

CITY OF ROCKWALL
205 West Rusk
Rockwall, Texas

APPLICATION FOR CONDITIONAL USE PERMIT

Case No. 93-29-CUP Date Submitted 6/21/83

Filing Fee \$ 135⁰⁰

Applicant Dr. Mike Seabek

Address 549 E. F-30

Phone No. 751-1113

Rockwall TX 75087

Owner _____ Tenant Prospective Purchaser _____

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:

to amend conditional Use Permit to allow boarding for Patients of Ridge Road Animal Hospital

The current zoning on this property is _____.

There 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.

1
If the applicant is someone other than the owner, written acknowledgement by the owner of the request must also be submitted.

2

The 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.

We have space for 25 pets - exclusively dogs + cats. This ~~new~~ amendment will allow us to provide a safe boarding place for pets of our clients. We do not wish to open boarding for ~~non~~ non-clients.

The lack of this service has put ~~the~~ Ridge Road Animal Hospital at a ~~dis~~ disadvantage to ~~the~~ other Veterinary Hospitals in the area we feel we need this service to be competitive.


To control odor we have 3 high output suction fans in the dog cat areas.

Noise has been controlled with sound board in all walls, sound baffling ceiling ~~the~~ tiles + solid ~~to~~ core doors. (Our Neighbors have not had any ~~complaints~~ complaints when asked if noise was a problem)




Dogs are to be walked twice a day. We have a verbal agreement with Road Runner (total) to use + maintain free of fees, their grassy area behind their store. We also have allotted areas in the Shopping Center. This arrangement has worked well for almost 1 year.

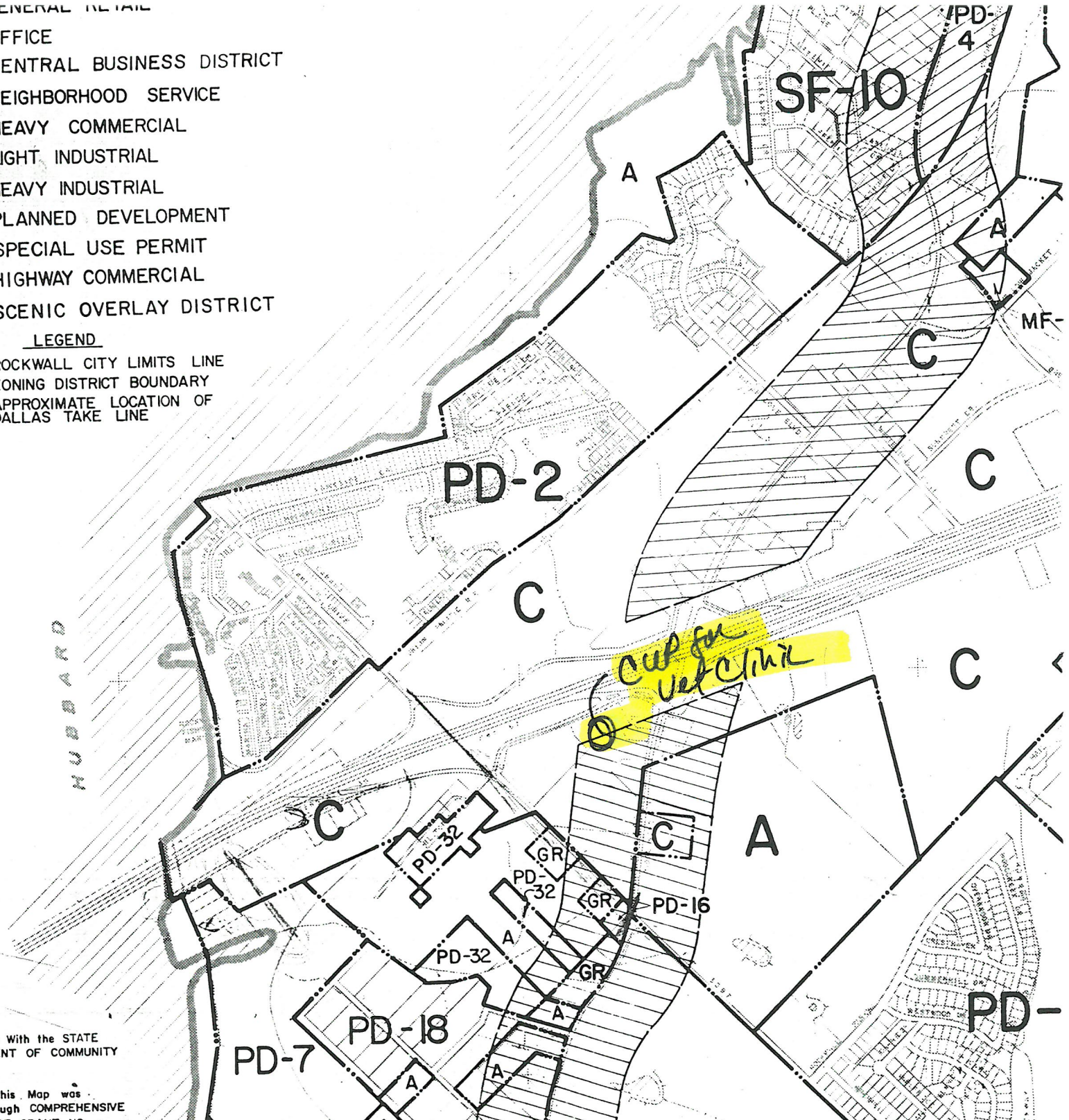
I have found that all Veterinary Hospitals in Rockwell to have been allowed to board except Ridge Road Animal Hospital. Animal hospitals in shopping centers ~~usually~~ normally have the option to board pets for their clients.

We request the same opportunity to offer this service ~~and~~ and operate a successful business in a difficult economic environment

GR	GENERAL RETAIL
OF	OFFICE
CBD	CENTRAL BUSINESS DISTRICT
NS	NEIGHBORHOOD SERVICE
HC	HEAVY COMMERCIAL
LI	LIGHT INDUSTRIAL
HI	HEAVY INDUSTRIAL
PD	PLANNED DEVELOPMENT
S	SPECIAL USE PERMIT
Hwy C	HIGHWAY COMMERCIAL
	SCENIC OVERLAY DISTRICT


LEGEND

-  ROCKWALL CITY LIMITS LINE
-  ZONING DISTRICT BOUNDARY
-  APPROXIMATE LOCATION OF DALLAS TAKE LINE






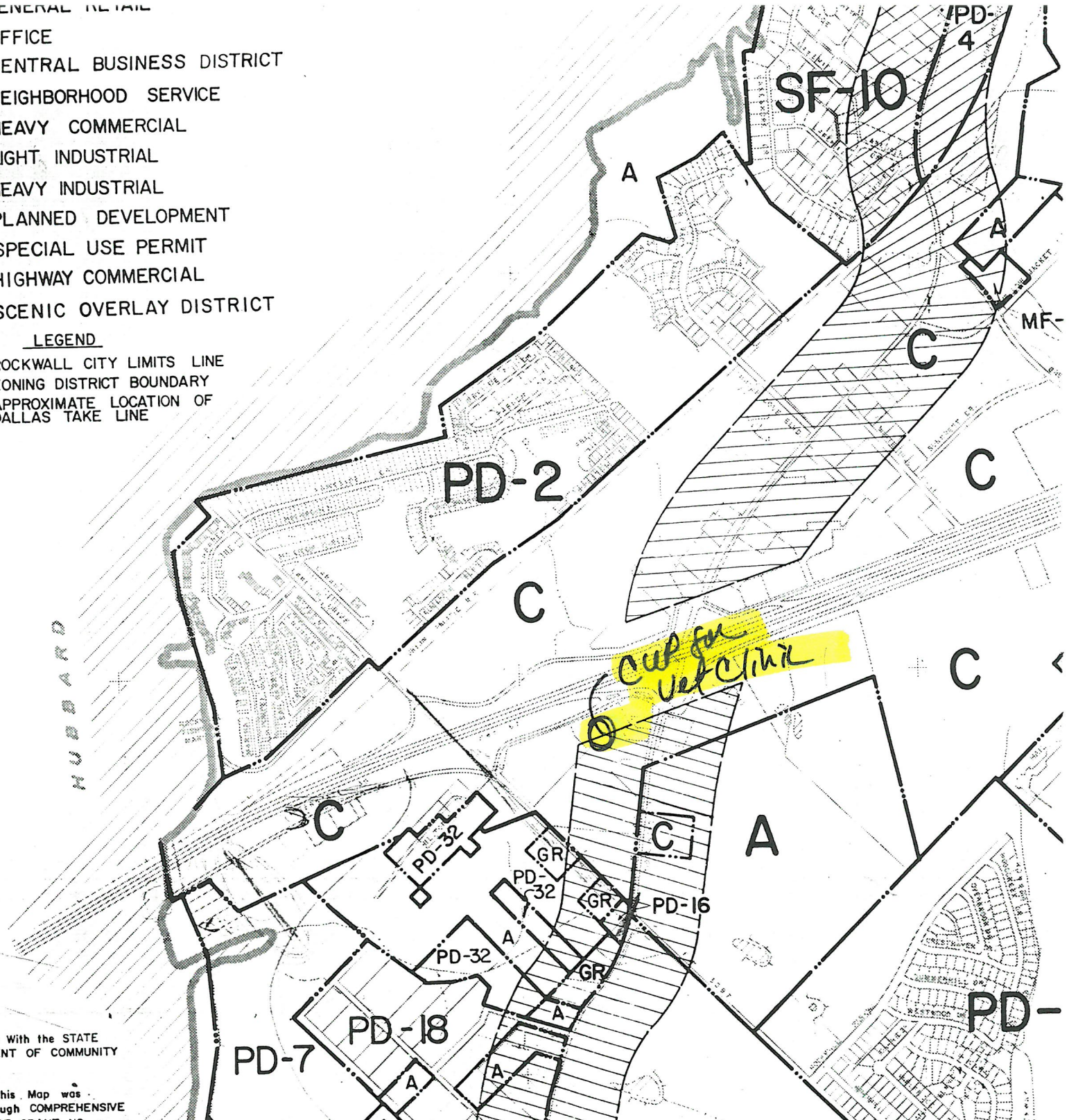
Prepared in Cooperation With the STATE OF TEXAS DEPARTMENT OF COMMUNITY AFFAIRS.

The Preparation of this Map was Financed in Part Through COMPREHENSIVE

GR	GENERAL RETAIL
OF	OFFICE
CBD	CENTRAL BUSINESS DISTRICT
NS	NEIGHBORHOOD SERVICE
HC	HEAVY COMMERCIAL
LI	LIGHT INDUSTRIAL
HI	HEAVY INDUSTRIAL
PD	PLANNED DEVELOPMENT
S	SPECIAL USE PERMIT
Hwy C	HIGHWAY COMMERCIAL
	SCENIC OVERLAY DISTRICT

LEGEND

-  ROCKWALL CITY LIMITS LINE
-  ZONING DISTRICT BOUNDARY
-  APPROXIMATE LOCATION OF DALLAS TAKE LINE



Prepared in Cooperation With the STATE OF TEXAS DEPARTMENT OF COMMUNITY AFFAIRS.

The Preparation of this Map was Financed in Part Through COMPREHENSIVE

ORDINANCE NO. 92-13

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 CONDITIONAL USE PERMIT FOR VETERINARY CLINIC IN A "C", COMMERCIAL ZONING DISTRICT ON A TRACT OF LAND DESCRIBED AS A PORTION OF LOT 3, BLOCK A, CARLISLE PLAZA ADDITION; PROVIDING FOR 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 Conditional Use Permit for a veterinary clinic in a "C" Commercial District on a portion of Lot 3, Block A, Carlisle Plaza Addition, has been requested by Michael Sealock; 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 ordinance 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 so as to grant a Conditional Use Permit for a veterinary clinic on a portion of Lot 3, Block A, Carlisle Plaza Addition, more specifically described on Exhibit "A", attached hereto and made a part hereof.

SECTION 2. That the Conditional Use Permit is subject to the following special conditions:

- a. That the entire facility will be constructed with soundboard on all walls except the front glass wall from the floor up to the roof deck. The facility will be maintained and no odor or pests will be transmitted to other tenants from the facility.
- b. The facility and the surrounding area shall be maintained and free of animal waste.

- c. Floor drains shall be installed in the kennel area of the facility.
- d. Any significant change in the approved floor plan, attached hereto and made a part hereof as Exhibit "B", must be submitted for approval by the Commission.
- e. That all health codes be met.
- f. That no boarding of animals be permitted.

SECTION 3. That the property described herein 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, as amended hereby with the approval of this Conditional Use Permit, and as may be amended in the future.

SECTION 4. 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 5. 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 6. That all ordinances of the City of Rockwall in conflict with the provisions of this be and the same area hereby repealed to the extent of that conflict.

SECTION 7. 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 as the law in such case provides.

DULY PASSED AND APPROVED this 4th day of May, 1992.


APPROVED


ATTEST

1ST READING 4/20/92

2ND READING 5/04/92



CITY OF ROCKWALL

"THE NEW HORIZON"

PUBLIC NOTICE

The Rockwall Planning and Zoning Commission will hold a public hearing on July 8, 1993 at 7:00 p.m. in City Hall, 205 W. Rusk, and the Rockwall City Council will hold a public hearing on July 19, 1993 at 7:00 p.m. in City Hall, 205 W. Rusk to consider approval of a request from Dr. Mike Sealock to consider approval to amend a conditional use permit for a veterinary clinic to allow accessory boarding of animals at Ridge Road Animal Hospital, located at 549 E. I-30 in the Ridge Road Shopping Center, and further described as a portion of Lot 3, Block A, Carlisle Plaza Addition, in the Rockwall Village Shopping Center. 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 93-29-CUP

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 _____

Emily Sue Whitehead
c/o O. L. Steger, Jr.
304 Highland Drive
Rockwall, Texas 75087

Sealock

Jemtex Dev. No. 50-A, Inc.
1303 Walnut Hill Lane, Ste. 130
Irving, Texas 75038

FOOD LION INC.
P.O. BOX 1330
SALISBURY, NC 28145-1330

Lyn McCreary
Lakeside National Bank
P.O. Box 9
Rockwall, Texas 75087

Billy Peoples & D. Bookout
c/o Truman Arnold Co.
P. O. Box 973
Texarkana, Texas 75504

Food Maker
9330 Balboa Avenue
San Diego, California 92123

World Savings & Loan
P.O. Box 832310
Richardson, Texas 75083

Safeway Stores 82, Inc.
3336 East 3rd. Street, Ste. 217
Tulsa, Oklahoma 74135

Ola Young
c/o E.M. Young
2880 Horizon Road

Rockwall, Tx. 75087

Spatex Group Partnership

~~3212 Beltline~~ 13740 NEUTRON RD
Dallas, Tx. ~~75234~~ 75244-4412

Phillip Williams ESTATE

1624 Highland Road
Dallas, Tx. 75282

Loren W. Gray, Trustee

c/o Gail Blessing
1624 Highland Road
Dallas, Texas 75282

Culpepper Spatex J/V

c/o Gary Shultz

~~3210 Beltline Road, #126~~ 13740 NEUTRON RD
~~Farmersbranch, Texas 75234~~ DALLAS, TX 75244-4412

PUBLIC NOTICE

The Rockwall Planning and Zoning Commission will hold public hearings on July 8, 1993 at 7:00 p.m., in City Hall, 205 W. Rusk, and the Rockwall City Council will hold public hearings on July 19, 1993 at 7:00 p.m. in City Hall, 205 W. Rusk, to consider the following:

1. a request from Dr. Mike Sealock to consider approval to amend a conditional use permit for a veterinary clinic to allow accessory boarding of animals at Ridge Road Animal Hospital, located at 549 E. I-30 in the Ridge Road Shopping Center, and further described as a portion of Lot 3, Block A, Carlisle Plaza Addition, in the Rockwall Village Shopping Center.