

CITY OF ROCKWALL
205 West Rusk
Rockwall, Texas

APPLICATION FOR CONDITIONAL USE PERMIT

Case No. 91-28-2- CUP Date Submitted 8/26/91

Filing Fee \$ 170.00

Applicant Rockwall Storage Limited Partnership

Address 5910 N. Central Expressway LB16 Phone No. 891-6880
Dallas, TX 75206

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:

- 1. Mobile home used as office/residence of on-site manager.
- 2. Open parking.

1760 I-30 East

line The current zoning on this property is Agricultural.
There ^{is/are} are/are 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.

Walter T. Henderson

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.

CITY OF ROCKWALL
205 West Rusk
Rockwall, Texas

APPLICATION FOR ZONING CHANGE

Case No. 91-28-2 Filing Fee \$170.00 Date 8/26/91

Applicant Rockwall Storage Limited Partnership Phone 891-6880

Mailing Address 5910 N. Central Expressway LB 16
Dallas, TX 75206

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

Agricultural District Classification to

Highway 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 _____

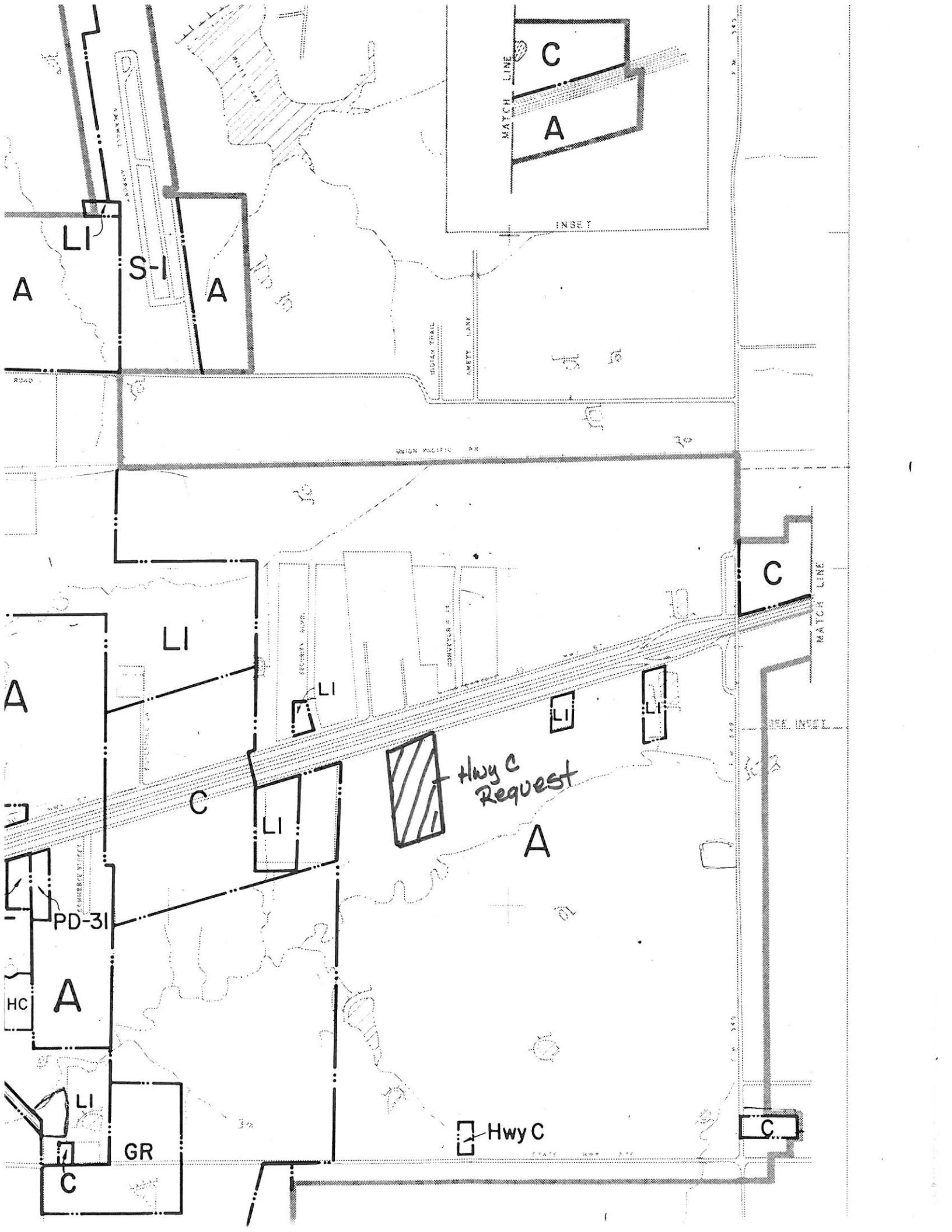
I have attached hereto as Exhibit "A" a plat showing the property which is the subject of this requested zoning change and have read the following concerning the importance of my submitting to the City a sufficient legal description.

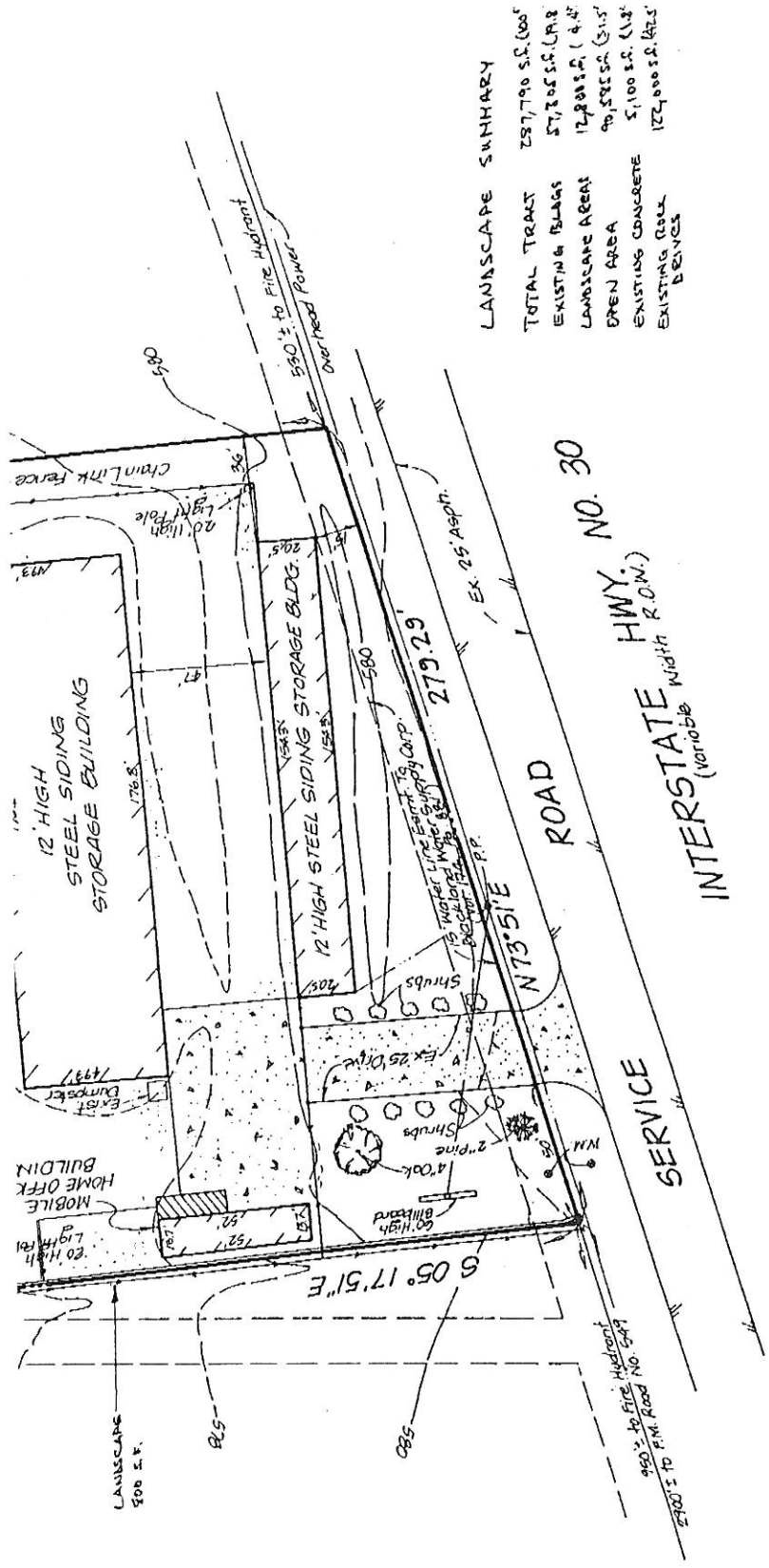
Signed Walter T. Anderson

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.





LANDSCAPE SUMMARY

TOTAL TRACT	287,790 S.F. (6.6')
EXISTING BLDGS	57,305 S.F. (1.3)
LANDSCAPE AREAS	12,800 S.F. (0.3)
DREN AREA	40,585 S.F. (0.9)
EXISTING CONCRETE	5,100 S.F. (0.1)
EXISTING GRASS	122,000 S.F. (2.8)

- FRONT LANDSCAPE AREAS TO INCLUDE
- IRRIGATION TO TREES AND HERB PLANTS
 - 3 ADDITIONAL 3" OR 4" TREES
 - YUCCA HERB ALONG FRONT MINI WAREHOUSE BLDG.



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

(214) 771-1111

Cash Receipt

Name Chaparral Realty 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	170.00	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 170.00

Received By [Signature]

City of Rockwall Planning and Zoning Applicant Receipt

Date 8/26/91

Applicant Hankerson Phone _____

Address _____

Development 1760 I 30 East

The following items have been received on this date by the City of Rockwall Administrative Office:

- Site Plan Application P+Z - Sept 12 - 7:30
- Prel. Plat Application Council - Sept 16 - 7:00
- Final Plat Application
- Zone Change Application
- Sign Board Application
- Board of Adj. Application
- Front Yard Fence Application
- CUP Application
- () sets/site plans - Submission # _____
- () sets/prel. plats - Submission # _____
- () sets/final plats - Submission # _____
- () sets/executed final plats/mylars
- () sets/engineer drawings - Submission # _____
- Filing fee \$ 30.00
- Other _____

With this application, you are scheduled to appear before the

Planning & Zoning Commission
on September 12, 1991
at 7:30 P.M. at City Hall, 205 W. Rusk, Rockwall,
Texas.

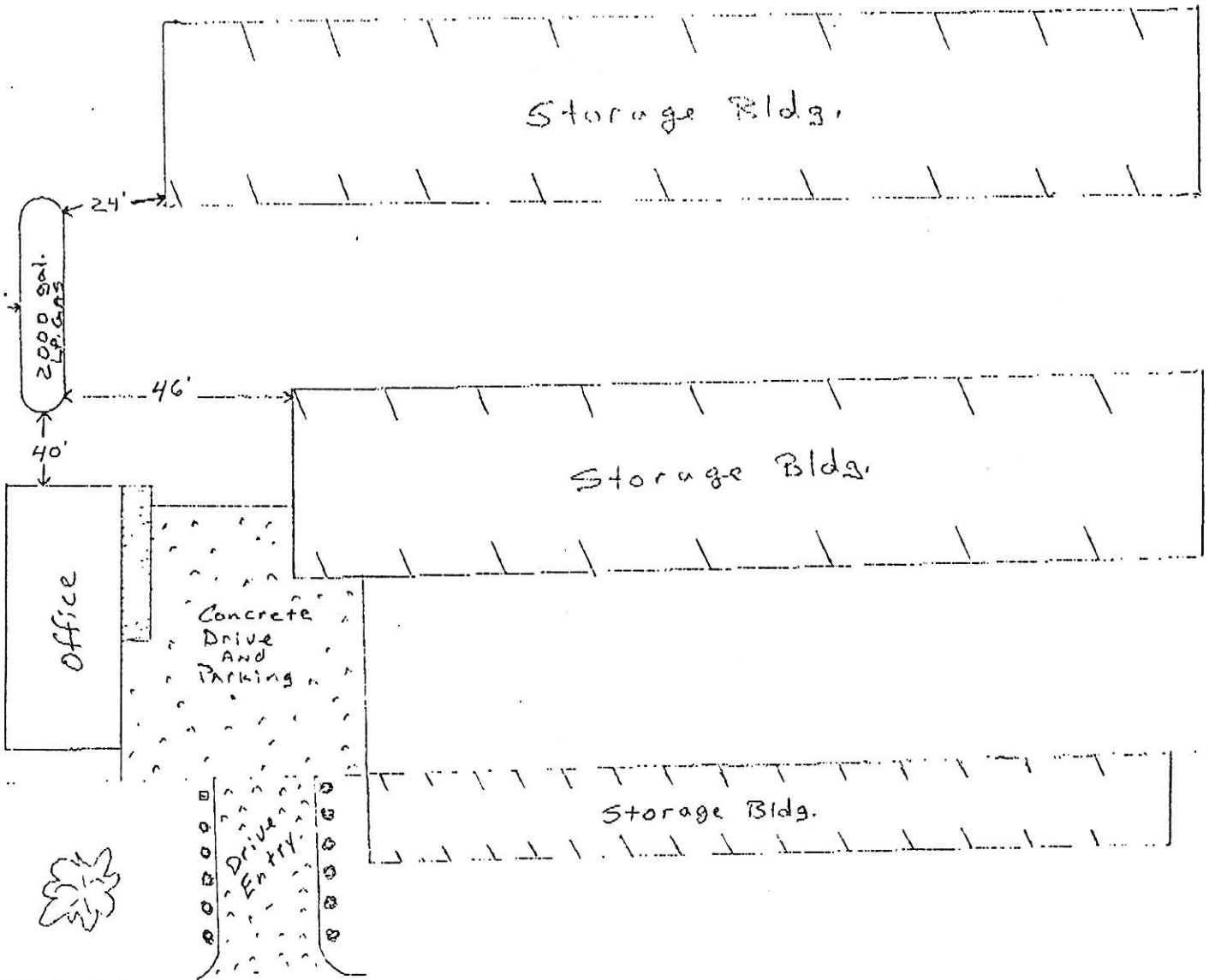
Received By: MA

RockWALL Mini-Warehouse,
 Boat and R.V. Storage
 1760 Interstate 30 East
 Rockwall, TX. 75087

PROPANE
 GAS
 FILL

(Property Line)

(Perimeter Fencing)



Service Road

Interstate Hwy. No. 30

ZONING CHANGE/CONDITIONAL USE PERMIT/PLANNED DEVELOPMENT/
PRELIMINARY PLAN/DEVELOPMENT PLAN

ACTION RECORD

Case No: 41-28

Location: 1760 I 30

Application Reviewed.....

File Created ✓

Filing Fee Paid/Receipt in File..... ✓

Issued Receipt for Application..... ✓

Review form prepared/^{initial}partial review completed.....

Circulated Review through:

Staff Review:.....

Assistant City Manager.....

Scheduled for P&Z meeting..... 9/12

Notice Sent:

Newspaper..... 8/27

Surrounding property owners..... 8/30

Sign placed on property..... 9/2

Tallied responses to notices

Prepared notes and supporting information for P&Z.....

Notified applicant of results and of Council date.....

after P+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..... _____

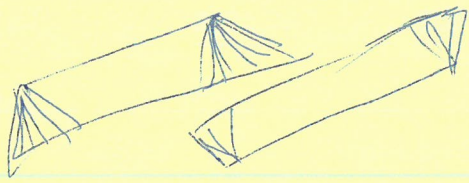
Included map in update file..... _____

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)..... _____



Walt Henderson

891-6880

just a plan

add canopy or possibly storage area
+ propane rack up at front.
screeny w/ slats -

want to use fan slats rather than
~~open~~ & photonic

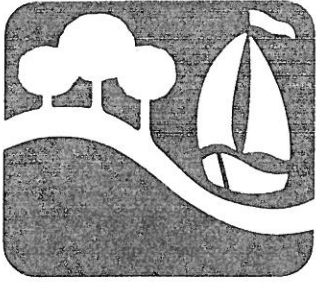
are ready to

- ✓ 1. Time table on expansion - future canopy
- ✓ 2. Time table on proposed improvements
- ✓ 3. impact of landscape art
4. Tentative on expansion to rear of prop & do you want to show now.
- ✓ 5. Tentative screening plans
6. Type of structure to be built - supports & roof material.
7. Tentative & requirement for platting prior to construction

Conditions

1. Prior to construction of future canopy or any additional construction the following must be completed.

- a. Installation of screening as shown on site plan
- b. Submission of landscape plan
- c.



CITY OF ROCKWALL
"THE NEW HORIZON"

August 27, 1991

Mr. Walter Henderson
Rockwall Storage Limited Partnership
5910 N. Central Expressway LB16
Dallas, TX 75206

Dear Mr. Henderson:

Your application for a change in zoning, application for Conditional Use Permit and filing fee in the amount of \$170.00 have 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.

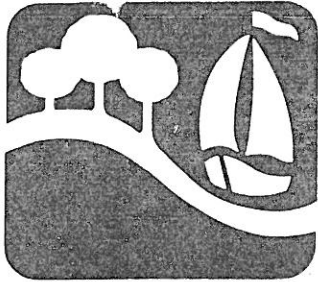
A change in zoning and Conditional Use Permit must be adopted by ordinance at two separate meetings of the City Council. The second reading of the ordinance is scheduled for October 7, 1991. The change in zoning and CUP will not be effective until the ordinance has been approved on second reading.

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

Sincerely,

A handwritten signature in black ink that reads "Mary Nichols". The signature is written in a cursive style with a large, sweeping flourish at the end.

Mary Nichols
City Secretary



CITY OF ROCKWALL

"THE NEW HORIZON"

September 4, 1991

Mr. Walt Henderson
Rockwall Storage Limited Partnership
5910 N. Central Expressway LB16
Dallas, TX 75806

Dear Mr. Henderson:

Per our telephone discussion of September 3 you indicated that you would amend your site plan for the proposed zoning of your site to Highway Commercial in the following:

1. Reflect future uses on the currently undeveloped rear of the property.
2. Amend your screening as to type and location around the perimeter of the property.
3. Show the location of the propane filling station and the screening around the tank.
4. Review the plan for conformance with the Landscaping Ordinance.
5. Indicate the paving material for the existing and future paved areas. As you are aware, our paving standards call for concrete or asphalt material unless that requirement is granted a waiver by the Commission. You might want to consider a seal coat material as a potential upgrade. That would help in the future to reduce dust, which could be a problem when there is development around you. You need to be aware that the Commission and Council have expressed concerns in the past with gravel parking lots and they have been hesitant to approve them in the past.

Also, as you are aware, the site will need to be platted prior to the issuance of a building permit for any improvements on this site. This process will not require a public hearing but the plat must be approved by the Planning and Zoning Commission and City Council. Our current filing fee for this type of plat is \$35.00. These fees are planned to increase in October. Additionally, you need to be aware that the undeveloped section of the property may be subject to impact fees for future water and sewer improvements. Those fees equal \$1539.00/acre. If applicable, these would be payable at the time of building permit.

Mr. Walt Henderson
Page Two

As a final point, please remember that any new enclosed buildings must consist of 90% masonry exterior walls unless a variance is granted by the Board of Adjustment. The Board would need to have a proposed building layout to consider in conjunction with a submitted application.

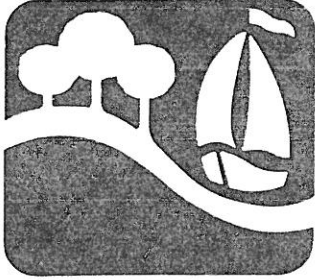
Let me know if you have any questions regarding these matters.

Sincerely,

A handwritten signature in black ink, appearing to read "Julie Couch", with a long, sweeping horizontal line extending to the right.

Julie Couch
Assistant City Manager

hcc



CITY OF ROCKWALL
"THE NEW HORIZON"

September 25, 1991

Mr. Walter Henderson
Rockwall Storage Limited Partnership
5910 N. Central Expressway LB16
Dallas, TX 75206

Dear Mr. Henderson:

On September 16, 1991, the Rockwall City Council approved your request for a Conditional Use Permit for outside storage, warehousing, and a caretaker's quarters and a change in zoning from "A" Agricultural to "Hwy C" Highway Commercial on a tract of land located at 1760 I-30.

Ordinances authorizing the change in zoning and the Conditional Use Permit were 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 both ordinances 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

CITY OF ROCKWALL
Planning and Zoning Agenda

Agenda Date: September 12, 1991

Agenda No: IV. D.

Agenda Item: P&Z 91-28-Z/CUP - Hold Public Hearing and Consider Recommending Approval of a Request from Chapparral Realty for a Change in Zoning from "Ag" to "HwyC" and a Conditional Use Permit and Site Plan for Outside Storage, Warehouse Storage, and a Residential Caretaker's Quarters on a 6.6 Acre Tract of Land Located at 1760 I-30

Item Generated By: Applicant, Walt Henderson

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

Background Information:

We have received a request to change the zoning on the Rockwall Miniwarehouse site located on I-30 east of SH-205. This site was annexed in 1986 with the current use already established. Several years ago, prior to the adoption of the Highway Commercial district the previous owner of the property made application for PD which was denied by the Council. The property has now been sold to another owner and they are interested in obtaining the proper zoning for the property in order to be able to expand in the future. The site currently has several existing miniwarehouses, a resident's quarters, and covered RV storage in the rear of the property. They are wanting to add an additional covered RV storage area and a propane filling station. All of these uses are allowed under a CUP in Hwy Commercial. They have also provided information regarding the currently undeveloped back of the property. They would like sometime in the future to add either more warehouse area or RV storage area. They do not have a layout at this time but they intend for the buildings and paving to comply with the City requirements. The current paving is gravel and they do not have plans at this time to upgrade that material.

They are requesting site plan approval for the new facilities. If the zoning is approved you can either approve the site plan without a specific layout of buildings at the rear or you can specify that a layout be submitted prior to construction. The site plan identifies the existing landscaping on the site and the improvements that the applicant is proposing to make. The site will only have approximately 4.4% in landscaping because of the way it has been developed. All 4.4% is located along the frontage of I-30. They are proposing to add the required street trees and plant a hedge in front of the first building as well as irrigate the existing landscaping. The only place to add landscaping is in the rear of the property and it did not appear to serve any purpose.

They are proposing to use a hedge row of photinias along the back of the property for screening in lieu of constructing an opaque fence. There is an existing 6 foot chain link fence that surrounds the property.

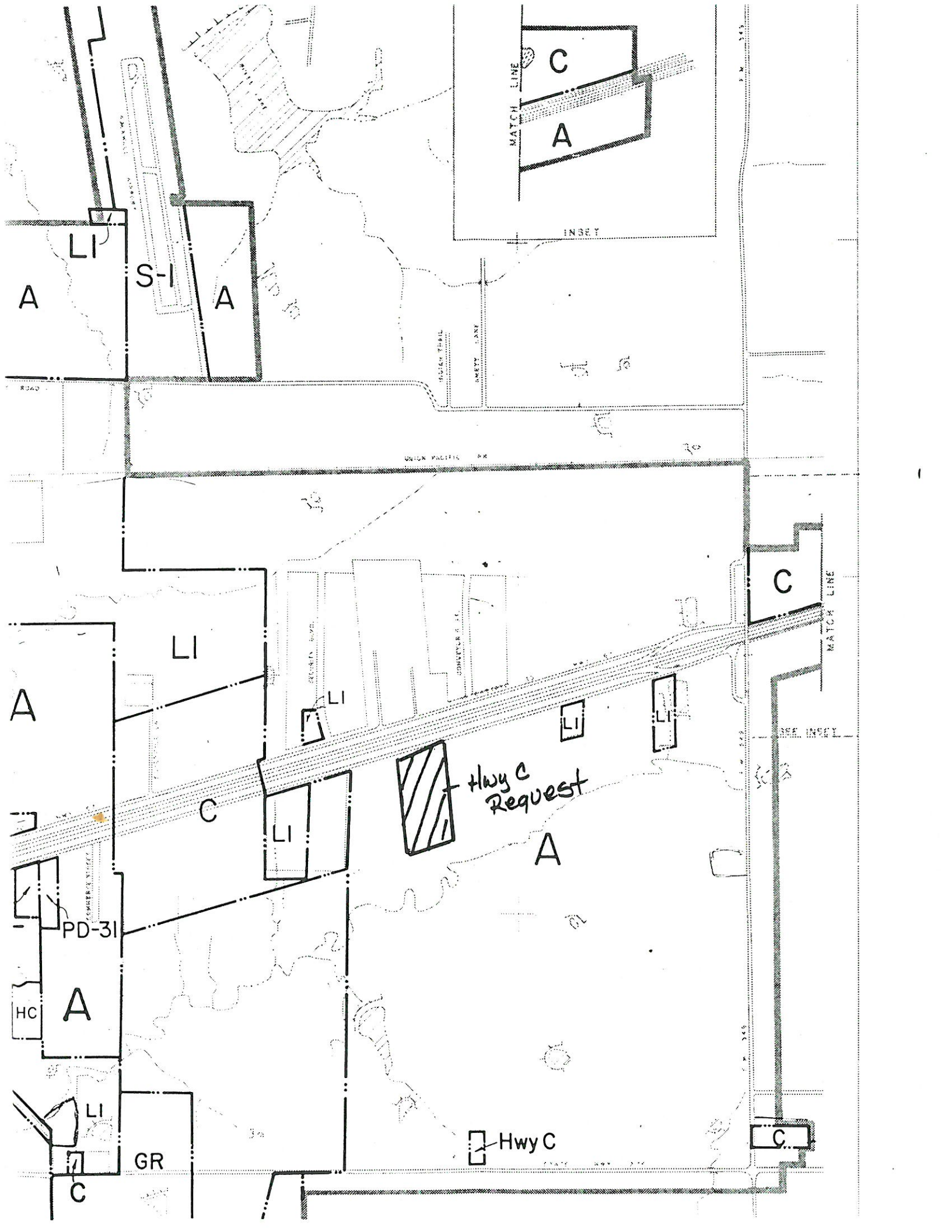
The site is not platted and they are aware that a plat must be submitted prior to any construction.

Attachments:

1. Location Map
2. Site plan
3. Landscaping detail

Agenda Item: Zone Change from Ag to HwyC

Item No: IV. D.



MATCH LINE

C

A

INSET

A

LI

S-I

A

UNION PACIFIC RR

C

MATCH LINE

A

LI

LI

LI

LI

SEE INSET

C



Hwy C Request

A

PD-3I

HC

A

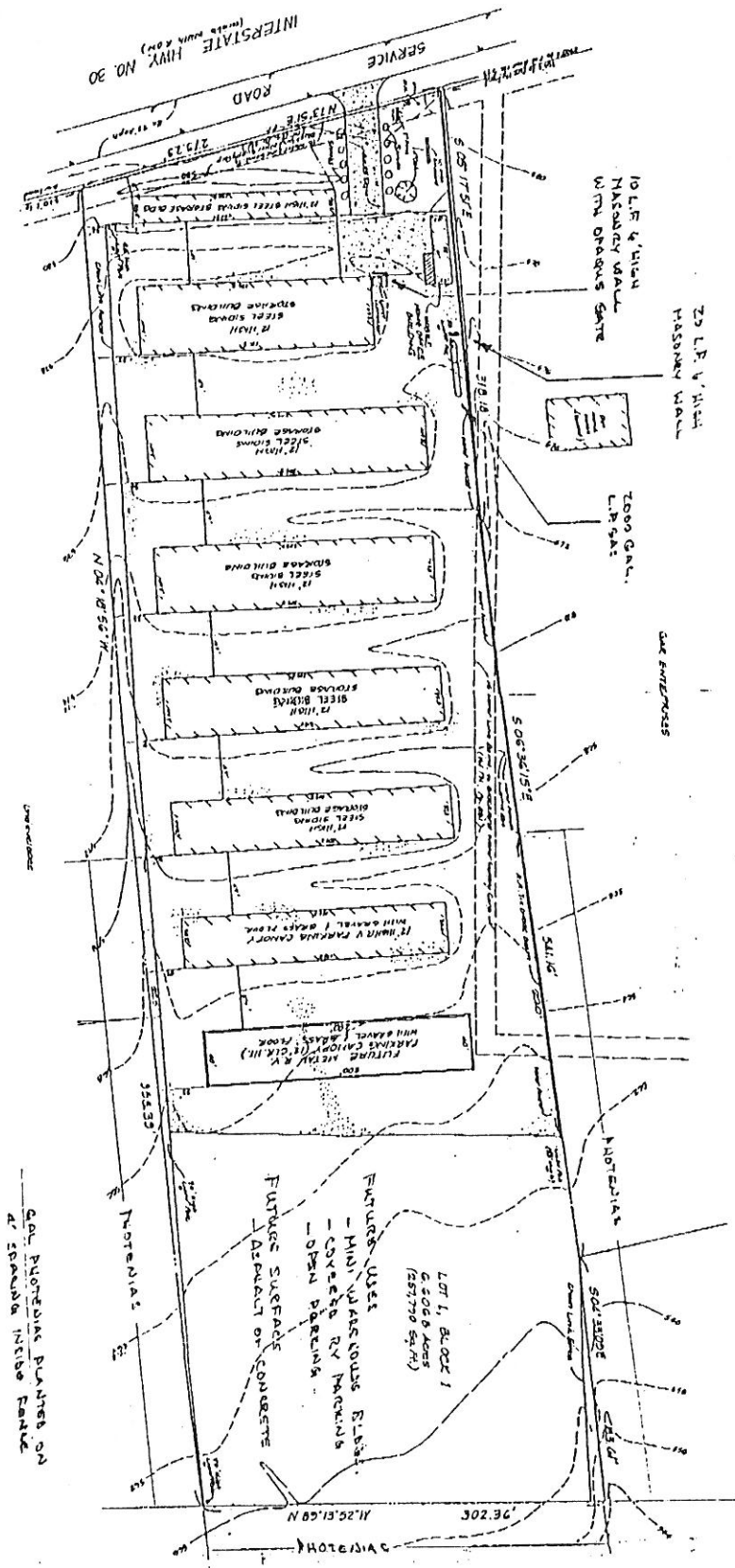
LI

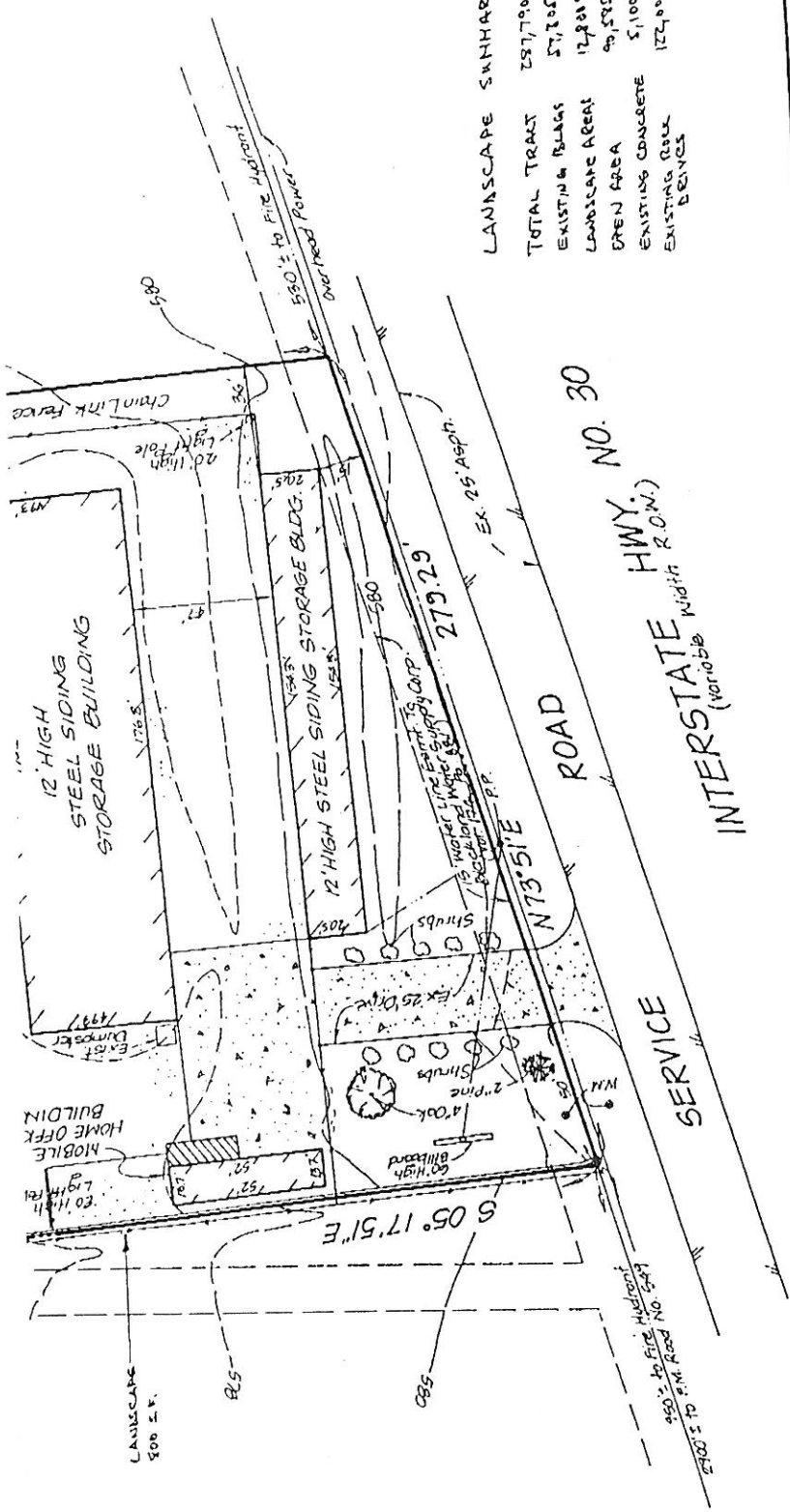
GR

Hwy C

C

C





LANDSCAPE SUMMARY

TOTAL TRACT	257,700 S.F. (600'
EXISTING PLANTS	57,205 S.F. (128'
LANDSCAPE AREAS	12,800 S.F. (14.2'
OPEN AREA	99,575 S.F. (31.5'
EXISTING CONCRETE	5,100 S.F. (1.2'
EXISTING BULK DEVICES	122,000 S.F. (42.5'

- FRONT LANDSCAPE AREAS TO INCLUDE:
- IRRIGATION TO TREES AND HERB PLANTS
 - 5 ADDITIONAL 3" OR 6" TREES
 - POTENZA HERB ALONG FRONT MINI WAREHOUSE BLDG.

CITY OF ROCKWALL
City Council Agenda

Agenda Date: September 16, 1991

Agenda No: V. G.

Agenda Item: P&Z 91-28-Z/CUP - Hold Public Hearing and Consider Approval of an Certain Ordinances Granting a Request from Chapparral Realty for a Change in Zoning from "Ag" to "HwyC" and a Conditional Use Permit for Storage, Warehousing, and a Residential Caretaker's Quarters (1st Reading) and a Site Plan on a 6.6 Acre Tract of Land Located at 1760 I-30

Item Generated By: Applicant, Walt Henderson

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

Background Information:

The Commission has recommended approval of the requests for a change in zoning and approval of the CUP with the following conditions:

1. That the CUP for warehousing and outside vehicle storage facilities, caretaker's residence, and propane filling station be approved as shown on the site plan, with the condition that a building plan for any expansion to the unplanned rear of the property would need to be submitted to the Commission.
2. That the landscaping plan as submitted be approved with the addition of a hedge along the front of the first building, installation of irrigation to serve existing landscaping, and the planting of the required street trees along I-30.
3. That the rear of the property be screened as required under Hwy Commercial with a solid photinia hedge along the fence line and that the hedge be maintained and replaced as needed with like size plants.

Attachments:

Agenda Item: Zone Change from Ag to HwyC

Item No: V. G.

CITY OF ROCKWALL
City Council Agenda

Agenda Date: September 16, 1991

Agenda No: V. G.

Agenda Item: P&Z 91-28-Z/CUP - Hold Public Hearing and Consider Approval of an Certain Ordinances Granting a Request from Chapparral Realty for a Change in Zoning from "Ag" to "HwyC" and a Conditional Use Permit for Storage, Warehousing, and a Residential Caretaker's Quarters (1st Reading) and a Site Plan on a 6.6 Acre Tract of Land Located at 1760 I-30

Item Generated By: Applicant, Walt Henderson

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

Background Information:

We have received a request to change the zoning on the Rockwall Miniwarehouse site located on I-30 east of SH-205. This site was annexed in 1986 with the current use already established. Several years ago, prior to the adoption of the Highway Commercial district the previous owner of the property made application for PD which was denied by the Council. The property has now been sold to another owner and they are interested in obtaining the proper zoning for the property in order to be able to expand in the future. The site currently has several existing miniwarehouses, a resident's quarters, and covered RV storage in the rear of the property. They are wanting to add an additional covered RV storage area and a propane filling station. All of these uses are allowed under a CUP in Hwy Commercial. They have also provided information regarding the currently undeveloped back of the property. They would like sometime in the future to add either more warehouse area or RV storage area. They do not have a layout at this time but they intend for the buildings and paving to comply with the City requirements. The current paving is gravel and they do not have plans at this time to upgrade that material.

They are requesting site plan approval for the new facilities. If the zoning is approved you can either approve the site plan without a specific layout of buildings at the rear or you can specify that a layout be submitted prior to construction. The site plan identifies the existing landscaping on the site and the improvements that the applicant is proposing to make. The site will only have approximately 4.4% in landscaping because of the way it has been developed. All 4.4% is located along the frontage of I-30. They are proposing to add the required street trees and plant a hedge in front of the first building as well as irrigate the existing landscaping. The only place to add landscaping is in the rear of the property and it did not appear to serve any purpose.

They are proposing to use a hedge row of photinias along the back of the property for screening in lieu of constructing an opaque fence. There is an existing 6 foot chain link fence that surrounds the property.

The site is not platted and they are aware that a plat must be submitted prior to any construction.

The Commission is considering this item at their meeting on Thursday. We will forward their recommendation and the ordinances to you on Friday.

Attachments:

1. Location Map
2. Site plan
3. Landscaping detail

Agenda Item: Zone Change from Ag to HwyC

Item No: V. G.



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 Walt Henderson for a change in zoning from "LI" Light Industrial to "Hwy C" Highway Commercial and for a Conditional Use Permit for outside storage and a residential caretaker's quarters to be located on a tract of land located at 1760 I-30 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 known by returning the form below and returning it to: City Secretary, 205 W. Rusk, Rockwall, Texas, 75087.

1760 I-30 - Request for Highway 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 _____

EXHIBIT "B"
DESCRIPTION

Being a tract of land situated in the John Lockhart Survey, Abstract No. 134 City of Rockwall, Rockwall County, Texas, and being part of a 24.2636 acre tract recorded in Volume 166, Page 648 of the Deed Records of Rockwall County, Texas and being more particularly described as follows;

BEGINNING at a point in the south line of Interstate Highway No. 30 said point being South 73°51' East from the northeast corner of said 24.2636 acre tract;

THENCE South 05°17'51" East a distance of 318.18 feet to a point for corner;

THENCE South 06°36'15" East a distance of 541.16 feet to a point for corner;

THENCE South 04°33'09" East a distance of 183.61 feet to a point for corner;

THENCE North 89°13'52" West a distance of 302.36 feet to a point for corner;

THENCE North 04°18'56" West a distance of 958.39 feet to a point for corner in the said south line of Interstate Highway No. 30;

THENCE North 73°51' East along the said south line of Interstate Highway No. 30 a distance of 279.29 feet to the **POINT OF BEGINNING** and containing 287,790 square feet or 6.6068 acres of land.

Hwy C & COP on I-30
 Lockhart 7-2

John W. Lodwick
 3305 Westwood
 Dallas 75225

7-2 ab 13f

CAR Enterprises
 11727 Welch Rd
 Dallas 75229

7-1 ab 134

Skyline Savings
 8344 R. L. Thornton
 Suite 420
 Dallas TX 75227

7 ab 134

Jenny Clark Cleghorn
 507 Best

ab 2 J21, 1-2

J. LOCKHART A-134

ROCKWALL
COMMERCIAL
PARK Ph-2
#4835

ROCKWALL
COMMERCIAL
PARK Ph-1
#4835

#3561
EX #1 #3560
PK #1
Tr 3
50.839 Ac.

Tr 13
7 Ac.

Tr 15-1
10 Ac.

Tr 5-1
1 Ac.

752.48

287.17

314.95

684.7

1967.93

543.29

Tr 2
12.44 Ac.

LAFON
SUBD.
#4125

Tr 7
8.971 Ac.

Tr 7-2
6 Ac

Tr 7-1
3.25 Ac

Tr B
6.0 Ac

Tr 9-1
6.0 Ac

Tr 9-2
1.92 Ac
Tr 9-10
1.63 Ac

Tr 9-3
3.457 Ac

201.6

353.0

178.87

Tr 12
1.105 Ac

308.19

614.57

381.1

846.4

846.24

468.04

958.39

967.44

0.439 Ac

859.22

300.0

334.51

350.75

342.88

813.36

205

760.24

210.1

1926.55

1986.11

1049.00

Tr 2

Tr 3
121.69 Ac.

J.M. ALLEN A-2

Tr 1 3.25 Ac.
Tr 1-1 60.0 Ac.

2060.47

2659.57