CITY OF ROCKWALL 205 West Rusk Rockwall, Texas

APPLICATION FOR ZONING CHANGE

Case No. $91-22-2$ Filing Fee $$106.00$ Date $6/4/91$
Applicant GRANITE & MARBLE CONSULTANTS Mone 214-563-7651
Mailing Address 614 W. Maple
TERRELL, TX 75160
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.)
SEE EXHIBIT "A" ATTACHED.
I hereby request that the above described property be changed from its present zoning which is
<u>Agricultural</u> District Classification to
PAN DEVELOPMENT District Classification for for the following reasons: (attach separate sheet if necessary)
There (###) (are not) deed restrictions pertaining to the intended use of the property.
Status of Applicant: 2 Owner X 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.
Don Brookfield

Page 2 of 2 NOTE:

The legal description is used to publish notice of the required hearing and in the preparation of the final ordinance granting the zoning change. 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.

²If the applicant is someone other than the owner, written acknowledgement by the owner of the zoning request must also be submitted.

May 22, 1991

City of Rockwall 205 West Rusk Rockwall, Texas

ATTENTION: Ms. Julie Couch

Dear Ms. Couch,

I am writing as an effort to further describe the business of GRANITE and MARBLE CONSULTANTS, INC. We are a full service supplier of natural granite and marble and fabricator of custom stonework. The projects we have completed include residences, small and large office buildings, furniture, hotels, and restaurants.

We carry a substantial inventory of foreign granites and marbles in many colors and types.

As you are aware, we've completed the purchase of the "Rockwall Skating Rink" facility. We were lead to believe the zoning on this site was appropriate for our use. Unfortunately this doesn"t seem to be the case, so we'd like your consideration and approval on our request for change in zoning.

To aid in the analysis, we offer the following description of our business:

- 1. We are fabricators of natural granite and marble stone. Meaning, we bring slabs of stone into our shop in raw material form, saw, polish, or otherwise do edge treatment, and ship the finished product to construction projects elsewhere.
- 2. We keep an inventory of raw material on hand for use in our efforts. We'd planned to store our inventory of granite outside our building on the concrete parking apron. Our marble inventory will be stored inside the building as weathering has more negative effect on marble than granite.
- 3. Employee parking is planned to be also on the existing concrete apron and will likely be no more than fifteen to twenty cars at any given time.
- 4. Our present plans include bringing the interior of the building back to the structure of the metal building, constructing a minimum of interior office space for our own use, and relocating our sawing and polishing equipment from it's present location to inside the building. We have no plans nor do we anticipate anything other than using the existing building for anything other than a large barn

with minimal office space, air conditioning for the office space only, and electrical requirements for our office space and the power requirements for our equipment.

4. We do not envision upgrading either the inside or the outside of the building to an extent where we spend any large sums of money. We do on the other hand plan on "cleaning up" both the exterior and the interior of the project.

I'm not sure what else can be conveyed through letter except to say we'll see you at the appropriate meetings and will appreciate your help in seeing us through this matter.

Thank you in advance for your consideration.

GRANITE & MARBLE CONSULTANTS INC.

President

Wed personal property lay

TRW/Great West Information Services Corporation



4909 S. Cockrell Hill Rd., #C Dallas, Texas 75236 (214) 331-4375 800-733-1898 Fax: (214) 331-2858

Tax Certificate

CLIENT:	CERTIFICATE NO.:	
SOUTHWEST LAND TITLE (KC)	107502	
G.F. NO.:	ORDER NO:	
G 307408 (First Garland Federal S & L)	111910	
TAX/PROPERTY DESCRIPTION:	EXEMPTIONS: NONE	
SEE ATTACHED	NONE	

ASSESSED AS: ABST. 99

HANNA SURVEY

A/V A/O Charles Michael Stanglin A/A- 1531 E. I 30(Rockwall Skatelan Tax Account No. Year Amount Tax Payoff Payoff FEB 327,080 CO/ROCKWALL R-11001 832.94 - 10 90 778.45 CITY/ROCKWALL 90 1,324.67 Paid ISD/ROCKWALL 90 3,214.54 Paid

CO/ROCKWALL 101 S. Fannin, Rockwall, Texas 75087 (214) 721-6582 CITY/ROCKWALL 106 N. San Jacinto, Rockwall, Texas 75087 (214) 722-2034 ISD/ROCKWALL 106 N. San Jacinto, Rockwall, Texas 75087 (214) 722-2034

(IF ALL SPACES ABOVE ARE FILLED — CHECK CONTINUATION SHEET)

This document certifies that all County, City, School and Water District taxes on the above captioned property have been checked and found to be in the current condition as listed above. Tax amounts are guaranteed as shown except for tax role supplements or changes, special use valuations and/or land use changes, ownership or exemption status. This document does not report on or certify/guarantee any taxes on minerals (productive or non-productive), leases or personal property laxes.

1-8-91 DATED 27.06

M. Bliss CERTIFICATION SIGNATURE



"THE NEW HORIZON" Rockwall, Texas 75087-3628

(214) 771-1111

Cash Receipt

Name	an	ti	M	an	ble	Date_
Mailing Address						
Job Address					Perm	nit No
Check	Cash [Ot	ther 🗆		
DESCRIPTION	Acct. Code	Amou	nt	DES	CRIPTION	Acct. Code
Building Permit	01-3601			Water Ta	ар	02-3311
Fence Permit	01-3602			10% Fee	•	02-3311
Electrical Permit	01-3604			Sewer T	ар	02-3314
Plumbing Permit	01-3607			Water A	vailability	06-3835
Mechanical Permit	01-3610			Sewer Availability		07-3836
Municipal Pool	01-3402			Meter De		02-2201
Zoning, Planning, B.O.A.	01-3411	106	00		Meter Deposit	02-2202
Subdivision Plats	01-3412			Misc. Inc	ome	02-3819
Sign Permits	01-3628			NSF Che	eck	02-1128
Health Permits	01-3631			Meter Rent		02-3406
Misc. Permits	01-3625			Penalties		20-3117
Misc. Income	01-3819			Hanger Rent		20-3406
Sale of Supplies	01-3807			Tie Down Fees		20-3407
Marina Lease	08-3810			Land Lease		20-3804
Cemetery Receipts	10-3830			Sale of Supplies		20-3807
PID	13-3828			Airport Cred. Cd.		20-1132
Street	14-3828			Fuel Sales		20-3809
Hotel/Motel Tax	15-3206					
TOTAL OF COLUMN				TOTAL OF COLUMN		
топ	TAL DUE	106.	0	· ·	Received	I By

Rockwall Skateland ab 99 15-1

Ab 99 Tr. 5-1, John F. Carssow 12124 Drujon Lane Pallas 75244

ab 99 Tr 5-2 Aphelian, Inc P.O. Box 691285 San Antonio TY 78269

ab 99 In. 12 Coreater Education Inc 40 Rockwall Private School P.O. Box 98 Rockwall, Tx 75087

ab 99 Tr 13 Wayco Denelopment Rt & Bot 105A Rockwall, Tt

Ab 99 TR 3 Rose a Cade 802 A Cooliad Rockwall

Ab 99 Tr 16 Judy Hement James Cang Si 2007 Industrial



"THE NEW HORIZON"

May 31, 1991

Howard Yates Granite & Marble Consultants, Inc. 614 W. Moore Terrell, TX 75160

Dear Mr. Yates:

Your application for a change in zoning from "A" Agricultural to "PD" Planned development is scheduled for consideration by the Planning and Zoning Commission at a public hearing on Thursday, June 13, 1991, at 7:30 P.M. in City Hall, 205 W. Rusk. The Planning and Zoning Commission is a recommending body and will forward a recommendation to the City Council for consideration at a public hearing on Monday June 17th at 7:00 P.M.

As the applicant, it is important that you are present at each of these meetings. Lack of applicant representation could delay the approval process.

If the Council approves the request, the change in zoning must be adopted by ordinance at two separate meetings of the Council. The first reading will be scheduled for June 17th and the second reading will be scheduled for July 1st.

You may apply for a Certificate of Occupancy and/or building permit at the conclusion of the approval process. Please feel free to call me if you have any questions.

Sincerely,

Mary Nichols City Secretary

Mary Michaels



"THE NEW HORIZON"

June 21, 1991

Mr. Howard Yates Granite & Marble Consultants, Inc. 614 W. Moore Terrell, TX 75160

Dear Mr. Yates:

On June 17, 1991, the Rockwall City Council approved your request for a change in zoning from "A" Agricultural to "PD" Planned Devleopment for the property located on I-30. An ordinance authorizing the zone change was also approved on first reading. An ordinance of this nature must be approved at two separate meetings of the Council. The second reading is scheduled for July 1, 1991 at 7:00 P.M.

Please feel free to call me if you have any questions.

Sincerely,

Mary Nichols City Secretary

Mary Michals

JOHN F. CARSSOW

12124 DRUJON LANE DALLAS, TEXAS 75234 1-214-385-1773

Rockwall Zoning Dept also City Mgr. Rockwall City Hall, Rockwall, Texas

DATE

June 29, 1991

SUBJECT

From a newspaper report in the Rockwall From I noticed that a marbe and granite factory is going in where the skating rink which is very close to my land on I-30 .

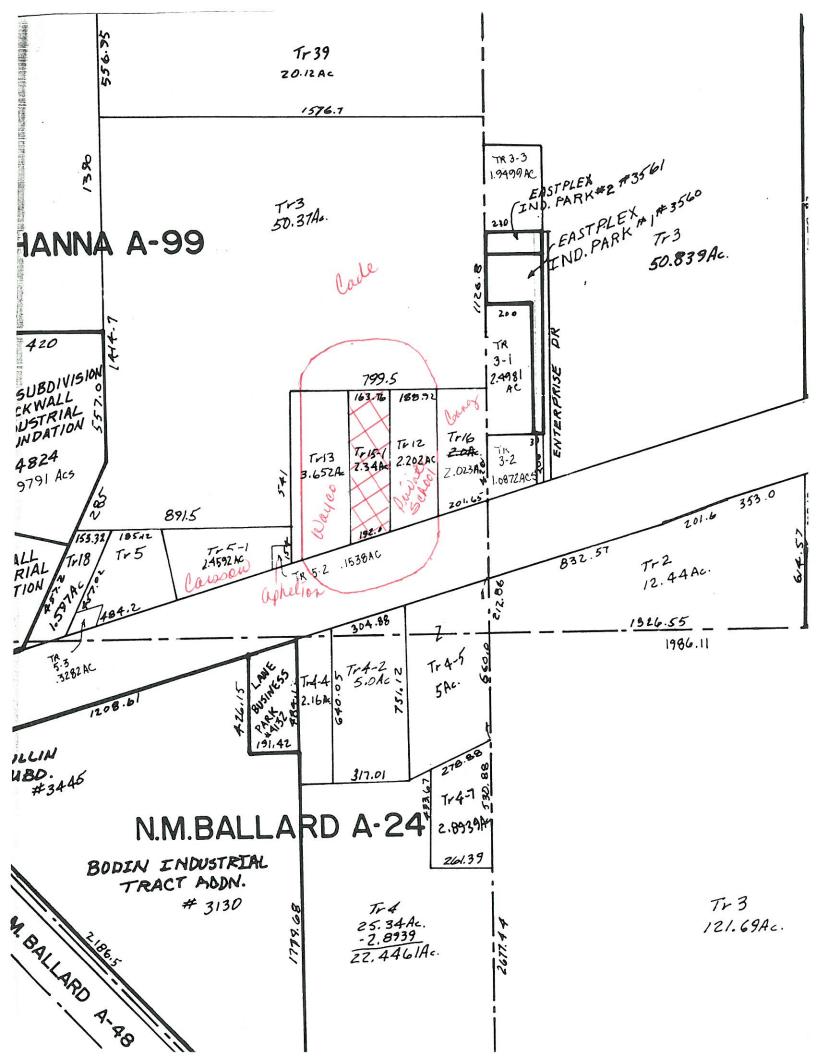
I halked to some neighbors close by and they stated the noise and dust were very bad, and they have not been able to stop the operation. A number of times they called the mayor of the town at midnight to try and stop the noise and the city did not do anything able it.

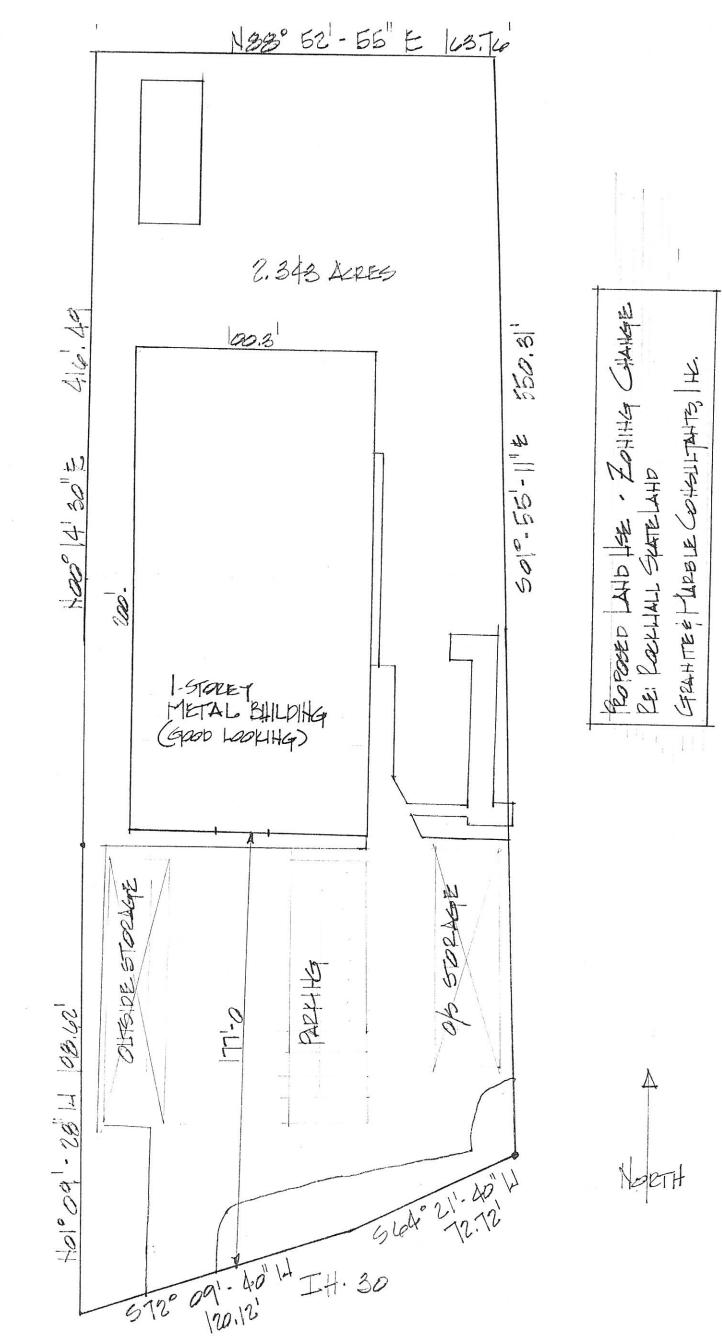
I was never notified about this new industry although I am very close to the old skating rink. From reports I have this type of operation takes Heavy industry like M-2 and M-3 about the same as a Rock Quarry.

The noise and dust have been affecting people several blocks away. Will there be any more hearings on this matter.

Granite dust is very radio-active. These folks in Terrell are willing to come to Rockwall to testify about how bad this type of operation happens to be.

John F. Carsson





CITY OF ROCKWALL Planning and Zoning Agenda

Agenda Date:

June 13, 1991

Agenda No: III. C.

Agenda Item:

<u>P&Z 91-22-Z</u> - Hold Public Hearing and Consider Recommending Approval of a Request from Granite and Marble Consultants, Inc. for a Change in Zoning from "A" Agricultural to "PD" Planned Development with Light Industrial Uses

or "LI" Light Industrial on a Tract of Land Located on I-30

Item Generated By:

Applicant, Owner

Action Needed:

Hold public hearing and take any necessary action.

Background Information:

We have received a request from the new owners of the Rockwall Skating Rink building for a change in zoning. The new owners bought the building believing that it was zoned appropriately for their use. They had not checked with the City prior to acquiring the building or prior to the start of remodeling. We discovered that work was being done on the building and notified the owners that they could not obtain a certificate of occupancy unless a zoning change were granted. The new owners are fabricators of polished stone such as granite and marble. They receive the polished stone in bulk supply and cut it for final use. The use would be appropriate in Light Industrial with two exceptions. They would like the ability to store both the uncut materials and the finished product outside. The Light Industrial district would allow limited outside storage of the materials to be used but not the finished products. The site plan indicates where they would like to locate their outside storage. There is some room at the rear of the property that is undeveloped. it is likely that a portion of that area must remain undeveloped in order to maintain the septic tank.

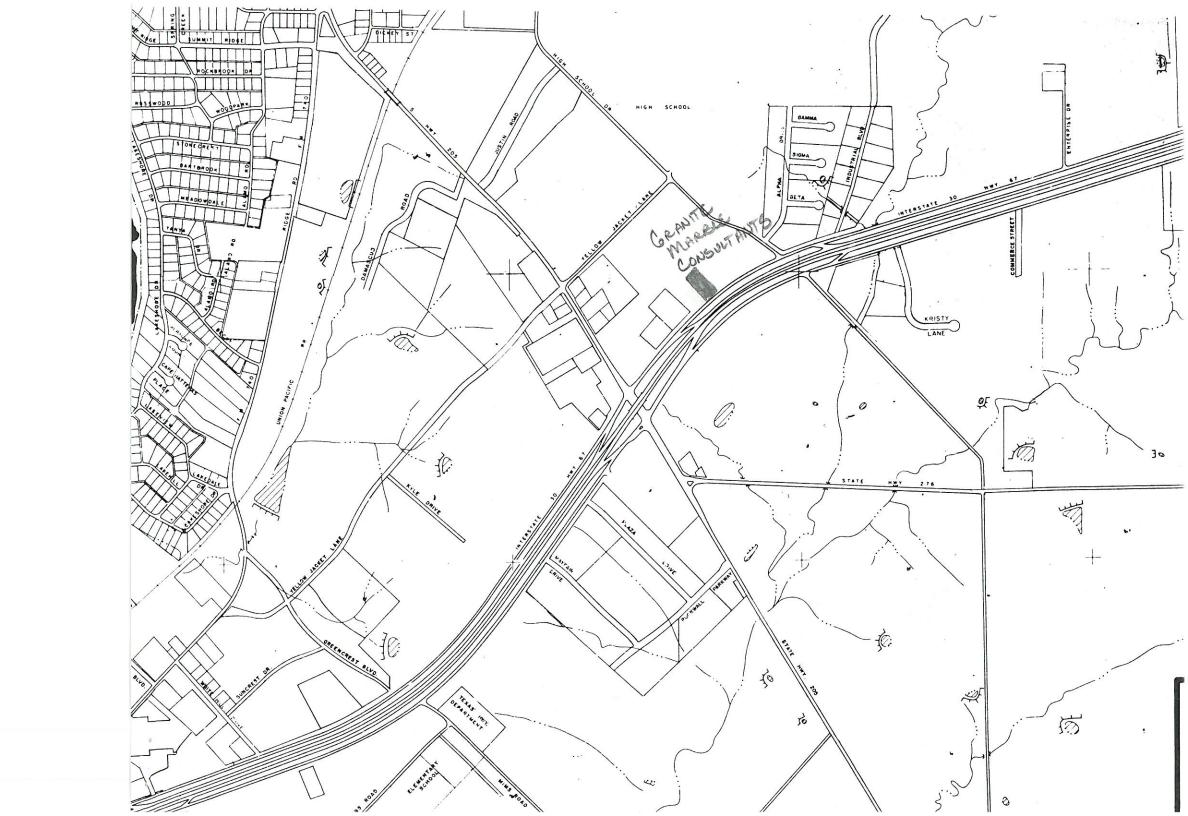
Another item to be considered is the building itself. It is a metal building that does not meet our exterior materials requirements. In order for them to spend any more than 10% of the replacement cost of the nonconforming structure the building either needs to be brought into conformance by installing an approved exterior or be approved by a variance. The Light Industrial district does not offer a CUP for a structure that does not meet masonry requirements. They would either need PD zoning or apply for a variance to the Board of Adjustments. Because they would need PD zoning for their outside storage the building could also be considered as a part of that request. In order for this issue to be addressed the Commission needs to determine if you would approve the building as it is or require that some level of improvement be made. Improvements could include painting, partial, or complete resurfacing of the building, or a phasing of improvements. The owners were unaware that they would be required to do anything to the building and they do not want to spend additional money at this time.

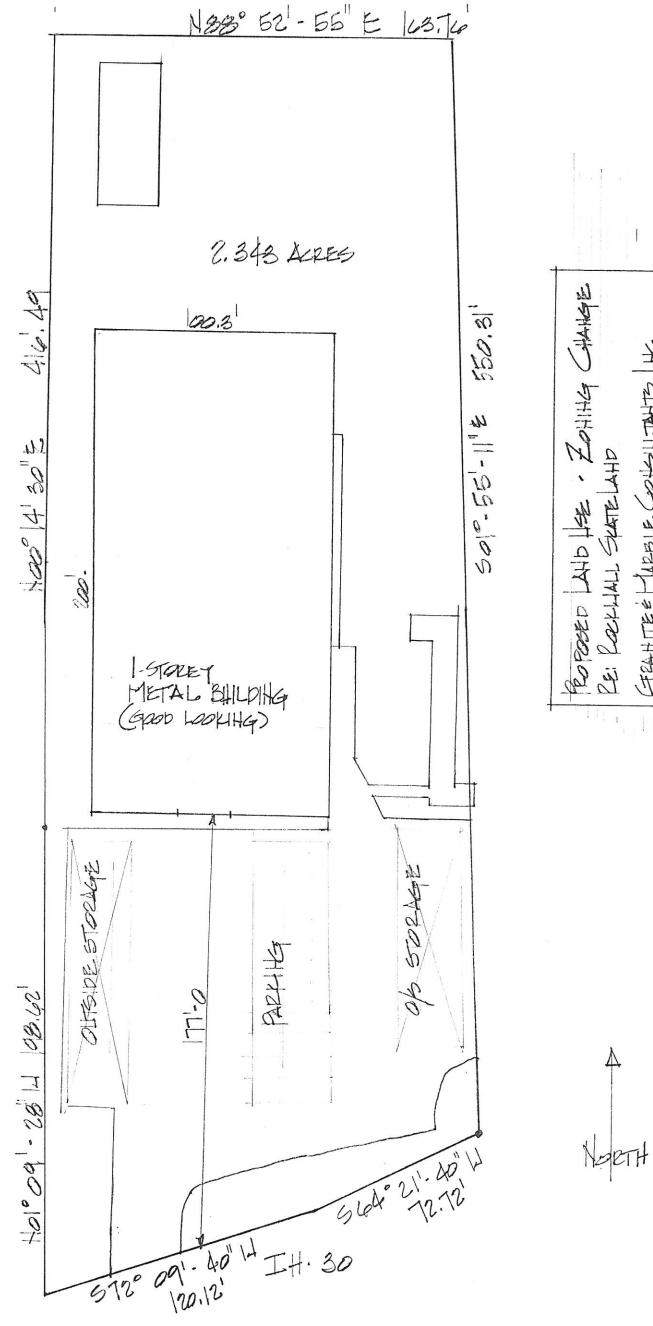
The site was advertised for both PD and LI because at the time they made their application we were not sure if they could be placed in LI with all of the uses that they want on the site. Our attorney has determined that they could not have the outside storage they need in LI.

Attachments:

- 1. Location Map
- 2. Plot Plan

Agenda Item: Ag to LI I-30 <u>Item No:</u> III. C.





GRAHITE & LABBLE CONSULTANTS 17.

CITY OF ROCKWALL City Council Agenda

Agenda Date:

June 17, 1991

Agenda No: V. E.

Agenda Item:

<u>P&Z 91-22-Z</u> - Hold Public Hearing and Consider Approval of a Request from Granite and Marble Consultants, Inc. and an Ordinance Authorizing a Change in Zoning from "A" Agricultural to "PD" Planned Development with Light Industrial

Uses or "LI" Light Industrial on a Tract of Land Located on I-30

Item Generated By:

Applicant, Owner

Action Needed:

Hold public hearing and take any necessary action.

Background Information:

We have received a request from the new owners of the Rockwall Skating Rink building for a change in zoning. The new owners bought the building believing that it was zoned appropriately for their use. They had not checked with the City prior to acquiring the building or prior to the start of remodeling. We discovered that work was being done on the building and notified the owners that they could not obtain a certificate of occupancy unless a zoning change were granted. The new owners are fabricators of polished stone such as granite and marble. They receive the polished stone in bulk supply and cut it for final use. The use would be appropriate in Light Industrial with two exceptions. They would like the ability to store both the uncut materials and the finished product outside. The Light Industrial district would allow limited outside storage of the materials to be used but not the finished products. The site plan indicates where they would like to locate their outside storage. There is some room at the rear of the property that is undeveloped. it is likely that a portion of that area must remain undeveloped in order to maintain the septic tank.

Another item to be considered is the building itself. It is a metal building that does not meet our exterior materials requirements. In order for them to spend any more than 10% of the replacement cost of the nonconforming structure the building either needs to be brought into conformance by installing an approved exterior or be approved by a variance. The Light Industrial district does not offer a CUP for a structure that does not meet masonry requirements. They would either need PD zoning or apply for a variance to the Board of Adjustments. Because they would need PD zoning for their outside storage the building could also be considered as a part of that request. In order for this issue to be addressed the Commission needs to determine if you would approve the building as it is or require that some level of improvement be made. Improvements could include painting, partial, or complete resurfacing of the building, or a phasing of improvements. The owners were unaware that they would be required to do anything to the building and they do not want to spend additional money at this time.

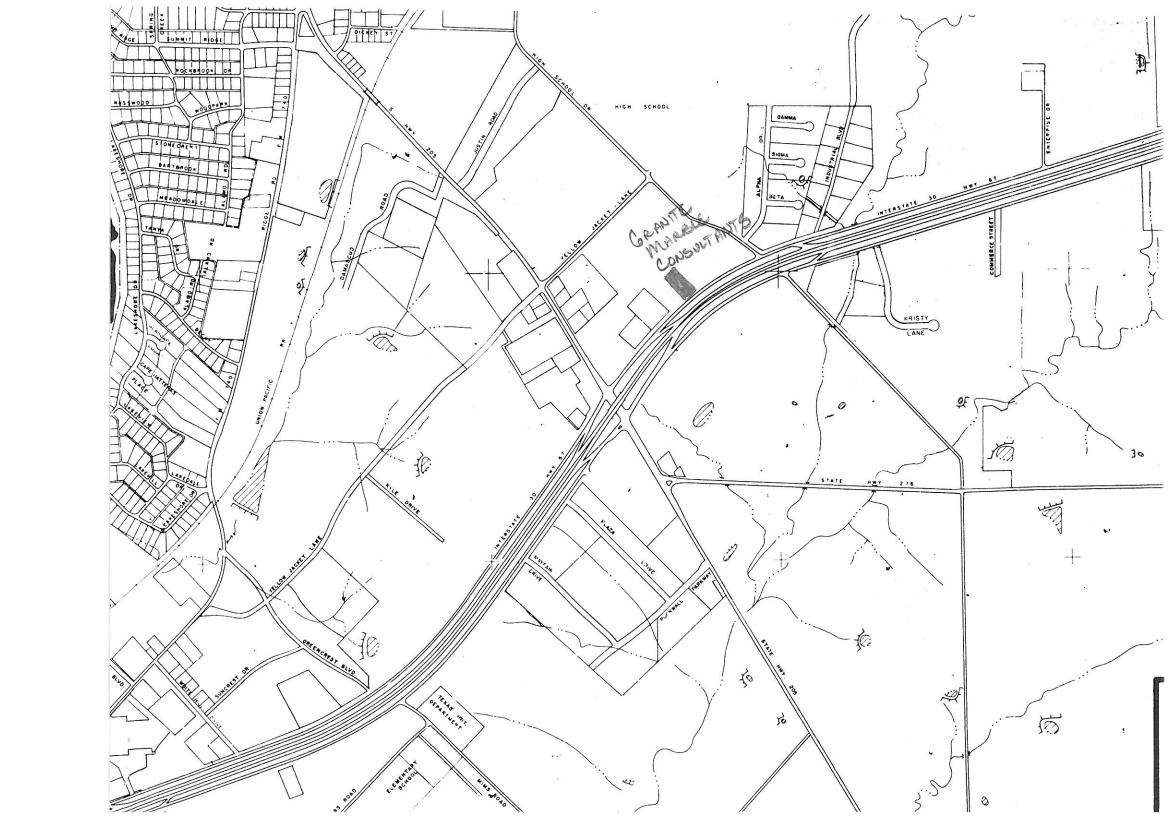
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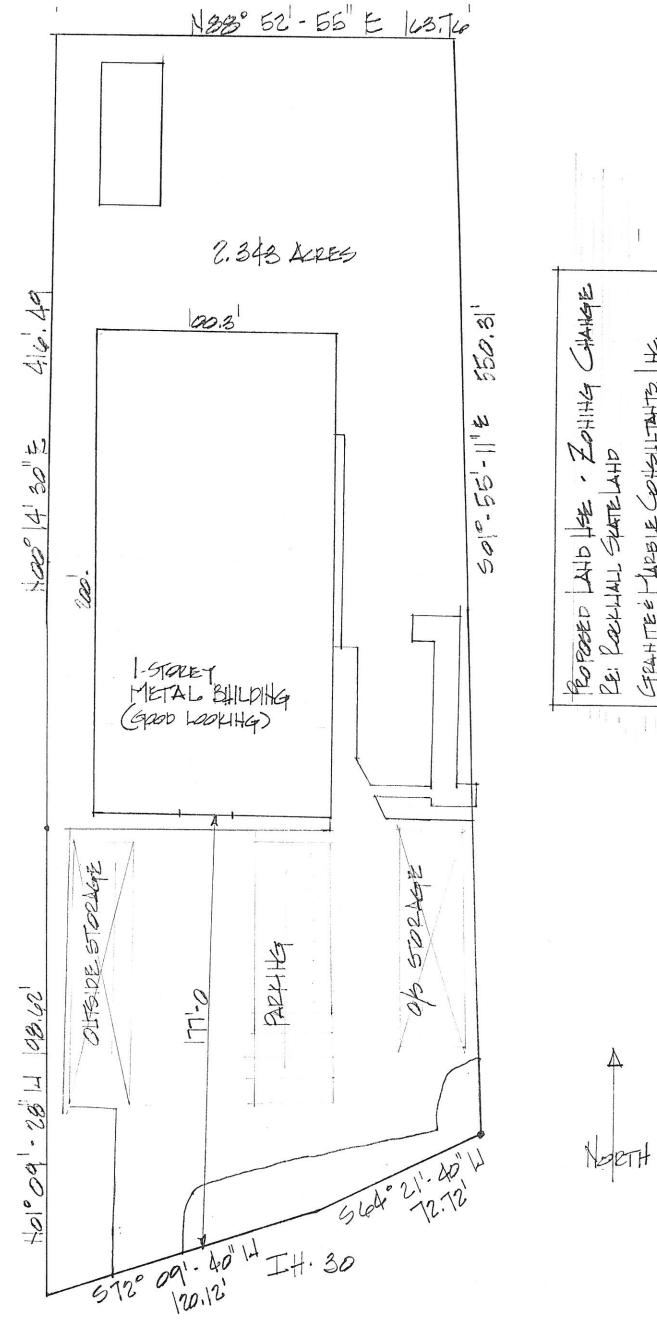
The Planning and Zoning Commission will consider this item at their meeting on Thursday. We will forward their recommendations to you on Friday.

Attachments:

- 1. Location Map
- 2. Plot Plan

Agenda Item: Ag to LI I-30 Item No: V. E.





GRAHITE LABOR CONSTITUTION 17.

CITY OF ROCKWALL City Council Agenda

Agenda Date:

June 17, 1991

Agenda No: V. E.

Agenda Item:

<u>P&Z 91-22-Z</u> - Hold Public Hearing and Consider Approval of a Request from Granite and Marble Consultants, Inc. and an Ordinance Authorizing a Change in Zoning from "A" Agricultural to "PD" Planned Development with Light Industrial

Uses or "LI" Light Industrial on a Tract of Land Located on I-30

Item Generated By:

Applicant, Owner

Action Needed:

Hold public hearing and take any necessary action.

Background Information:

The Commission discussed this item at length and has recommended that PD zoning be granted for this site with the following conditions:

- 1. That the uses permitted include those uses under the LI District.
- 2. That photinias be planted along the front and west property line up to the building by October 1, 1991. The photinias must be 4 feet in height at the time of planting and placed on 3 foot centers. The photinias must be maintained in accordance with the landscaping ordinance.
- 3. That the outside storage be limited to the areas identified on the site plan and that they only be used for the storage of stone slabs prior to fabricating and for the storage of cut and crated stone prior to transporting.
- 4. That the building shall be fully repainted within 6 months of the issuance of a Certificate of Occupancy.
- 5. That a masonry exterior shall be installed along the front and side of the building extending from the east edge of the overhead door to the north edge of the first entrance on the east side of the building within one year of the issuance of a Certificate of Occupancy. An overhead door is proposed to be reconstructed in the center of the front of the building. The discussion of the Commission was that the masonry would consist of excess stone available to the applicant.

They also recommended that the applicant have a picture of the existing building to review with the City Council.

Attachments:

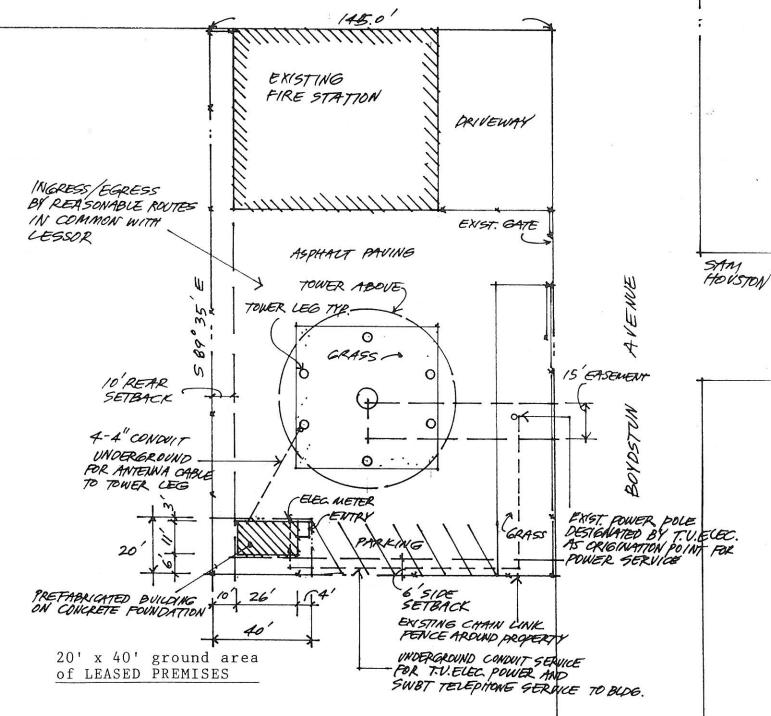
- 1. Ordinance
- 2. Plot Plan Identifying Recommendations

Agenda Item:

Ag to LI I-30

Item No: V. E.

FANNIN STREET



ROCKWALL

Southwestern Bell Mobile Systems

DATE: PROJECT NO: CENTER NO: DRAWN BY:

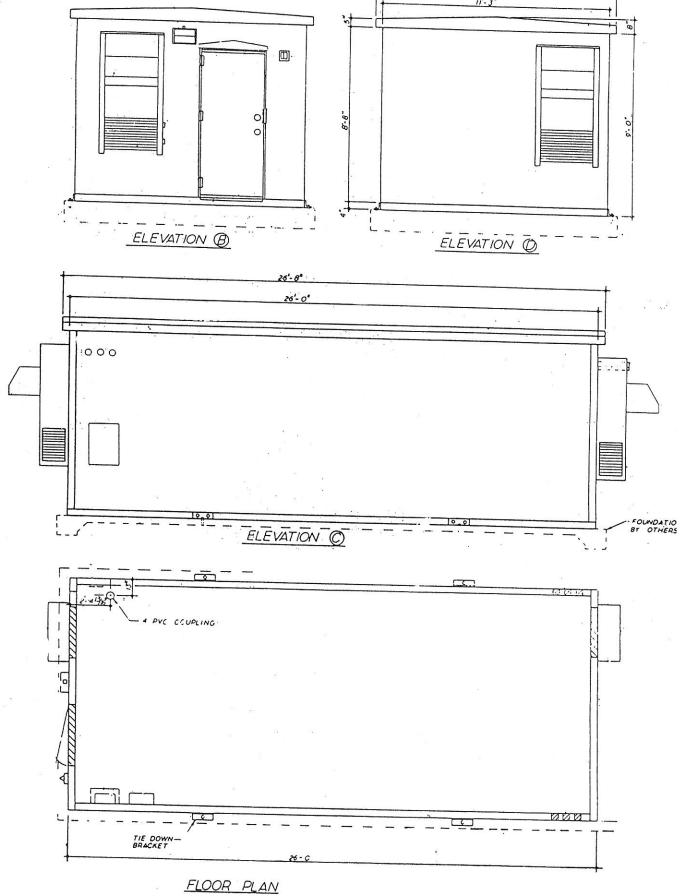
JUNE 14, 1991 90505.63

3250 SC

PAGE 1 OF 1

EXHIBIT "A"







PRE-FAB BUILDING SOUTHWESTERN BELL MOBILE SYSTEMS

DATE:	
PROJECT NO	
DRAWN BY:	
DRAWING NO	

CITY OF ROCKWALL City Council Agenda

Agenda Date:

July 1, 1991

Marble Chromite Agenda No: IV. D.

Agenda Item:

Consider Approval of an Ordinance Authorizing a Change in Zoning from "A" Agricultural

to "PD" Planned Development with Light Industrial Uses on a Tract of Land Located on

I-30 (2nd Reading)

Item Generated By:

Action Needed:

Background Information:

This ordinance was approved on first reading at the last meeting. Since the last meeting several council members met some of the council members from Terrell, who had indicated that this business had created certain problems at their current facility in Terrell. We have contacted a representative of the building department for the City of Terrell who indicated that the problems primarily stemmed from this business being located adjacent to a residential neighborhood. There were complaints of noise, dust and late working hours from the residents who live in the area. The business had at one point requested a change in zoning on the back piece of their property, which is closest to the residential area, that generated considerable concern from the neighbors.

There was also a concern expressed about the appearance of the existing site. The building they currently occupy is significantly smaller than the building on I-30. Their existing building is 5,000 sq. feet and the building on I-30 is 20,000 sq. feet. Much of what they currently store outside will be stored inside. We have taken pictures of the existing site and will have them available Monday night. The area behind their existing building is fairly cluttered and unattractive. According to the applicant, part of the reason the area is as cluttered as it is, is due to the fact that the owners had already leased their existing building and had to remove some of their material in order to make room for the new tenant. They fully understand that the only outside storage allowed will be new stone and crated product ready for shipment.

We have asked the applicants to be here Monday night to address concerns that the Council may have as a result of this information.

Attachments:

1. Ordinance



"THE NEW HORIZON"

PUBLIC NOTICE June 3, 1991

The Rockwall Planning and Zoning Commission will hold a public hearing on Thursday, June 13, 1991, at 7:30 P.M. in City Hall, 205 W. Rusk, and the Rockwall City Council will hold a public hearing on Monday, June 17, 1991, at 7:00 P.M. in City Hall, to consider approval of a request from Granite and Marble Consultants, Inc. for a change in zoning from "A" Agricultural to "PD" Planned Development with Light Industrial Uses or "LI" Light Industrial on a 2.34 acre tract of land located on I-30 commonly known as the old Rockwall Skateland building and further described on the reverse of this page.

As an interested property owner, you are encouraged to attend this hearing or notify the Commission and Council in writing of your feeling in regard to the matter by returning the form below to: City Secretary, 205 W. Rusk, Rockwall, TX 75087.

P&Z 91-22-Z Zone Change Request from Granite and	Marble	Consultants	Inc	for	"PD"
Planned Development or "LI" Light Industrial Zoning	1,141,010	Consultants,	me.	101	יו
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.					
Name .					_
Address					