



4222 Rosehill Road
Garland, Texas 75043

LINDA BENNETT
Realtor

CITY OF ROCKW
205 West Ru
Rockwall, Te

RESIDENCE
(214) 442-3276

OFFICE
(214) 240-4416

APPLICATION FOR ZONING CHANGE

Case No. 90-16-2 Filing Fee \$102.00 Date 05/16/90

Applicant Earl Flynt Phone

Mailing Address P.O. Box 705
Rowlett, TX 75088-9998

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

Lot 1, Block A 205 Business Park

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

"Ag" agricultural District Classification to

"LI" Light Industrial 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:² Owner 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 Earl Flynt

O.L.D.S.
Earl Flynt

President
(214) 412-0207

P.O. Box 705
Rowlett, TX 75088-9998

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.

No. 16522



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

(214) 771-1111

Cash Receipt

Name Linda Bennett Date 5-31-90

Mailing Address _____

Job Address _____ Permit No. _____

Check Cash Other

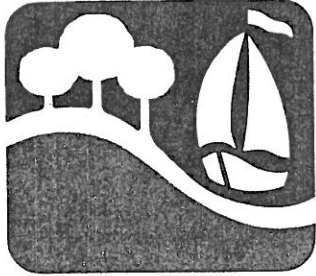
DESCRIPTION	Acct. Code	Amount	DESCRIPTION	Acct. Code	Amount
Building Permit	01-3601		Water Tap	02-3311	
Fence Permit	01-3602		10% Fee	02-3311	
Electrical Permit	01-3604		Sewer Tap	02-3314	
Plumbing Permit	01-3607		Water Availability	33-3835	
Mechanical Permit	01-3610		Sewer Availability	34-3836	
Zoning, Planning, Board of Adj.	01-3411	102.00	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

102.00

Received by

Lisa



CITY OF ROCKWALL
"THE NEW HORIZON"

May 31, 1990

Mr. Earl Flynt
P.O. Box 705
Rockwall, TX 75087

Dear Mr. Flynt:

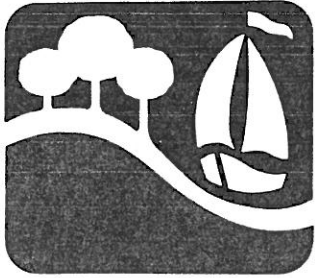
Your application for a change in zoning from Agricultural to Light Industrial on a tract of land located at SH-205 and Mims Road has been received. The Rockwall Planning and Zoning Commission will hold a public hearing on Thursday, June 14, 1990, at 7:30 P.M. in City Hall and the Rockwall City Council will hold a public hearing on Monday, June 18, 1990, at 7:00 P.M. to consider approval of your request.

If the Council approves your request, they will also adopt on first reading an ordinance authorizing the zone change. An ordinance of this nature requires approval at two separate meetings of the council. The second reading will be scheduled for July 2nd at 7:00 P.M.

Please make sure that your interests are represented at both of these meetings. Failure to appear could delay the approval process. Feel free to call me if you have any questions.

Sincerely,

Mary Nichols
Administrative Assistant



CITY OF ROCKWALL
"THE NEW HORIZON"

June 20, 1990

Ms. Linda Bennett
Tom Hall Realtors
4222 Rosehill Road
Garland, Texas 75043

Dear Ms. Bennett:

On Monday, June 18, 1990, the Rockwall City Council scheduled a continuation of a public hearing on a request from Earl Flynt. The request was postponed due to absence of the applicant or a representative. The Council will continue the public hearing on Monday, July 2, 1990. Absence of the applicant or his representative could cause further delays.

Sincerely,

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

Mary Nichols
Administrative Assistant

CITY OF ROCKWALL
Planning and Zoning Agenda

Agenda Date: June 14, 1990

Agenda No: III. C.

Agenda Item: P&Z 90-16-Z - Hold Public Hearing and Consider Recommending Approval of a Change in Zoning From "A" Agricultural to "LI" Light Industrial on a Portion of Lot 1, Block A, SH-205 Business Park Located at SH-205 and Mims Road

Item Generated By: Applicant, Earl Flynt

Action Needed: Hold public hearing and consider recommending approval of the request.

Background Information:

We have received a request for a change in zoning from AG to LI on a tract of land located at the intersection of Mims Road and SH-205. The property has been developed as the 205 Commercial Business Park that was previously owned by Crawford Utilities. Most of the park is not located within the City. Only the front half of the first lot is within the City. This lot has been developed with a building that was used as the office facility for Crawford Utilities. The prospective buyer wishes to use the building primarily as an office facility for his electronic security company. He will however, also want to be able to conduct research and development activities within the building and this use will require Light Industrial Zoning. The land use plan indicates a commercial area at this intersection. The property to the north on the other side of Mims Road has been zoned Commercial and Heavy Commercial. With the land uses and zoning around this property we can see no problem with the rezoning. While this land use is not commercial, Light Industrial is less intensive than Heavy Commercial, which is the land use directly behind it and Light Industrial is a more appropriate zoning district along SH-205.

Attachments:

**CITY OF ROCKWALL
Planning and Zoning Agenda**

Agenda Date: June 18, 1990

Agenda No: V. E.

Agenda Item: P&Z 90-16-Z - Hold Public Hearing and Consider Approval of a and Ordinance Granting a Change in Zoning From "A" Agricultural to "LI" Light Industrial on a Tract of Land Located on SH-205 at Mims Road (1st Reading)

Item Generated By: Applicant, Earl Flynt

Action Needed: Hold public hearing and consider recommending approval of the request.

Background Information:

The Commission has held the public hearing and has recommended approval of this request. Other than the applicant there was no one present to address the request. A total of five notices were mailed out and none were returned.

Attachments:

Agenda Item: Rezoning SH-205

Item No: V. E.

CITY OF ROCKWALL
Planning and Zoning Agenda

Agenda Date:

Agenda No: V.B.

Agenda Item: P&Z 90-16-Z - Hold Public Hearing and Consider Approval of a and Ordinance Granting a Change in Zoning From "A" Agricultural to "LI" Light Industrial on a Tract of Land Located on SH-205 at Mims Road (1st Reading)

Item Generated By: Applicant, Earl Flynt

Action Needed: Hold public hearing and consider recommending approval of the request.

Background Information:

We have received a request for a change in zoning from AG to LI on a tract of land located at the intersection of Mims Road and SH-205. The property has been developed as the 205 Commercial Business Park that was previously owned by Crawford Utilities. Most of the park is not located within the City. Only the front half of the first lot is within the City. This lot has been developed with a building that was used as the office facility for Crawford Utilities. The prospective buyer wishes to use the building primarily as an office facility for his electronic security company. He will however, also want to be able to conduct research and development activities as well as assembly of his electronic equipment within the building and this use will require Light Industrial Zoning. The land use plan indicates a commercial area at this intersection. The property to the north on the other side of Mims Road has been zoned Commercial and Heavy Commercial. With the land uses and zoning around this property we can see no problem with the rezoning. While this land use is not commercial, Light Industrial is less intensive than Heavy Commercial, which is the land use directly behind it and Light Industrial is a more appropriate zoning district along SH-205.

Attachments:

1. Location Map
2. Ordinance

Agenda Item: Rezoning SH-205

Item No: V.B.



205 West Rusk

CITY OF ROCKWALL

"THE NEW HORIZON"

Rockwall, Texas 75087-3793

No LONGER AT
THIS P.O. BOX

POSTAGE ENCLOSED
Incorrectly addressed _____
Postage not paid _____
Insufficient address _____
No such street number _____
No such office in state _____
Do not remain in this envelope



Mr. Earl Flynt
P. O. Box 705
Rockwall, TX 75087



CITY OF ROCKWALL

"THE NEW HORIZON"

PUBLIC NOTICE

The Rockwall Planning and Zoning Commission will hold a public hearing on Thursday, June 14, 1990, at 7:30 P.M. in City Hall, 205 West Rusk, and the Rockwall City Council will hold a public hearing on Monday, June 18, 1990, at 7:00 P.M. in City Hall, 205 West Rusk to consider approval of a request from Earl Flynt for a change in zoning from "A" Agricultural to "LI" Light Industrial on a tract of land located on SH-205 at Mims Road further described as being that portion of Lot 1, Block A, SH-205 Business Park located in the City of Rockwall.

As an interested property owner, you are invited to attend these hearings or make your feelings known in writing by returning the form below.

Return this form to City Secretary, Rockwall City Hall, 205 W. Rusk, Rockwall, TX 75087

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.

Name _____

Address _____

205 West Rusk

Rockwall, Texas 75087

(214) 771-1111

PUBLIC NOTICE

The Rockwall Planning and Zoning Commission will hold a public hearing on Thursday, June 14, 1990, at 7:30 P.M. in City Hall, 205 West Rusk, and the Rockwall City Council will hold a public hearing on Monday, June 18, 1990, at 7:00 P.M. in City Hall, 205 West Rusk, to consider approval of the following:

1. a request from Jack James for a Conditional Use Permit for an accessory building in excess of 225 square feet to be located at 509 Wildwood Lane further described as being Lot 5, Block P, Northshore Phase I.
2. a request from Earl Flynt for a change in zoning from "A" Agricultural to "LI" Light Industrial on a tract of land located on SH-205 and Mims Road further described as being that portion of Lot 1, Block A, SH-205 Business Park located in the City of Rockwall.
3. a request from Rockwall Independent School District for a Conditional Use Permit for a school located in a residential zoning category and accessory buildings in excess of 225 square feet not meeting materials requirements for the existing school, Dobbs Elementary, further described as Lot 1, Block A, Rockwall School Addition #1.

SH-205 Bus. Park

128 2-1 Dallas Baptist Assoc Inc
8001 East R. L. Thornton
Dallas 75228

2-3 Max Scheid
P.O. Box 472347
Cleveland 75047

N L Lofland
105 E Kaufman

26 3 Edward B Jamlinson III
P.O. Box 300565
Arlington 76010

2 Cambridge Companies
17446 Dallas Pkwy
#103
Dallas 75287