

CITY OF ROCKWALL  
205 West Rusk  
Rockwall, Texas

APPLICATION FOR ZONING CHANGE

Case No. \_\_\_\_\_ Filing Fee \_\_\_\_\_ Date 12-21-90

Applicant Scott Self Phone 771-1161

Mailing Address 428 D Yacht Club Dr  
Rockwell Tx 75087

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.)<sup>1</sup>

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

Agriculture 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:<sup>2</sup> 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 Scott Self

NOTE:

<sup>1</sup>The 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.

<sup>2</sup>If the applicant is someone other than the owner, written acknowledgement by the owner of the zoning request must also be submitted.



PLAT

Tr 6  
64.0 Ac.

J. LOCKHART A-134

ROCKWALL  
COMMERCIAL  
PARK Ph. 1  
#4895

Tr 5-1  
10 Ac.

Tr 5-1  
1 Ac.

1505.2

684.7

314.95

281.7

1985.20

1458.60

603.00  
103.00  
706.00

1967.37

Interstate Highway 30  
300.5

334.51

Tr 9-6  
1.25 Ac.

Subject

KMD  
INC  
18D

Tr 9-4  
2.26 Ac.

Tr 9-7  
2.17 Ac.

Tr 9-8  
3.07 Ac.

Tr 7  
6.91 Ac.

Tr 7-2  
2.0 Ac.

Tr 7-1  
3.25 Ac.

Tr 8  
2.0 Ac.

Tr 9-1  
6.0 Ac.

Tr 9-10  
1.0 Ac.

Tr 9-5  
1.86 Ac.

Tr 9-6  
2.26 Ac.

Tr 9-7  
2.17 Ac.

Tr 9-8  
3.07 Ac.

346.4

95.54

834.22

812.10

812.10

200.00  
3.45  
43.00

210.1A

210.1B

210.1C

210.1D

210.1E

619.80

750.49

282.46

1049.00

342.88

350.75

Tr 11  
44.5 Ac.

2422.48

SELF



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

N  
90-4

(214) 771-1111

Cash Receipt

Name Micro-Brush Date \_\_\_\_\_

Mailing Address \_\_\_\_\_

Job Address \_\_\_\_\_ Permit No. \_\_\_\_\_

Check

Cash

Other

| DESCRIPTION              | Acct. Code | Amount | DESCRIPTION            | Acct. Code |
|--------------------------|------------|--------|------------------------|------------|
| 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     | 06-3835    |
| Mechanical Permit        | 01-3610    |        | Sewer Availability     | 07-3836    |
| Municipal Pool           | 01-3402    |        | Meter Deposit          | 02-2201    |
| Zoning, Planning, B.O.A. | 01-3411    | 101.00 | Portable Meter Deposit | 02-2202    |
| Subdivision Plats        | 01-3412    |        | Misc. Income           | 02-3819    |
| Sign Permits             | 01-3628    |        | NSF Check              | 02-1128    |
| Health Permits           | 01-3631    |        | Meter Rent             | 02-3406    |
| Misc. Permits            | 01-3625    |        | Penalties              | 20-3117    |
| Misc. Income             | 01-3819    |        | Hanger Rent            | 20-3406    |
| Sale of Supplies         | 01-3807    |        | Tie Down Fees          | 20-3407    |
| Marina Lease             | 08-3810    |        | Land Lease             | 20-3804    |
| Cemetery Receipts        | 10-3830    |        | Sale of Supplies       | 20-3807    |
| PID                      | 13-3828    |        | Airport Cred. Cd.      | 20-1132    |
| Street                   | 14-3828    |        | Fuel Sales             | 20-3809    |
| Hotel/Motel Tax          | 15-3206    |        |                        |            |
|                          |            |        |                        |            |
|                          |            |        |                        |            |
|                          |            |        |                        |            |
| <b>TOTAL OF COLUMN</b>   |            |        | <b>TOTAL OF COLUMN</b> |            |

TOTAL DUE

101.00

Received By [Signature]

## FACT SHEET

**Location:** The subject property is located on the southeast side of I-30, approximately two miles northeast of State Highway 205, and 1,800 feet southwest of FM-549 in Rockwall County, Texas.

**Land Size and Description:** The subject tract is rectangular with approximately 205 feet of frontage along I-30 service road, with a depth of approximately 418 feet and contains approximately 1.9252 acres, or 83,862 square feet of land.

**Improvements:** The improvements consist of an office/warehouse building constructed in 1984. The facility is designed for single tenant usage, but is currently occupied by four tenants.

The building contains approximately 17,280 square feet of space. Approximately 7,976 square feet (46%) is finished-out office space. The balance is approximately 9,304 square feet (54%) unfinished warehouse space.

Site improvements includes 21,768 square feet of concrete driveways and parking, as well as exterior lights.

The building's foundation is composed of reinforced concrete slab at grade. The exterior walls consist of pre-engineered steel framework. The roof is corrugated sheet metal resting on steel framing with gutters and downspouts. The office area is carpeted with tile in the bathrooms and breakroom areas. Exposed concrete floors are in the warehouse.

The office area is air-conditioned and heated with thermostatic control. The warehouse area does not have heating or air-conditioning.

**Utilities:** Electricity, water and telephones are in place. There are no gas or sewer lines. The subject is currently on septic system.

**Zoning:** Agriculture - Most probable future zoning is LI (Light Industrial).

## DESCRIPTION OF THE IMPROVEMENTS

The improvements to the subject site consist of an office/warehouse development. The building is one story in height and was constructed in 1984. The facility is designed for single tenant usage but is currently partially occupied by four tenants.

The building contains approximately 17,280 square feet of gross leasable area. Approximately 7,976 square feet, or 46% of the gross leasable area, is finished-out air-conditioned office space. The unfinished warehouse area consists of approximately 9,304 square feet, or 54% of the gross leasable area.

The interior division of the building is described as follows: the main office area is located in the northern quadrant of the building. The southern half of the building contains the warehouse area and in the southeast quadrant of the building is another office area with storage that has entry/exit doors on the east side of the building. Reference is made to the Floor Plan which illustrates the interior division of the building.

Site improvements include approximately 21,768 square feet of concrete driveways and parking, as well as exterior lights. The north and west sides of the site have a small amount of landscaping.

A driveway easement, which extends south from the Interstate Highway 30 service road, traverses the east side of the subject property allowing access to the mini-warehouse facility south of the subject. There are two ingress/egress points along this driveway easement which provide access from the subject development to the Interstate Highway 30 service road.

The land-to-building ratio is 4.85:1.00 which is typical of comparable office/warehouse developments. The reader is referred to the Site Plan for a visual rendering of the layout of the improvements on the parcel.

Reference is made to Exhibit C in the Addendum for photographs of the property. A more detailed description of the subject improvements is outlined as follows:

|                        |   |
|------------------------|---|
| <b>FOUNDATION:</b>     | The foundation is composed of reinforced concrete slab at grade.  |
| <b>EXTERIOR WALLS:</b> | The exterior walls consist of pre-engineered steel framework.   |
| <b>ROOF:</b>           | The roof system for the building is a corrugated sheet metal resting on steel framing, with gutters and downspouts.   |
| <b>FLOOR:</b>          | The floors typically consist of carpet in the office area and tile in the bathrooms and breakroom area. Exposed concrete floors are in the warehouse areas. |

**INTERIOR WALLS:** The interior walls and partitions in the office areas are textured and painted gypboard or sheet paneling. The interior walls in the warehouse area are exposed corrugated sheet metal covered with insulation.

**CEILING:** The ceilings in the office area are dropped 2' X 4' acoustical tile laid in a grid pattern with a ceiling height of nine feet. The entry area in the north central portion of the building has a 13-foot clear ceiling height. The warehouse area has 16-foot eave height and 14-foot clear ceiling height. The warehouse area has exposed ceiling covered with insulation.

**RESTROOM:** There are two restrooms in the main office area. The womens restroom has two toilets and one sink and the mens restroom has one urinal and one toilet. The office area in the southeastern quadrant of the building also has a restroom.

**HVAC:** The office area is air-conditioned and heated with thermostatic control. The warehouse area does not have any heating or air-conditioning system.

**PLUMBING AND ELECTRICAL:** All service improvements appear to conform to city codes and are judged adequate for current use. The subject has no gas lines or sewer lines to the site. The subject is currently on septic.

**EXTERIOR DOORS:** The entrance to the building includes a double glass door, an entry way and then two more double glass doors. The building is served by two overhead truck doors at grade level; both truck doors are located on the south side of the building. Adjacent to each grade level door is a metal door. On the southeast quadrant of the building is another office area which allows entry/exit by a double wood and glass door into the office area and a metal door allows entry/exit into the warehouse area.

**CLEAR CEILING HEIGHT:** Nine feet in the office area and 14 feet in the warehouse.

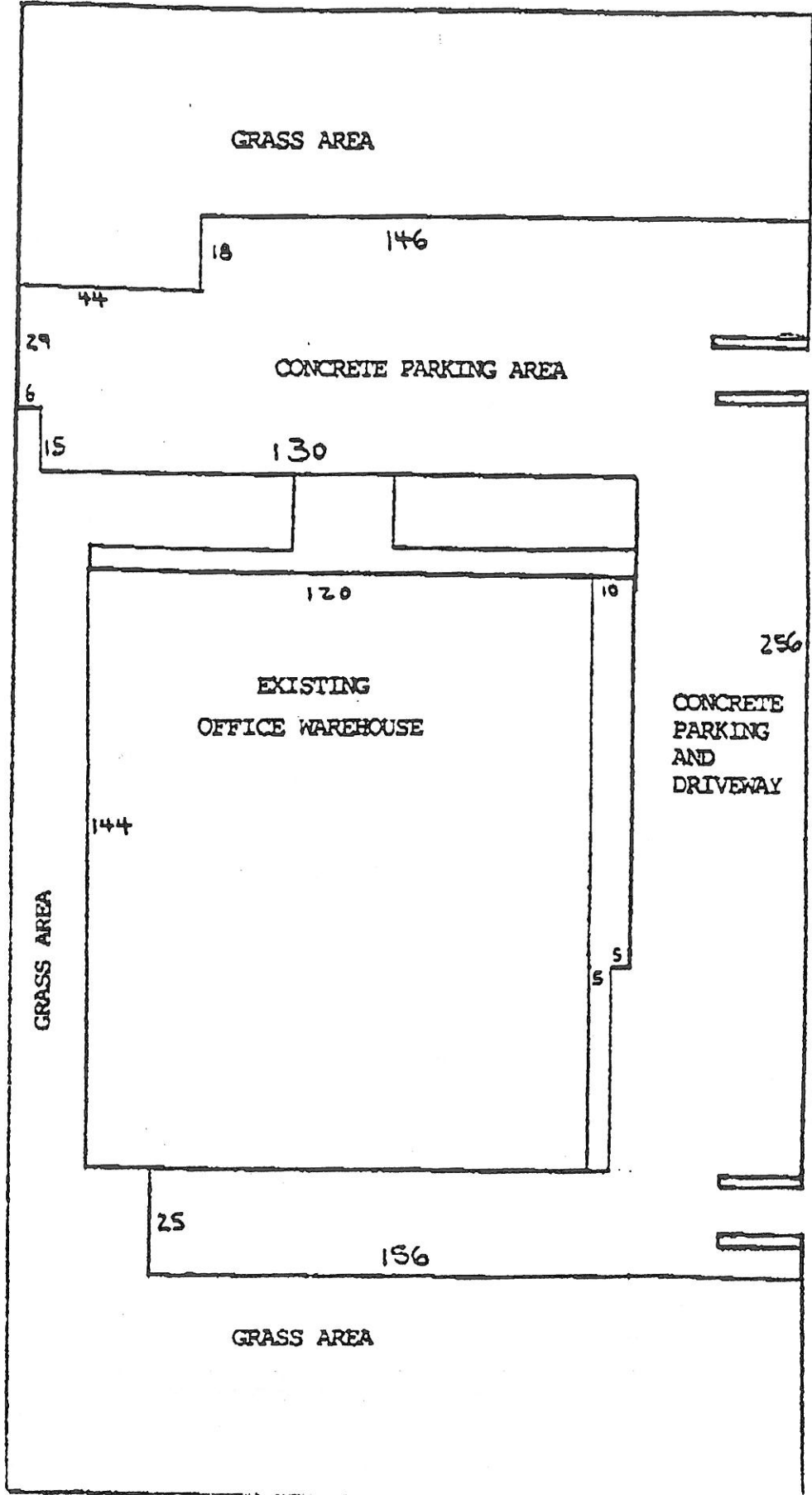
**RAIL SERVICE AVAILABILITY:** None

**PARKING AND ACCESS:** The parking and driveway areas are concrete paved. There are 26 spaces on the north side of the building and 19 spaces on the east side of the building. The parking ratio is one space per 384 square feet of gross leasable area. There are two driveway access points along the driveway easement along the east side of the property.

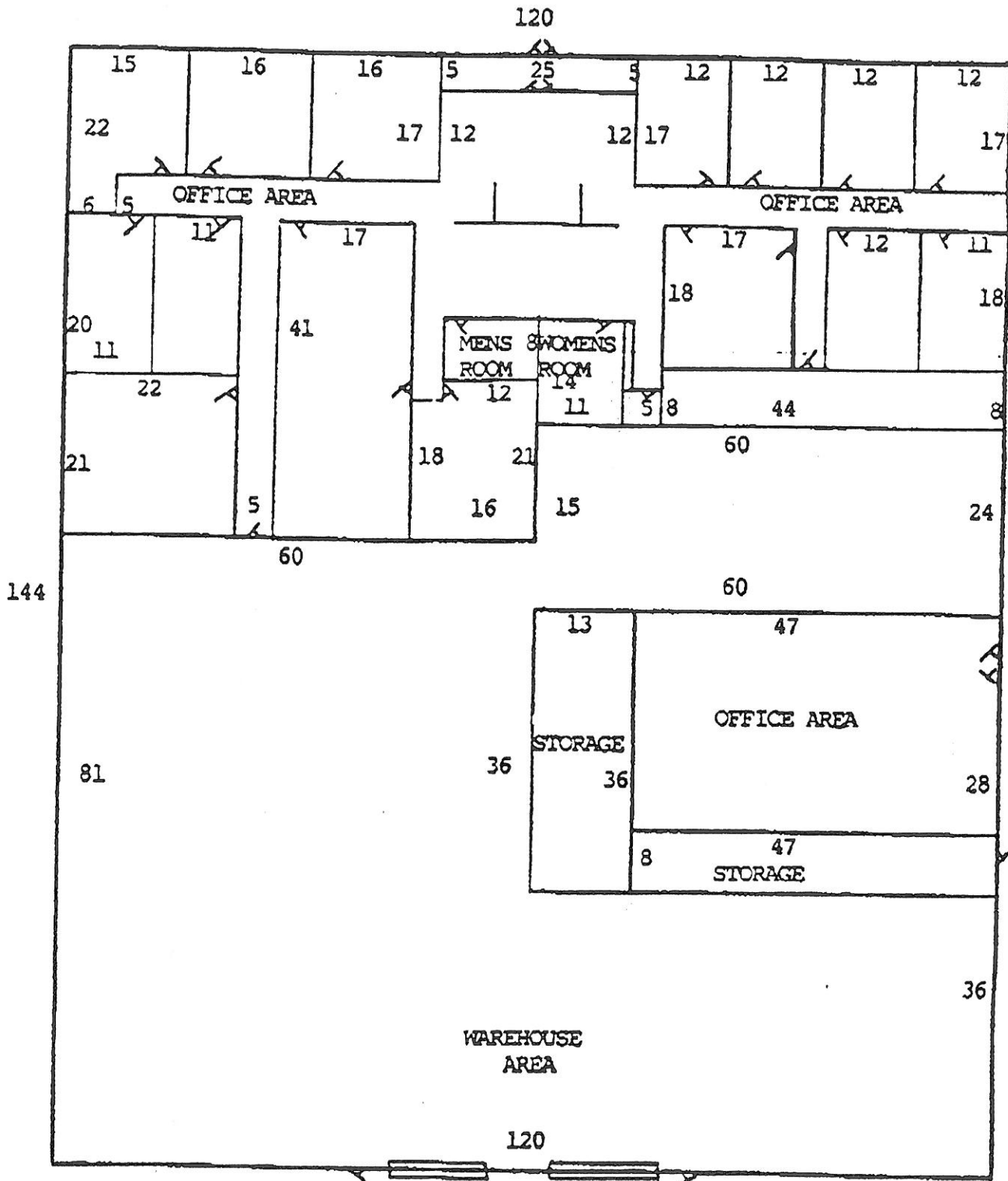
The quality of the subject improvements is considered average. Based on our inspection on September 26, 1990, it appears that the existing improvements conform to all building codes and requirements. The physical condition of the improvements is also judged to be average exhibiting an effective age of approximately six years. The remaining estimated economic life of the improvements is approximately 39 years.



SITE PLAN

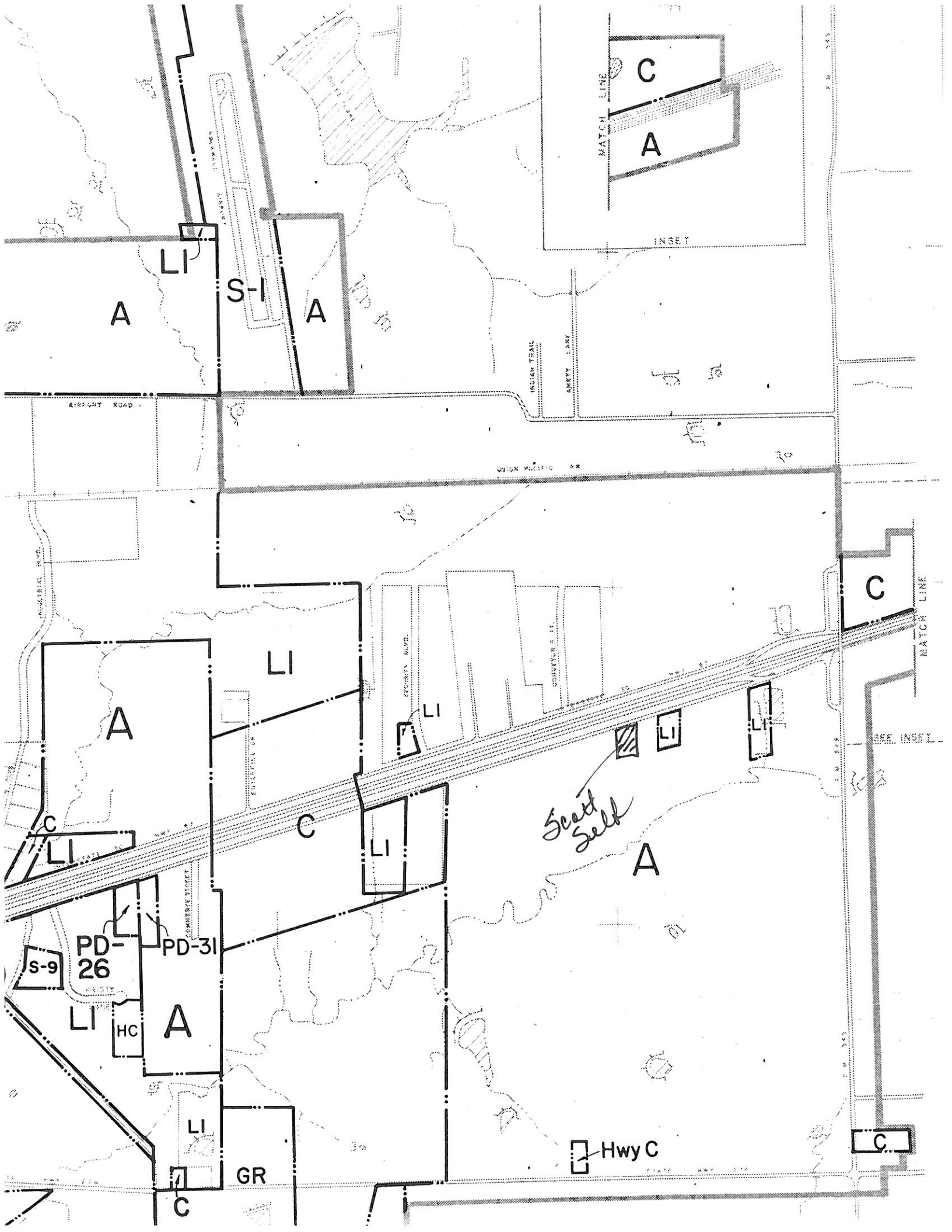


# FLOOR PLAN



SCALE 1" = 20 FEET





A

LI

S-I

A

C

A

INSET

AIRPORT ROAD

UNION PACIFIC RR

A

LI

LI

C

SEE INSET

*Scatt Self*

A

PD-26

PD-31

S-9

LI

HC

A

LI

GR

C

Hwy C

C

**CITY OF ROCKWALL**  
**Planning and Zoning Agenda**

**Agenda Date:** January 10, 1991

**Agenda No:** IV. C.

**Agenda Item:** P&Z 90-43-Z - Hold Public Hearing and Consider Recommending Approval of a Request from Scott Self for a Change in Zoning from "A" Agricultural to "LI" Light Industrial on a Tract of Land Located on South Service Road of I-30 West of FM-549

**Item Generated By:** Applicant, Scott Self

**Action Needed:** Hold public hearing and consider approving the change in zoning.

**Background Information:**

We have received a request for a change in zoning from Agricultural to Light Industrial on a parcel of land on the south side of I-30. This property is in the area that was annexed by the City in 1986. All of the property was brought in as Agricultural and most of the area still retains the temporary designation. Permanent zoning is determined by initiation of hearings either by the property owner or the City. This tract of land is developed with a building on the site. Mr. Self wishes to move his business from the Industrial Addition on Industrial Blvd. to this site. He will not initially make any changes to the building. He understands that if he expands the existing building or builds another building he will need to site plan and plat the property. The requested change conforms to other zoning actions of the Commission and Council in this area and it also conforms to the Land Use Plan, which indicates commercial/ industrial in this area. We would recommend approval of the request.

Notices Sent   16  

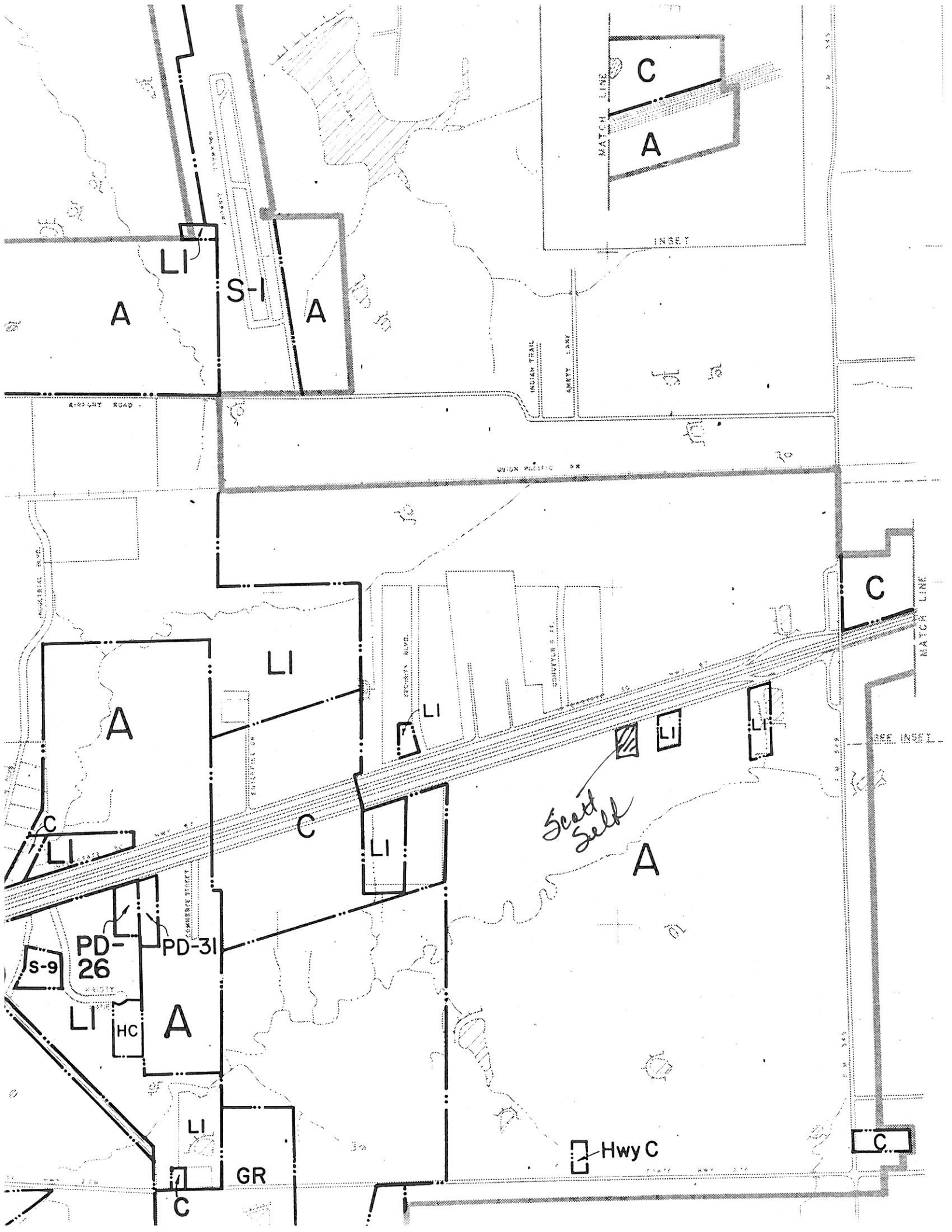
Notices Returned   0  

**Attachments:**

1. Location Map

**Agenda Item:** Zoning "A" to "LI"

**Item No:** IV. C.



A

LI

S-I

A

C

A

INSET

AIRPORT ROAD

UNION PACIFIC RR

A

LI

LI

C

SEE INSET

*Scatt Self*

A

PD-26  
s-9

PD-31

LI

HC

A

LI

GR

C

Hwy C

C

**CITY OF ROCKWALL  
City Council Agenda**

**Agenda Date:** January <sup>21</sup>14, 1991

**Agenda No:** VI. D.

**Agenda Item:** P&Z 90-43-Z - Hold Public Hearing and Consider Approval of an Ordinance Granting a Request from Scott Self for a Change in Zoning from "A" Agricultural to "LI" Light Industrial on a Tract of Land Located on South Service Road of I-30 West of FM-549

**Item Generated By:** Applicant, Scott Self

**Action Needed:** Hold public hearing and consider approving the change in zoning.

**Background Information:**

We have received a request for a change in zoning from Agricultural to Light Industrial on a parcel of land on the south side of I-30. This property is in the area that was annexed by the City in 1986. All of the property was brought in as Agricultural and most of the area still retains the temporary designation. Permanent zoning is determined by initiation of hearings either by the property owner or the City. This tract of land is developed with a building on the site. Mr. Self wishes to move his business from the Industrial Addition on Industrial Blvd. to this site. He will not initially make any changes to the building. He understands that if he expands the existing building or builds another building he will need to site plan and plat the property. The requested change conforms to other zoning actions of the Commission and Council in this area and it also conforms to the Land Use Plan, which indicates commercial/ industrial in this area.

The Planning and Zoning Commission have recommended approval of the request.

Notices Sent   6  

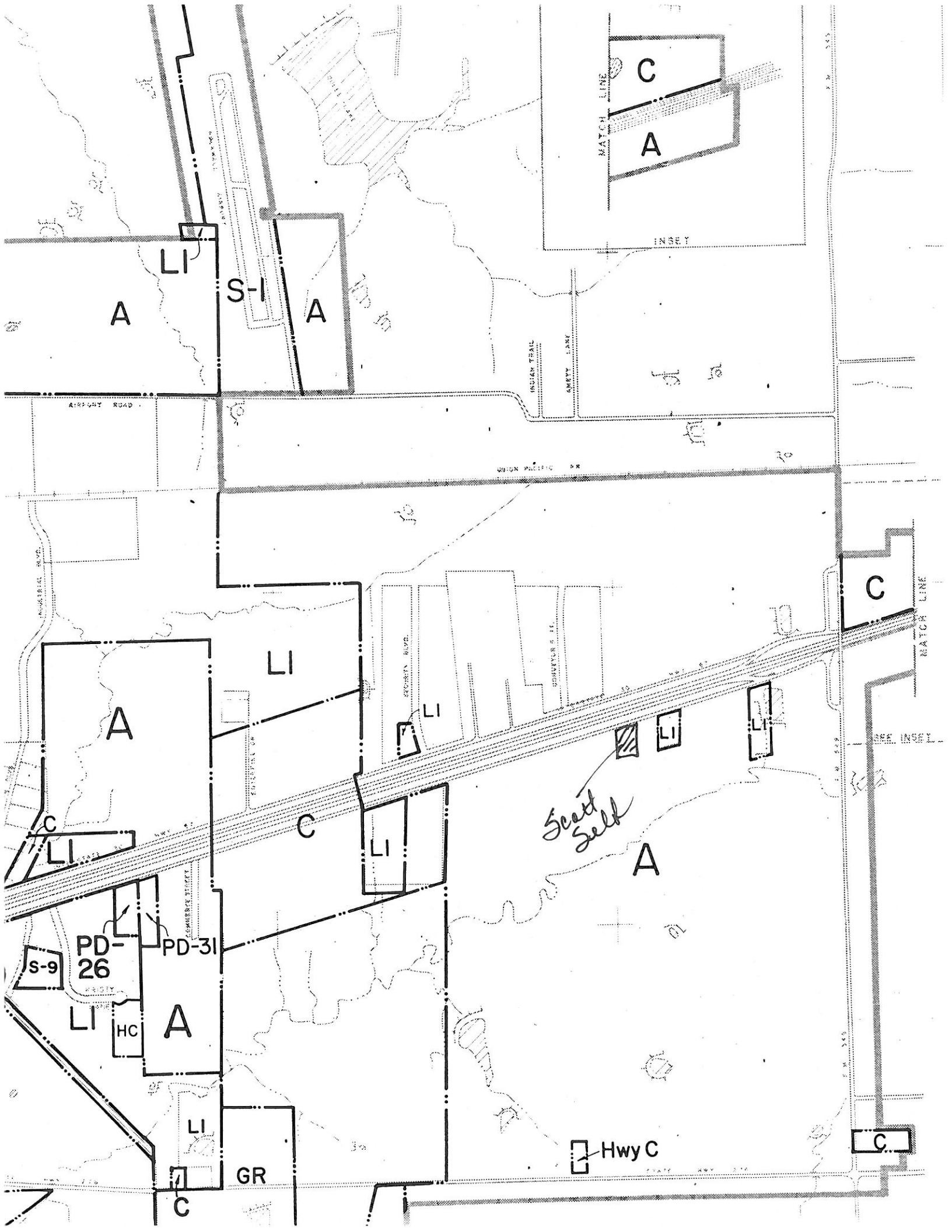
Notices Returned   0  

**Attachments:**

1. Location Map
2. Ordinance

**Agenda Item:** Zoning "A" to "LI"

**Item No:** VI. D.



A

LI

S-I

A

C

A

INSET

UNION PACIFIC RR

A

LI

LI

C

SEE INSET

*Scatt Self*

A

S-9

PD-26

PD-31

LI

HC

A

LI

GR

C

Hwy C

C

ORDINANCE NO. 91-8

AN ORDINANCE OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF ROCKWALL AS HERETOFORE AMENDED SO AS TO CHANGE THE ZONING ON A TRACT OF LAND WHICH IS MORE FULLY DESCRIBED HEREIN FROM "A" AGRICULTURAL CLASSIFICATION TO "LI" LIGHT INDUSTRIAL ZONING CLASSIFICATION; CORRECTING THE OFFICIAL ZONING MAP; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, a change in the classification of a zoning district has been requested by Scott Self for the property more specifically described in Exhibit "A" attached hereto; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the state of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area and in the vicinity thereof, the governing body in the exercise of its legislative discretion has concluded that the Comprehensive Zoning Ordinance of the City of Rockwall should be amended as follows:

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Rockwall, Texas:

SECTION 1. That the Comprehensive Zoning Ordinance of the City of Rockwall, as heretofore amended, be and the same is hereby amended by amending the zoning map of the City of Rockwall so as to give "LI" Light Industrial District classification to the tract of land described in Exhibit "A".

SECTION 2. That the property described in Exhibit "A" shall be used only in the manner and for the purposes provided for in the Comprehensive Zoning Ordinance of the City of Rockwall as heretofore amended, as amended herein by granting of this zoning change, and as may be amended in the future.

SECTION 3. That the official zoning map of the City be corrected to reflect the changes in zoning described herein.

SECTION 4. Any person, firm or corporation violating any of the provisions of this ordinance shall be punished by a penalty of fine not to exceed the sum of TWO THOUSAND DOLLARS (\$2,000.00) for each offense and each and every day such offense shall continue shall be deemed to constitute a separate offense.



SECTION 5. If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation or circumstance, nor shall adjudication affect any other section or provision of the Comprehensive Zoning Ordinance of the City of Rockwall, Texas, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions of this ordinance shall remain in full force and effect.

SECTION 6. That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be and the same are hereby repealed to the extent of that conflict.

SECTION 7. That this ordinance shall take effect immediately from and after its passage and the publication of the caption of said ordinance as the law in such case provides.

DULY PASSED AND APPROVED this 4th day of February 1991.

APPROVED:

  
Mayor

ATTEST:

BY Mary Nichols

1st reading 1/21/91

2nd reading 2/4/91

ORDINANCE NO. 91-8

AN ORDINANCE OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF ROCKWALL AS HERETOFORE AMENDED SO AS TO CHANGE THE ZONING ON A TRACT OF LAND WHICH IS MORE FULLY DESCRIBED HEREIN FROM "A" AGRICULTURAL CLASSIFICATION TO "LI" LIGHT INDUSTRIAL ZONING CLASSIFICATION; CORRECTING THE OFFICIAL ZONING MAP; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

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SECTION 7. That this ordinance shall take effect immediately from and after its passage and the publication of the caption of said ordinance as the law in such case provides.

DULY PASSED AND APPROVED this 4th day of February 1991.

APPROVED:

  
Mayor

ATTEST:

BY Mary Nichols

1st reading 1/21/91

2nd reading 2/4/91



# CITY OF ROCKWALL

"THE NEW HORIZON"

PUBLIC NOTICE  
December 31, 1990

The Rockwall Planning and Zoning Commission will hold a public hearing on Thursday, January 10, 1990, at 7:30 P.M. in City Hall, 205 W. Rusk, Rockwall, Texas, and the Rockwall City Council will hold a public hearing on Monday, January 21, 1990, at 7:00 P.M. in City Hall to consider approval of a request from Scott Self for a change in zoning from "A" Agricultural to "LI" Light Industrial on a 1.92 acre tract of land located on the south side of I-30 west of FM-549 further described as being tract 9-6 of the J. Lockhart Survey, Abstract 134.

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

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Case No. P&Z 90-43-Z

I am in favor of the request for the reasons listed below \_\_\_\_\_

I am opposed to the request for the reasons listed below \_\_\_\_\_

---

Signature

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Address