

CITY OF ROCKWALL
205 West Rusk
Rockwall, Texas

APPLICATION FOR ZONING CHANGE

Case No. 91-27-2 Filing Fee \$104.00 Date 8/26/91

Applicant R. J. Ewans, Jr. Phone _____

Mailing Address 3703 Mediterranean
Rockwall, Tex 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.)¹

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

~~Light~~ 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 X 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 

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.



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

(214) 771-1111

Cash Receipt

Name Robert J. Evans, Jr. Date _____

Mailing Address _____

Job Address _____ Permit No. _____

Check

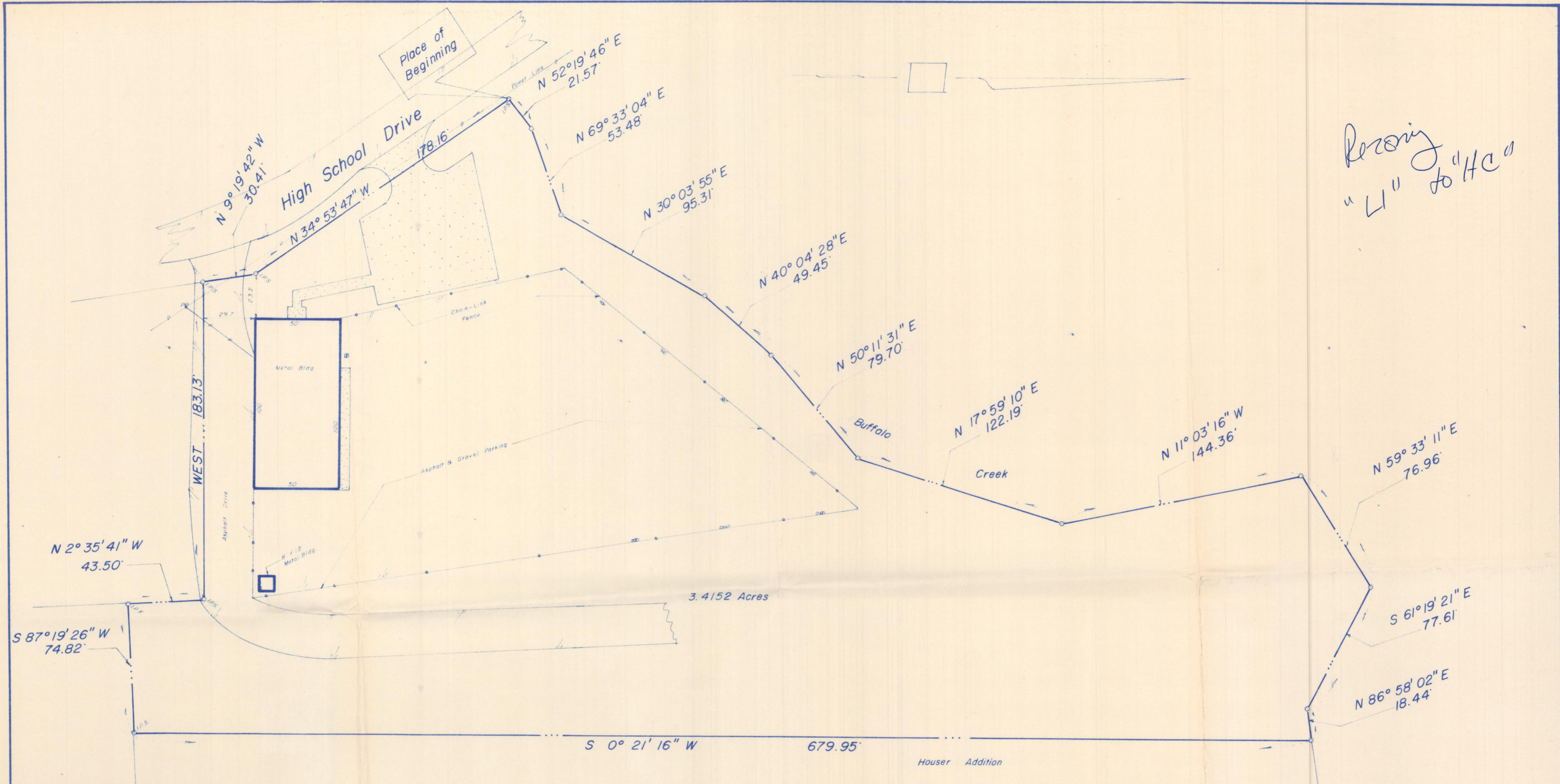
Cash

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]



*Review
"L" to HC*

DESCRIPTION

Being a tract of land situated in the N.M. Ballard Survey, Abstract No. 24, and the A. Parks and J. Rhodes Survey, Abstract No. 48, City of Rockwall, Rockwall County, Texas, and also being part of a 10.50 acre tract as recorded in Volume 137, Page 916, Deed Records, Rockwall County, Texas, and being more particularly described as follows:

Beginning at a point on the East line of High School Drive, said point being the Northwest corner of said 10.50 acre tract recorded in Volume 137, Page 916, a point in Buffalo Creek for corner:

Thence, leaving the said East line of High School Drive, and along the center of Buffalo Creek, the following:

N.52°19'46"E., a distance of 21.57 feet to a point for corner;

N.69°33'04"E., a distance of 53.48 feet to a point for corner;

N.30°03'55"E., a distance of 95.31 feet to a point for corner;

N.40°04'28"E., a distance of 49.45 feet to a point for corner;

N.50°11'31"E., a distance of 79.70 feet to a point for corner;

N.17°59'10"E., a distance of 122.19 feet to a point for corner;

N.11°03'16"W., a distance of 144.36 feet to a point for corner;

N.59°33'11"E., a distance of 76.96 feet to a point for corner;

S.61°19'21"E., a distance of 77.61 feet to a point for corner;

N.86°58'02"E., a distance of 18.44 feet to a point for corner;

Thence, S.0°21'16"W., leaving the said center of Buffalo Creek, and along the West line of Houser Addition, a distance of 679.95 feet to a 1/2" iron stake set for corner;

Thence, S.87°19'26"W., a distance of 74.82 feet to a 1/2" iron stake found for corner;

Thence, N.2°35'41"W., a distance of 43.50 feet to a 1/2" iron stake set for corner;

Thence, West, a distance of 183.13 feet to a point on the East line of High School Drive, a 1/2" iron stake set for corner;

Thence, along the said East line of High School Drive, the following:

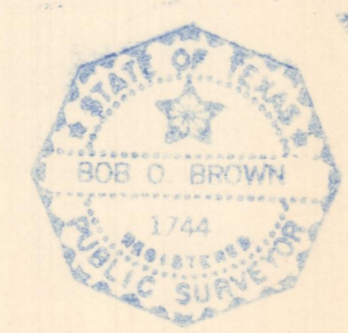
N.9°19'42"W., a distance of 30.41 feet to a 1/2" iron stake set for corner;

N.34°53'47"W., a distance of 178.16 feet to the PLACE OF BEGINNING and containing 3.4152 acres of land. This Description is based on the Land Title Survey and Plat made by Bob O. Brown, Registered Public Surveyor, on March 10, 1987.

CERTIFICATION

I, Bob O. Brown, Registered Public Surveyor, do hereby certify that a) this plat and property description shown hereon are true and correct and prepared from an on the ground survey of the property shown hereon; b) such survey was conducted under my supervision; c) all monuments shown actually exist and the location, size and type of material thereof, are shown; d) except as shown hereon, there are no encroachments onto the property or protrusions there from, there are no improvements on the property, there are no visible easements or rights-of-way on the property, and there are no visible discrepancies, conflicts, shortage in area or boundary line conflicts; e) the size, location and type of improvements, if any, are shown hereon and set back from the property lines the distances indicated; f) the property has access to and from a Public Roadway; g) all applicable easements furnished to or known to me have been labeled and shown hereon; h) the boundaries and dimensions shown hereon are true and correct and this service conforms to the current Texas Surveyors Association Standards and Specifications for a category 1-A condition 2 survey. This plat is for the exclusive use of Rockwall County Abstract & Title Co., Jim Evans, and the undersigned surveyor is not responsible to any others.

Bob O. Brown
Bob O. Brown, Registered Public Surveyor No. 1744



PROJECT TITLE	PROJECT NO.
LAND TITLE SURVEY	87031
N.M. Ballard Survey, Abstract No. 24	SCALE 1"=40'
A. Parks and J. Rhodes Survey, Abstract #48	DATE 3-10-87
CITY OF ROCKWALL	DRAWN BY M.B.
Rockwall County, Texas	CHECKED BY D.C.
3.4152 Acres	DRAWING NO.
B.L.S. & ASSOCIATES, INC.	
RT. 1 BOX 142 E. SIDS RD. PO. BOX 65	
ROCKWALL, TEXAS 75087	
(214) 722-3036 226-7522	
OF _____ SHTS	

After Pt 2 consideration:

~~If approved:~~

Scheduled for City Council..... 9/16

Notice sent to newspaper..... 8/27

Notice sent to property owners..... 8/30

Prepared notes and supporting information for City Council..... _____

If approved:

Notified applicant of results..... _____

Prepared ordinance..... _____

1st reading of ordinance..... _____

2nd reading of ordinance..... _____

Caption to newspaper..... _____

Update office map..... _____

Notified Inspection Dept. of change..... _____

Included map in update file..... _____

Included in CUP list (if applicable)..... _____

↙
Permit activated within 6 months..... _____

↘
If not activated, applicant notified permit is void..... _____

Included in PD file (if applicable)..... _____

This certificate issued by the office of Rockwall County Appraisal District
For the Taxing Entities: ROCKWALL ISD (SRW)
CITY OF ROCKWALL (CRW)

=====
For the Property Item: R10231
Account #: 0024-3060-0004-03-0R
A0024 N M BALLARD, TRACT 4-03, ACRES
3.415, FM 276 & HIGH SCHOOL DR

Owned by:
EVANS ROBERT J JR
1230 RIDGE RD
ROCKWALL, TX 75087
=====

This document is to certify that after a careful check of the tax records
of this office the following current or delinquent taxes, penalties, and
interest are due on the property for the taxing entity described above:

Entity	Year	Statement ID	Tax Due	Penalty & Interest
No Delinquent Bills Exist for the Property Described Above				
			SRW Taxes Paid on 1990 Bills: \$1,433.51	
			CRW Taxes Paid on 1990 Bills: \$590.73	

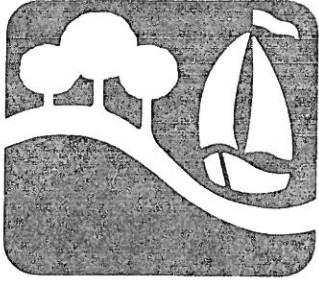
(If Applicable) The above described property has/is receiving special
valuation based on its use. Additional rollback taxes which may
become due based on the provisions of the special valuation are not
indicated by this document.

This Certificate does not clear abuse of Granted Exemptions as defined
in Section 11.43 of the Texas Property Tax Code Paragraph (1)

BJ
Signature of Authorized Officer of
the Collecting Office

Date of Issue

This Certificate was requested by OWNER



CITY OF ROCKWALL
"THE NEW HORIZON"

August 27, 1991

Mr. Robert J. Evans
1230 Ridge Road
Rockwall, TX 75087

Dear Mr. Evans:

Your application for a change in zoning and filing fee in the amount of \$104.00 has been received by this office.

The Rockwall Planning and Zoning Commission will hold a public hearing on Thursday, September 12, 1991 at 7:30 P.M. in City Hall and the Rockwall City Council will hold a public hearing on Monday, September 16, 1991 at 7:00 P.M. to consider approval of your request. As the applicant, you or your representative must attend both of these meetings. Lack of applicant representation could delay your approval process.

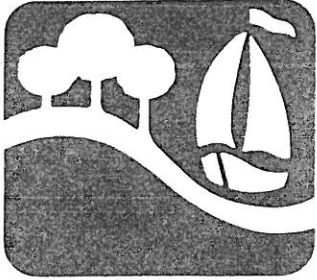
A change in zoning must be adopted by ordinance at two separate meetings of the City Council. The second reading of the ordinance is scheduled for October 7, 1991. The change in zoning is not effective until the ordinance has been approved on second reading.

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



CITY OF ROCKWALL
"THE NEW HORIZON"

September 25, 1991

Mr. Robert Evans
1230 Ridge Road
Rockwall, TX 75087

Dear Mr. Evans:

On September 16, 1991, the Rockwall City Council approved a change in zoning from "LI" Light Industrial to "HC" Heavy Commercial on a 3.41 acre tract of land located on High School Road.

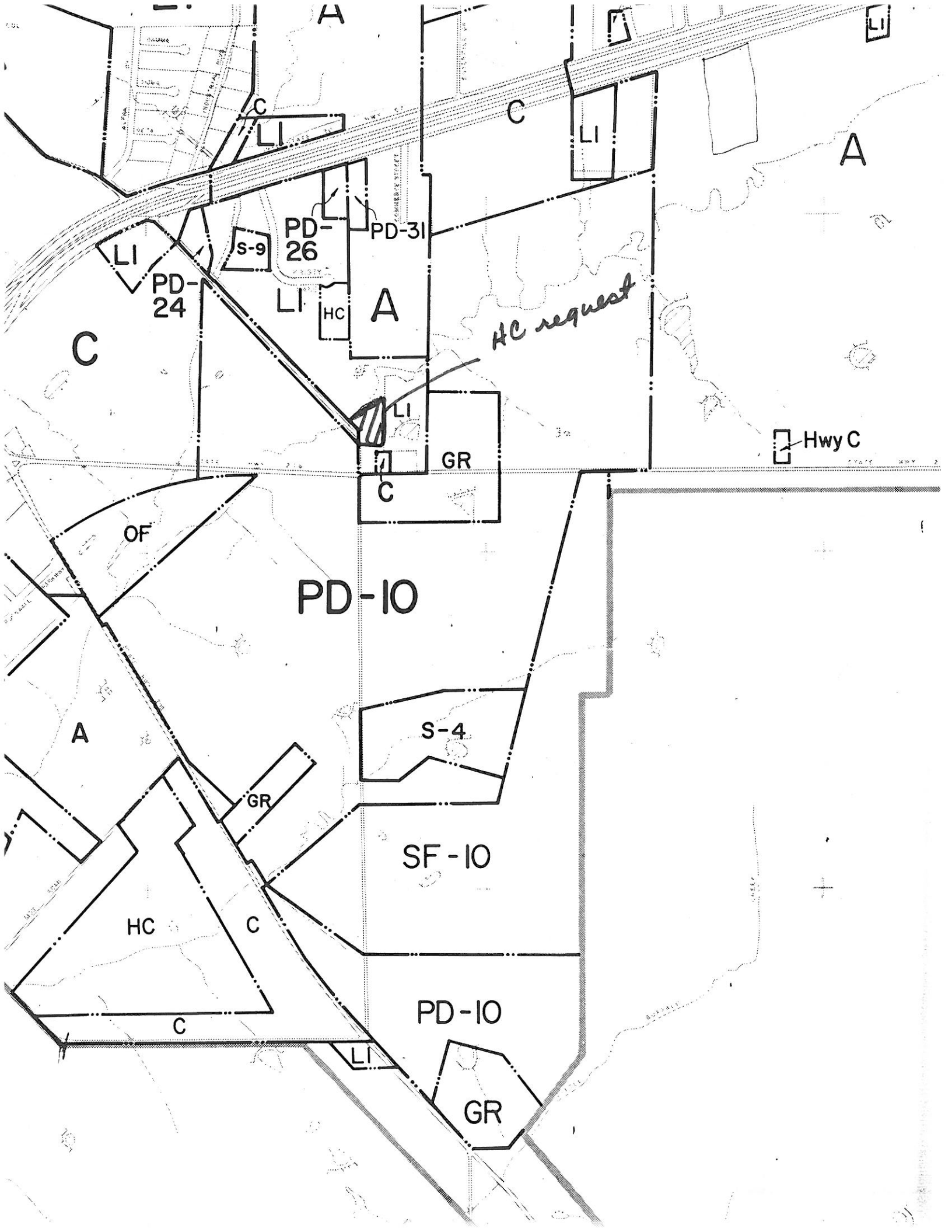
An ordinance authorizing the change in zoning was also approved on first reading. Ordinances that deal with zoning must be approved at two separate meetings of the City Council. The second reading for your ordinance is scheduled for October 7, 1991. No building permits may be issued until the ordinances are approved on second reading.

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

Sincerely,

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

Mary Nichols
City Secretary



PD-10

AC request

Hwy C

LI
PD-24

S-9
PD-26

PD-31

LI
HC

LI

GR

OF

S-4

SF-10

HC

PD-10

GR

C

A

C

A

C

LI

A

C

LI

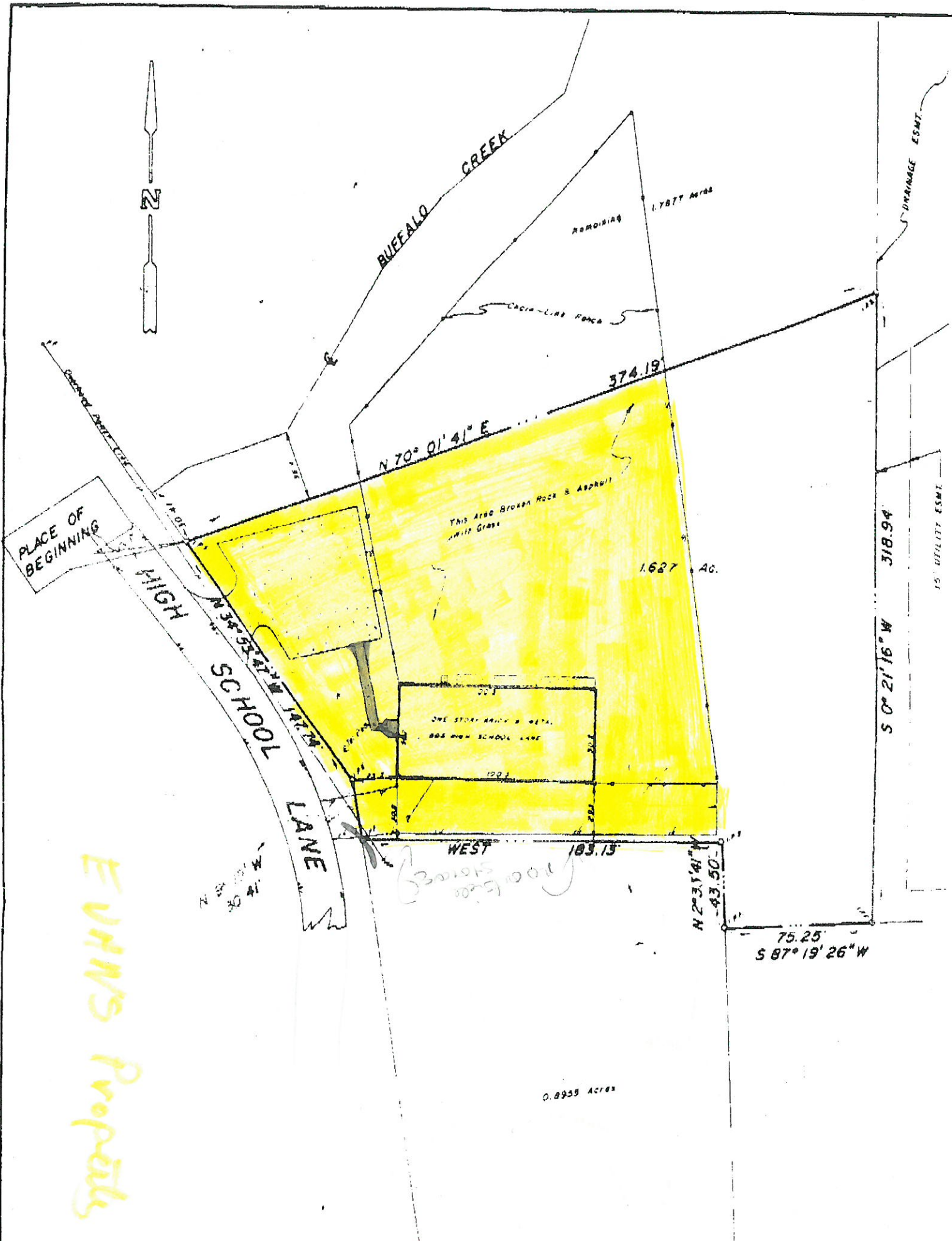
E

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+

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EVANS Properties

CITY OF ROCKWALL
Planning and Zoning Agenda

Agenda Date: September 12, 1991

Agenda No: IV. C.

Agenda Item: P&Z 91-27-Z - Hold Public Hearing and Consider Recommending Approval of a Request from Jim Evans from a Change in Zoning from "LI" Light Industrial, to "HC" Heavy Commercial on a 3.41 Acre Tract of Land Located on High School Road

Item Generated By: Applicant, Jim Evans

Action Needed: Hold public hearing and consider approving the zone change.

Background Information:

We have received a request for a change in zoning on a tract of land located on High School Road several hundred feet north of SH-276. This site was annexed by the City in 1986 and was used at that time as a contractor's yard. Approximately a year ago the site was rezoned to Light Industrial to accommodate Garland Welding Supply who had purchased the site. They did not need outside storage and LI suited their purposes. The sale has fallen through and the owner now has a buyer for the site. This buyer owns an equipment rental business in Terrel and is interested in expanding to Rockwall. The inventory will be very similar to a Taylor Rental or similar business. They would need outside storage for some of the equipment that they will have in stock. The site is just south of Bodin Industrial park which has a number of heavier uses and one lot which is zoned HC. The property to the east is zoned for a concrete plant. This site would be somewhat visible from SH-276 at least until the intervening tract is developed. The proposed zoning would not conflict with the land use plan.

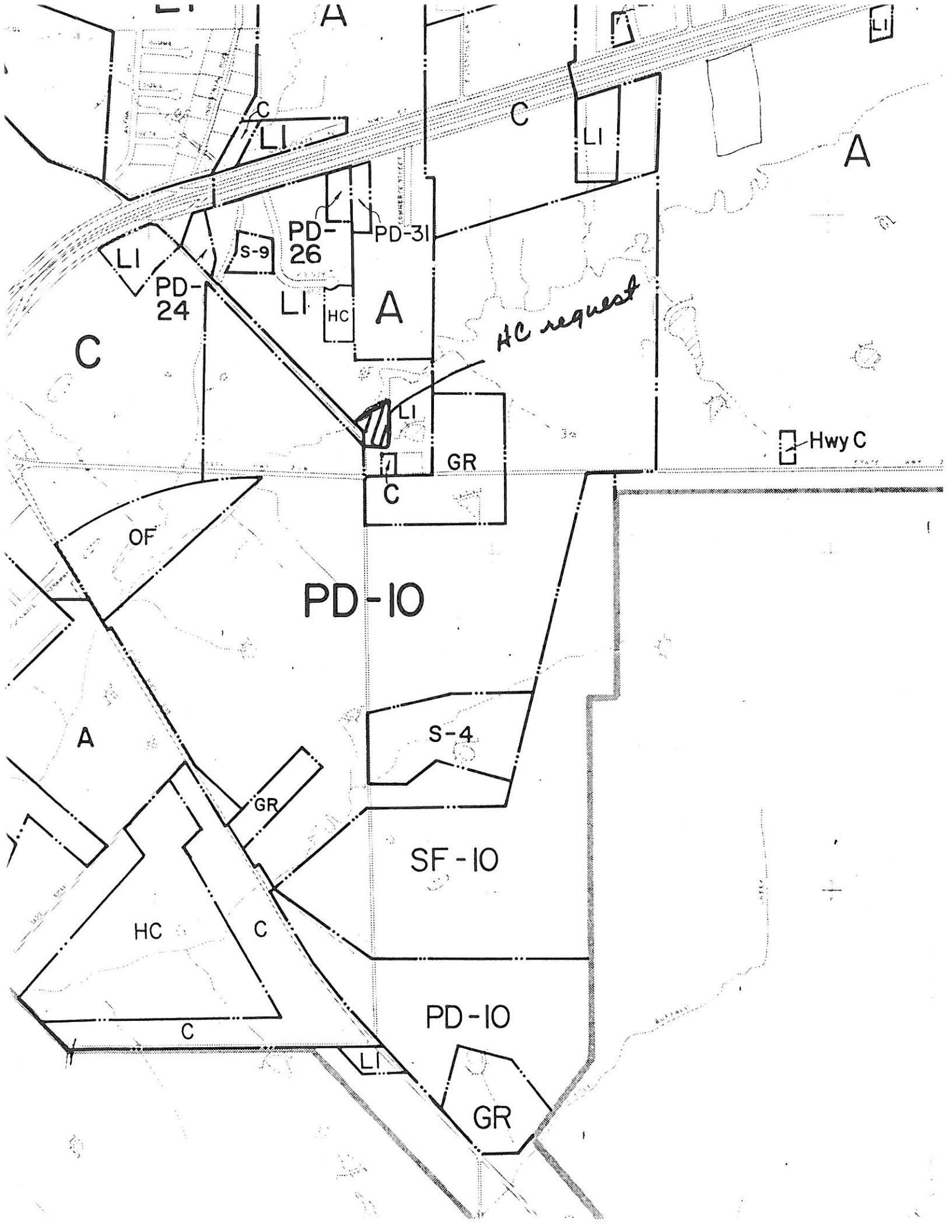
The site is not platted and before any additional construction could occur on the site it would have to be platted.

Attachments:

1. Location Map
2. Site layout

Agenda Item: Rezoning from LI to HC

Item No: IV. C.



PD-10

HC request

Hwy C

PD-26

PD-31

PD-24

S-4

SF-10

PD-10

HC

GR

GR

LI

LI

HC

LI

GR

C

OF

C

A

C

A

A

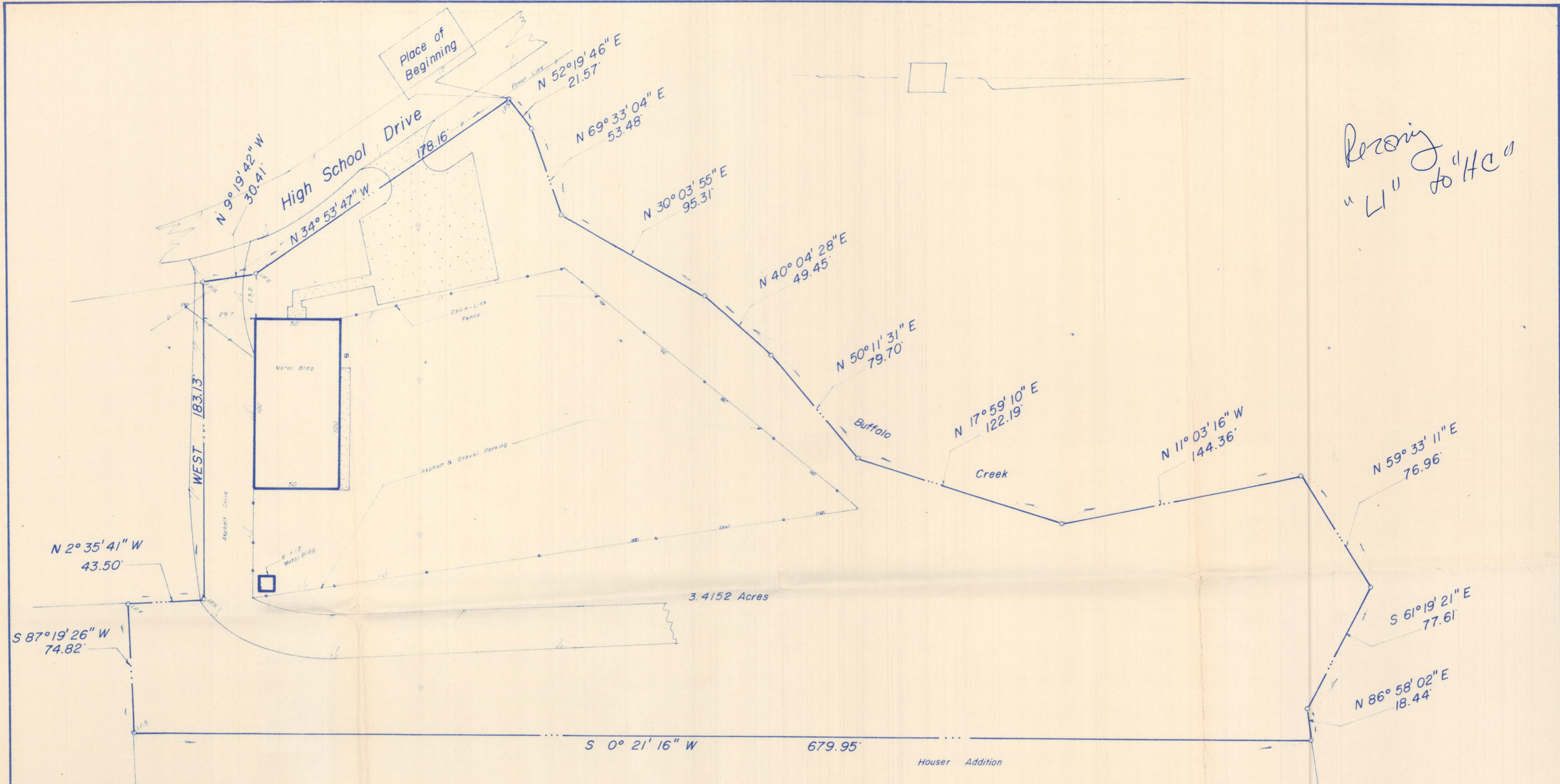
C

LI

LI

LI

STATE 487



*Review
"L" to HC*

DESCRIPTION

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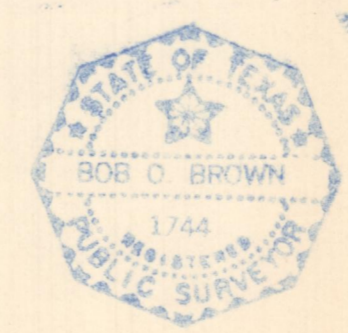
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Bob O. Brown
Bob O. Brown, Registered Public Surveyor No. 1744



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N.M. Ballard Survey, Abstract No. 24	SCALE 1"=40'
A. Parks and J. Rhodes Survey, Abstract #48	DATE 3-10-87
CITY OF ROCKWALL	DRAWN BY M.B.
Rockwall County, Texas	CHECKED BY D.C.
3.4152 Acres	DRAWING NO.
B.L.S. & ASSOCIATES, INC.	
RT. 1 BOX 142 E. SIDS RD. PO. BOX 65	
ROCKWALL, TEXAS 75087	
(214) 722-3036 226-7522	
OF _____ SHTS	

**CITY OF ROCKWALL
City Council Agenda**

Agenda Date: September 16, 1991

Agenda No: V. F.

Agenda Item: P&Z 91-27-Z - Hold Public Hearing and Consider Approval of an Ordinance Granting a Request from Jim Evans from a Change in Zoning from "LI" Light Industrial, to "HC" Heavy Commercial on a 3.41 Acre Tract of Land Located on High School Road (1st Reading)

Item Generated By: Applicant, Jim Evans

Action Needed: Hold public hearing and consider approving the zone change.

Background Information:

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

Attachments:

1. P&Z 91-27-Z
2. City Council

Agenda Item: Rezoning from LI to HC

Item No: V. F.

CITY OF ROCKWALL
City Council Agenda

Agenda Date: September 16, 1991

Agenda No: V. F.

Agenda Item: P&Z 91-27-Z - Hold Public Hearing and Consider Approval of an Ordinance Granting a Request from Jim Evans from a Change in Zoning from "LI" Light Industrial, to "HC" Heavy Commercial on a 3.41 Acre Tract of Land Located on High School Road (1st Reading)

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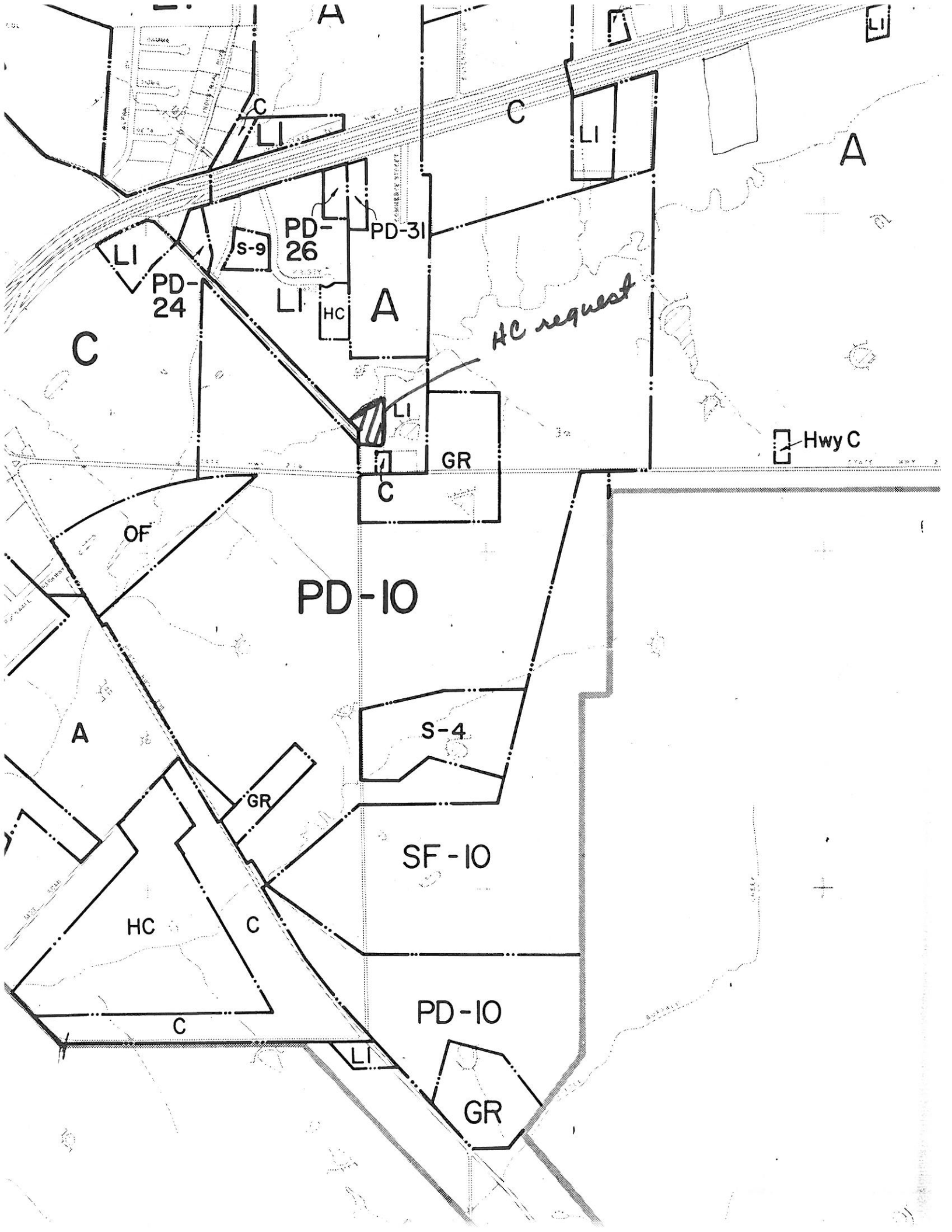
The Planning and Zoning Commission will consider this item on Thursday. We will forward their recommendation and ordinance to you on Friday.

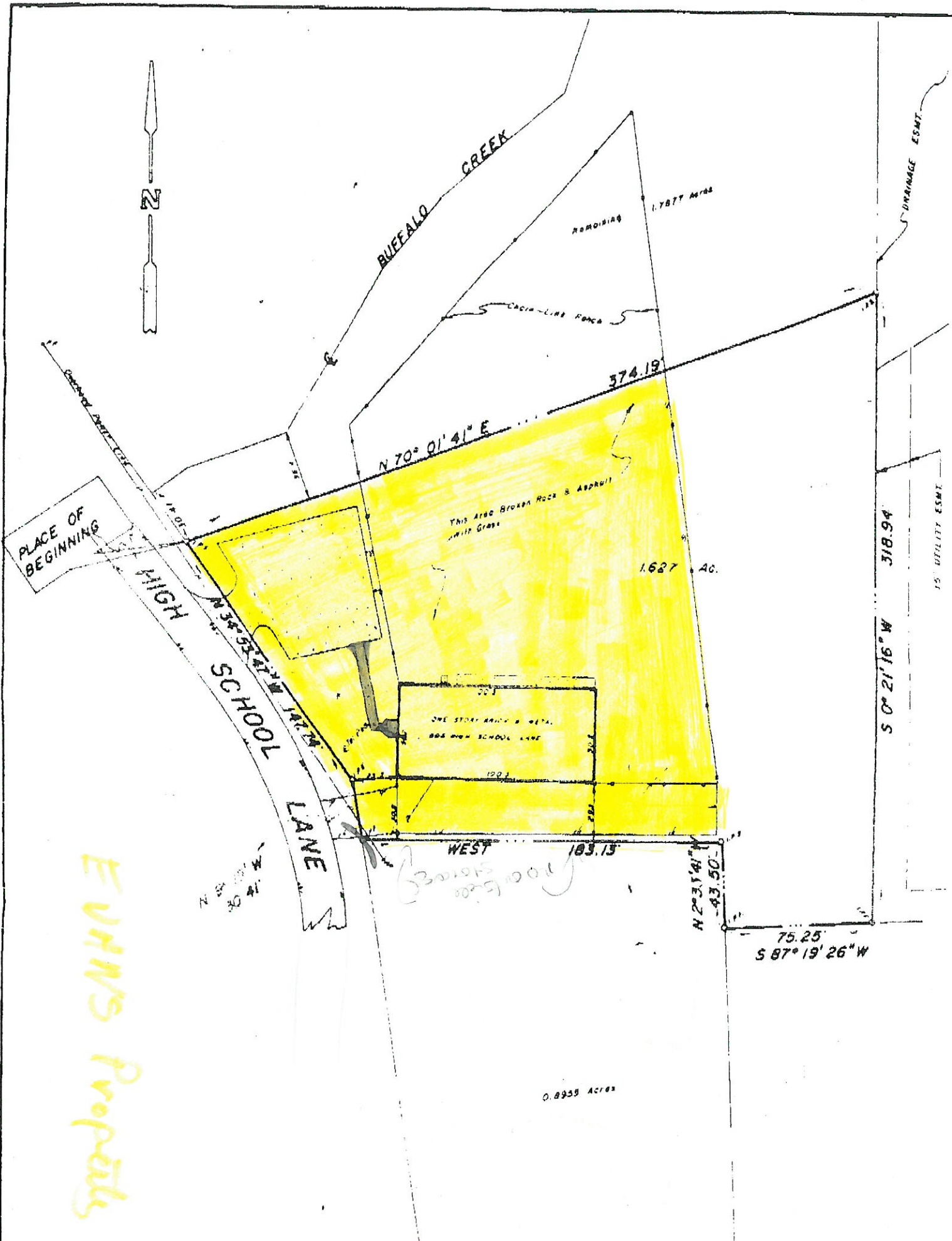
Attachments:

1. Location Map
2. Site layout

Agenda Item: Rezoning from LI to HC

Item No: V. F.





PLACE OF BEGINNING



BUFFALO CREEK

HIGH SCHOOL LANE

$N 70^{\circ} 01' 41'' E$

THIS ALSO BROKEN ROCK & ASPHALT WITH GRASS

1627 AC.

ONE STORY BRICK & METAL
888 HIGH SCHOOL LANE

WEST

183.13

75.25'
 $S 87^{\circ} 19' 26'' W$

0.8938 ACRES

EVANS Properties

DRAINAGE ESMT

15' UTILITY ESMT

$S 0^{\circ} 21' 16'' W$ 318.94'

1.7877 ACRES

REMOVAL

CASH-LINE FENCE

374.19'

Handwritten notes: 122.1, 30.1, 183.13, 43.50



CITY OF ROCKWALL

"THE NEW HORIZON"

PUBLIC NOTICE
August 30, 1991

The Rockwall Planning and Zoning Commission will hold a public hearing on Thursday, September 12, 1991 at 7:30 P.M. in City Hall, and the Rockwall City Council will hold a public hearing on Monday, September 16, 1991, at 7:00 P.M. in City Hall, to consider approval of a request from Robert Evans for a change in zoning from "LI" Light Industrial to "HC" Heavy Commercial on a 3.41 acre tract of land located on High School Road at SH-176 and further described on the reverse of this page.

As an interested property owner, you are encouraged to attend these hearings or make your feelings know by returning the form below and returning it to: City Secretary, 205 W. Rusk, Rockwall, Texas, 75087.

High School Road - Request for Heavy Commercial Zoning

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 _____

Being a tract of land situated in the N.M. Ballard Survey, Abstract No. 24, and the A.Parks and J. Rhodes Survey, Abstract No. 48, City of Rockwall, Rockwall County, Texas, and also being part of a 10.50 acre tract as recorded in Volume 137, Page 916, Deed Records, Rockwall County, Texas, and being more particularly described as follows:

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N. 69°33'04" E. a distance of 53.48 feet to a point for corner;
N. 30°03'55" E. a distance of 95.31 feet to a point for corner;
N. 40°04'28" E. a distance of 49.45 feet to a point for corner;
N. 50°11'31" E. a distance of 79.70 feet to a point for corner;
N. 17°59'10" E. a distance of 122.19 feet to a point for corner;
N. 11°03'16" W. a distance of 144.36 feet to a point for corner;
N. 59°33'11" E. a distance of 76.96 feet to a point for corner;
S. 61°19'21" E. a distance of 77.61 feet to a point for corner;
N. 86°58'02" E. a distance of 18.44 feet to a point for corner;

Thence, S 0°21'16"W., leaving the said center of Buffalo Creek, and along the West line of Houser Addition, a distance of 679.95 feet to a 1/2" iron stake set for corner;

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Thence N. 2°35'41" W. a distance of 43.50 feet to a 1/2" iron stake set for corner;

Thence, West, a distance of 183.13 feet to a point on the East line of High School Drive, a 1/2" iron stake set for corner;

Thence, along the said East line of High School Drive, the following;

N. 9°19'42" W. a distance of 30.41 feet to a 1/2" iron stake set for corner;
N. 34°53'47" W. a distance of 178.16 feet to the PLACE OF BEGINNING and containing 3.4152 acres of land. This description is based on the Land Title Survey and Plat made by Bob O. Brown, Registered Public Surveyor, on March 10, 1987.

Heavy Commercial - High School
TR 4-3 ab 24

Robert Evans ab 24 TR 4-3
1230 Ridge Road

American Federal Bank FSB TR 4
14860 Landmark Blvd Suite 200
Dallas 75248

Rockwall Church of Christ 4-5
P.O. Box 653

Darlene Hawk TR 1
Rt 1, Box 144

Howard Hesser TR 1-1
1425 Hwy 276

Beay & Janice Thomas TR 4-6
9834 Welf Ave
Conifer, CO 80433

65 TR 2

Cambridge Companies
17440 Dallas Parkway #103
Dallas 75287

C.M. Houser, Inc. Houser Ada
P.O. Box 934

ALL TRIAL
ATION
Tr 18
Tr 5
1597 AC
484.2

Tr 5-1
2.4592 AC
Tr 5-2
.1538 AC

832.57
Tr 2
12.44 AC.

ULLIN
UBD.
#3445

LANE
BUSINESS
PARK
#4152
191.42

Tr 4-A
2.16 AC

Tr 4-2
5.0 AC
756.12

Tr 4-5
5 AC.

1926.55
1986.11

N.M. BALLARD A-24

BODIN INDUSTRIAL
TRACT ADDN.
3130

*J.M. Allen
Ab-2*

Tr 4
25.34 AC.
- 2.8939
22.4461 AC.

Tr 3
121.69 AC.

M. BALLARD A-48
2186.5

Ac request

TR 2
69.18

TR 4-3
3.45 AC

HOUSER
ADDN
#4007

2499.56

Tr 4-6
.896 AC
Tr 5
0.5 AC
Tr 1
0.5 AC
Tr 1
0.5 AC

1986.11

2394.11

J. CADLE A-65

Baird A-25

Tr 1
99.62 AC.

Tr 2-1
102.455 AC.

3527.28