

CITY OF ROCKWALL
205 West Rusk
Rockwall, Texas

APPLICATION FOR ZONING CHANGE

Case No. 1989-30-Z Filing Fee \$104.00 Date 27 July 1989

Applicant GARLAND WELDING SUPPLY/DBA ROCKWALL WELDING SUPPLY Phone 487-8000

Mailing Address 300 Lavon Drive
Garland, Texas 75040

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

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

Agriculture District Classification to

Commercial-Retail Light Industrial District Classification for
~~Heavy Commercial~~
for the following reasons: (attach separate sheet if necessary)

To Sale Welding Supply And Gases Such As Oxygen, Acetylene, Nitrogen, Argon, CO² Helium And Other That Relate To Our Busines

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

Status of Applicant:² Owner _____ Tenant XX

Prospective Purchaser XX

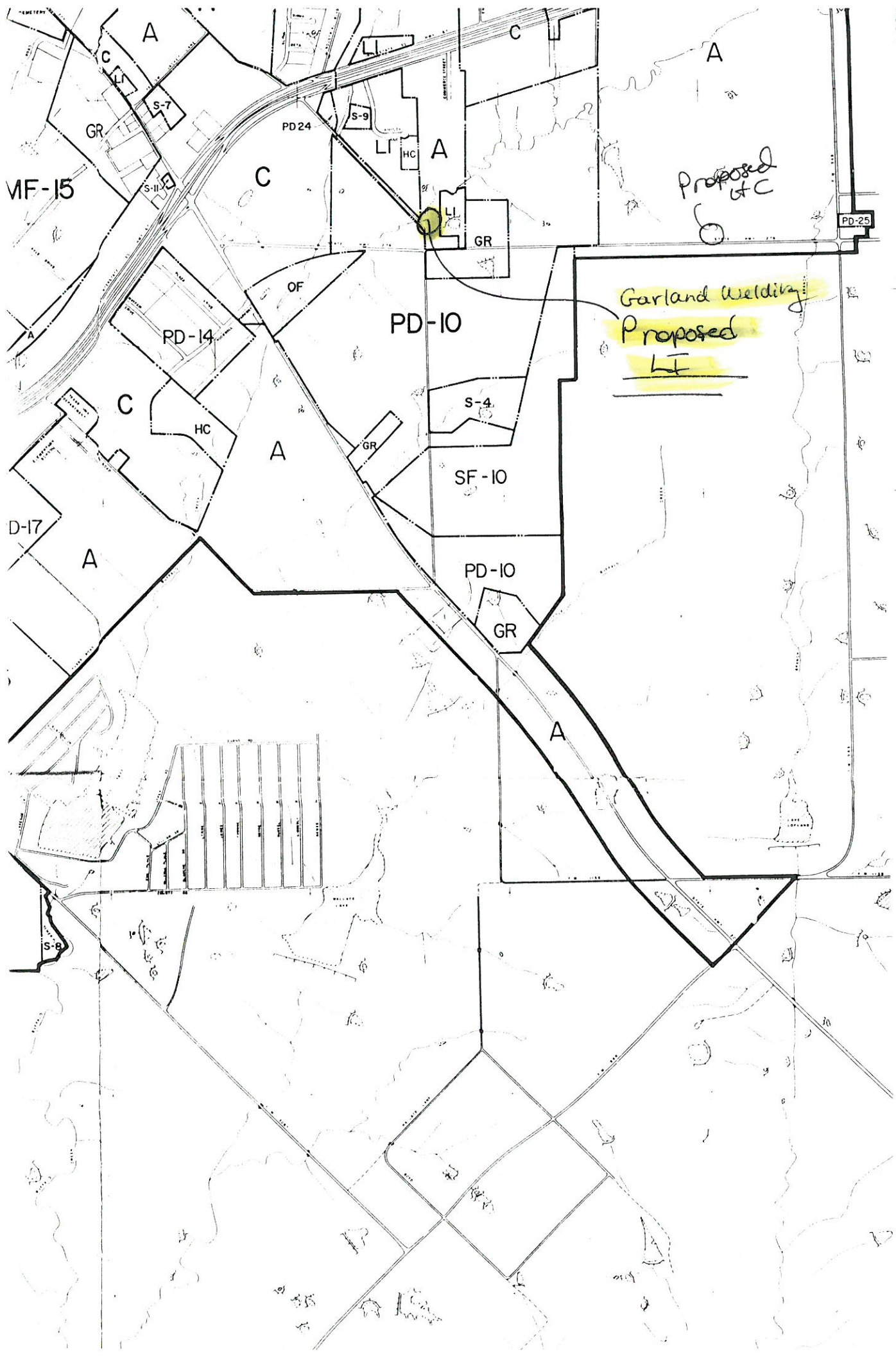
I have attached hereto as Exhibit "A" a plat showing the property which is the subject of this requested zoning change and have read the following concerning the importance of my submitting to the City a sufficient legal description.

Signed Buddy Dean
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.



MF-15

A

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S-7

PD 24

S-9

LI

HC

LI

GR

A

Proposed
of C

PD-25

C

OF

PD-14

PD-10

C

HC

A

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S-4

SF-10

D-17

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PD-10

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Nº 13372



CITY OF ROCKWALL
 "THE NEW HORIZON"
 Rockwall, Texas 75087-3628
 (214) 771-1111

Cash Receipt

Name Harland Welding Date 8-18-89
 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 | 25-3828 | | Fuel Sales | 20-3809 | |
| | | | | | |
| | | | | | |
| | | | | | |
| TOTAL OF COLUMN | | | TOTAL OF COLUMN | | |

TOTAL DUE 104.00 Received by Lisa

EVANS CONTRACTING SERVICE

ASPHALT PAVING ● ROAD BUILDING ● EXCAVATION

1230 RIDGE ROAD WEST ● ROCKWALL, TEXAS 75087

(214) 771-9220 - 771-8114

August 15, 1989

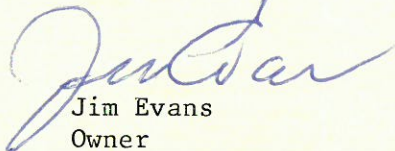
Ms. Julie Couch
City of Rockwall
205 West Rusk
Rockwall, Texas 75087

Ms. Couch,

With reference to the Zoning Change Application which is attached, please be advised that as the owner of the property I support the request of Rockwall Welding Supply for the commercial retail re-classification. I feel that the welding supply business will provide a needed service for the community and will be an asset to the area.

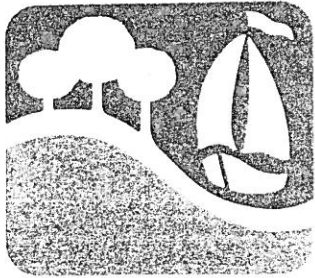
Thank you for your help.

Yours truly,



Jim Evans
Owner

RJE/vpe



CITY OF ROCKWALL
"THE NEW HORIZON"

October 3, 1989

Buddy Dean
Garland Welding Supply
300 Lavon Drive
Garland, Texas 75040

Dear Mr. Dean:

On October 2, 1989, the Rockwall City Council approved the change in zoning on the 3.4 acre tract of land off of High School Road to Light Industrial. The ordinance approving this change was approved on first reading. The second reading of the ordinance will be scheduled on the Council's consent agenda for October 16th. Upon final approval of the ordinance application for a Certificate of Occupancy for this site may be made.

If you have any questions don't hesitate to contact me.

Sincerely,

Julie Couch
Assistant City Manager

JC/mmp

**CITY OF ROCKWALL
PLANNING AND ZONING COMMISSION**

AGENDA DATE: September 14, 1989

AGENDA NO: IIIA.

AGENDA ITEM: P&Z 89-30-Z - Hold Public Hearing and Consider Approval of a Request from Garland Welding Supply for a Change in Zoning from "Ag" Agricultural to "LI" Light Industrial on a Tract of Land Located on High School Road North of SH-276

ITEM GENERATED BY: Garland Welding Supply

ACTION NEEDED: Hold Hearing and Consider Recommending approval or denial of request

BACKGROUND INFORMATION:

This property was annexed by the City in 1986. There was an existing building and contractor's yard on the property at the time it was annexed. The previous use has ceased operation and a prospective buyer is considering the location for a welding shop. He has requested Light Industrial zoning. The user understands that in LI he would not be allowed to have outside storage. The Land Use Plan recommends Industrial for this area. We see no problem with the request.

ATTACHMENTS:

1. Boundary Survey
2. Location Map

AGENDA ITEM: Garland Weld Sup. zone change

ITEM NO: IIIA.

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 14th day of September, 1989

in the Rockwall City Hall, 205 West Rusk Street, Rockwall, Texas, at the
request Garland Welding Supply
for a change in zoning from "A" Agricultural to "LI" Light Industrial

on the following described property:

A 3.4 acre tract of land located on High School Road north of SH-276
(See attached description)

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. 89-30-Z



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. 89-30-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 _____

Gaillard Welding Supply

~~#~~
N. M. Ballard
Tract 4-6

Gary Thomas
9834 Wolf Ave
Comifer, Colorado 80433

Tr. 5

Michael Allen Brady
P.O. Box 332
Heath, TX 75087

Tr. 1

~~Darlene~~ Darlene Hawk
Rt 1 Box 144
Rockwall

Tr. 1-1

Howard Hesson
Rt 1 Box 144
Rockwall

Tr. 4

W. H. Way + B. Haldeman
Rt 4 Box 105 A
Rockwall

Cordell

Tr. 2

Cambridge Company
17440 Dallas RPkwy
Suite 103
Dallas, TX 75287

Bostin Industrial

Robert Pannell
% 801 S. Carroll Ave.
Dallas, TX 75223

Layne Westew Co.
5800 Foxridge Dr.
Missour Woods Kansas 66205

Houser Addn.

G. M. Houser, Inc.
P.O. Box 748
Rockwall

BEFORE THE PLANNING AND ZONING COMMISSION
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July Cold
City of Rockwall, Texas

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

1.

2.

3.

Signature [Signature]

Address RT 4 Box 105A

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Julie Cobb
City of Rockwall, Texas

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Case No. 89-30-Z

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

1.

2.

3.

Signature Robert G. Pannell
Address 803 S. Canell Ave