

CITY OF ROCKWALL
205 West Rust
Rockwall, Texas

APPLICATION FOR ZONING CHANGE

Case No. 92-25-2/PP Filing Fee \$ 754.00 Date 6-19-92

Applicant JOHN L. SPARKS Phone 903 455-3609

Mailing Address: Route 2, Box 192, Celeste, texas 75423

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

*****SEE ATTACHED *****

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

AGRICULTURE District Classification to

COMMERCIAL LIGHT INDUSTRIAL District Classification for the following reasons: (attach separate sheet if necessary)

TO DEVELOPE AND CONSTRUCT AN OFFICE AND WAREHOUSE

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

2

Status of Applicant 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 John L Sparks

DESCRIPTION

Being a tract of land situated in the Archibald Hanna Survey, Abstract No. 99, Rockwall County, Texas, and being part of a 3.854 acre tract Recorded in Volume 140, Page 120, and also being part of a 8.20 acre tract Recorded in Volume 90, Page 542, Deed Records of Rockwall County, Texas, and being more particularly described as follows:

Beginning at a point on the North line of Interstate Highway No. 30, said point being the Southwest corner of said 3.854 acre tract and 8.20 acre tract, a 1/2" iron stake found for corner:

Thence, N. 1° 22' 23" W., leaving the said North line of Interstate Highway No. 30, a distance of 687.01 feet to a 1/2" iron stake found for corner:

Thence, N. 88° 52' 55" E., a distance of 252.52 feet to a 1/2" iron stake found for corner:

Thence, S. 0° 14' 30" W., a distance of 416.49 feet to a 1/2" iron stake found for corner:

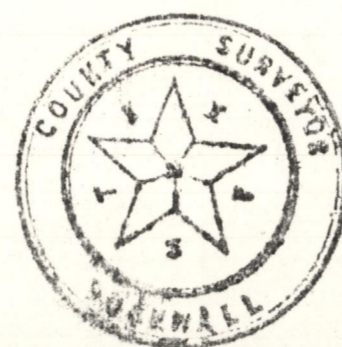
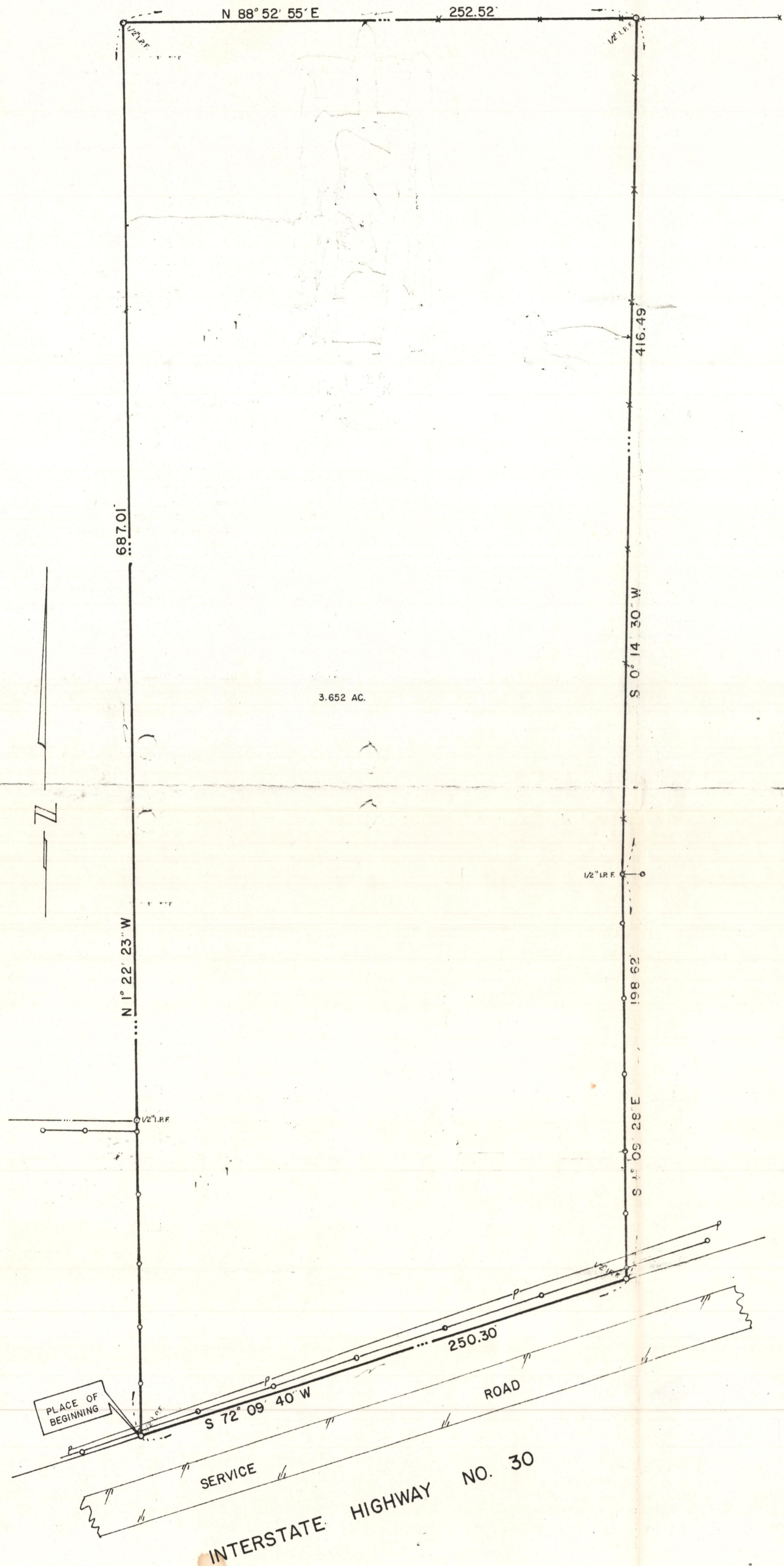
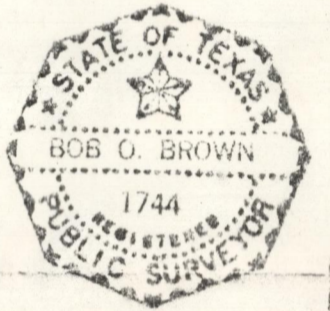
Thence, S. 1° 09' 28" E., a distance of 198.62 feet to a point on the North line of Interstate Highway No. 30, a 1/2" iron stake found for corner:

Thence, S. 72° 09' 40" W., along the said North line of Interstate Highway No. 30, a distance of 250.30 feet to the PLACE OF BEGINNING, and containing 3.652 acres of land. This description is based on the Standard Land Survey and Plat made by Bob O. Brown, Registered Public Surveyor on December 21, 1982.

CERTIFICATION

I, Bob O. Brown, do hereby certify that this survey was made on the ground, under my direction, that this plat correctly represents the facts found at the time of survey and that all corners are marked as shown and there are no visible conflicts or encroachments other than shown and that this service conforms to the current Texas Surveyors Association Standards and Specifications for a category 1-B condition 3 survey. This plat is for the exclusive use of Pauline Logan, and the undersigned surveyor is not responsible to any others.

Bob O. Brown
Bob O. Brown, Registered Public Surveyor
#1744



NO.	DATE	REVISION	BY
<p>SHEET TITLE STANDARD LAND SURVEY A. Hanna Survey, Abstract No. 99 Rockwall County, Texas</p>			
<p>PROJECT 3.652 acres out of a 3.854 acre tract Volume 140, Page 120</p>			<p>PROJECT NO. 6964 SCALE 1"=40' DATE 12-21-82 DRAWN BY B. B. CHECKED BY K. B. SURVEYOR NO.</p>
<p>BROWN LAND SURVEYORS 304 W. Rusk P. O. Box 65 ROCKWALL, TEXAS 75087 (214) 722-3036 226-7522</p>			
			<p>OF SHTS</p>



CITY OF ROCKWALL
"THE NEW HORIZON"

July 21, 1992

Mr. John Sparks
Route 2, Box 192
Celeste, Texas 75423

Dear Mr. Sparks:

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 property located on the north side of I-30 west of FM-549, and approval of a preliminary plat.

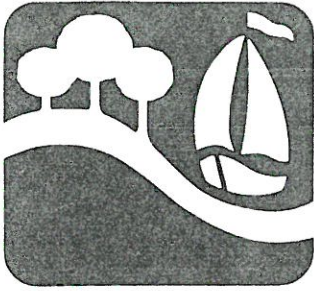
Please note that July 27 is the deadline for submitting your application for a final plat.

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

Sincerely,

Julie Couch
Assistant City Manager

hcc



CITY OF ROCKWALL
"THE NEW HORIZON"

July 10, 1992

John Sparks
Route 2, Box 192
Celeste, Texas 75423

Dear Mr. Sparks:

Your zoning request/preliminary plat 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

CITY OF ROCKWALL
Planning and Zoning Agenda

Agenda Date: July 9, 1992

Agenda No: III. B.

Agenda Item: P&Z 92-25-Z/PP - Hold Public Hearing to Consider Approval of a Request from John Sparks for a Change in Zoning from "A" Agriculture to "LI" Light Industrial Zoning Classification on Land Located on the North Side of I-30 West of FM-549 and Approval of a Preliminary Plat

Item Generated By: Applicant, John Sparks

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

Background Information:

The site was annexed in 1986. It is currently undeveloped. Mr. Sparks is planning to construct an office building and he wants to have the ability to offer office/warehouse space in the future. He has submitted a request for LI zoning. Again, there is LI in the area including the adjacent tract to the west.

The preliminary plat is generally a boundary survey of the site to be platted. The applicant will have to site plan and final plat the site before a building permit can be issued. There is no sewer in close proximity to the area and the water is located in the front of the property.

Attachments:

1. Location Map
2. Boundary Survey

Agenda Item: Rezoning A to LI and Preliminary Plat

Item No: III. B.

DESCRIPTION

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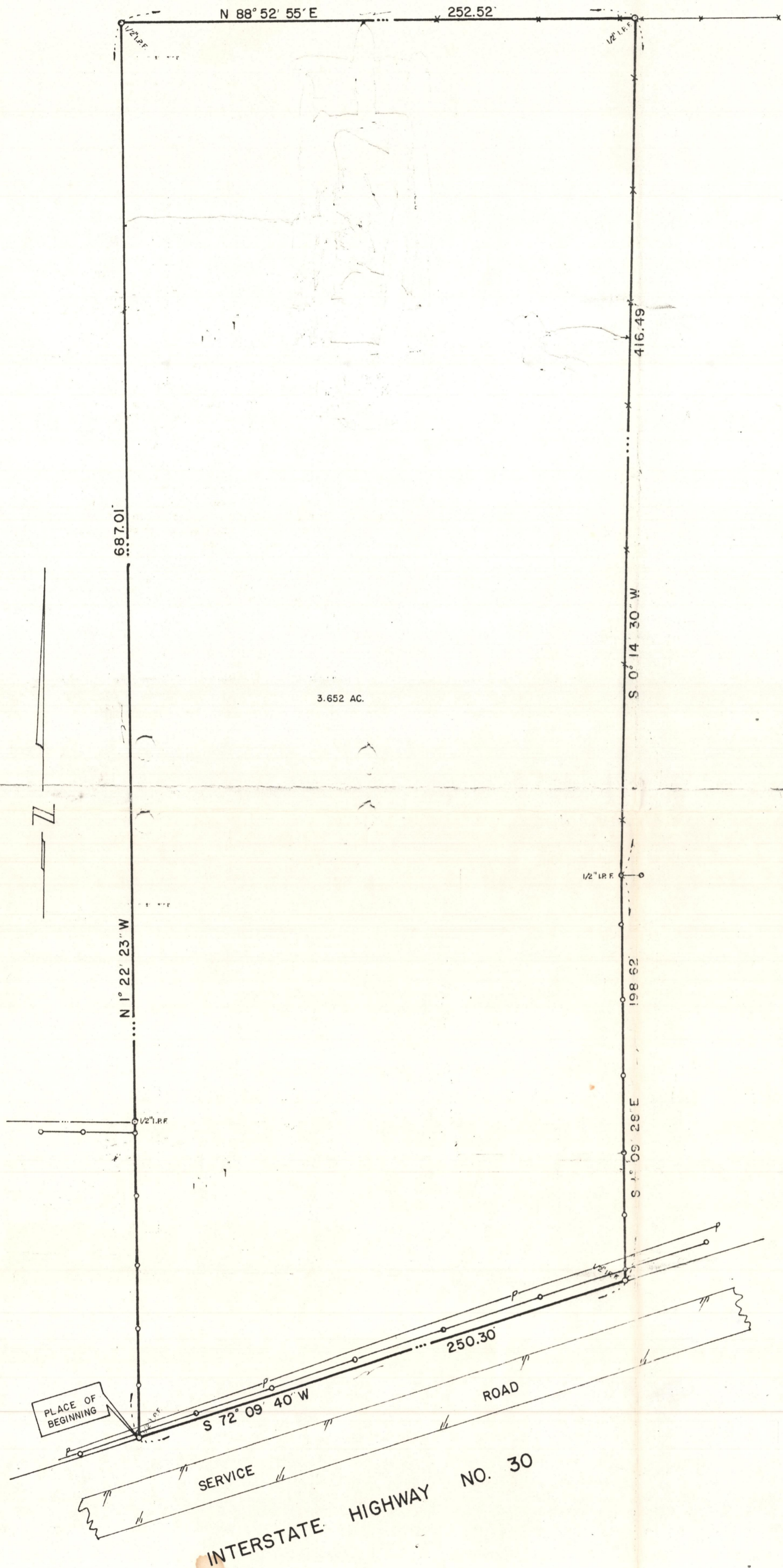
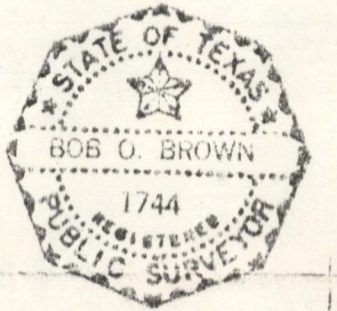
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CERTIFICATION

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Bob O. Brown
Bob O. Brown, Registered Public Surveyor
#1744



NO.	DATE	REVISION	BY
SHEET TITLE			PROJECT NO.
STANDARD LAND SURVEY			6964
A. Hanna Survey, Abstract No. 99			SCALE
Rockwall County, Texas			1"=40'
PROJECT			DATE
3.652 acres out of a 3.854 acre tract			12-21-82
Volume 140, Page 120			DRAWN BY
			B. B.
			CHECKED BY
			K. B.
			DATE
BROWN LAND SURVEYORS 304 W. Rusk P. O. Box 65 ROCKWALL, TEXAS 75087 (214) 722-3036 226-7522			OF _____ SHEETS



CITY OF ROCKWALL
City Council Agenda

Agenda Date: July 20, 1992

Agenda No: VI. E.

Agenda Item: P&Z 92-25-Z/PP - Hold Public Hearing to Consider Approval of an Ordinance Granting a Request from John Sparks for a Change in Zoning from "A" Agriculture to "LI" Light Industrial Zoning Classification on Land Located on the North Side of I-30 West of FM-549 (1st Reading) and Approval of a Preliminary Plat

Item Generated By: Applicant, John Sparks

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

Background Information:

The site was annexed in 1986. It is currently undeveloped. Mr. Sparks is planning to construct an office building and he wants to have the ability to offer office/warehouse space in the future. He has submitted a request for LI zoning. Again, there is LI in the area including the adjacent tract to the west.

The preliminary plat is generally a boundary survey of the site to be platted. The applicant will have to site plan and final plat the site before a building permit can be issued. There is no sewer in close proximity to the area and the water is located in the front of the property.

The Commission will consider this request on Thursday night and we will forward their recommendation to you on Friday.

Attachments:

1. Location Map
2. Boundary Survey
3. Ordinance

Agenda Item: Rezoning A to LI and Preliminary Plat

Item No: VI. E.

CITY OF ROCKWALL
City Council Agenda

Agenda Date: July 20, 1992

Agenda No: VI. E.

Agenda Item: P&Z 92-25-Z/PP - Hold Public Hearing to Consider Approval of an Ordinance Granting a Request from John Sparks for a Change in Zoning from "A" Agriculture to "LI" Light Industrial Zoning Classification on Land Located on the North Side of I-30 West of FM-549 (1st Reading) and Approval of a Preliminary Plat

Item Generated By: Applicant, John Sparks

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

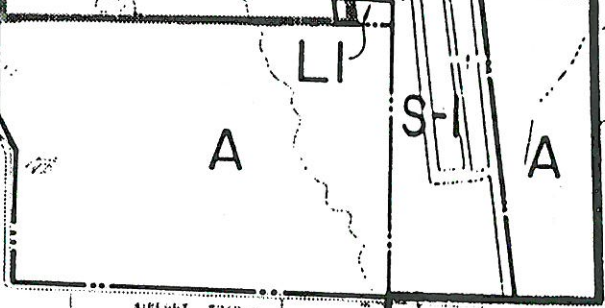
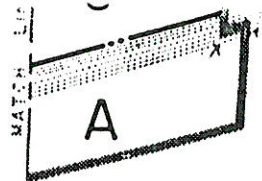
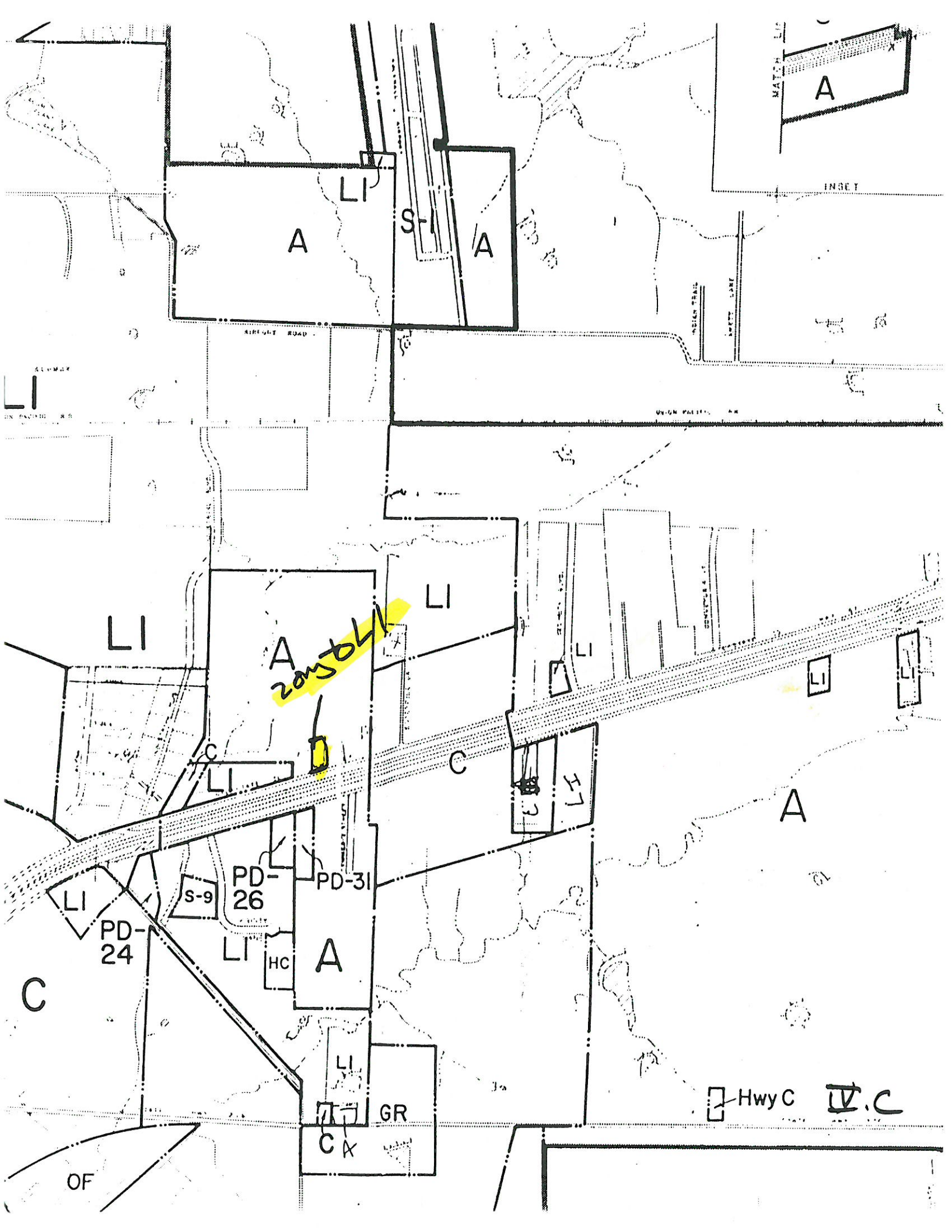
Background Information:

The Commission has recommended approval of the request.

Attachments:

Agenda Item: Rezoning A to LI and Preliminary Plat

Item No: VI. E.



A
2050 LI

LI

LI

LI

LI

LI



C



A

PD-26

PD-31

PD-24

S-9

LI

HC

A

C

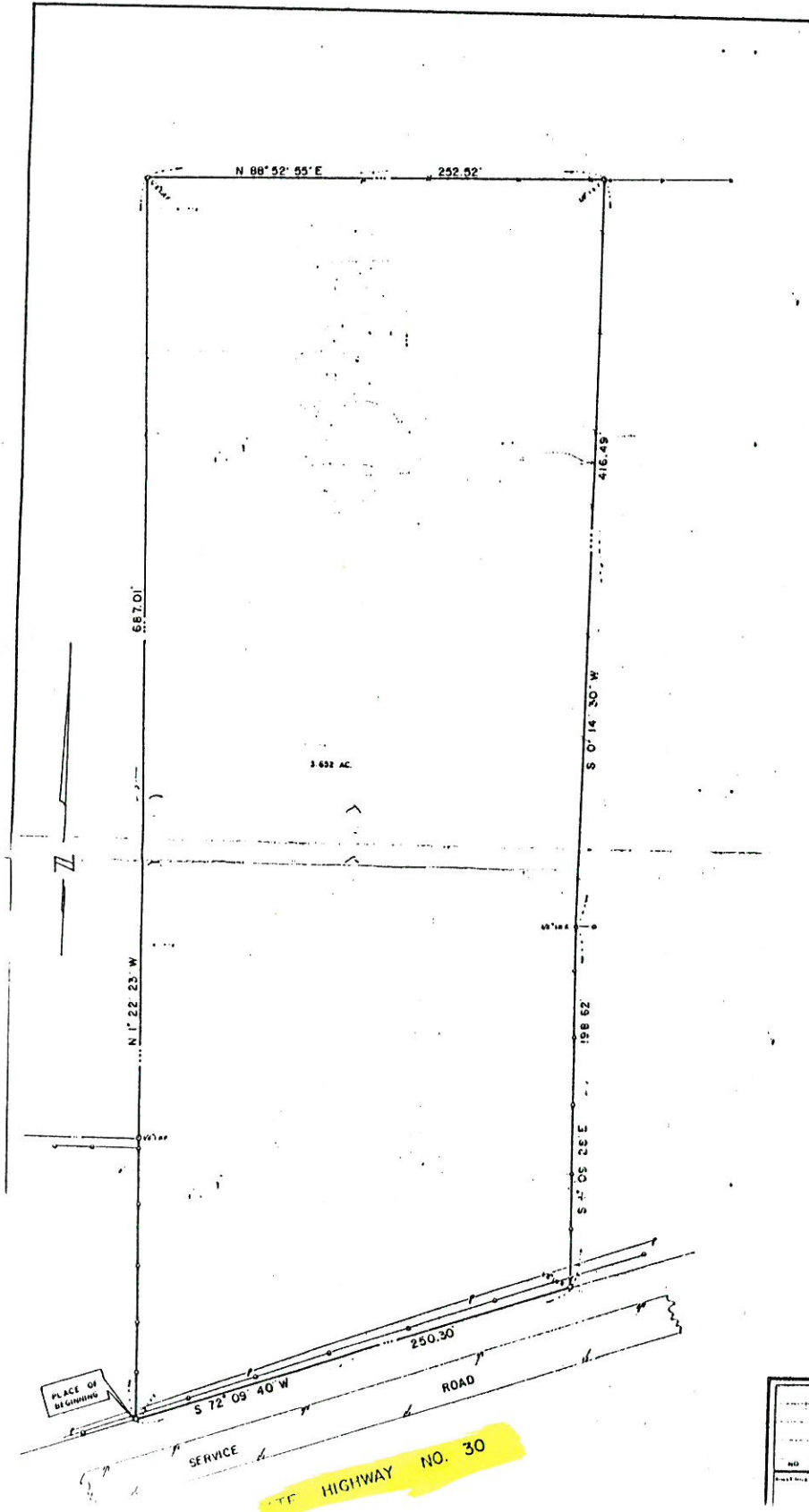
LI

GR

CA

Hwy C V.C

OF



1. Sub-
 survey
 that the
 found at
 are mark
 conflict
 and that
 there be
 specific
 survey,
 finding
 not comp.

NO	DATE

IV C.



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 John Sparks for a change in zoning from "A" Agriculture to "LI" Light Industrial Zoning Classification on a tract of land located on the north side of I-30 west of FM-549, 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-92-25-Z/PP

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 _____

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JOHN SPARKS

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. John Carssow
12124 Drujon Lane
Dallas, Texas 75244

4. Aphelion, Inc.
P. O. Box 691285
San Antonio, Texas 78269

5. Rose Cade
802 N. Goliad
Rockwall, Texas 75087

Chronicle

June 24, 1992

tion to "LI" Light Industrial Zoning Classification on a tract of land located on the north side of I-30 west of FM-549, further described below:

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E., a distance of 252.52 feet to a 1/2" iron stake found for corner: THENCE, S. 0 degrees 14' 30" W., a distance of 416.49 feet to a 1/2" iron stake found for corner: THENCE, S. 1 degree 09' 28" E., a distance of 198.62 feet to a point on the North line of Interstate No. 30, a 1/2" iron stake found for corner; THENCE, S. 72 degrees 09' 40" W., along the said North line of Interstate Highway No. 30, a distance of 250.30 feet to the PLACE OF BEGINNING, and containing 3.652 acres of land. This description is based on the Standard Land Survey and Plat made by Bob O. Brown, Registered Public Surveyor on December 21, 1982.

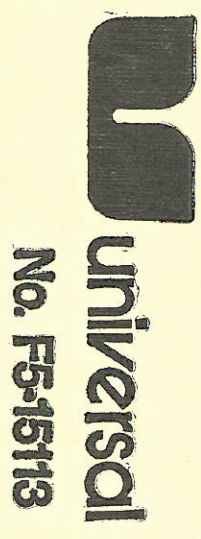
2. A request from John Sparks for a change in zoning from "A" Agriculture Zoning Classifica-

30 **PZ 92-25-Z/PP Hold Public Hearing to Consider Approval of a Request from John Sparks for a Change in Zoning from "A" Agriculture to "LI" Light Industrial Zoning Classification on Land Located on the North Side of I-30 West of FM-549 and Approval of a Preliminary Plat**

MIN 7/16/92

35 Couch explained the request. Welborn opened the public hearing. John Sparks of Rt. 2 Celeste, Texas addressed the Commission, outlined his request and was available to answer questions. Robert Wilson entered the meeting. Welborn closed the public hearing. Morgan made a motion to recommend approval of a request from John Sparks for a change in zoning from Agriculture to Light Industrial zoning classification on land located on the north side of I-30 west of FM-549 and approval of a preliminary plat. Mitchell seconded the motion. The motion was voted on

40 and passed with Robert Wilson abstaining.



92-25-Z/PP
John Sparks
ks ~
"A" to "LI"
id w/house