

CITY OF ROCKWALL
205 West Rust
Rockwall, Texas

APPLICATION FOR ZONING CHANGE

Case No. 94-4-2 Filing Fee \$199.00 Date 2-18-94

Applicant Var and Carolyn Walker Phone 771-4618 (H)
553-8686 (W)

Mailing Address: 126 Sceptre Drive
Rockwall, TX 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

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)

to build a 30,000 ft² office/warehouse facility for wholesale distribution of gift packaging products.

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

2
Status of Applicant 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 Carolyn Miller Walker

TEMPLE-INLAND PROPERTIES INC.

March 9, 1994

Ms. Julie Couch
City Manager
City of Rockwall
Rockwall, Texas

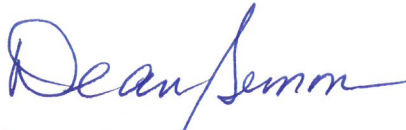
Re: Proposed Rezoning Case P2-94-4-2
Item III - B on March 10, 1994 Agenda

Dear Ms. Couch:

I have been informed that an 8.9 acre tract of land in Rockwall is under consideration for rezoning under the above referenced Case number and Agenda item number. The property is owned by Guaranty Federal Bank as successor in interest to American Federal Bank (Guaranty Federal acquired American Federal on 11/12/93). Temple-Inland Properties is a wholly owned subsidiary of Guaranty Federal Bank and handles the real estate matters of Guaranty Federal. Neither Guaranty Federal nor Temple-Inland Properties has applied for or authorized rezoning of this property.

Very truly yours,

TEMPLE-INLAND PROPERTIES, INC.



Dean Semon
Agent for Guaranty Federal Bank, F.S.B.

cc: Rick Wamre
Ginny Huston



Yours for your file

JANURARY 26TH

Corporate Office
5580 LBJ Freeway, Suite 500
Dallas, Texas 75240
214/851-6100

Relocation Services
5580 LBJ Freeway, Suite 500
Dallas, Texas 75240
214/851-6050
1-800-527-3650

Investment Property Division
5580 LBJ Freeway, Suite 500
Dallas, Texas 75240
214/851-6115

Highland Park Office
5500 Preston Road, Suite 300
Dallas, Texas 75205
214/521-0044

Northeast Tarrant County Office
100 Grapevine Highway
Hurst, Texas 76054
817/577-7050

Preston Campbell Office
17101 Preston Road, Suite 110
Dallas, Texas 75248
214/931-2400

Preston Center Office
8418 Preston Road
Dallas, Texas 75225
214/750-8600

Preston/LBJ Office
12800 Preston Road, Suite 100
Dallas, Texas 75230
214/960-0007

Southwest Dallas County Office
1619 North Hampton Road, Suite 100
DeSoto, Texas 75115
214/296-1800

Richardson/Telecom Corridor Office
2010 North Plano Road, Suite 107
Richardson, Texas 75082
214/783-0030

GUARANTY FEDERAL BANK:

LETTER OF INTENT

FOR AND IN CONSIDERATION OF MUTUAL TERMS, PROVISIONS, COVENANTS AND AGREEMENTS CONTAINED HEREIN, OUR INTENT, C. VAN WALKER AND CAROLYN MILLER WALKER, IS TO PURCHASE THE 8.9 ACRES ON E 1-30 BEING KNOWN AS ASSET #1038 FROM GUARANTY FEDERAL BANK.

THE CONTRACT PURCHASE PRICE SHALL BE \$70,000.00, PAYABLE BY PURCHASER OBTAINING FINANCING. THIS WOULD BE OUR "HIGHEST AND BEST" OFFER. THIS CONTRACT WOULD BE CONTINGENT UPON PURCHASER OBTAINING THIS FINANCING WITHIN 60 DAYS FROM THE EFFECTIVE DATE OF CONTRACT. PURCHASER HAS MADE INITIAL APPLICATION FOR SAID FINANCING.

CONTRACT WILL ALSO BE CONTINGENT UPON PURCHASER HAVING SAID PROPERTY REZONED TO MEET THEIR REQUIRMENTS FOR THE USE OF THE PROPERTY; UPON REVIEWING AND ACCEPTING THE SURVEY; UPON REVIEWING AND ACCEPTING THE TITLE COMMITMENT; UPON DISCOVERING ANY DEFECTS, HAZARDOUS MATERIALS OR ANY RESTRICTIONS THAT WOULD LIMIT THE PURCHASER TO USE THE PROPERTY AS INTENDED.

OBJECTIONS AND REVIEWS WILL BE COMPLETED WITHIN 60 DAYS FROM THE EFFECTIVE DATE OF THE CONTRACT.

CLOSING TO BE AS SOON AS ALL CONDITIONS ON THE ABOVE ARE MET.

MURRAY REALTORS

2010 N. PLANO ROAD #107

RICHARDSON, TEXAS 75082

214-783-0030

Murray REALTORS® Affiliates

Owen Real Estate Auctions, 5580 LBJ Freeway, Suite 500, Dallas, Texas 75240, 214/851-6115
Property Pursuits, Inc. (Residential Leasing), 5580 LBJ Freeway, Suite 500, Dallas, Texas 75240, 214/851-6000

**AGENDA
PLANNING AND ZONING COMMISSION
WORK SESSION
CITY HALL
205 WEST RUSK
FEBRUARY 28, 1994
7:00 P.M.**

I. CALL TO ORDER

II. WORK SESSION ITEMS

- P&Z-93-52-Z Amendment to "PD-7" and "PD-18" from LENMAR Development Corp.
- P&Z-94-4-Z Zoning change from "A" to "LI" from Van Walker
- P&Z-94-5-Z Amendment to "PD-14" from Monty Oakley
- P&Z-93-39-CUP/SP CUP and Site Plan for Tom Shirey
- P&Z-54-PP/Z/FP Zoning change from "C" to "SF-10" and Final Plat for Harlan Park Phase II
- Discuss and Consider amendment to the Thoroughfare Plan
- P&Z-93-43-FP Final Plat for Caruth Lake Development
- P&Z-94-6-RP Replat in Chandlers Landing for Joetta Welch

AGENDA
PLANNING AND ZONING COMMISSION
REGULAR MEETING
CITY OF ROCKWALL
CITY HALL
205 WEST RUSK
FEBRUARY 28, 1994
7:00 P.M.

I. CALL TO ORDER

II. APPROVAL OF MINUTES

III. PUBLIC HEARINGS

- A. 93-46-Z Hold Public Hearing and Consider Recommending Approval for a request from MAHR Development for a change in zoning from PD-11, Planned Development and SF-10, Single Family District Classification to Planned Development Classification for single family uses and approval of a preliminary plan and area requirements on a tract of land containing approximately 145 acres located east of north Lakeshore and south of Alamo Road.
- B. 93-53-F Hold Public Hearing and Consider Recommending Approval for a request from Duane Lites for a front yard fence for property located at 601 Parks Ave.
- C. 94-1-Z Hold Public Hearing and Consider Recommending Approval of a Request from Thomas Haack for a change in Zoning from Agricultural to Light Industrial for property located at south side of I-30 service road west of Hwy 549 and approval of a Site Plan and Preliminary Plat.
- D. 94-1-Z Hold Public Hearing and Consider Recommending Approval of a Request from Los Prados Development Company for a Zoning Change from Multi-Family 15 to Single Family 7 for property located on the south side of Yellowjacket Lane, north west of SH-205 and approval of a Concept Plan.
- E. 94-3-CUP Hold Public Hearing and Consider Recommending Approval of a Request from Kerry Mason for a Conditional Use Permit for an accessory building in excess of 225 square feet for a tract of land located west of SH-205 and south of Dalton Road.

IV. ACTION ITEMS

- A. Discuss and Consider Amendment to the Thoroughfare Plan regarding Alamo Road.
- B. 93-43-FP Discuss and Consider Recommending Approval of a Request from Caruth Lake Development for a Final Plat for Village of Caruth Lake located north of Harris Heights Addition and east of SH-205.

V. WORK SESSION

- A. 93-52-Z Amendment to PD-7 and PD-18 from LENMAR Development Corp.
- B. 94-4-Z Zoning change from "A" to "LI" from Van Walker
- C. 94-5-Z Amendment to "PD-14" from Monty Oakley
- D. 93-39-CUP/SP CUP and Site Plan for Tom Shirey

E. 93-54-PP/Z/FP Zoning change from "C" to "SF-10" and Final Plat for Harlan Park

F. 94-6-RP Replat in Chandlers Landing for Joetta Welch

VI. **ADJOURNMENT**

This facility is wheelchair accessible and accessible parking spaces are available. Request for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact the City Secretary's office at (214) 771-7700 or FAX (214) 771-7727 for further information.

Posted this 25th day of February, 1994 at 5:00 p.m. by Denise LaRue



CITY OF ROCKWALL

"THE NEW HORIZON"

PUBLIC NOTICE

The Rockwall Planning and Zoning Commission will hold a public hearing on Thursday, March 10, 1994 at 7:00 p.m. in City Hall, 205 West Rusk, Rockwall, Texas and the City Council will hold Public Hearings on Monday, March 21, 1994 at 7:00 P.M. in City Hall, 205 West Rusk, Rockwall, Texas to consider approval of a request from Van Walker for a Change in zoning from "A" Agricultural to "LI" Light Industrial District Classification on a tract of land located on the south side of I-30 and east of SH-205, and further described as (see attachment)

As an interested property owner, you are invited to attend this meeting or make your feelings known in writing by returning the form below:



Denise LaRue, Community Development Coordinator

Case No. PZ-94-4-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 _____

PZ-PUBLICNOTICEFORM.FRM

PUBLIC NOTICE

The Rockwall Planning and Zoning Commission will hold a Hearing on Thursday March 10, 1994 at 7:00 p.m. in City Hall, 205 West Rusk, Rockwall, Texas and the Rockwall City Council will hold Public Hearing on Monday March 21, 1994 at 7:00 p.m. in City Hall, 205 West Rusk, Rockwall, Texas to consider the following requests:

1. A request from LENMAR Development Corporation for an amendment to "PD-7" and "PD-18" Planned Development Districts to provide for a change in approval land uses to include single family, zero lot line, multifamily, condominium, and commercial use, and approval of a preliminary plan, area requirements, and special conditions on approximately 80 acres of land located south of I-30 and west of FM-740, further described as follows:
2. A request from Van Walker for a change in zoning from "A" Agricultural to "LI" Light Industrial District Classification on a tract of land located on the south side of IH-30 and east of SH-205, further described as follows:
3. A request from Monty Oakley for an amendment to PD-14 Planned Development District to allow for a part time residency as an accessory to a permitted use located at 1300 Rockwall Parkway, further described as lot 1, block B, Rockwall Business Park East, Phase II.
4. A request from Tom Shirey for a Conditional Use permit to allow a maximum of 4 fuel dispensers as a accessory to a permitted retail use on a tract of land located at SH-205 and FM 552 and further described as lot 1, block A of the Hillcrest Center Addition.
5. A request from Joe Holt for a change in zoning from "GR" General Retail to "SF-10" residential district classification on a tract of land located north of Dalton Road and west of SH-205, further described as follows:
6. A request from Joetta Welch and Duncan Currie for a replat of lots 1-R and 2-R, Block A, Phase 18-1, Chandlers Landing to combine the lots.

#2 #3561
PLEX PARK #1 #3560
Tr-3
50.839 Ac.

ROCKWALL
COMMERCIAL
PARK Ph.2
#4835

J. LOCKHART A-134

ROCKWALL
COMMERCIAL
PARK Ph.1
#4835

McELROY
MOBILE
HOME
PARK
314.95

Tr 13
7Ac.

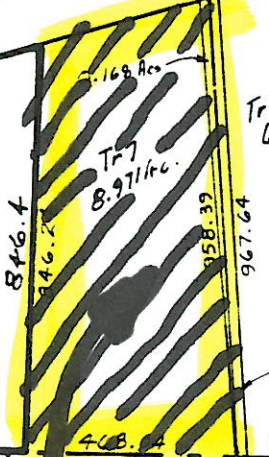
Tr-5-1
1Ac.

1505.2

383.55

INT. HWY. 30

LAFON
SUBD.
#4125



Tr 7-2
6Ac

Tr 7-1
3.25Ac

Tr 8
6.0Ac

Tr 9-1
6.0Ac

Tr 9-2
1.92 Ac

Tr 9-10
1.33 Ac

Tr 9-3
3.457Ac

Tr 9-4
3.266Ac

Tr 9-5
4.18619Ac

Tr 9-6
2.171Ac

Tr 9-7
3.076Ac

Tr 9-8
3.076Ac

Tr 9-9
2.335Ac

Tr 9
6.245Ac

YAHOO
SUBD.
#5347

Tr 11
44.5 Ac.

TRACT

Tr. 1-4
58.284 Ac

FM 549

IM ALLEN A-2

TR
2-2
7.47
AC

TR

4.96

297.76

494.7

456.0

491.94

851.27

127.63

315.8

1758.37

13745.56

1485.80

1458

7036.69

1967.3

752.48

287.17

91

684.7

#4693

5.61998

201.6

353.0

674.57

178.87

105.8

171

308.19

543.29

846.4

169.8

8.971Ac.

958.39

967.64

0.439 Ac

282.46

1049.00

859.22

350.75

342.88

813.36

760.49

714.18

210.13

210.13

210.13

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210.13

Tr 2
12.44 Ac.

1926.55

1986.11

682.54

132.74

494.7

2006 LAKESHORE DR
ROCKWALL, TX 75087

SITUS: 2608 RIDGE RD
ENTS: GRW, SRW, CRW
LAND SPTB: F1, IMP. SPTB: F1

PID: R18275 (34152)
4045-0001-0001-00-OR
AMERICAN NATIONAL BANK THE
P O BOX 40
TERRELL, TX 75160

INDEPENDENT COMM FIN CORP, BLOCK 1,
LOT 1, ACRES 1

SITUS: 2255 RIDGE RD
ENTS: GRW, SRW, CRW
LAND SPTB: F1, IMP. SPTB: F1

Rockwall County Appraisal District
THE SOFTWARE GROUP, INC.

A C A D S Y S
1994 PRELIMINARY ROLL

OWNER NAME AND ADDRESS	PROPERTY DESCRIPTION	EX
PID: R33587 (52953) 4047-0001-0001-00-OR CNL INCOME FUND XI, LTD JAMES A HARTMAN P. A. 400 E SOUTH STREET, STE 401 ORLANDO, FL 32801	JACK IN THE BOX-ROCKWALL ADDITION, BLOCK 1, LOT 1, ACRES .688 SITUS: 2808 RIDGE RD ENTS: GRW, SRW, CRW LAND SPTB: F1, IMP. SPTB: F2	
PID: R18276 (51102) 4050-0870-A001-00-OR FARMER BOBBY L & BARBARA A 2150 CLARKSDALE DR DALLAS, TX 75228	JAYROE ADDN ENTS: GRW, SRW, CRW LAND SPTB: C1	
PID: R18305 (34139) 4065-0001-0001-00-OR WILLIAMSBURG LAMESA JOINT VENT % BARR REAL ESTATE CO 2512 SUMMIT STE 311 PLANO, TX 75074	BILLY G JONES (K-BOB), BLOCK 1, LOT 1, ACRES 1.246 SITUS: 1.246 AC I-30 ENTS: GRW, SRW, CRW LAND SPTB: F1, IMP. SPTB: F1	
PID: R18306 (30108) 4070-A875-A001-00-OR JONES JIMMY JOE JR & PATTI 9421 WILLARD ST ROWLETT, TX 75088	J J JONES (GRANDMA'S), BLOCK A875, LOT A001, ACRES 0.42, 1903 S GOLIAD SITUS: 1903 S GOLIAD ENTS: GRW, SRW, CRW LAND SPTB: F1, IMP. SPTB: F1	
PID: R29871 (49979) 4093-000A-0001-00-OR HAACK THOMAS E P O BOX 1360 ROCKWALL, TX 75087	K. H. D. INC. SUBDIVISION, BLOCK A, LOT 1, ACRES 1.50 SITUS: 1860 I-30 ENTS: GRW, SRW, CRW LAND SPTB: F1, IMP. SPTB: F1	
PID: R18447 (51107) 4098-000A-0001-00-OR KNIGHTSBRIDGE HOLDING CO PROF I SHARING PLAN ATTN/W G JONES, TR 6222 OAKLEAF RD DALLAS, TX 75248	KENWAY HILL ADDN, BLOCK A, LOT 1, ACRES 0.875 ENTS: GRW, SRW, CRW LAND SPTB: F1, IMP. SPTB: F1	
PID: R18552 (28313) 4125-000A-0001-00-OR LAFON NORMAN R & CECILLIA RT 3 BOX 150A FARMERSVILLE, TX 75442	LAFON, BLOCK A, LOT 1, ACRES 4.8364, IH-30 FRONTAGE SITUS: I-30 FRONTAGE	

Rockwall County Appraisal District
THE SOFTWARE GROUP, INC.

A C A D S Y S T
1994 PRELIMINARY ROLL FC

OWNER NAME AND ADDRESS	PROPERTY DESCRIPTION	EXEM
PID: R10014 (10013) 0001-0000-0019-00-OR PETERSON J GORDON P O BOX 517 ROCKWALL, TX 75087	D ATKINS SURVEY AB 1 TR 19 2.970 AC DA 1406 RIDGE ROAD SITUS: 1406 RIDGE ROAD ENTS: GRW, SRW, CRW LAND SPTB: A1, IMP. SPTB: A1	\$ TOT \$
PID: R10015 (10014) 0001-0000-0020-00-OR GAIN TED 111 E KAUFMAN ROCKWALL, TX 75087	A0001 D ATKINS, TRACT 20, ACRES 0.5, PT IN BJT LEWIS SITUS: 1002 S RIDGE RD ENTS: GRW, SRW, CRW LAND SPTB: A1, IMP. SPTB: A1	
PID: R10020 (17248) 0001-0000-0027-00-OR PEOPLES BILLY W P O BOX 35 ROCKWALL, TX 75087	A0001 D ATKINS, TRACT 27, ACRES 0.81 SITUS: 1308 RIDGE ROAD ENTS: GRW, SRW, CRW LAND SPTB: A1, IMP. SPTB: A1	
PID: R10023 (28329) 0002-0000-0001-00-OR CLEGHORN JENNY CLARKE HCO1 BOX 225 EB ROCKPORT, TX 78382	A0002 J M ALLEN, TRACT 1, ACRES 4.00, (PT OF 4.996 AC TR) ENTS: GRW, SRW, CRW LAND SPTB: E1, IMP. SPTB: E1	
PID: R10024 (28329) 0002-0000-0001-01-OR CLEGHORN JENNY CLARKE HCO1 BOX 225 EB ROCKPORT, TX 78382	A0002 J M ALLEN, TRACT 1-01, ACRES .996, (PT OF 4.996 AC TR) ENTS: GRW, SRW, CRW LAND SPTB: E1, IMP. SPTB: E1	
PID: R10025 (51114) 0002-0000-0001-02-OR CLEGHORN LARRY DALE AQUA SPORTS 1108 DOBIE DR #103 PLANO, TX 75074	A0002 J M ALLEN, TRACT 1-02, ACRES 1 ENTS: GRW, SRW, CRW LAND SPTB: C3, IMP. SPTB: F1	
PID: R33858 (10059) 0002-0000-0001-03-OR BLACKLAND WATER SUPPLY CORP % ADA JO PHILLIPS BOX 215	A0002 J M ALLEN, TRACT 1-3, ACRES .75 ENTS: GRW, SRW, CRW LAND SPTB: C1	

ROCKWALL, TX 75087

ENTS: GRW, SRW, CRW
LAND SPTB: D3

PID: R11468 (50837)
0134-0000-0007-00-OR
AMERICAN FEDERAL BANK FSB
14860 LANDMARK BLVD
SUITE 200
DALLAS, TX 75248

A0134 J LOCKHART, TRACT 7, ACRES
8.9705, I-30 FRONTAGE
SITUS: I-30 FRONTAGE
ENTS: GRW, SRW, CRW
LAND SPTB: C2

PID: R11469 (27477)
0134-0000-0007-01-OR
GAR ENTERPRISES
6715 WOODLAND DR
DALLAS, TX 75225-2518

A0134 J LOCKHART, TRACT 7-01, ACRES
3.25
ENTS: GRW, SRW, CRW
LAND SPTB: C2

Rockwall County Appraisal District
THE SOFTWARE GROUP, INC.

A C A D S Y S T E M
1994 PRELIMINARY ROLL FOR:

OWNER NAME AND ADDRESS

PROPERTY DESCRIPTION

EXEMPT

PID: R11470 (52217)
0134-0000-0007-02-OR
ROCKWALL STORAGE LIMITED PARTN
C/O CHAPARRAL REALTY INC
10440 N CENTRAL EXPWY, LB 304
DALLAS, TX 75231-2233

A0134 J LOCKHART, TRACT 7-2, ACRES
6
ENTS: GRW, SRW, CRW
LAND SPTB: F1, IMP. SPTB: F1

PID: R11471 (39755)
0134-0000-0008-00-OR
GASTON PAUL
P O BOX 856
PFLUGERVILLE, TX 78660

J LOCKHART SUR AB 134 TR 8 6.000 AC
I-30 FRONTAGE
SITUS: I-30 FRONTAGE
ENTS: GRW, SRW, CRW
LAND SPTB: F1, IMP. SPTB: F1

PID: R11472 (49698)
0134-0000-0009-00-OR
I 30/549 JOINT VENTURE
KIRBY ALBRIGHT, TRUSTEE
3221 RIDGE RD
ROCKWALL, TX 75087

A0134 J LOCKHART, TRACT 9, ACRES
6.245
SITUS: I-30 FRONTAGE
ENTS: GRW, SRW, CRW
LAND SPTB: D3

PID: R11473 (27770)
0134-0000-0009-01-OR
PEOPLES MICHAEL SR & B MARIE
P O BOX 41
ROCKWALL, TX 75087

J LOCKHART SUR AB 134 TR 9-1 6.000
AC I-30 FRONTAGE
SITUS: I-30 FRONTAGE
ENTS: GRW, SRW, CRW
LAND SPTB: F1, IMP. SPTB: F1

PID: R11482 (51294)
0134-0000-0009-02-OR
SELF SCOTT & JANET
428 D YACHT CLUB
ROCKWALL, TX 75087

A0134 J LOCKHART, TRACT 9-02, ACRES
1.9252
ENTS: GRW, SRW, CRW
LAND SPTB: F1, IMP. SPTB: F1

PID: R11475 (27914)
0134-0000-0009-03-OR
SOUTHWEST ELEC CONTRACTORS CO
%B W REDDEN TRUSTEE
P O BOX 270699
DALLAS, TX 75227

J LOCKHART SUR ABST 134 TR#9-3
3.457 AC
ENTS: GRW, SRW, CRW
LAND SPTB: C2

PID: R11476 (49123)
0134-0000-0009-04-OR
FOGLE KENNETH M
504 LAUREL LN

A0134 J LOCKHART, TRACT 9-4, ACRES
3.2666, (PT OF 5.1285 AC TR)
ENTS: GRW, SRW, CRW