

CITY OF ROCKWALL
205 West Rusk
Rockwall, Texas

APPLICATION FOR ZONING CHANGE

Case No. 91-11-Z Filing Fee \$104.00 Date March 15, 1991

Applicant Texas Star Express Phone 226-5505

Mailing Address P. O. Box 850347
Mesquite, TX 75185

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

Physical Address: 2890 Goliad

Legal Address: Lot 1 Block A/205 Industrial Park

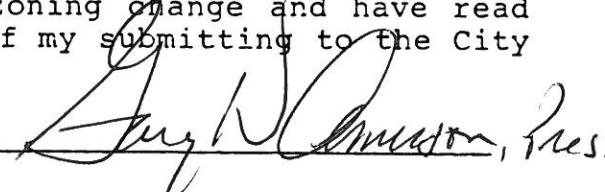
I hereby request that the above described property be changed from its present zoning which is

Light Industrial District Classification to
Heavy 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:² Owner _____ Tenant _____
Prospective Purchaser X

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 , Pres.

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.

PD-10
(Ord. 74-32)

205

S-4

HIGH SCHOOL DRIVE

SF-10

HC

C

C

PD-10
(Ord. 74-32)

MIMMS ROAD

A

HC

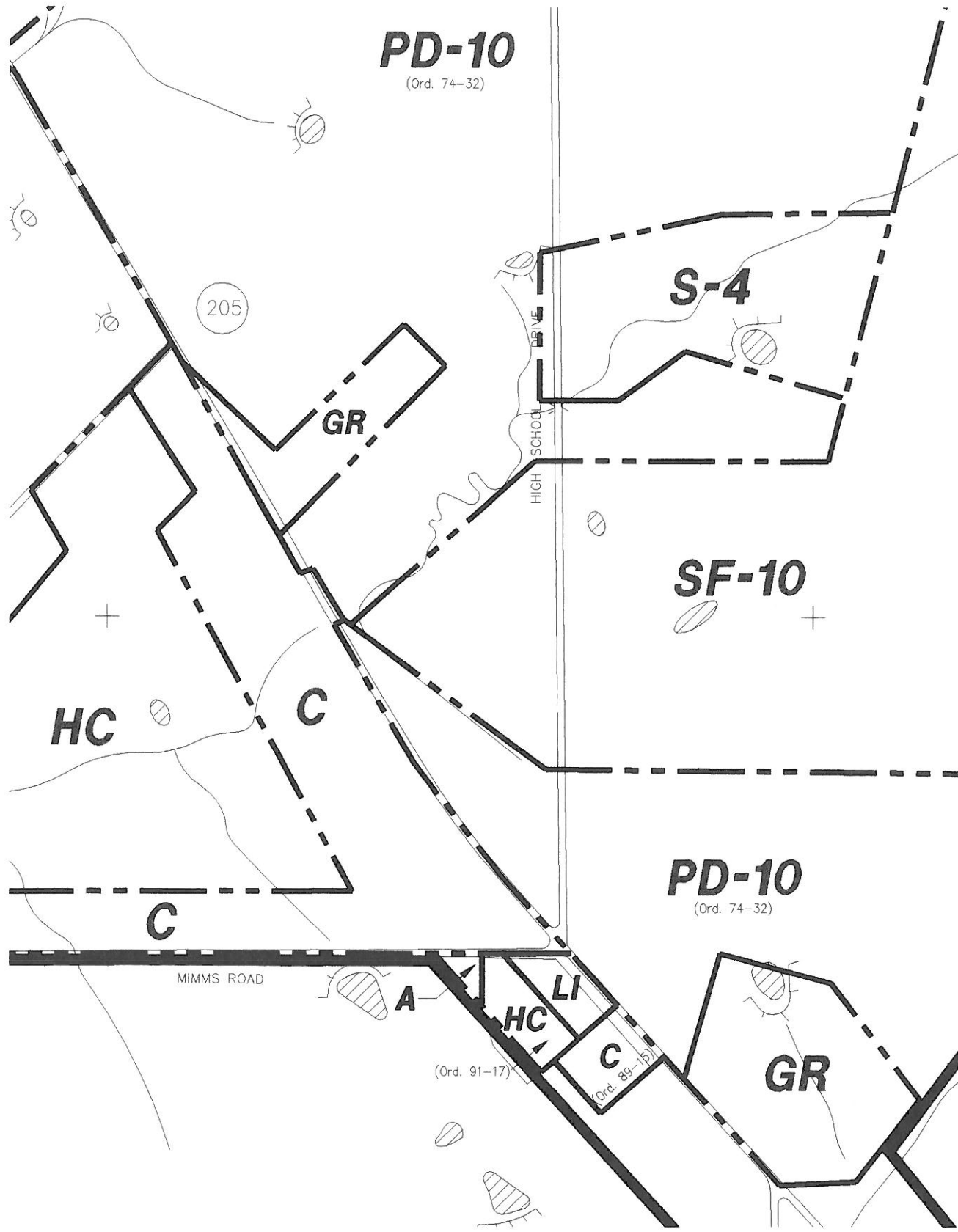
LI

C

GR

(Ord. 91-17)

(Ord. 89-15)



STATE OF TEXAS

COUNTY OF ROCKWALL

BEING a tract of land situated in the J. R. Johnson Survey, Abstract No. 128, Rockwall County, Texas and being part of a 40.00 acre tract of land described in deed to Ladd Properties Ltd. filed for record January 25, 1984, and recorded in Volume 189, Page 68, Deed Records, Rockwall County, Texas and being more particularly described as follows:

COMMENCING at a 1/2" iron rod found at the intersection of the South line of Mimms Road, a 55 foot Right of Way, with the Southwest line of State Highway 205, a 120 foot Right of Way;

THENCE: N 89 Degrees 04' 39" W a distance of 231.24 feet with said South line of Mimms Road to the PLACE OF BEGINNING;

THENCE: S 41 Degrees 30' 00" E a distance of 478.03 feet to a point for a corner;

THENCE: S 48 Degrees 33' 28" W a distance of 144.30 feet to a point for corner located on the City Limit Line, City of Rockwall;

THENCE: N 41 Degrees 30' 00", with said City Limit Line, a distance of 435.45 feet to a point for a corner;

THENCE: N 00 Degrees 55' 21" E a distance of 128.67 feet to a point for a corner on the South Line of Mimms Road;

THENCE: S 89 Degrees 04' 39" E a distance of 77.90 feet to the place of beginning and containing 70,918 square feet or 1.628 acres of land.



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

(214) 771-1111

Cash Receipt

Name TS Acquisition, Inc. 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	104.00	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			

TOTAL OF COLUMN

TOTAL OF COLUMN

TOTAL DUE

104.00

Received By [Signature]

MAX SWEID

LOFLAND ROAD
(30' R.O.W.)

$389^{\circ}04'39''E$
(300.0')

POINT OF BEGINNING

4.2739 ACRES

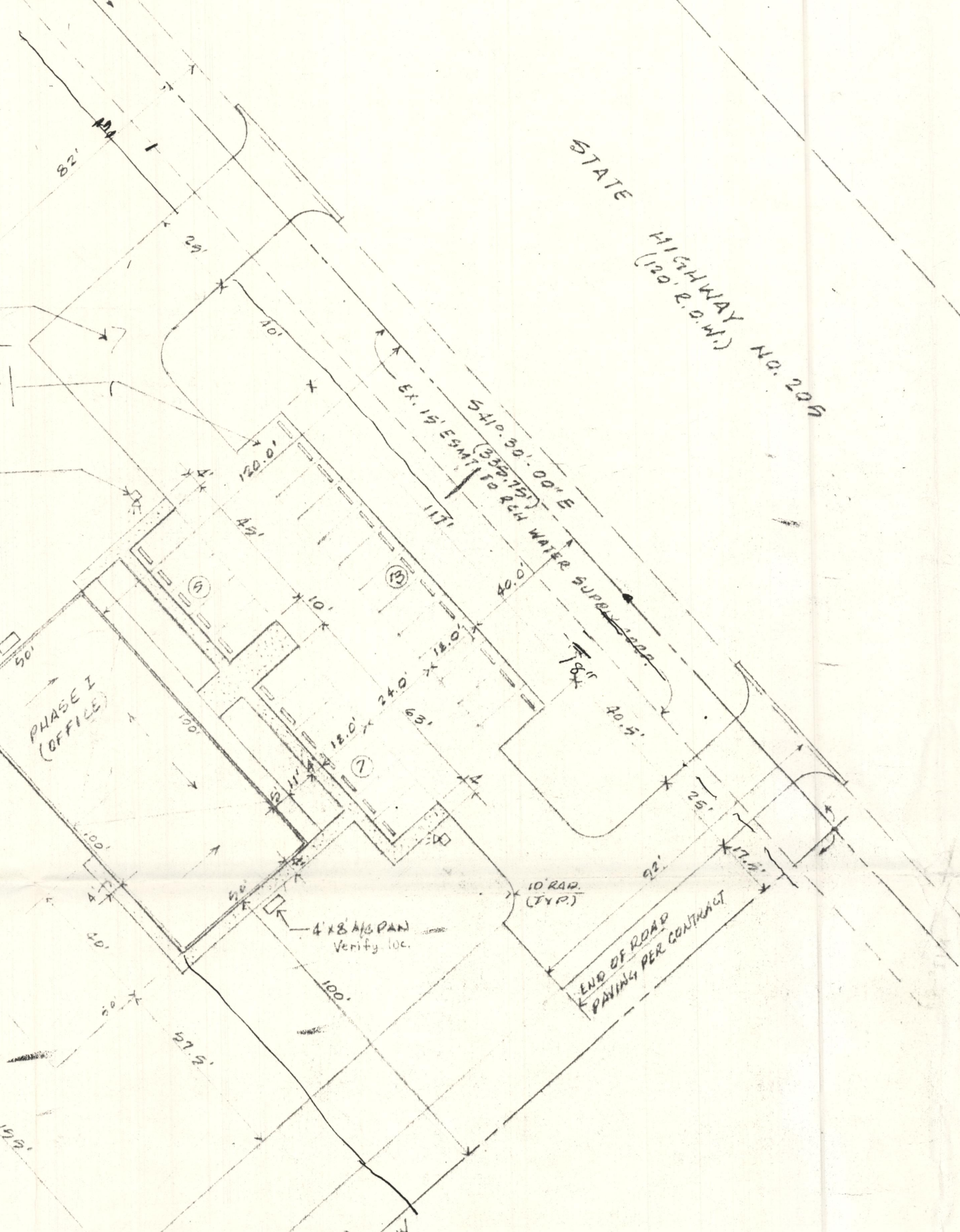
5 THK. CONC. FINISH
W/ 1/2" 12" 3/4" GA. W/AY
BROOM FINISH

(59) 9' x 18' PARKING SPA
W/ 500'S WHEEL STOPS

400 WATT LOCAL X
W/ 1/2" 12" 3/4" GA. W/AY
(2) RECP'D.

4' 00" SIDEWALK W/ 1/2" 12" 3/4" GA. W/AY
BROOM FINISH

4' x 8' A/C PAD
Verity loc.



SITE PLAN
(SCALE: 1"=20'±)

J.R. JOHNSON SURVEY ABSTRACT #125
FILED FOR RECORD JAN. 25, 1984
VOL. 189 P. 68 OF DEED RECORDS
ROCKWALL COUNTY, TEXAS

DALLAS BAPTIST ASSOC.
6.0 AC.

LADD PROPERTIES LTD.
(39.7261 ACRES)

$10^{\circ}55'21''E$
(225.0')

$10^{\circ}01'50''N$
(150.0')

(220.0')
 $N 12^{\circ}20'30''W$

STATE HIGHWAY No. 209
(100' R.O.W.)

New Office - Crawford Utilities

APPROVAL REQUIRED

"These drawings require your official approval. Fabrication of this material will be delayed until a signed copy of this drawing is returned. Please note any changes in red and return immediately.
() Approved As Submitted () Approved as Noted

By: _____ Date: _____

SLATON BUILDING SYSTEMS		DALLAS TEXAS 75220	
4002 WARD CAVEL RD.		DALLAS TEXAS 75220	
SCALE: N/A	APPROVED BY:	DRAWN BY: L.D.B.	
DATE: JUNE '84		REVISED:	
CRAWFORD UTILITIES		ROCKWALL, TEXAS	
SITE PLAN		DRAWING NUMBER: 101	

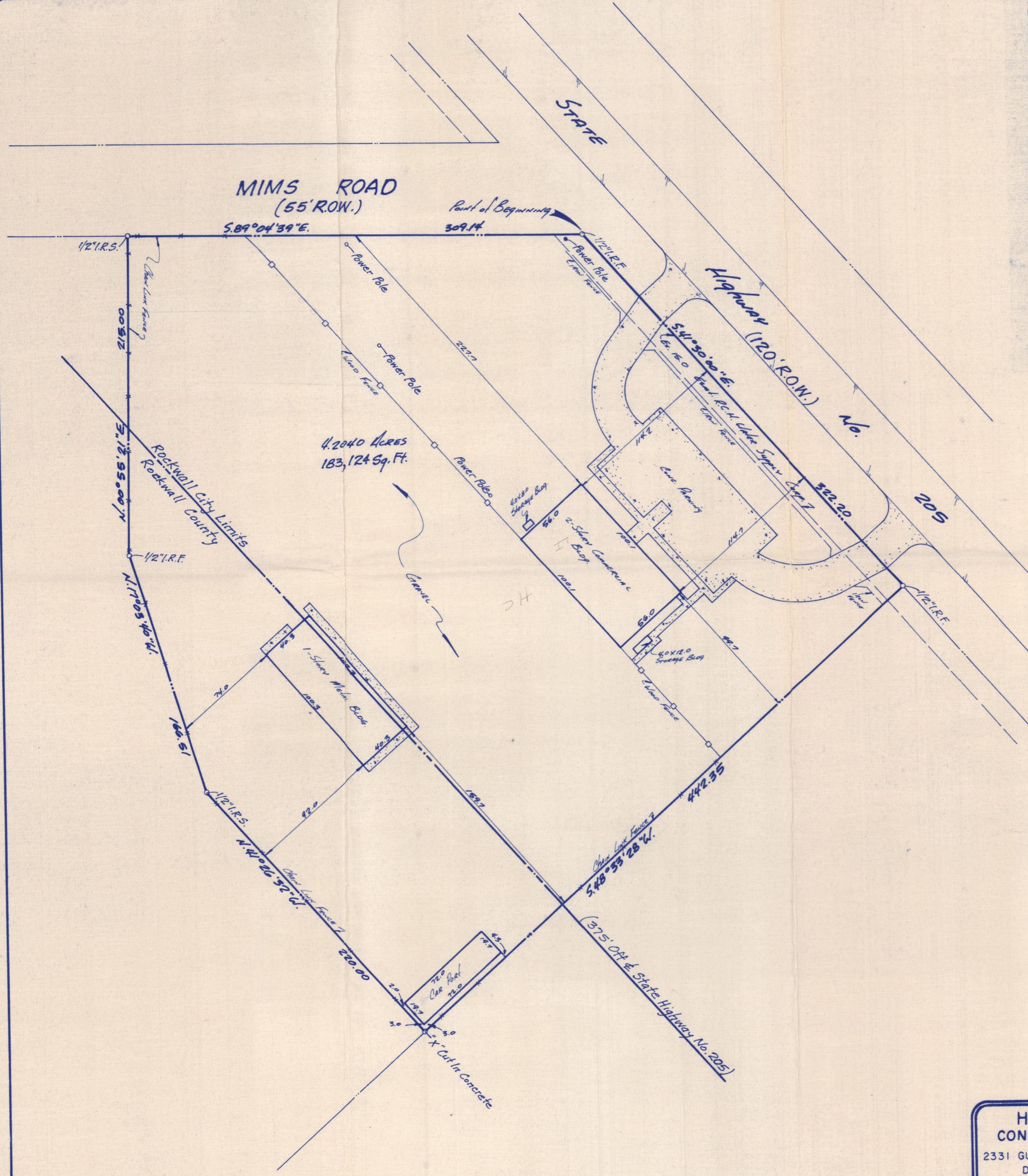
STATE OF TEXAS
 COUNTY OF ROCKWALL

BEING a tract of land situated in the J. R. Johnson Survey, Abstract No. 128, Rockwall County, Texas; and being a part of a 40.0000 acre tract of land described in Deed to Ladd Properties Ltd., filed for Record January 25, 1984, and recorded in Volume 189, Page 68, Deed Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found at the intersection of the South line of Mims Road, a 55 foot right-of-way, with the Southwest line of State Hwy. 205, a 120 foot right-of-way;
 THENCE: South 41° 30' 00" East a distance of 322.20 feet with said Southwest line to a 1/2" iron rod found for a corner;
 THENCE: South 48° 33' 28" West a distance of 442.35 feet to a cross cut in concrete at the base of a chain link fence corner post for a corner;
 THENCE: North 41° 26' 32" West a distance of 220.00 feet to a 1/2" iron rod set for a corner;
 THENCE: North 17° 03' 40" West a distance of 166.51 feet to a 1/2" iron rod found for a corner at an angle point;
 THENCE: North 0° 55' 21" East a distance of 215.00 feet to a 1/2" iron rod set for a corner on the South line of Mims Road;
 THENCE: South 89° 04' 39" East a distance of 309.14 feet with said South line to the POINT OF BEGINNING and containing 183,124 square feet or 4.2040 acres of land.

The plat hereon is a true, correct, and accurate representation of the property as determined by survey; the lines and dimensions being as indicated by the plat. There are no conflicts, encroachments, or protrusions, except as shown.

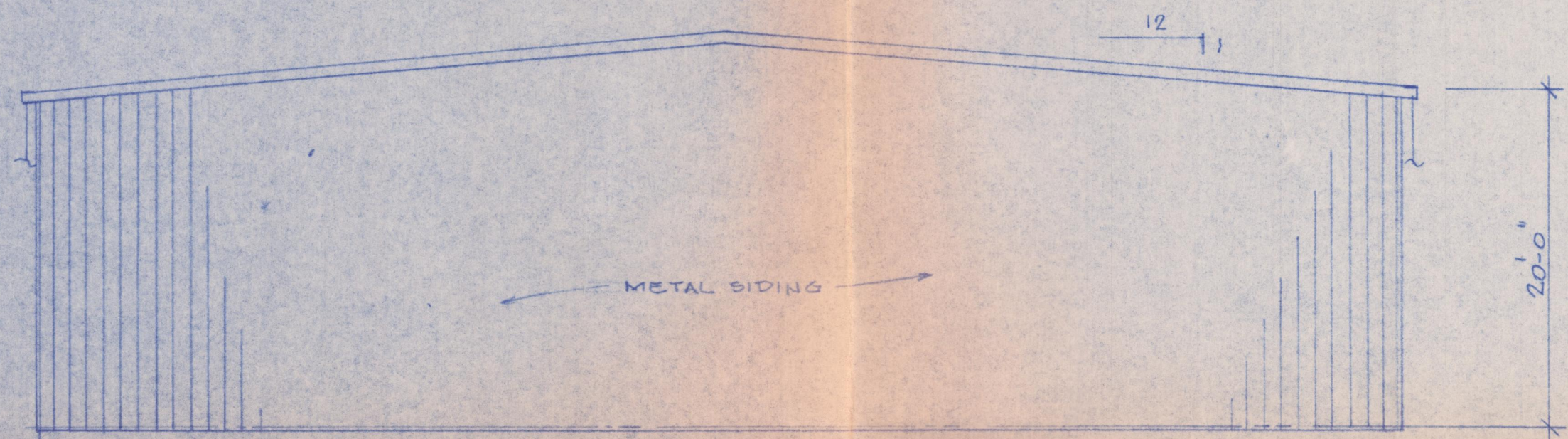
Harold L. Evans
 Registered Professional Land Surveyor No. 2146



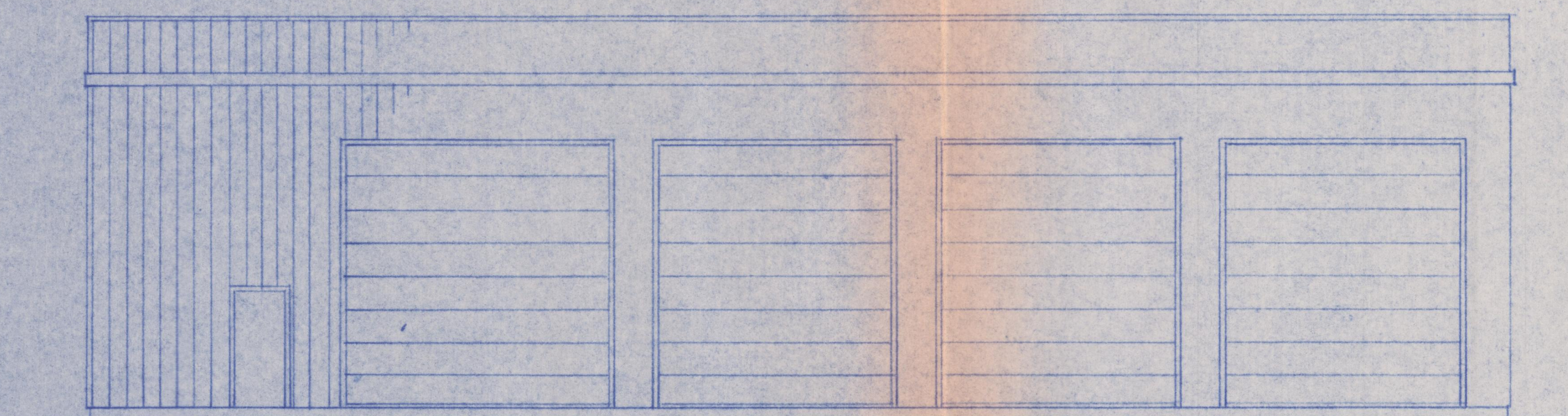
HAROLD L. EVANS
 CONSULTING ENGINEER
 2331 GUS THOMASSON RD. SUITE 102
 DALLAS, TEXAS 75228
 PHONE (214) 328-8133

SCALE	DATE	JOB NO.
1" = 50'		

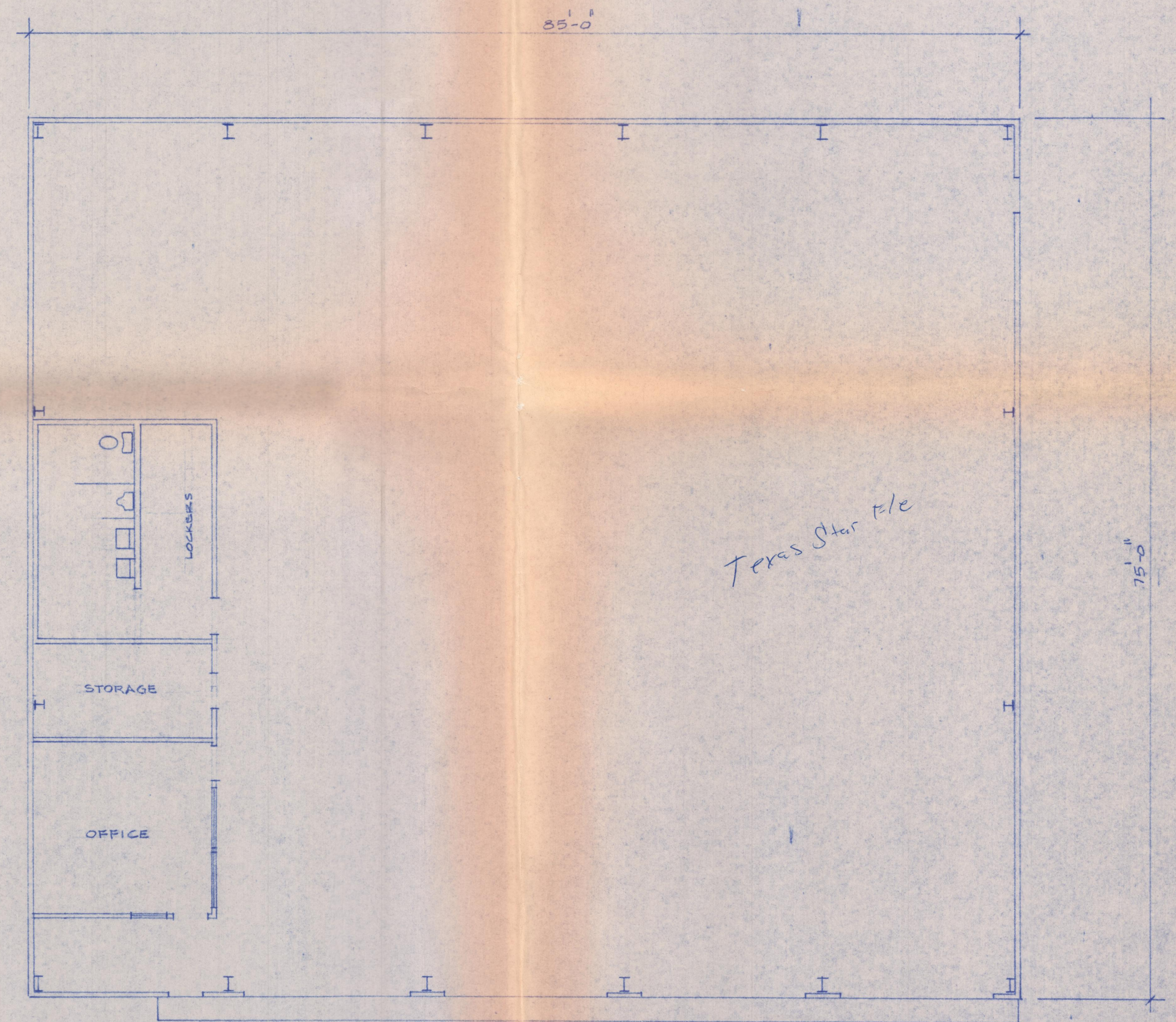
As Built Survey
 J. R. Johnson Survey Abstract No. 128
 Rockwall County, Texas



SIDE ELEVATION
1/8" = 1'-0"



FRONT ELEVATION
1/8" = 1'-0"



FLOOR PLAN
1/8" = 1'-0"



NEW SHOP BUILDING TEXAS STAR EXPRESS S.H. 205 SOUTH ROCKWALL TX		DECKER AND ASSOCIATES CONSULTING ENGINEERS P.O. BOX 183 ROCKWALL, TEXAS 75087	SH# 1 OF 1
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CITY OF ROCKWALL,

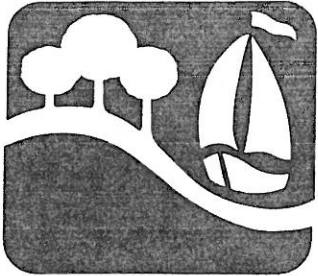
This letter shall serve as my approval to proceed with the zoning change from light industrial to heavy commercial as stipulated in the application for a zoning change. The property is Lot 1, Block A/205 Industrial Park and I am in the process of selling this property to Texas Star Express.

Crawford Utility Cont, Inc.
Crawford Utility

Curtis Crawford
Curtis Crawford

Nelda Crawford
Nelda Crawford

3/18/91



CITY OF ROCKWALL
"THE NEW HORIZON"

April 1, 1991

Mr. Gary Amerson
Texas Star Express
P.O. Box 850347
Mesquite, TX 75185

Dear Mr. Amerson:

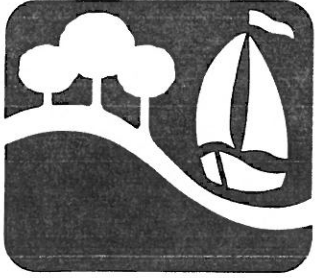
The Rockwall Planning and Zoning Commission will hold a public hearing on Thursday, April 11, 1991, at 7:30 P.M. in City Hall, 205 W. Rusk, and the Rockwall City Council will hold a public hearing on Monday, April 15, 1991, at 7:00 P.M. in City Hall, 205 W. Rusk, to consider approval of your request for a change in zoning from "LI" Light Industrial zoning classification to "HC" Heavy Commercial zoning classification for a tract of land located on SH-205 at Mims Road.

It is important that you or your designated representative be present at both of these meetings. Lack of representation could delay your approval process.

Please feel free to call me if you have any questions.

Sincerely,

Mary Nichols
City Secretary



CITY OF ROCKWALL
"THE NEW HORIZON"

April 25, 1991

Mr. Gary Amerson
Texas Star Express
P.O. Box 850347
Mesquite, TX 75185

Dear Mr. Amerson:

The Rockwall City Council held a public hearing on Monday, April 15, and approved an ordinance on first reading authorizing a change in zoning from "LI" Light Industrial to "HC" Heavy Commercial on a tract of land located on SH-205. An ordinance of this nature must be read at two separate meetings of Council. Upon approval at the second reading on May 6, 1991, you may then apply for a certificate of occupancy or building permit.

Please feel free to call me if you have any questions.

Sincerely,

Mary Nichols

Mary Nichols
City Secretary

CITY OF ROCKWALL
Planning and Zoning Agenda

Agenda Date: April 11, 1991

Agenda No: III. C.

Agenda Item: Hold Public Hearing and Consider Recommending Approval of a Change in Zoning from Light Industrial to Heavy Commercial on a Tract of Land Located on SH-205

Item Generated By: Applicant, Texas Star Express

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

Background Information:

We have received a request for a change in zoning on a 1.6 acre tract of land at the corner of Mims Road and SH-205 from LI to Heavy Commercial. A portion of this lot is in the City and a portion is still in the County. Several months ago the portion of the lot that is in the City was zoned LI. The tract to the south of this lot is zoned Commercial, the property to the west of this site is not in the City, but is developed as a commercial park that generally has heavy commercial uses in it. The property to the north is zoned Commercial and Heavy Commercial. The land use plan was revised in this area to reflect commercial uses in the area north of Mims Road and with a commercial node at this intersection. This use would be compatible with the existing land uses, the zoning in the area, and the land use plan.

The property would be used by a trucking company similar to the Dallas Carriers operation on SH-276. The proposed zoning would be located 170 feet from the SH-205 ROW with the remaining property to stay LI zoning. The zoning line would follow an existing wood fence that is currently located on the property. Attached is a copy of the plat of the proposed zoning.

Attachments:

1. Location Map
2. Zoning Map

Agenda Item: Zoning from LI to HC - SH-205

Item No: III. C.

CITY OF ROCKWALL
City Council Agenda

Agenda Date: April 15, 1991

Agenda No: V . E.

Agenda Item: Hold Public Hearing and Consider Approval of an Ordinance Authorizing a Change in Zoning from Light Industrial to Heavy Commercial on a Tract of Land Located on SH-205 (1st Reading)

Item Generated By: Applicant, Texas Star Express

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

Background Information:

We have received a request for a change in zoning on a 1.6 acre tract of land at the corner of Mims Road and SH-205 from LI to Heavy Commercial. A portion of this lot is in the City and a portion is still in the County. Several months ago the portion of the lot that is in the City was zoned LI. The tract to the south of this lot is zoned Commercial, the property to the west of this site is not in the City, but is developed as a commercial park that generally has heavy commercial uses in it. The property to the north is zoned Commercial and Heavy Commercial. The land use plan was revised in this area to reflect commercial uses in the area north of Mims Road and with a commercial node at this intersection. This use would be compatible with the existing land uses, the zoning in the area, and the land use plan.

The property would be used by a trucking company similar to the Dallas Carriers operation on SH-276. The proposed zoning would be located 170 feet from the SH-205 ROW with the remaining property to stay LI zoning. The zoning line would follow an existing wood fence that is currently located on the property. Attached is a copy of the plat of the proposed zoning.

The Planning and Zoning Commission will hold their hearing on Thursday night. We will forward their recommendation to you on Friday.

Attachments:

1. Location Map
2. Zoning Map

Agenda Item: Zoning from LI to HC - SH-205

Item No: V . E.

MIMS ROAD
(55' R.O.W.)

5.89° 04' 39" E.

Part of Beginning
309.14

STATE

Highway (120' R.O.W.)

4.2040 ACRES
183,124 Sq. Ft.

Rockwall City Limits
Rockwall County

1/2" I.R.S.

215.00
1/2" I.R.S.

5.1° 55' 00" E.
1700.50 W.

1/2" I.R.F.

17° 05' 40" W.

100.51

1/2" I.R.S.

17° 06' 52" W.

220.00

70.0
Car Pool

12" X' Cut In Concrete

Check for Error?
5.46° 53' 28" W.

(375' Off & State Highway No. 205)

5.150° 00' E.
121.750

1/2" I.R.F.

270.00

Power Pole

Power Pole

222.7

Power Pole

Power Pole

Gravel

2-Start Concrete

60x120
Swamp Bay

60x120
Swamp Bay

60x120
Swamp Bay

60x120
Swamp Bay

60x120
Swamp Bay

60x120
Swamp Bay

60x120
Swamp Bay

60x120
Swamp Bay

60x120
Swamp Bay

60x120
Swamp Bay

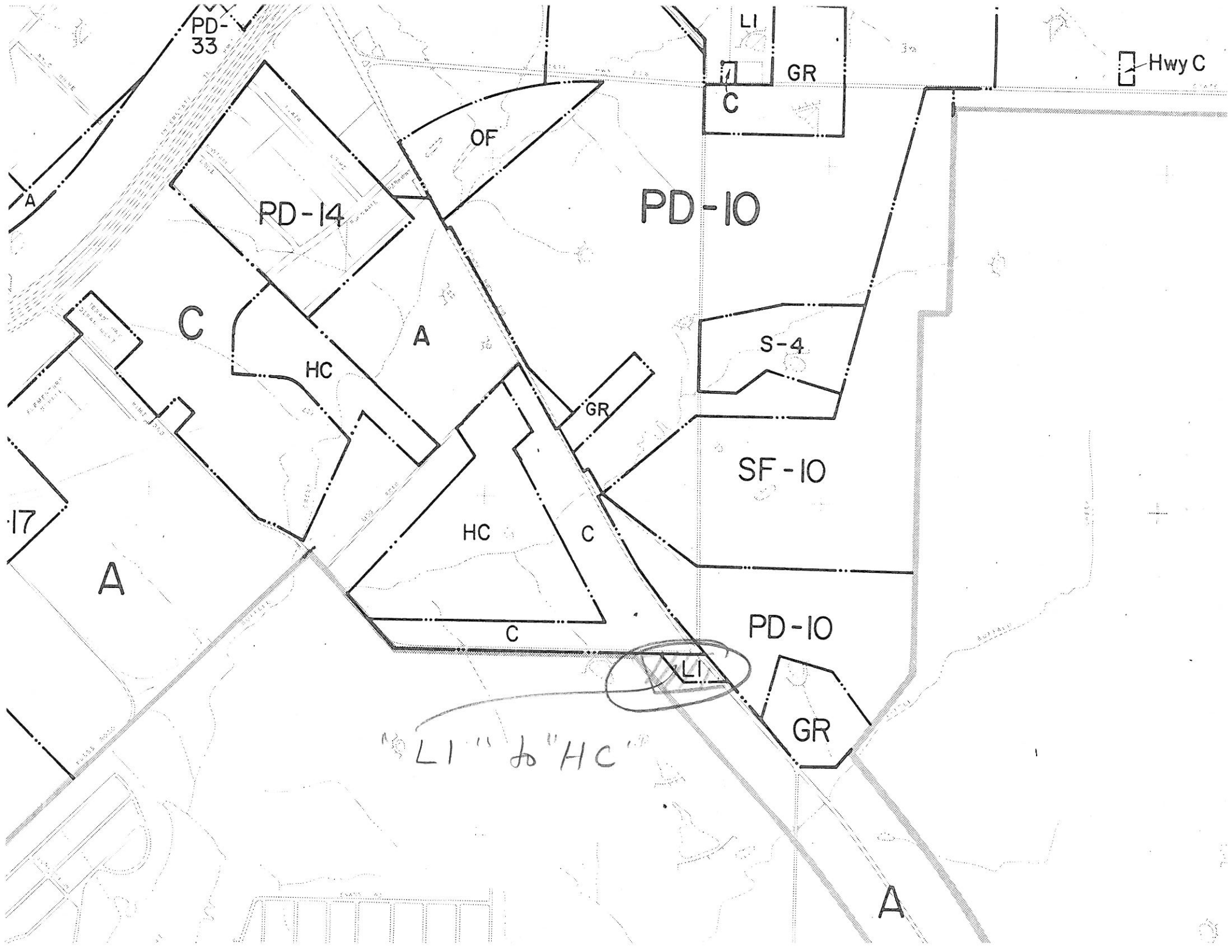
60x120
Swamp Bay

60x120
Swamp Bay

60x120
Swamp Bay

60x120
Swamp Bay

60x120
Swamp Bay



PD-33

LI

GR

Hwy C

C

OF

PD-14

PD-10

C

A

HC

S-4

GR

SF-10

17

HC

C

A

C

PD-10

LI

GR

"LI" to "HC"

A



CITY OF ROCKWALL

"THE NEW HORIZON"

PUBLIC NOTICE
April 1, 1991

The Rockwall Planning and Zoning Commission will hold a public hearing on Thursday, April 11, 1991, at 7:30 P.M. in City Hall, 205 W. Rusk, and the Rockwall City Council will hold a public hearing on Monday, April 15, 1991, at 7:00 P.M. in City Hall to consider approval of a request from Texas Star Express for a change in zoning from "LI" Light Industrial zoning classification to "HC" Heavy Commercial zoning classification for a tract of land located on SH-205 at Mims Road, more particularly on the reverse of this page.

As an interested property owner, you are encouraged to attend these hearings or make your feelings known to the Commission and Council with regard to this matter by returning the form below to: City Secretary, 205 W. Rusk, Rockwall, TX 75087.

P&Z 91-11-Z Change in Zoning Request from "LI" to "HC" On SH-205 at Mims Road

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.

PRINTED NAME

ADDRESS

TR 3
91.626 ACS

W. BARNES A-26

TERRELL

MIMS RD

205 BUSINESS
PARK

TR 5
50 ACS

1346.40

TR 2-1
2.462 ACS

TR 2-2
2.538 ACS

TR 2-3
6.286 ACS

TR 2 40.044 ACS

J.R. JOHNSON A-128

TR 1
4.770 ACS

1772.73

1758.33

539.11

736.9

902.93

639.04

330

375

626.38

TR 2-2

