

CITY OF ROCKWALL
205 West Rusk
Rockwall, Texas

APPLICATION FOR CONDITIONAL USE PERMIT

Case No. 93-31- CUP

Date Submitted 7-26-93

Filing Fee \$ 157.00

Applicant GAR ENTERPRISES, INC.

Address 4205 O'HARE
Mesquite, Texas 75150

Phone No. 771-0463
681-4706

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
ATTACHED HERETO

I hereby request that a Conditional Use Permit be issued for the above described property for:
A Retail Mobile Home Sales Lot

The current zoning on this property is Agriculture.
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.

Law Blankenship

1

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

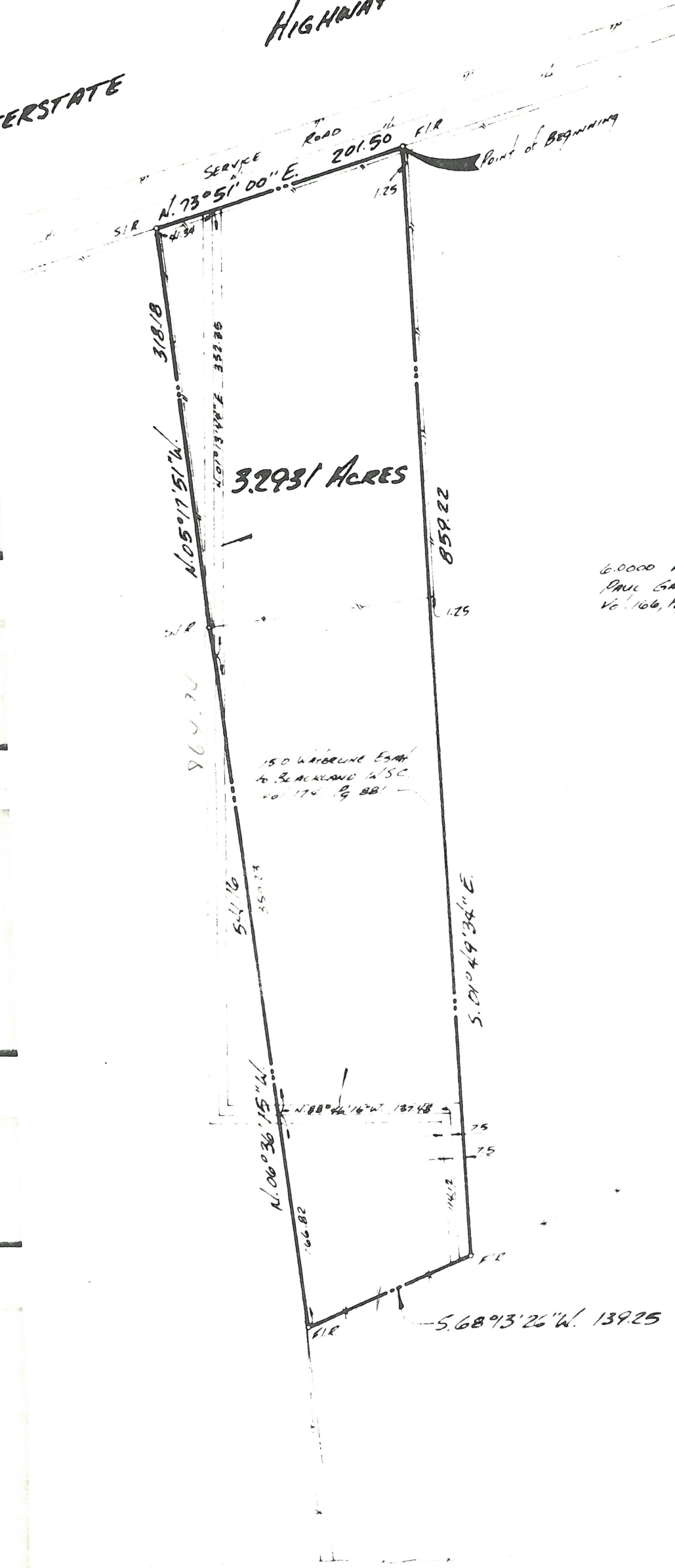
2

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.

No.

HIGHWAY

INTERSTATE



6.0000 ACRES
 PAUL GASTON
 V6 106, P. 654



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

No 028732

(214) 771-7700

Cash Receipt

Name Audrey Blankenship Date 7-27-93
 Mailing Address _____

Job Address _____ Permit No. _____

Check

Cash

Other

DESCRIPTION	Acct. Code	Amount	DESCRIPTION	Acct. Code	Amount
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	50.00	Portable Meter Deposit	02-2311	
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		Marina Lease	08-3810	
Misc. Income	01-3819		Cemetery Receipts	10-3830	
Sale of Supplies	01-3807		PID	13-3828	
Recreation Fees	01-3401		Street	14-3828	
			Assessment-Ph#2	14-3830	
			Hotel/Motel Tax	15-3206	

TOTAL OF COLUMN

TOTAL OF COLUMN

TOTAL DUE 50.00

Received by [Signature]



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

N^o 028788

(214) 771-7700

Cash Receipt

Name Audrey Blankenship Date 7-29-93
Mailing Address _____
Job Address _____ Permit No. _____

Check Cash Other

DESCRIPTION	Acct. Code	Amount	DESCRIPTION	Acct. Code	Amount
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	107.00	Portable Meter Deposit	02-2311	
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		Marina Lease	08-3810	
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Recreation Fees	01-3401		Street	14-3828	
			Assessment-Ph#2	14-3830	
			Hotel/Motel Tax	15-3206	
TOTAL OF COLUMN			TOTAL OF COLUMN		
TOTAL DUE		107.00	Received by		<i>[Signature]</i>

INTERSTATE Hwy. 30

SERVICE ROAD
201.50

45' X 20'
CONCRETE DRIVE

- M.H.
- M.H.
- M.H.
- M.H.
- M.H.
- M.H.

6" ROCK BASE

275'

- M.H.
- M.H.
- M.H.
- M.H.
- M.H.

30' X 50'
OFFICE BLDG.

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264.34

- M.H.
- M.H.
- M.H.

6" ROCK BASE

250'

- M.H.
- M.H.
- M.H.

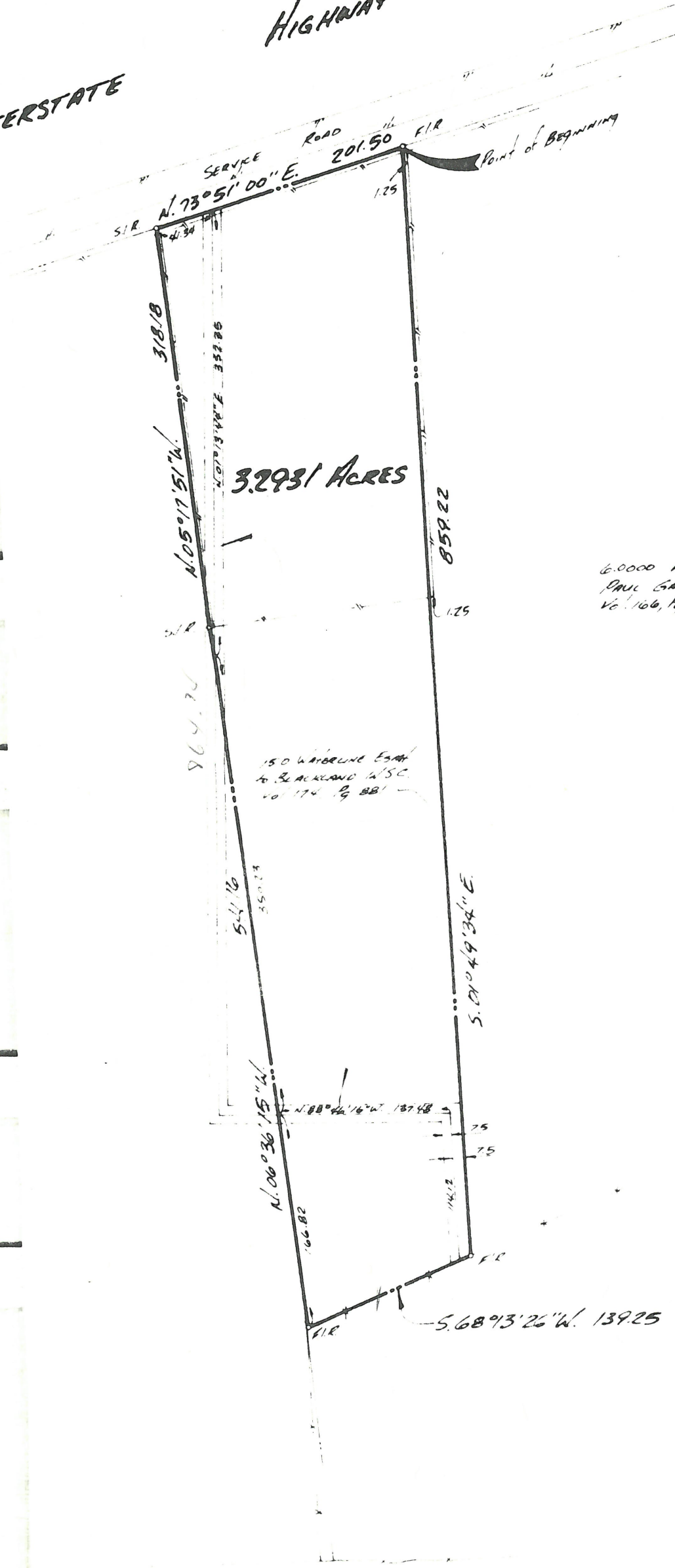
859.20

129.25

No.

HIGHWAY

INTERSTATE



3.2931 ACRES

6.0000 ACRES
PAUL GASTON
V6 106, P9 654

150 WIRELINE EAST
TO BLACKLAND W.S.C.
10 174 P9 881

S. 68° 13' 26" W. 139.25

STATE OF TEXAS
COUNTY OF ROCKWALL

BEING a tract or parcel of land situated in the John Lockhart Survey, Abstract No. 134, Rockwall County, Texas, and being a part of that 24.2636 acre tract conveyed to William H. Way and Buddy R. Haldeman by deed recorded in Volume 166, Page 648, Deed Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at an iron rod found on the Southerly line of I.H. 30 at the Northwest corner of that 6.0000 acre tract of land out of the above mentioned 24.2636 acre tract conveyed from the above mentioned Way and Haldeman to Paul Gaston by deed recorded in Volume 166, Page 654, Deed Records, Rockwall County, Texas, said iron rod bears South 73° 51' 00" West a distance of 300.00 feet from the Northeast corner of said 6.0000 acre tract and said 24.2636 acre tract;

THENCE: South 1° 49' 34" East a distance of 859.22 feet along the West line of said 6.0000 acre tract to an iron rod found at the Southwest corner of said 6.0000 acre tract and on the most Easterly South line of said Way-Haldeman tract;

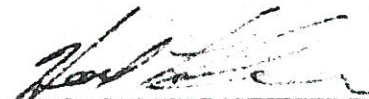
THENCE: South 68° 13' 26" West a distance of 139.25 feet along said South line to an iron rod found at an "ell" corner of said Way-Haldeman tract;

THENCE: North 6° 36' 15" West a distance of 541.16 feet traversing said Way-Haldeman tract to an iron rod for a corner;

THENCE: North 5° 17' 51" West a distance of 318.18 feet continuing to traverse said Way-Haldeman tract to an iron rod set on the Southerly line of I.H. 30;

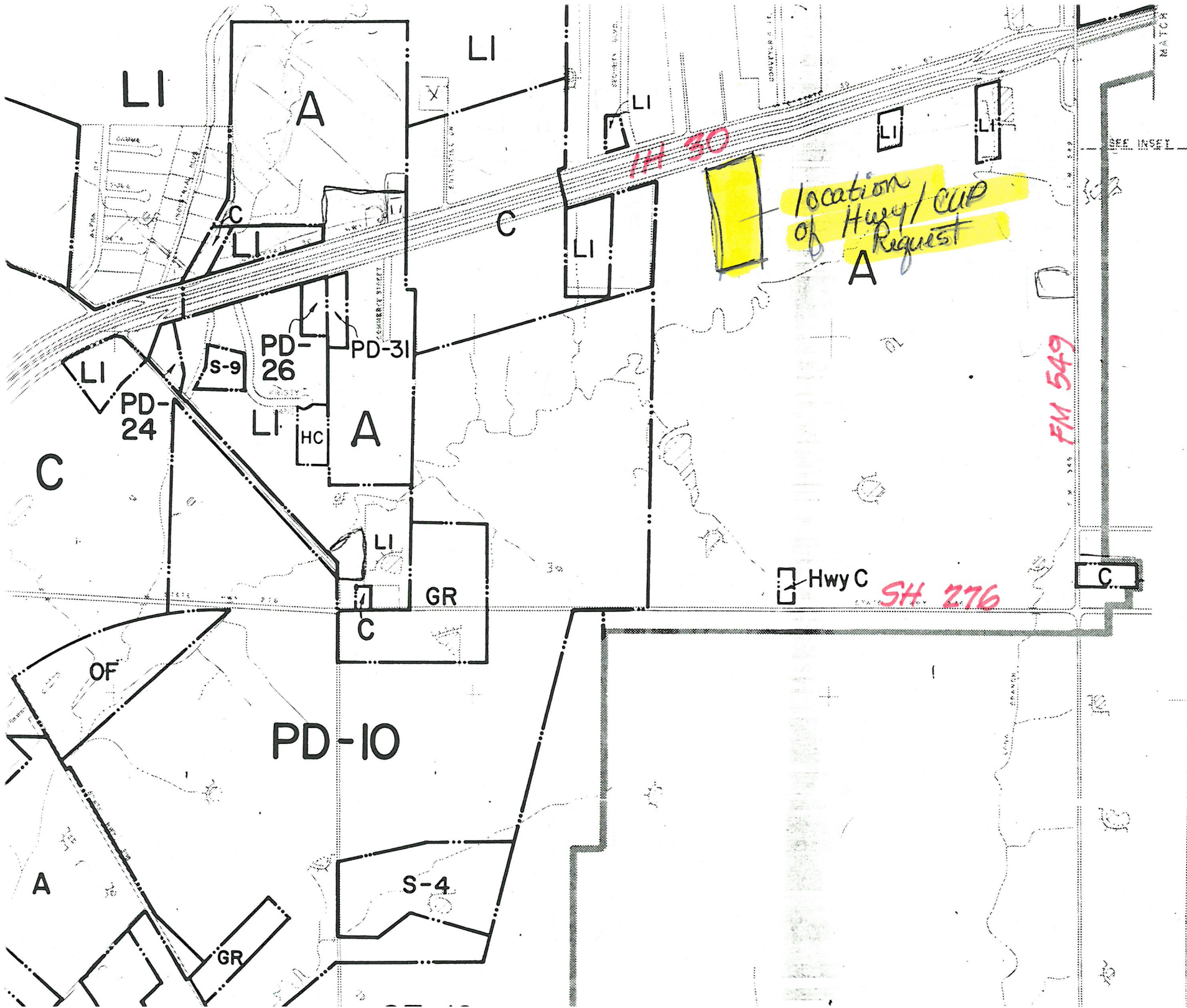
THENCE: North 73° 51' 00" East a distance of 201.50 feet along said Southerly line to the Point of Beginning and Containing 3.2931 Acres of Land.

The plat hereon is a true, correct, and accurate representation of the property as determined by survey; the lines and dimensions of said property being as indicated by the plat. There are no encroachments, conflicts, or protrusions, except as shown.



Harold L. Evans, P.E.
Registered Public Surveyor No. 2146





CITY OF ROCKWALL
Planning and Zoning Agenda

Agenda Date: August 12, 1993

Agenda No: III. B.

Agenda Item: P&Z 93-31-Z - Hold Public Hearing and Consider Reocmmending Approval of a Request from GAR Enterprises for a Change in Zoning from "A" Agricultura. to "Hwy C" Highway Commercial Zoning Classification and Approval of a Conditional Use Permit for the Outside Display of Large Inventory Items on 3.2 acre Tract of Land Located on I-30 East of SH-205

Item Generated By: Applicant, GAR Enterprises

Action Needed:

Background Information:

This request has been made by the applicant in order to open a retail mobil home sales office at this location. The site is located on the south side of I-30 east of High School Road. The site was annexed by the City in 1986 and at the time of annexation the site was occupied by a mobile home sales office. Since that time the site has been vacated and it has been determined that the nonconforming status of the property for a mobile home sales facility has ceased. The owner now wishes to reopen the original use and he has made application for Highway Commercial in order to do so. Under the provisions of the conditional use permit for such outside display there are several minimum conditions that must be met. Any parking lot lighting must be directed and not glare onto adjacent property or onto a roadway. The storage and display area must be paved to City standards. A 3 foot hedge must be planted along the road frontage to provide a buffer from the roadway. No more than 50 % of the front 100 feet of property depth can be used for display. The applicant has requested permission to use gravel parking rather than asphalt or concrete. A portion of the lot is currently rocked, but additional rock would have to be provided. Using the same per square foot estimate as was used in the request that was approved last month for a similar use, it is estimated that the cost of asphaltting one half of the front 100 feet of the site would total approximately \$14,500.

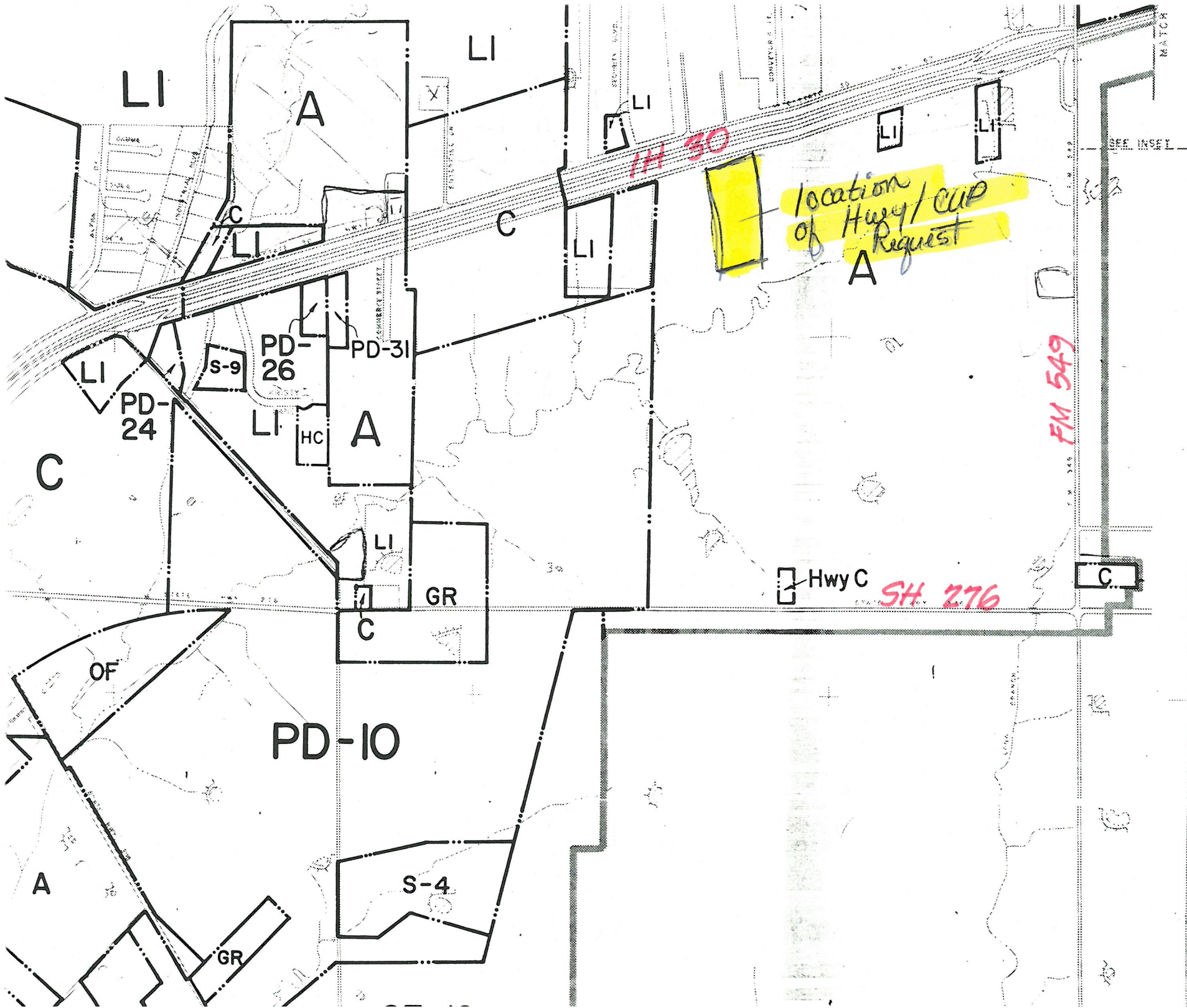
The issues that need to be addressed by the Commission are 1) do you wish to approve the land use as requested and 2) if approved, do you wish to grant a waiver to the parking lot standards. This site is approximately 1,450 feet from the existing moblie home sales facility located west of FM-549 and it is approximately 3100 feet from the site approved last month. It is also located next to a miniwarehouse facility on the west and an existing auction facility on the east.

If approval is recommended we would also recommend that the following requirements be established for the mobile home sales operation;

1. that all used structures be stored in the rear of the property behind a line parallel with the rear of the building.
2. that the property within 100 feet of the front property line to be used as display area be designated on the site with the use of decorative fencing or other decorative material.

Attachments:

1. Location Map
2. Site Plan



INTERSTATE Hwy. 30

SERVICE ROAD
201.50

45' X 20'
CONCRETE DRIVE

- M.H.
- M.H.
- M.H.
- M.H.
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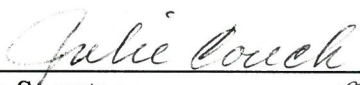


CITY OF ROCKWALL

"THE NEW HORIZON"

PUBLIC NOTICE

The Rockwall Planning and Zoning Commission will hold a public hearing on August 12, 1993, at 7:00 P.M. in City Hall, 205 W. Rusk, and the Rockwall City Council will hold a public hearing on August 16, 1993, at 7:00 P.M. in City Hall, 205 W. Rusk to consider approval of a request from GAR Enterprises for a change in zoning from "A" Agricultural Zoning Classification to "HWY C" Highway Commercial Zoning Classification and consideration of a Conditional Use Permit to permit outside storage of large inventory items including mobile home sales on a tract of land located on I-30, east of SH-205, 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.



City Secretary *mp*

Case No. PZ 93-31-Z/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 _____

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COUNTY OF ROCKWALL

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Harold L. Evans, P.E.
Registered Public Surveyor No. 2146



P + 2
GAR ENTERPRISES

1. ROCKWALL STORAGE LIMITED PARTNERSHIP
5910 N. CENTRAL EXPWY LB 16
DALLAS, TX. 75206

2. PAUL GASTON
P.O. BOX 856
PFLUGERVILLE, TX. 78660

3. F. D. HITT
1515 FM 549
ROCKWALL

4. JENNY CLEGHORN
HC 01 BOX 225 EB
ROCKPORT, TX. 78382