

CITY OF ROCKWALL  
205 West Rusk  
Rockwall, Texas

APPLICATION FOR ZONING CHANGE

Case No. 90-44-7 Filing Fee \$103.00 Date 12-26-90  
Applicant MAXIMUM SECURITY FENCE Phone 771-9821  
Mailing Address 1960 E. I. 30  
ROCKWALL, 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

L.I. District Classification to  
P.D. OR HIGH COMMERCIAL 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 Michael James

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.

CITY OF ROCKWALL  
205 West Rusk  
Rockwall, Texas

APPLICATION FOR CONDITIONAL USE PERMIT

Case No. 90-44 CUP Date Submitted 12/26/90

Filing Fee \$ \_\_\_\_\_

Applicant MAXIMUM SECURITY FENCE

Address 1960 E. J 30  
Rockwall, TX 75087

Phone No. 771-9821

Owner \_\_\_\_\_ Tenant<sup>1</sup>  Prospective Purchaser <sup>1</sup>

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:)<sup>2</sup>

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

The current zoning on this property is L.I.  
There ~~are~~<sup>is</sup> ~~are~~<sup>is</sup> ~~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.

Michael James

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

<sup>2</sup>The 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.



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

NS  
 90-40

(214) 771-1111

Cash Receipt

Name Maximum Security Date \_\_\_\_\_

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

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

Check

Cash

Other

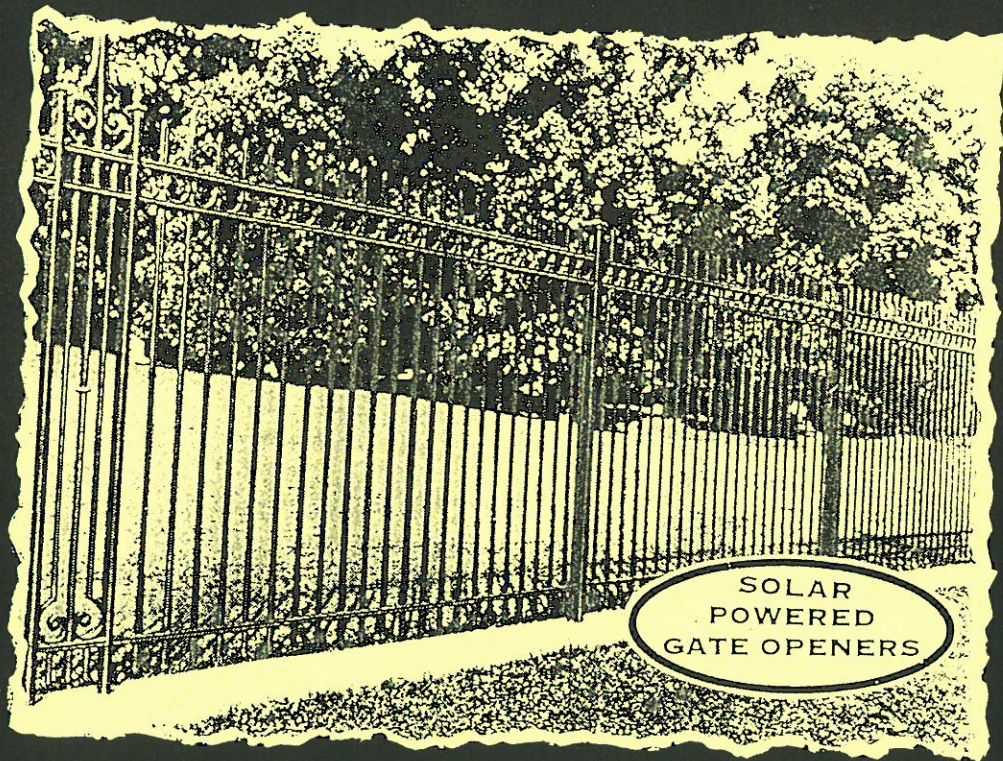
DESCRIPTION	Acct. Code	Amount	DESCRIPTION	Acct. Code
Building Permit	01-3601		Water Tap	02-3311
Fence Permit	01-3602		10% Fee	02-3311
Electrical Permit	01-3604		Sewer Tap	02-3314
Plumbing Permit	01-3607		Water Availability	06-3835
Mechanical Permit	01-3610		Sewer Availability	07-3836
Municipal Pool	01-3402		Meter Deposit	02-2201
Zoning, Planning, B.O.A.	01-3411	103.00	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

103.00

Received By [Signature]

# *Distinctive Ideas in Affordable Ornamental Picket Fences and Gates*



*Maximum Security Fence & Ornamental Iron*

1960 E. I-30 • ROCKWALL, TEXAS 75087

Fax  
(214) 722-9708

*Quality Work Using Quality Products*

**Custom Designs**

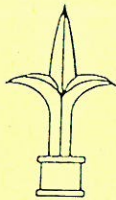
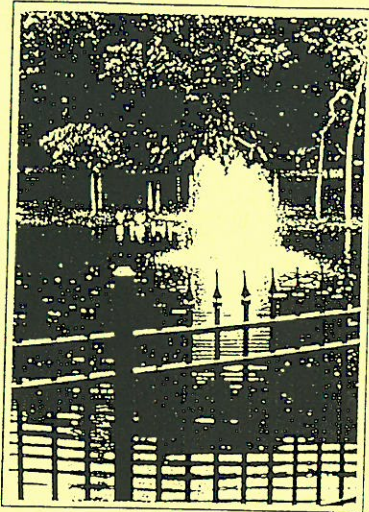
FREE ESTIMATES  
NO OBLIGATION

Free Estimates - Call 771-9821



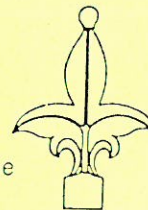
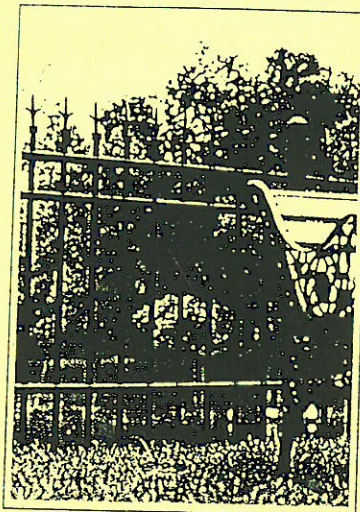
*Quad-Flare*

The four-sided flared finial is appealing atop any fence.



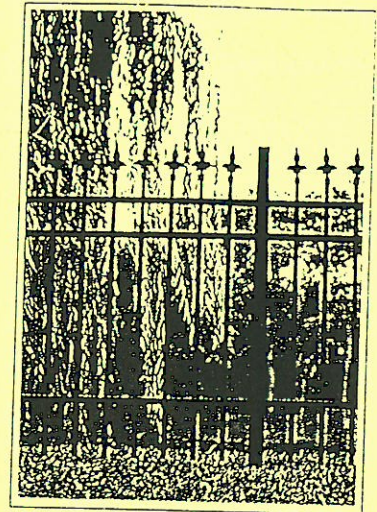
*Triad*

The Triad reflects the true "spear" finial.



*Royalty*

The intricate Royalty finial has global appeal.



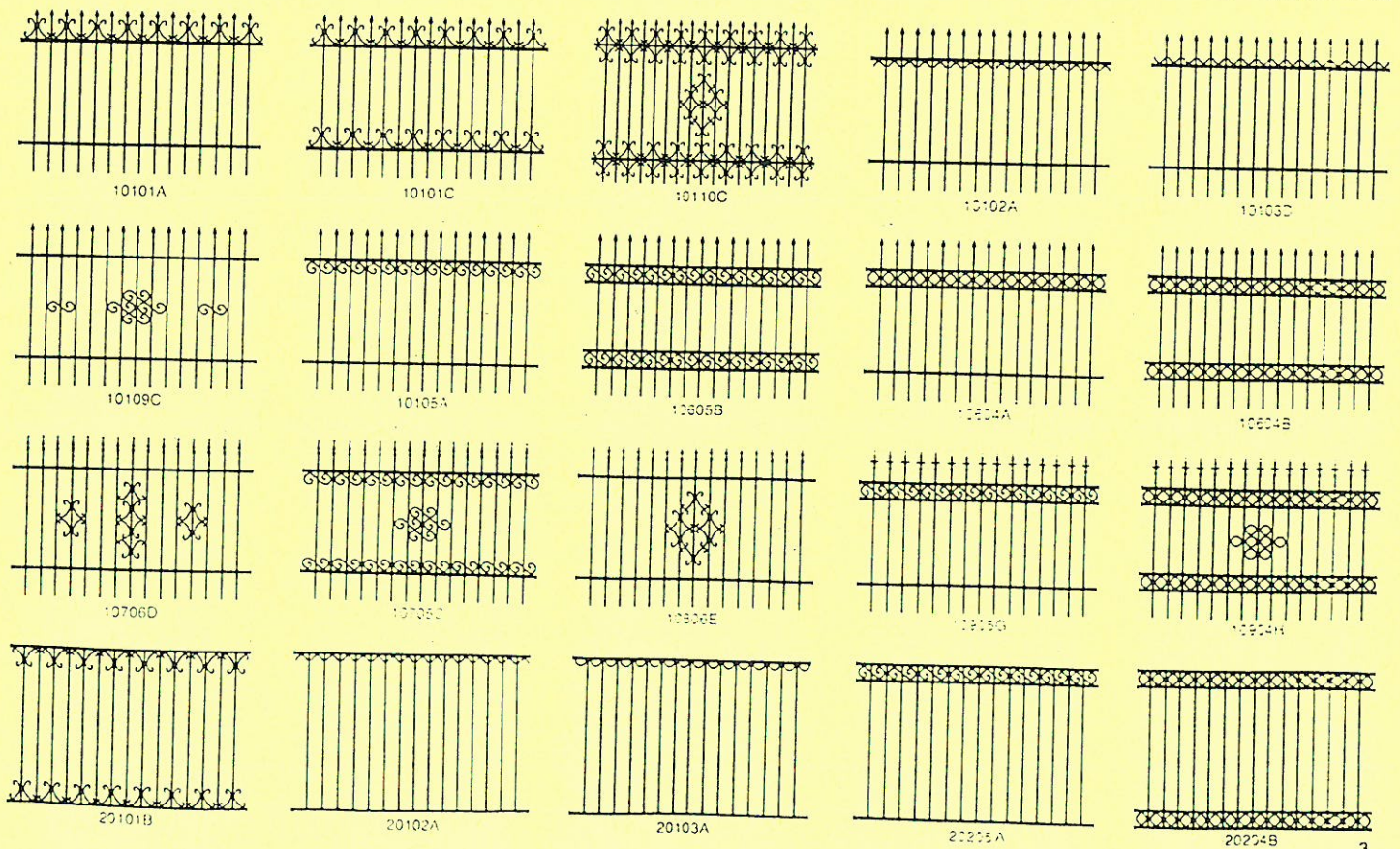
*Maximum Security Fence & Ornamental Iron*

- **VALUE** —
- **QUALITY** —
- **CHOICE** —

DESIGNERS AND BUILDERS OF QUALITY FENCING FOR HOME AND INDUSTRY

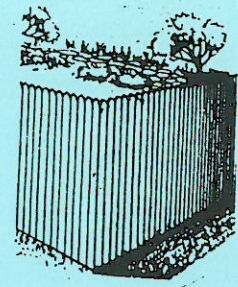
Free Estimates - Call 771-9821

Fax (214) 722-9708



WE CAN CUSTOM BUILD AND DESIGN FOR YOUR INDIVIDUAL NEEDS

# FENCES



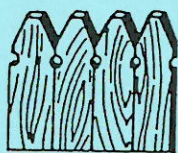
RESIDENTIAL - COMMERCIAL - INDUSTRIAL  
FARM & RANCH

## PRIVACY FENCE

DESIGNERS AND BUILDERS OF QUALITY FENCING

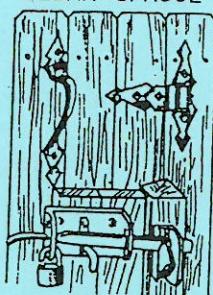


Gothic



Virginia

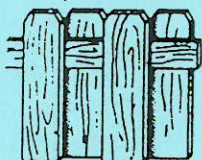
WOOD FENCE SPECIALIST  
CEDAR • SPRUCE



French Gothic



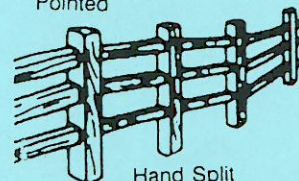
Pointed



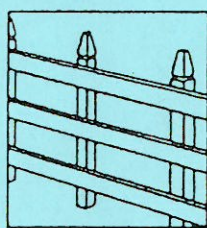
Shadow Weave



Batten Board



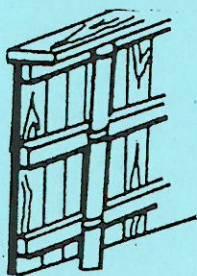
Hand Split  
Rustic Rail



Three Rail



Wood On Steel Posts



LATTICE INSERT



Picket with Base Boards

SOLAR POWERED GATE OPENERS AND SECURITY LIGHTS

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### Maximum Security Fence & Ornamental Iron

1960 E. I-30 • ROCKWALL, TEXAS 75087

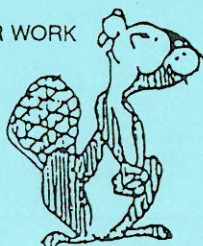
WE WELCOME REPAIR WORK

*Quality Work Using Quality Products*

### Custom Designs

**FREE ESTIMATES  
NO OBLIGATION**

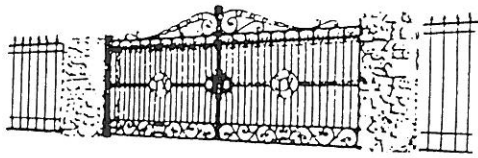
Tom Sayles



Free Estimates - Call 771-9821

Fax (214) 722-9708

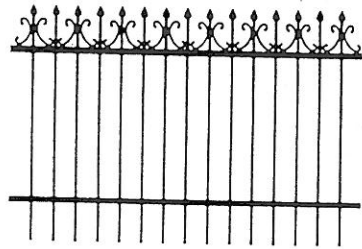




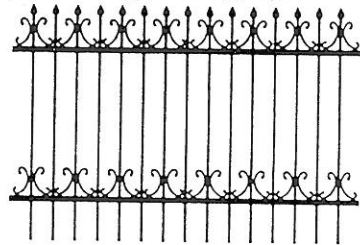
# FENCES



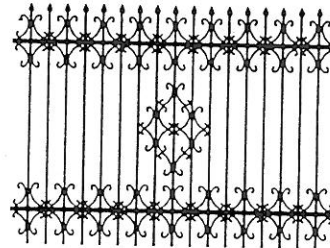
Maximum Security Fence & Ornamental Iron - Call 771-9821



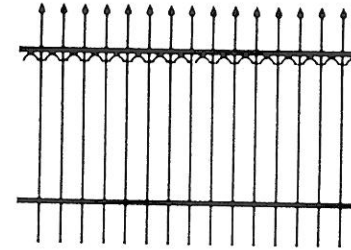
10101A



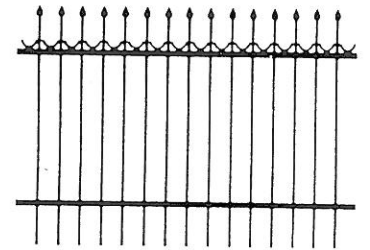
10101C



10110C

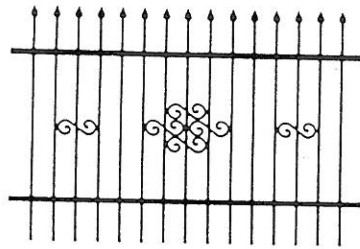


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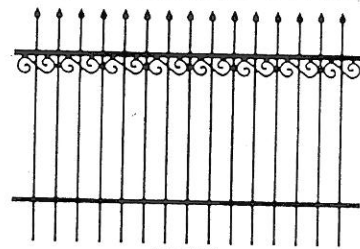


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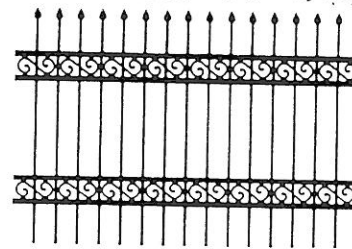
**DESIGNERS AND BUILDERS OF QUALITY FENCING**



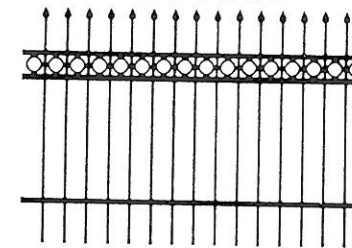
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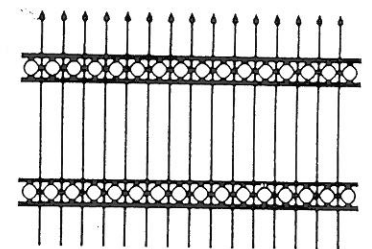
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10605B

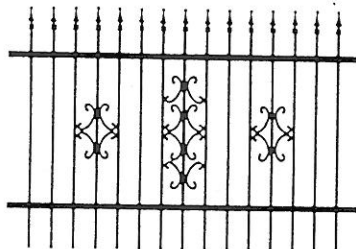


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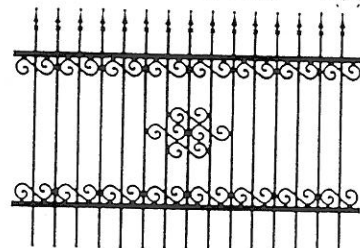


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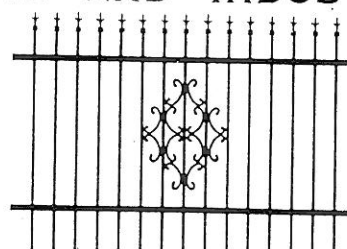
**FOR HOME AND INDUSTRY**



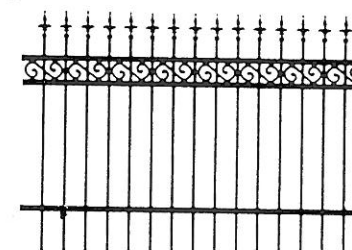
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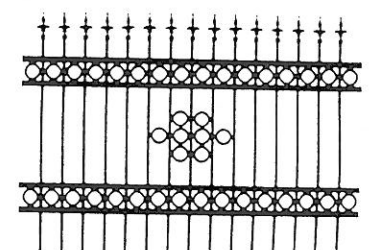
10705C



10806E

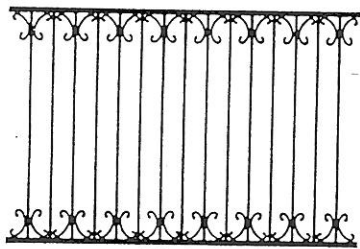


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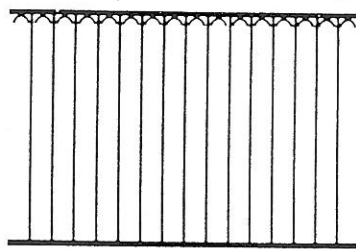


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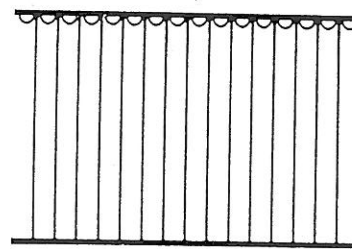
**FREE ESTIMATES - NO OBLIGATION**



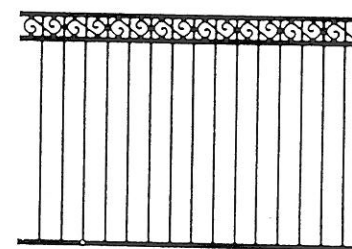
20101B



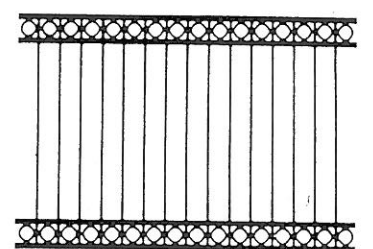
20102A



20103A



20205A



20204B

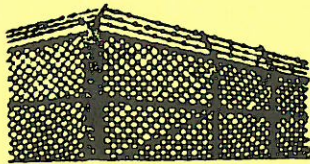
Free Estimates - Call 771-9821

# FENCES

RESIDENTIAL - COMMERCIAL - INDUSTRIAL  
FARM & RANCH

## CHAIN LINK - WOOD

DESIGNERS AND BUILDERS OF QUALITY FENCING



Commercial Specialists

WOOD FENCE SPECIALIST  
CEDAR • SPRUCE • PT PINE



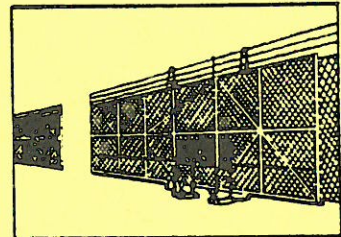
NOTCHED PICKET



SHADOWWEAVE

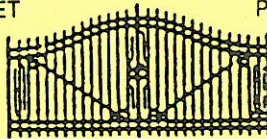


POINTED PICKET



Industrial Fence

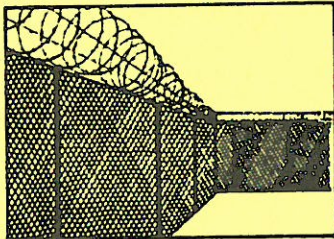
SOLAR POWERED  
GATE OPENERS



WROUGHT IRON

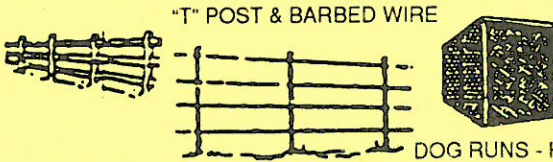
"OUR EXPERIENCE & DEPENDABILITY WILL MAKE ALL THE DIFFERENCE"

FOR HOME AND INDUSTRY



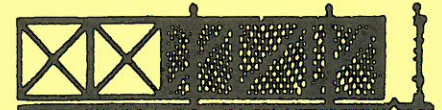
Barbed Tape

SOLAR POWERED  
GATE OPENERS



"T" POST & BARBED WIRE

DOG RUNS - HOUSES



ELECTRIC & CANTILEVER  
GATE SPECIALIST

SOLAR POWERED GATE OPENERS AND SECURITY LIGHTS

WE CAN CUSTOM BUILD AND DESIGN FOR YOUR INDIVIDUAL NEEDS.

### Maximum Security Fence & Ornamental Iron

1960 E. I-30 • ROCKWALL, TEXAS 75087

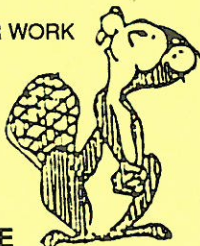
WE WELCOME REPAIR WORK

Quality Work Using Quality Products

### Custom Designs

FREE ESTIMATES  
NO OBLIGATION

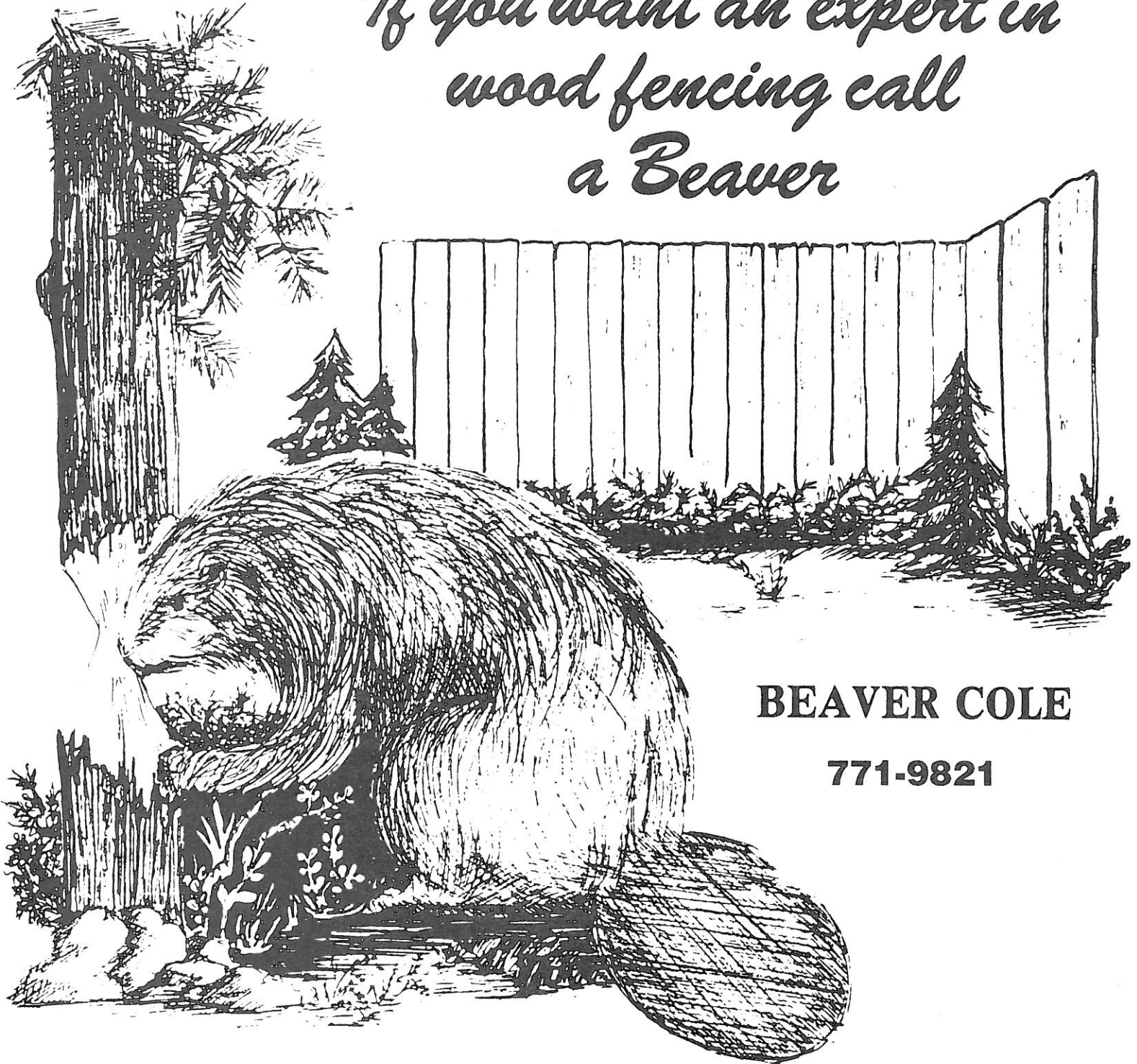
BEAVER COLE



Free Estimates - Call 771-9821

Fax (214) 722-9708

*If you want an expert in  
wood fencing call  
a Beaver*



**BEAVER COLE**

**771-9821**

**PRIVACY FENCE — CHAIN LINK**

*Commercial or Residential*

**Free Estimates - Call 771-9821**

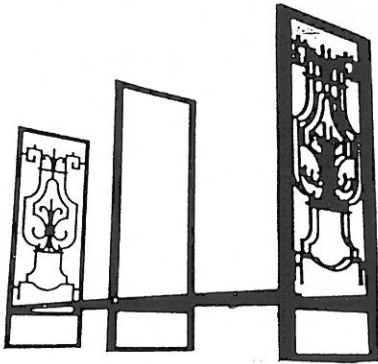
*Maximum Security Fence*

**SOLAR POWERED GATE OPENERS AND SECURITY LIGHTS**

1960 E. I-30 • ROCKWALL, TEXAS 75087

# Maximum Security Fence & Ornamental Iron

1960 EAST I-30  
 ROCKWALL, TEXAS 75087  
 (214) 771-9821 ORDERS  
 (214) 722-9708 FAX



DECORATIVE  
 72"X42"



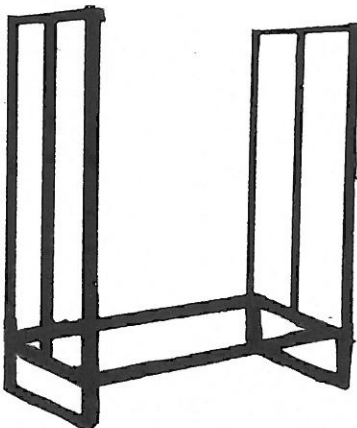
DECORATIVE  
 36"X42"

DESIGNERS AND BUILDERS OF QUALITY

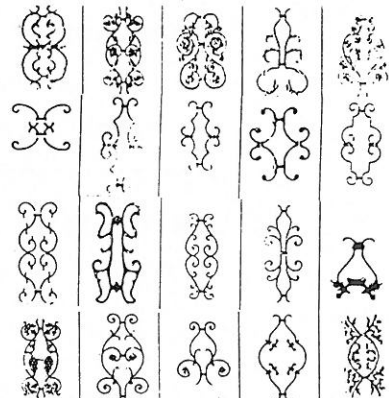
## FIREWOOD STACK RACK

QUANTITY	PLAIN 36"X42"	DECORATIVE 36"X42"	PLAIN 72"X42"	DECORATIVE 72"X42"
1 - 5	\$50.00	\$85.00	\$95.00	\$125.00
6 - 10	\$47.50	\$82.50	\$92.00	\$120.00
11 - 50	\$43.00	\$79.00	\$90.00	\$118.00
51 - 100	\$41.00	\$77.00	\$87.00	\$115.00
100 - UP	\$39.00	\$73.00	\$82.00	\$110.00

PLAIN  
 36"X42"



WE CAN CUSTOM BUILD AND DESIGN



FOR YOUR INDIVIDUAL NEEDS.

Maximum Security Fence & Ornamental Iron  
1960 EAST I-30  
ROCKWALL, TEXAS 75087  
(214) 771-9821 PHONE  
(214) 722-9708 FAX

## FIREWOOD STACK RACK

STOP WALL AND FLOOR DAMAGE!

STACKING FIREWOOD THE CONVENTIONAL WAY BEATS AND BANGS YOUR WALLS AND DECKS. TERMITES AND OTHER INSECTS CONGREGATE ON DAMP WOOD, WHICH CAN CAUSE PROBLEMS WHEN THE WOOD IS STACKED AGAINST THE WALLS OR ON DECKS. THIS LEADS TO COSTLY REPAIRS AND EXTERMINATION, ESPECIALLY WHEN THE WOOD IS TRANSPORTED INDOORS.

MAXIMUM SECURITY'S "FIREWOOD STACK RACK" OFFERS THESE FEATURES:

- \* NEATLY STACKS WOOD OFF THE GROUND
- \* KEEPS AREA UNDER WOOD EASY TO CLEAN
- \* VIRTUALLY ELIMANATES WOOD ROT ON
  - DECKS
  - FLOORS
  - WALLSCAUSED BY WET, SOGGY FIREWOOD
- \* AIR CIRCUALTION THROUGHOUT "STACK RACK"
  - HELPS KEEP WOOD DRY
  - WOOD BURNS CLEANER (LESS SMOKE)
- \* AVAILABLE IN TWO CONVENIENT SIZES
  - 36"X42" (APARTMENT/CONDO)
  - 72"X42" (RESIDENTIAL)
- \* CUSTOM DESIGNS TO YOUR NEEDS

# WHY YOU SHOULD CHOOSE AMERICAN PERMAHEDGE FOR YOUR HOME

## BEAUTIFIES



BEFORE



AFTER



BEFORE



AFTER

## HIGH PRIVACY



## EASY TO INSTALL



1. Start at a top corner. Put the locking strips on first from the back every ten diamonds.



2. Do the rest of the fence by going diagonally across the locking strips.



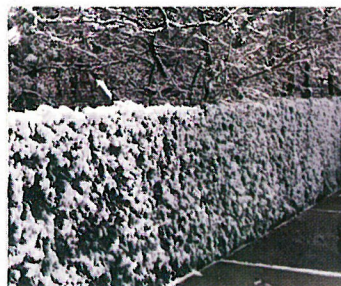
3. Finish off corners, straighten out bristles that are caught under locking strips and your done.



Permahedge blends in with trees and other foliage, disguising the look of a Chain Link Fence.

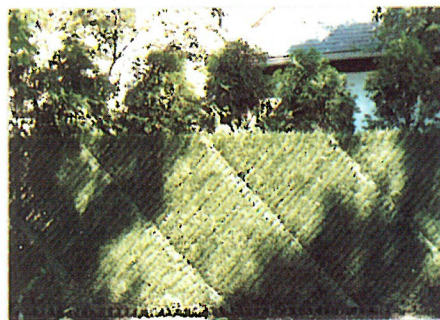
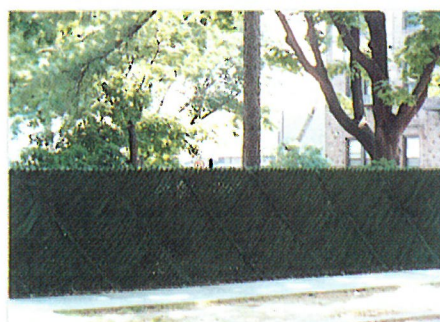
**VERTICAL INSTALLATION**  
Put two strips of Permahedge vertically through each diamond.

## MAINTENANCE FREE



# PEOPLE WHO TAKE PRIDE IN THE BEAUTY OF THEIR HOME ARE CHOOSING AMERICAN PERMAHEDGE OVER ALL OTHER PRIVACY SCREENING PRODUCTS

Protected under U.S. and foreign patents.



## AMERICAN PERMAHEDGE OUR REPUTATION IS GROWING

# MAXIMUM DIGITAL MFG.

Originators of **wireless** entry control systems that quickly installs in minutes.

The **ENCODER II** offers state-of-the-art digital keypad access to any garage door or gate opening system.

## Primary & Secondary Codes:

- Can access two separate doors or gate systems from one keypad.
- Allows two separate codes to be set or changed from keypad face plate in just seconds.
- Provides access only to those who know the codes.
- Conveniently operates systems without carrying keys or transmitters.



## Security

- Provides security by personally selecting two separate 4-digit codes (primary and secondary).
- 10,000 possible codes.
- Tamper lock-out for added security.
- Unit can be adapted to most security systems.

## Construction

- Durable weatherproof housing.
- Can easily be installed on walls, garage door jams, or pedestal in just minutes.
- Operates on 9V battery.
- Two year manufacturers warranty.
- Can also be hard wired straight to opener.

MAXIMUM DIGITAL MFG.  
1960 EAST I-30  
ROCKWALL, TEXAS 75087  
(214) 771-9821





**MAXIMUM DIGITAL MFG.**  
1960 E. I-30  
Rockwall, TX 75087  
(214) 771-9821  
Fax (214) 722-9708



# THE ENCODER II



**CONVENIENCE OF TODAY'S TECHNOLOGY**

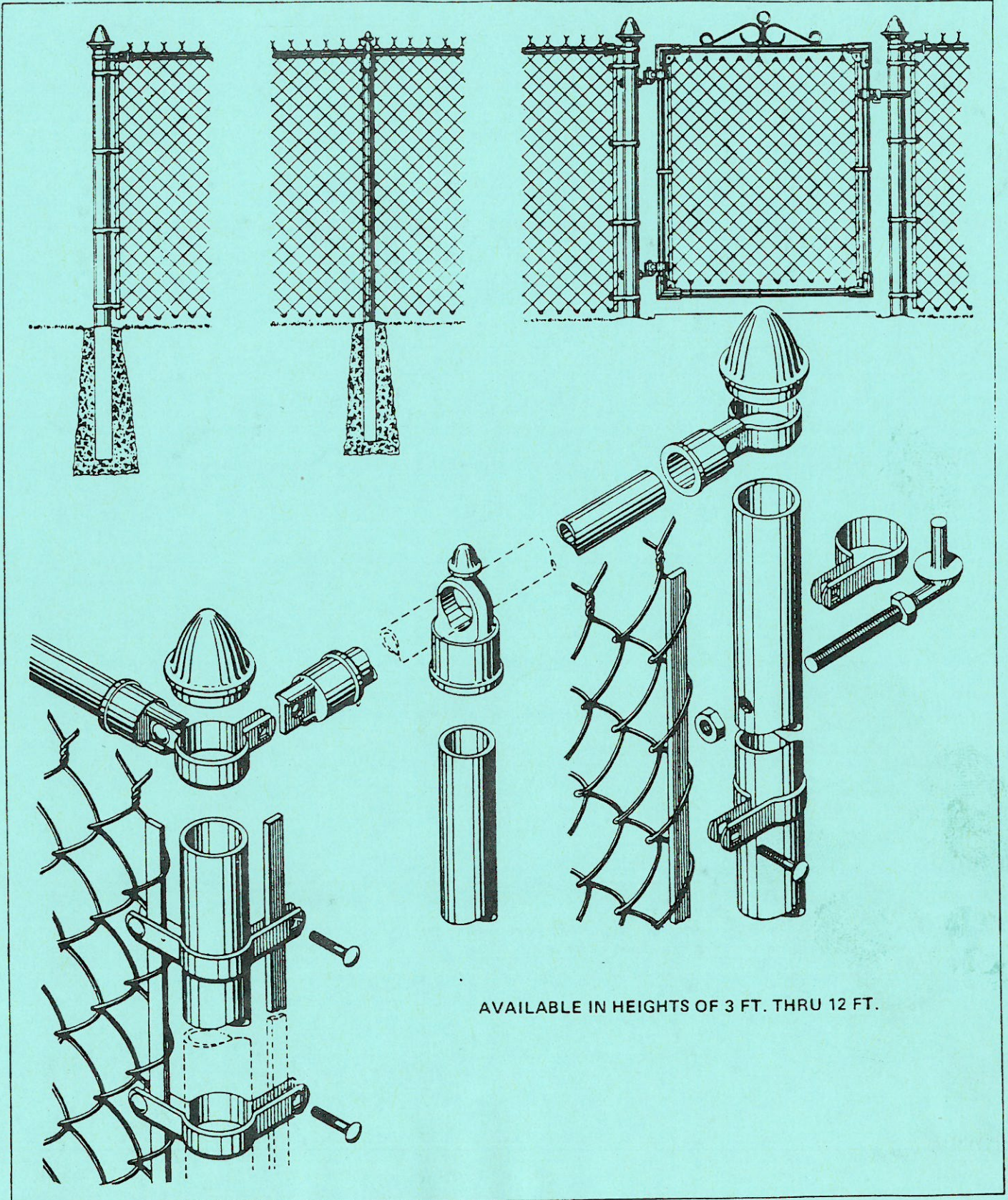
RESIDENTIAL  
- INDUSTRIAL -  
FARMS - RANCHES

# Maximum Security

1960 E. I-30  
ROCKWALL, TEXAS  
METRO

**(214) 771-9821**

SOLAR POWERED  
GATE OPENERS



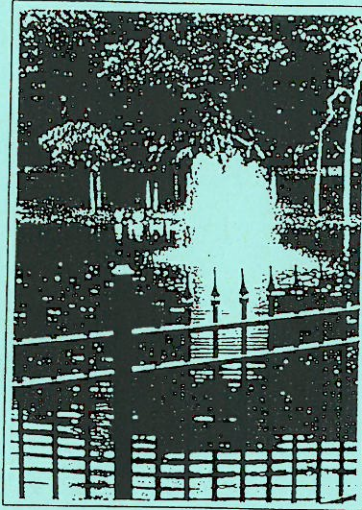
AVAILABLE IN HEIGHTS OF 3 FT. THRU 12 FT.





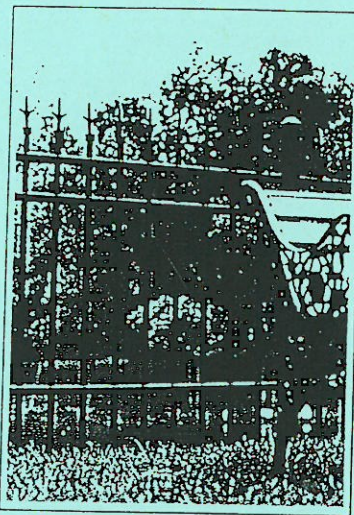
*Quad-Flare*

The four-sided flared finial is appealing atop any fence.



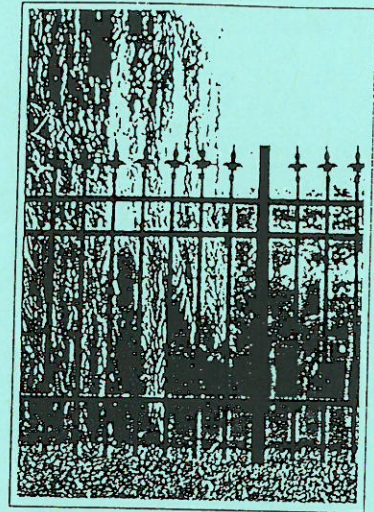
*Triad*

The Triad reflects the true "spear" finial.



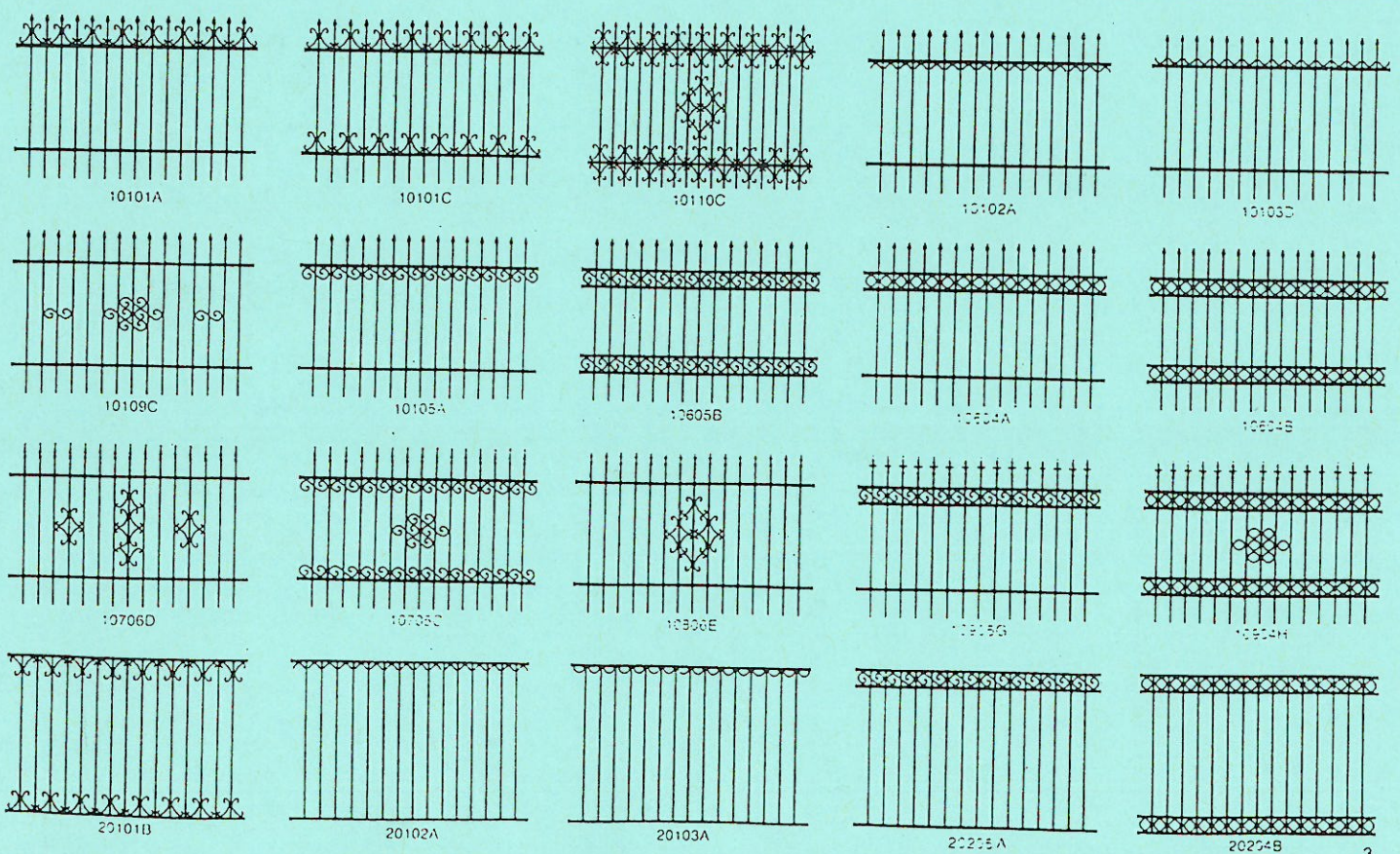
*Royalty*

The intricate Royalty finial has global appeal.



*Maximum Security Fence & Ornamental Iron*

- **VALUE** — DESIGNERS AND BUILDERS OF QUALITY FENCING FOR HOME AND INDUSTRY
  - **QUALITY** —
  - **CHOICE** —
- Free Estimates - Call 771-9821  
Fax (214) 722-9708



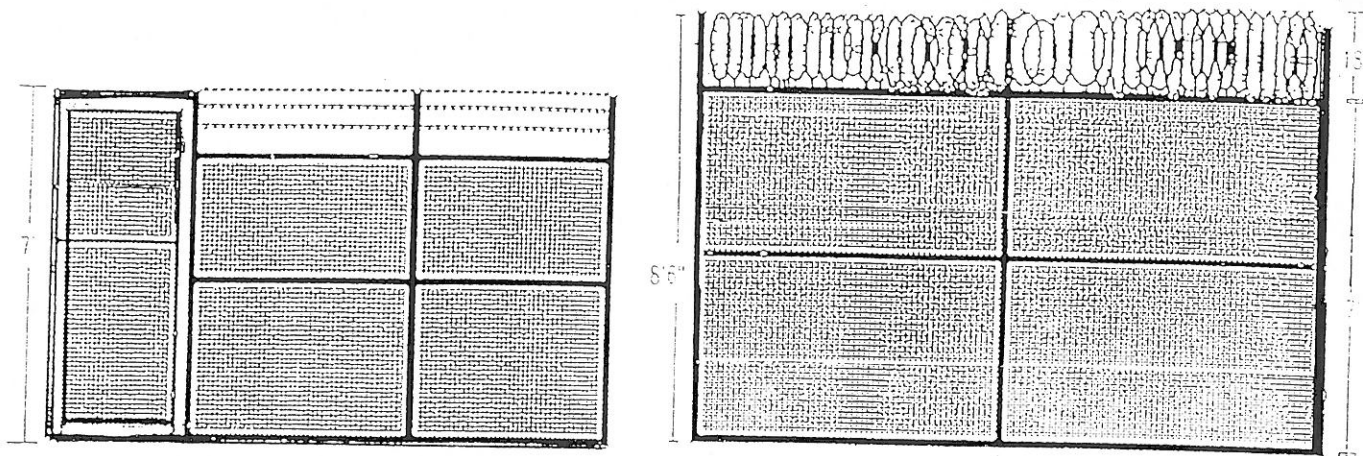
WE CAN CUSTOM BUILD AND DESIGN FOR YOUR INDIVIDUAL NEEDS.

PREVENT  
ACCIDENTS

# INSTANT SECURITY

## PORTABLE SECURITY PANELS

PREVENT  
SHUT DOWN TIME



### QUICK DELIVERY AND SET UP

- INVENTORY CONTROL
- ACCESS CONTROL
- WAREHOUSE PARTITIONS
- PROTECTIVE PARTITIONS
- PEDESTRAIN PASSAGEWAY
- RESTRICTED AREAS
- TOOL CAGES
- SUPPLY YARDS
- STORAGE PARTITIONS
- SAFETY PARTITIONS
- SHOP DIVIDERS
- PEOPLE CONTROL

### PREVENT THEFT- PREVENT VANDALISM-

#### SECURITY PANELS:

\_\_\_\_\_ PANELS ARE 7'(FOOT) HIGH WITH TOP AND BOTTOM RAILS  
 \*\*\*\*\* 6' (FOOT) CHAIN LINK WIRE PLUS 3 STRANDS OF BARB WIRE

#### RAZOR RIBBON PANELS:

\_\_\_\_\_ AVAILABLE IN 7' (FOOT) CHAIN LINK WIRE PLUS 18" RIBBON FOR TOTAL HT OF 8'6"

WE CAN CUSTOM BUILD AND DESIGN FOR YOUR INDIVIDUAL NEEDS.

# Maximum Security Fence & Ornamental Iron

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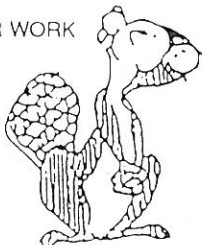
WE WELCOME REPAIR WORK

*Quality Work Using Quality Products*

## Custom Designs

**FREE ESTIMATES  
NO OBLIGATION**

Tom Sayles



## Free Estimates - Call 771-9821

"SERVING METRO DALLAS AREA"

# Maximum Security Fence & Ornamental Iron

1960 E. I-30 • ROCKWALL, TEXAS 75087

**DESIGNERS AND BUILDERS OF QUALITY FENCING  
FOR HOME AND INDUSTRY**

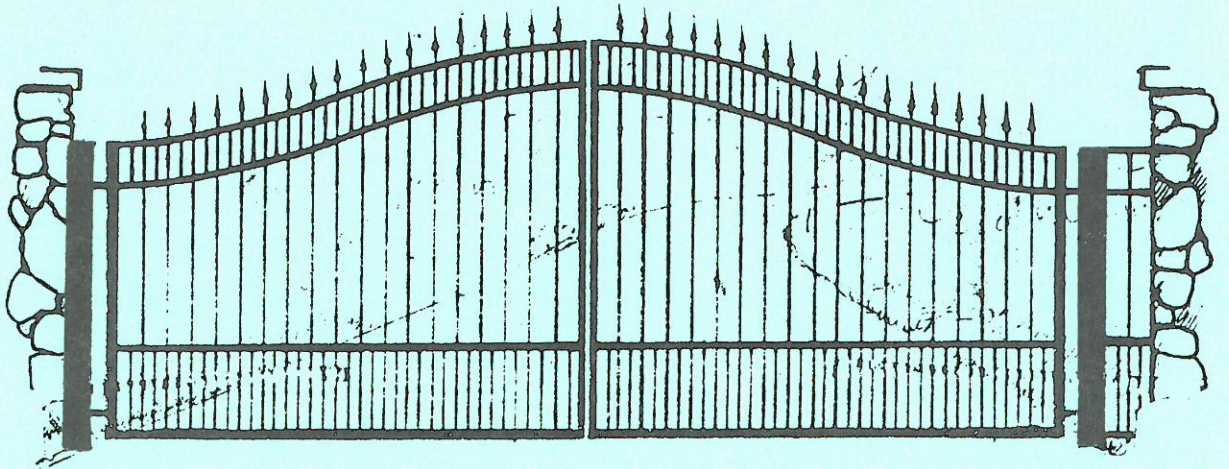
**SOLAR POWERED  
GATE OPENERS**

**SOLAR POWERED  
GATE OPENERS**

**Free Estimates - Call 771-9821**

**Fax (214) 722-9708**

**DECORATIVE IRON —**



Style 612

*Estate Gates*

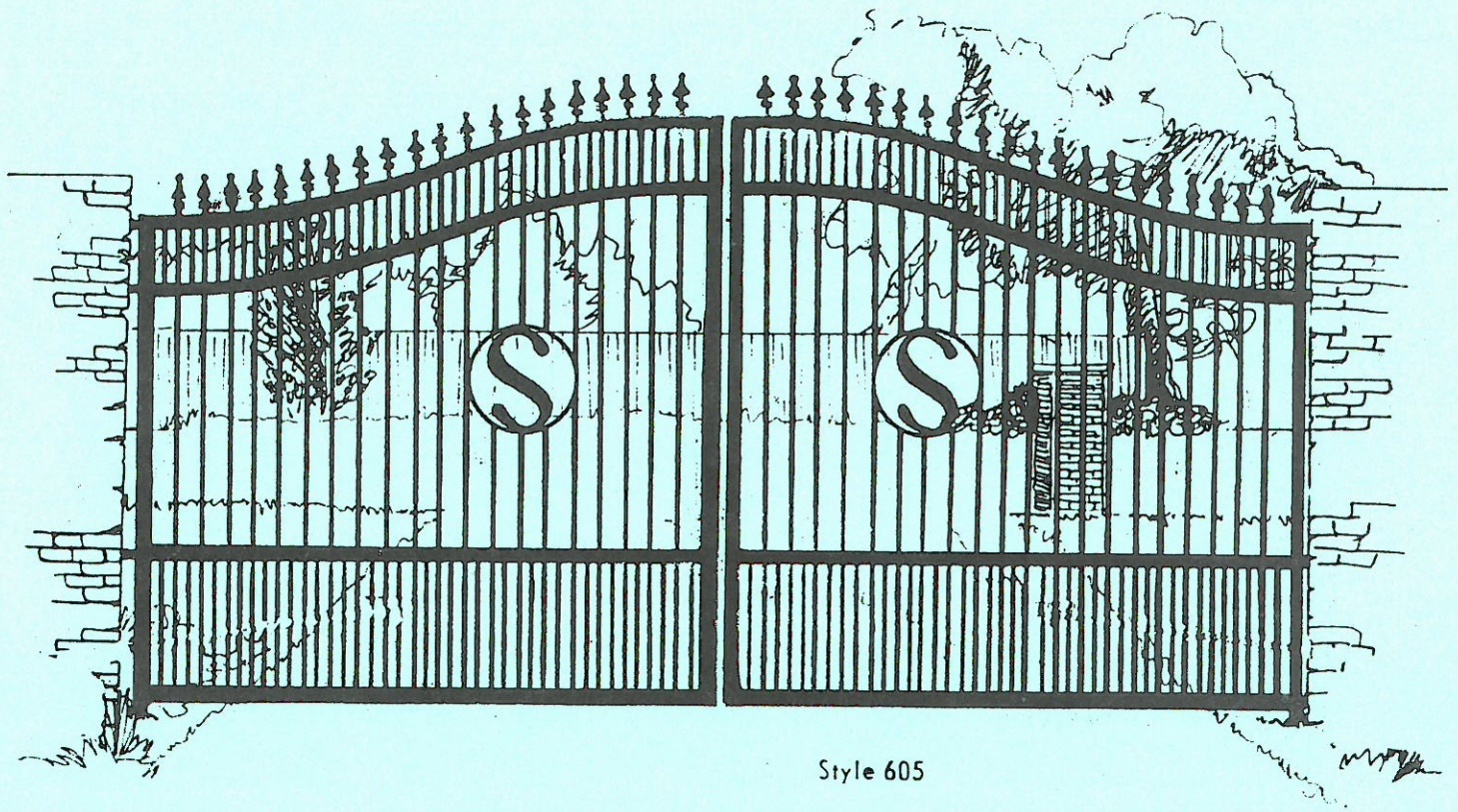
**ORNAMENTAL IRON**



Style 615

**WE CAN CUSTOM BUILD AND DESIGN FOR YOUR INDIVIDUAL NEEDS.**

# Maximum Security Fence & Ornamental Iron

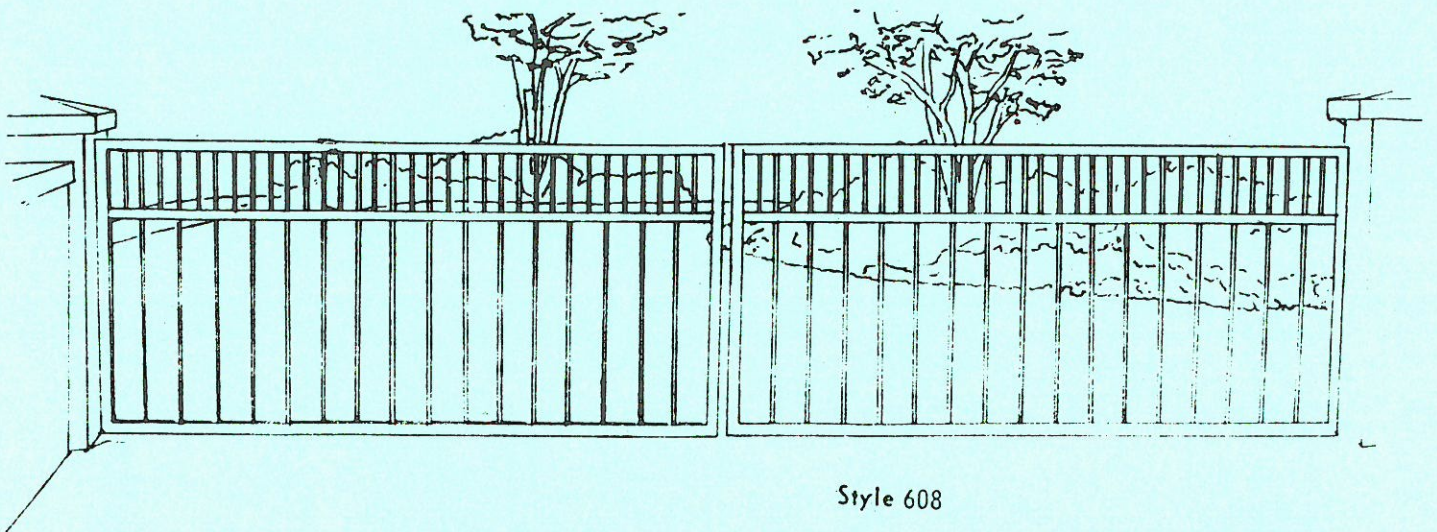


Style 605

*Quality Work Using Quality Products*

**Custom Designs**

**Fence & Ornamental Iron**



Style 608

**SOLAR POWERED  
GATE OPENERS**

# Maximum Security Fence & Ornamental Iron

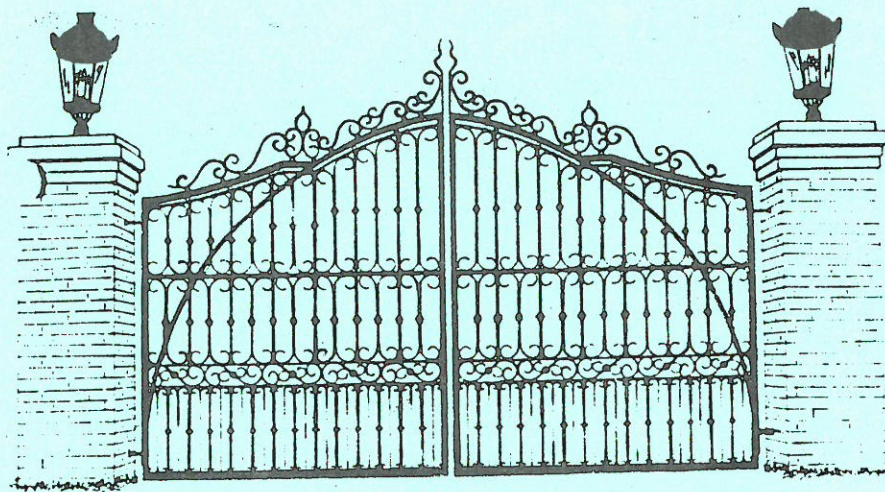
OUR WORK IS  
DECORATIVE & PROTECTIVE



Style 602

*Ornamental Iron  
Beautifully  
Designed*

**SOLAR POWERED  
GATE OPENERS**



Style 611

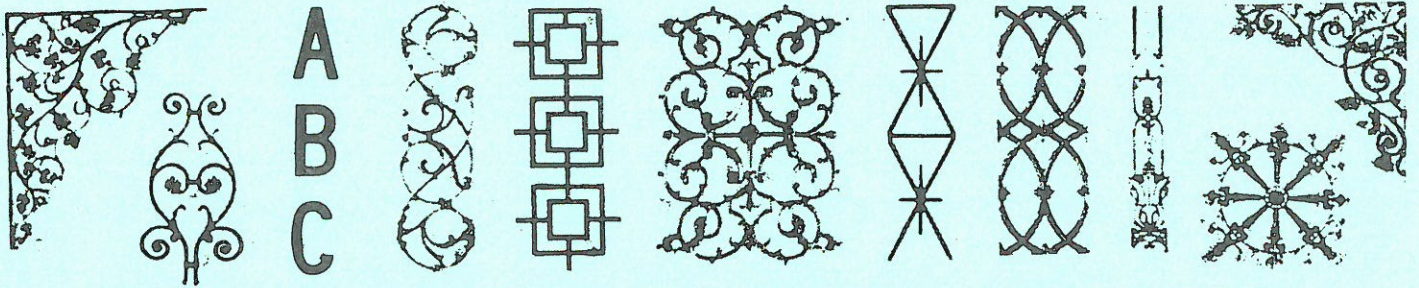
**DESIGNERS AND BUILDERS OF QUALITY FENCING  
FOR HOME AND INDUSTRY**



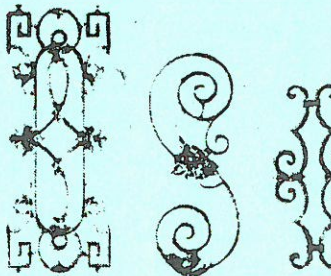
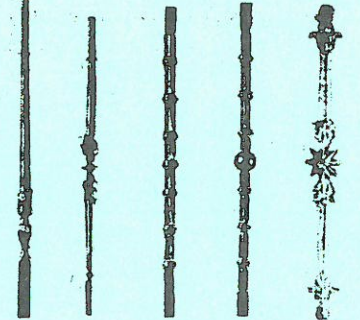
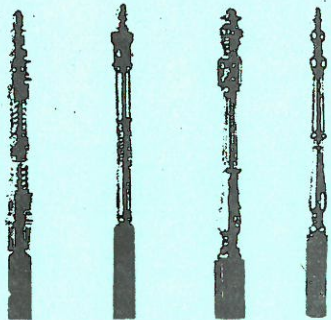
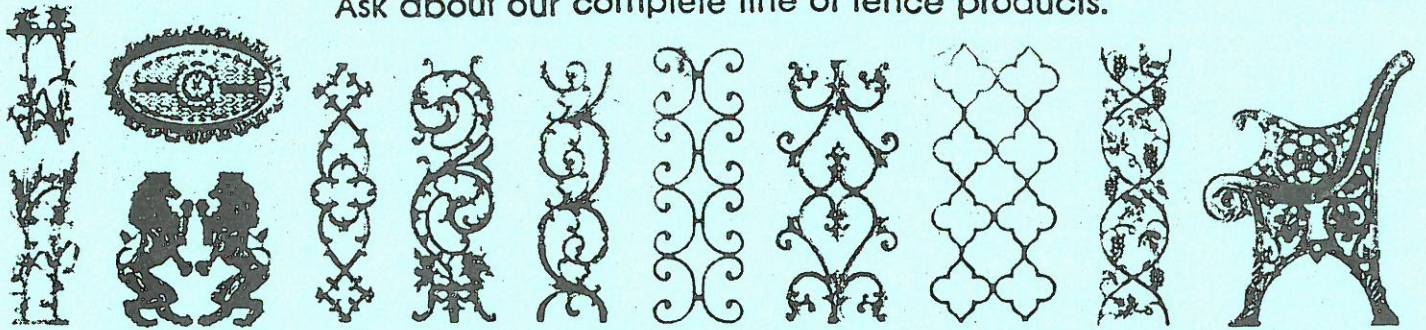
Style 618



# Castings, Forgings, Furniture & Accessories



Ask about our complete line of fence products.



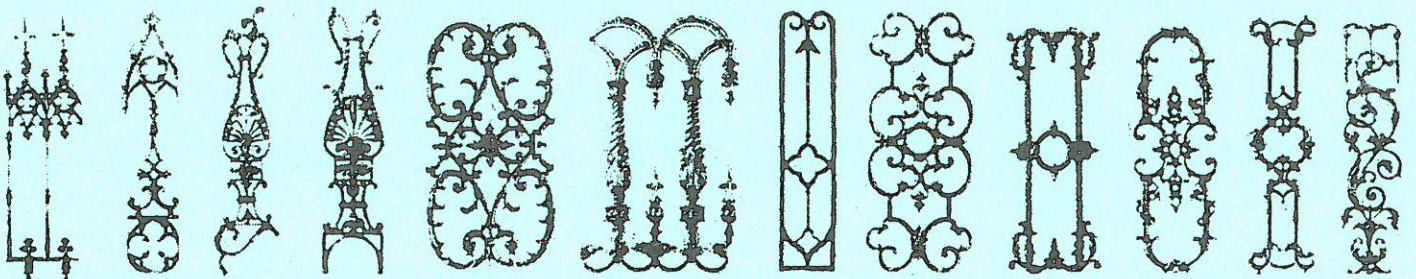
THANK YOU...

For your interest in Decorative Metal and, thank you for accepting this brochure for what it is... a SAMPLER.

*Maximum Security*

1960 E. I-30  
ROCKWALL, TEXAS  
METRO

**(214) 771-9821**



SOLAR POWERED GATE OPENERS AND SECURITY LIGHTS

# *Insta-Gate, Inc.*

The World's Largest Manufacturer of  
Solar Powered Gate Operators



Remote Control – As easy to use as pressing a button.



Now! You can consider expensive gate openers a thing of the past. INSTA-GATE, the revolutionary new Electronic Gate Operator, has been designed with you in mind. In many instances cost may be less than the installation of power to the older conventional gate operators.



INSTA-GATE is not only an affordable convenience to keep you out of tormenting weather conditions, but it also adds to the security system of your property.

“IF THEY CAN'T GET TO YOU, THEY CAN'T ROB YOU”

# *Insta-Gate, Inc.*

The Solar Powered Electronic Gate Operator



Decorative Model DG-14

Specially made for the wrought-iron and decorative gate industry. Same simple reliable components as our CH-44, but in a slim unobtrusive case.



## Insta-Gate Model DG-14 Features:

- Solar panel eliminates the need for electricity at the gate.
- Can be used with 110 a/c or with solar panel.
- Battery incorporated into locking case will operate unit over 150 cycles. This means power failures on 110 a/c or cloudy days and nighttime use on solar are no problem for the DG-14.
- All components except solar panel are locked inside one attractive compact box.
- Manual switch to operate gate in case of circuit failure.
- Heavy forged steel construction.
- Shuts very tightly.
- Adjustable overload circuit stops gate if it comes in contact with an obstruction.
- Comes with all hardware, battery and two transmitters.
- Automatic timer-delay close is standard. Can be turned off, or set to close automatically.
- Optional is after-dark automatic close feature. Stays open in daytime, closes after each opening at night.

---

*Insta-Gate, Inc.*

2105 R Industrial  
Rockwall, Texas 75087  
(214) 722-6870

INSTA-GATE, INC.  
1960 EAST I-30  
ROCKWALL, TEXAS 75087  
(214) 722-6870

Distributed By

# *Insta-Gate, Inc.*

## Insta-Gate Solar Powered Security Light

PASSIVE-INFRARED  
SENSOR SENSES  
HEAT AND MOTION

ADJUSTABLE  
SENSITIVITY AND  
DURATION

NO EXPENSIVE  
ELECTRICAL  
INSTALLATION



PHOTO CELL  
DEACTIVATES  
UNIT DURING  
DAYLIGHT HOURS

A PERFECT  
COMPANION TO AN  
INSTA-GATE SOLAR  
POWERED GATE  
OPERATOR

INSTA-GATE, INC.  
1960 EAST I-30  
ROCKWALL, TEXAS 75087  
(214) 722-6870

Now, a very real deterrent to prowlers, without the expense of electrical power to a remote location. When they enter the covered area, the unit automatically floods them with light. The same light that frightens criminals is a convenience to you and your guests. The sensor can also be used to trigger a variety of other devices such as pagers or burglar alarms, if they are properly equipped.

*Insta-Gate, Inc.*

2005 B Industrial Rockwall, Texas 75087 (214) 722-6870

The INSTA-GATE Electronic Gate Operator, Model CH 44 (in conjunction with the Electric-Solar Module) makes a self-contained package that promises a highly reliable, cost free operation for many years to come.



The unique INSTA-GATE harness (illustrated on back page) has been engineered to fit on any type swing gate providing strength to the most delicate of gates while applying pressure toward the outer end of the gate where it counts most. The INSTA-GATE Operator can be used on gates greater than 12 feet in length, where other operators leave off.

## FEATURES:

- Two hand held remote control units for ease of operation (meets all FCC requirements).
- All hardware, brackets, bolts for strengthening gate, and detailed instructions for the do-it-yourselfer.
- Fail safe: internal battery backup for power failures if 110 power is used.
- May be installed in extreme remote areas by use of the Arco solar module.
- Fast simple installation.
- Will attach to any manufactured swing gate, and most homemade gates.
- One unit made to operate any size swing gate.
- All extrusion steel components for long lasting trouble free appearance.
- Opening adjustments from 0 to 100 Degrees.
- Pressure sensitive control feature, and
- UPS shippable.



*Insta-Gate, Inc.*

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Rockwall, Texas 75087  
(214) 722-8870

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INSTA-GATE, INC.  
MAXIMUM DIGITAL  
MAXIMUM SECURITY FENCE AND GATE CO.

**TO: JULIE COUCH  
THE CITY OF ROCKWALL**

**FROM: INSTA-GATE, INC., MAXIMUM DIGITAL, & MAXIMUM SECURITY**

THERE ARE THREE DIFFERENT COMPANIES USING THIS LOCATION, ALL OF WHICH ARE UNDER SEPARATE OWNERSHIP. EACH COMPANY IS LISTED BELOW WITH IT'S PRIMARY FUNCTION.

**INSTA-GATE, INC.** THE MANUFACTURER OF SOLAR POWERED GATE OPERATORS IN WHICH THE UNITS ARE ASSEMBLED AND DISTRIBUTED FROM THIS LOCATION.

**MAXIMUM DIGITAL** MAIN FUNCTION IS ELECTRONIC PRODUCTS, LIGHT MANUFACTURE PROCESS, AND WHOLESALE DISTRIBUTION.

**MAXIMUM SECURITY** FULL FUNCTION FENCE AND GATE COMPANY, WITH ALL TYPES OF FENCE SALES, INSTALLATION, AND HANDLES SPECIALIZED FENCE PRODUCTS IN WHOLE-SALE/RETAIL OPERATIONS.









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

**Agenda Date:** January 10, 1990

**Agenda No:** IV. E.

**Agenda Item:** P&Z 90-44-Z - Hold Public Hearing and Consider Recommending Approval of a Request from Michael James for a Change in Zoning from "LI" Light Industrial to "HWY C" Highway Commercial or "PD" Planned Development for a Tract of Land Located on the South Service Road of I-30 West of FM-549

**Item Generated By:** Applicant, Michael James

**Action Needed:** Hold public hearing and consider recommending approval of the change in zoning. Conditions of the PD should be included in the motion if that zoning is recommended.

**Background Information:**

We have received a request for approval of several uses on a tract of land that was formerly the location of the Yahoo Cake Company. The property is located just to the west of FM-549 on the south side of I-30. There is an existing building on the site that has been used for industrial uses in the past. The current owner of the site presently has two uses on the property, the assembly of gate security systems and a wholesale gate and fence supplier. The owner has requested certain changes in the zoning on the property to allow certain additional activities. Their first need is to be able to display the types of gates that they sell. They would like to maintain a display of the fence sections they manufacture, as shown on the attached drawing. They are planning to construct a brick and iron fence along the front of the property line and they are willing to plant a three foot hedge along the frontage as well. This use of outside display would require either Highway Commercial or Heavy Commercial zoning. This property is in the area designated as appropriate for Highway Commercial. The outside display they propose would conform to the Highway Commercial district with the exception that they do not want to pave the area under the fence sections.

The assembly uses in the building require the Light Industrial zoning that already exists on the property.

The applicant is also considering adding a retail fencing supply use to the site. There is vacant land to the rear of the building that they would use for their outside storage and they would use two other areas for covered storage. This use would be in response to the closing of Burly Fence. They do not plan to have any additional outside display in front of the building other than the gate sections previously discussed. This use would also require Heavy Commercial or Highway Commercial zoning. The outside storage that they propose would conform to the requirements of the Highway Commercial District.

Our current standard zoning districts will not permit all of these uses within one district. The land use plan recommends commercial/industrial for this area. The property is also in the area designated for use as Highway Commercial. All of the uses proposed are therefore acknowledged for use in this area. While the Commission and the Council have generally expressed concerns in the past for small PDs, the only district in which all of the uses the applicant wishes to have on the site could occur is Planned Development. If the Commission wishes to recommend PD the following conditions are recommended for consideration:

1. That the uses approved for the PD include all uses in the Light Industrial district, a fencing and construction materials retail and wholesale operation including outside storage as shown on the approved site plan, and the outside display of gate and fence materials only as identified on the approved site plan.
2. That all storage areas other than the front yard display shall meet the requirements of the Highway Commercial District and shall be in accordance with the approved site plan. The covered storage areas shall be covered with a metal roof material painted a dark brown and maintained. All outside storage areas shall be maintained in a neat and orderly manner and materials stored outside shall not extend above the six foot screening fence.
3. That the outside display area shall only contain the fence and gate sections as shown on the approved site plan and that a brick and iron fence and a three foot evergreen hedge shall be constructed and maintained along the front property line.
4. Any significant change in the location or size of the outside display or outside storage shall be submitted to the Commission for approval.

Notices Sent 5

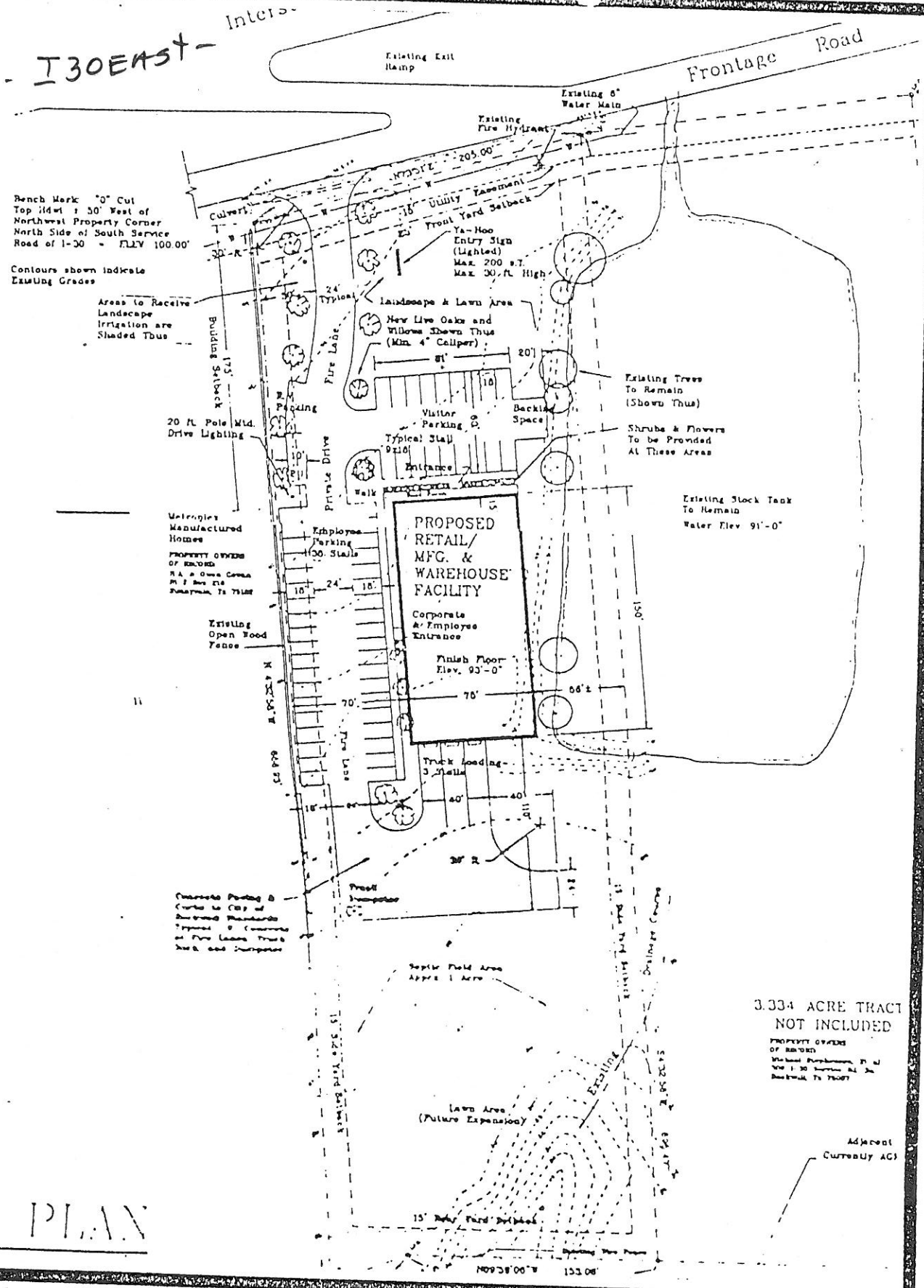
Notices Returned 0

**Attachments:**

1. Location Map
2. Site Plan

**Agenda Item:** Zoning Change LI to PD

**Item No:** IV. E.



**Site Plan**

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**CITY OF ROCKWALL**  
**City Council Agenda**

**Agenda Date:** January 21, 1991

**Agenda No:** VI. F.

**Agenda Item:** P&Z 90-44-Z - Hold Public Hearing and Consider Approval of an Ordinance Granting a Request from Michael James for a Change in Zoning from "LI" Light Industrial to "HWY C" Highway Commercial or "PD" Planned Development for a Tract of Land Located on the South Service Road of I-30 West of FM-549

**Item Generated By:** Applicant, Michael James

**Action Needed:** Hold public hearing and consider approval of the change in zoning. Conditions of the PD should be included in the motion if that zoning is recommended.

**Background Information:**

We have received a request for approval of several uses on a tract of land that was formerly the location of the Yahoo Cake Company. The property is located just to the west of FM-549 on the south side of I-30. There is an existing building on the site that has been used for industrial uses in the past. The current owner of the site presently has two uses on the property, the assembly of gate security systems and a wholesale gate and fence supplier. The owner has requested certain changes in the zoning on the property to allow certain additional activities. Their first need is to be able to display the types of gates that they sell. They would like to maintain a display of the fence sections they manufacture, as shown on the attached drawing. They are planning to construct a brick and iron fence along the front of the property line and they are willing to plant a three foot hedge along the frontage as well. This use of outside display would require either Highway Commercial or Heavy Commercial zoning. This property is in the area designated as appropriate for Highway Commercial. The outside display they propose would conform to the Highway Commercial district with the exception that they do not want to pave the area under the fence sections.

The assembly uses in the building require the Light Industrial zoning that already exists on the property.

The applicant is also considering adding a retail fencing supply use to the site. There is vacant land to the rear of the building that they would use for their outside storage and they would use two other areas for covered storage. This use would be in response to the closing of Burly Fence. They do not plan to have any additional outside display in front of the building other than the gate sections previously discussed. This use would also require Heavy Commercial or Highway Commercial zoning. The outside storage that they propose would conform to the requirements of the Highway Commercial District.

Both Planned Development and Hwy Commercial were advertised initially, prior to determining which districts all of the uses might be permitted in. After review it was determined that our current standard zoning districts will not permit all of these uses within one district. The land use plan recommends commercial/industrial for this area. The property is also in the area designated for use as Highway Commercial. All of the uses proposed are therefore acknowledged for use in this area. While the Commission and the Council have generally expressed concerns in the past for small PDs, the only district in which all of the uses the applicant wishes to have on the site could occur is Planned Development.

The Commission has recommended PD with the following conditions:

1. That the uses approved for the PD include all uses in the Light Industrial district, a fencing and construction materials retail and wholesale operation including outside storage as shown on the approved site plan, and the outside display of gate and fence materials only as identified on the approved site plan.
2. That all storage areas other than the front yard display shall meet the requirements of the Highway Commercial District and shall be in accordance with the approved site plan. The covered storage areas shall be covered with a painted baked enamel metal roof material and shall be maintained. All outside storage areas shall be maintained in a neat and orderly manner and materials stored outside shall not extend above the six foot screening fence.
3. That the outside display area shall only contain the number of fence and gate sections as shown on the approved site plan with the addition of 2-8 foot wrought iron sections, and that a brick and wrought iron fence and a three foot evergreen hedge shall be constructed and maintained along the front property line.
4. Any significant change in the location or size of the outside display or outside storage shall be submitted to the Commission for approval.

**Notices Sent** 5

**Notices Returned** 0

**Attachments:**

1. Location Map
2. Site Plan
3. Ordinance

**Agenda Item:** Zoning Change LI to PD

**Item No:** VI. F.



**CITY OF ROCKWALL  
City Council Agenda**

**Agenda Date:** February 4, 1991

**Agenda No:** V. B.

**Agenda Item:** P&Z 90-44-Z - Continue Public Hearing and Consider Approval of an Ordinance Granting a Request from Michael James for a Change in Zoning from "LI" Light Industrial to "HWY C" Highway Commercial or "PD" Planned Development for a Tract of Land Located on the South Service Road of I-30 West of FM-549

**Item Generated By:** Applicant, Michael James

**Action Needed:** Hold public hearing and consider approval of the change in zoning. Conditions of the PD should be included in the motion if that zoning is recommended.

**Background Information:**

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The assembly uses in the building require the Light Industrial zoning that already exists on the property.

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Both Planned Development and Hwy Commercial were advertised initially, prior to determining which districts all of the uses might be permitted in. After review it was determined that our current standard zoning districts will not permit all of these uses within one district. The land use plan recommends commercial/industrial for this area. The property is also in the area designated for use as Highway Commercial. All of the uses proposed are therefore acknowledged for use in this area. While the Commission and the Council have generally expressed concerns in the past for small PDs, the only district in which all of the uses the applicant wishes to have on the site could occur is Planned Development.

**SEE NEXT PAGE**

**Notices Sent** 5

**Notices Returned** 0

**Attachments:**

1. Location Map
2. Site Plan
3. Ordinance

**Agenda Item:** Zoning Change LI to PD

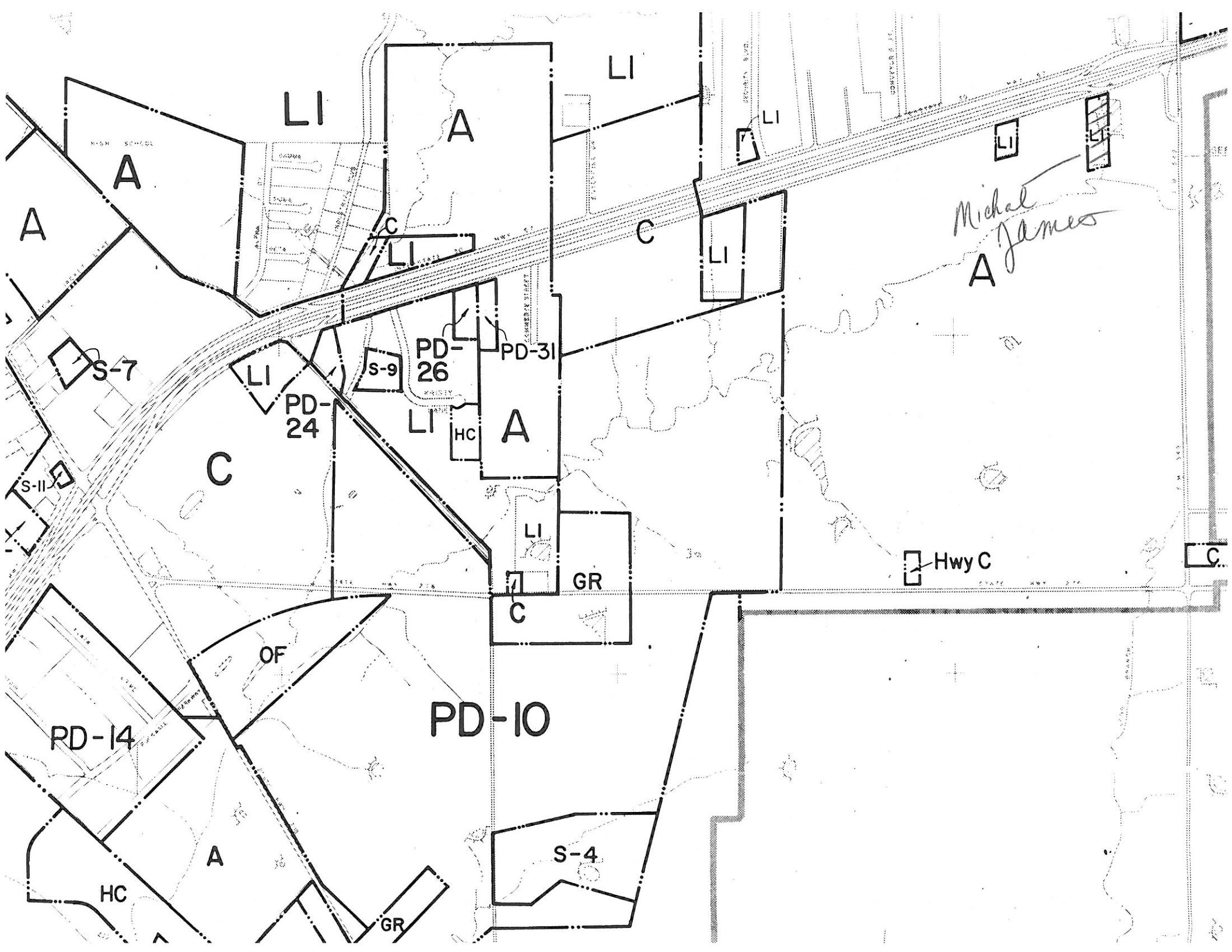
**Item No:** V. B.

## Zoning Request Cont'd.

The Commission has recommended PD with the following conditions:

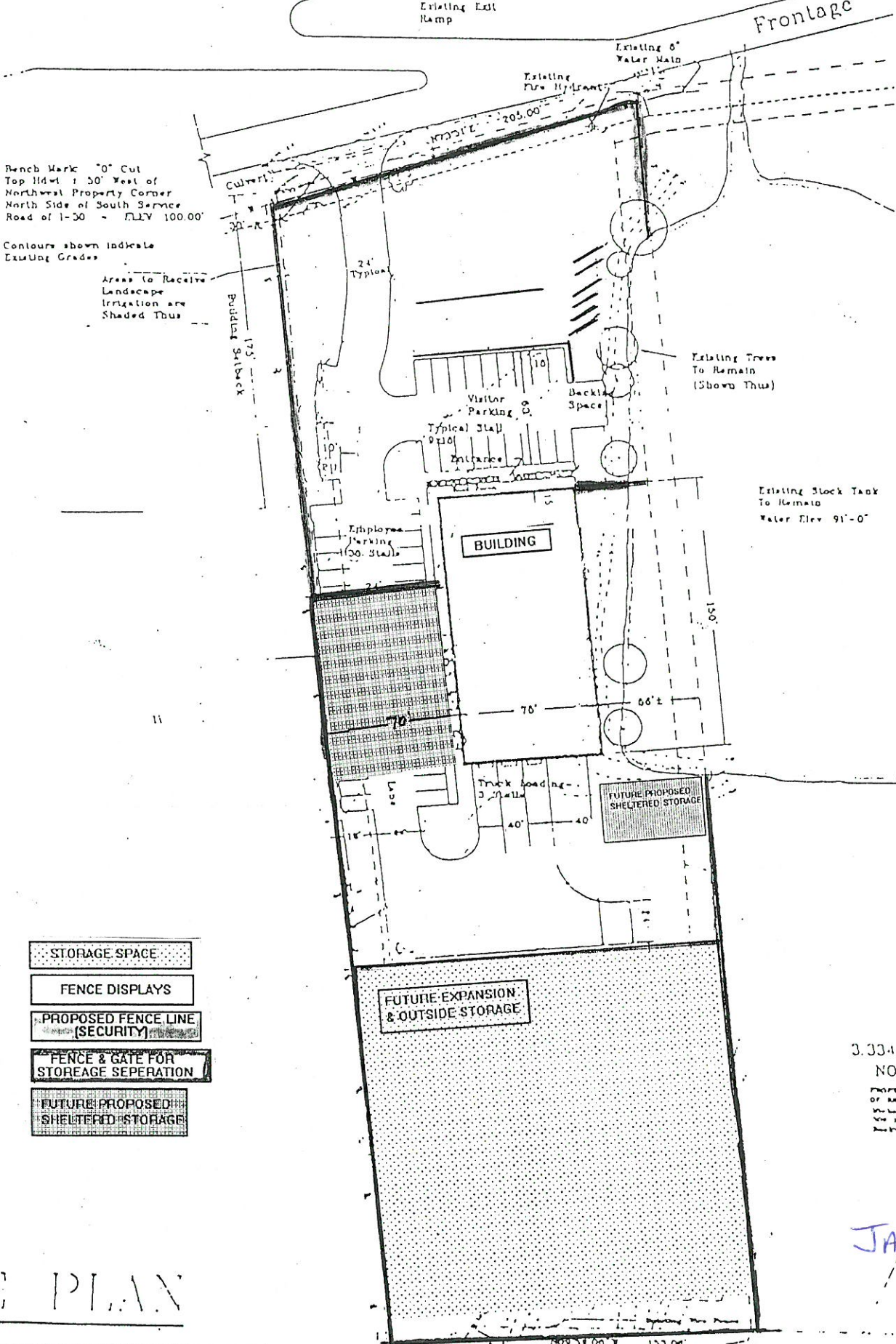
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2. That all storage areas other than the front yard display shall meet the requirements of the Highway Commercial District and shall be in accordance with the approved site plan. The covered storage areas shall be covered with a painted baked enamel metal roof material and shall be maintained. All outside storage areas shall be maintained in a neat and orderly manner and materials stored outside shall not extend above the six foot screening fence.
3. That the outside display area shall only contain the number of fence and gate sections as shown on the approved site plan with the addition of 2-8 foot wrought iron sections, and that a brick and wrought iron fence and a three foot evergreen hedge shall be constructed and maintained along the front property line.
4. Any significant change in the location or size of the outside display or outside storage shall be submitted to the Commission for approval.

We will have pictures of the existing fencing displays at the meeting and they would be attached to the ordinance granting the PD if it is approved.



# I-30-EAST

Inter-



Bench Mark "0" Cut  
Top Hdm 1:30' West of  
Northwest Property Corner  
North Side of South Service  
Road of I-30 - ELEV 100.00'

Contours shown indicate  
Existing Grades

Areas to Receive  
Landscape  
Irrigation are  
Shaded Thus

Existing Trees  
To Remain  
(Shown Thus)

Existing Block Tank  
To Remain  
Water Elev 91'-0"

- STORAGE SPACE
- FENCE DISPLAYS
- PROPOSED FENCE LINE (SECURITY)
- FENCE & GATE FOR STORAGE SEPERATION
- FUTURE PROPOSED SHELTERED STORAGE

3.33-4  
NO.  
PROJ  
OF SH  
DATE  
BY

JAMES

# SITE PLAN



# 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 Michael James for a change in zoning from "LI" Light Industrial to "PD" Planned Development or "HWY C" Highway Commercial on a tract of land located on the south side of I-30 west of FM-549 further described as Lot 1, Block A, Yahoo Subdivision.

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

---

Case No. P&Z 90-44-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

---

Address