

SF3 to MF-1

(APPENDIX FORM B)

Case No. \_\_\_\_\_

Date \_\_\_\_\_

REQUEST FOR ZONING AMENDMENT  
TO THE CITY COUNCIL AND PLANNING AND ZONING COMMISSION  
CITY OF ROCKWALL, TEXAS

Application is hereby made to the City Council to amend the Zoning Ordinance and to change the Zoning District Map of the City of Rockwall as hereinafter set forth, and in support of such request the following facts are shown:

APPLICANT Paul Davis 107 S. Goliad, Rockwall  
(name) (mailing address)

DESCRIPTION OF PROPERTY See Attached

LOT \_\_\_\_\_ BLOCK \_\_\_\_\_ STREET NO. \_\_\_\_\_

FRONTAGE IN FEET Approx. 100' ON Washington STREET

DEPTH IN FEET 200'

APPLICANT'S INTEREST IN PROPERTY owner  
(owner, agent, lease, option, etc.)

CHANGE REQUESTED FROM \_\_\_\_\_ DISTRICT TO MF-1 DISTRICT

REASON FOR REQUEST To develop 14 unit Apartment

PROPOSED USE OF PROPERTY Apartment

SETBACKS, YARDS, PARKING SPACES, ETC., PROPOSED \_\_\_\_\_

(plan may be attached)

ARE THERE DEED RESTRICTIONS WHICH WOULD PREVENT THIS PROPERTY BEING USED IN THE MANNER HEREIN PROPOSED? No

Paul Davis  
(signature of applicant)

July 3, 1972  
(date)

# City of Rockwall

102 EAST WASHINGTON

ROCKWALL, TEXAS 75087

## PUBLIC NOTICE

NOTICE IS HEREBY GIVEN THAT A PUBLIC HEARING WILL BE HELD BY THE CITY OF ROCKWALL'S PLANNING AND ZONING COMMISSION IN THE CITY HALL AT 6:30 P.M. ON WEDNESDAY, AUGUST 2, 1972, TO DETERMINE IF THE PROPERTY DESCRIBED BELOW SHALL BE REZONED AS REQUESTED. THIS NOTICE IS GIVEN IN COMPLIANCE WITH THE LAWS OF THE STATE OF TEXAS.

### SF-3 to MF-1

All that certain lot, tract or parcel of land, situated in Rockwall County, Texas, in the town of Rockwall, and described in two tracts as follows: FIRST TRACT: Being a part of the R. Ballard Survey, Abstract No. 29, Certificate No. 889, and being a portion of a tract heretofore purchased by the said Gus Hartman from B. F. Keahey, and reference to said deed is hereby referred to, which said deed is recorded in the Deed Records of Rockwall County, Texas; BEGINNING at the Northwest corner of a lot heretofore conveyed by Gus Hartman and wife to Glenn Daniel, which said deed is recorded in the Deed Records of Rockwall County, Texas, Vol. 49, Page 472; THENCE NORTH 60 feet to a corner; THENCE EAST 80 feet to corner; THENCE SOUTH 60 feet to corner, being the Northeast corner of Glenn Daniel lot; THENCE WEST 80 feet with Glenn Daniel North line to the place of beginning, being a lot 80 feet East and West and 60 feet North and South. SECOND TRACT: Being a part of the R. Ballard Survey and further described as follows: Being a portion of a tract of land purchased by the said Gus Hartman from B. F. Keahey, et ux, as shown by the deed records of Rockwall County, Texas and BEGINNING at the Northwest corner of a tract of land now owned by Fred Lillard, and upon which is situated a residence; THENCE NORTH 87 feet to an iron pipe set in ground on bank of creek, corner; THENCE in a Northwesterly direction with the bank of creek 79 feet to an iron pipe set in ground for corner; THENCE NORTH crossing creek 46 feet to an iron stake set in ground for corner and being also the South line of county road; THENCE EAST with the South line of county road 109 feet to an iron pipe set in ground for corner, which is also the Northwest corner of lands owned by M. M. Hammock; THENCE SOUTH a distance of 180 feet to the Northeast corner of lot owned by Fred Lillard, said line being the West line of M. M. Hammock lands; THENCE WEST 80 feet to beginning.

Galen Williams  
City Secretary

Together with all and singular the tenements, hereditaments and appurtenances thereunder belonging, and all apparatus and fixtures of every kind for the purpose of supplying or distributing heat, light, water, gas or power including, among other things, furnaces, radiators, heating plants, electric wiring, electric light fixtures, electric meters, hot water boilers, tanks, wash basins, water closets, bath tubs, faucets, water meters, gas pipes, gas logs, grates, gas meters, gas fixtures, window screens, door screens, shades, awnings, mantels, trees, ornamental plants, shrubs and all other apparatus and fixtures of any kind, similar and dissimilar, in, or that may be placed in, any building now or hereafter standing on said land.

It is agreed that all air conditioning facilities or equipment (both heating and cooling, central or otherwise), lighting and plumbing fixtures, venetian blinds, wall-to-wall carpeting, hot water heaters, built-in stoves, refrigerators, dish-washers, clothes washers and dryers and all other built-in appliances, whether similar or dissimilar, now or hereafter attached to or used in connection with the above described premises, as well as all betterments and additions thereto, shall be considered fixtures for all purposes of this instrument.

TO HAVE AND TO HOLD unto the said Trustee, his successors or assigns, forever, said premises, together with all

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Galen Williams  
City Secretary

DALLAS BRANCH OFFICE

9818 MONROE P. O. BOX 20198

AC 214 FL 1-6457

DALLAS, TEXAS 75220

10. Jim Cain - 301 Reafes
11. C. E. Steton - 805 Aluminum Plant

DALLAS BRANCH OFFICE

9818 MONROE P. O. BOX 20198

AC 214 FL 1-6457

DALLAS, TEXAS 75220

Paul Davis

Notices Mailed

1. Glenn Daniels  
Rt 1  
Rockwall
2. Texas Aluminum  
Plant
3. Billy Peoples
4. M. M. Hammack
5. Lennie Butler
6. Rockwall Ind. School Dist.  
of
7. William Rogers  
2828 Holiday Lane - Shreveport La. 71108
8. Bill Stanley - 711 Hartman
9. ~~W. D.~~ S. D. Florence - East 617 Kirkwood

THE ROHAN COMPANY

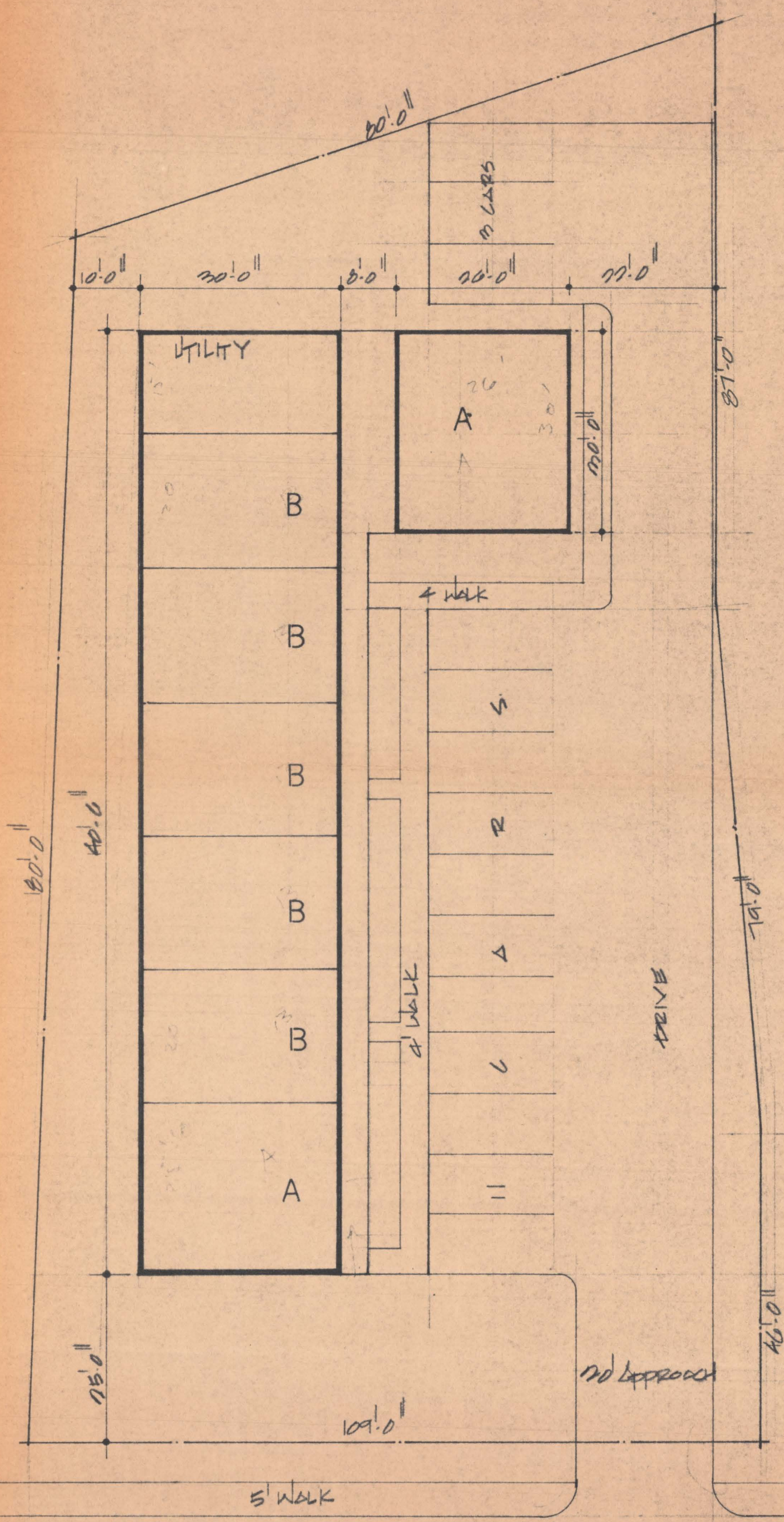
AR 817 772-7910 - WACO, TEXAS 76710 - BOX 7337

"IT'S ON HAND AT ROHAN"

THE ROHAN COMPANY

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"IT'S ON HAND AT ROHAN"



SITE PLAN SCALE  $\frac{1}{16}'' = 1'-0''$   
 ROCKWALL COUNTY, TEXAS

PLANNING AND ZONING COMMISSION MEETING HELD  
AUGUST 2, 1972

The Rockwall Planning and Zoning Commission met in its regularly scheduled meeting on August 2, 1972, in the City Hall at 6:30 P.M. The following members were present: Kenneth Glasscock, Bob May, R. W. Pickens and Jess Whittle, Chairman.

Gifco, Inc. presented a request for rezoning of 10.852 acres from A to P.D. It was pointed out that the above tract includes the old M.K.T. Railroad right-of-way and is not, at the present, owned by Gifco, and that until ownership is established the zoning change could not be granted. A city of Dallas spokesman confirmed Gifco's statement that the M.K.T. right-of-way would be quit claim deeded to Gifco. After discussion, Mr. May made a motion that the requested zoning change be recommended to the City Council subject to acquisition of title to the portion in question and further subject to providing access to F.M. 740. Mr. Glasscock seconded this motion and the Commission voted unanimous approval. A development site plan for the above tract and a proposed change in development of Phase II were presented. After reviewing the site plan for development of the 10.852 acre tract, May moved that the site plan be approved. Glasscock seconded this motion and the Commission voted unanimous approval.

The Commission studied the proposed change in development of Phase II of Lakeside Village. Mr. May moved approval of this change. Mr. Glasscock seconded the motion and the Commission voted unanimous approval.

R. L. Hunt's request for change in zoning of 26.90 acres out of the E/ P. Gaines-Chisum survey from A to MF-1 was presented. Mr. Hunt was present and stated that he, too, would be deeded the old M.K.T. Railroad R.O.W. and would like to have that property rezoned also.

Mr. Glasscock moved that the zoning change be recommended subject to acquisition of title to the old M.K.T. R.O.W. and Mr. Hunt's cooperation with Gifco, Inc. in providing acceptable access street from subject properties to F.M. 740. Mr. Pickens seconded this motion and the Commission voted unanimously in favor.

Robert S. Folsom request for zoning change of 95 acres, located adjacent to IH 30 and F.M. 740, in the E. P. Gaines-Chisum and John D. McFarland Surveys, from A and C to P.D. was presented. A specific land use plan was presented showing 37.24 acres for commercial use and 57.76 acres for townhouse development. Mr. J. P. Johnson was present and expressed objection to the commercial zoning across F.M. 740 from his property but did not object to MF-1 zoning. After lengthy discussion, during which the need for a wider street was mentioned, Mr. Pickens made a motion that action on this matter be delayed until a meeting with the State Highway Department's representatives could be held to determine what, if any, plans that Department may have for widening of F.M. 740. Mr. Glasscock seconded this motion and the Commission approved by unanimous vote.

PLAN COMMISSION AND ZONING MEETING - 8/2/72

Paul Davis' request for zoning change from SF-3 to MF-1, of 2 lots adjacent to East Washington Street was presented. Chairman Whittle advised Mr. Davis that such change would be spot zoning and that spot zoning is not permitted.

S/Galen Williams  
City Secretary

DALLAS: 231-9851

ROCKWALL: 722-3861

*Stephenson-Davis Insurance Agency*

INSURANCE & BONDS

PAUL DAVIS

107 SOUTH GOLIAD  
ROCKWALL, TEXAS 75087



Paul Davis