
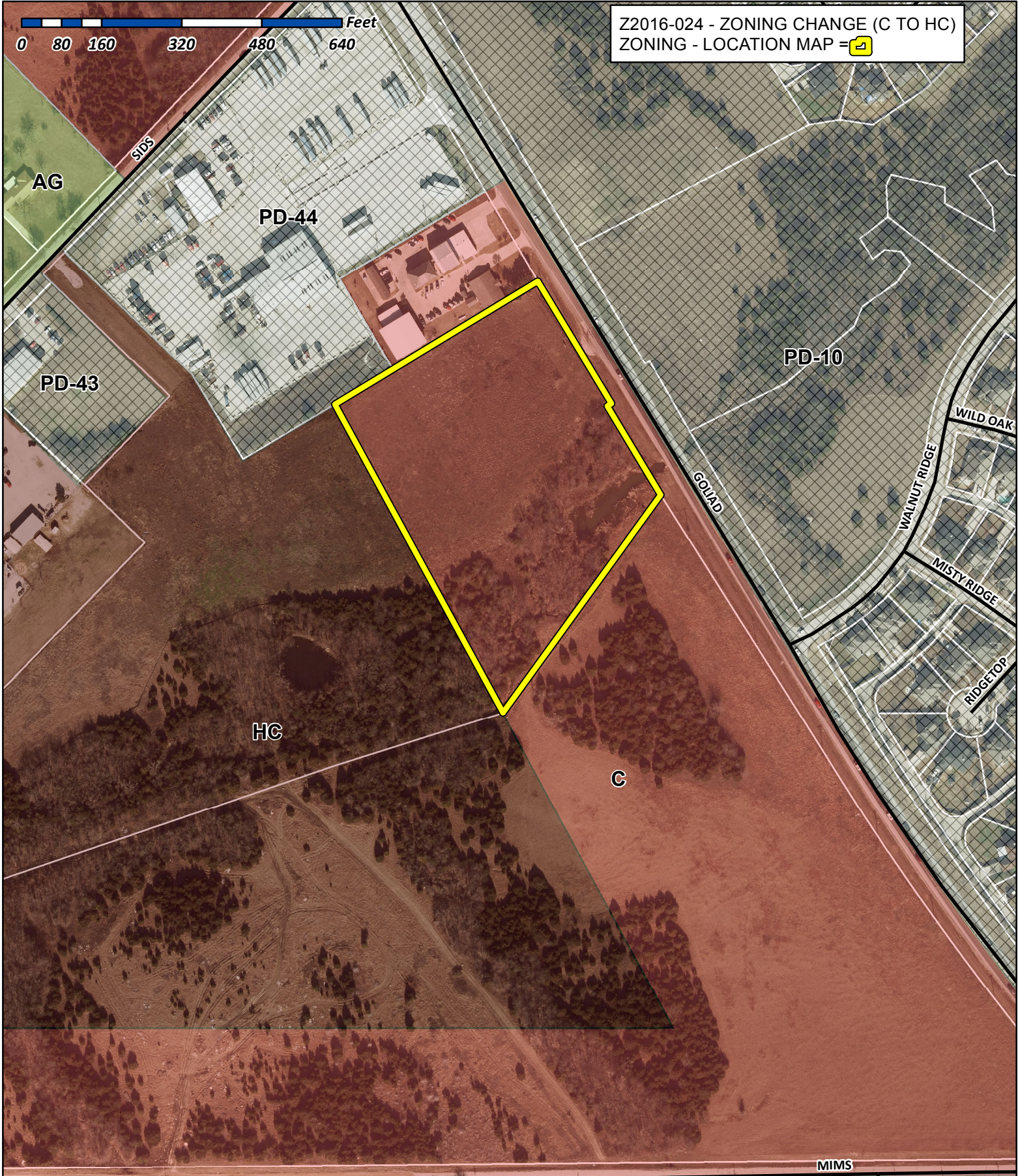


0 80 160 320 480 640 Feet

Z2016-024 - ZONING CHANGE (C TO HC)  
ZONING - LOCATION MAP = 



# City of Rockwall

Planning & Zoning Department  
385 S. Goliad Street  
Rockwall, Texas 75032  
(P): (972) 771-7745  
(W): [www.rockwall.com](http://www.rockwall.com)

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.



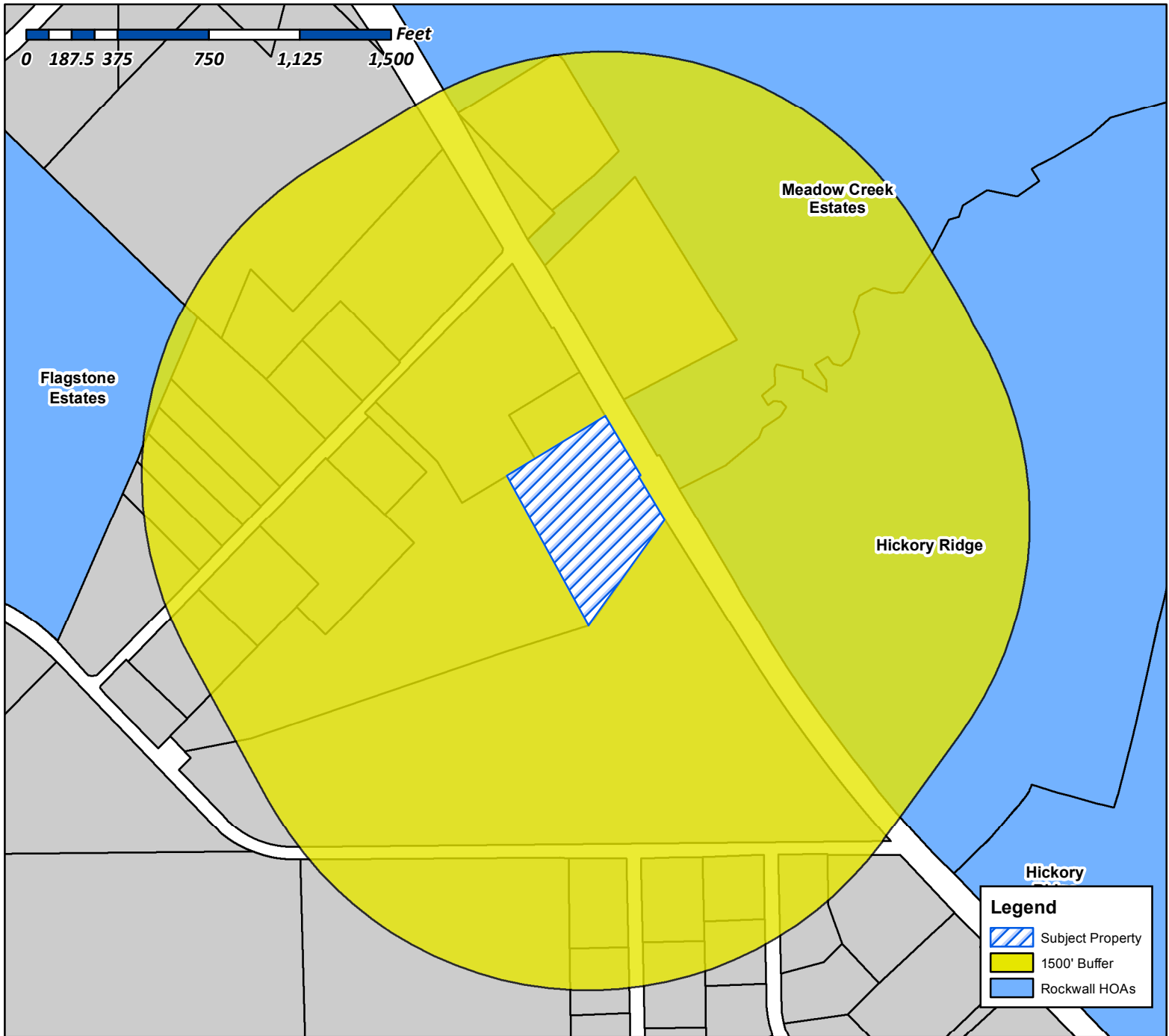
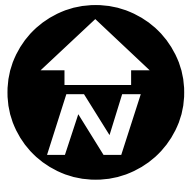




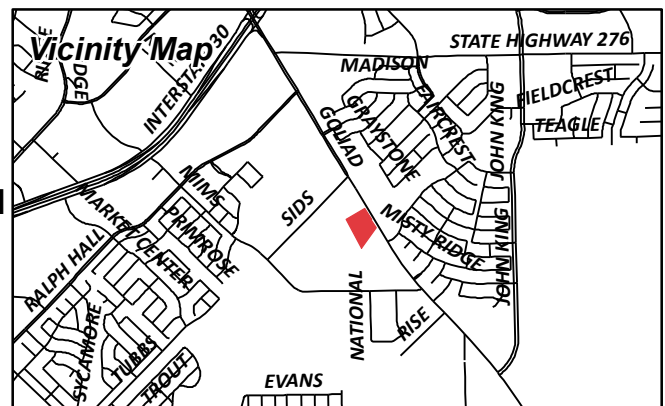
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**Case Number:** Z2016-024  
**Case Name:** Zoning Change (C to HC)  
**Case Type:** Zoning  
**Zoning:** Commercial (C) District  
**Case Address:** South of the Intersection of Sids Road and SH-205



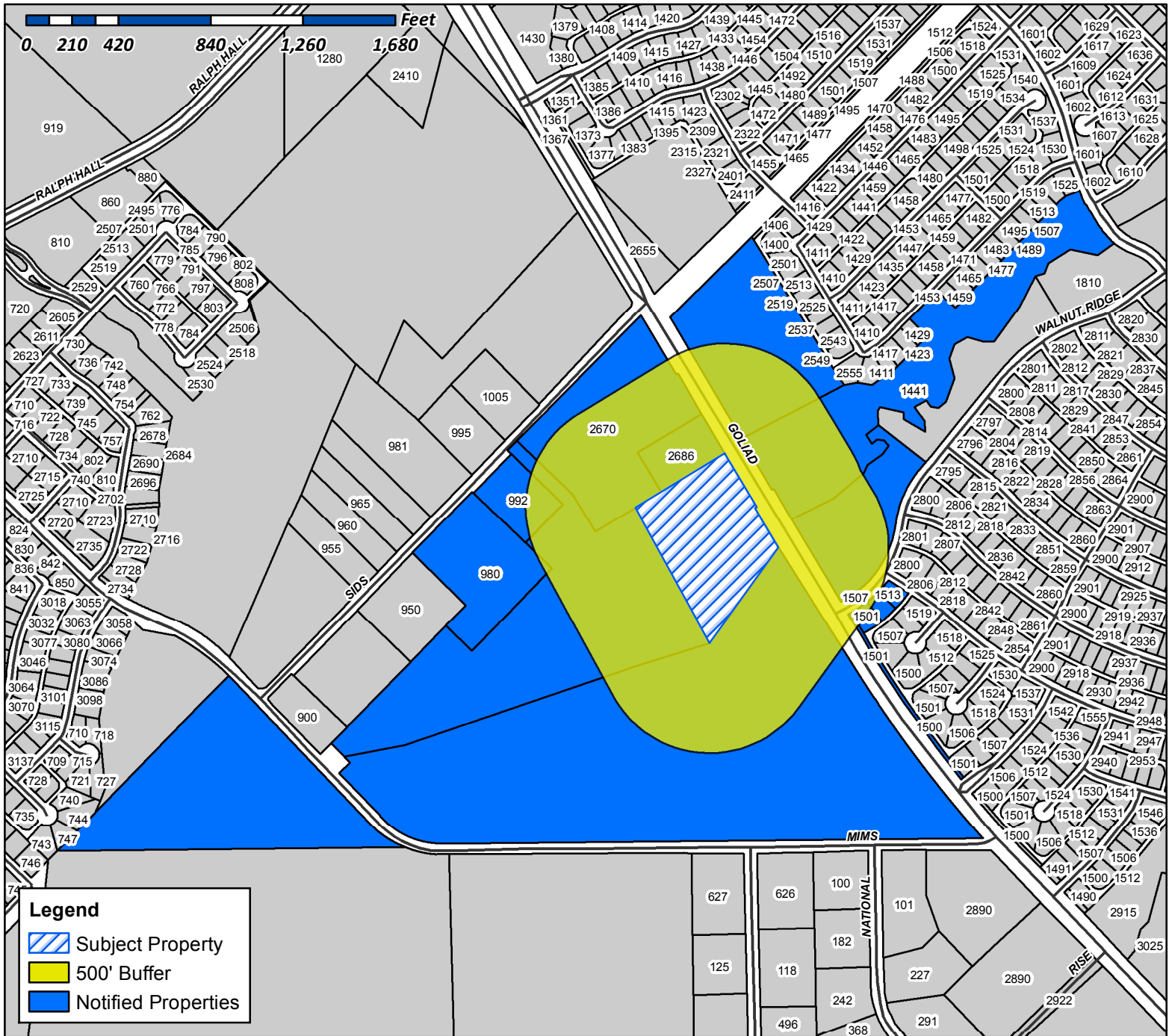
**Date Created:** 07/20/2016  
 For Questions on this Case Call (972) 771-7745



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CURRENT RESIDENT  
1441 FOXWOOD LN  
ROCKWALL, TX 75087

MARTINEZ JOSUE  
1501 WALNUT RIDGE DR  
ROCKWALL, TX 75032

CURRENT RESIDENT  
1507 WALNUT RIDGE DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
1513 WALNUT RIDGE DR  
ROCKWALL, TX 75087

BT COLE ONE LLC  
1530 PB LANE S4158  
WICHITA FALLS, TX 76302

RYSZARD PROPERTIES LLC  
1536 TIMBER RIDGE DR  
ROCKWALL, TX 75032

TRANSAM TRUCKING  
A MISSOURI CORP  
15910 S 169 HWY  
OLATHE, KS 66062

CURRENT RESIDENT  
2670 S GOLIAD  
ROCKWALL, TX 75087

CURRENT RESIDENT  
2686 S HWY205  
ROCKWALL, TX 75087

STAGLLANO VINCENT J  
5501 SAINT ANDREWS CT  
PLANO, TX 75093

ROCKWALL HICKORY RIDGE HOMEOWNERS  
ASSOC INC  
C/O SBB MANAGEMENT COMPANY  
8360 LBJ FRWY 0  
DALLAS, TX 75243

205 AND 276 PARTNERS  
8750 N CENTRAL EXPY 0  
DALLAS, TX 75231

CURRENT RESIDENT  
980 SIDS RD  
ROCKWALL, TX 75087

SRYGLEY JAMES G  
992 SIDS RD  
ROCKWALL, TX 75032

ESTEP KIP  
PO BOX 2  
ROCKWALL, TX 75087

RAYBURN COUNTRY ELECTRIC CORP INC  
PO BOX 37  
ROCKWALL, TX 75087

OSEE PROPERTY MANAGEMENT LLC  
PO BOX 59106  
DALLAS, TX 75229





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July 14, 2016

City of Rockwall  
Planning and Zoning Department  
385 S. Goliad Street  
Rockwall, Texas 75087

RE: Zoning Change Application  
Letter of Explanation  
SH-205 between Sids Rd. & Mims Rd.  
City of Rockwall  
Rockwall County, Texas

To Whom It May Concern,

This letter of explanation is in connection with the Zoning Change Application submitted today, July 14<sup>th</sup>, 2016 for the property located approximately 765 feet southeast of the intersection of Sids Road and State Highway 205. The current property in question is undeveloped and totals approximately 25 acres with a portion of this area on the south property line within the floodplain. The majority of this site, approximately 20 acres is currently zoned Heavy Commercial (HC) and the remaining five (5) acres, which fronts State Highway 205 is zoned as Commercial (C). This zoning request is being requested to convert the front five (5) acres to Heavy Commercial (HC).

The purpose of the request from Commercial (C) to Heavy Commercial (HC) is to accommodate the development of an Automotive Body Shop for Rockwall Ford, which is currently not allowed within the Commercial district. This facility would be developed as an additional building for Rockwall Ford located at 990 East I-30. The addition of this building will allow the dealership to relocate their current body repair area and free up more space either in their service area or showroom to service more customers at their main facility.

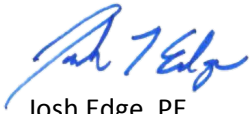
In reviewing the surrounding properties to this re-zoning case, the neighbor to the north is TransAm Trucking which is a freight company that utilizes large trucks and trailers to move goods. On the south side, as described above, the site is bordered by flood plain and heavy tree cover. The west side of the property, which extends back to Sids Road, is currently zoned as Heavy Commercial (HC) as well, which would match with the proposed re-zoning request.

Due to the existing uses and tenants surrounding this site, it's expected that large trucks will often be coming and going nearby the property where the proposed Automotive Body Shop would be located. This truck traffic would not be disruptive to a heavy commercial business like an Automotive Body Shop, but would be disruptive to any retail shop if the property were to remain zoned for commercial use. Additionally, the City of Rockwall Future Land Use Map (11/25/2014) shows the site being used for commercial/industrial purposes, which allows for the development of an Automotive Body Shop.

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Should there be any questions related to this letter of explanation or re-zoning request please do not hesitate to contact me. My phone number is 972-534-2100 and my email is [jedge@dynamicec.com](mailto:jedge@dynamicec.com). Thank you for your attention to this request.

Sincerely,



Josh Edge, PE  
Dynamic Engineering Consultants, PC  
Branch Manager/Principal

## RECORD LEGAL DESCRIPTION

5 acres more or less out of the W Barnes Survey Abstract #26, Rockwall County, Texas and being a part of the property described in the Warranty Deed recorded in Volume 5556, Page 93, Real Estate Records of Rockwall County, Texas, being more particularly described by metes and bounds as follows:

COMMENCING at a 3/8" iron rod found on the southerly line of Sids Road (a variable width public right-of-way), said point being the west corner of the Helwig Addition Replat, an addition to the City of Rockwall, as recoded in Cabinet D, Slide 107, of the Plat Records of Rockwall County, Texas;

THENCE South 46 degrees 11 minutes 22 seconds East, along the southwest line of said Helwig Addition, a distance of 350.77 feet to a point for corner;

THENCE South 31 degrees 11 minutes 43 seconds East, along the southwest line of Helwig Addition, a distance of 199.42 feet to the south corner of said addition, a 1/2" iron rod found for corner (controlling monument);

THENCE North 59 degrees 00 minutes 39 seconds East, along the southeast line of said Helwig Addition, a distance of 301.87 feet to the POINT OF BEGINNING;

THENCE North 59 degrees 00 minutes 39 seconds East, along the southeast line of said Helwig Addition and the Estep Addition, and addition to the City of Rockwall as recorded in Cabinet E, Slide 273, of said Plat Records, a distance of 386.19 feet to a 1/2" iron rod found for corner in the westerly right-of-way line of State Highway No. 205 (a variable width public right-of-way);

THENCE along the westerly right-of-way line of State Highway No. 205 the following bearings and distances:

South 31 degrees 01 minutes 38 seconds East, a distance of 283.48 feet to a point for corner;

South 56 degrees 21 minutes 23 seconds West, a distance of 10.00 feet to a point for corner;

South 31 degrees 01 minutes 38 seconds East, a distance of 207.28 feet to a 1/2" iron rod found for corner being the northerly corner of a tract as conveyed to Stagliano Family Trust, as recorded in Instrument No. 20150000018059, Deed Records, Rockwall County, Texas;

THENCE South 35 degrees 45 minutes 02 seconds West, along the northwesterly line of said Stagliano Family Trust tract, a distance of 408.91 feet to a point for corner;

THENCE North 31 degrees 01 minutes 38 seconds West, a distance of 651.72 feet to the POINT OF BEGINNING, and containing 217,821.6 square feet or 5.0005 acres, more or less.

The above description describes the same property described in Title Commitment GF No. #####, issued by XXXX Title Insurance Company with an effective date of XXXXX ##, 2016 at 8:00 a.m.



FIDELITY NATIONAL TITLE INSURANCE COMPANY  
 COMMITMENT FOR TITLE INSURANCE

G.F. No. G749810; 7800340-Z-78

EXHIBIT "A"

Legal Description

EXHIBIT "A"

Legal Description

BEING a tract of land situated in the W. Barnes Survey Abstract No. 26, City of Rockwall, Rockwall County, Texas and being part of that tract as conveyed to Edward B. Tomlinson, II, trustee as recorded in Volume 173, Page 984, Deed Records, Rockwall County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" iron stake found on the southerly line of Sids Road, said point being the west corner of the Helwig Addition Replat, an addition to the City of Rockwall, as recorded in Cabinet D, Slide 107, of the Plat Records of Rockwall County, Texas;

THENCE, S. 46 deg. 11 min. 22 sec. East, along the southwest line of said Helwig Addition, a distance of 350.77 feet to a 1/2" iron stake found for corner.

THENCE, S. 31 deg. 11 min. 43 sec. East, along the southwest line of said Helwig Addition, a distance of 199.42 feet to the south corner of said addition, a 1/2" iron stake found for corner.

THENCE, N. 59 deg. 00 min. 39 sec. East, along the southeast line of said Helwig tract and the Estep Addition, an addition to the City of Rockwall as recorded in Cabinet E, Slide 273, of said Plat Records, a distance of 687.70 feet to the east corner of said Estep Addition and on the southwest right of way of State Highway 205, a 1/2 inch iron stake found for corner;

THENCE, along the southwest R.O.W. line of State Highway No. 205 the following:

S. 31 deg. 01 min. 38 sec. East, a distance of 283.48 feet to a 1/2" iron stake set for corner

S. 56 deg. 21 min. 23 sec. West, a distance of 10.00 feet to a 1/2" iron stake set for corner

S. 31 deg. 01 min. 38 sec. East, a distance of 207.28 feet to a 1/2" iron stake set for corner

THENCE, leaving State Highway 205 and along the northerly line of a sanitary sewer easement as conveyed to the City of Rockwall the following:

S. 35 deg. 54 min. 02 sec. West, a distance of 536.27 feet to a 1/2" iron stake set for corner

S. 72 deg. 32 min. 39 sec. West, a distance of 356.75 feet to a 1/2" iron stake set for corner

S. 71 deg. 09 min. 59 sec. West, a distance of 1106.75 feet to a 1/2" iron stake set for corner

S. 79 deg. 18 min. 43 sec. West, a distance of 276.11 feet to a 1/2" iron stake set for corner

N. 43 deg. 21 min. 38 sec. West, a distance of 84.73 feet to a 1/2" iron stake set for corner

THENCE, N. 44 deg. 08 min. 53 sec. East, along the southwest line of conveyed to Richard E. Slaughter, Jr. as recorded in Volume 1531 Page 145 and the southwest line of a tract as conveyed to Rayburn County Elec. Coop. as recorded in Volume 731 page 263, a distance of 742.10 feet to a 1/2" iron stake found for corner.

Countersigned at: Forney, Texas

RANGER TITLE CO.

This commitment is invalid unless the insuring provisions and Schedules A, B, C are attached.

2

Authorized Countersignature

FIDELITY NATIONAL TITLE INSURANCE COMPANY  
COMMITMENT FOR TITLE INSURANCE

G.F. No. G749810; 7800340-Z-78

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Countersigned at: Forney, Texas  
RANGER TITLE CO.

This commitment is invalid unless  
the insuring provisions and Schedules  
A, B, C are attached.

No. 2764 P. 2c

Authorized Countersignature

*Roger [Signature]*  
Jun. 21. 2016 12:59PM