

CITY OF ROCKWALL
205 West Rust
Rockwall, Texas

APPLICATION FOR ZONING CHANGE

Case No. P2-93-18-2 Filing Fee \$137.00 Date 11-20-93

Applicant JOHN SPARKS Phone 771-9990

Mailing Address: BOX 400
ROCKWALL, TX 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

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

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

STORAGE & OFFICE SPACE

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

Status of Applicant ² Owner 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 Sparks

PD-5

CORNELIUS ROAD

A

SH. 66

A

STATE ROADSIDE PARK

C

2F

Proposed
LI
Scoring

MATCH LINE

C

A

INSET

F-7

LI

S-I

A

A

AIRPORT RD.

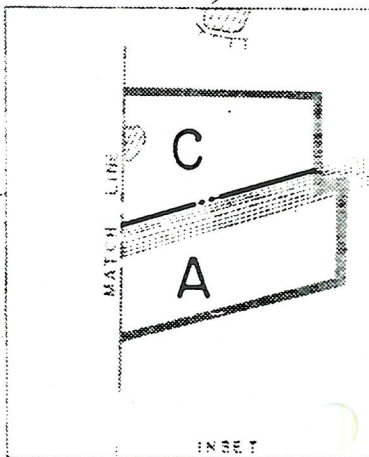
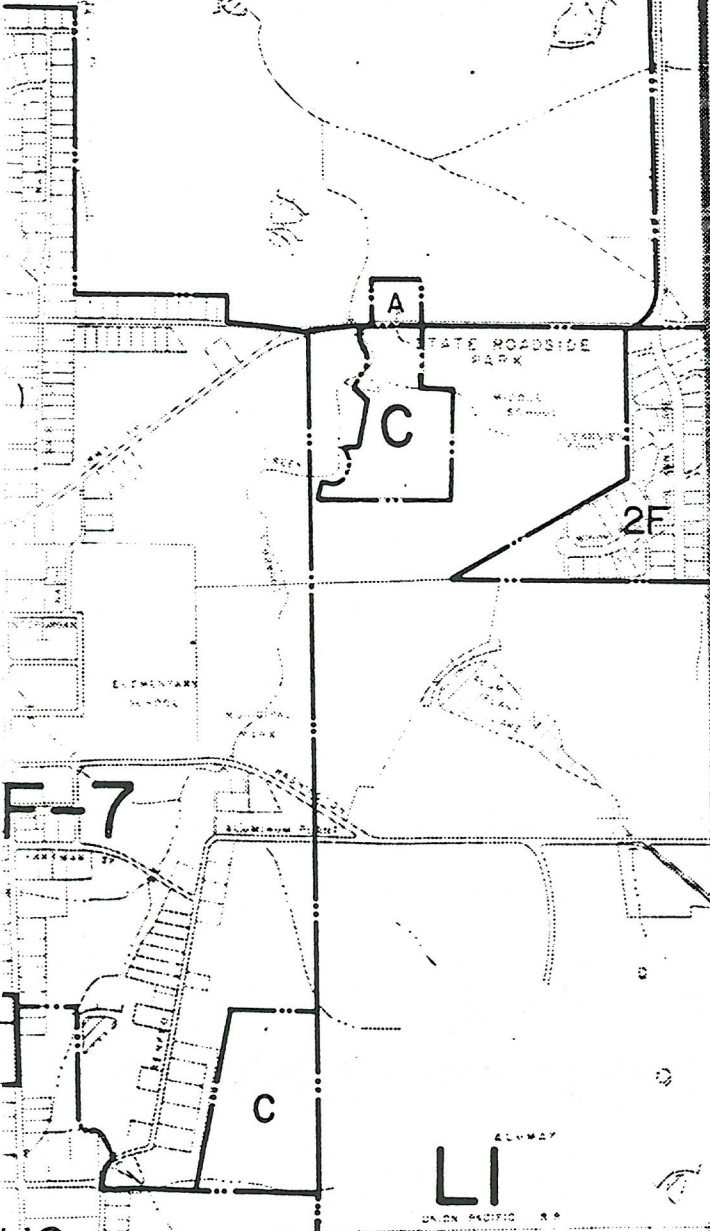
INDIAN TRAIL

SMETZ LANE

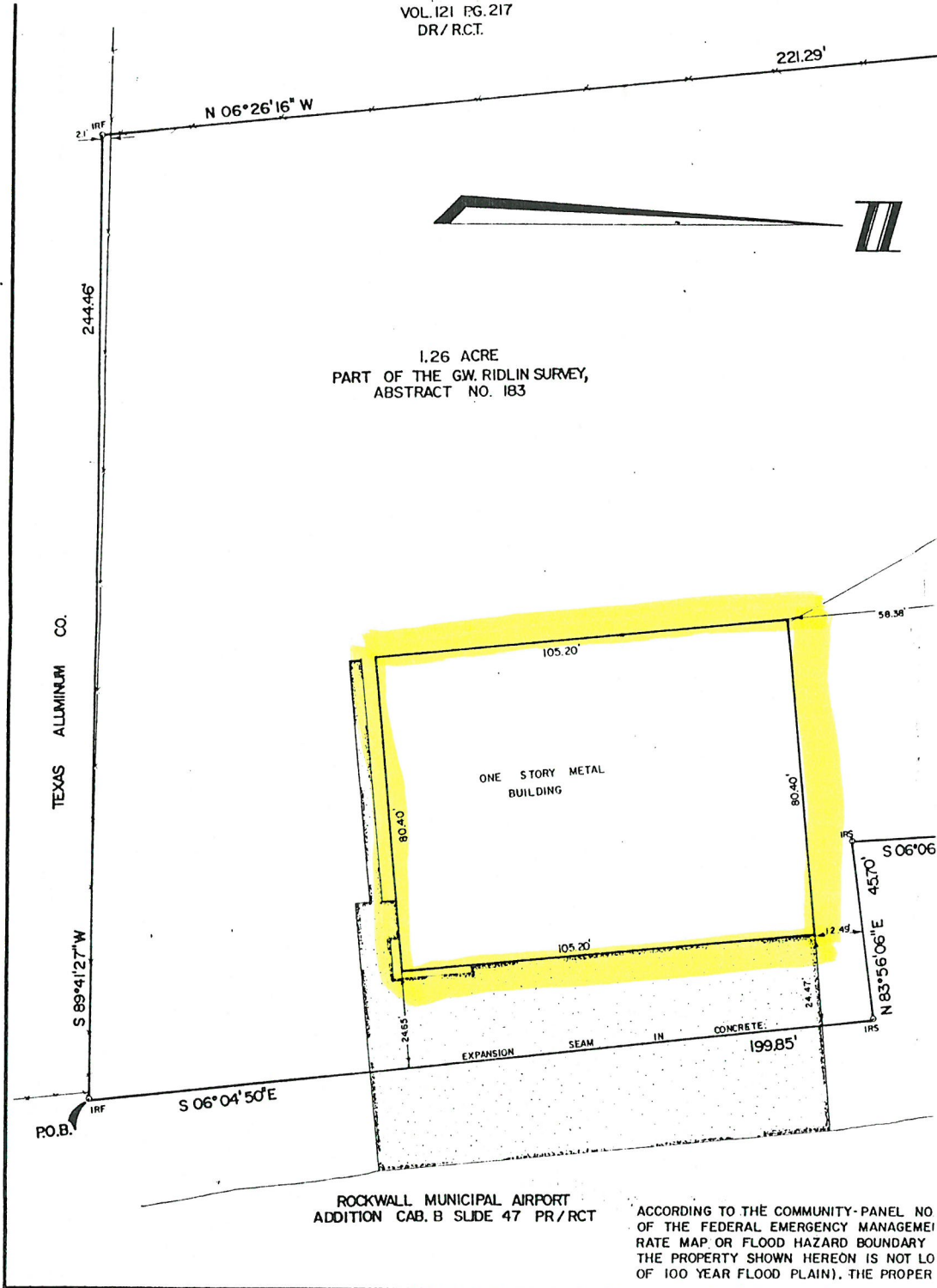
LI
UNION PACIFIC RR

UNION PACIFIC RR

HC



VOL. 121 PG. 217
DR/ R.C.T.



ROCKWALL MUNICIPAL AIRPORT
ADDITION CAB. B SLIDE 47 PR/RCT

ACCORDING TO THE COMMUNITY-PANEL NO
OF THE FEDERAL EMERGENCY MANAGEMEN
RATE MAP OR FLOOD HAZARD BOUNDARY
THE PROPERTY SHOWN HEREON IS NOT LO
OF 100 YEAR FLOOD PLAIN). THE PROPER

State of Texas
County of Rockwall

To: Commonwealth Land Title Company - GF No. 15695
Date: March 2, 1993

This is to certify that I have, this date, made a careful and accurate survey, on the ground, of property located at 1673 Airport Road in Rockwall County, Texas, and the plat shown hereon is a correct and accurate representation of the property; lines and dimensions are as indicated; location and type of buildings are as shown; and EXCEPT AS SHOWN, all improvements are located within the boundaries the distances indicated; the area shown hereon is correct; and EXCEPT AS SHOWN, there are no visible and apparent easements, encroachments, or protrusions on the ground.

Description of Property

Being all that certain lot, tract, or parcel of land located in the G.W. Ridlin Survey, Abstract No. 183, Rockwall County, Texas, and being part of a 40 acre tract of land conveyed to Michael David Scott and wife, Carol Ann Scott, from Albert Curfman recorded in Volume 121, Page 217, Deed Records, Rockwall County, Texas, and being more particularly described as follows:

Beginning at an iron rod found at the most Southerly Southeast corner of said 40 acre tract of land, said point being in the West line of the Rockwall Municipal Airport Addition, an addition to the City of Rockwall as recorded in Cabinet B, Slide 47, Plat Records, Rockwall County, Texas.

Thence South 89 deg. 41 min. 27 sec. West, along the South line of said 40 acre tract, a distance of 244.46 feet to an iron rod found for corner;

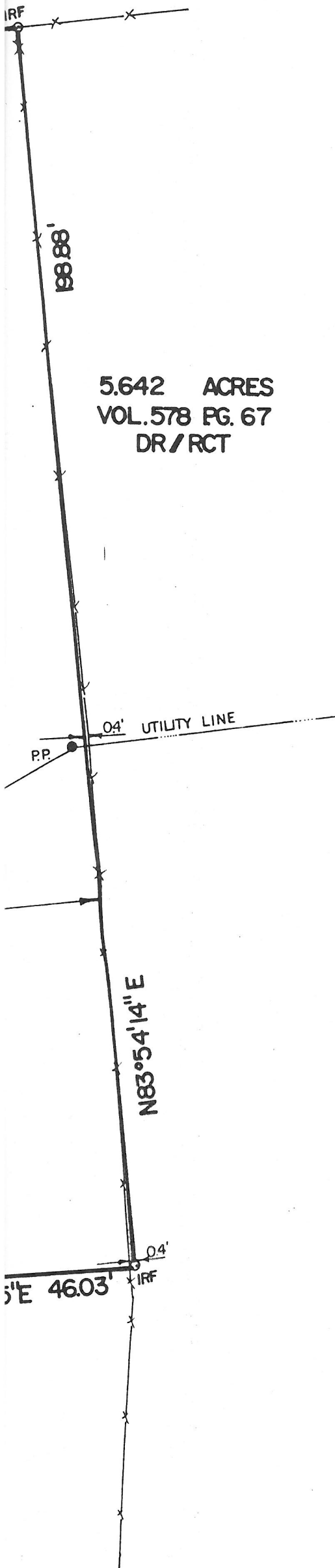
Thence North 06 deg. 26 min. 16 sec. West, leaving the said South line, a distance of 221.29 feet to an iron rod found at the Southwest corner of a called 5.642 acre tract conveyed to Charles T. Cody and wife, Mary Ann Cody by deed dated November 9, 1990 recorded in Volume 578, Page 67, of the Deed Records, Rockwall County, Texas.

Thence North 83 deg. 54 min. 14 sec. East, along the South line of said 5.642 acre tract a distance of 198.88 feet to an iron rod found for corner;

Thence South 06 deg. 06 min. 15 sec. East, along the most Westerly East line of said 5.642 acre tract a distance of 46.03 feet to an iron set for corner;

Thence North 83 deg. 56 min. 06 sec. East, along the most Southerly line of said 5.642 acre tract a distance of 45.70 feet to an iron rod set in the West line of said Rockwall Municipal Airport Addition;

Thence South 06 deg. 04 min. 50 sec. East, along said West line a distance of 199.85 feet to the PLACE OF BEGINNING and containing 1.26 acres of land.



Scott P. Anderson
Scott P. Anderson - Registered Professional
Land Surveyor No. 4888

State of Texas
County of Rockwall

To: Commonwealth Land Title Company - GF No. 15695
Date: March 2, 1993

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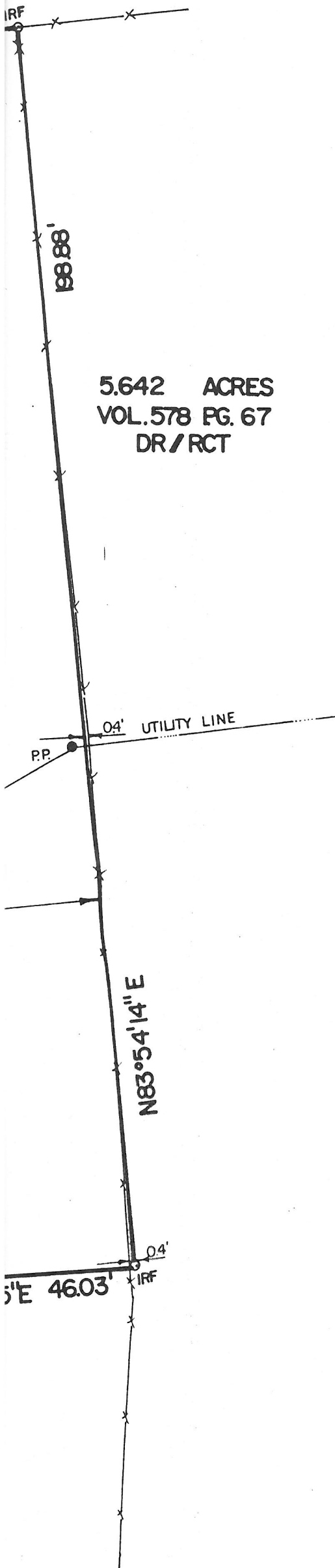
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Scott P. Anderson
Scott P. Anderson - Registered Professional
Land Surveyor No. 4888

PD-5

CORNELIUS ROAD

A

SH. 66

A

STATE ROADSIDE PARK

C

2F

Proposed
LI
Scoring

MATCH LINE

C

A

INSET

F-7

LI

S-I

A

A

AIRPORT RD.

AIRPORT ROAD

INDIAN TRAIL

SMETZ LANE

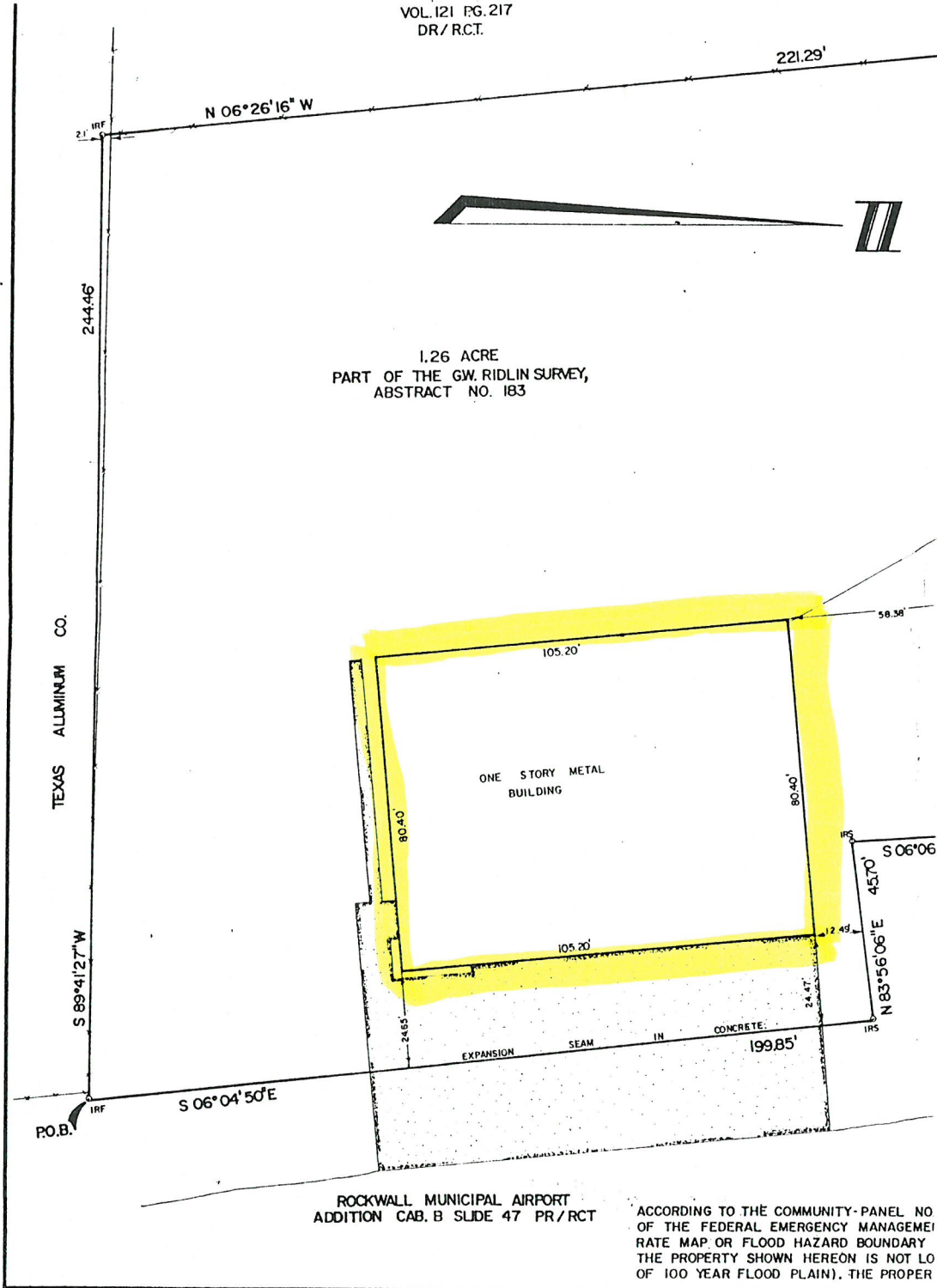
UNION PACIFIC RR

LI

UNION PACIFIC RR

HC

VOL. 121 PG. 217
DR/ R.C.T.



1.26 ACRE
PART OF THE G.W. RIDLIN SURVEY,
ABSTRACT NO. 183

TEXAS ALUMINUM CO.

ONE STORY METAL
BUILDING

ROCKWALL MUNICIPAL AIRPORT
ADDITION CAB. B SLIDE 47 PR/RCT

ACCORDING TO THE COMMUNITY-PANEL NO
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RATE MAP OR FLOOD HAZARD BOUNDARY
THE PROPERTY SHOWN HEREON IS NOT LO
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CITY OF ROCKWALL
Planning and Zoning Agenda

Agenda Date: May 13, 1993

Agenda No: III. B.

Agenda Item: P&Z 93-18-Z - Hold Public Hearing to consider Recommending Approval of a Request from John Sparks for a Change in Zoning from "A" Agricultural Zoning Classification to "LI" Light Industrial Zoning Classification on a Tract of Land Located at 1609 Barnstormer Lane

Item Generated By: Applicant, John Sparks

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

Background Information:

The applicant has purchased a tract of land located along the west side of the airport. This area was annexed by the City in 1986 and is currently zoned agricultural. There is an existing building on the site and the applicant would like to construct an additional building. A building permit cannot be issued until the zoning is in conformance with the proposed use. The applicant has requested LI zoning, which is in conformance with the land use plan.

We see no problem with the zoning request.

Attachments:

1. Location Map

Agenda Item: Sparks Zoning A to LI

Item No: III. B.

PD-5

CORNELIUS ROAD

A

SH. 66

A

STATE ROADSIDE PARK

C

2F

Proposed
LI
Scoring

MATCH LINE

C

A

INSET

F-7

LI

S-I

A

A

AIRPORT RD.

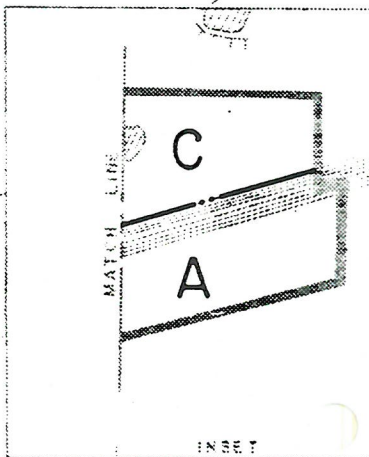
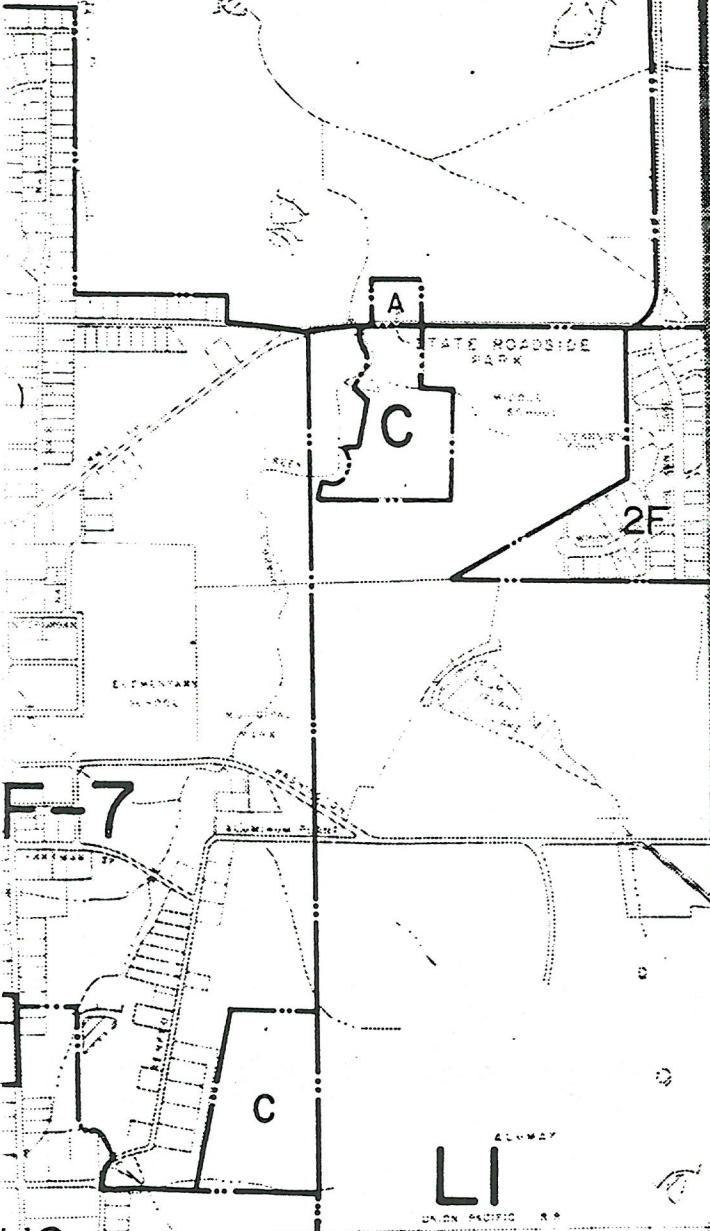
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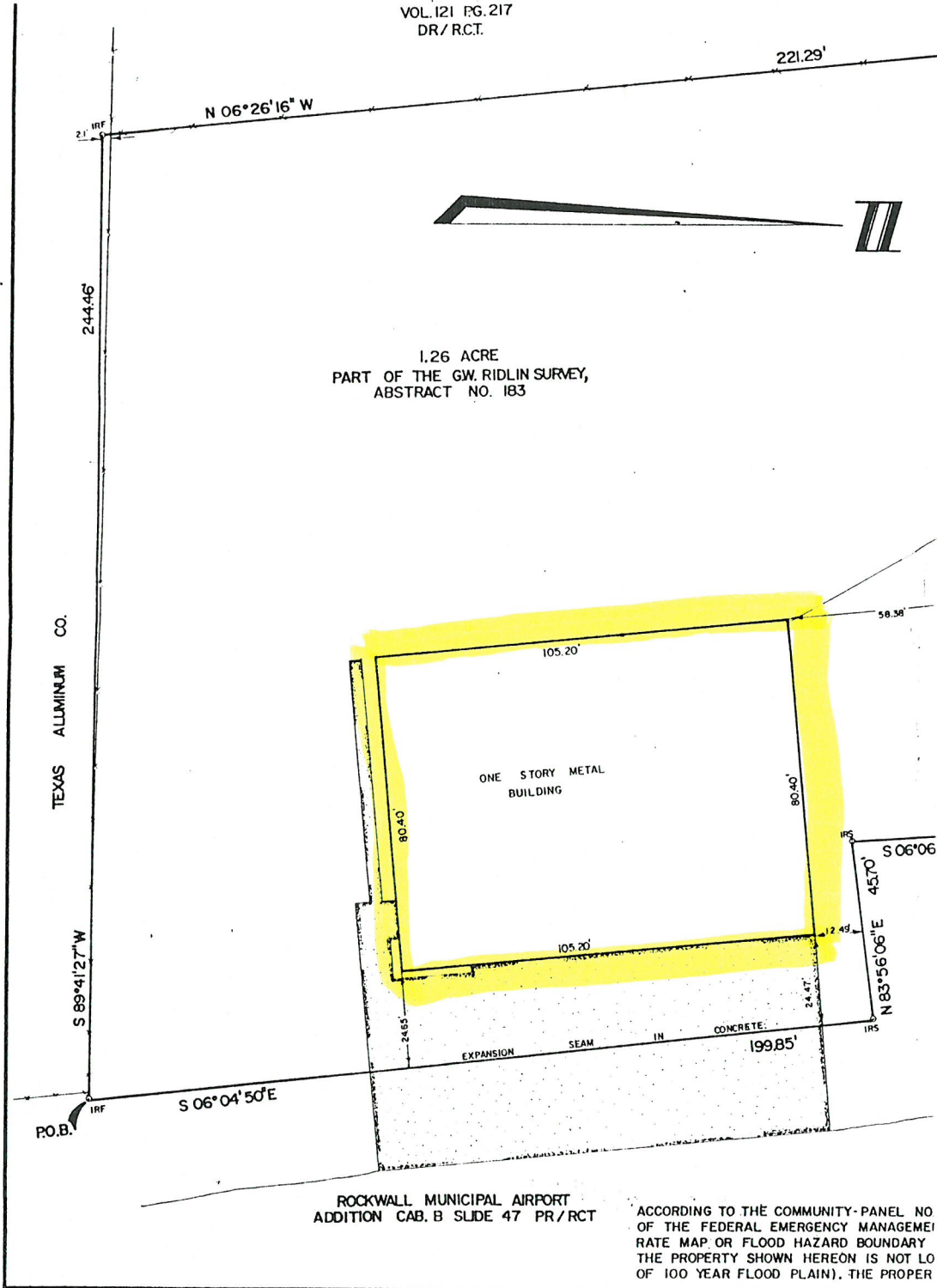
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CITY OF ROCKWALL
Planning and Zoning Agenda

Agenda Date: June 10, 1993

Agenda No: III. A.

Agenda Item: P&Z 93-18-Z Continue Public Hearing and Consider Recommending Approval of a Request from John Sparks for a Change in Zoning from "A" Agricultural to "LI" Light Industrial on a Tract of Land located on Barnstormer Lane off of Airport Rd.

Item Generated By:

Action Needed:

Background Information: We will forward information on this issue under separate cover.

Attachments:

1. See attachments from May 13, 1993 meeting.

Agenda Item: Continue Public Hearing - Change in Zoning from "A" to "LI"

Item No: III. A.

CITY OF ROCKWALL
Planning and Zoning Agenda

Agenda Date: August 12, 1993

Agenda No: III.A.

Agenda Item: P&Z 93-18-Z - Continue Public Hearing and consider Recommending Approval of a Request from John Sparks for a Change in Zoning from "A" Agricultural to "LI" Light Industrial Zoning Classification on a 1.26 Acre Tract of Land on Barnstormer Lane

Item Generated By: Applicant, John Sparks

Action Needed:

Background Information:

This tract of land is located adjacent to the airport on the west side and the access for the property is Barnstormer Lane. The concern that we had at the last meeting was that of access. The building is adjacent to the airport property and is currently occupied by a building that is used for office and hanger. The applicant wants to construct an additional building that will be used for office and storage facilities. While we do not have a problem with the proposed building a concern was raised with the possibility of an industrial use being built in the future that might result in heavy non-airport related traffic on Barnstormer Lane. Barnstormer Lane is not used as a public street but as access to the airport. There are however, three tracts of land that use Barnstormer Lane for their only access. We therefore cannot absolutely deny access through the road. We can control the type of traffic that can use the road and we can, through zoning, regulate the specific uses that we will permit to take access off of the road.

It is our recommendation that rather than grant LI zoning to this parcel Planned Development zoning be granted specifically for the office, hanger, and storage use currently existing and proposed; and provide that any additional development or change in use be subject to approval by the Planning and Zoning Commission and City Council. This should protect the City should additional development be contemplated on this site.

This item has been continued for the last several meetings. At the last meeting the Commission indicated that if the applicant was not present at this meeting the item would be denied and the applicant would have to reapply. We have attempted to contact Mr. Sparks and his office is closed until August 15. Therefore it is unlikely that he will be here Thursday night.

Attachments:

1. Location Map

Agenda Item: A to LI Zoning - Sparks

Item No: III. A.

PD-5

CORNELIUS ROAD

A

SH. 66

A

STATE ROADSIDE PARK

C

2F

Proposed
LI
Scoring

MATCH LINE

C

A

INSET

F-7

LI

S-I

A

A

AIRPORT RD.

AIRPORT ROAD

INDIAN TRAIL

SMETZ LANE

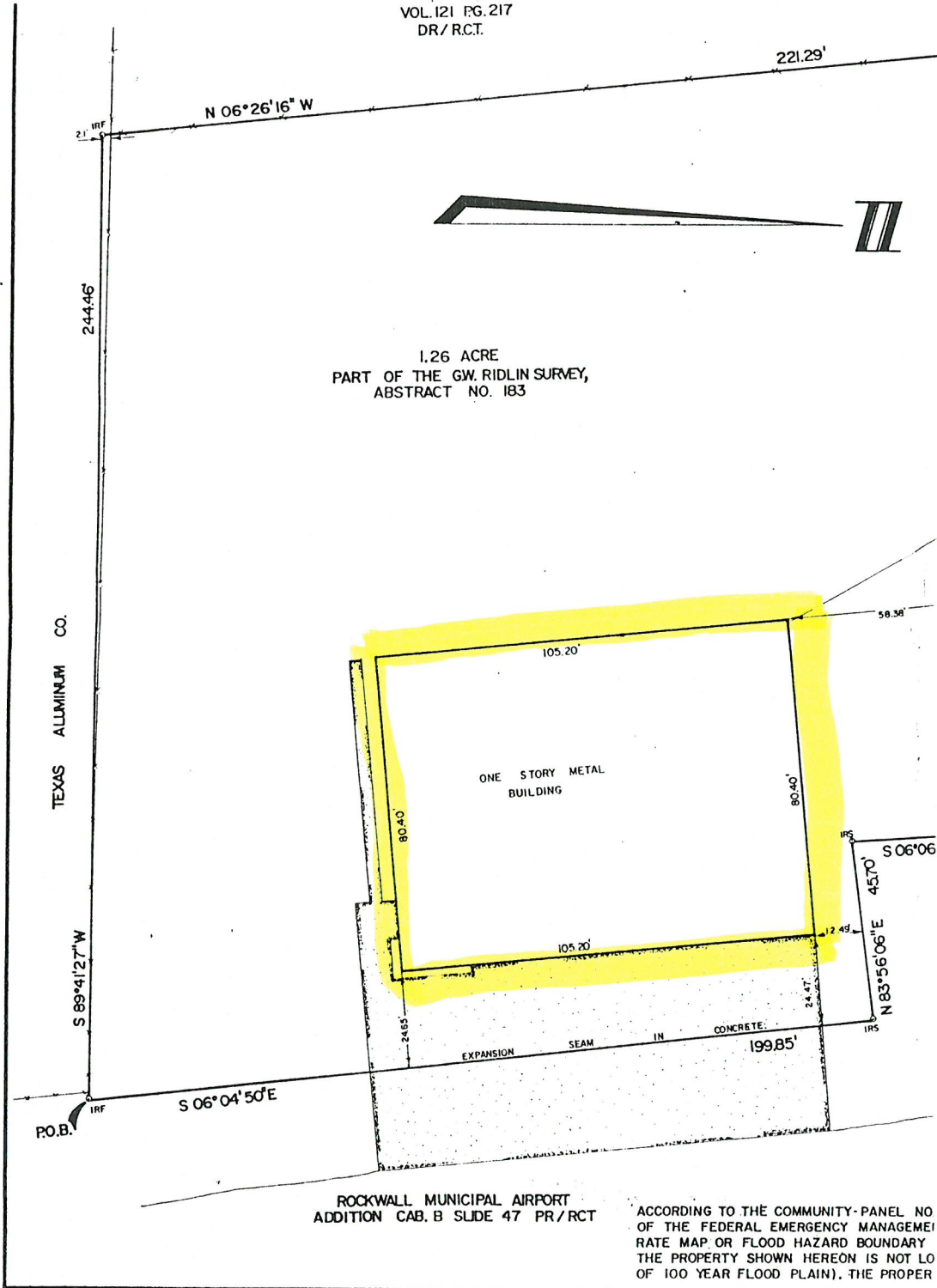
UNION PACIFIC RR

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HC

VOL. 121 PG. 217
DR/ R.C.T.



1.26 ACRE
PART OF THE G.W. RIDLIN SURVEY,
ABSTRACT NO. 183

ONE STORY METAL
BUILDING

EXPANSION SEAM IN CONCRETE

ROCKWALL MUNICIPAL AIRPORT
ADDITION CAB. B SLIDE 47 PR/RCT

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CITY OF ROCKWALL
City Council Agenda

Agenda Date: May 17, 1993

Agenda No: V. F.

Agenda Item: P&Z 93-18-Z - Hold Public Hearing to Consider Approval of an Ordinance Granting a Request from John Sparks for a Change in Zoning from "A" Agricultural Zoning Classification to "LI" Light Industrial Zoning Classification on a Tract of Land Located at 1609 Barnstormer Lane (1st Reading)

Item Generated By: Applicant, John Sparks

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

Background Information:

The applicant has purchased a tract of land located along the west side of the airport. This area was annexed by the City in 1986 and is currently zoned agricultural. There is an existing building on the site and the applicant would like to construct an additional building. A building permit cannot be issued until the zoning is in conformance with the proposed use. The applicant has requested LI zoning, which is in conformance with the land use plan.

We see no problem with the zoning request.

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

Attachments:

1. Location Map

Agenda Item: Sparks Zoning A to LI

Item No: V. F.

PD-5

CORNELIUS ROAD

A

SH. 66

A

STATE ROADSIDE PARK

C

2F

Proposed
LI
Scoring

MATCH LINE

C

A

INSET

F-7

LI

S-I

A

A

AIRPORT RD.

INDIAN TRAIL

SMETZ LANE

LI

UNION PACIFIC RR

UNION PACIFIC RR

HC



CITY OF ROCKWALL

"THE NEW HORIZON"

PUBLIC NOTICE

The Rockwall Planning and Zoning Commission will hold a public hearing on Thursday, May 13, 1993 at 7:00 p.m. in City Hall, 205 W. Rusk, and the Rockwall City Council will hold a public hearing on Monday, May 17, 1993 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 Zoning Classification to "LI" Light Industrial Zoning Classification located at 1609 Barnstormer Rd. 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 Crangle

City Secretary

Case No. PZ 93-18-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 _____

Being all that certain lot, tract, or parcel of land located in the G.W. Ridlin Survey, Abstract No. 183, Rockwall County, Texas, and being part of a 40 acre tract of land conveyed to Michael David Scott and wife, Carol Ann Scott, from Albert Curfman recorded in Volume 121, Page 217, Deed Records, Rockwall County, Texas, and being more particularly described as follows:

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JOHN SPARKS

P & Z

1. MRS. M. C. GREEN
100 LAKE MEADOWS #306
2. CURTIS COSBY
P.O. BOX 752
ROCKWALL
3. CHARLES CODY
1113 SMIRL
4. HENSLEY AVIATION
P.O. BOX 1507
5. ROCKWALL PROPERTY CORP.
ATTN: JACK BONDS
1200 E. WASHINGTON
6. MRS. JOHN CUREMAN
C/O R. R. HIDELL
P.O. BOX 9026
AUSTIN, TX. 78766
7. ROBERT ALLMAN
4037 FARMOUTH DR.
LOS ANGELES, CA. 90027
8. MICHAEL SCOTT
P.O. BOX 212