

Notice to be mailed not later than Aug. 15th

(APPENDIX FORM B)

Case No. 75-2

Date July 18, 1975

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 W.B. Lowe et al 702 Crotty, Rockwall, Tx. 75087
(name) (mailing address)

DESCRIPTION OF PROPERTY South 1/2 of lot 5 and all of lots 6 through 8 of the B.J. Boydston Addition to the City Of Rockwall

LOTS. 1/2 Lot 5, all lots 6,7,8 BLOCK _____ STREET NO. 101 E. Boydston
FRONTAGE IN FEET 350 ON E. Boydston STREET

DEPTH IN FEET 222
APPLICANT'S INTEREST IN PROPERTY Owner
(owner, agent, lease, option, etc.)

CHANGE REQUESTED FROM Residential DISTRICT TO General Retail DISTRICT
REASON FOR REQUEST _____

PROPOSED USE OF PROPERTY General Retail

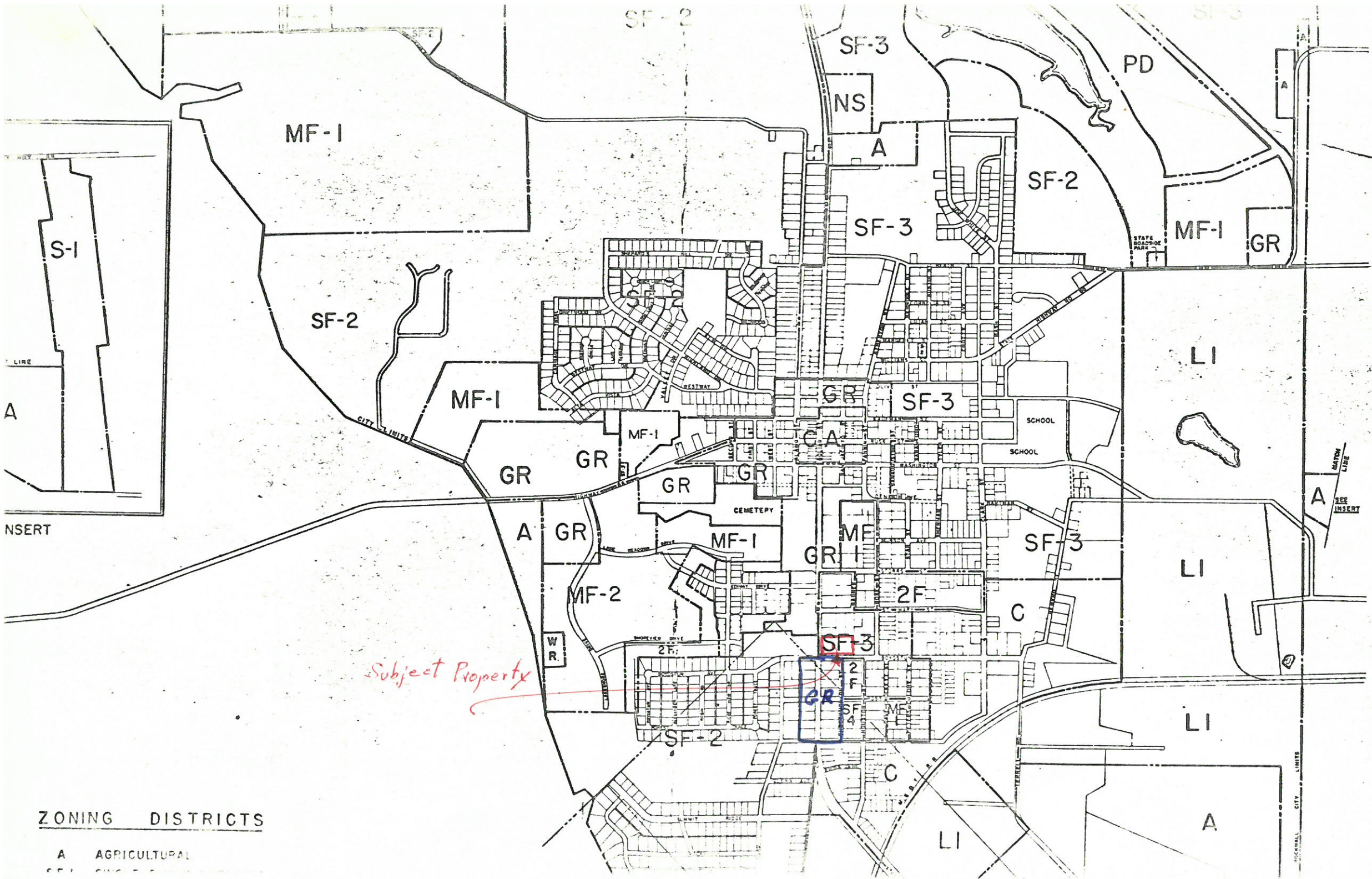
SETBACKS, YARDS, PARKING SPACES, ETC., PROPOSED _____
(plan may be attached)

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

*# 50.00 fee paid 7/18/75
other costs to be billed*

W.B. Lowe
(signature of applicant)

7/18/75
(date)



Subject Property

ZONING DISTRICTS

A AGRICULTURAL

CITY LIMITS

MATCH LINE
SEE INSERT

City of Rockwall


102 EAST WASHINGTON

ROCKWALL, TEXAS 75087

September 18, 1975

NOTICE

The Zoning Hearing on the request to change zoning from SF-3 to GR on the property at the northeast corner of South Goliad and Boydston will be held September 24, 1975, at the City Hall at 7:30 P.M.



John Sellon
City Administrator

City of Rockwall

102 EAST WASHINGTON
ROCKWALL, TEXAS 75087

October 13, 1975

PUBLIC HEARING

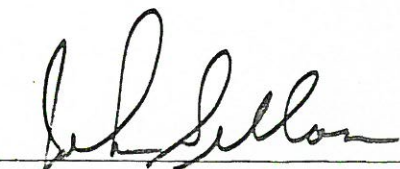
NOTICE IS HEREBY GIVEN THAT A PUBLIC HEARING WILL BE HELD BY THE CITY COUNCIL OF THE CITY OF ROCKWALL ON NOVEMBER 3, 1975, AT 7:30 P.M., IN THE CITY HALL, TO DETERMINE IF THE PROPERTY DESCRIBED BELOW SHALL BE REZONED. THIS NOTICE IS GIVEN IN COMPLIANCE WITH THE LAWS OF THE STATE OF TEXAS.

Change from SF-3 to GR

222' on South Goliad

367' on Boydstun

Being a total of 1.78 acres



John Sellon
City Administrator

City of Rockwall

102 EAST WASHINGTON

ROCKWALL, TEXAS 75087

October 31, 1975

This is notification that Zoning Case 75-2 (W. B. Lowe - South Goliad and East Boydston, SF-3 to GR) as approved by the Planning and Zoning Commission will be considered by the City Council at the Public Hearing during the regular Council meeting on November 3rd at 7:30 P.M. in City Hall.



City of Rockwall

102 EAST WASHINGTON

ROCKWALL, TEXAS 75087

October 31, 1975

This is notification that Zoning Case 75-2 (W. B. Lowe - South Goliad and East Boydston, SF-3 to GR) as approved by the Planning and Zoning Commission will be considered by the City Council at the Public Hearing during the regular Council meeting on November 3rd at 7:30 P.M. in City Hall.



The Rockwall Success

PRINTERS AND
PUBLISHERS - - - - - SINCE 1883

Rockwall, Texas

AFFIDAVIT OF PUBLICATION

STATE OF TEXAS

COUNTY OF ROCKWALL

BEFORE ME, the undersigned authority, on this day personally appeared Jane Bounds, who having been duly sworn, on her oath says that she is the Publisher of THE ROCKWALL TEXAS SUCCESS, which is a newspaper of general circulation in Rockwall County, Texas; and that true and correct copies of: Legal Notice, (bids on police cars); Ordinance No. 75-13 (Pumping Water from Lake Ray Hubbard); Public Hearing (Rezoning); Notice (Automobile Auction); and Notice (Subcommittee on metric conversion), clippings of which are attached to this Affidavit, were published in said newspaper on the following dates:

OCTOBER 10, 1975
OCTOBER 17, 1975
OCTOBER 24, 1975

EXECUTED THIS THE 5th day of November, 1975.

Jane Bounds

SUBSCRIBED AND SWORN TO BEFORE ME, the undersigned authority, this the 5th day of November, 1975.

Betty Jones

(SEAL)

NOTARY PUBLIC IN AND FOR
ROCKWALL COUNTY, TEXAS

ATTACH CLIPPING

LEGAL NOTICE

PUBLIC HEARING

NOTICE IS HEREBY GIVEN THAT A PUBLIC HEARING WILL BE HELD BY THE CITY COUNCIL OF THE CITY OF ROCKWALL ON NOVEMBER 3, 1975, AT 7:30 P.M., IN THE CITY HALL, TO DETERMINE IF THE PROPERTY DESCRIBED BELOW SHALL BE REZONED. THIS NOTICE IS GIVEN IN COMPLIANCE WITH THE LAWS OF THE STATE OF TEXAS.

Change from SF-3 to GR

222' on South Goliad

367' on Boydstun

Being a total of 1.78 acres

s/John Sellon,

City Administrator (1tcC)

St. Mary's

Lyons-Ray

119'

167'

85'

75'

260'

N.L. Lofland

A.L. Gilbert

W.L. McKee

Dona G. Spelce

Against

Against

Sidney Peak

100'

Against

82' Carl Brooks

Against

St.

9/15 - agreed

Leon Austin

75'

Baptist Church

Need Additional Information

370'

222'

Low Property

Lillian Jacobs

147'

FOR

220'

367'

Boydston

R.E. Vernon

180'

100'

100' W. Don Neale
FOR

100' Pat Smith
Against

200'
Gov. Housing

Robert Peck

100'

FOR

75' Glenn Burks

FOR
Gov. Housing

125' Dora W. Phillips
Against

Gov. Housing

60'
James Stud
Against

Throckmorton

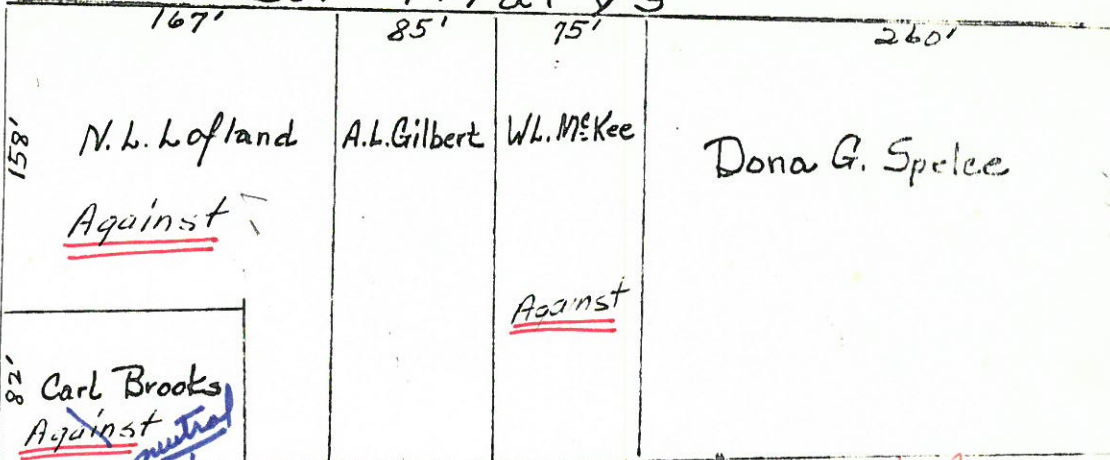
Houston
Sam

O.W. Whit

St. Mary's

Lyons-Pray

119'



Sidney Peak
Cegind

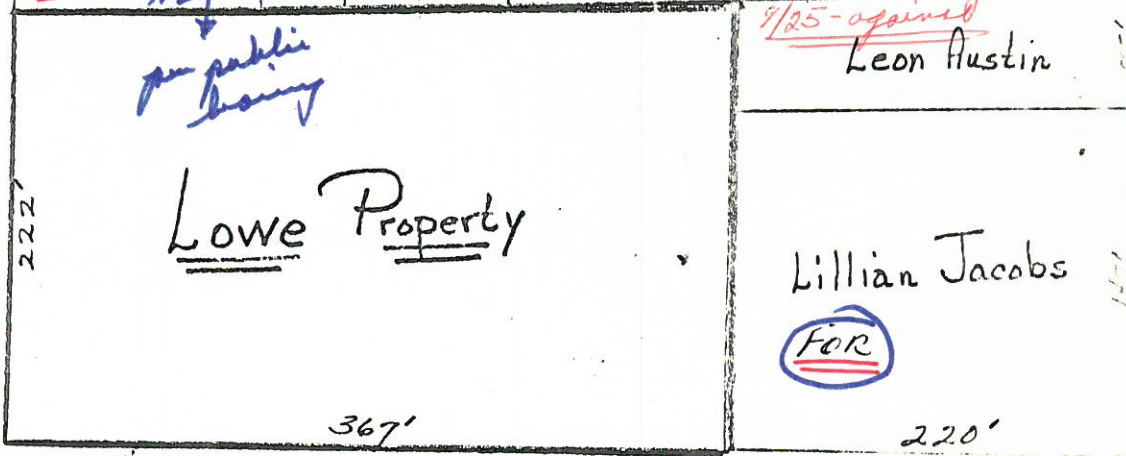
100'

St.

Baptist Church

Need Additional Information

370'



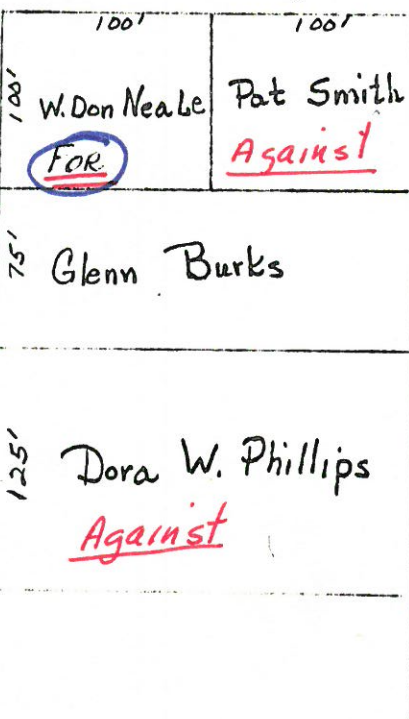
Boydston

R. E. Vernon

180'

100'

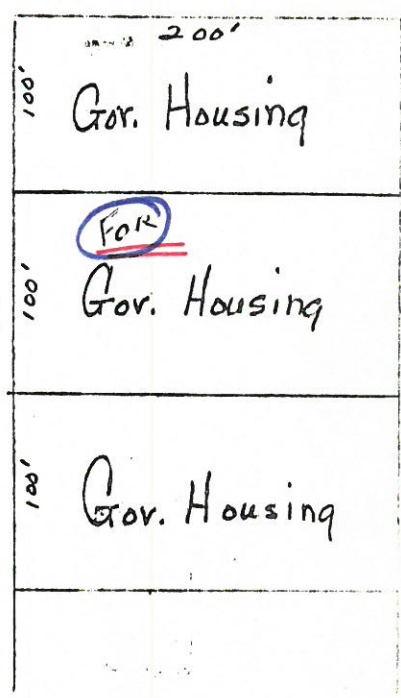
G o l d



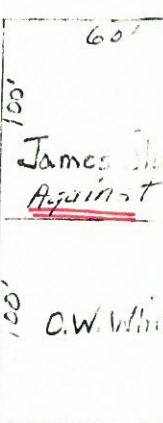
Robert Peck
FOR

100'

T h r o e k m o r t o n



S a m H o u s t o n



<u>Property Owners & Address'</u>	<u>Legal Description</u>
W. H. Lowe Est. 702 Crotty St.	81 Boydston (map pg. 57)
Carl Brooks ✓ A (changed to neutral) 607 S. Goliad	80 Boydston- D
N. L. Lofland ✓ A 603 S. Goliad	80 Boydston- A
Mrs. A. L. Gilbert % Rockwall Nursing Home 205 St. Mary's St.	80 Boydston- B
W. L. McKee ✓ A 108 St. Mary's St.	80 Boydston- C
Dona G. Spelce 4236 Locke Ave. Ft. Worth, Texas 76107	116 Boydston- F
Leon Austin ✓ A 612 S. Fannin	116 Boydston- E
Lillian Jacobs ✓ F 210 Kenway St.	116 Boydston- E
W. Don Neale ✓ F 2229 Carroll Denton, Texas	Lot 1, Blk-E, Sanger
Glenn Burks 705 S. Goliad	Lot 2, Blk-E, Sanger
Mrs. Dora W. Phillips ✓ A 707 S. Goliad	Lot 3 Pt of 2, Blk-E, Sanger
Pat Smith ✓ A 104 E. Boydston	Lot 1 Pt., Blk-E, Sanger
Gov. Housing % Kathryn Cade ✓ F 802 N. Goliad	Lots 1,2,3 &4, Blk-D, Sanger
James Sluder ✓ A 302 Boydston	Lot 1 Pt., Blk-C, Sanger
O. W. White 304 Rockbrook	Lot 2, Blk-C, Sanger

Page 2 Lowe Zoning

<u>Property Owner & Address</u>	<u>Legal Description</u>
Robert Peck ✓ F Rt. 1	Lot 2, Blk-F, Sanger
R. E. Vernon 702 S. Goliad	Lot 1, Blk-F, Sanger
Baptist Church S. Goliad	129 BJT Lewis C & D
Mrs. Sidney Peak ✓ A 604 S. Goliad	129 BJT Lewis B
Lyons Rea 602 S. Goliad	129 BJT Lewis A

Aug 27
 7.30

Property Owners & Address'

Legal Description

W. H. Lowe Est. ✓ F 702 Crotty St.	81 Boydston (map pg. 57)
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Gov. Housing ✓ F % Kathryn Cade 802 N. Goliad	Lots 1,2,3 &4, Blk-D, Sanger
James Sluder ✓ A 302 Boydston	Lot 1 Pt., Blk-C, Sanger
O. W. White ✓ 304 Rockbrook	Lot 2, Blk-C, Sanger

Con't.

Property Owner & Address.

Legal Description

Robert Peck ✓ F
Rt. 1

Lot 2, Blk-F, Sanger

R. E. Vernon ✓
702 S. Goliad

Lot 1, Blk-F, Sanger

Baptist Church ✓ (N)
S. Goliad

129 BJT Lewis C & D

Mrs. Sidney Peak ✓ A
604 S. Goliad

129 BJT Lewis B

Lyons Rea ✓
602 S. Goliad

129 BJT Lewis A

Mailed 8/4/75

BEFORE THE PLANNING AND ZONING COMMISSION
CITY OF ROCKWALL, TEXAS

The Planning and Zoning Commission will hold a public hearing
at 7:30 o'clock P.M., on the 27th day of
August, 1975, in the Rockwall City Hall, Rockwall
Texas, on the request of W. B. Lowe
for a change of zoning from "SF-3" Single Family Dwelling
District Classification to "GR" General Retail
District Classification on the following described property:

222' on South Goliad
367' on Boydstun
Being a total of 1.78 acres

As an interested property owner, it is important that you attend this hearing
or notify the committee of your feeling in regard to the matter by returning
the below form. In replying, please refer to Case No. 75-2.

John Sellen
City of Rockwall, Texas

The following form may be filled out and mailed to the City Planning & Zoning
Commission, 102 E. Washington, Rockwall, Texas 75087.

Case Number: _____

Reason for Change:

I am in favor of the request for the following reasons: _____

I am opposed to the request for the following reasons: _____

- 1.
- 2.
- 3.

Signature _____

Address _____

Check one item PLEASE and return this Notice to this Office IMMEDIATELY.

Thank You,
CITY OF ROCKWALL, TEXAS

The following form may be filled out and mailed to the City Planning & Zoning Commission, 102 E. Washington, Rockwall, Texas 75087.

Case Number: 75-2

Reason for Change:

I am in favor of the request for the following reasons: yes

I am opposed to the request for the following reasons: _____

1.

2.

3.

Signature W Don Neale, By Mrs W Don Neale

Address 2229 Carroll, Denton, Texas


Check one item PLEASE and return this Notice to this Office IMMEDIATELY.

Thank You,
CITY OF ROCKWALL, TEXAS

The following form may be filled out and mailed to the City Planning & Zoning :
Commission, 102 E. Washington, Rockwall, Texas 75087.

Case Number: 737-2

Reason for Change:

I am in favor of the request for the following reasons: 

I am opposed to the request for the following reasons: _____

- 1.
- 2.
- 3.

Signature Kathryn Cade
Address 802 N. Special

Check one item PLEASE and return this Notice to this Office IMMEDIATELY.

Thank You,
CITY OF ROCKWALL, TEXAS

The following form may be filled out and mailed to the City Planning & Zoning Commission, 102 E. Washington, Rockwall, Texas 75087.

Case Number: 75-2

Reason for Change:

I am in favor of the request for the following reasons: Favor

I am opposed to the request for the following reasons: _____

- 1.
- 2.
- 3.

Signature Robert J. Beck

Address Route 1 - Box 117A
Rockwall, TX

Check one item PLEASE and return this Notice to this Office IMMEDIATELY.

Thank You,
CITY OF ROCKWALL, TEXAS

The following form may be filled out and mailed to the City Planning & Zoning Commission, 102 E. Washington, Rockwall, Texas 75087.

Case Number: 75-2

Reason for Change:

I am in favor of the request for the following reasons:

Eva Jacobs ✓

I am opposed to the request for the following reasons: _____

- 1.
- 2.
- 3.

Signature

Eva Jacobs
Lilla Jacobs

Address

210 Kenway

Check one item PLEASE and return this Notice to this Office IMMEDIATELY.

Thank You,
CITY OF ROCKWALL, TEXAS

The following form may be filled out and mailed to the City Planning & Zoning Commission, 102 E. Washington, Rockwall, Texas 75087.

Case Number: 75-2

Reason for Change:

I am in favor of the request for the following reasons: _____

I am opposed to the request for the following reasons: _____

1. *NEED ADDITIONAL INFORMATION*
- 2.
- 3.

Signature *Dorwood Wimpie*

Address *406-TYLER*

Check one item PLEASE and return this Notice to this Office IMMEDIATELY.

reply from 1st Baptist

Thank You,
CITY OF ROCKWALL, TEXAS

5298

City of Rockwall

102 EAST WASHINGTON

ROCKWALL, TEXAS 75087

Duplicate

September 16, 1975

Mr. N. L. Lofland
603 South Goliad
Rockwall, Texas 75087

Dear Mr. Lofland:

This letter is notice of the continuation of the Public Hearing on Zoning Case No. 75-2 which is a request to change the SF-3 zoning to GR on that property across from the First Baptist Church which is at the northeast corner of Goliad and Boydston. The applicant is Mr. W. B. Lowe and others.

If you wish to attend this meeting or reply again either for or against with comments it is your choice to do so. Any written comment for or against should be addressed to City Hall, 102 E. Washington, Rockwall, Texas 75087.

Sincerely yours,

John Sellon
John Sellon
City Administrator

We are against changing of zoning on case 75-2

Mr. and Mrs. N. L. Lofland.

Duplicate

The following form may be filled out and mailed to the City Planning & Zoning Commission, 102 E. Washington, Rockwall, Texas 75087.

Case Number: _____

Reason for Change:

I am in favor of the request for the following reasons: _____

I am opposed to the request for the following reasons: _____

1. We oppose the request on account of our age.
- 2.
- 3.

Signature Mr & Mrs Carl Brooks
Address 607 S. Isreal Rockwall, Tx

Check one item PLEASE and return this Notice to this Office IMMEDIATELY.

75087

Thank You,
CITY OF ROCKWALL, TEXAS

The following form may be filled out and mailed to the City Planning & Zoning Commission, 102 E. Washington, Rockwall, Texas 75087.

Case Number: 75-2

Reason for Change:

I am in favor of the request for the following reasons: _____

I am opposed to the request for the following reasons: ✓

1. We want it to stay Single Family Dwelling.
2. Do not want General Retail.
- 3.

Signature James R. Sluder
Address 302 E. Boydston Ave.,
Rockwall Texas 75087

Check one item PLEASE and return this Notice to this Office IMMEDIATELY.

Thank You,
CITY OF ROCKWALL, TEXAS

The following form may be filled out and mailed to the City Planning & Zoning :
Commission, 102 E. Washington, Rockwall, Texas 75087.

Case Number: 75-2

Reason for Change:

I am in favor of the request for the following reasons: _____

I am opposed to the request for the following reasons: _____

1. *We do not want any business houses in our neighborhood -*
2. *We prefer single family dwellings to General Retail*
3. *This has always been a residential section and we want it to stay that way.*

Signature Mr & Mrs W L Mc Kee

Address 108 St. Mary's Rockwall

Check one item PLEASE and return this Notice to this Office IMMEDIATELY.

Thank You,
CITY OF ROCKWALL, TEXAS

The following form may be filled out and mailed to the City Planning & Zoning Commission, 102 E. Washington, Rockwall, Texas 75087.

Case Number: 73-2

Reason for Change:

I am in favor of the request for the following reasons: _____

I am opposed to the request for the following reasons: _____

1. I prefer that said property ~~to~~ remain single family dwelling.
2. I oppose having undesirable retail business houses in front of my home.
3. Since that property has always been residential I think it should remain residential.

Signature Patricia Smith

Address 104 E. Boydston Ave., City

Check one item PLEASE and return this Notice to this Office IMMEDIATELY.

Thank You,
CITY OF ROCKWALL, TEXAS

The following form may be filled out and mailed to the City Planning & Zoning Commission, 102 E. Washington, Rockwall, Texas 75087.

Case Number: _____

Reason for Change:

I am in favor of the request for the following reasons: _____

I am opposed to the request for the following reasons: against

1. we the entire neighbor hood zoning stand just like it. as we do not want it change
2. we are requesting the zoning be left as is
3. is because it would injure the street

Signature Dana Phillips

Address 7075 Golida

Check one item PLEASE and return this Notice to this Office IMMEDIATELY.

Thank You,
CITY OF ROCKWALL, TEXAS

BEFORE THE PLANNING AND ZONING COMMISSION
CITY OF ROCKWALL, TEXAS

The Planning and Zoning Commission will hold a public hearing
at 7:30 o'clock P. M, on the 27th day of
August, 1975, in the Rockwall City Hall, Rockwall
Texas, on the request of W. B. Lowe
for a change of zoning from "SF-3" Single Family Dwelling
District Classification to "GR" General Retail
District Classification on the following described property:

222' on South Goliad
367' on Boydstun
Being a total of 1.78 acres

As an interested property owner, it is important that you attend this hearing
or notify the committee of your feeling in regard to the matter by returning
the below form. In replying, please refer to Case No. 75-2.

John S. Bellon
City of Rockwall, Texas

The following form may be filled out and mailed to the City Planning & Zoning
Commission, 102 E. Washington, Rockwall, Texas 75087.

Case Number: _____

Reason for Change:

I am in favor of the request for the following reasons: _____

I am opposed to the request for the following reasons: ✓ _____

1. Residential area
- 2.
- 3.

Signature Sidney S. Peak
Address 604 S. Goliad

Check one item PLEASE and return this Notice to this Office IMMEDIATELY.

Thank You,
CITY OF ROCKWALL, TEXAS

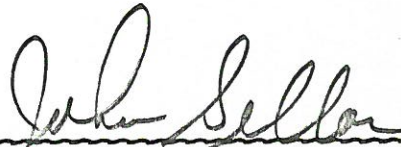
City of Rockwall

102 EAST WASHINGTON
ROCKWALL, TEXAS 75087

September 18, 1975

NOTICE

The Zoning Hearing on the request to change zoning from SF-3 to GR on the property at the northwest^{ea} corner of South Goliad and Boydston will be held September 24, 1975, at the City Hall at 7:30 P.M.



John Sellon
City Administrator

Received 9/25 - JS

Gentlemen

I Am against zoning
This has always been a residential
place
Thank you
Leon & Lucile Austin

September 18, 1975

City Hall
102 E. Washington
Rockwall, Texas 75087

Gentlemen:

RE: Zoning Case No. 75-2

We are very much opposed to the change of the SF-3 zoning of the northeast corner of Goliad and Boydstun to GR. This has always been a residential neighborhood and we prefer that it remain the same.

Sincerely yours,



Mr. & Mrs. W. L. McKee
108 St. Mary's

City of Rockwall

102 EAST WASHINGTON

ROCKWALL, TEXAS 75087

September 18, 1975

NOTICE

The Zoning Hearing on the request to change zoning from SF-3 to GR on the property at the northwest corner of South Goliad and Boydston will be held September 24, 1975, at the City Hall at 7:30 P.M.



John Sellon
City Administrator

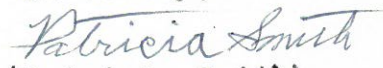
104 E. Boydston Ave
Rockwall, Texas 75087
September 19, 1975

Replying to the above said notice, I wish to make known my objections to the change in the Zoning of said property due to the change it will make in my living conditions.

As you know such business places create a litter for Residential yards, traffic, noise and other such unpleasant conditions.

I plan to make this my home for the duration of my life and I would appreciate a pleasant atmosphere in which to spend the remainder of my days.

Sincerely,


(Patricia Smith)

City of Rockwall

102 EAST WASHINGTON

ROCKWALL, TEXAS 75087

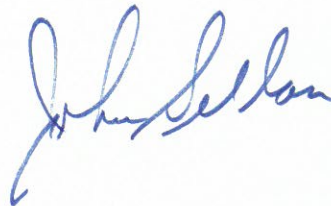
MEMO

August 22, 1975

TO: Planning and Zoning Commission
FROM: John Sellon
SUBJECT: Zoning request No. 75-2

The enclosed map shows the location of the property Mr. Lowe has requested be changed from SF-3, Single Family, to GR, General Retail. The property is bounded on the north and east by property zoned SF-3, on the south by GR to the depth of the platted lots fronting on South Goliad, and then 2F behind that. On the west side of the property it is zoned SF-2 and is the site of the First Baptist Church. We have received four replies in favor and none against. We have received one reply requesting additional information, which has been supplied.

Included is a list of the property owners that were mailed notice of this zoning change. I have been advised that there will probably be representatives from the church at the meeting. I have not heard of any others that will be in attendance.



Case No. 75-2

Applicant William B. Lowe

Mailing Address 702 Crotty, Rockwall, Texas 75087 Phone 214-722-3864

ORDER OF PLANNING AND ZONING COMMISSION

WHEREAS, on the 24th day of September, 19 75, there came on to be heard zoning Application No. 75-2, on application of William B. Lowe requesting a change of zoning in regard to the property in said Application, and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall, Texas, found that the requisite notices of this hearing had been given, and

WHEREAS, a full and fair hearing was afforded to all persons appearing and wishing to be heard.


NOW, THEREFORE, THE CITY PLANNING AND ZONING COMMISSION HEREBY RECOMMENDS:

(a) THAT THE ZONING CLASSIFICATION OF THE PROPERTY DESCRIBED IN THE AFOREMENTIONED APPLICATION, WHICH IS PRESENTLY ZONED "SF-3" "Single Family 3

DISTRICT CLASSIFICATION,

be changed to "GR" "General Retail" DISTRICT Classification.

~~(b) THAT THE APPLICATION FOR ZONING CHANGE BE DENIED.~~


Jim Blanton
Vice Chairman, Planning and Zoning
Commission, City of Rockwall, Texas

ORDER OF THE CITY COUNCIL, CITY OF ROCKWALL, TEXAS

WHEREAS, on the 3rd day of November, 19 75, there came on to be heard Zoning Application No. 75-2, on application of William B. Lowe, requesting a change of zoning in regard to the property described in said application, and

WHEREAS, the City Council of the City of Rockwall, Texas, found that the requisite notices by publication and otherwise, had been given in regard to said Zoning change, and

WHEREAS, a full and fair hearing was afforded to all property owners generally and, to the persons interested and situated in the area, and

WHEREAS, a motion was duly made and seconded that the Council approve the recommendation of the Planning and Zoning Commission, and

WHEREAS, the following vote was taken.

4 vote(s) were cast for approval of the recommendation of the Planning and Zoning Commission.

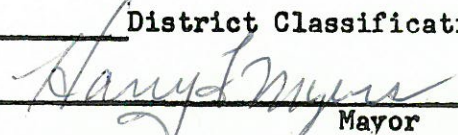
-0- vote(s) were cast against approval of the recommendation of the Planning and Zoning Commission, and 1 abstaining.


NOW, THEREFORE, let the Minutes of the City Council of Rockwall Texas reflect that the request for zoning is hereby

DENIED

Approved so as to change the Zoning on said Property from "SF-3" Single Family 3 District Classification to

"GR" "General Retail" District Classification.


Gary Myers
Mayor

ATTEST

John Sellen
City Secretary

City of Rockwall

102 EAST WASHINGTON

ROCKWALL, TEXAS 75087

July 21, 1975

Vol 37
Pg 232

Mr. W. B. Lowe
702 Crotty
Rockwall, Texas 75087

Mr. Lowe:

Your request for a zoning change has been scheduled for the Zoning Committee meeting on August 27th at 7:30 P.M. State statutes require that the notice to adjoining property owners be mailed ten days prior to the public hearing, not including the day of the hearing. It was therefore not possible to put this on the July agenda.

Our tax rolls carry the description of the property differently than the lots that you describe. As best as we can determine, the lots you refer to were an unrecorded subdivision which for legal description can therefore not be used.

Enclosed is a sheet which describes the zoning procedure. If you have any questions, please call me.

Sincerely yours,

John Sellon
City Administrator

Enc.
JS/mmp

City of Rockwall

102 EAST WASHINGTON

ROCKWALL, TEXAS 75087


September 16, 1975

Letters mailed September 17, 1975

This letter is notice of the continuation of the Public Hearing on Zoning Case No. 75-2 which is a request to change the SF-3 zoning to GR on that property across from the First Baptist Church which is at the northeast corner of Goliad and Boydston. The applicant is Mr. W. B. Lowe and others.

If you wish to attend this meeting or reply again either for or against with comments it is your choice to do so. Any written comment for or against should be addressed to City Hall, 102 E. Washington, Rockwall, Texas 75087.

Sincerely yours,


John Sellon
City Administrator

City of Rockwall

102 EAST WASHINGTON

ROCKWALL, TEXAS 75087

November 10, 1975

Mr. Bob Baker
Saner, Jack, Sallinger, and Nichols
1200 Republic National Bank Building
Dallas, Texas 75201

Bob:

We need an ordinance to present to the City Council at the December 1st meeting establishing the change in zoning of property at the corner of Boydston and South Goliad from SF-3 to GR. I have enclosed a copy of the action taken by the Planning and Zoning Commission and the City Council showing the dates of the action officially signed by the proper parties. Also enclosed is a copy from the deed which conveyed this property to the present owner. Since this is filed of record with the County and is recognized as the property description, I suggest we follow it to the letter and ask no questions.

If you need additional information please call.

Sincerely yours,

John Sellon
City Administrator

Enc.
JS/mmp

ORDINANCE NO. 75-15

AN ORDINANCE OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO CHANGE THE ZONING ON A TRACT OF LAND FROM "SF-3" SINGLE-FAMILY DWELLING DISTRICT CLASSIFICATION TO "GR" GENERAL RETAIL DISTRICT CLASSIFICATION; SAID TRACT BEING MORE FULLY DESCRIBED AS FOLLOWS: SITUATED IN THE CITY OF ROCKWALL AND BEING THE SOUTH 1/2 OF LOT NO. 5, CONSISTING OF LOTS NUMBERS 5, 6, 7, & 8 IN B. W. BOYDSTUN ADDITION TO THE CITY OF ROCKWALL, AND BEING 222 FEET NORTH AND SOUTH AND 360 FEET EAST AND WEST; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO HUNDRED DOLLARS (\$200.00) FOR EACH OFFENSE; AND DECLARING AN EMERGENCY.

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held a joint public hearing and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area, and in the vicinity thereof, the governing body, in the exercise of its legislative discretion, has concluded that the Comprehensive Zoning Ordinance of the City of Rockwall should be amended as follows:

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS:

SECTION 1. That the Comprehensive Zoning Ordinance of the City of Rockwall, Texas, as heretofore amended, be, and the same is hereby amended by amending the Zoning Map of the City of Rockwall so as to give the following-described property the zoning classification of "GR" General Retail District Classification:

Situated in the City of Rockwall and being the South 1/2 of Lot No. 5, consisting of Lots Numbers 5, 6, 7, & 8 in B. W. Boydston Addition to the City of Rockwall, and being 222 feet North and South and 360 feet East & West.

SECTION 2. That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be, and the same are hereby repealed, and all other ordinances of the City of Rockwall not in conflict with the provisions of this ordinance shall remain in full force and effect.

SECTION 3. That the above-described tracts of land shall be used only in the manner and for the purposes provided for by the Comprehensive Zoning Ordinance of the City of Rockwall, as heretofore amended, and as amended herein, by the granting of this zoning change.

SECTION 4. Any person, firm or corporation violating any of the provisions of this ordinance shall be subject to the same penalty as provided for in the Comprehensive Zoning Ordinance of the City of Rockwall, as heretofore amended, and as amended hereby, and upon conviction shall be punished by a penalty of fine not to exceed the sum of Two Hundred Dollars (\$200.00) for each offense, and each and every day such offense shall continue shall be deemed to constitute a separate offense.

SECTION 5. Whereas, it appears that the above-described property requires classification as a Planned Development District in order to permit its proper development and in order to protect the public interest and general welfare of the City of Rockwall, such requirement creates an urgency and an emergency in the preservation of the public welfare and requires that this ordinance take effect immediately from and after its passage and the publication of the caption of said ordinances, as the law in such cases provides.

DULY PASSED by the City Council of the City of Rockwall, Texas, on the 1st day of December, 1975.

APPROVED:

Harry L. Myers
MAYOR

ATTEST:

James C. Williams
CITY SECRETARY

APPROVED AS TO FORM:

B. Robert Baker
ATTORNEY

RECEIPT FOR CERTIFIED MAIL—30¢ (plus postage)

No. 289968

SENT TO <i>Robert Peck</i>		POSTMARK OR DATE ROCKWALL TX SEP 17 1975 USPO
STREET AND NO. <i>257</i>		
P.O., STATE AND ZIP CODE <i>Rockwall Tex</i>		
OPTIONAL SERVICES FOR ADDITIONAL FEES		
RETURN RECEIPT SERVICES	1. Shows to whom and date delivered	15¢
	With delivery to addressee only	65¢
▶	2. Shows to whom, date and where delivered ..	35¢
	With delivery to addressee only	85¢
DELIVER TO ADDRESSEE ONLY		50¢
SPECIAL DELIVERY (extra fee required)		

PS Form 3800
Apr. 1971

**NO INSURANCE COVERAGE PROVIDED—
NOT FOR INTERNATIONAL MAIL**

(See other s

☆ GPO : 1972 O - 460

SENDER: Be sure to follow instructions on other side

PLEASE FURNISH SERVICE(S) INDICATED BY CHECKED BLOCK(S)

(Additional charges required for these services)

Show address
where delivered

Deliver ONLY
to addressee

RECEIPT

Received the numbered article described below

REGISTERED NO.

SIGNATURE OR NAME OF ADDRESSEE *(Must always be filled in)*

CERTIFIED NO.

289968

1

Robert J. Beck

2

SIGNATURE OF ADDRESSEE'S AGENT, IF ANY

INSURED NO.

DATE DELIVERED

SHOW WHERE DELIVERED *(Only if requested, and include ZIP Code)*

3

ZONING CASE NO. 75-2

SF-3 to GR W. B. Lowe