227

Mailing Address 3031 Allen St. Su. 206
Dallas, Texas 75204

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

Commercial District Classification to

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

Sale of 5 acres of the property to Precision Cable Manufacturing, Inc. and development of remaining acreage into a business park. There (are) ~~none~~ deed restrictions pertaining to the intended use of ~~the~~ property.

Status of Applicant:² 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.

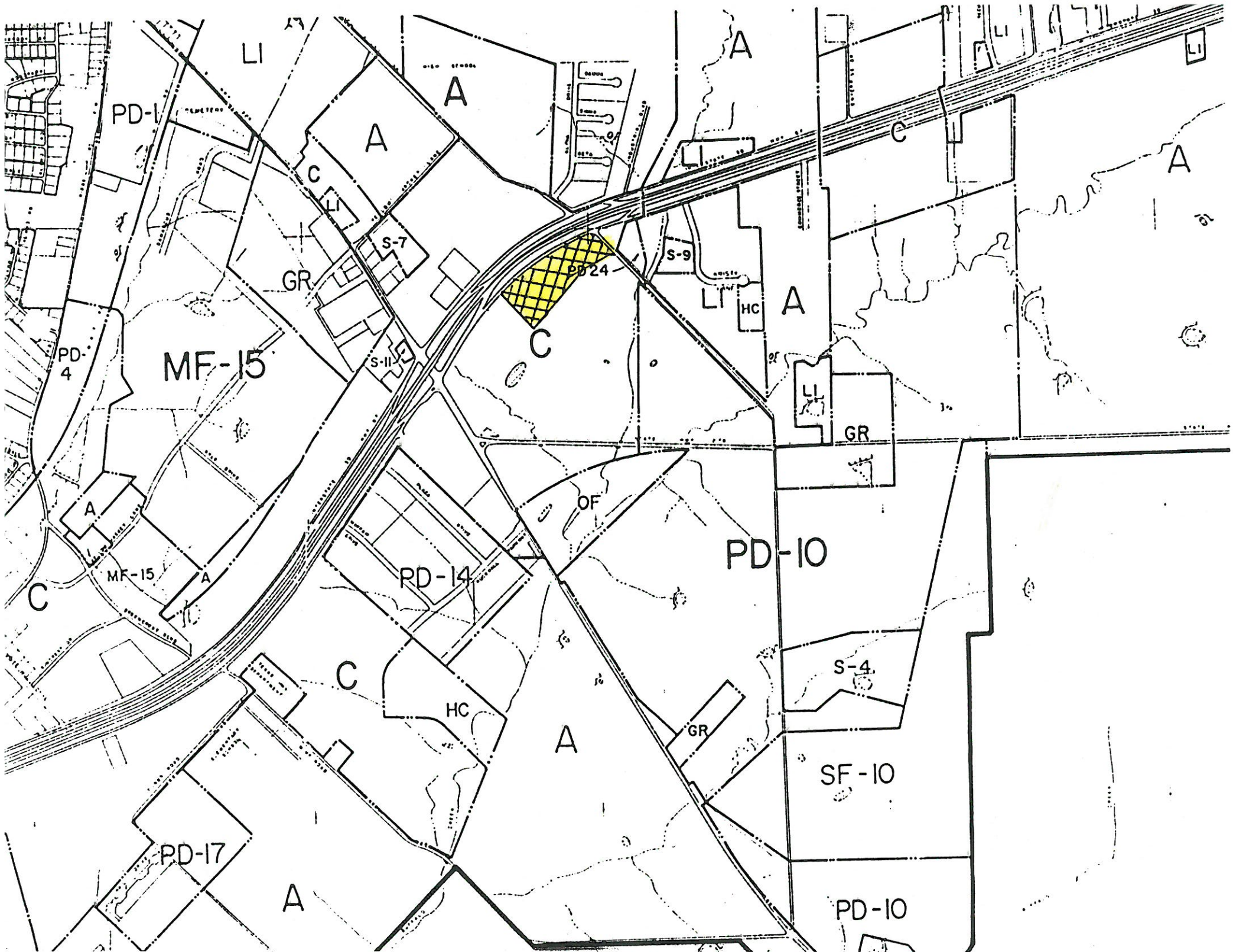
Signed George J. Nabholtz, Jr.

Handwritten notes:
771-9478
Precision Cable - B.L. Fleming
Ceal 105 - expand to 50 more
-10x a basement
840-9000

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.



APPLICATION AND PRELIMINARY PLAT CHECKLIST

Date 4-24-89

NAME OF PROPOSED SUBDIVISION PARK PLACE BUSINESS CENTRE

NAME OF SUBDIVIDER GEORGE J. NICKOLTZ III

ADDRESS 3031 ALLEN ST., SUITE 206, DALLAS Phone 522-4227

OWNER OF RECORD SAME

ADDRESS PHONE

NAME OF LAND PLANNER/SURVEYOR/ENGINEER HAROLD L. EVANS & ASSOCIATES

ADDRESS P.O. Box 28355 DALLAS 75228 PHONE 328-8133

TOTAL ACREAGE 5.1786 CURRENT ZONING

NO. OF LOTS/UNITS 2

SIGNED [Signature]

The Following Preliminary Plat Checklist is a summary of the requirements listed under Section VII of the Rockwall Subdivision Ordinance. Section VII should be reviewed and followed when preparing a Preliminary Plat. The following checklist is intended only as a reminder and a guide for those requirements. Use the space at the left to verify the completeness of the information you are submitting. If an item is not applicable to your plan, indicate by placing a check mark.

Provided or Shown Not On Plat Applicable

I. General Information

- Checklist items A-D: Vicinity map, Subdivision Name, Name of record owner, Date of plat preparation, scale and north point.

II. Subject Property

✓ _____

✓ _____

✓ _____

✓ _____

✓ _____

_____ ✓ _____

- A. Subdivision boundary lines
- B. Identification of each lot and block by number or letter
- C. Dimensions, names and description of all public rights-of-ways, improvements, easements, parks and open spaces, both existing and proposed. Locate and identify existing and/or proposed median openings and left turn channelization
- D. Proposed land uses, and existing and proposed zoning categories
- E. Approximate acreage
- F. Typical lot size; lot layout; smallest lot area; number of lots
- G. Building set-back lines adjacent to street
- H. Topographical information and physical features to include contours at 2' intervals, outlines of wooded areas, drainage areas and 50 and 100 year flood limit lines, if applicable
- I. Location of City Limit lines, contiguous or within plat area
- J. Location and sizes of existing utilities
- K. Intended water source and sewage disposal method whether inside City Limits or in extraterritorial jurisdiction

III. Surrounding Area

✓ _____

A. The record owners of contiguous parcels of unsubdivided land; names and lot pattern of contiguous subdivisions; approved concept plans or preliminary plat

_____ ✓

B. The approximate location, dimension and description of all existing or proposed lots and blocks, public rights-of-way and easements, parks and open spaces. Specifically indicate how the proposed improvements would relate to those in the surrounding area.

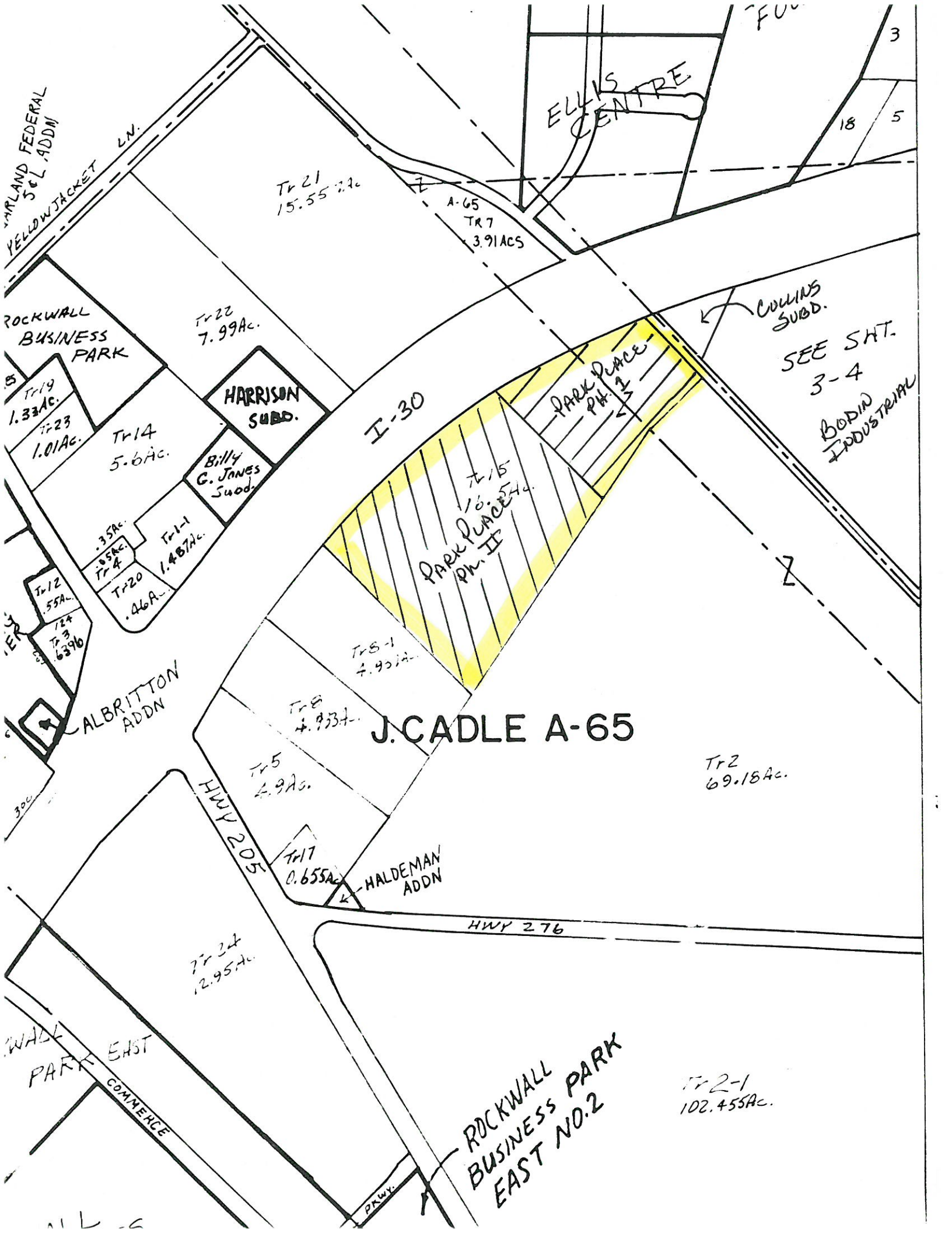
Taken by _____

File No. _____

Date _____

Fee _____

Receipt No. _____



MARLAND FEDERAL
5 & L ADDN
YELLOWJACKET LN.

ELLIS
CENTRE

Tr 21
15.55 Ac.

A-65
TR 7
3.91 ACS

18 5

ROCKWALL
BUSINESS
PARK

Tr 22
7.99 Ac.

COLLINS
SUBD.

SEE SHT.
3-4

BODIN
INDUSTRIAL

HARRISON
SUBD.

I-30

PARK PLACES
PH. I

Tr 19
1.33 Ac.
Tr 23
1.01 Ac.

Tr 14
5.6 Ac.

Billy
G. Jones
Suod.

Tr 15
16.54 Ac.
PARK PLACES
PH. II

Tr 12
.55 Ac.
Tr 13
.63 Ac.

Tr 4
.35 Ac.
Tr 20
.46 Ac.
Tr 1-1
1.48 Ac.

Tr 5-1
4.92 Ac.

J. CADLE A-65

Tr 2
69.18 Ac.

ALBRITTON
ADDN

Tr 8
4.93 Ac.

Tr 5
4.92 Ac.

Tr 17
0.655 Ac.

HALDEMAN
ADDN

HWY 276

Tr 24
2.95 Ac.

HWY 205

WALL
PARK EAST
COMMERCE

ROCKWALL
BUSINESS PARK
EAST NO. 2

Tr 2-1
102.455 Ac.

OWNERS CERTIFICATE

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS George J. Nabholz III is the owner of a tract of land situated in the M. M. Ballard Survey, Abstract No. 48, and the Joseph Cadle Survey, Abstract No. 65, Rockwall County, Texas, and being that tract of land conveyed to George J. Nabholz, III by deeds recorded in Volume 69, Page 533 and Volume 112, Page 1089, both in the Deed Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a broken Texas Highway Department concrete monument on the southeast line of I.H. 30 at the right-of-way cut-back on High School Drive (the old Terrell-Rockwall road);
 THENCE: South 79° 23' 38" East a distance of 71.54 feet with said cut-back to an iron rod set for a corner in the center of High School Drive.
 THENCE: With the centerline of High School Drive as follows; South 49° 45' 55" East a distance of 48.25 feet to an iron rod set at the Southeast edge of the old concrete slab, South 45° 00' 10" East a distance of 97.55 feet to an iron rod set at said Southwest edge and South 42° 20' 10" East a distance of 97.96 feet to an iron rod set at said Southwest edge and also being the East corner of said Nabholz tract.
 THENCE: South 42° 15' 03" West a distance of 256.79 feet generally with the remains of an old fence line as evidenced by old fence posts and old "broken off" fence post to an iron rod set at an angle point;
 THENCE: South 33° 54' 11" West with said old fence line, passing at 115.4 feet the junction of said old fence line with an existing fence line, and continuing a total distance of 391.25 feet to an iron rod set for a corner;
 THENCE: North 37° 51' 20" West a distance of 534.42 feet traversing said Nabholz tract to an iron rod set for a corner on the southeast line of I.H. 30, said iron rod being on a circular curve to the right, having a central angle of 10° 15' 04", a radius of 2714.79 feet, and a chord that bears North 63° 46' 59" East a distance of 485.07 feet;
 THENCE: Along said curve and with said southeast line an arc distance of 425.72 feet to the Point of Beginning and Containing 225,678 Square Feet or 5.1786 Acres of Land.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT George J. Nabholz III, being owner, does hereby adopt this plat designating the hereinabove described tract as Park Place Business Centre, Phase One, City of Rockwall, Rockwall County, Texas, and does hereby dedicate for public use forever the street shown thereon, and does hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities using or desiring to use the same. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall have the right of ingress to, from and upon said easement strips for the purpose of construction, reconstruction, inspecting, patrolling, maintaining and either adding to or removing all or part of their respective system without the necessity at any time of procuring the permission of anyone. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.

No house, dwelling unit, or other structure shall be constructed in this addition by the owner or any other person until such time as the developer has complied with all requirements of the Platting Ordinance of the City of Rockwall regarding improvements with respect to the entire block on which the property abuts, including water and sanitary sewer facilities in accordance with the specifications of the City of Rockwall.

It shall be the policy of the City of Rockwall to withhold building permits until the water and sewer systems have been accepted by the City. The approval of the plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, nor shall such approval constitute any representation, assurance or guarantee by the City of the adequacy and availability of water for personal use and fire protection within such plat, as required under Ordinance 93-54.

WITNESS MY HAND at _____, Texas, this _____ day of _____, 1989.

George J. Nabholz III

STATE OF TEXAS
COUNTY OF _____

This instrument was acknowledged before me on the _____ day of _____, 1989, by George J. Nabholz III.

Notary Public
My Commission expires _____

SURVEYOR'S CERTIFICATE

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Harold L. Evans, do hereby certify that I prepared this plat from an actual and accurate survey of the land made on the ground and that the corner monuments shown thereon were properly placed under my personal supervision.

Harold L. Evans, R.P.S. No. 2146

STATE OF TEXAS
COUNTY OF DALLAS

This instrument was acknowledged before me on this _____ day of _____, 1989, by Harold L. Evans.

Notary Public
My Commission Expires _____

RECOMMENDED FOR FINAL APPROVAL

Chairman, Planning and Zoning Commission _____ Date _____

APPROVED

Chairman, Planning and Zoning Commission _____ Date _____

I hereby certify that the above and foregoing plat of Park Place Business Centre, Phase One, an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the _____ day of _____, 1989.

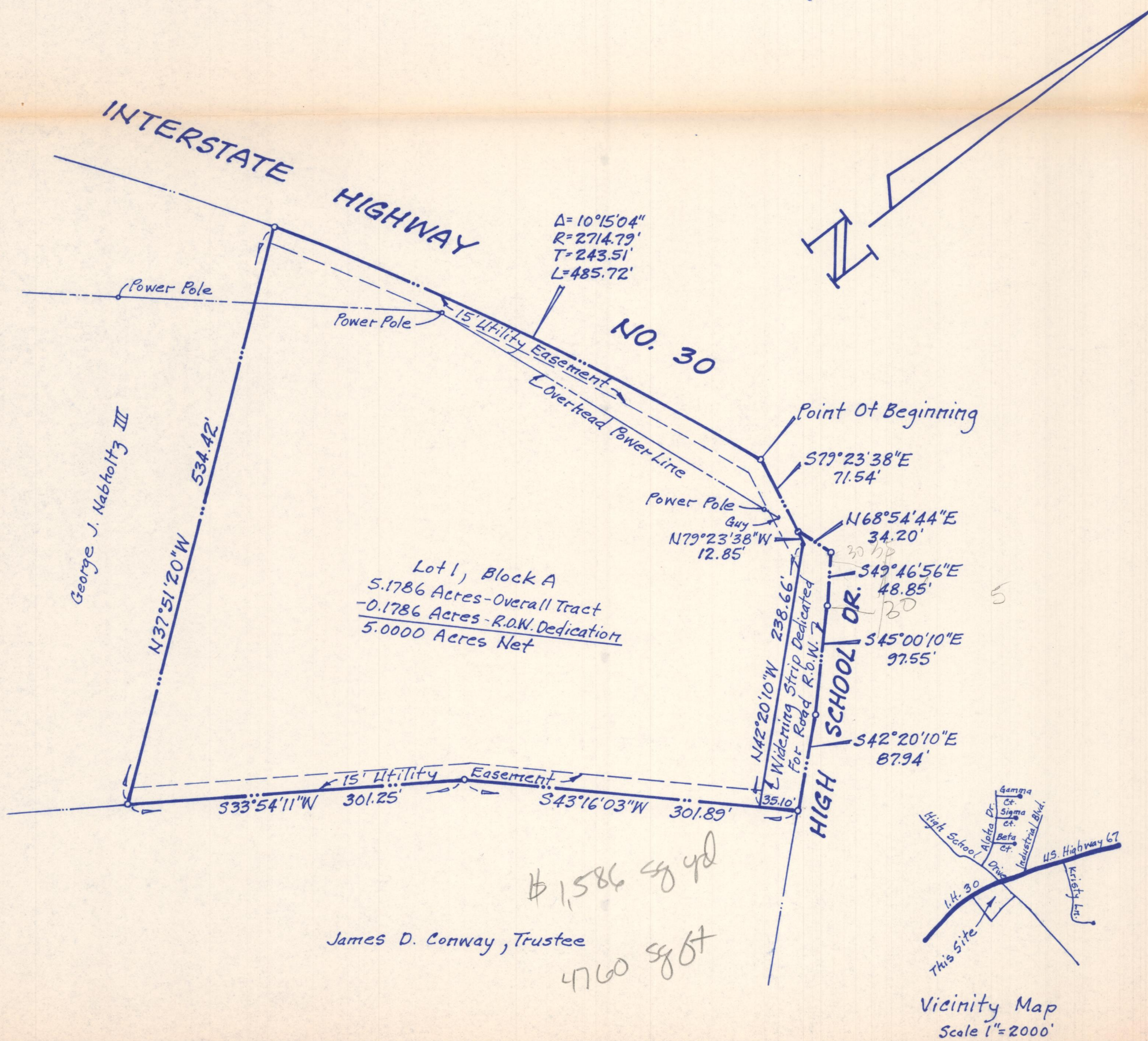
This approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk of Rockwall County, Texas, within one hundred twenty (120) days from said date of final approval.

Said addition shall be subject to all the requirements of the Platting Ordinance of the City of Rockwall.

WITNESS OUR HANDS this _____ day of _____, 1989.

Mayor, City of Rockwall _____

City Secretary, City of Rockwall _____



Lot 1, Block A
5.1786 Acres - Overall Tract
0.1786 Acres - R.O.W. Dedication
5.0000 Acres Net

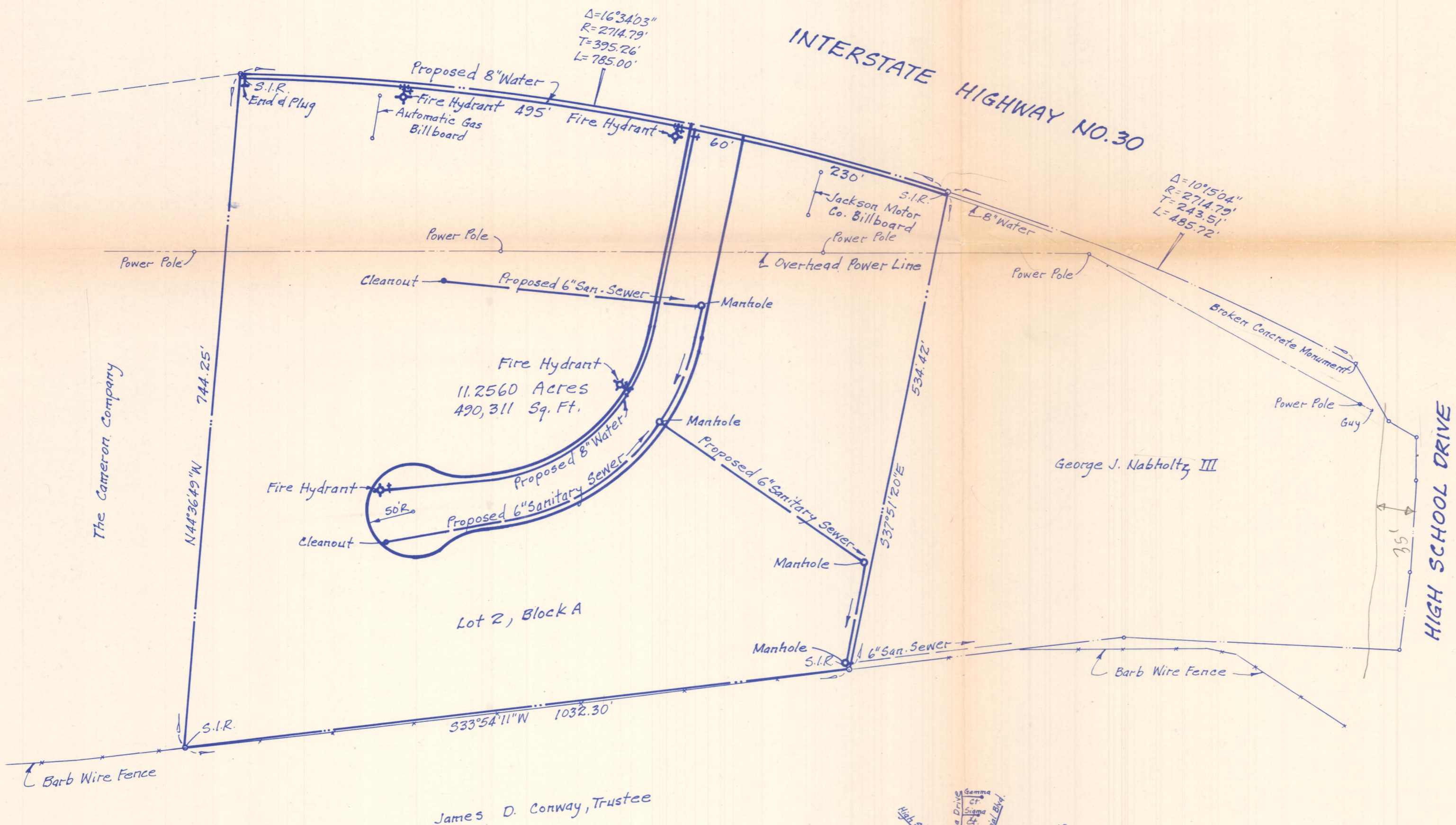
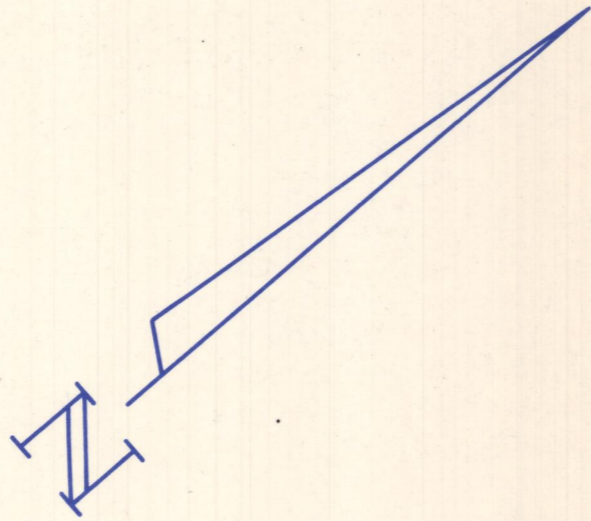
James D. Conway, Trustee

#1586 48 48
4760 48 05

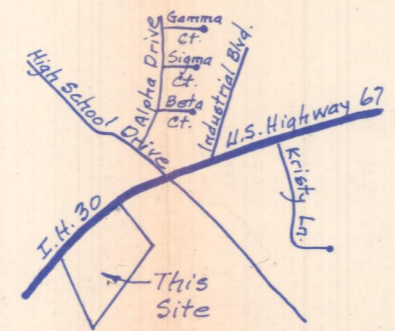
HAROLD L. EVANS
CONSULTING ENGINEER
2331 GUS THOMASSON RD. SUITE 102
DALLAS, TEXAS 75228
PHONE (214) 328-8133

SCALE	DATE	JOB NO.
1"=100'	4-20-89	8936

PARK PLACE BUSINESS CENTRE
N.M. BALLARD SURVEY, ABSTRACT NO. 484
JOSEPH CADLE SURVEY, ABSTRACT NO. 65
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
GEORGE J. NABHOLTZ III - OWNER
3031 ALLEN ST., SUITE 206, DALLAS, TEXAS 75204 TEL. 522-4227



ZONING
 Existing Zoning = Commercial
 Proposed Zoning = Light Industrial



PRELIMINARY PLAT

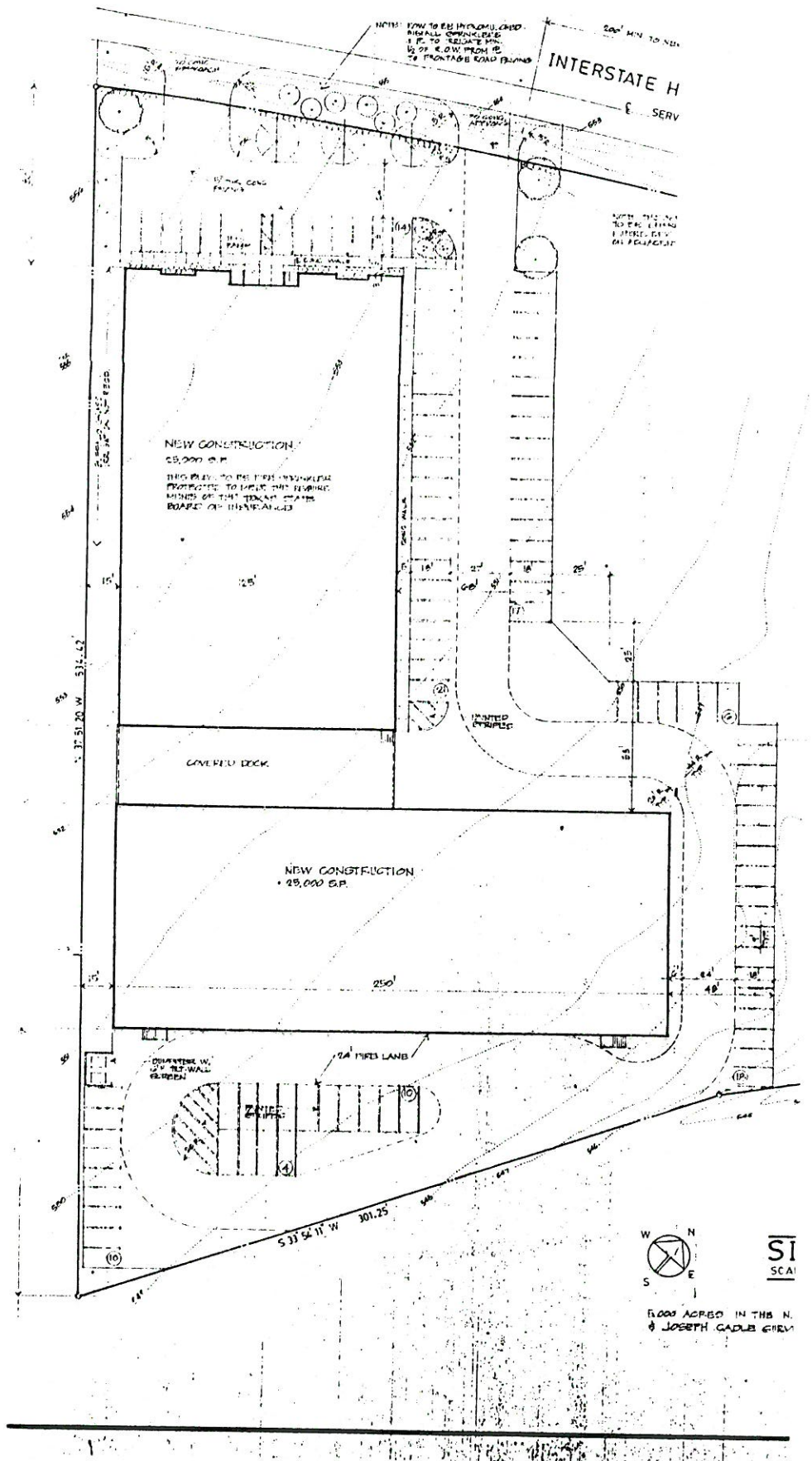
HAROLD L. EVANS
CONSULTING ENGINEER
 2331 GUS THOMASSON RD. SUITE 102
 DALLAS, TEXAS 75228
 PHONE (214) 328-8133

SCALE	DATE	JOB NO.
1" = 100'	4-26-89	8936

PARK PLACE BUSINESS CENTRE - PHASE TWO
JOSEPH CADLE SURVEY, ABSTRACT NO. 65
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
 GEORGE J. NABHOLTZ III - OWNER
 3031 ALLEN ST., SUITE 206, DALLAS, TEXAS 75204 TEL. 522-4227

P.M. (BY DEDICATION)

*Dock Place
Business Centre
Phase I*

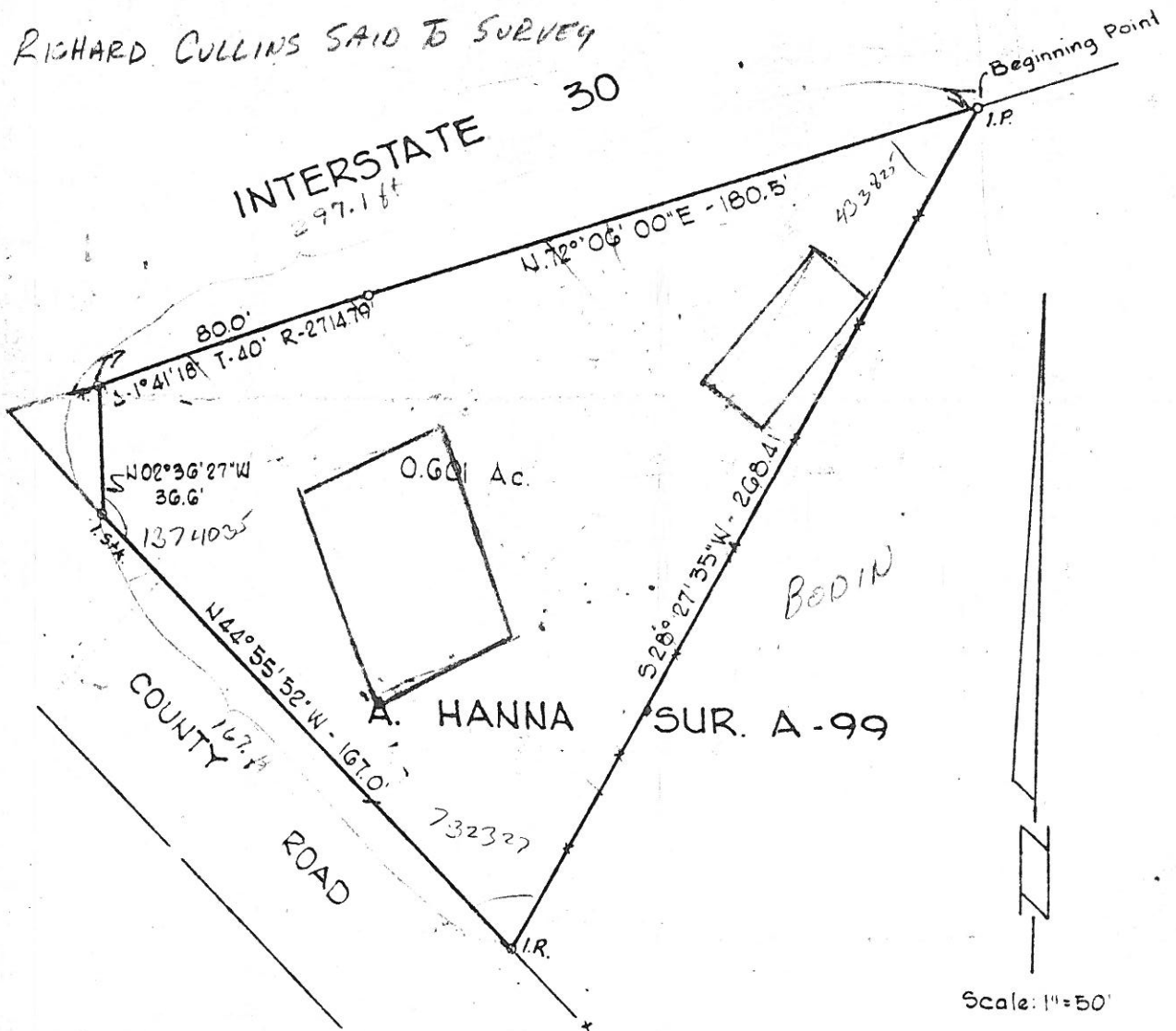


2#

PLAT OF SURVEY

Stacie Addition

RICHARD CULLINS SAID TO SURVEY



Scale: 1"=50'

BEING A TRACT OF LAND LOCATED IN THE ARCHIBALD HANNA SURVEY A-99, ROCKWALL COUNTY, TEXAS AND BEING PART OF A 44.25 ACRE TRACT CONVEYED TO C. J. HANBY OF RECORD IN VOLUME 37, PAGE 240, DEED RECORDS, ROCKWALL COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

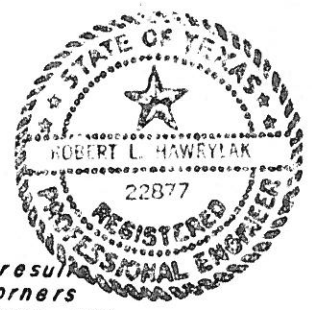
BEGINNING AT AN IRON PIPE FOR CORNER IN THE EAST LINE OF THE 44.25 ACRE TRACT AND ON THE SOUTH RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY 30;

THENCE SOUTH 28 DEGREES, 27 MINUTES, 35 SECONDS WEST WITH A FENCE, 268.41 FEET TO AN IRON ROD FOR CORNER;

THENCE NORTH 44 DEGREES, 55 MINUTES, 52 SECONDS WEST WITH THE NORTH RIGHT-OF-WAY OF A COUNTY ROAD, 167.0 FEET TO AN IRON STAKE FOR CORNER;

THENCE WITH THE SOUTH RIGHT-OF-WAY OF INTERSTATE 30 AS FOLLOWS; NORTH 02 DEGREES, 36 MINUTES, 27 SECONDS WEST, 36.6 FEET TO AN IRON ROD; THENCE 80.0 FEET WITH A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 1 DEGREE, 41 MINUTES, 18 SECONDS, A TANGENT OF 40.0 FEET, A RADIUS OF 2714.79 FEET; THENCE NORTH 72 DEGREES, 06 MINUTES, 00 SECONDS EAST 180.5 FT. TO THE PLACE OF BEGINNING AND CONTAINING 0.601 ACRES OF LAND MORE OR LESS.

26.6
80.0
180.5
297.1



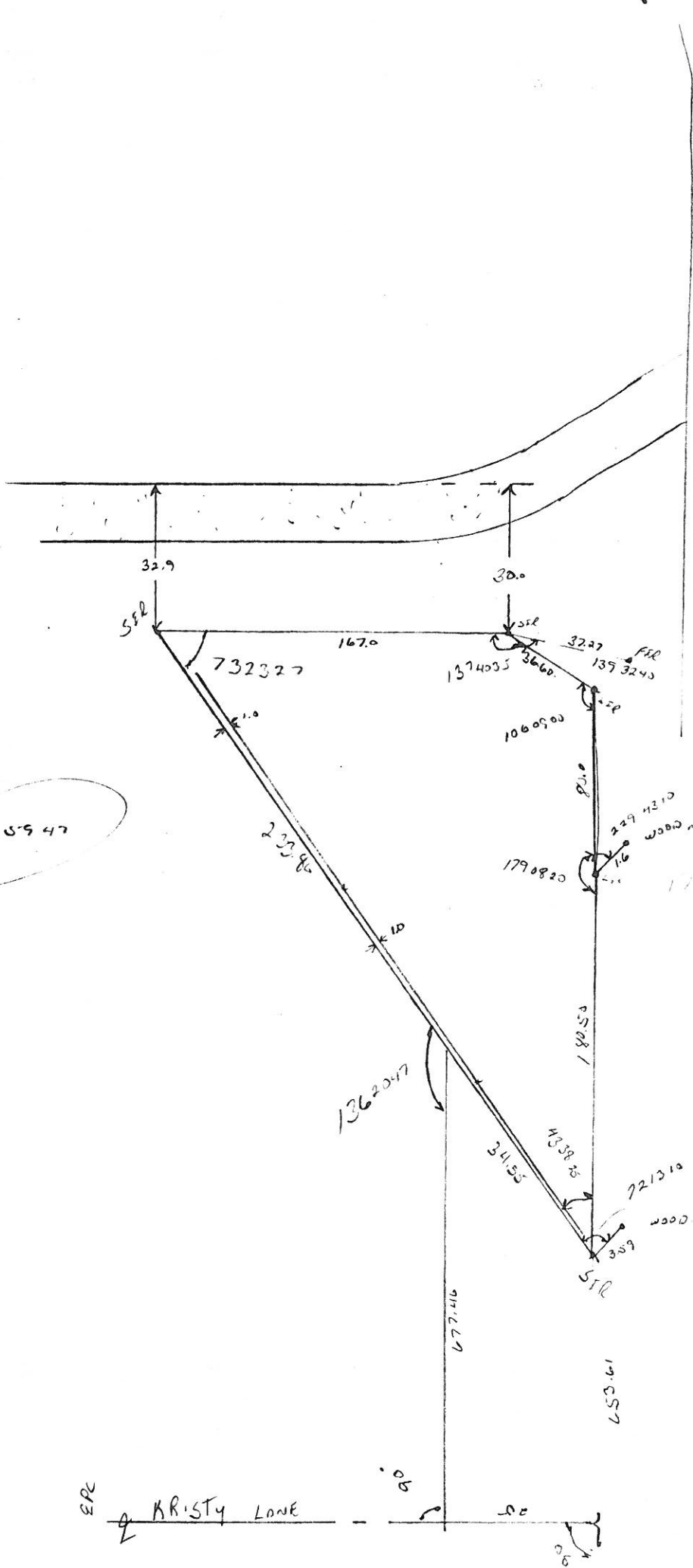
I do hereby certify that the plat shown hereon represents the result of an on the ground survey made under my direction and all corners are marked as shown. All improvements are as shown and there are no visible encroachments or conflicts other than shown.

Robert L. Hawrylak

HERMAN BLUM CONSULTING ENGRS.
PRESLEY LAND SURVEYORS INC.
1015 ELM AT GRIFFIN
DALLAS, TEXAS 75202

DATE: June 12, 1972
REVISED:
JOB NO.: 0472, 1A, 66
SURVEYED:

359 59 47



220 20 10

179 20 10



I 30

Handwritten notes at the bottom of the page, possibly a signature or date.

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

ACTION RECORD

Case No: 89-19-2/AP

Location: PARK PLACE BUSINESS CENTER

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..... 5/11

Notice Sent:

Newspaper..... 4/25

Surrounding property owners..... 4/28

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..... 6/5

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)..... _____

PLAT REVIEW

* Preliminary Plat

↓ Final Plat

* Name of Proposed Subdivision PARK PLACE BUSINESS CENTER

* Location of Proposed Subdivision SH-205 / I 30 / High School

* Name of Subdivider GEORGE NABHOLTZ

* Date Submitted 4/24/89 Date of Review _____

* Total Acreage 16.43 * No. of Lots 2 PHASE 1 AND PHASE 2

Review Checklist

	<u>Yes</u>	<u>No</u>	<u>N/A</u>
* 1. Was the proper application submitted and checklist? (attach copy)			
* 2. Were the proper number of copies submitted?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
* 3. Is scale 1" = 100' (Specify scale if different) Scale = _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
* 4. Is the subdivision name acceptable?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. Comments:			

JULIE, BILL LOFLAND'S PROPERTY IS PLATTED AS PARK PLACE. PARK PLACE BUSINESS CENTER MAY CAUSE PROBLEMS IN OUR DOCUMENT TRACKING SYSTEM. THIS IS ALREADY A PROBLEM WITH ST MARY'S PLACE & ST MARY'S ESTATES

Planning and Zoning

1. What is the proposed use? Commercial / Industrial
2. What is the proposed density? N/A
3. What is the existing zoning? Commercial
- | | <u>Yes</u> | <u>No</u> | <u>N/A</u> |
|--|------------|-----------|------------|
| 4. Is the plan zoned properly?
<i>app has been made to rezone</i> | _____ | ✓ | _____ |
| 5. Does the use conform to the Land Use Plan?
<i>the Plan indicates commercial</i> | _____ | ✓ | _____ |
| 6. Is this tract taken out of a larger tract | _____ | ✓ | _____ |
| 7. Will the development landlock another property? | _____ | ✓ | _____ |
| 8. Is this project subject to the provisions of the Concept Plan Ordinance? | _____ | ✓ | _____ |
| 9. Has a Concept Plan been been Provided and Approved | _____ | ✓ | _____ |
| 10. Does the plan conform to the Master Park Plan? | _____ | _____ | ✓ |
| 11. Does plan conform to the Comprehensive Zoning Ordinance of approved PD Ordinance? | | | |
| a. Lot Size | ✓ | _____ | _____ |
| b. Building Line | _____ | _____ | ✓ |
| c. Parking | _____ | _____ | ✓ |
| d. Buffering | _____ | _____ | ✓ |
| e. Site Plan | _____ | _____ | ✓ |
| f. Other | _____ | _____ | ✓ |
| 12. Has the City Planner reviewed and commented on the plan?
(If so, attach copy of Review) | _____ | ✓ | _____ |

13. Does the plan exhibit good planning in general layout, access, and vehicular and pedestrian circulation?

_____ _____

14. Comments:

Yes No N/A

Engineering

1. Streets and Traffic

a. Does the plan conform to the Master Thoroughfare Plan?

_____ _____

b. Is adequate right-of-way provided for any major thoroughfares or collectors?

_____ _____

c. Is any additional right-of-way provided for all streets and alleys?

_____ _____

d. Is any additional right-of-way required?

_____ _____

e. Is there adequate road access to the proposed project?

_____ _____

f. Will escrowing of funds or construction of sub-standard roads be required? *waived*

_____ _____

g. Do proposed streets and alleys align with adjacent right-of-way?

_____ _____

h. Do the streets and alleys conform to City regulations and specifications?

_____ _____

- i. Are the street names acceptable? _____
- j. Is a traffic analysis needed? _____
- k. Comments: _____

2. Utilities

- a. Does the Plan conform to the Master Utility Plan? _____
- b. Are all lines sized adequately to handle development?
 - 1. Water _____
 - 2. Sewer _____
- c. Is additional line size needed to handle future development?
 - 1. Water _____
 - 2. Sewer _____
- d. Is there adequate capacity in sewer outfall mains, treatment plants and water transmission lines to handle the proposed development? _____
- e. Are all necessary easements provided? _____
- f. Do all easements have adequate access? _____
- g. Are any off site easements required? _____
- h. Have all appropriate agencies reviewed and approved plans?
 - 1. Electric _____
 - 2. Gas _____
 - 3. Telephone _____
 - 4. Cable _____

i. Does the drainage conform to City regulations and specifications?

j. Do the water and sewer plans conform to City regulations and specifications?

k. Is there adequate fire protection existing or planned?

l. Comments:

General Requirements

1. Has the City Engineer reviewed and approved the plan?

2. Does the final plat conform to the City's Flood Plain Regulations?

3. Does the final plat conform to the preliminary plat as approved?

4. Staff Comments:

Time Spent on Review

<u>Name</u>	<u>Date</u>	<u>Time Spent (hours)</u>
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

PROPOSED ZONING

STATE OF TEXAS
COUNTY OF ROCKWALL

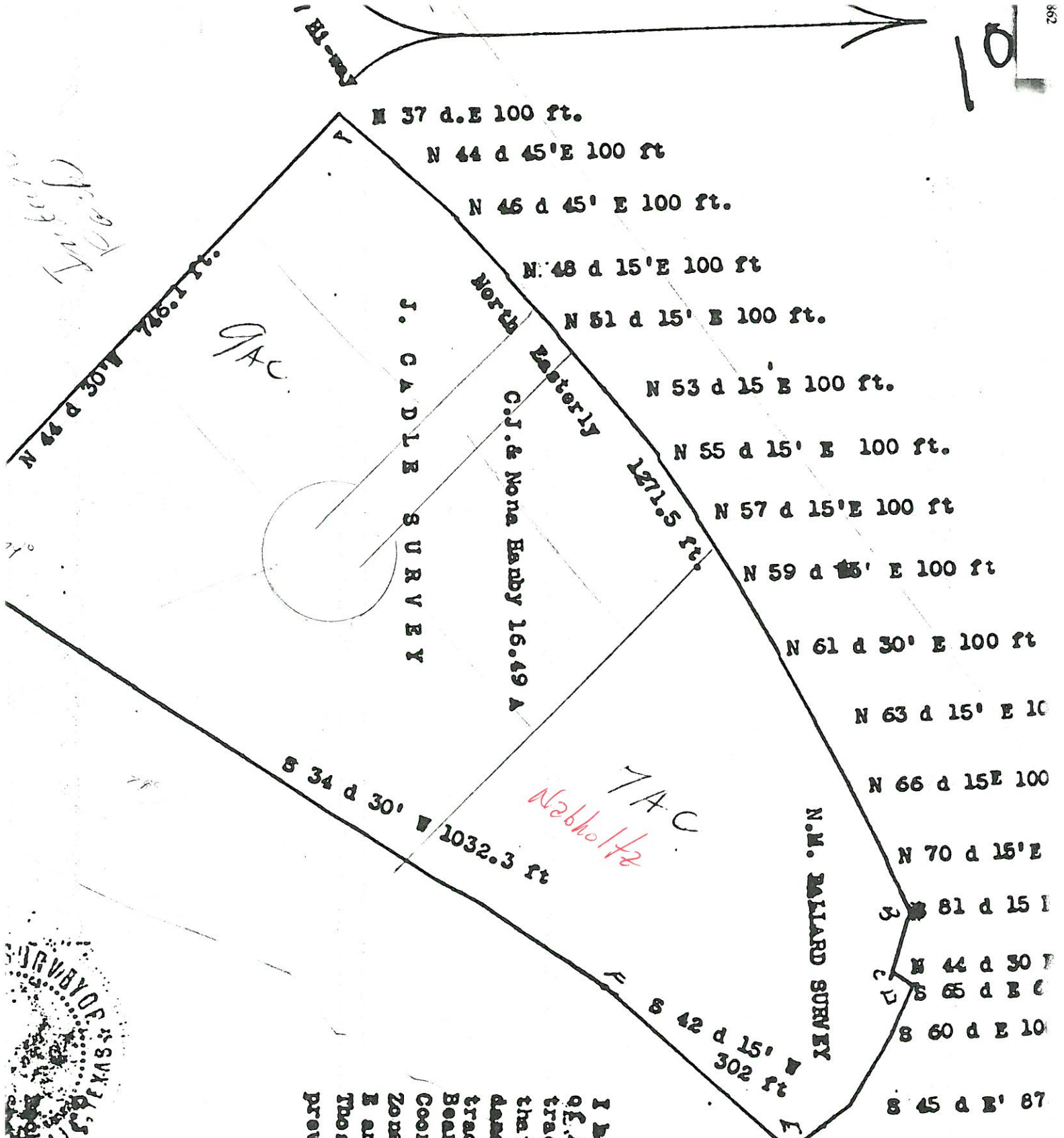
BEING a tract of land situated in the N. M. Ballard Survey, Abstract No. 48 and the Joseph Cadle Survey, Abstract No. 65, Rockwall County, Texas, and being that tract of land conveyed to George J. Nabholtz III by deeds recorded in Volume 69, Page 533, and Volume 112, Page 1089, both in the Deed Records, Rockwall County, Texas, and being more particular described as follows:

BEGINNING at a broken Texas Highway Department concrete monument on the southeast line of I.H. 30 at the right-of-way cut-back on High School Drive (the old Terrell-Rockwall road);
THENCE: South $79^{\circ} 23' 38''$ East a distance of 71.54 feet with said cut-back to an iron rod set for a corner;
THENCE: North $68^{\circ} 54' 44''$ East a distance of 34.20 feet continuing with said cut-back to an iron rod set for a corner in the center of High School Drive;
THENCE: With the centerline of High School Drive as follows: South $49^{\circ} 46' 56''$ East a distance of 48.85 feet to an iron rod set at the southwest edge of the old concrete slab; South $45^{\circ} 00' 10''$ East a distance of 97.55 feet to an iron rod set at said southwest edge; and South $42^{\circ} 20' 10''$ East a distance of 87.94 feet to an iron rod set at said southwest edge and at the East corner of said Nabholtz tract;
THENCE: South $43^{\circ} 16' 03''$ West a distance of 301.89 feet generally with the remains of an old fence line as evidenced by old fence posts and old broken off fence posts to an iron rod set at an angle point;
THENCE: South $33^{\circ} 54' 11''$ West with said old fence line, passing at 116.4 feet the junction of said old fence line with an existing fence line, and continuing a total distance of 1032.30 feet to an iron rod set for a corner in said existing fence line and on the southeast side of a 4 inch steel post found set in concrete, said iron rod also being at the South corner of said Nabholtz tract;
THENCE: North $44^{\circ} 36' 49''$ West passing at 743.8 feet a 4 inch steel post found set in concrete and continuing a total distance of 744.25 feet to an iron rod found at the intersection of the southwest line of said Nabholtz tract with the southeast line of I.H. 30, said iron rod being on a circular curve to the right having a central angle of $26^{\circ} 49' 07''$, a radius of 2714.79 feet, and a chord that bears North $55^{\circ} 29' 57''$ East a distance of 1259.15 feet;
THENCE: Along said curve and with said southeast line an arc distance of 1270.72 feet to the Point of Beginning and containing 16.4346 Acres of Land.

Harold L. Evans & Associates
P.O. Box 28355
2331 Gus Thomasson Road
Dallas, Texas 75228

March 30 1989

10



I hereby certify that in the
of April, I made a survey of
tract of land shown hereon as
that this plat is made in con-
formance of the field notes of sa-
id tract.
Bearings refer to the Texas I
Coordinate system, North Cen-
Zone. Monuments were set at A
E and F by this survey.
Those at B, C & G were set by
previous survey.

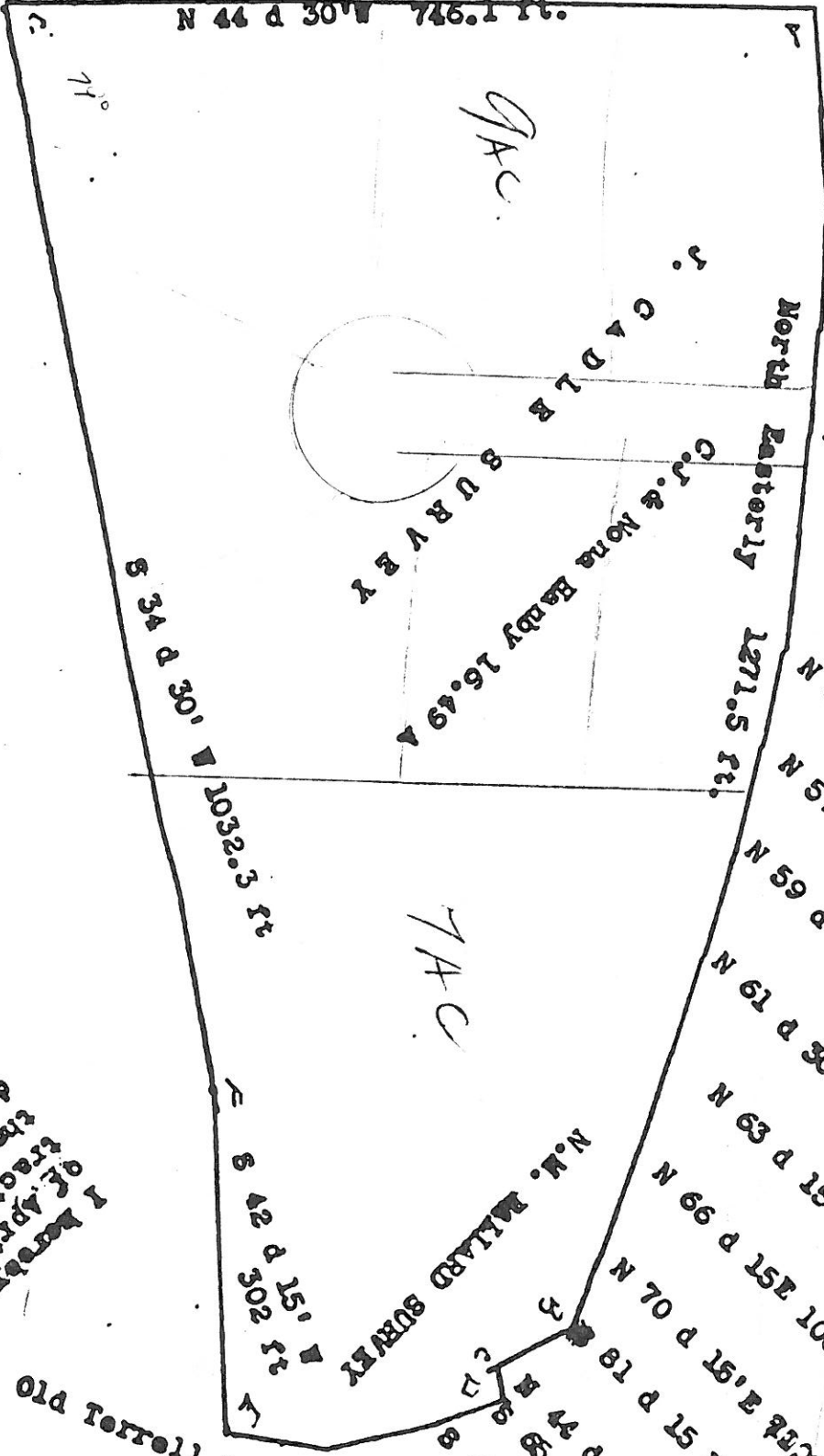
DEB. H. H. H. H.

PLAT OF
LAND
IN
TERRILL, COUNTY TEXAS



Industrial
Park

U.S. 67 HI-WAY



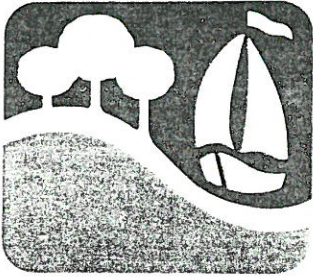
AAC

7AC

N.W. MILLARD SURVEY

Old Terrell Road

I hereby certify that
 of April, I made a survey
 tract of land shown as
 located on the plat in
 bearings and
 distances to
 corners. Mon.
 and those
 shown
 thereon



CITY OF ROCKWALL
"THE NEW HORIZON"

May 2, 1989

Mr. George J. Nabholtz III
3031 Allen Street, Suite 206
Dallas, TX 75204

Dear Mr. Nabholtz:

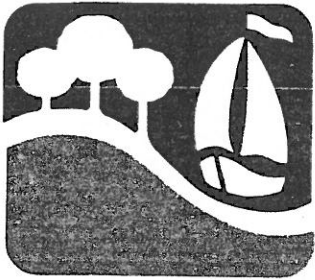
The Planning and Zoning Commission of the City of Rockwall will hold a public hearing on Thursday, May 11, 1989, in City Hall, 205 W Rusk, at 7:30 P.M. to consider approval of your request for a change in zoning from "C" Commercial to "LI" Light Industrial on a 16.4346 acre tract of land located on the south service road of I-30 east of SH-205. The Commission will also consider approval of preliminary plats for Park Place Phases One and Two. The recommendation of the Commission will be forwarded to the City Council who will make a final decision on your requests at a public hearing on Monday, June 5, 1989, at 7:00 P.M. in City Hall.

As the applicant, it is important that your interests are represented at both of these meetings. Please feel free to call me if you have any questions.

Sincerely,

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

Mary Nichols
Administrative Assistant



CITY OF ROCKWALL
"THE NEW HORIZON"

May 24, 1989

Mr. George J. Nabholtz III
3031 Allen Street, Suite 206
Dallas, TX 75204

Dear Mr. Nabholtz:

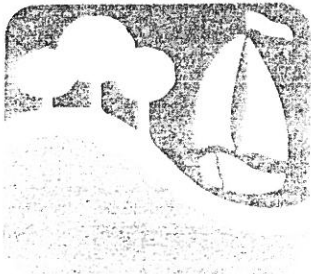
The Planning and Zoning Commission held a public hearing on May 11th and recommended approval of a change in zoning from "C" Commercial to "LI" Light Industrial on a 16.4346 acre tract of land located on the south service road of I-30 west of High School Road. The Commission also recommended approval of preliminary plats on Phase I and Phase II of Park Place Business Centre. The Rockwall City Council will hold a public hearing and consider approval of these requests on Monday, June 5, 1989, in City Hall, 205 West Rusk.

A change in zoning requires adoption by ordinance at two separate meetings of the Council. If the change in zoning is approved by the Council on June 5th, second reading of the ordinance will be scheduled for June 19th. In addition, we have received a site plan and final plat application from Mr. B.L. Fleming of Precision Cable for Phase I of Park Place Business Center. These are scheduled for consideration by the Planning and Zoning Commission on Thursday, June 8th at 7:30 P.M. and by the City Council on Monday, June 19th at 7:00 P.M. in City Hall. Based on this schedule, if approved, all applications related to this property will be finalized by June 19th. Please feel free to contact me if you have any questions.

Sincerely,

Mary Nichols
Administrative Assistant

cc/Harold Evans & Associates
B.L. Fleming, Precision Cable



CITY OF ROCKWALL
"THE NEW HORIZON"

June 15, 1989

Mr. George J. Nabholtz III
3031 Allen Street, Suite 206
Dallas, TX 75204

Dear Mr. Nabholtz:

On June 5, 1989, the Rockwall City Council held a public hearing and approved a change in zoning from "C" Commercial to "LI" Light Industrial on a 16.4346 acre tract of land located on the south service road of I-30 west of High School Road. Preliminary Plats were approved for Park Place Phase One and Two as well as a waiver to the street escrow requirements for future improvement of High School Road.

A change in zoning requires adoption by ordinance at two separate meetings of the Council. An ordinance authorizing this zone change was approved on June 5 and the second reading is scheduled for June 19th. In addition, on June 19th, the City Council will consider approval of the site plan for Precision Cable and final plat for Park Place Phase One. Based on this schedule, all applications related to the proposed site for Precision Cable will be finalized Monday night. Please feel free to contact me if you have any questions.

Sincerely,

Mary Nichols
Administrative Assistant

cc/ Harold Evans & Associates
B.L. Fleming, Precision Cable
J.L. Brantley, Inc.

CITY OF ROCKWALL
City Council Agenda

Agenda Date:

June 5, 1989

Agenda No: V D.

Agenda Item:

P&Z 89-19-Z/PP - Hold Public Hearing and Consider Approval of a Request from George Nabholtz and an ordinance authorizing a Change in Zoning From "C" Commercial to "LI" Light Industrial on a 16.4 Acre Tract of Land Located on I-30 South and West of High School Drive and Approval of a Preliminary Plat (1st reading)

Item Generated By:

Applicant, George Nabholtz

Action Needed:

Hold public hearing and take action on the zone change request and the preliminary plat including the waiver to the escrow requirements and consideration of the ordinance on first reading

Background Information:

We have received a request for a change in zoning and preliminary plat approval for a 16 acre tract south of I-30 to the west of High School Drive. The property is currently zoned Commercial. The applicant has 5 acres under contract to an industrial buyer who plans to use the site for their plant and he plans to develop the remainder of the property into an industrial park. The industry manufactures electronic cable equipment for automated landscape sprinkler systems. They will bring approximately 150 jobs into the City. They had been negotiating for another site in Rockwall in PD-9 along FM-3097 but that site never materialized. We had approved a site plan for that location approximately a year ago. Our comments regarding the request are as follows:

Zoning

The Land Use Plan indicates commercial in this area. However, the proposed use across High School Drive is industrial. These uses generally reflected the existing zoning in the area. While it is likely the intersection of 205 and I-30 would remain commercial, industrial uses along the west side of High School Drive are not inappropriate. Since the Land Use Plan does indicate commercial in this area an amendment to the Plan should be recommended.

Preliminary Plat

You have included in your packet a preliminary plat for both the 5 acre site and the remainder of the property. Both plats generally conform to our requirements. Our requirements are as follows:

1. The existing power line needs an easement or plans need to be developed to relocate the line.
2. The plat for the 5 acres includes dedication for the future expansion of High School Drive. Under our subdivision regulations they would normally be required to escrow their half of the estimated cost for the expansion of High School. This would total approximately \$ _____. It is not planned to improve this section of High School Road in the near future. The buyers are requesting a waiver to the escrow requirement at this time. As the Commission is aware we have generally not granted waivers to nonresidential development. However, this facility will generate additional sales tax, and increase population should a number of the employees move to Rockwall. Additionally, it will hopefully encourage additional industrial development in this area. The Commission asked about the possibility of a Facilities Agreement with the buyers to require that their share of the road improvements be paid to the City at the time the road is improved. We have discussed this possibility with the buyer and they do not wish to be required to pay for any of the improvement to High School Road. Their moving costs to Rockwall will be significant and they are looking for ways to reduce their overall expenses in order to cost justify the move.

The Commission has recommended approval of the change in zoning, the preliminary plats, and the waiver of escrow requirements.

Attachments:

1. Location Map
2. Preliminary plat

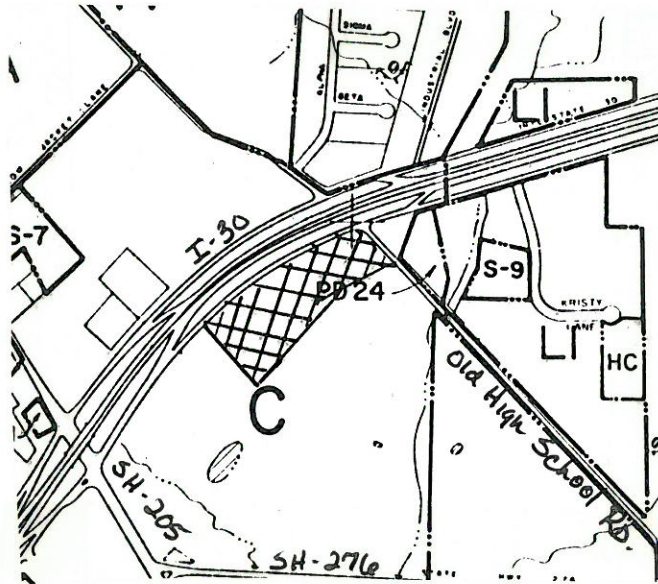
Agenda Item:

"C" to "LI" - High School Road

Item No: V D

BEFORE THE PLANNING AND ZONING COMMISSION
CITY OF ROCKWALL, TEXAS

The Planning and Zoning Commission will hold a public hearing at 7:30 P.M. on the 11th day of May, 1989, in Rockwall City Hall, 205 West Rusk Street, Rockwall, Texas, at the request of George Nabholtz III, for a change in zoning from "C" Commercial to "LI" Light Industrial on a 16.4346 acre tract of land located on the south service road of I-30 east of SH-205 further described on the reverse of this page. 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.



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 Number P&Z 89-19-Z/PP

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

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

Signature _____
Address _____

George NABHOLTZ
J. CADLE Abstract 65 Tract 15
16.5 ACRES

George J NABHOLTZ SR
C/O H.L. ERDMAN & ASSOC. INC.
3031 ALLEN STREET #104
DALLAS, TX 75204

TR 8-1 JAMES CONWAY
1101 RIDGE ROAD

TR 8 ESTATES INC
C/O Roy A Busby & Co.
P.O. Box 801308
DALLAS TX 75380

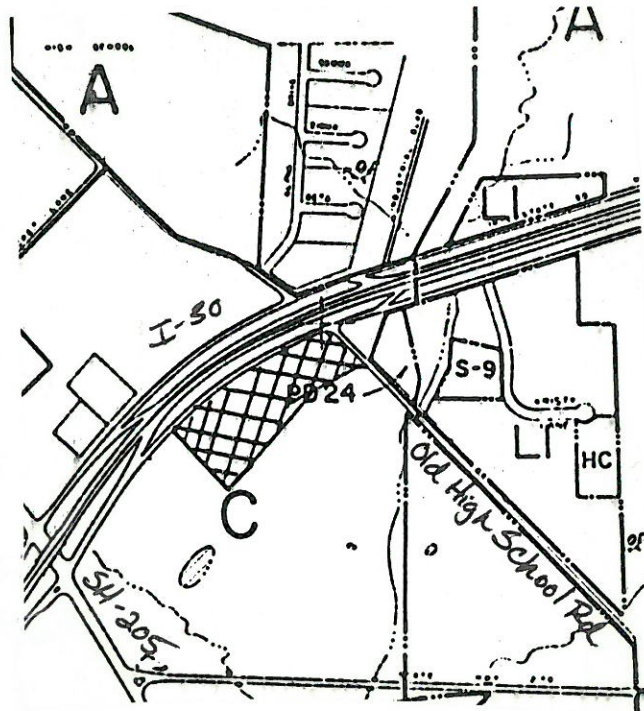
TR 2 CAMBRIDGE COMPANIES
17440 DALLAS PKWY #103
DALLAS, TX 75287

COLLN SUB RICHARD COLLINS
P.O. Box 967
Rockwall, TX 75087

BODIN IND
TR 4 CITY OF ROCKWALL

BEFORE THE CITY COUNCIL
CITY OF ROCKWALL, TEXAS

The Rockwall City Council will hold a public hearing at 7:00 P.M. on the 5th day of June, 1989, in Rockwall City Hall, 205 West Rusk Street, Rockwall, Texas, at the request of George Nabholtz III, to consider approval of a change in zoning from "C" Commercial to "LI" Light Industrial on 16.4346 acres of land located on the south service road of I-30 east of SH-205 and west of High School Road further described on the reverse of this page. 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.



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 Number P&Z 89-19-Z/PP

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

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

Signature _____
Address _____

PLANNING AND ZONING ACTION SHEET

Applicant GEORGE NABHOITZ III Case No. 89-19-2/PP

Property Description HIGH SCHOOL ROAD

Case Subject Matter ZONING C TO LI ON 16.43 ACRES, PRELIMINARY PLATS FOR PARK PLACE BUSINESS CENTER PHASES 1 AND 2

CASE ACTION

Date to P&Z 5/11 Approved Disapproved Tabled

Conditions _____

Date to City Council 6/5 _____

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
- ___ 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

PUBLIC NOTICE

The Rockwall Planning and Zoning Commission will hold a public hearing on Thursday, May 11, 1989 at 7:30 P.M. in City Hall, 205 W Rusk, to consider approval of the following:

1. a request from Michael Stephenson for a Conditional Use Permit for a recreational use within an "Agricultural" zoning category to be located along Lake Ray Hubbard south of I-30 adjacent to the Henry Africa Restaurant described as Lot 4, the Harbor Phase One
2. a request from Phillip Williams for a change in zoning from "A" Agricultural to "C" Commercial on approximately 13 acres located south of I-30 off Horizon Road and west of FM-740
3. a request from George J Nabholtz III for a change in zoning from "C" Commercial to "LI" Light Industrial on 16.43 acres located off the south service road of I-30, east of SH-205, and west of High School Road