

# City Of Rockwall

Community Development Request Application

99-01

### Items Submitted:

- |   |   |   |
|---|---|---|
| <input type="checkbox"/> Preliminary Plat | <input checked="" type="checkbox"/> Site Plan | <input type="checkbox"/> Conditional Use Permit |
| <input type="checkbox"/> Final Plat       | <input type="checkbox"/> Concept Plan         | <input type="checkbox"/> Landscape Plan         |
| <input type="checkbox"/> Replat           | <input type="checkbox"/> Overlay District     | <input type="checkbox"/> Treescape Plan         |
| <input type="checkbox"/> Vacation of Plat | <input type="checkbox"/> Building Elevations  | <input type="checkbox"/> Zoning / PD Request    |

### General Information:

Addition Name: Rockwall Mini Warehouse Current Zoning: LI

Proposed Zoning: LI No. Of Acres: 3.3 No. Of Lots: 1 No. Of Units: 6

General Location of Property (or) Address: 1760 I-30

Proposed Use For Property: MINI-STORAGE

Owner's Name: Ivor McKeown

Applicant's Name: Ivor McKeown

Company: \_\_\_\_\_

Company: \_\_\_\_\_

Address: 1515 Cumberland Rd

Address: \_\_\_\_\_

City, State, Zip: TYLER, TX 75703

City, State, Zip: \_\_\_\_\_

Phone: (903) - 581-5721

Phone: \_\_\_\_\_

Representative's Name: \_\_\_\_\_

Submitted By: \_\_\_\_\_

Company: \_\_\_\_\_

Company: \_\_\_\_\_

Address: \_\_\_\_\_

Address: \_\_\_\_\_

City, State, Zip: \_\_\_\_\_

City, State, Zip: \_\_\_\_\_

Phone: \_\_\_\_\_

Phone: \_\_\_\_\_

**Submittal Fee:** (Notaries are available)  
**BEFORE ME**, a Notary Public, on this day personally appeared Ivor McKeown the undersigned applicant, who stated the information on this application to be true:

"I hereby certify that I am the owner, or duly authorized agent of the owner, for the purposes of this application; all information submitted herein is true and correct; and the application fee of \$ 145, to cover the cost of this application, has been paid to the City of Rockwall on this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_\_.

Ivor McKeown  
Applicant Signature

SUBSCRIBED AND SWORN TO before me, this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_\_.

250- AP  
145- SP

My Commission Expires  
City Of Rockwall

Notary Public in & for the State of Texas

[ Seal ]

## Submittal Requirements

<b>Submit following applicable items:</b>	<b>1st Submittal w/ application Work Session</b>	<b>2nd Submittal after revisions Public Hearing</b>
Preliminary Plat w / check list	18 x 24, 15 Copies, folded	25 Copies, Folded, 1 - 8½ x 11
Final Plat W / Check List	18 x 24, 15 Copies, folded	25 Copies, Folded, 1 - 8½ x 11
Replat W / Check List	18 x 24, 15 Copies, folded	25 Copies, Folded, 1 - 8½ x 11
Vacation of Plat	18 x 24, 15 Copies, folded	25 Copies, Folded, 1 - 8½ x 11
Concept /Development Plan	24 x 36, 15 Copies, folded	25 Copies, Folded, 1 - 8½ x 11
Site Plan w / Check List	24 x 36, 15 Copies, folded	25 Copies, Folded, 1 - 8½ x 11
Zoning Exhibit w/Legal Description	24 x 36, 15 Copies, folded	25 Copies, Folded, 1 - 8½ x 11
Building Elevations	24 x 36, 15 Copies, folded	25 Copies, Folded, 1 - 8½ x 11
Landscape/Irrigation Plan	24 x 36, 15 Copies, folded	25 Copies, Folded, 1 - 8½ x 11
Treescape Plan w/ check list	24 x 36, 15 Copies, folded	25 Copies, Folded, 1 - 8½ x 11
Conditional Use Legal Description 8.5 x 11, 1 Copy		
Engineering Plans - 2 sets engineering plans, when required, including the site plan, plat, landscape/irrigation plan and treescape plan.		

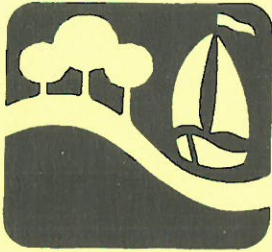
### NOTES:

- \* **Engineering Plans - Contact Engineering Dept. to determine if required  
(if required, plans must be submitted to the city engineer 15 days prior to PZ work Session)**
- \* **The applicant is encouraged to meet with staff prior to submittal**
- \* **Treescape Plans required for all Plats & Site Plans**
- \* **Final Plats must be filed with the county clerk within 120 days of approval by City Council**

All necessary filling information included with application [ ] YES [ ] NO

\_\_\_\_\_  
Received By

\_\_\_\_\_  
Date



**CITY OF ROCKWALL**  
**COMMUNITY DEVELOPMENT SERVICES**  
108 East Washington  
Rockwall, Texas 75087

# CASH RECEIPT

<b>CUSTOMER</b> Ivor McKeown
<b>STREET ADDRESS</b>
<b>CITY/STATE/ZIP</b>

<b>JOB LOCATION</b> 1760 I-30
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<b>DATE OF RECEIPT</b> 1/7/99
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<b>RECEIPT NUMBER</b> CR-1999-1-59
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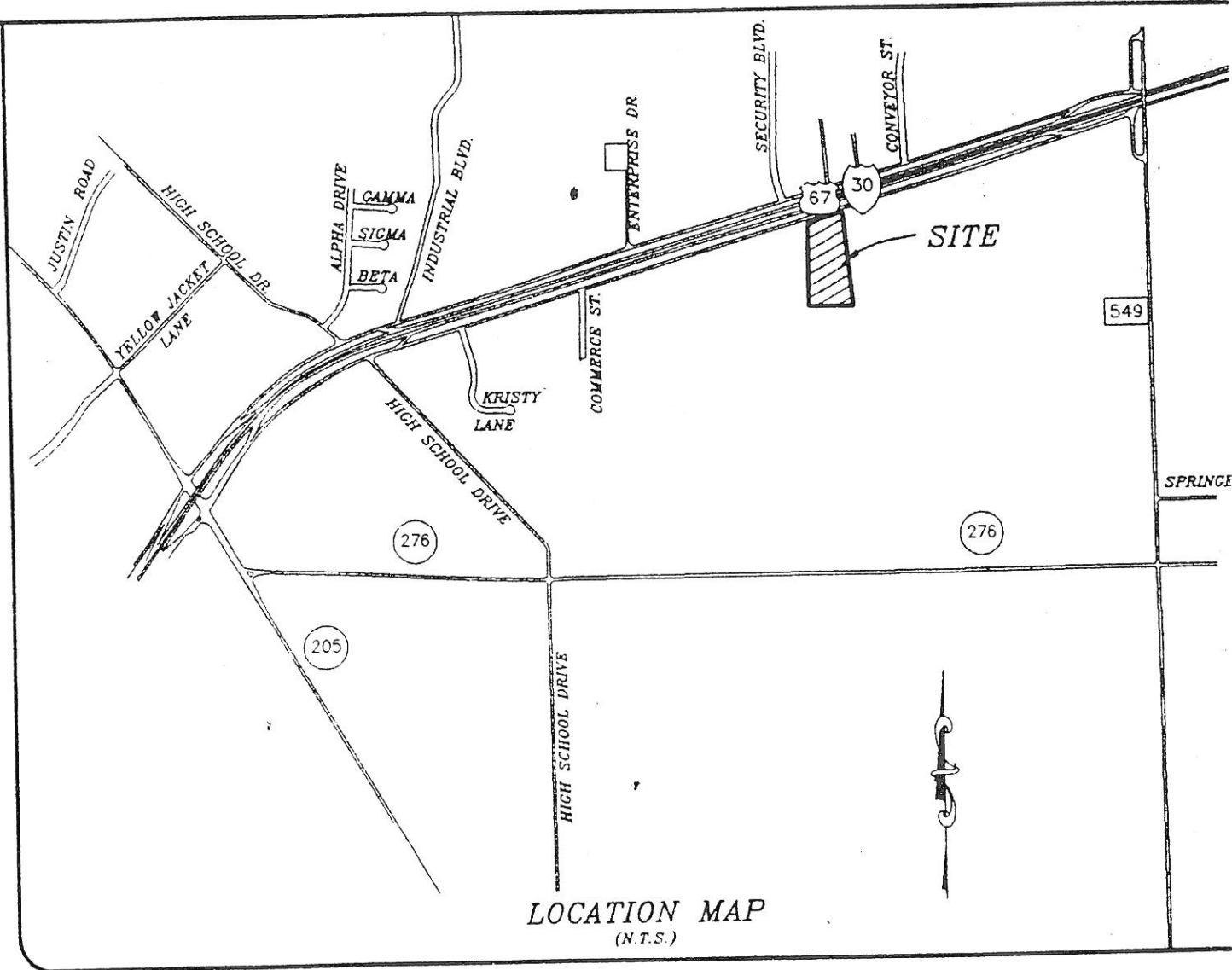
<i>TYPE OF TRANSACTION</i>	<i>ACCOUNT</i>	<i>REFERENCE CODE</i>	<i>QUANTITY</i>	<i>UNIT PRICE</i>	<i>TOTAL</i>
20-21-51 Site Plan/Development	01-3412		1	\$145.00	\$145.00

<b>RECEIVED BY:</b> Denise LaRue	<b>PAYMENT METHOD</b> Check	<b>RECEIPT TOTAL</b> \$145.00
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*White - Customer Copy*

*Yellow - Office Copy*

*Pink - Audit Copy*



99-01  
 9068



**City of Rockwall  
Planning & Zoning Commission**

**Agenda Date:** 2/9/1999

**Applicant:** Ivor McKeown

**Agenda Item:** PZ-1999-1-1 Site Plan

A request from Ivor McKeown for a site plan on a tract of land currently zoned light industrial for a mini-storage facility on 1 lot containing 3.3 acres located at 1760 I-30.

**Action Needed:**

Discuss and consider the request.

**Background Information:**

The subject property contains 3.3 acres and is zoned Light Industrial. The site is located at 1760 Interstate 30. The site plan is for a mini storage facility which will have traffic access off of the eastbound-IH 30 Service Road. There are six buildings proposed with this plan. This is the expansion to the existing storage units. The building that faces IH-30 will have a masonry face. The other buildings will match the existing construction.

**Staff Recommendation:**

Recommends Approval of the request with the following condition(s).

1. Approval of the engineering plans
2. Additional fire hydrants added
3. Tree type added to plan with a three inch minimum size

**CITY OF ROCKWALL  
City Council Agenda**

**Agenda Date:** February 15, 1999

**Agenda No.** V.R.

**Agenda Item:** **1999-01-1-SP** Consider Approval of a request from Ivor McKeown for a site plan on a tract of land currently zoned light industrial for a mini-storage facility on 1 lot containing 3.3 acres located at 1760 I-30 and Take Any Necessary Action.

**Attachments:**

1. Staff Report

**City of Rockwall  
City Council**

**Agenda Date:** 2/15/1999

**Applicant:** Ivor McKeown

**Agenda Item:** PZ-1999-1-1 Site Plan

A request from Ivor McKeown for a site plan on a tract of land currently zoned light industrial for a mini-storage facility on 1 lot containing 3.3 acres located at 1760 I-30.

**Action Needed:**

Discuss and consider the request.

**Background Information:**

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**Staff Recommendation:**

Recommends Approval of the request with the following condition(s).

1. Approval of the engineering plans
2. Additional fire hydrants added
3. Tree type added to plan with a three inch minimum size and red oak or live oak trees planted.

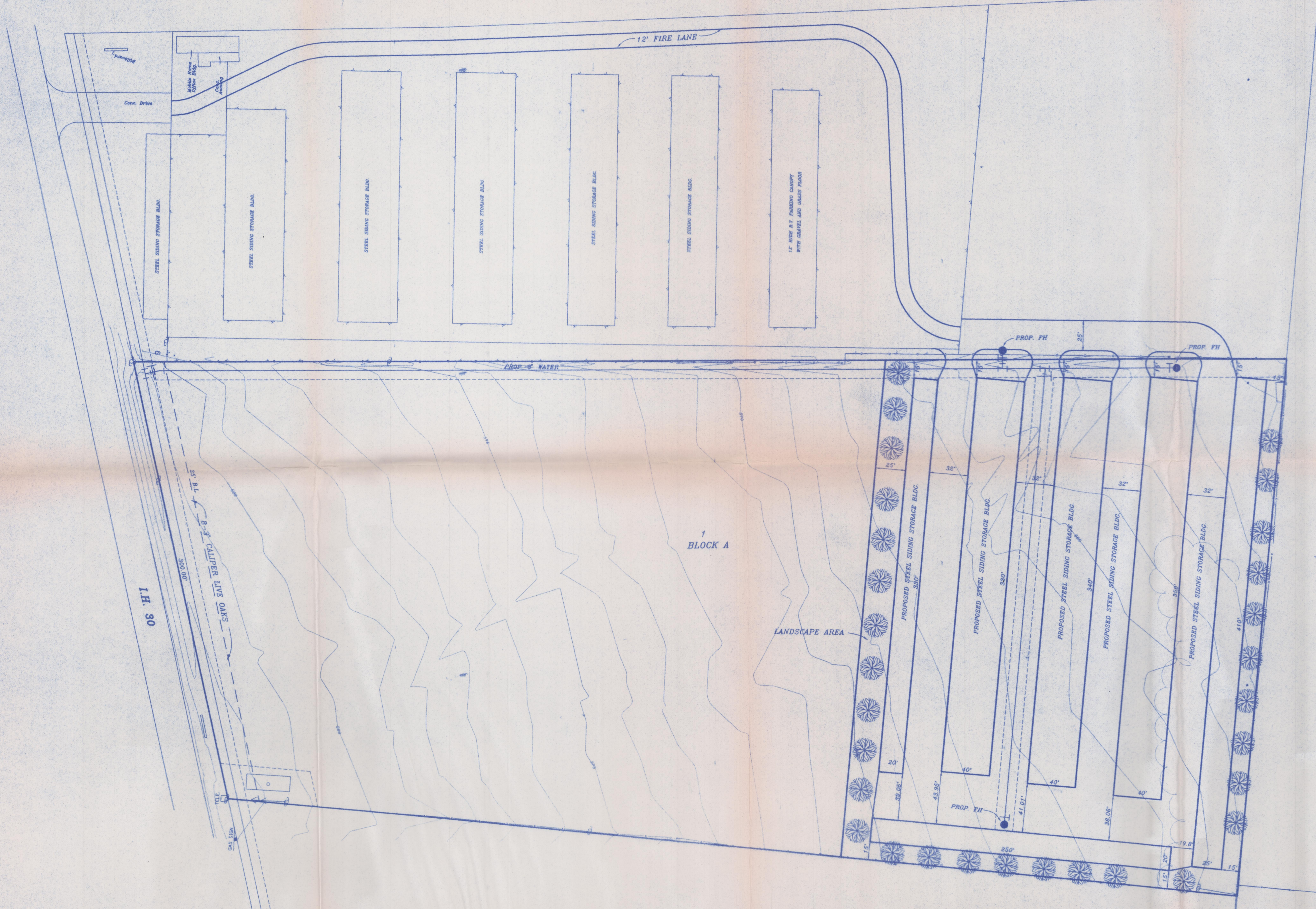
**P & Z Recommendation:**

Approval by a vote of 7 to 0 with the following conditions;

1. Approval of the engineering plans
2. Additional fire hydrants added
3. Tree type added to plan with a three inch minimum size and red oak or live oak trees planted.



881



I.H. 30  
 8-3" CALIPPER LIVE OAKS  
 300' 00"

OWNER:  
 IVOR McKEOWN  
 1515 CUMBERLAND ROAD  
 TYLER, TEXAS  
 (903) 581-5721

1 LOT  
 365,068 S.F.  
 8.38 ACRES

REV	DATE	REVISION DESCRIPTION

HAROLD L. EVANS  
 CONSULTING ENGINEER  
 P.O. BOX 28356  
 DALLAS, TEXAS 75228 (214) 328-8193

DATE	SCALE	DESIGN	DRAWN
8/21/98	1" = 40'	H.L.E.	

SITE PLAN  
 ROCKWALL MINI-WAREHOUSE NO. 3

CITY OF ROCKWALL

SHEET NO.

JOB NO.

9668