

CITY OF ROCKWALL
205 West Rusk
Rockwall, Texas

APPLICATION FOR CONDITIONAL USE PERMIT

Case No. 91-24- CUP

Date Submitted July 29, 1991

Filing Fee \$ 101.00

Applicant Rockwall I.S.D.

Address 801 East Washington Street
Rockwall, Texas 75087

Phone No. 771-0666

Owner X 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

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

The use of portable classrooms

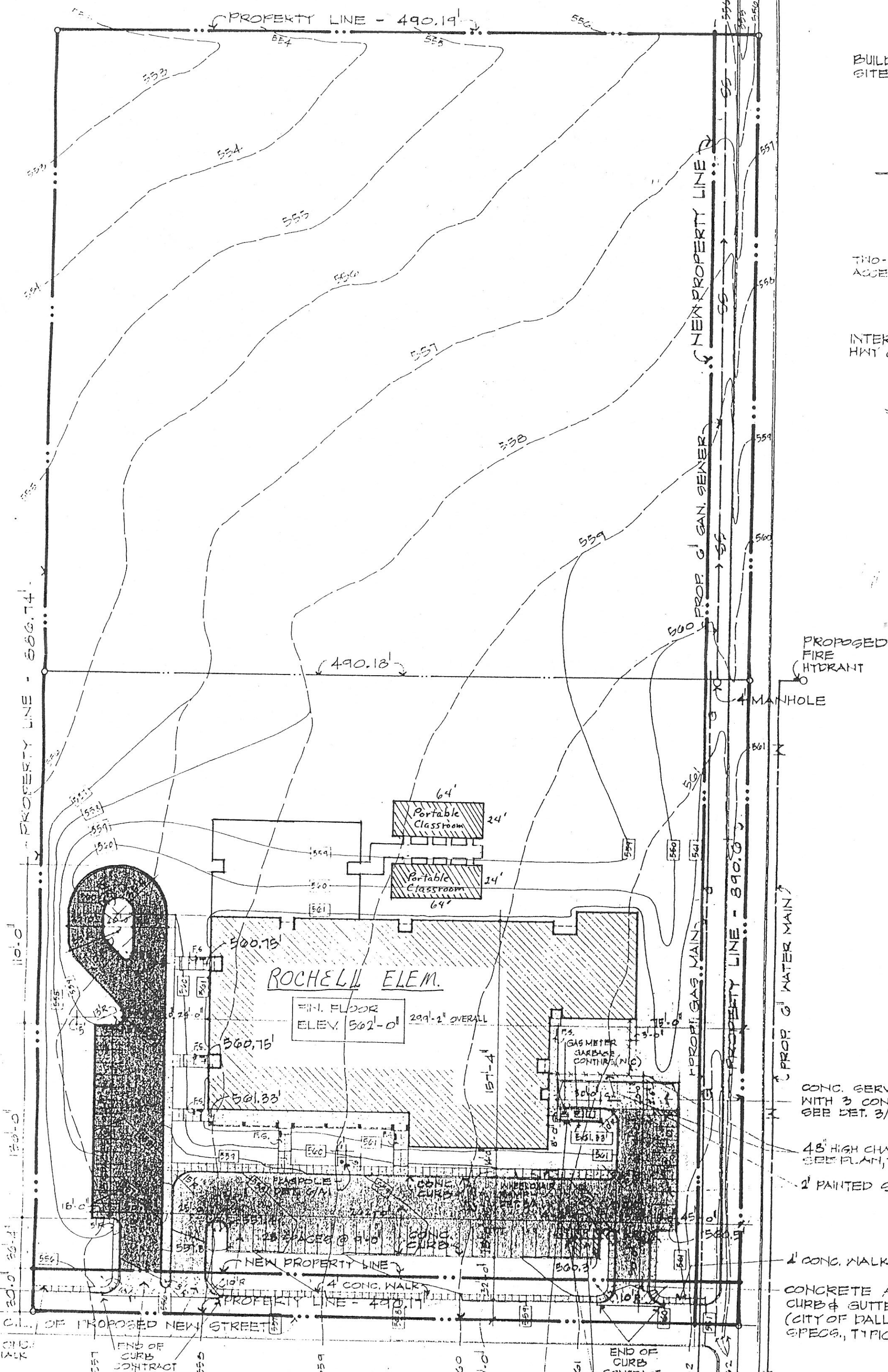
line The current zoning on this property is agriculture.
There ^{space} are/are not ^{space} deed restrictions pertaining to the intended use of this property.

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.

Billy Howlett, Assistant Superintendent

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.



BUILT
 SITE

 TWO-
 ACCE

 INTER
 HWY C

PROPOSED
 FIRE
 HYDRANT

MANHOLE

PROP. G. WATER MAIN
 PROP. G. GAS MAINS

CONC. SERV
 WITH 3 CON
 SEE DET. 3/

48" HIGH CHA
 SEE PLAN,
 2" PAINTED S

4" CONC. WALK

CONCRETE A
 CURB & GUTTE
 (CITY OF DALL
 SPECS., TYPIC

ROCHELL ELEM.

FIN. FLOOR
 ELEV. 562'-0" 299'-2" OVERALL

Portable Classroom 64' x 24'

Portable Classroom 64' x 14'

GAS METER
 GARBAGE
 CONTINER (N.C)

25 SPACES @ 9'-0"

CONC. CURBS

CONC. FLOOR

NEW PROPERTY LINE

4" CONC. WALK

PROPERTY LINE - 490.11'

CITY OF PROPOSED NEW STREET

END OF CURB CONTRACT

END OF CURB CONTRACT

RECOMMENDED CONDITIONS FOR PENDING CASES

I. CUP for garden center -

1. That the site be maintained at all times
2. That the existing buildings be upgraded within 6 months of the approval
3. That the outside storage be limited to the areas indicated on the site plan and used as indicated *only for plant materials*
4. That should the area of outside storage be expanded or significantly altered it must first be approved by the Commission

II. CUP for school -

1. That the CUP be limited to the buildings as shown on the site plan
2. Any additions or significant expansions must first be approved by the Commission

III. Expansion of the CUP for Kids Night Out (if the Commission wishes to expand the existing permit) -

1. That the maximum ages of children be raised from 12 to 14
2. That the hours be expanded from 7:30 P.M. - 11:30 P.M. to between the hours of 8:00 A.M. to Midnight daily, for group sponsored activities such as daycare businesses, and church groups; the Kids Night Out program on weekend evenings; and for evening lock-in programs. *2 per month*
3. That the number of machines be increased from 25 to 40.

Rockell Elementary

E. P. G. Chisum Ab 64
Tr 17-1 10 acres
Tr 17 57.92 acres
Tr 2 5.56 acres

J. D. McFarland Ab 145
Tr 20 5 acres
Tr 15 39.13 acres

Rockwall I.S.D.
801 E Washington

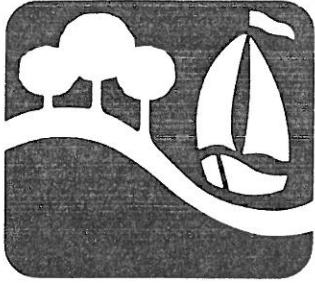
State Highway Dept
I-30 Route 3

Raymond Cameron
301 Lake Terrace

Western Federal S+L
% Real Estate Tax Service
P.O. Box 832310

Mitchell A Brown
Rt 4 Box 104
Grand Saline, TX 75140

Richardson, TX 75083-2310



CITY OF ROCKWALL
"THE NEW HORIZON"

August 15, 1991

Billy Howlett
Rockwall I.S.D
801 E Washington
Rockwall, Texas 75087

Dear Mr. Howlett:

On August 8, 1991, the Rockwall Planning and Zoning Commission recommended approval of your request for a Conditional Use Permit for a school in Agricultural zoning.

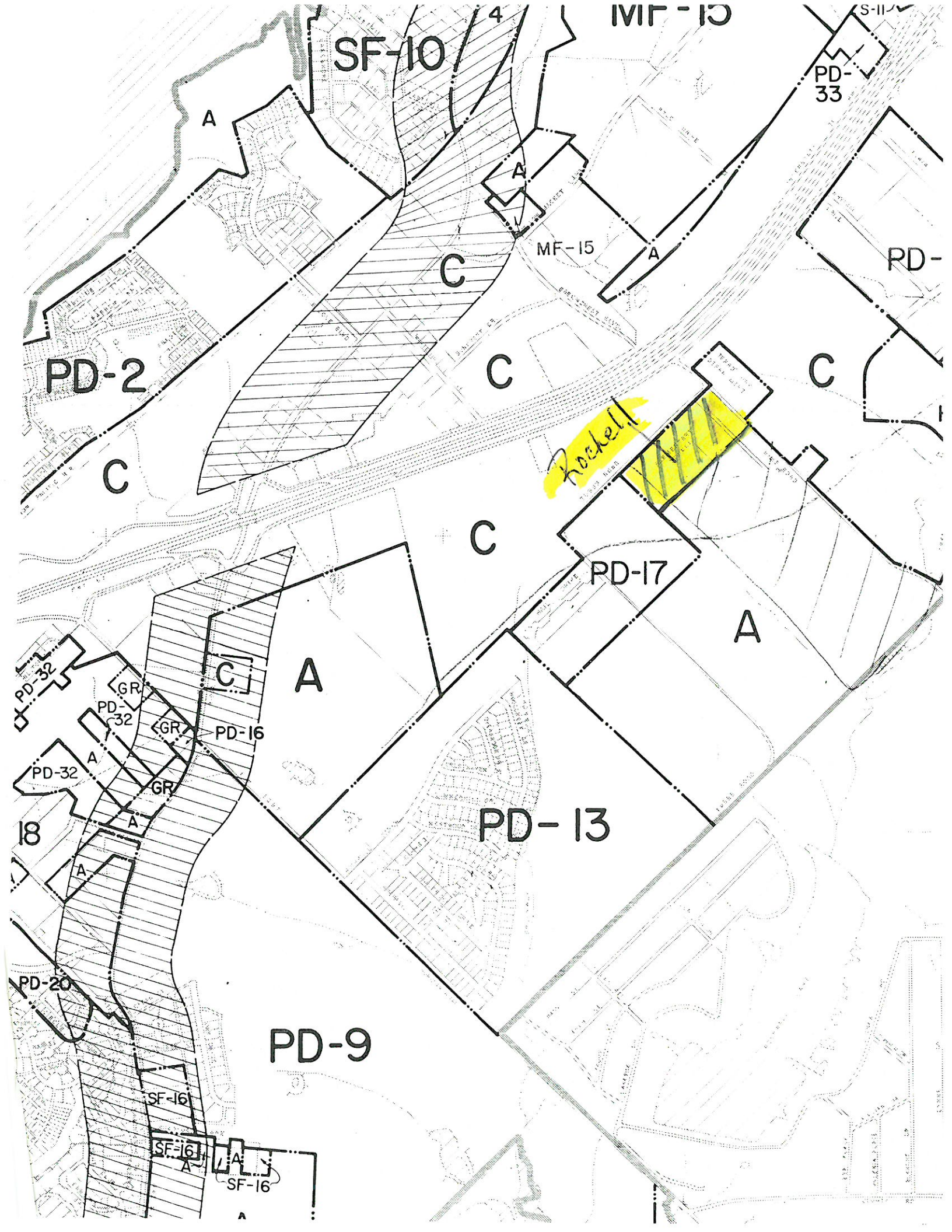
On Monday, August 19, 1991, at 7:00 P.M. in City Hall, the Rockwall City Council will hold a public hearing to consider approval of your request. You or your designated representative should be present at this hearing. Lack of representation will delay the approval process.

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

Sincerely,

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

Mary Nichols
City Secretary



SF-10

MF-15

PD-33

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A

MF-15

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PD-

PD-2

C

C

C

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Rockell

C

PD-17

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PD-32

GR

C

A

PD-32

GR

PD-16

PD-32

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GR

18

A

PD-20

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PD-13

PD-9

SF-16

SF-16

A

A

SF-16

A

A

CITY OF ROCKWALL
Planning and Zoning Agenda

Agenda Date: August 8, 1991

Agenda No: IV. B.

Agenda Item: Hold Public Hearing and Consider Recommending Approval of a Request from Rockwall I.S.D. for a Conditional Use Permit for a School in an Agricultural Zone for Rochell Elementary Located on Tubbs Road

Item Generated By: Applicant, R.I.S.D.

Action Needed: Hold public hearing and take any necessary action.

Background Information:

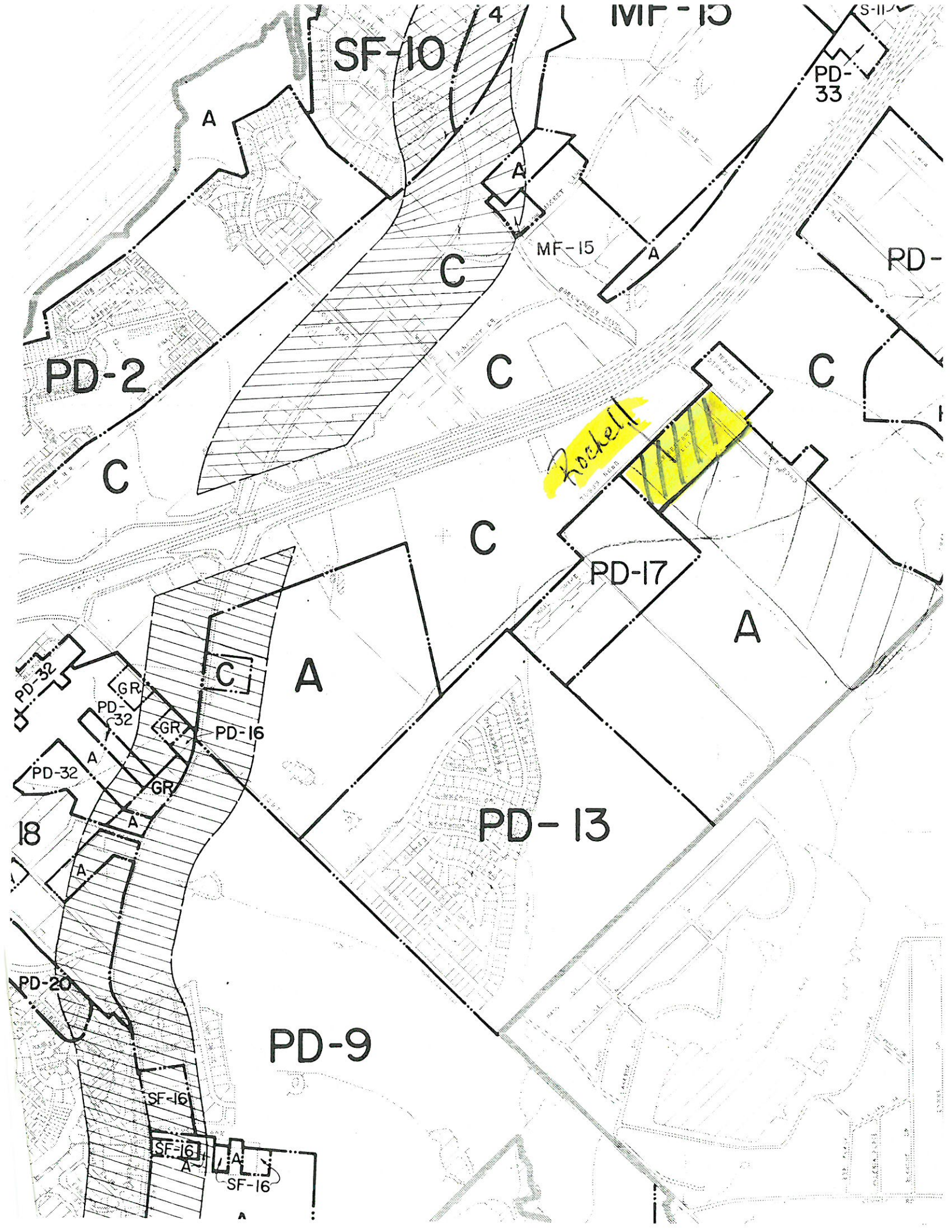
As the Commission is aware, our current zoning ordinance requires schools to have CUP's in residential or agricultural areas. As the schools have added buildings over time most of the sites are now in conformance with the zoning requirement. The school would now like to add two temporary buildings behind Rochell Elementary. They will be the same type of building that was added last year to Dobbs Elementary. Under Ag zoning there is no material requirement that has to be met. Attached is a site plan that shows where the buildings will be added.

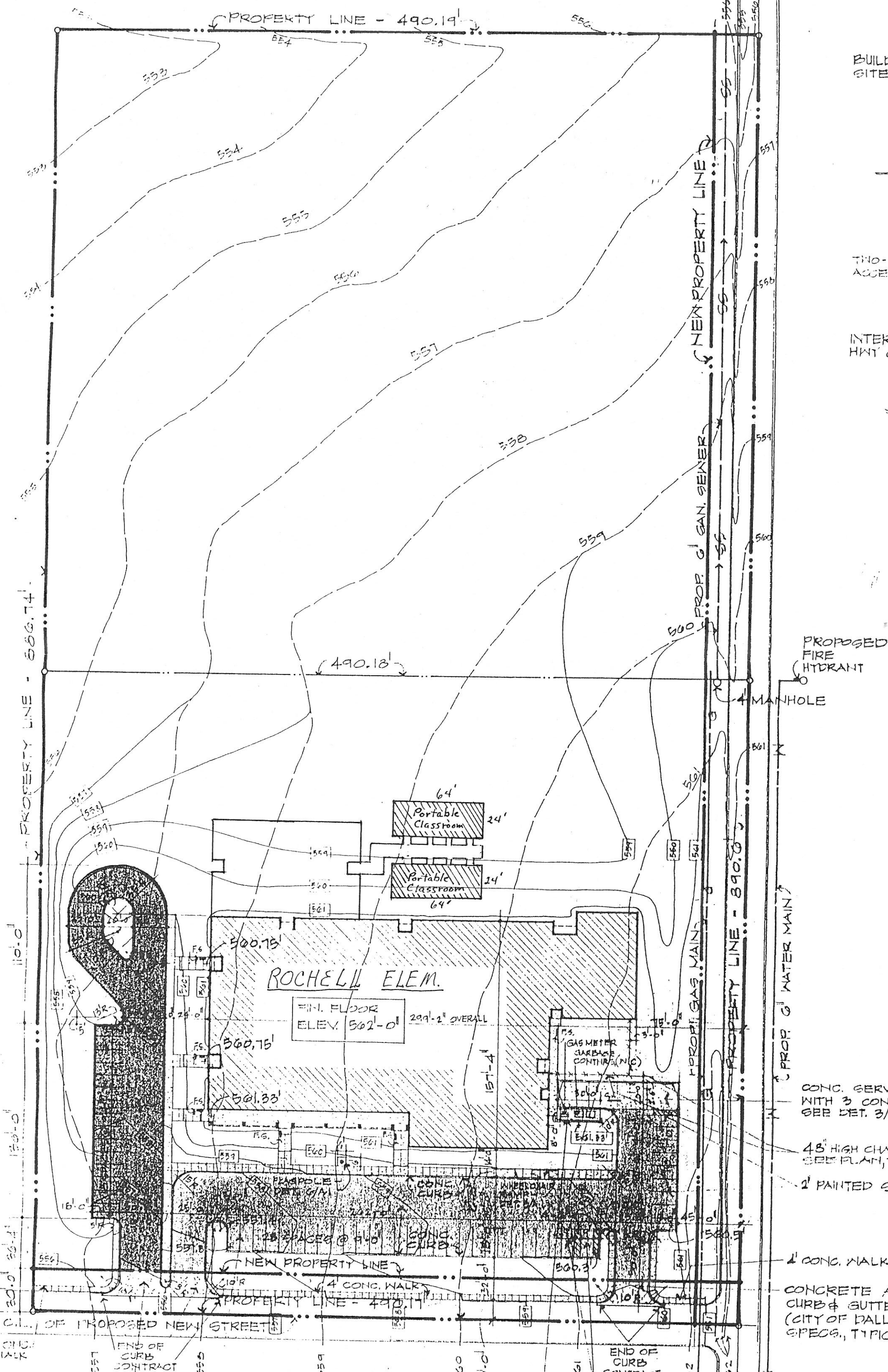
Attachments:

1. Location Map
2. Site Plan

Agenda Item: CUP for School

Item No: IV. B.





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Portable Classroom 64' x 24'

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GAS METER
 GARBAGE
 CONTINER (N.C)

NEW PROPERTY LINE

PROPERTY LINE - 490.11'

4" CONC. WALK

CITY OF PROPOSED NEW STREET

END OF CURB CONTRACT

END OF CURB CONTRACT

CITY OF ROCKWALL
City Council Agenda

Agenda Date: August 19, 1991

Agenda No: V. C.

Agenda Item: P&Z 91-24-CUP - Hold Public Hearing and Consider Approval of an Ordinance Granting a Request from Rockwall I.S.D. for a Conditional Use Permit for a School in an Agricultural Zoning Classification for Rochell Elementary Located on Tubbs Road (1st Reading) and Consider Authorizing the RISD to Install Portable Buildings Prior to Ordinance Approval

Item Generated By: Applicant, R.I.S.D.

Action Needed: Hold public hearing and take any necessary action.

Background Information:

Our current zoning ordinance requires schools to have CUP's in residential or agricultural areas. As the school district has added buildings over time most of the sites are now in conformance with the zoning requirement. The school would now like to add two temporary buildings behind Rochell Elementary. They will be the same type of building that was added last year to Dobbs Elementary. The buildings are metal buildings. Under Ag zoning there is no material requirement that has to be met. Attached is a site plan that shows where the buildings will be added.

The Commission has recommended approval of the request with the following conditions:

1. That the CUP be limited to the buildings as shown on the site plan
2. Any additions or significant expansions must first be approved by the Commission

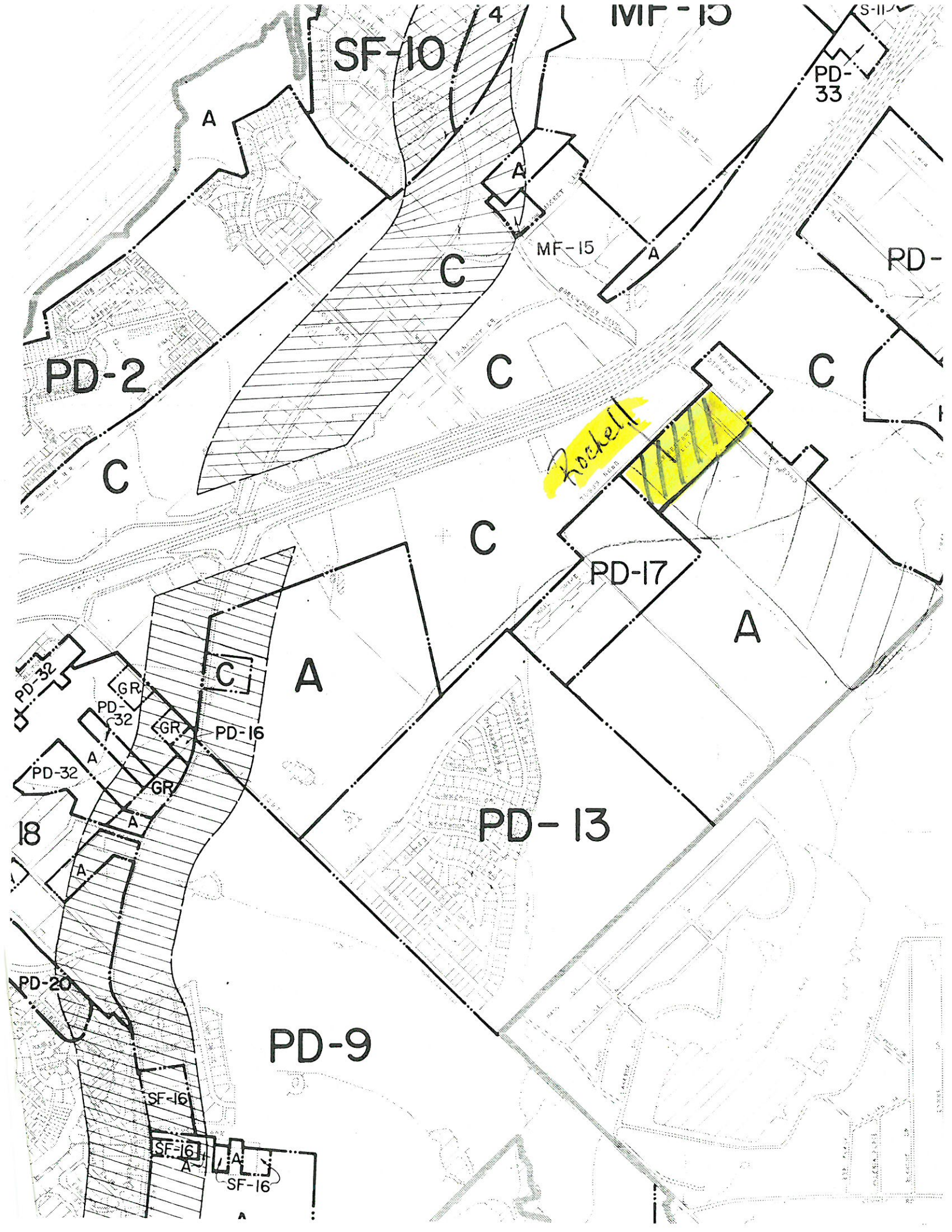
The school district has requested permission to be able to move the two portable buildings onto the school site prior to second reading of the ordinance. School starts next week and they need to get the rooms ready for students as soon as possible. The Council has permitted similar actions in the past on a temporary basis when no construction was going to be necessary. In this case the buildings could simply be removed from the site if the ordinance is not approved on second reading.

Attachments:

1. Location Map
2. Site Plan
3. Ordinance

Agenda Item: CUP for School

Item No: V. C.



SF-10

MF-15

PD-33

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MF-15

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PD-

PD-2

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C

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Rockell

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PD-17

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PD-32

GR

C

A

PD-32

GR

PD-16

PD-32

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GR

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PD-20

PD-9

PD-13

SF-16

SF-16

SF-16

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CITY OF ROCKWALL
"THE NEW HORIZON"

July 29, 1991
PUBLIC NOTICE

The Rockwall Planning and Zoning Commission will hold a public hearing on Thursday, August 8, 1991 at 7:30 P.M. and the Rockwall City Council will hold a public hearing on Monday, August 19, 1991 at 7:00 P.M. at City Hall, 205 W. Rusk to consider approval of a request from the Rockwall I.S.D. a Conditional Use Permit for a school in an Agricultural Zoning category for a tract of land known as Rochell Elementary located on Tubbs Road and further described on the reverse of this page.

As an interested property owner, you are encouraged to attend these hearings or notify the Commission and Council in writing of your feeling regarding this matter by returning the form below. Return the form to: City Secretary, 205 W. Rusk, Rockwall, TX 75087.

P&Z 91-24-CUP Rochell Elementary School CUP Request

I am in favor of the request for the reasons listed below _____

I am opposed to the request for the reasons listed below _____

- 1.
- 2.
- 3.

Name

Address

Tract 1

BEING a tract or parcel of land situated in the E. P. Gaines Chisum Survey, Abstract No. 64, Rockwall County, Texas, and being part of a tract of land conveyed to G. C. Rochell, Jr., by deed recorded in Volume 26, Page 614, Deed Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a point for a corner at the West corner of said hereinabove mentioned tract;
THENCE: North 45° 00' 02" East with the center line of a public road and the Northwest line of said above tract a distance of 445.30 feet to a point for a corner;
THENCE: South 45° 12' 32" East a distance of 490.18 feet to a point for a corner;
THENCE: South 45° 00' 02" West a distance of 443.37 feet to a point for a corner on the Southwest line of said hereinabove mentioned tract;
THENCE: North 45° 25' 59" West with said Southwest line a distance of 490.19 feet to the Point of Beginning and Containing 5.00 acres of land.

Tract 2

BEING a tract or parcel of land situated in the E. P. Gaines Chisum Survey, Abstract No. 64, Rockwall County, Texas, and being part of a tract of land conveyed to G. C. Rochell, Jr., by deed recorded in Volume 26, Page 614, Deed Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a point for a corner on the Northwest line of the hereinabove mentioned tract, said point bears North 45° 00' 02" East 445.30 feet from the West corner of said tract;
THENCE: North 45° 00' 02" East with the centerline of a public road and the Northwest line of said above tract a distance of 445.30 feet to a point for a corner;
THENCE: South 44° 59' 00" East a distance of 490.17 feet to a point for a corner;
THENCE: South 45° 00' 02" West a distance of 443.37 feet to a point for a corner;
THENCE: North 45° 12' 32" West a distance of 490.18 feet to the Point of Beginning and Containing 5.00 acres of land.

PUBLIC NOTICE

The Rockwall City Council will hold a public hearing on Monday, August 19, 1991, at 7:00 P.M. in Rockwall City Hall, 205 W. Rusk, to consider approval of the following:

1. a request from Rockwall I.S.D. for a Conditional Use Permit for a school in an Agricultural zoning classification on the property commonly known as Rochelle Elementary located on Tubbs Road at I-30 further described as follows:

Tract 1

BEING a tract or parcel of land situated in the E. P. Gaines Chisum Survey, Abstract No. 64, Rockwall County, Texas, and being part of a tract of land conveyed to G. C. Rochell, Jr., by deed recorded in Volume 26, Page 614, Deed Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a point for a corner at the West corner of said hereinabove mentioned tract;
THENCE: North 45° 00' 02" East with the center line of a public road and the Northwest line of said above tract a distance of 445.30 feet to a point for a corner;
THENCE: South 45° 12' 32" East a distance of 490.18 feet to a point for a corner;
THENCE: South 45° 00' 02" West a distance of 443.37 feet to a point for a corner on the Southwest line of said hereinabove mentioned tract;
THENCE: North 45° 25' 59" West with said Southwest line a distance of 490.19 feet to the Point of Beginning and Containing 5.00 acres of land.

Tract 2

BEING a tract or parcel of land situated in the E. P. Gaines Chisum Survey, Abstract No. 64, Rockwall County, Texas, and being part of a tract of land conveyed to G. C. Rochell, Jr., by deed recorded in Volume 26, Page 614, Deed Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a point for a corner on the Northwest line of the hereinabove mentioned tract, said point bears North 45° 00' 02" East 445.30 feet from the West corner of said tract;
THENCE: North 45° 00' 02" East with the centerline of a public road and the Northwest line of said above tract a distance of 445.30 feet to a point for a corner;
THENCE: South 44° 59' 00" East a distance of 490.17 feet to a point for a corner;
THENCE: South 45° 00' 02" West a distance of 443.37 feet to a point for a corner;
THENCE: North 45° 12' 32" West a distance of 490.18 feet to the Point of Beginning and Containing 5.00 acres of land.

2. a request from Dallas Floral Market, Inc. for a change in zoning from "LI" Light Industrial to "C" Commercial with a Conditional Use Permit for a Garden Center on a tract of land located at 905 High School Road and further described as follows:

Being a tract of land situated in the A. Hannah Survey, Abstract No. 99, a part of a tract conveyed to B.W.Browning, of record in Volume 65, Page 630, Deed Records, Rockwall County, Texas and a part of a 99.958 acre tract of record in Volume 14, Page 267, Deed Records, Rockwall County, Texas and more particularly described as follows:

BEGINNING at the Northwest corner of the said Browning tract and the 99.958 acre tract at the intersection of two roads;

THENCE East, with the centerline of a gravel road, 191.20 feet to a point for corner;

THENCE South 01 deg. 30 min. East, with a fence line, 213.50 feet to an iron rod in fence line for corner;

THENCE North 89 deg. 20 min. 19 sec. West 204.17 feet to a point in the centerline of the Rockwall - Chisholm road;

THENCE North 02 deg. 00 min. East, with the centerline of said road, 211.20 feet to the place of beginning and containing 0.963 acres of land more or less.