

Boots Selan 771-8768
3414 Lakeside Dr

CITY OF ROCKWALL
205 West Rusk
Rockwall, Texas

\$101⁰⁰

APPLICATION FOR CONDITIONAL USE PERMIT

Case No. 90-4- CUP Date Submitted 2/22/90
Filing Fee \$ 101.00
Applicant Mark Bessette
Address 1620 Dale Circle Phone No. _____
Durand Pl 34698
Owner _____ Tenant¹ _____ Prospective Purchaser¹ _____

Legal description of property for which Conditional Use Permit is requested (if additional space is needed, the description may be typed legibly on a separate sheet and attached hereto:)²

I hereby request that a Conditional Use Permit be issued for the above described property for:

^{line} The current zoning on this property is _____.
There ^{is} are / ^{is} are not deed restrictions pertaining to the intended use of this property.

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

Boots Selan

¹If the applicant is someone other than the owner, written acknowledgement by the owner of the request must also be submitted.

²The legal description is used to publish the notice of the required hearing and in the preparation of the final ordinance granting the Conditional Use Permit. 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.

Nº 15413



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

Cash Receipt

Name Boots Salon Date 2-22-90

Mailing Address _____

Job Address _____ Permit No. _____

Check Cash Other
898

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>101.00</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	25-3828		Fuel Sales	20-3809	
TOTAL OF COLUMN			TOTAL OF COLUMN		
TOTAL DUE		<u>101.00</u>	Received by <u>[Signature]</u>		

City of Rockwall Planning and Zoning Applicant Receipt

Date 2/22/90

Applicant Mark Bessette Phone _____

Address _____

Development CUP for vet clinic

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

X _____ CUP Application

_____ () sets/site plans - Submission # _____

_____ () sets/prel. plats - Submission # _____

_____ () sets/final plats - Submission # _____

_____ () sets/executed final plats/mylars

_____ () sets/engineer drawings - Submission # _____

X _____ Filing fee \$ 101.00/100

_____ Other _____

*April 2, 1990
Council
7:00 P.M.*

With this application, you are scheduled to appear before the

Planning & Zoning Comm

on March 8, 1990

at 7:30 P.M. at City Hall, 205 W. Rusk, Rockwall,

Texas.

Received By: Mary Nichols



*THE
CAMERON
COMPANY*

CAMERON BUILDING • 1101 RIDGE ROAD • ROCKWALL, TEXAS 75087-4295
ROCKWALL / METRO PHONE: 771-3878

February 21, 1990

Ms. Julie Couch, Asst. City Manager
Rockwall City Hall
205 West Rusk
Rockwall, Tx 75087

Dear Julie,

We have been working with Dr. Mark Bessette, veterinarian, through a broker, Mr. John Kimberly, Jr. with Quine & Associates, Inc. to lease him space in Ridge Road Center. We are very excited about this and are very much looking forward to having Dr. Bessette and his clinic join our fine assortment of businesses.

I have enclosed a couple of drawings that indicate the proposed clinic location. I shall be more than happy to provide any other information that you may need.

Sincerely,

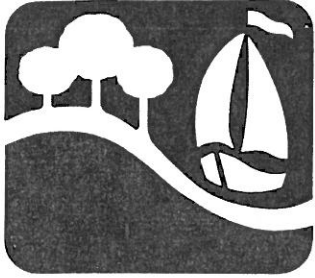


Don R. Cameron

CC: Mr. John Kimberly, Jr.



PROFESSIONALS IN INVESTMENT PROPERTIES



CITY OF ROCKWALL
"THE NEW HORIZON"

Mr. Mark Bessette
1620 Dale Circle
Dunedin, Florida 34698

Dear Mr. Bessette:

On April 2, 1990, the Rockwall City Council held a public hearing and approved an ordinance authorizing a Conditional Use Permit for a veterinary clinic in Commercial zoning to be located in Ridge Road Shopping Center. An ordinance of this nature requires approval at two separate meetings of Council. The second reading is April 16, 1990. No Certificate of Occupancy may be issued until the ordinance is approved on second reading.

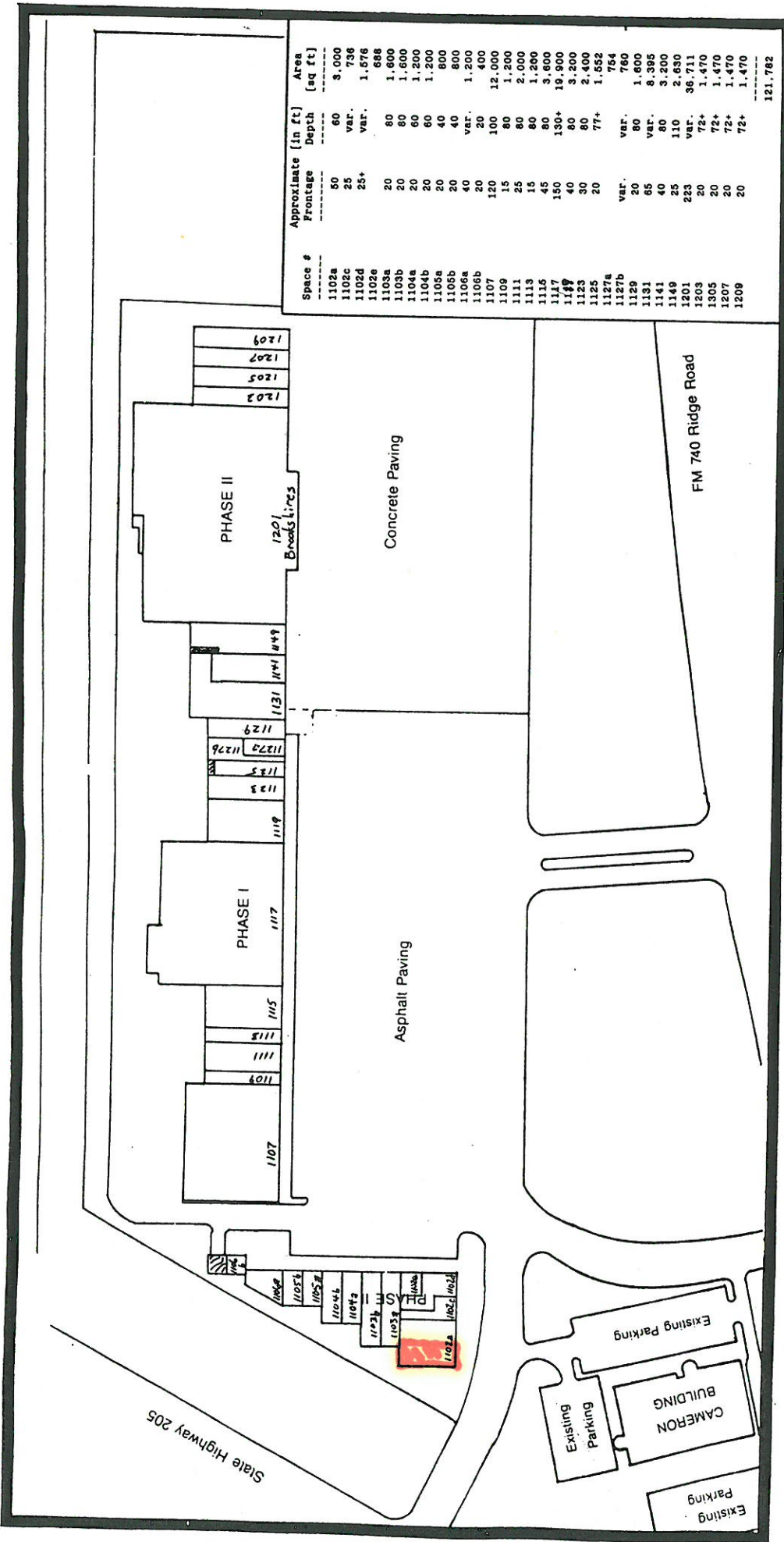
Please call if you have any questions.

Sincerely,

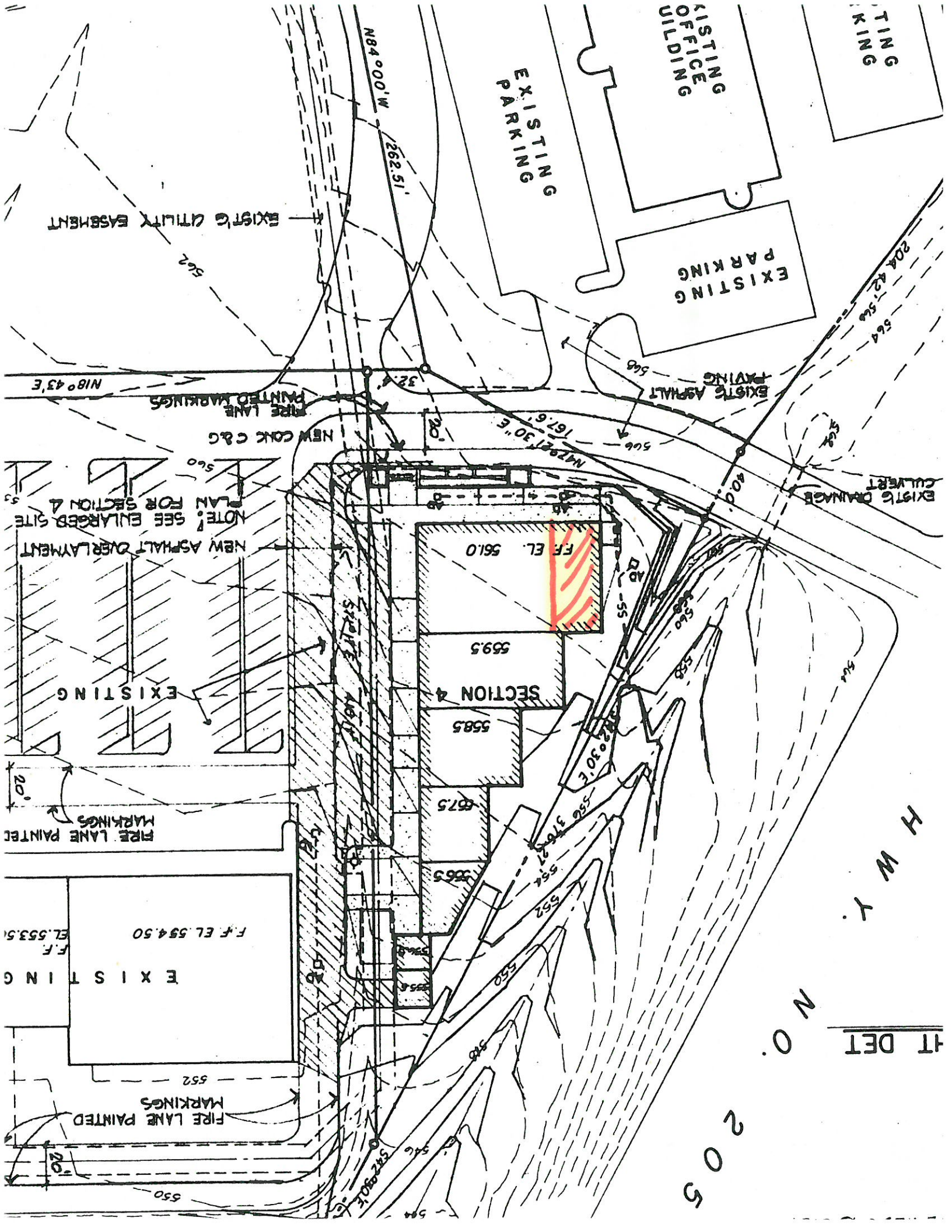
A handwritten signature in cursive script that reads "Mary Nichols".

Mary Nichols
Administrative Assistant

cc/ Boots Tolan
3414 Lakeside Drive



Space #	Approximate Frontage	Depth [in ft]	Area [sq ft]
1102a	50	60	3,000
1102c	25	var.	736
1102d	25*	var.	1,576
1102e			688
1103a	20	80	1,600
1103b	20	80	1,600
1104a	20	60	1,200
1104b	20	60	1,200
1105a	20	40	800
1105b	20	40	800
1106a	40	var.	1,200
1106b	20	20	400
1107	120	100	12,000
1109	15	80	1,200
1111	25	80	2,000
1113	15	80	1,200
1115	45	80	3,600
1117	150	130*	19,500
1119	40	80	3,200
1123	30	80	2,400
1125	20	77*	1,552
1127a			754
1127b	var.	var.	760
1129	20	80	1,600
1131	65	var.	8,385
1141	40	80	3,200
1149	25	110	2,630
1201	223	var.	36,711
1203	20	72*	1,470
1205	20	72*	1,470
1207	20	72*	1,470
1209	20	72*	1,470
			121,782



HT DET

N.O.

205

H W Y.

TING
RING

EXISTING
OFFICE
BUILDING

EXISTING
PARKING

EXISTING
PARKING

EXIST'G UTILITY EASEMENT

N18°43'E

PIPE LANE PAINTED MARKINGS

NEW COCK C&G

NOTE! SEE ENLARGED SITE
PLAN FOR SECTION 4

NEW ASPHALT OVERLAYMENT

EXISTING

PIPE LANE PAINTED
MARKINGS

EXISTING

F.F. EL. 594.50

F.F.
EL. 553.51

PIPE LANE PAINTED
MARKINGS

20'

550

N84°00'W 262.51'

32'

20'

N42°13'0"E 167.6'

566

EXIST'G ASPHALT
PAVING

EXIST'G DRAINAGE
CULVERT

FF EL. 561.0

559.5

558.5

575

565

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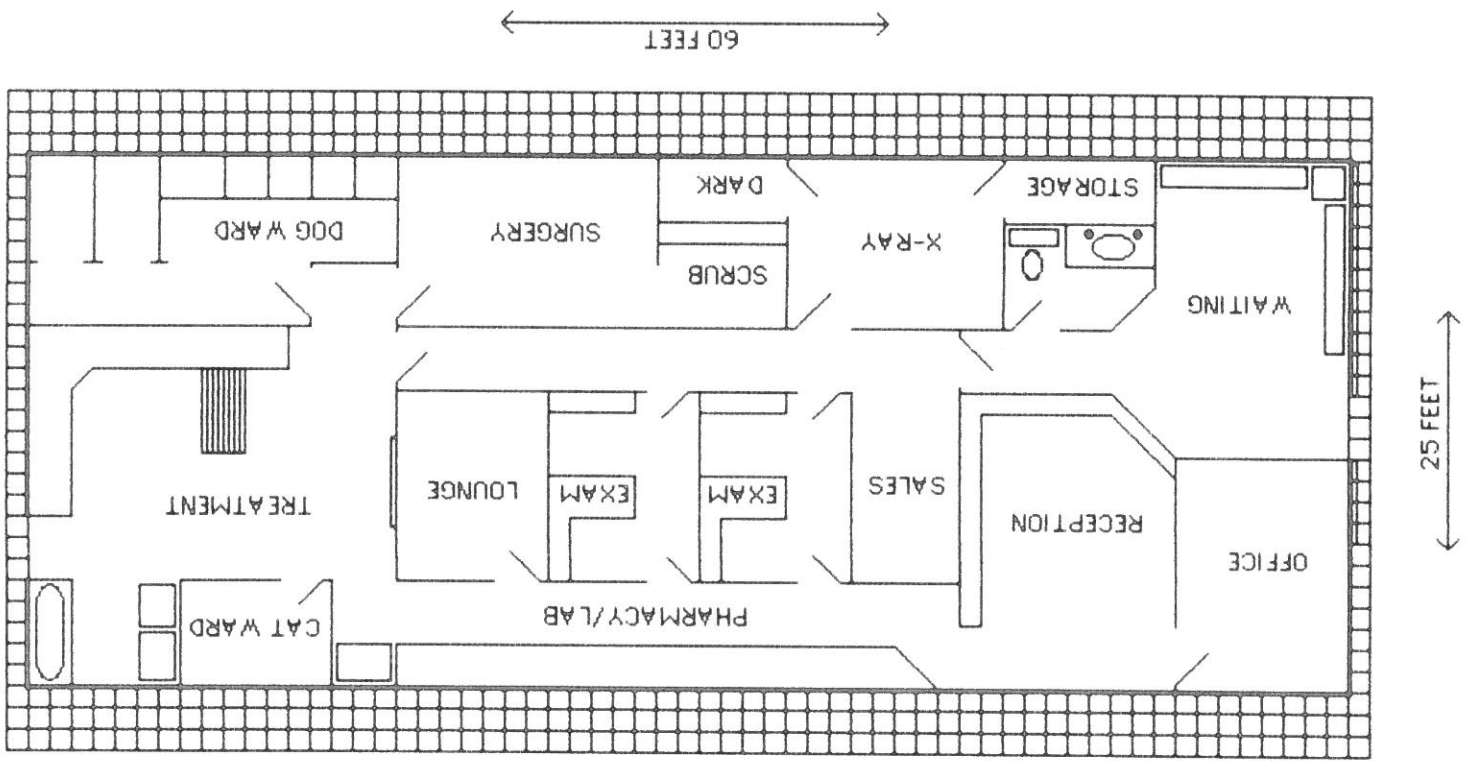
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RIDGE ROAD ANIMAL HOSPITAL

SUITE 1102A, RIDGE ROAD SHOPPING CENTER



CITY OF ROCKWALL
Planning and Zoning Agenda

Agenda Date: March 8, 1990

Agenda No: III. B.

Agenda Item: P&Z 90-4-CUP - Hold Public Hearing and Consider Recommending Approval of a Request from Mark Bessette for a Conditional Use Permit for a Vet Clinic in a Commercial Zoning to be Located in Ridge Road Shopping Center

Item Generated By: Applicant

Action Needed: Hold public hearing and consider recommending approval of the request with any conditions included in the motion.

Background Information:

We have received the request from Mark Bessette for a Vet Clinic to be located in the Ridge Road Shopping Center. Attached is a copy of the location map of the center identifying where in the center he will be located, and a copy of the floor plan for the center. As you can see from the floor plan there is not much area planned for the boarding or housing of animals within the clinic. If the Commission wishes to approve this request we would recommend that a condition be placed on the CUP that any major alteration of the floor plan must be approved by the Planning and Zoning Commission. The proposed location for the clinic is not adjacent to any restaurant or food establishment.

The City Council has approved the ordinance on first reading to amend the zoning ordinance to allow vet clinics in the retail classifications. Approval of this request must be contingent upon the City Council approving the ordinance amending the zoning ordinance on second reading.

Attachments:

1. Location Map
2. Site plans
3. Floor Plan

Agenda Item: Vet Clinic Request

Item No: III. B.

**CITY OF ROCKWALL
City Council Agenda**

Agenda Date: April 2, 1990

Agenda No: V. E.

Agenda Item: P&Z 90-4-CUP - Hold Public Hearing and Consider Approval of an Ordinance Granting a Request from Mark Bessette for a Conditional Use Permit for a Vet Clinic in Ridge Road Shopping Center (1st Reading)

Item Generated By: Applicant

Action Needed: Hold public hearing and consider approval of the ordinance granting the request with any conditions included in the motion.

Background Information:

We have received the request from Mark Bessette for a Vet Clinic to be located in the Ridge Road Shopping Center in the retail building on the north side of the property. Attached is a copy of the location map of the center identifying where in the center he will be located, and a copy of the floor plan for the center. As you can see from the floor plan there is not much area planned for the boarding or housing of animals within the clinic. If the Commission wishes to approve this request we would recommend that a condition be placed on the CUP that any major alteration of the floor plan must be approved by the Planning and Zoning Commission. The proposed location for the clinic is not adjacent to any restaurant or food establishment.

The Planning and Zoning Commission has recommended approval of this request with the above stated condition. A copy of the proposed ordinance is attached.

Attachments:

1. Location Map
2. Site plan
3. Floor Plan
4. Ordinance

Agenda Item: Vet Clinic CUP Request

Item No: V. E.



CITY OF ROCKWALL

"THE NEW HORIZON"

PUBLIC NOTICE

The Rockwall Planning and Zoning Commission will hold a public hearing on Thursday, March 8, 1990, at 7:30 P.M. and the Rockwall City Council will hold a public hearing on Monday, April 2, 1990, at 7:00 P.M. to consider a request from Mark Besette for a conditional Use Permit for a veterinary clinic under PD-1, Planned Development Number 1, located in Ridge Road Shopping Center more particularly described as Lot 1, Block 1, Eastridge Center. As an interested property owner, you may wish to attend these hearings or notify the Commission and Council in writing of your feeling in regard to this matter.

PUBLIC NOTICE

The Rockwall Planning and Zoning Commission will hold a public hearing on Thursday, March 8, 1990, at 7:00 P.M. in City Hall, 205 W. Rusk, to consider recommending approval of the following:

1. A request from Rockwall County for a Conditional Use Permit for a semi-public use in Commercial zoning to allow an ambulance service to be located at Yellowjacket Lane and SH-205.
2. A request from Mark Bessette for a Conditional Use Permit for a veterinary clinic under PD-1, Planned Development No 1 located in Ridge Road Shopping Center.

Mark Besette
CVP for vet clinic

Cameron Company
1101 Ridge Road

Cerland Assoc. Limited Partnership
c/o Tax Department #24632
2828 North Hashell
Dallas, TX 75204

Rogers + Rogers
1013 South Ceclind
Rockwall, TX

Beulah M Coleman
Box 111

Roy Lee ROQUEMORE
Box 111