

CITY OF ROCKWALL  
205 West Rust  
Rockwall, Texas

APPLICATION FOR ZONING CHANGE

Case No. P292-24-2 Filing Fee \$145.00 Date 06/16/92

Applicant JJS Investments Phone 771-4303

Mailing Address: 2012 Industrial  
Rockwall, Texas 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

Part of 2.023 ac, A. Hanna Survey, Abst #99, aka 1551 E. Interstate 30,  
Rockwall, Texas 75087  
See attached.

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

Agricultural District Classification to

Light Industrial District Classification for the following reasons: (attach separate sheet if necessary)

Is in keeping with the surrounding area.  
Has traditionally been used as light industrial and commercial during the past five years.

There (are) (are not) deed restrictions pertaining to the intended use of the property.

2  
Status of Applicant Owner XX 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. Property has not been platted.

Signed Judy Ann Hemert, Owner

Note:

1

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.

2

If the applicant is someone other than the owner, written acknowledgement by the owner of the zoning request must also be submitted.



STATE OF TEXAS  
COUNTY OF ROCKWALL

WHEREAS JOHN SPARKS, BEING THE OWNER OF A TRACT OF LAND in the County of Rockwall, State of Texas, said tract being described as follows:

All that certain lot, tract or parcel of land situated in the A. Hanna Survey, Abstract No. 99, Rockwall County, Texas, and being the same land described in a Deed from Waco Development, Inc., to F.D.I.C., as Receiver for First National Bank of Rowlett, and as recorded in Volume 570, Page 238, Deed Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found on the North line of Interstate Highway No. 30, said point being the Southwest corner of the above cited tract of land;  
THENCE N. 01 deg. 22 min. 23 sec. W. leaving the said North line of Interstate Highway No. 30 a distance of 388.46 feet to a 1/2" iron rod set for corner;  
THENCE N. 88 deg. 54 min. 45 sec. E. a distance of 183.73 feet to a 1/2" iron rod set for corner;  
THENCE S. 00 deg. 14 min. 30 sec. W. a distance of 116.72 feet to a 1/2" iron rod set for corner;  
THENCE S. 01 deg. 14 min. 43 sec. E. a distance of 217.68 feet to a point on the North line of Interstate Highway No. 30, a 1/2" iron rod set for corner;  
THENCE S. 72 deg. 09 min. 40 sec. W. along said North line of Interstate Highway No. 30 a distance of 187.65 feet to the POINT OF BEGINNING and containing 1.5000 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT JOHN SPARKS, being the owner, does hereby adopt the plat designating the hereinabove described property as SPARKS OFFICE PLAZA, an addition to the City of Rockwall, Rockwall County, Texas, and does hereby dedicate to the public use forever the streets and alleys shown hereon, and does hereby reserve the easement strips shown on this plat for the purposes indicated and for the mutual use and accomodation of all utilities desiring to use or using same. No building shall be constructed or place upon, over, or across the utility easements as described herein. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective systems without the necessity of, at any time, procuring the permission of anyone. The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development. It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, nor shall such approval constitute any representation, assurance or guarantee by the City of the adequacy and availability for water for personal use and fire protection within such plat, as required under Ordinance 83-54.

WITNESS MY HAND AT \_\_\_\_\_, Texas, this the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_.

BY \_\_\_\_\_  
Owner

STATE OF TEXAS  
COUNTY OF \_\_\_\_\_

BEFORE ME, the undersigned authority, a Notary Public, in and for the State of Texas, on this day personall appeared John Sparks, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purpose and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the \_\_\_\_\_ day of \_\_\_\_\_, 1992.

Notary Public

APPROVED

I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_.

This approval shall be invalid unless the approved plat for such additon is recorded in the office of the County Clerk of Rockwall County, Texas, within one hundred twenty (120) days from said date of final approval.

Said addition shall be subject to all the requirements of the Subdivision Regulations of the City of Rockwall.

WITNESS OUR HANDS, this the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_.

Mayor, City of Rockwall

City Secretary, City of Rockwall

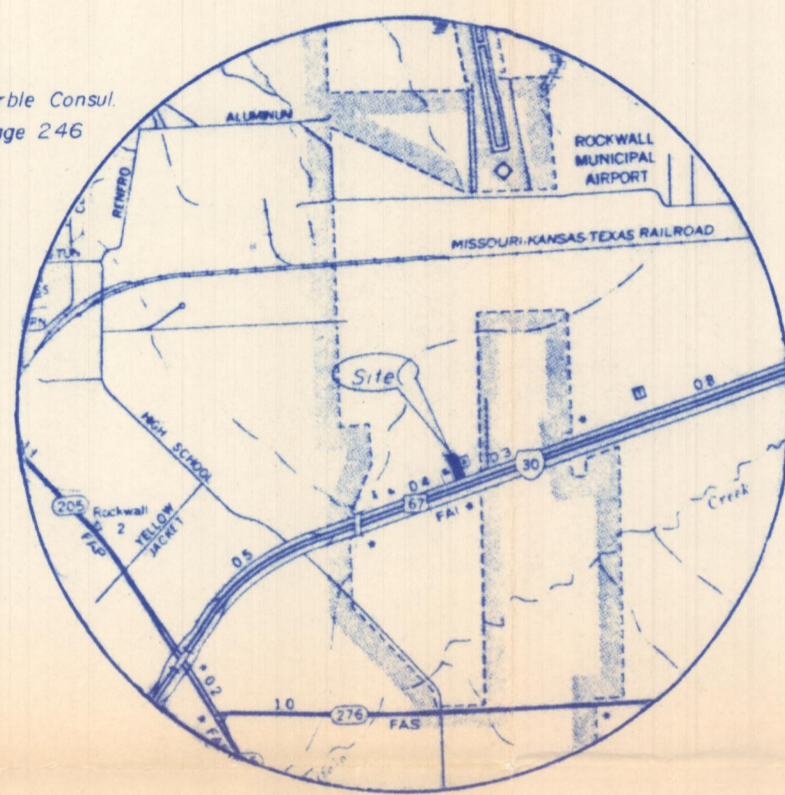
RECOMMENDED FOR FINAL APPROVAL

Chairman, Planning and Zoning Commission

Date \_\_\_\_\_

Vicinity Map

Granite & Marble Consul.  
Vol. 611, Page 246



SURVEYOR'S CERTIFICATE

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT I, TODD B. TURNER, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown hereon were properly placed under my personal supervision.

Registered Professional Land Surveyor  
Texas Registration No. 4859

Final Plat

SPARKS OFFICE PLAZA

An Addition to the City of Rockwall, Texas, and Being 1.5000 Acres  
Out of the A. Hanna Survey, Abstract No. 99, Rockwall County, Texas.

ZONED - L-1

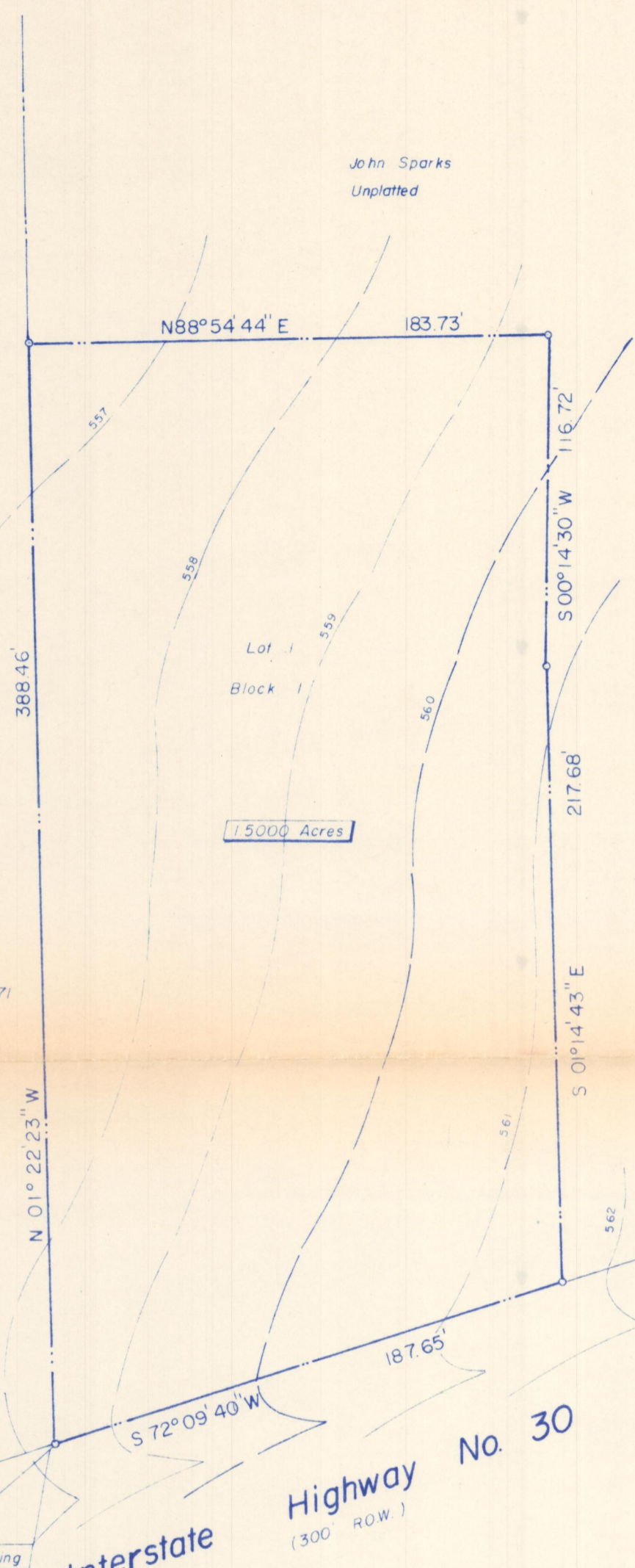
OWNER: John Sparks  
Route 2, Box 192  
Celeste, TX 75423  
(214) 771-9990

SURVEYOR: Stovall & Associates, Inc.  
6210 Campbell Road, Suite 144  
Dallas, TX 75248  
(214) 407-1044

JULY 1992

Rose K. Cade

John Sparks  
Unplatted



1.5000 Acres

Interstate Highway No. 30  
(300' ROW)

NOTE: Benchmark is City of Rockwall  
Monument No. 2 Elevation = 609.56'

NOTE: 1/2" IRON RODS SET AT ALL CORNERS

STATE OF TEXAS  
COUNTY OF \_\_\_\_\_

BEFORE ME, the undersigned authority, a Notary Public, in and for the State of Texas, on this day personally appeared Todd B. Turner, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the \_\_\_\_\_ day of \_\_\_\_\_, 1992 A.D.

Notary Public



**CITY OF ROCKWALL**  
**"THE NEW HORIZON"**

September 18, 1992

Ms. Judy Van Hemert  
C-Power  
915 Whitmore  
Rockwall, Texas 75087

Dear Ms. Van Hemert:

On Monday, September 21, 1992 at 7:00 p.m., the City Council will consider your request for a change in zoning from "A" Agriculture to "PD" Planned Development on a tract of land located at 1551 E. I-30. This letter serves as a reminder that you or your representative must be present at this meeting. Should you have any questions please do not hesitate to call me at 771-7700 extension 103.

Sincerely,

*Hilda Crangle*  
Hilda Crangle  
City Secretary

TO WHOM IT MAY CONCERN:

In regards to the plating operation at 1551 E-I30:

1. The only plating processes to be performed are clear and yellow alodine and clear and yellow zinc. These are the cleanest of all plating processes, using absolutely no cyanide. There will be no chrome, tin, nickel, copper, gold, or oxide plating, which are the most hazardous.
2. Most plating operations treat their waste to a suitable Ph level and then dump into city sewer. Ours is a completely new system of self-contained evaporation process. There will be no discharge of treated plating chemicals.
3. We have installed a treated concrete retainer wall that totally encompasses the plating area.
4. All equipment, in the actual plating process is new, and is also the most ecologically safe of any on the market.
5. All phases of this operation will be in strict compliance with all Environmental Protection Agency and Texas Water Commission's rulings.

\lm

WJH  
FYI

July 31, 1992

Mr. Dan Sheehan  
Rockwall Private School  
1545 E. Interstate 30  
Rockwall, Texas 75087

Dear Mr. Sheehan:

The following information will confirm our telephone conversation of today regarding the use of the leased space at 1551 E. I-30, adjacent to your school's site. JJS Investments is the property owner and has signed a lease with a tenant who will be installing a plating operation. Because of the extreme exposure that property owners have regarding EPA issues such as emissions, waste water run off, etc., we have conducted a thorough investigation of the types of material that will be used in this operation as well as their effect on the environment. We have been completely satisfied that there will be no detrimental emissions or waste produced by the proposed use of the facilities.

I have attached a letter from the owner of the company which will further explain the operation and the safety precautions that have been taken. In essence, the lessee will employ approximately ten people who will have all the required equipment and protective gear. Per our lease agreement, they are restricted to the clear and yellow alodine and clear and yellow zinc processes. Additionally, the equipment broker from whom they are purchasing their equipment has an EPA person on staff who would be available to answer any questions or concerns that might arise regarding the processes and their safety.

We certainly appreciate your concern and that of the parents of your students. We, too, live and work in Rockwall and are most interested in keeping it a clean, healthy place. To this end, we firmly believe that we have made a proper decision, based on hard facts and expert evidence. Should you have any additional questions, please do not hesitate to contact me. Again, thank you for your interest and concern.

Sincerely,

Judy VanHemert  
President, JJS Investments

Encl.

cc: Judy Thurmond, "Rockwall Journal Success"



**CITY OF ROCKWALL**  
"THE NEW HORIZON"

July 21, 1992

Ms. Judy Van Hemert  
JJS Investments  
2012 Industrial  
Rockwall, Texas 75087

Dear Ms. Van Hemert:

On Monday, July 20 the City Council approved an ordinance on second reading authorizing a change in zoning from "A" Agriculture to "LI" Light Industrial zoning classification on your property located at 1551 E. Interstate 30.

Please contact the Inspection Department to submit an application for a Certificate of Occupancy.

If you have any questions don't hesitate to contact me.

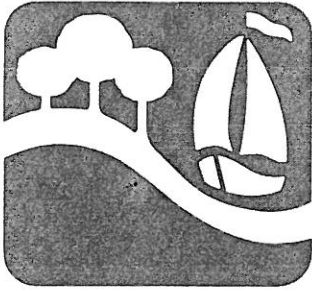
Sincerely,

A handwritten signature in cursive script, appearing to read "Julie Couch".

Julie Couch  
Assistant City Manager

hcc





**CITY OF ROCKWALL**  
"THE NEW HORIZON"

July 10, 1992

Judy Van Hemert  
2012 Industrial  
Rockwall, Texas 75087

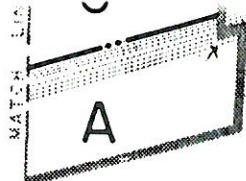
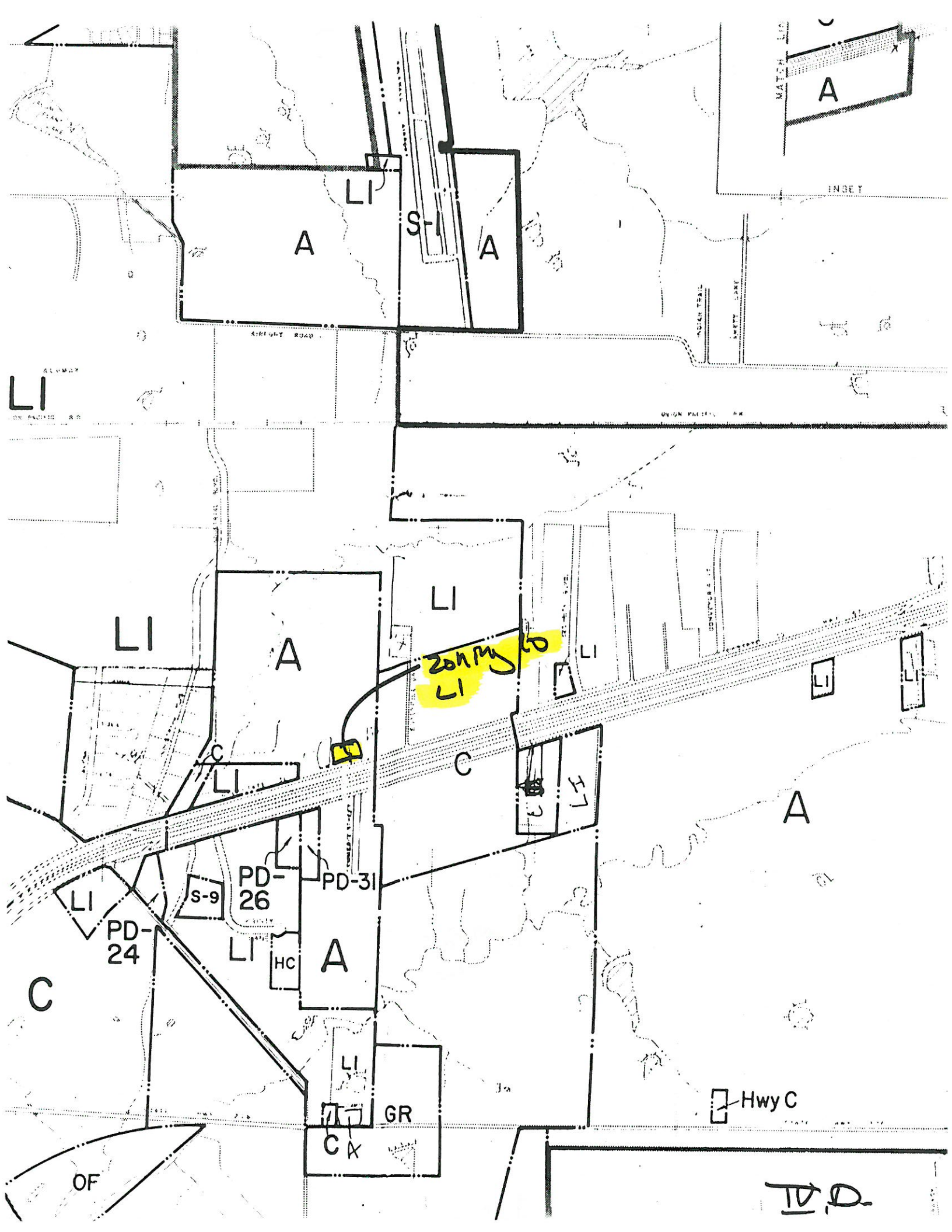
Dear Ms. Van Hemert:

Your zoning request is scheduled to be heard by the Rockwall Planning and Zoning Commission on Thursday, July 16 at 7:00 P.M. at City Hall, 205 W. Rusk. You are also scheduled for review by the Rockwall City Council on Monday, July 20 at 7:00 P.M. You or your representative need to be present at both of these meetings to present your request.

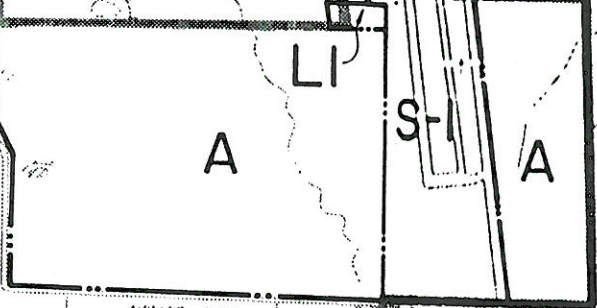
If you have any questions don't hesitate to contact me.

Sincerely,

Julie Couch  
Assistant City Manager



INSET



A

LI

S-1

A

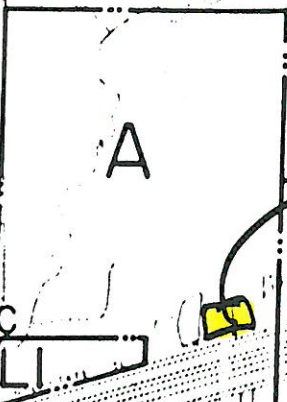
AIRPORT ROAD

WAZLER TRAIL  
SWEET LANE

UNION PACIFIC RR

LI

ON PACIFIC RR



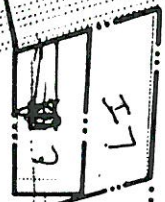
LI

A

Zoning LI

LI

C



C

F-1

A



LI

PD-24



S-9

PD-26

LI

PD-31

HC

A

C

LI

CA

GR

Hwy C

OF

TVD

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

**Agenda Date:** July 9, 1992

**Agenda No:** III. A.

**Agenda Item:** P&Z 92-24-Z - Hold Public Hearing to Consider Approval of a Request from JJS Investments for a Change in Zoning From "A" Agricultural to "LI" Light Industrial Located at 1551 E. Interstate 30

**Item Generated By:** Applicant, JJS Investments

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

**Background Information:**

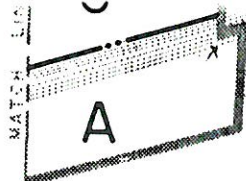
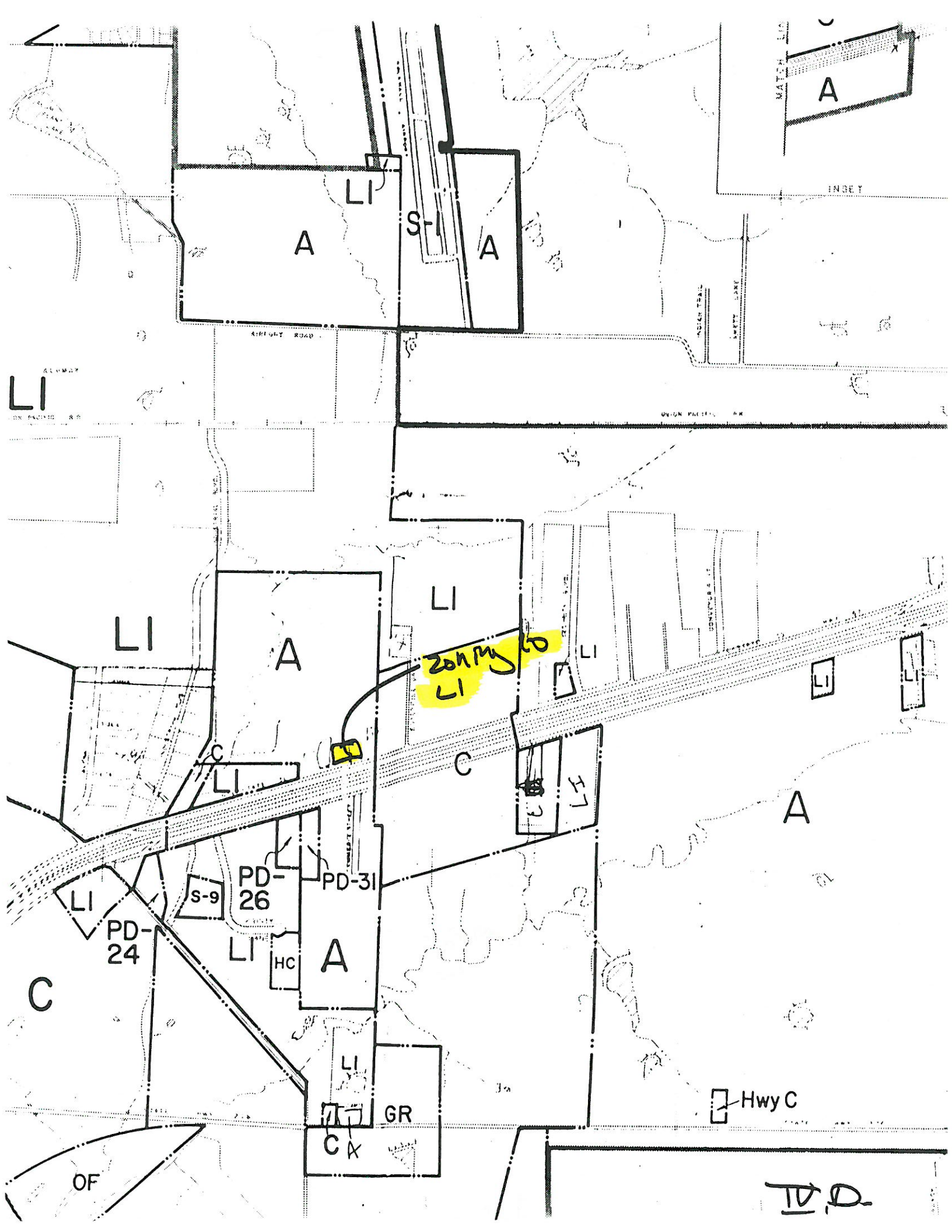
This site was annexed by the City in 1986. It was already developed at that time with three buildings and the site has been used for generally heavy commercial uses since that time. Judy Van Hemert and her company have acquired the property and they are planning to begin a plating operation in one of the buildings. This requires a change in zoning due to the change in use. There is industrial to the northeast of this site as well as in other locations in the area. The land use plan reflects commercial/ industrial in the area. The area is not platted or site planned at this time but that will have to be done if they build in the future. Sewer in the process of being extended to the property at this time to accommodate the industrial use.

**Attachments:**

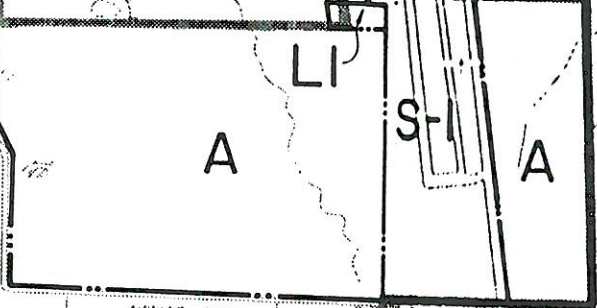
1. Location Map

**Agenda Item:** Rezoning from A to LI

**Item No:** III. A.



INSET

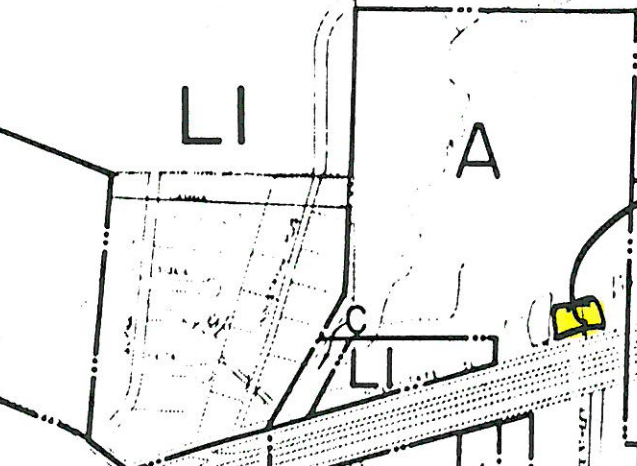


AIRPORT ROAD

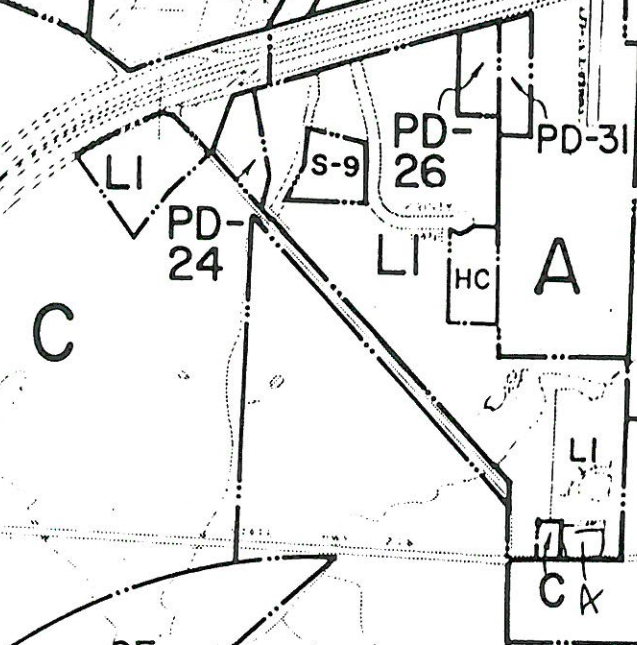
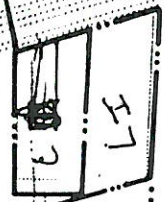
WAZLER TRAIL  
SWEET LANE

UNION PACIFIC RR

LI  
ON PACIFIC RR



Zoning LI  
LI



Hwy C

OF

T.V.D.

**CITY OF ROCKWALL  
City Council Agenda**

**Agenda Date:** July 20, 1992

**Agenda No:** VI. D.

**Agenda Item:** P&Z 92-24-Z - Hold Public Hearing to Consider Approval of an Ordinance Granting a Request from JJS Investments for a Change in Zoning From "A" Agricultural to "LI" Light Industrial Located at 1551 E. Interstate 30 (1st Reading)

**Item Generated By:** Applicant, JJS Investments

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

**Background Information:**

The Commission has recommended approval of the request.

**Attachments:**

**Agenda Item:** Rezoning from A to LI

**Item No:** VI. D.

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

**Agenda Date:** July 20, 1992

**Agenda No:** VI. D.

**Agenda Item:** P&Z 92-24-Z - Hold Public Hearing to Consider Approval of an Ordinance Granting a Request from JJS Investments for a Change in Zoning From "A" Agricultural to "LI" Light Industrial Located at 1551 E. Interstate 30 (1st Reading)

**Item Generated By:** Applicant, JJS Investments

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

**Background Information:**

This site was annexed by the City in 1986. It was already developed at that time with three buildings and the site has been used for generally heavy commercial uses since that time. Judy Van Hemert and her company have acquired the property and they are planning to begin a plating operation in one of the buildings. This requires a change in zoning due to the change in use. There is industrial to the northeast of this site as well as in other locations in the area. The land use plan reflects commercial/ industrial in the area. The area is not platted or site planned at this time but that will have to be done if they build in the future. Sewer in the process of being extended to the property at this time to accommodate the industrial use.

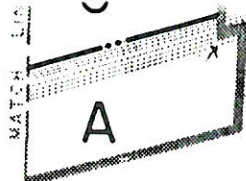
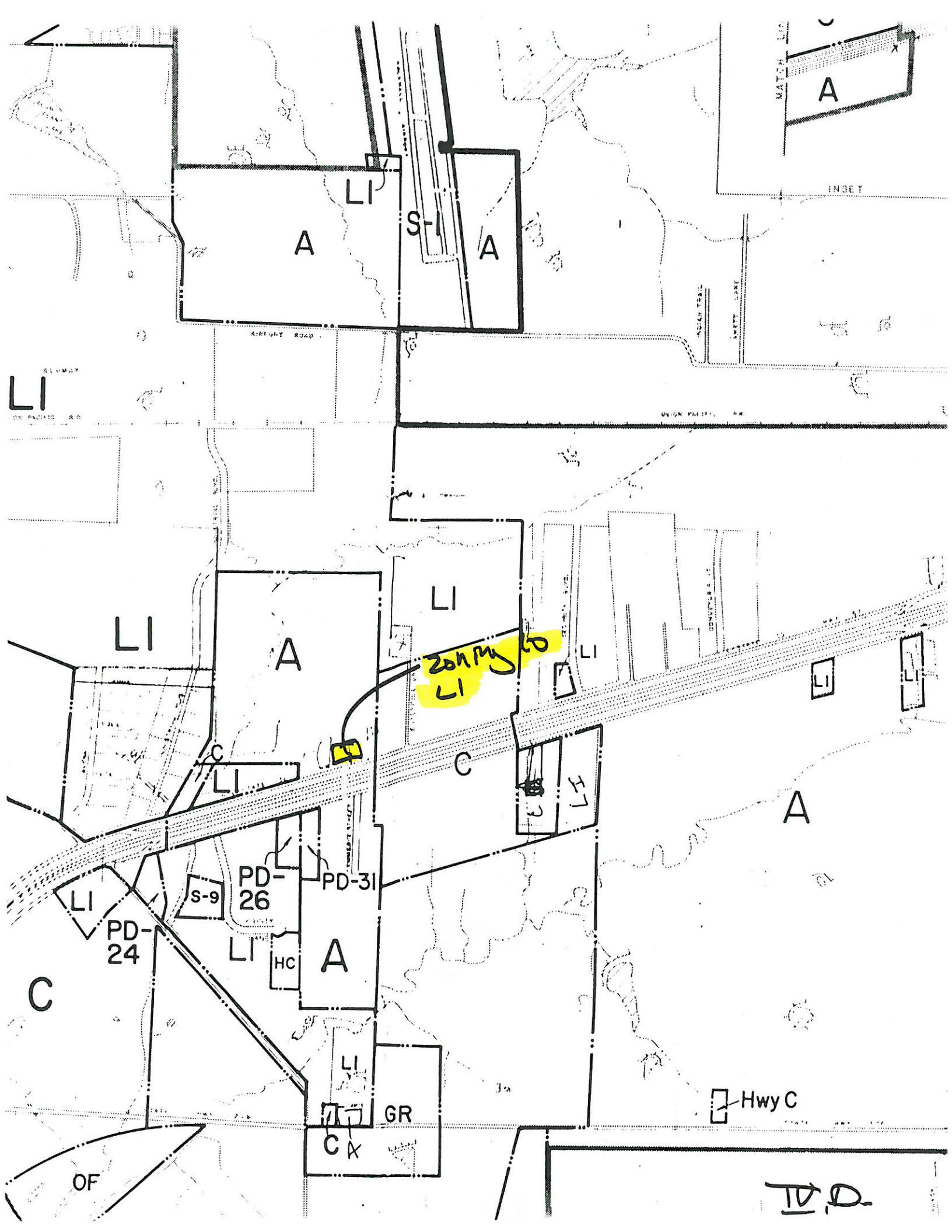
The Commission will consider this item at their meeting on Thursday night. We will forward their recommendation to you on Friday.

**Attachments:**

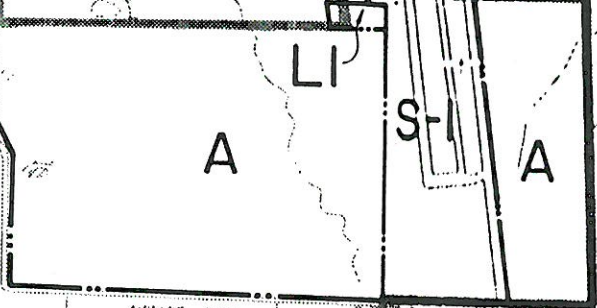
1. Location Map
2. Ordinance

**Agenda Item:** Rezoning from A to LI

**Item No:** VI. D.



INSET



AIRPORT ROAD

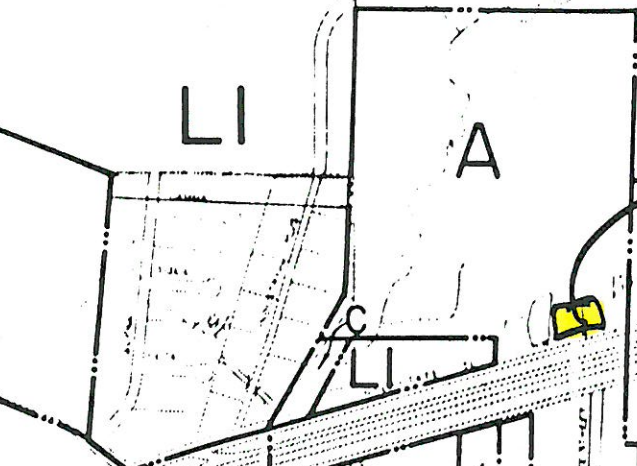
WAZLER TRAIL

SWEETY LAKE

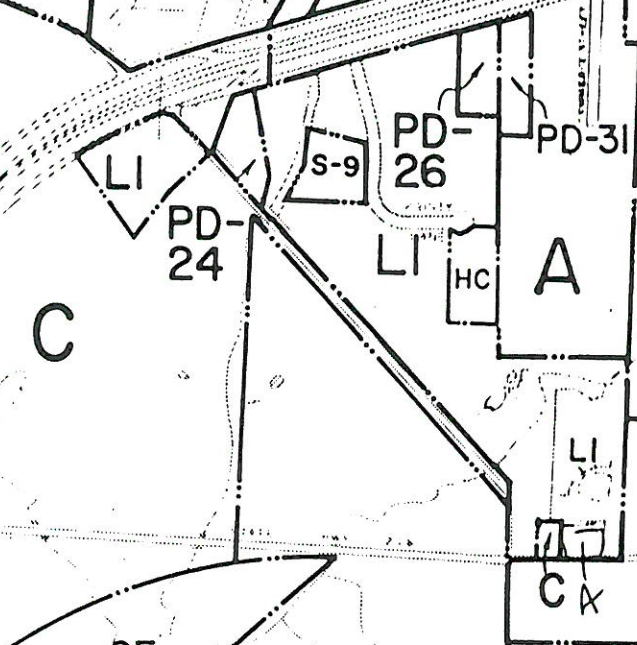
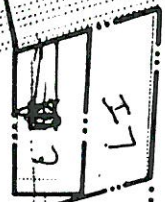
UNION PACIFIC RR

LI

ON PACIFIC RR



Zone M-10  
LI



Hwy C

OF

TVD

**CITY OF ROCKWALL  
City Council Agenda**

**Agenda Date:** September 8, 1992 **Agenda No:** V. C.

**Agenda Item:** P&Z 92-24-Z - Hold Public Hearing and Consider Approval of an Ordinance Granting a Request from JJS Investments for a Change in Zoning from "A" Agricultural to "LI" Light Industrial Zoning Classification on a Tract of Land Located at 1551 E. I-30 (1st Reading)

**Item Generated By:** City Council

**Action Needed:** Discuss proposed change and consider any necessary action.

**Background Information:**

Last month the Council held a public hearing regarding the rezoning of this tract of land from A to LI. The request was approved on first reading and at the meeting it was being considered on second reading the adjacent property owner, Rockwall Private School raised some concerns about the plating operation that was planned for one of the buildings on the property. At that meeting the Council indicated that you wanted to reopen the public hearing on the matter and it was scheduled for the September meeting.

The owner of the property indicated after the meeting that the plating operation that was planned for that site will locate somewhere else. However, if the property is zoned LI a plating operation could be located on that site in the future. The Council has several options in regard the appropriate zoning for this site and they are discussed as follows:

1. Approve the rezoning to Light Industrial, understanding that a plating operation could be located there in the future.
2. Approve a more restricted zoning classification such as Highway Commercial or Commercial, which would allow the property to be utilized but would not permit manufacturing uses.
3. If it is the Council's opinion that industrial uses would be appropriate in this location, but you have concerns generally about plating operations as a permitted use in LI it would be appropriate for the Council to instruct the Commission to review and develop recommendations regarding the uses within the LI district including the continuation of plating operations as a permitted use.

It is staff's recommendation that the LI district should be reviewed even if this request is approved for LI or another zoning classification. We currently have only two industrial zoning classifications, Light Industrial and Heavy industrial. Heavy Industrial allows virtually every type of use. We do not have any land currently zoned HI and it is unlikely that we ever will. We are therefore utilizing one industrial district for all other manufacturing uses and that is not the most desirable process. There are certain manufacturing uses that are fully appropriate adjacent to other types of uses, such as schools, and there are others that, while we want them located in town, should be more restricted in their locations. Most cities have 2-4 industrial districts that are actively used. We, practically speaking, have only one. The Commission could consider the development of another industrial zoning district or amending the existing LI district to provide for certain uses with a CUP, which would provide more review authority.

**Attachments:**

1. Previous Attachments

**Agenda Item:** Zoning From A to LI **Item No:** V. C.



**CITY OF ROCKWALL  
City Council Agenda**

**Agenda Date:** September 21, 1992

**Agenda No:** V. G.

**Agenda Item:** **PZ 92-24-Z** Consider Approval of an Ordinance Granting a Request from JJS Investments for a Change in Zoning from "A" Agriculture to "PD" Planned Development Zoning Classification on a Tract of Land Located at 1551 E. I-30 (1st Reading)

**Item Generated By:**

**Action Needed:**

**Background Information:**

**Attachments:**

1. Ordinance

**Agenda Item:** Hold Public Hearing re: JJS Investments for Change in Zoning

**Item No:** V. G.

MEMORANDUM  
September 16, 1992

TO: Mayor and Councilmembers  
FROM: Julie Couch, Assistant City Manager  
RE: Action on JJS Zoning Request

At the last meeting the Council tabled action on this request in order to allow us an opportunity to develop a PD ordinance that would permit the property owners to use their property, but would limit the types of industrial uses that could locate on the site. We have drafted an ordinance that would permit those uses allowed in Highway Commercial and those specific industrial uses that the property owner anticipates for this site. She has not yet had an opportunity to review the draft ordinance. We will send out the final draft ordinance later this week after she has had a chance to offer comments.

ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF ROCKWALL AS HERETOFORE AMENDED SO AS TO GRANT A ZONING CHANGE ON A TRACT OF LAND MORE FULLY DESCRIBED HEREIN; ORDERING A CHANGE IN THE USE OF SAID PROPERTY FROM "AG" AGRICULTURAL TO "PD-\_\_\_\_\_" PLANNED DEVELOPMENT NUMBER \_\_\_\_\_; PROVIDING SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, a change in zoning from "A" Agricultural to "PD-\_\_\_\_\_" Planned Development \_\_\_\_\_ on the property described on Exhibit "A" has been requested by JJS Investments; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area, and in the vicinity thereof, and the governing body in the exercise of its legislative discretion, has concluded that the Comprehensive Zoning Ordinance of the City of Rockwall should be amended as follows,

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Rockwall, Texas:

SECTION 1. That the Comprehensive Zoning Ordinance of the City of Rockwall, Texas as heretofore amended, be and the same is hereby amended by amending the Zoning Map of the City of Rockwall so as to grant a zoning change from Agricultural to "PD" Planned Development District No. \_\_\_\_\_ on the property specifically described in Exhibit "A".

SECTION 2. That Planned Development District Number \_\_\_\_\_ shall be used only in the manner and for the purposes authorized by the Comprehensive Zoning Ordinance of the City of Rockwall, as heretofore amended and as amended hereby provided that the granting of Planned Development District No. \_\_\_\_\_ to the above described tract of land is subject to the following special conditions:

A. The use of the property covered by Planned Development District No. \_\_\_\_\_ shall be in accordance with the provisions of this ordinance and the list of approved uses. Any redevelopment of or buiding expansion on the property covered by Planned Development No. \_\_\_\_\_ shall first be submitted for site plan approval and, and no substantial change in the development shall be permitted, except after obtaining

approval of the change of such site plan in the manner required for changes and amendments to the comprehensive Zoning Ordinance.

B. Development of Planned Development District No. \_\_\_\_\_ shall be regulated by the following requirements:

1. PD-\_\_\_\_\_ hereby authorizes the uses, area requirements, and development standards of the Highway Commercial zoning category of the Comprehensive Zoning Ordinance as currently adopted, or as revised in the future, except as otherwise provided in this ordinance, and the following additional permitted uses:
  - a. Automotive, paint and body, and other repair services, excluding wrecking yards.
  - b. Tool, dye, guage and machine shop.
  - c. Warehousing and storage.
  - d. The assembly of previously prepared electronic components.
2. Outside storage and display of materials, products, or equipment shall conform to requirements eestablished in the Highway Commerical Zoning Classification.

SECTION 3. Any person, firm or corporation violating any of the provisions of this ordinance shall be punished by a penalty of fine not to exceed the sum of TWO THOUSAND DOLLARS (\$2,000) for each offense and each and every day such offense continues shall be deemed to constitute a separate offense.

SECTION 4. If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation, or circumstance, nor shall adjudication affect any other section or provision of the Comprehensive Zoning Ordinance of the City of Rockwall, Texas, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions of this ordinance shall remain in full force and effect.

SECTION 5. That all ordinances of the City of Rockwall in conflict with the provisions of this be and the same are hereby repealed to the extent of that conflict.

SECTION 6. That this ordinance shall take effect immediately from and after its passage and the publication of the caption of said ordinance as the law in such case provides.

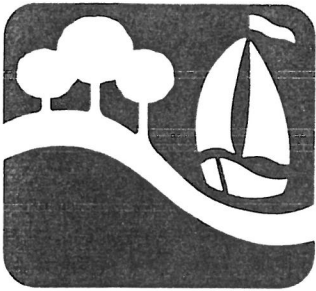
DULY PASSED AND APPROVED this \_\_\_\_\_ day of \_\_\_\_\_.

\_\_\_\_\_  
APPROVED

\_\_\_\_\_  
ATTEST

1ST READING \_\_\_\_\_

2ND READING \_\_\_\_\_



# CITY OF ROCKWALL

"THE NEW HORIZON"

## PUBLIC NOTICE

The Rockwall Planning and Zoning Commission will hold a public hearing on July 9, 1992 at 7:00 p.m. in City Hall, 205 W. Rusk, to consider approval of a request from JJS Investments for a change in zoning from "A" Agriculture to "LI" Light Industrial Zoning Classification located at 1551 E. Interstate 30, and further described on the reverse side of this notice. As an interested property owner, you are invited to attend this meeting or make your feelings known in writing by returning the form below:

*Hilda Trangle*  
City Secretary

-----  
Case No. PZ-92-24-Z

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.

Signature \_\_\_\_\_

Address \_\_\_\_\_

of the County of        Rockwall                                State of        Texas                                all that certain  
lot, tract or parcel of land situated in Rockwall County, Texas, and being 2.00 acres  
out of the A. Hanna Survey, Abstract No. 99, in the City of Rockwall, Texas, according  
to the plat/map recorded in Vol. 185, Page 221, of the Map/Plat Records of Rockwall  
County, Texas, and being more particularly described as follows:  
Being a tract of land situated in the A. Hanna Survey, Abstract No. 99, Rockwall County  
Texas, and being that same tract of land conveyed to James A. Brent and Dwayne Cox, and  
recorded in Vol. 86, Page 161 of the Deed Records of Rockwall County, Texas;  
BEGINNING at a 1/2 inch iron rod found at the Southeast corner of said 2.0 acre tract,  
and being on the North line of Interstate-30, and the East line of said Hanna Survey;  
THENCE: South 73° 51' 00" West, along said North line, 201.15 to a fence corner post,  
being at the Southwest corner of said 2.00 acres;  
THENCE: North 00° 51' 46" West, departing said North line, along and near a fence  
478.47 feet to a 1/2 inch iron rod set in an existing fence line, and being the North-  
west corner of said 2.00 acre tract;  
THENCE: South 89° 18' 02" East, along and near a fence, 194.04 feet to a 1/2 inch iron  
rod found at the base of a fence corner post, being at the Northeast corner of said  
2.00 acre tract;  
THENCE: South 00° 51' 17" East, 420.14 feet to the PLACE OF BEGINNING, and containing  
2.00 acres of land, as surveyed by John B. Fincher, Registered Public Surveyor, by  
survey dated March 25, 1987.

J J S INVESTMENTS

1. Granite & Marble Consultants  
1531 E. I-30  
Rockwall, Texas 75087
  
2. Greater Education, Inc.  
c/o Rockwall Private School  
P. O. Box 98  
Rockwall, Texas 75087
  
3. Rose Cade  
802 N. Goliad  
Rockwall, Texas 75087
  
4. Evans Company  
108 Willow Lane  
Waxahachie, Texas 75165
  
5. Cambridge Company, Inc.  
Rockwall Rhoades  
17440 Dallas Parkway, #103  
Dallas, Texas 75287



## Public Notice

The Rockwall Planning and Zoning Commission will hold public hearings on Thursday, July 9, 1992, at 7:00 p.m., in City Hall, 205 W. Rusk, and the Rockwall City Council will hold public hearings on Monday, July 20, 1992 at 7:00 p.m., in City Hall, 205 W. Rusk, Rockwall, Texas to consider the following:

1. A request from JJS Investments for a change in zoning from "A" Agriculture Zoning Classification to "LI" Light Industrial Zoning Classification on a tract of land located at 1551 E. Interstate 30 and further described as follows:

Of the County of Rockwall State of Texas all that certain lot, tract or parcel of land situated in Rockwall County, Texas, being 2.00 acres out of the A. Hanna

Survey, Abstract No.99, in the City of Rockwall, Texas, according to the plat/map recorded in Vol.185, Page 221, of the Map/Plat Records of Rockwall County, Texas, and being more particularly described as follows:

Being a tract of land situated in the A. Hanna Survey, Abstract No.99, Rockwall County, Texas, and being that same tract of land conveyed to James A. Brent and Dwayne Cox, and recorded in Vol. 86, Page 161 of the Deed Records of Rockwall County, Texas;

BEGINNING at a 1/2 inch iron rod found at the Southeast corner of said 2.0 acre tract, and being on the North line of Interstate-30, and the East line of said Hanna Survey;

THENCE: South 73 degrees 51' 00" West, along said North line, 201.15 to a fence corner post, being at the Southwest corner of said 2.00 acres;

THENCE: North 00 degrees 51' 46" West, departing said North line along and near a fence 478.47 feet to a 1/2 inch iron rod set in an existing fence line, and being the Northwest corner of said 2.0 acre tract;

THENCE: South 89 degrees 18' 02" East, along and near a fence, 194.04 feet to a 1/2 inch iron rod found at the base of a fence corner post, being at the Northeast corner of said 2.00 acre tract;

THENCE: South 00 degrees 51'17" East, 420.14 feet to the PLACE OF BEGINNING, and containing 2.00 acres of land, as surveyed by John B. Fincher, Registered Public Surveyor, by survey dated March 25, 1987.