

City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): 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.

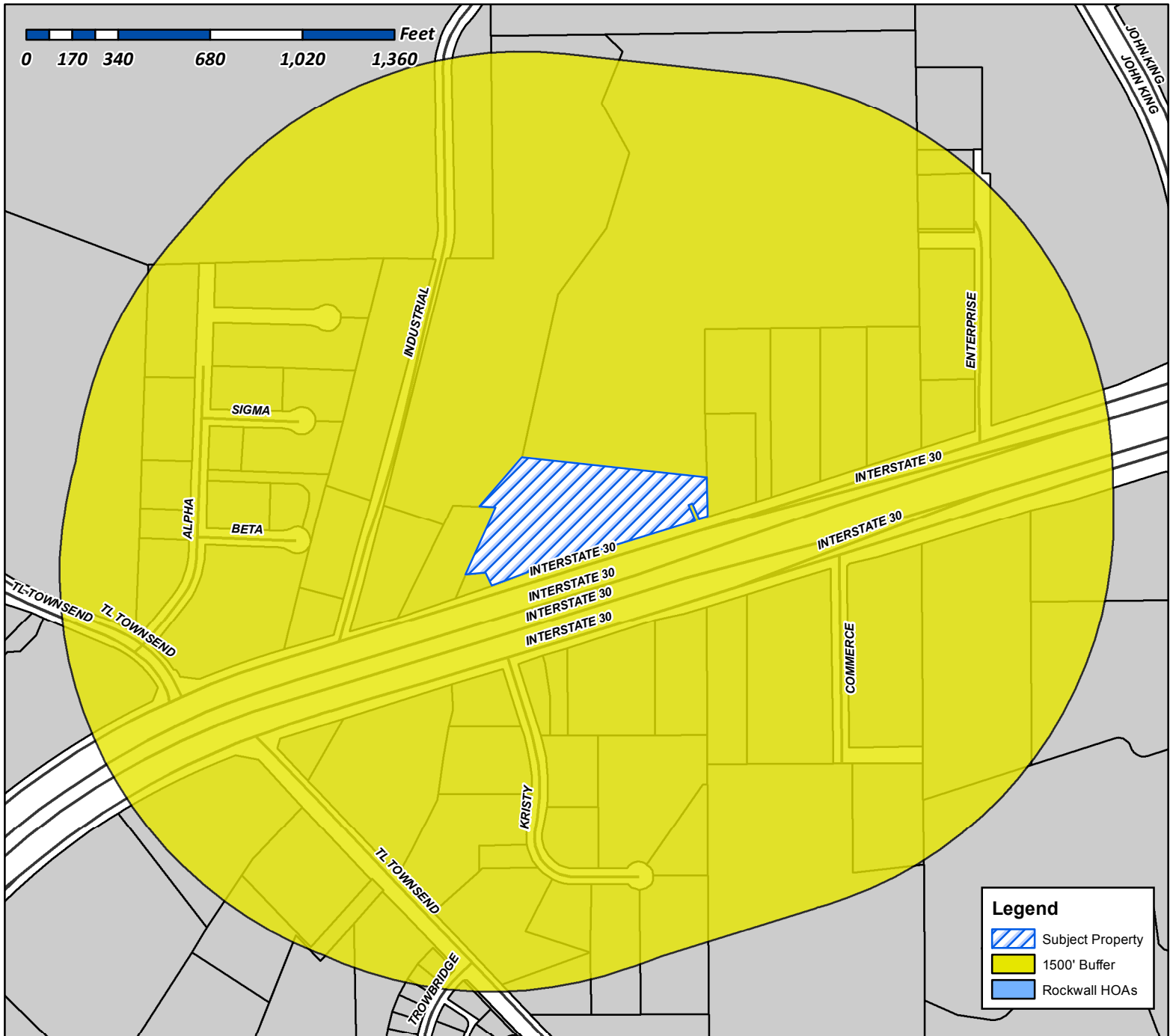




City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

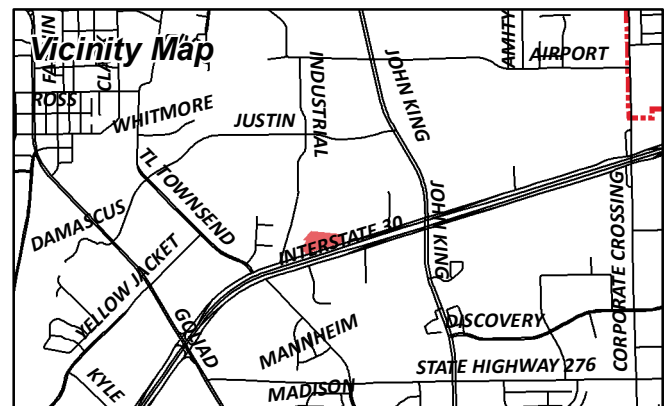
The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and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



Case Number: Z2017-009
Case Name: SUP for a Car Dealership
Case Type: Zoning
Zoning: Light Industrial (LI) District
Case Address: 1501 IH-30

Date Created: 03/13/2017

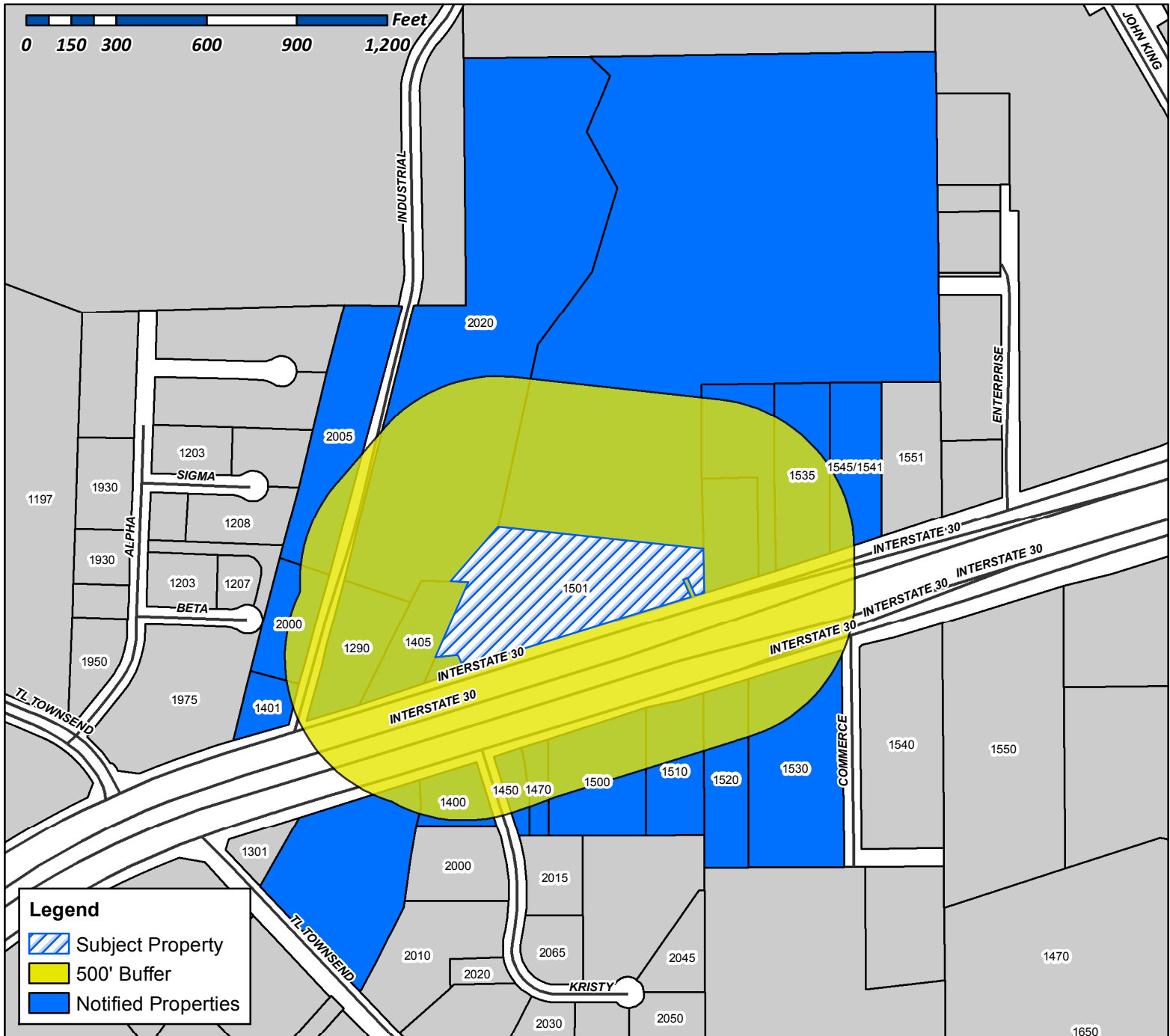
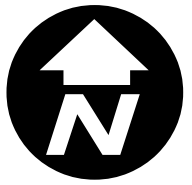
For Questions on this Case Call (972) 771-7745



City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

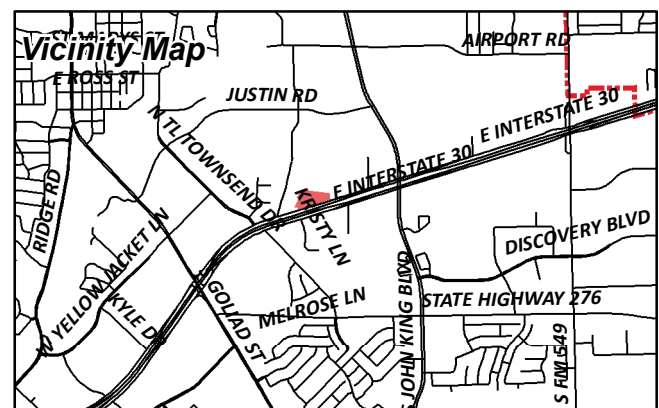
The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and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



Case Number: Z2017-009
Case Name: SUP for a Car Dealership
Case Type: Zoning
Zoning: Light Industrial (LI) District
Case Address: 1501 IH-30

Date Created: 03/13/2017

For Questions on this Case Call (972) 771-7745



SELF CECIL E & ALICE E
REVOCABLE LIVING TRUST
1105 SWALLOWTAIL DR
MADISON, WI 53717

CURRENT RESIDENT
1290 INDUSTRIAL
ROCKWALL, TX 75087

CURRENT RESIDENT
1400 I30
ROCKWALL, TX 75087

CURRENT RESIDENT
1401 I30
ROCKWALL, TX 75087

CURRENT RESIDENT
1405 I30
ROCKWALL, TX 75087

RICK BENTLEY PROPERTIES LLC
1450 E I-30
ROCKWALL, TX 75087

MULTI-METAL & MFG CO INC
1500 E INTERSTATE 30
ROCKWALL, TX 75087

CURRENT RESIDENT
1501 I 30
ROCKWALL, TX 75087

CURRENT RESIDENT
1510 I30
ROCKWALL, TX 75087

CURRENT RESIDENT
1520 I30
ROCKWALL, TX 75087

CURRENT RESIDENT
1530 I30
ROCKWALL, TX 75087

MCCALLUM V LTD
1535 E INTERSTATE 30
ROCKWALL, TX 75087

CURRENT RESIDENT
1545/1541 I30
ROCKWALL, TX 75087

GORDON ROCKWALL INVESTMENTS LLC
1551 E I 30
ROCKWALL, TX 75087

CURRENT RESIDENT
2000 INDUSTRIAL
ROCKWALL, TX 75087

CURRENT RESIDENT
2005 INDUSTRIAL
ROCKWALL, TX 75087

CURRENT RESIDENT
2020 INDUSTRIAL
ROCKWALL, TX 75087

CHURCH OF CHRIST
C/O LUTHER DEAN
2026 SUN DR
ROCKWALL, TX 75032

DVB FAMILY LIMITED PARTNERSHIP
2421 KATHRYN DR
HEATH, TX 75032

KAFKA TERRY B
5454 LA SIERRA DR STE 200
DALLAS, TX 75231

CSIHAR JAMES J
592 S.E. VOKERT'S TERRACE
PORT SAINT LUCIE, FL 34983

DYNACAP HOLDINGS LTD &
CHARLES SMITH
709 W RUSK ST STE B
ROCKWALL, TX 75087

ROCKWALL STEEL CO
PO BOX 159
ROCKWALL, TX 75087

ROCKWALL CREDIT SERVICES L C
PO BOX 1870
ROCKWALL, TX 75087

CONSELMAN EQUITIES LLC
PO BOX 2284
ROCKWALL, TX 75087

FALLS CHARLES
PO BOX 655
ROCKWALL, TX 75087

ROCKWALL STEEL CO INC
PO BOX 729
TERRELL, TX 75160

ROCKWALL RENTAL PROPERTIES LP
PO BOX 818
TERRELL, TX 75160



F C Cuny Corporation

#2 Horizon Court. • Suite 500 • Heath, TX 75032
Tel: 469-402-7700 • Fax: 469-402-0700
email: crc@fccuny.com

March 20, 2017

David Gonzales
City of Rockwall
Planning Department
385 S. Goliad St.
Rockwall, TX 75087

Dear Mr. Gonzales,

I am writing this letter to request a Special Use Permit for the property located at 1501 W. I-30. The +/- 4.8 acre property is located on the North side of I-30 along the access road between Industrial Boulevard and Enterprise Drive. This property is currently unused and located in the Light Industrial (LI) zoning district and the I-30 Overlay District.

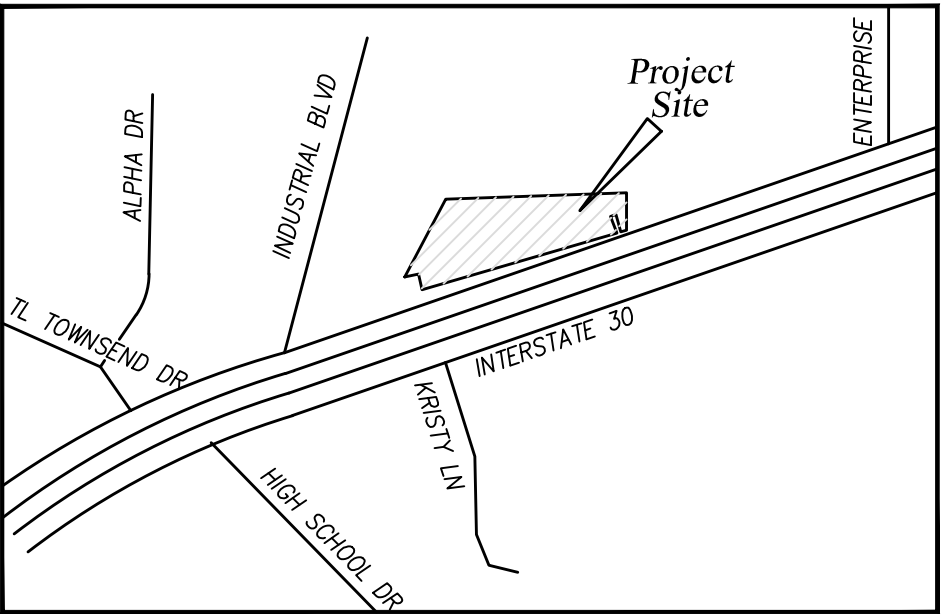
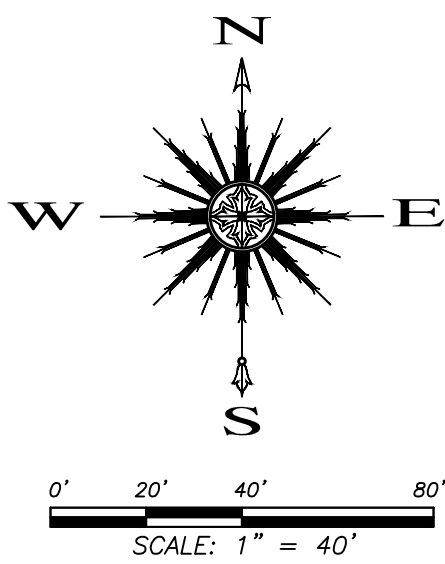
Randall Noe is proposing a new Subaru car dealership site with an approximate 28,000 square foot show room and servicing area along with a detached parking garage structure that will hold car inventory for the dealership.

We look forward to working with the city through this zoning process and if there are any questions please feel free to call me.

Sincerely,

Cameron Slown, P.E.

FC Cuny Corporation



Zoning Information

Existing Zoning	LI
Proposed Zoning	LI
Existing Lot Size	4.86 Acres
Proposed Uses	CAR DEALERSHIP

CONCEPTUAL SITE PLAN
CAR DEALERSHIP
AN ADDITION TO THE CITY OF ROCKWALL
BEING 4.86 ACRE TRACT OUT OF THE
A. HANNA SURVEY, ABSTRACT 99 AND THE
N.M. BALLARD SURVEY, ABSTRACT 24
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

Owner:
ROCKWALL RENTAL PROPERTIES, L.P.
P.O. Box 818
Terrell, TX 75160

Engineer:
F.C. CUNY CORP.
#2 Horizon Court, Suite 100
Heath, Texas 75032
(469) 402-7700

DESCRIPTION

Being a tract of land situated in the A. Hanna Survey, abstract number 99 and the N.M. Ballard Survey, abstract number 24, Rockwall County, Texas and being a part of that same tract of land conveyed to JOHN Felix Carssow, as recorded in Volume 96, Page 358, Deed Records, Rockwall County, Texas and being more particularly described as follow:

BEGINNING at a point in the north line of Interstate Highway No. 30, said point as being the southeast corner of said Carssow tract, and being the southwest corner of Lot 1, block 1 Sparks Office Plaza, a ½ inch iron rod found for corner;

THENCE South 73 degrees 45 minutes 00 seconds West, with the north right of way line of Interstate highway No. 30, a distance of 23.71 feet to a ½ inch iron rod found for corner;

THENCE North 16 degrees 05 minutes 39 seconds west, a distance of 74.08 feet to a ½ inch iron round found for corner;

THENCE South 71 degrees 13 minutes 47 seconds West a distance of 22.94 feet to a ½ inch iron rod found for corner;

THENCE South 21 degrees 25 minutes 15 seconds East, a distance of 73.37 feet to a ½ inch iron rod found in the north right of way line of Interstation Highway 30, and the south line of said Carssow tract for corner;

THENCE South 73 degrees 45 minutes 00 seconds West, with the north right of way line of Interstate Highway 30 and the south line of said Carssow tract, a distance of 829.94 feet to a ½ inch iron rod set of corner;

THENCE North 10 degrees 46 minutes 32 seconds west, a distance of 65.99 feet to a ½ inch iron rod set for corner;

THECE South 72 degrees 13 minutes 28 seconds West, a distance of 57.02 feet to a point in creek and in the east line of a tract of land conveyed in a deed to New Liberty Missionary Baptist Church, recorded in Volume 87, Page 228, deed records, Rockwall County, Texas for corner;

THENCE North 27 degrees 40 minutes 35 seconds East, with the west line of said Carssow tract and the east line of said New Liberty Missionary Baptist Church tract a distant of 358.63 feet to a ½ inch iron rod found for corner in the south line of a 49.839 acre tract of land conveyed in a deed to Rockwall Steel Co., recorded in Volume 752, page 27, deed records, Rockwall County, Texas and being the northwest corner of said Carssow tract and being the northeast corner of said New Liberty Missionary Baptist Church tract;

THENCE North 88 degrees 02 minutes 46 seconds East with the north line of said Carssow tract and south line of said Rockwall Steel Co. tract a distance of 737.49 feet to a ½ inch iron rod found in the west line of said Lot 1, being the northeast corner of said Carssow tract for corner;

THENCE South 00 degrees 13 minute 04 seconds East with the east line of said Carssow tract, a distance of 153.00 feet to the place of beginning and containing 4.862 acres of land more or less.