

CITY OF ROCKWALL
205 West Rusk
Rockwall, Texas

APPLICATION FOR ZONING CHANGE

Case No. 90-21-2/SP/PP Filing Fee _____ Date _____

Applicant FIMSA INC. Phone (214) 522-2882

Mailing Address 3535 TRAVIS ST SUITE 350
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.)

EXHIBIT "B"

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

AGRICULTURE (A) District Classification to

HIGHWAY COMMERCIAL DISTRICT (HWYC) 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.

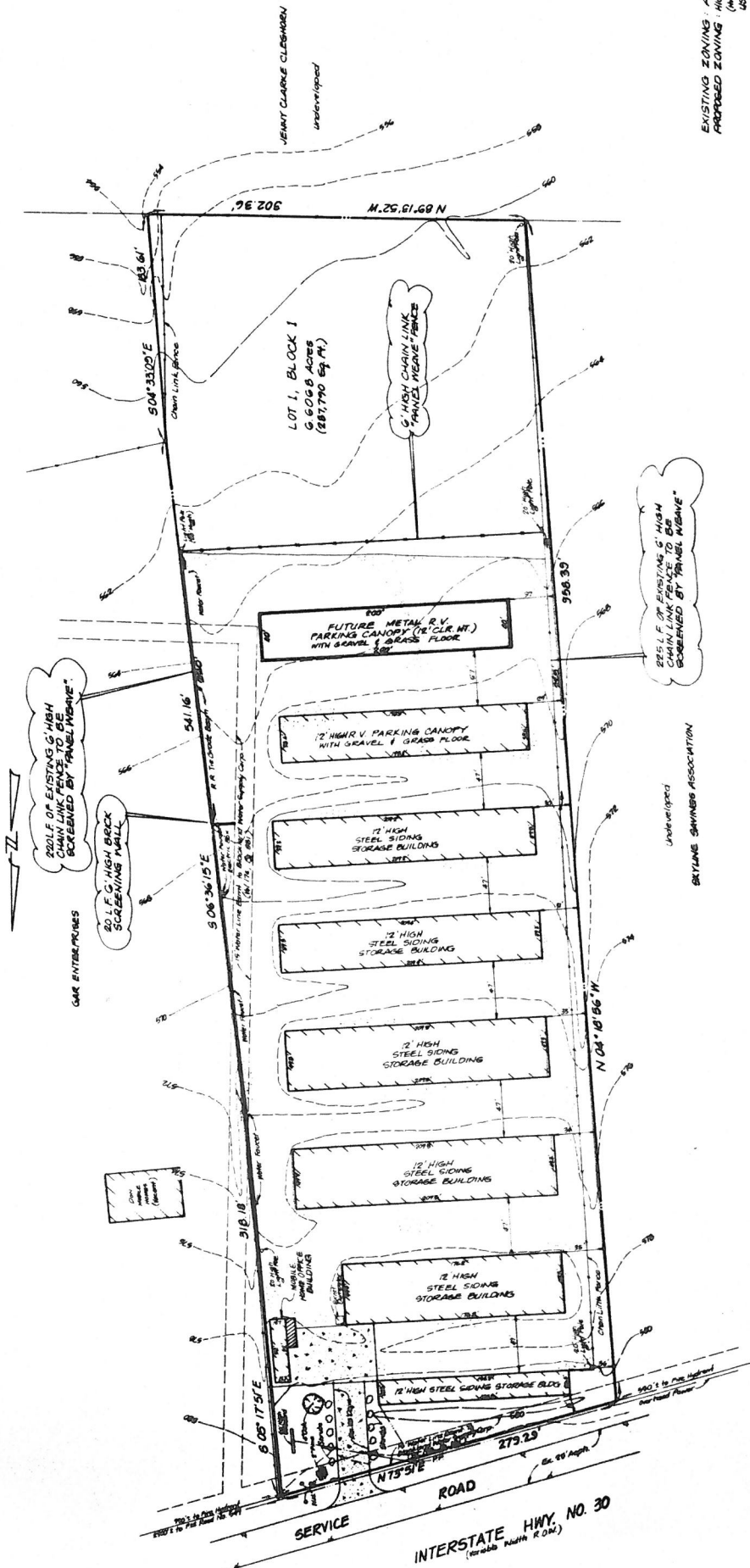
Signed FIMSA INC
John Davis SVP

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"



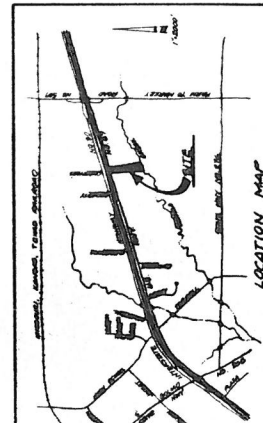
EXISTING EXAVING: AGRICULTURE (A)
 (H20) (C) (M) (S)
 PROPOSED EXAVING: (H20) (C) (M) (S)
 USES DESIGNATED IN
 ZONING ORDINANCE
 SECTION 8-C-1811.

LEGEND

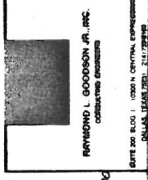
- BOUNDARY LINE
- SHARED LINE
- - - EX. ASPHALT PAVT
- - - EX. CONC. PAVT
- - - EX. CONTOUR

LANDSCAPE SUMMARY

- TOTAL USABLE FLOOR AREA (SF) (1994) 23,700 S.F. (1994)
- FUTURE BUILDINGS 8,000 S.F. (1994)
- LANDSCAPED AREA (INCL.) 2,000 S.F. (1994)
- EXISTING CONCRETE 8,700 S.F. (1994)
- EXISTING ASPHALT DRIVE 128,000 S.F. (1994)



PRELIMINARY PLAT/SITE PLAN			
ROCKWALL MINI-WAREHOUSE			
PUZ PLAZA			
FIMSA INCORPORATED-OWNER			
RAYMOND L. GOODSON, JR., INC. ENGINEERS			
DATE	SCALE	NOTES	FILE NO.
8-15-79	1"=40'		90
R.L.S.	R.L.S.	R.L.S.	R.L.S.



B.M. R.R. Spike in P.P. 46's West
 of Highway 30, 1/4 mile
 West of South 1/4 of N. 46 30
 Service Road. Elev. 582.70

DATE FOR RECORD: 1979-10-23
 DRAWN BY: R.L.S.

EXHIBIT "B"
DESCRIPTION

Being a tract of land situated in the John Lockhart Survey, Abstract No. 134 City of Rockwall, Rockwall County, Texas, and being part of a 24.2636 acre tract recorded in Volume 166, Page 648 of the Deed Records of Rockwall County, Texas and being more particularly described as follows;

BEGINNING at a point in the south line of Interstate Highway No. 30 said point being South 73°51' East from the northeast corner of said 24.2636 acre tract;

THENCE South 05°17'51" East a distance of 318.18 feet to a point for corner;

THENCE South 06°36'15" East a distance of 541.16 feet to a point for corner;

THENCE South 04°33'09" East a distance of 183.61 feet to a point for corner;

THENCE North 89°13'52" West a distance of 302.36 feet to a point for corner;

THENCE North 04°18'56" West a distance of 958.39 feet to a point for corner in the said south line of Interstate Highway No. 30;

THENCE North 73°51' East along the said south line of Interstate Highway No. 30 a distance of 279.29 feet to the **POINT OF BEGINNING** and containing 287,790 square feet or 6.6068 acres of land.

SITE PLAN APPLICATION

Date 6-21-90

NAME OF PROPOSED DEVELOPMENT PUZ PLAZA

NAME OF PROPERTY OWNER/DEVELOPER FIMSA INC.

ADDRESS 3535 TRAVIS STREET SUITE 350
DALLAS, TEXAS 75204 PHONE (214) 522-2882

NAME OF LAND PLANNER/ENGINEER RAYMOND L. GOODSON JR. INC.

ADDRESS 10300 N. CENTRAL EXPWY
DALLAS TEXAS 75231 PHONE (214) 739-8100

TOTAL ACREAGE 0.6068

CURRENT ZONING AGRICULTURE(A)

NUMBER OF LOTS/UNITS 1

SIGNED FIMSA, INC.
R. John Davis, SVP

Following is a checklist of items that may be required as a part of the site plan. In addition, other information may be required if it is necessary for an adequate review of a specific development proposal. All information should be provided on a scaled drawing generally not exceeding 18" x 24".

<u>Provided or Shown</u> <u>On Site Plan</u>	<u>Not</u> <u>Applicable</u>
---	---------------------------------

✓ _____

1. Total lot or site area - if the site is part of a larger tract include a key map showing entire tract and location of site being planned

✓ _____

2. Location, dimensions, and size of all existing and planned structures on the subject property and approximate locations of structures on adjoining property within 100 ft.

✓ _____

3. Location and type of landscaping, lighting, fencing and/or screening of yards and setback areas

✓ _____

4. Calculation of landscaped area provided

✓ _____

5. Location and dimensions of ingress and egress

_____	✓ _____
✓ _____	_____
✓ _____	_____
✓ _____	_____
_____	✓ _____
✓ _____	_____
✓ _____	_____
_____	✓ _____
_____	_____

6. Location, number and dimensions of off-street parking and loading facilities

7. Height of all structures

8. Proposed uses of all structures

9. Location and types of all signs, including lighting and heights

10. Elevation drawings citing proposed exterior finish materials and proposed structural materials

11. Location and screening of trash facilities

12. Location of nearest fire hydrant within 500 ft.

13. Street names on proposed streets

14. The following additional information:

If the site plan is required as a preliminary or development plan under a Planned Development Zoning Classification, the attached applicable items specified for preliminary plans or development plans must be included.

Taken by _____

File No. _____

Date _____

Fee _____

APPLICATION AND PRELIMINARY PLAT CHECKLIST

Date 6-21-90

NAME OF PROPOSED SUBDIVISION PUZ PLAZA

NAME OF SUBDIVIDER FIMSA INC

ADDRESS 3535 TRAVIS STREET SUITE 350 DALLAS, TEXAS 75204 Phone (214) 522-2882

OWNER OF RECORD SAME AS ABOVE

ADDRESS PHONE

NAME OF LAND PLANNER/SURVEYOR/ENGINEER RAYMOND L. GOODSON JR INC.

ADDRESS 10300 N. CENTRAL EXPWY. DALLAS, TEXAS 75231 PHONE (214) 739-8100

TOTAL ACREAGE 6.6068 CURRENT ZONING AGRICULTURE (A)

NO. OF LOTS/UNITS 1

SIGNED FIMSA INC [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. _____

CITY OF ROCKWALL
205 West Rusk
Rockwall, Texas

APPLICATION FOR CONDITIONAL USE PERMIT

Case No. 90-21 CUP Date Submitted _____

Filing Fee \$ _____

Applicant FIMSA INC.

Address 3535 TRAVIS ST. SUITE 350 Phone No. (214) 522-2882
DALLAS, TEXAS 75204

Owner Tenant¹ _____ Prospective Purchaser _____¹

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

EXHIBIT "B"

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

- I. MOBILE HOME USED AS THE RESIDENCE OF A CARETAKER
- II. MINIWAREHOUSE FOR STORAGE PURPOSES ONLY

The current zoning on this property is AGRICULTURE (A). There ^{is/are} are/are not deed restrictions pertaining to the intended use of this property.

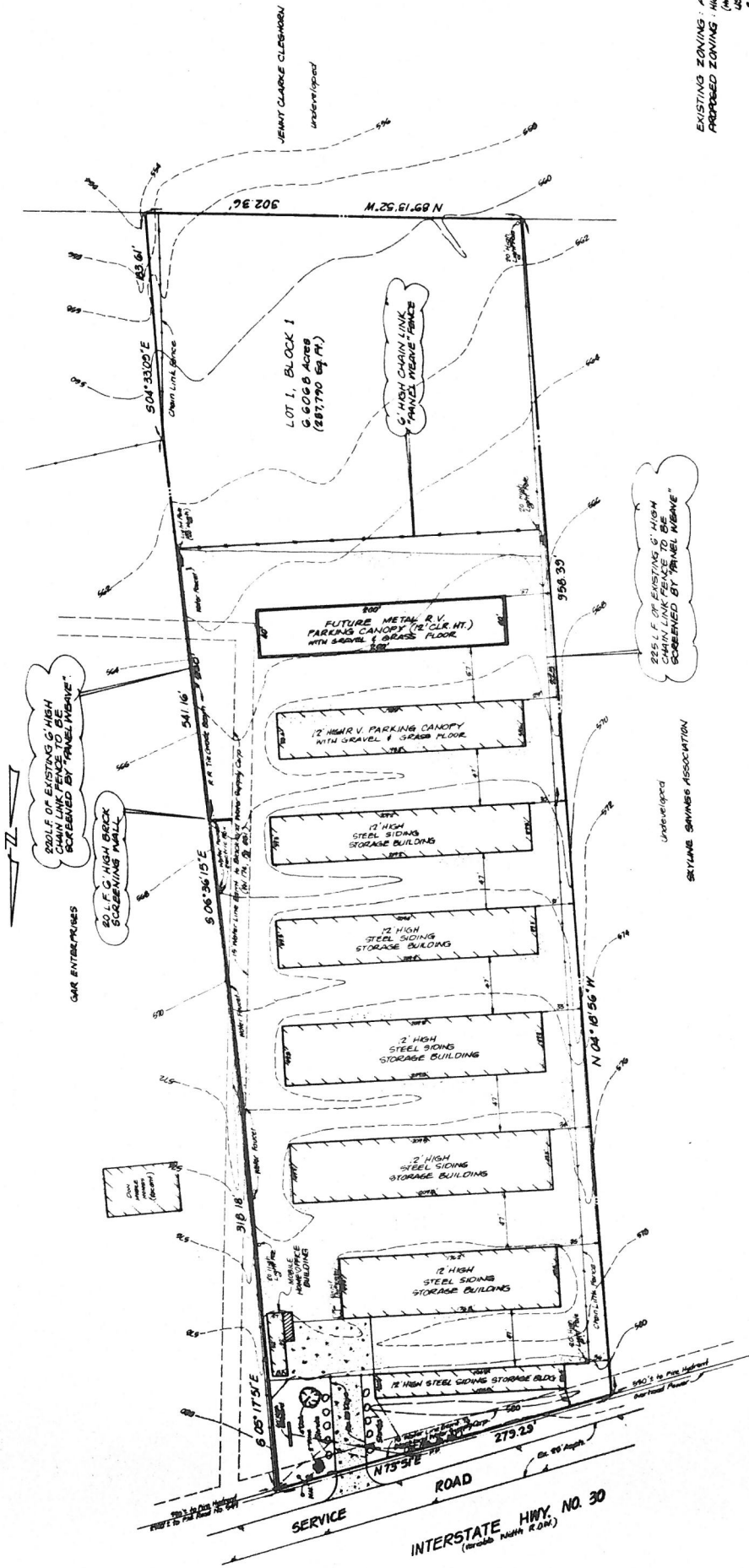
I have attached hereto as Exhibit A a plat showing the property which is the subject of this requested Conditional Use Permit and have read the following note concerning the importance of my submitting to the City a sufficient legal description.

FIMSA INC
[Signature]

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.

EXHIBIT "A"



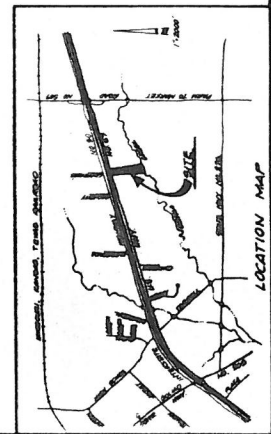
EXISTING ZONING: AGRICULTURE (A)
 PROPOSED ZONING: HIGHWAY COMMERCIAL DISTRICT (HW-C) WITH CONDITIONAL USES DESCRIBED IN ZONING ORDINANCES SECTION 2-C-1171.

LEGEND

- BOUNDARY LINE
- BASEMENT LINE
- EX. CONC. DRIVE
- EX. CONC. DRIVE
- EX. CONC. DRIVE
- EX. CONC. DRIVE
- EX. CONC. DRIVE

LANDSCAPE SUMMARY

TOTAL TRACT	287,790 S.F. (100%)
EXISTING BUILDINGS	57,905 S.F. (20%)
FUTURE BUILDINGS	2,000 S.F. (0.7%)
OPEN AREA	227,885 S.F. (79.3%)
EXISTING CONCRETE	5,100 S.F. (1.8%)
EXISTING ROCK DRIVES	122,000 S.F. (42.4%)



PRELIMINARY PLAT/SITE PLAN	
ROCKWALL MINI-WAREHOUSE	
PUZ PLAZA	
FIMSA INCORPORATED-OWNER	
DESIGNER	RAYMOND L. GOODSON, JR., INC. ENGINEERS
DATE	6-19-79
SCALE	1"=40'
FILE NO.	90
NO.	322

RAYMOND L. GOODSON, JR., INC.
 CONSULTING ENGINEERS

8.M.: R.R. Spoke in P.P. 45th NW
 of E. Approach of Rockwell Mini-
 Warehouse on S.W. 7th St. of
 Service Road. Elev. 985.98

EXHIBIT "B"
DESCRIPTION

Being a tract of land situated in the John Lockhart Survey, Abstract No. 134 City of Rockwall, Rockwall County, Texas, and being part of a 24.2636 acre tract recorded in Volume 166, Page 648 of the Deed Records of Rockwall County, Texas and being more particularly described as follows;

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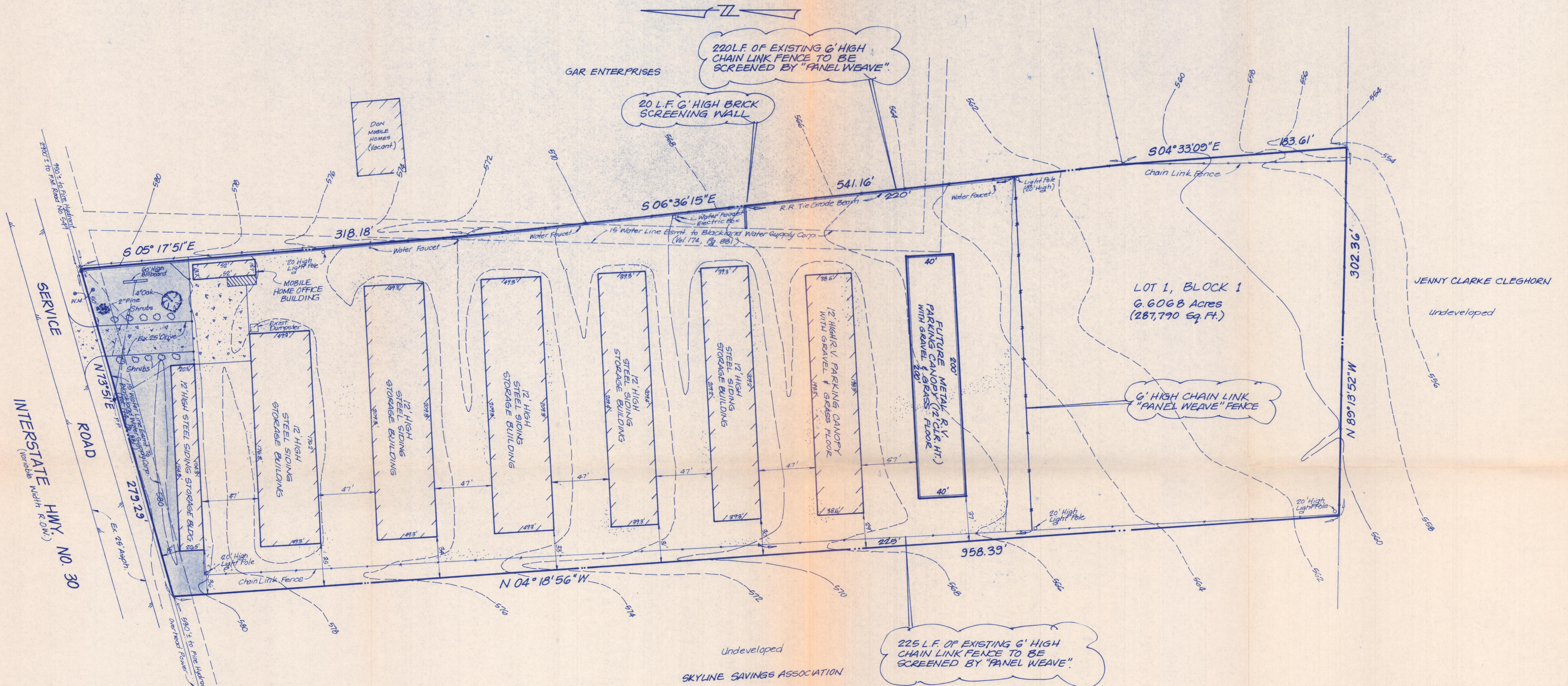
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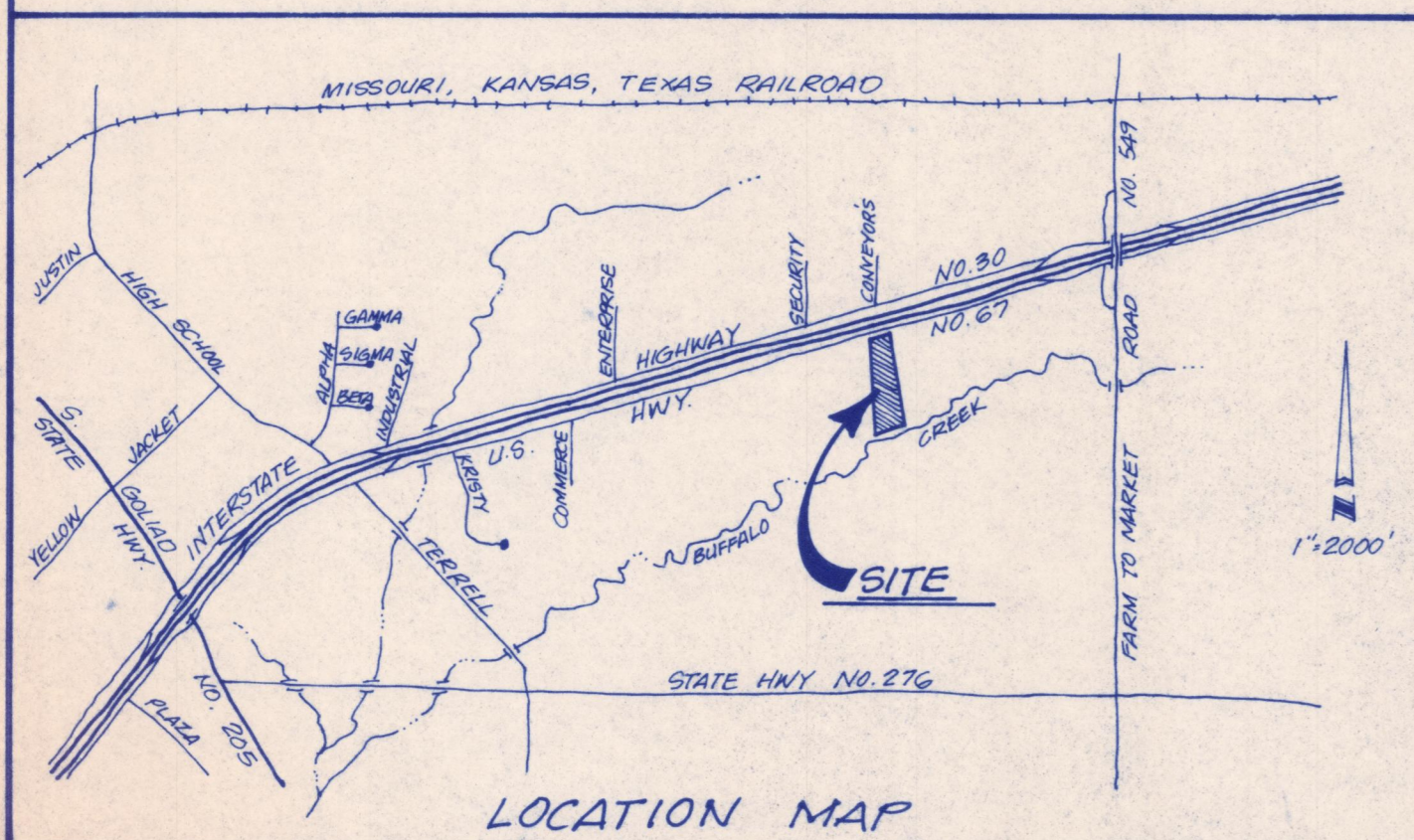
LANDSCAPE SUMMARY

TOTAL TRACT	287,790 S.F. (100%)
EXISTING BUILDINGS	57,305 S.F. (19.8%)
FUTURE BUILDING	8,000 S.F. (2.8%)
LANDSCAPED AREA (Shaded)	12,000 S.F. (4.2%)
OPEN AREA	83,385 S.F. (29%)
EXISTING CONCRETE	5,100 S.F. (1.8%)
EXISTING ROCK DRIVES	122,000 S.F. (42.4%)

LEGEND

- BOUNDARY LINE
- EASEMENT LINE
- EX. ASPHALT PVMT.
- EX. CONC. PVMT.
- EX. ROCK DRIVES
- 566 EX. CONTOUR

EXISTING ZONING: AGRICULTURE (A)
 PROPOSED ZONING: HIGHWAY COMMERCIAL DIST (Hwy C) WITH CONDITIONAL USES DESCRIBED IN ZONING ORDINANCE SECTION 2-C-1&11.



B.M.: R.R. Spike in P.P. 45 1/2 West of Approach of Rockwall Mini-Warehouse On South Pt of I.H. No. 30 Service Road. Elev. 582.96

RLG
 RAYMOND L. GOODSON JR., INC.
 CONSULTING ENGINEERS

SUITE 200, BLDG. 1 10300 N. CENTRAL EXPRESSWAY
 DALLAS, TEXAS 75231 214/739-8100

REVISED: 6-21-90

PRELIMINARY PLAT/SITE PLAN
 ROCKWALL MINI-WAREHOUSE
 PUZ PLAZA
 FIMSA INCORPORATED-OWNER
 RAYMOND L. GOODSON, JR., INC. ENGINEERS

DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
RLG.	RLG.	6-15-90	1"=40'	FILE	90	322



FIMSA Southwest
3535 Travis Street
Suite 350
Dallas, TX 75204
214/522-2882 FAX: 522-4506

A Subsidiary of
First Interstate Bancorp

October 16, 1990

Mr. Bruce Hanby
Department of Engineering
City of Rockwall
205 West Rusk
Rockwall, TX 75087

RE: FIMSA, Inc. Application for Zoning Change, Site Plan Application and
Application for Conditional Use Permit.

Dear Mr. Hanby:

Thank you for returning Chaparral Realty, Inc.'s check #1295 in the amount of \$170.00 to Goodson Engineers. Your remarks to Mr. Pete Nelson of Goodson Engineer requests a letter be written to the City of Rockwall cancelling the Site Plan Application referenced above. Enclosed please find Mr. Ward Skinner's letter to Julie Couch, Assistant City Manager, requesting the referenced application be withdrawn.

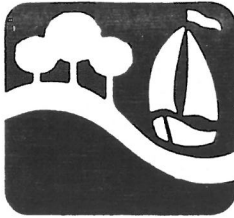
Please contact me if I can be of further assistance.

Very truly yours,


Katie Crumby
Admin. Assist.

ENC.

CC: Walt Henderson, Chaparral Realty



CITY OF ROCKWALL

205 West Rusk

Rockwall, Texas 75087

(214) 771-1111

DATE: Oct. 5, 1990
FROM: Bruce Hanby
DEPT.: Engineering

RE: Rockwall Mini Warehouse
JOB NO.: _____
DELIVERED BY:
 Mail _____ Messenger _____ Printer

TO: Goodson Engineers
10300 N. Central Expwy.
Building 1 Suite 200
Dallas, Tex. 75231-3307

ATTN: Pete Nelson

We are sending you:

- Tracings
- Specifications
- Information
- Prints
- Contract Documents
- Report
- Other: _____

Description: Check # 1295 for Preliminary
Filing Fee of Plat.

RECEIVED

OCT 15 1990

FIMSA, INC. DLS

For the purpose checked below

- Approved as noted
- Not approved, re-submit
- For your approval
- For review and comment
- Other: _____

RECEIVED
BY: WS
DATE: 10/15/90

- For your files
- For your use
- As requested
- Prints returned after loan to us

Remarks:

Pete
The City also needs a letter stating
that the plat has been dropped for
our records.

Thanks

By: Bruce Hanby



FIMSA Southwest
3535 Travis Street
Suite 350
Dallas, TX 75204
214/522-2882 FAX: 522-4506

A Subsidiary of
First Interstate Bancorp

July 2, 1990

VIA FAX 214/722-3983

Ms. Julie Couch
Assistant City Manager
City of Rockwall
205 West Rusk
Rockwall, TX 75087

RE: FIMSA, Inc. Application for Zoning Change, Site Plan Application and Application for Conditional Use Permit.

Dear Ms. Couch:

FIMSA, Inc. hereby requests that the referenced application, for the property shown on Exhibit "A" and described on Exhibit "B", be withdrawn from consideration due to the sale of said property to another entity.

Very truly yours,

FIMSA, Inc.

A handwritten signature in green ink, appearing to read 'Ward Skinner', is written over a horizontal line.

Ward Skinner
Vice President

WS/kc

Enclosure

cc: Walt Henderson

WS038

EXHIBIT "B"
DESCRIPTION

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