

CITY HALL  
ROCKWALL TEXAS  
APPLICATION FOR ZONING CHANGE

Case No. \_\_\_\_\_ Filing Fee \$50.00 Date 4-28-76

Applicant David and Delores Thurston

Mailing Address Rt. 2 Rockwall, Tx. 75087 Phone No. 722-6680

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.)

*502 N. Coliad*

I hereby request that the above described property be changed from its present zoning which is "SF" District Classification to a "Spec. Use" District Classification for the following reasons: (Attach separate sheet if necessary.)

1. Day Care Center
- 2.
- 3.

THERE ~~(ARE)~~ (ARE NOT) DEED RESTRICTIONS PERTAINING TO THE INTENDED USE OF THE PROPERTY.

STATUS OF APPLICANT: Owner \_\_\_\_\_ Tenant \_\_\_\_\_ Prospective Purchaser X

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 note concerning the importance of my submitting to the City a sufficient legal description.

*David L. Thurston*  
APPLICANT

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.

(The following Certificate may be used by the applicant to give notice to the City of the sufficiency of the legal description, however, the same is not a requirement of the Application.)

CERTIFICATE

I hereby certify that I have checked the legal description of the property described in this Application and the same describes the tract of land shown on the Plat attached hereto as Exhibit "A" and said description is sufficient to allow qualified surveyor to locate and mark off said tract on the ground

\_\_\_\_\_  
Surveyor or Attorney for Applicant  
(Mark out one)

have Granted, Sold and Conveyed, and by these presents do Grant, Sell and Convey unto the said

Ted Cain

of the County of Rockwall, State of Texas, all that certain lot, tract or parcel of land situated in Rockwall County, Texas, and described as follows: BEING a tract of land in the B. F. Boydston Survey, City of Rockwall, Rockwall County, Texas, and being more particularly described as follows: BEGINNING at an iron rod for a corner on the East line of Goliad Street, said point of Beginning being North 289.0 feet from the centerline of East Olive Street, said point of Beginning also being the Southwest corner of a tract of land conveyed to Mrs. Frances N. Barnes, a widow, by deed recorded in Volume 49, Page 447, Deed Records of Rockwall County, Texas: THENCE: East 185.0 feet to a fence post for a corner; THENCE: North 12° 00' East 64.0 feet to an iron rod for a corner; THENCE: South 72° 00' East 40.0 feet to an iron rod for a corner; THENCE: North 12° 00' East 30.0 feet to an iron rod for a corner, said corner being the Southeast corner of a tract of land, five (5) feet in width conveyed to J. M. Crawford by deed recorded in Volume 54, Page 100, Deed Records of Rockwall County, Texas; THENCE: West along said South line of the J. M. Crawford tract 242.0 feet to an iron rod for a corner, said corner being on the East line of Goliad Street; THENCE: South along the East line of Goliad Street 80.0 feet to the Point of Beginning and containing 0.376 acres of land.

Subject to easements, restrictions and reservations of record.

TO HAVE AND TO HOLD the above described premises, together with all and singular, the rights and appurtenances thereto in anywise belonging unto the said Ted Cain, his





If you would like to see a  
Jack & Jill No. II here in Rockwall  
please sign here & if at all possible  
be at the City Hall on May 26, at 7:30 P.M.

1. W. C. Brass Jr.
2. Mary M Toland
3. John M Toland
4. Mrs Louthia Pecina
5. Joe Pecina
6. Nancy J. Cornwell 5-11-76
7. Joe D. Cornwell 5-11-76
8. Bill Anderson 5-11-76
9. Bobbie Anderson 5-11-76
10. Mrs. J. H. Wallace Jr. 5-11-76
11. Peggy Ritter 5-11-76
12. Judy Clark
13. Jennie F Clark
14. Mrs H. D. Clark
15. Lynn Burch
16. Peggy Baker
17. Earl Hayes
18. Tom Alvarado
19. W. L. Young
20. Betty Spillers
21. Betty Jones
22. Linda Tunnell
23. Jane Bourne
24. Phyllis
25. Robert H. Taylor
26. Mrs. Lillian Taylor
27. James Mayo



- 31 Barbara Stuckey 5/11-1976
- 32 Ann Cobb 5/11/76
- 33 Jimmy Cobb 5/11/76
- 34 Bill Stuckey 5-11-76
- 35 Ray Park 5-11-76
- 36 Sharon Park 5-11-76
- 37 Freddie Morrow 5-11-76
- 38 Maria del Borge
- 39 Marian Starr
- 40 Robert E. Starr
- 41 Alda W. Halland 5-11-76
- 42 Gladys Lumico
- 43 H. Kaas
- 44 Lalla Kendrick
- 45 John D. McDuffie 5-11-76
- 46 Sue McDuffie 5/11/76
- 47 Dolores Daves
- 48 Linda Spafford 5-11-76
- 49 Barbara Keef
- 50 Phyllis Mitalof 5-11-76
- 51 Norma Jensen 5-11-76
- 52 Louise A. Hillis
- 53 D. B. Mumley 5-11-76
- 54 Mrs Freddie Morrow 5-12-76
- 55 Susan Jordan 5-12-76
- 56 Mary Dupen 5-12-76
- 57 Debbie White 5-24-76
- 58 Steven L. White 5-24-76

59. Michael Laska



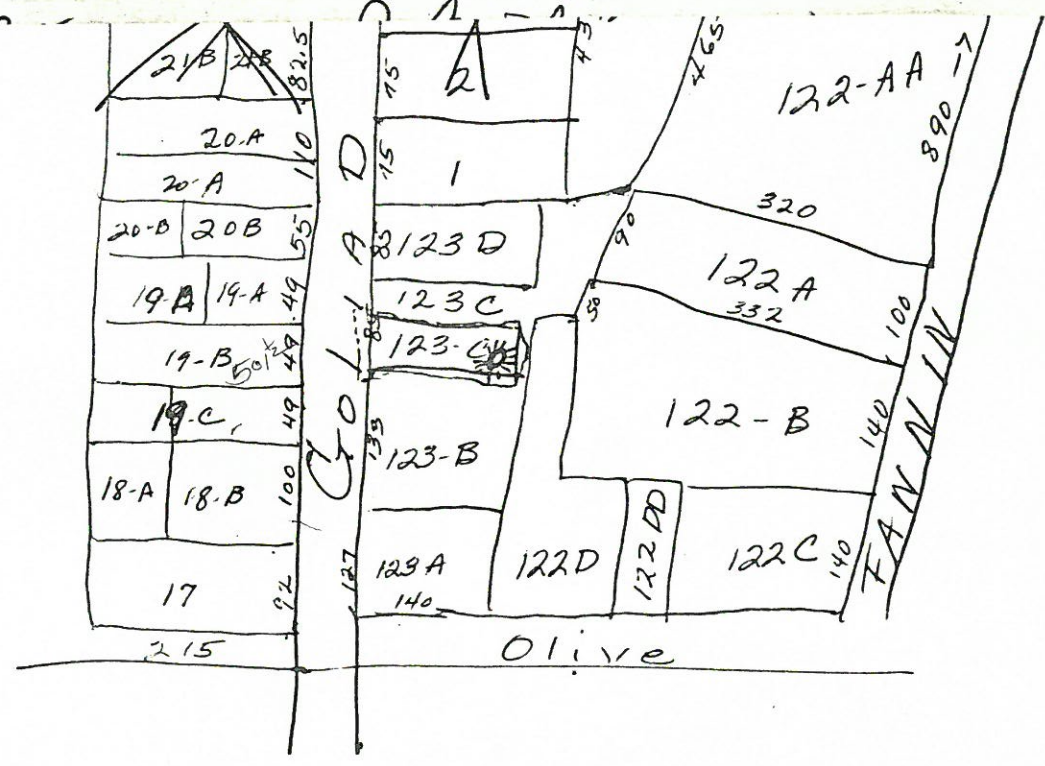
55-  
75-  
60-  
75-

123 - C - Jed Cain 13 AC  
 Baydston  
 123-A - ~~no~~ V. T. Cooper - 404 N. Goliah  
 123-B - ~~no~~ B. A. Klutts - 406 N. Goliah  
 123 ~~C~~ ~~D~~ ~~E~~ ~~F~~ ~~G~~ ~~H~~ ~~I~~ ~~J~~ ~~K~~ ~~L~~ ~~M~~ ~~N~~ ~~O~~ ~~P~~ ~~Q~~ ~~R~~ ~~S~~ ~~T~~ ~~U~~ ~~V~~ ~~W~~ ~~X~~ ~~Y~~ ~~Z~~  
 123 ~~C~~ ~~D~~ ~~E~~ ~~F~~ ~~G~~ ~~H~~ ~~I~~ ~~J~~ ~~K~~ ~~L~~ ~~M~~ ~~N~~ ~~O~~ ~~P~~ ~~Q~~ ~~R~~ ~~S~~ ~~T~~ ~~U~~ ~~V~~ ~~W~~ ~~X~~ ~~Y~~ ~~Z~~  
 123 F - ~~no~~ J. Wayne White - 604 N. Goliah  
 1 - Barnes - John E. Doak 506 N. Goliah  
 2 - ~~Howe Bowles~~ 109 W. Nelson  
 Bowie 76321

Thurston,  
 David  
 Present  
 Owner

122-D - James Daniels - 105 Olive  
 122-C - Doyle Cain - 401 N. Fannin  
 122-DD - Lucille Reede - 201 E. Olive  
 122-B - H. R. McCreary - 405 N. Fannin  
 122-A - A. T. Gray - 504 N. Fannin  
 122-AA - A Townsend & Mildred King  
 601 N. Fannin

17 - Amick ~~no~~ Mrs. R. E. Edwards - 401 N. Goliah  
 18A - ~~no~~ John Wade Gordon - 406 N. Alamo  
 18-B - ~~no~~ Mrs. Leon Lowe - 405 N. Goliah  
 19-C - ~~no~~ J. W. Simmons - 501 N. Goliah  
 19-B - ~~no~~ M. J. Fannin - 501 1/2 N. Goliah  
 19-A - ~~no~~ ? Blanch Lapp - 503 N. Goliah  
 19-A ~~no~~ back - M. L. Young - 504 N. Alamo  
 20-A - ~~no~~ Mary Thomas - 507 N. Goliah  
 20-B - ~~no~~ Wayne Gillespie - 505 N. Goliah  
 20-B ~~no~~ back - Roger McCallum - 938 Alamo



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

Case Number: 76-3

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 BOUGHT MY HOUSE AS A RESIDENCE, (I DO NOT WANT COMMERCIAL BUSINESSES JUST ACROSS THE STREET)
2. THEY DO NOT HAVE ENOUGH SPACE FOR PARKING, PICK-UP & DELIVERY. MY DRIVEWAY WILL BECOME A TURNAROUND.
3. MY PROPERTY VALUE WILL SURELY GO TO ROCK BOTTOM. I COULD NEVER SELL TO ANYONE WITH A DAY CARE CENTER ACROSS THE STREET.

Signature M. Dwayne Gillespie

Address 505 N. GOLIAD

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

Thank You,  
CITY OF ROCKWALL, TEXAS



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Case Number: 76-3

Reason for Change:

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

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

1. N. Solid is not safe for children.
2. Can't get out of Drive way as it is.
3. needs to be on quiet st. (Rockbrook)

Signature Mrs. Leon C. Lowe

Address 405 N. Solid

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

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CITY OF ROCKWALL, TEXAS

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Commission, 102 E. Washington, Rockwall, Texas 75087.

Case Number: 76-3

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 think the zoning should be kept the way it is now*
- 2.
- 3.

Signature *M. J. Farnsworth*

Address 50 1/2 N. Doliad

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

Thank You,  
CITY OF ROCKWALL, TEXAS



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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. Objection by immediate neighbors
2. Possibility of traffic congestion on highway 205
3. noise factor

Signature Mlyoung

Address 504 N. Adams

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 26th day of  
May, 19 76, in the Rockwall City Hall, Rockwall  
Texas, on the request of David and Delores Thurston  
for a change of zoning from "SF-3" "Single Family  
District Classification to "SP" "Special Permit - Day Care Center  
District Classification on the following described property:

Field notes are on file with the Planning and Zoning  
Commission at City Hall. The property is commonly  
known as "502 N. Goliad".

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. 76-3.

City of Rockwall, Texas

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Case Number: 76-3

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. No parking facilities. Residential Area
2. not safe for children, because of heavy traffic
3. Destroy Value of Surrounding Property.

Signature K. J. & Ora Cooper

Address 404 N. Goliad

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

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CITY OF ROCKWALL, TEXAS



BEFORE THE PLANNING AND ZONING COMMISSION  
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Case Number: 76-3

Reason for Change:

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

**I am opposed** to the request for the following reasons: XX

1. ↗ Such a change would be degrading and devalue the existing surrounding property to a very great degree.
2. ↗ North Goliad is a State Highway and at times is used for a speed-way. It is positively no place for congregated smaller children.
3. ↗ The property in question does not even have a drive-way. Such a change would doubtless necessitate a great deal of paving or on-the-street parking to an excess degree which would prove both an "eye-sore" as well as dangerous etc.

Signature Jim Simmons

Address 501 N. Goliad

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

"OVER"

Thank You,  
CITY OF ROCKWALL, TEXAS

BEFORE THE PLANNING AND ZONING COMMISSION  
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Case Number: 76-3

Reason for Change:

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

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

1. I signed form Judy Clark brought to me without thinking
2. of neighbors & other people involved & it would not affect me
3. Any but under circumstances involved I would like to change  
my vote and be against the proposed zoning

Signature Roger D. McAllen

Address Rt 2 Box 4 Rockwall

5-11-76

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

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City of Rockwall, Texas

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Commission, 102 E. Washington, Rockwall, Texas 75087.

Case Number: 76-3

Reason for Change:

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

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

- 1.
- 2.
- 3.

*We are ~~on~~ neither for or  
now against this special permit.  
we remain neutral*

Signature Miss James P. David

Address 1105 Olive St  
Rockwall, Texas

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

Thank You,  
CITY OF ROCKWALL, TEXAS

BEFORE THE PLANNING AND ZONING COMMISSION  
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City of Rockwall, Texas

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Case Number: 76-3

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. no reasons, but I don't
2. object to it being put there
3. \_\_\_\_\_

Signature Blanch M. Lay

Address 503 N. Goliad

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

Thank You,  
CITY OF ROCKWALL, TEXAS



BEFORE THE PLANNING AND ZONING COMMISSION  
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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: 76-3

Reason for Change:

I am in favor of the request for the following reasons: Yes, we need it

I am opposed to the request for the following reasons: \_\_\_\_\_

- 1.
- 2.
- 3.

Signature A. J. Gray

Address 503 N. Goliad St

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

Thank You,  
CITY OF ROCKWALL, TEXAS

To whom it may Concern:

Since Mr. and Mrs. Thurston, David and Deloris, bought the property next to us, facing an Williams Street. known as Jack and Jill, Day Care - we are glad to speak in their behalf, whatsoever we have no complaint, whatsoever of their methods in operating such a school, or center - As we see it; - Mr. and Mrs. Thurston both, work very hard daily improving and updating the property - at the same time striving to bring up, and keep up to, the standards expected of a correctly Licensed Day Care Center -  
Answer Bill Lawhorn



# Ted Cain Realtors

We the following property owners within 200 feet of 502 N. Goliad, Rockwall, Texas, do not object to a special use permit for a day care center.

	NAME	ADDRESS
1.	<del>Blanche Lay</del>	<del>502 N. Goliad</del>
2.	Blanche Lay	502 N. Goliad
3.	Roger D. McCallum	506 N. Alamo - 928 William
4.	Lucille Reeder	201 E. Olive
5.	W. W. Moore (DOYLE CAIN)	401 N. Fannin
6.	Mrs. A. T. Gray	503 Fannin St
7.	John Gordon	406 N. Alamo
8.		
9.		
10.		
11.		
12.		
13.		
14.		
15.		
16.		
17.		
18.		
19.		
20.		



THE PROPERTY OWNERS ON STREET WHERE THE DAY CARE CENTER IS LOCKED ON YONKAND WHICH IS 502 N BONDAD THERE ARE 13 PROPERTY OWNERS - 1 - TED CAIN WHO WANTS THE ZONING CHANGE FOR THE PURPOSE OF SELLING THE PROPERTY, NO 2 BLANCH LAY I AM TOLD THAT SOMEONE IN THE FAMILY IS EMPLOYED WITH THE DAY CARE CENTER, I

I HAVE SIGNED AGAINST THE DAY CARE CENTER

- |      |                     |                          |
|------|---------------------|--------------------------|
| 20 A | 1 MARY THOMAS       | 8 I. A. WAYNE WHITE      |
| 20 B | 2 WAYNE GILLESPIE   | 9 JOHN DOAK              |
| 19A  | <u>3 BLANCH LAY</u> | <u>10 MARIE CRAWFORD</u> |
| 19B  | 4 FANNIN            | 11 123C TED CAIN         |
| 19C  | 5 J. W. SIMMONS     | 12 123B B. A. KLUTTS     |
| 18B  | 6 LEON HOW          | 13 V. T. COOPER          |
| 17   | 7 MRS RE EDWARDS    | 14                       |

~~13~~  
~~12~~  
14

13 - 9  
12

35 cl



COUNTY OF ROCKWALL  
STATE OF TEXAS

We, the undersigned do hereby request the City Council of Rockwall, Texas not to allow the change in zoning from SF-3, Single Family to SP, Special Permit-Day Care Center Classification for 502 N. Goliad Street, Rockwall, Texas.

~~V J Cooper~~  
Ora Cooper 404 N. Goliad

~~BA Kutt~~

Marie Crawford

Deris Bowles ✓

Margaret Fannin

Mac C. Fannin

Pauline J. Fannin

Mrs A E. Edwards.

Byford Reeder,

H R McQuary

R J Gray ✓

Mary C Thomas

Jim Simmons

Myrtle

John Gordon

Leon Lowe.

Shoctic Blacketer.

Mildred Townsend King

Mr. & Mrs. Wayne Gillespie

Mr. & Mrs. J. Wayne White



FOR CITY PLAN COMMISSION  
JUNE 26 - 1976

~~PLEASE~~ I WOULD  
LIKE TO SAY I AM  
NOT AGAINST ZONING  
CHANGES - WHERE BY  
IT IMPROVES THE COMUNITY  
TO WHERE THE PEOPLE THAT  
HAVE HOMES COULD SELL  
AND MOVE, TO A NEW  
LOCATION -, BUT WHEN  
YOU SPOT ZONE LIKE THIS  
WOULD BE IT WILL TEND  
TO LOWER THE VALUE OF  
EVERY ONE PROPERTY

WHEN YOU VOTE ON THIS  
ASKE YOUR SELF IF YOU  
WERE NEXT DOOR WOULD  
YOU VOTE FOR THIS  
BY THE SIDE OF YOUR  
HOMME IT IS BESIDE  
MY HOMME, ~~AND~~

TO BE FILED WITH  
PETITION, THANKS  
B.A. Smith



Case No. 76-3

Applicant David and Delores Thurston

Mailing Address Rt. #2, Rockwall, Tex Phone 722-6680

ORDER OF PLANNING AND ZONING COMMISSION

WHEREAS, on the 26th day of May, 19 76, there came on to be heard zoning Application No. 76-3, on application of David & Delores Thurston 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.

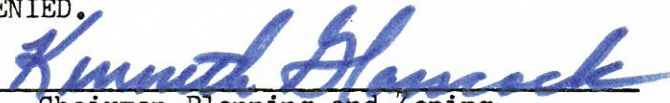
NOW, THEREFORE,, THE CITY PLANNING AND ZONING COMMISSION HEREBY RECOMMENDS:

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

DISTRICT CLASSIFICATION,

~~be changed to "Special Use " Day Care Center~~ DISTRICT Classification.

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

  
Chairman, Planning and Zoning  
Commission, City of Rockwall, Texas

ORDER OF THE CITY COUNCIL, CITY OF ROCKWALL, TEXAS

WHEREAS, on the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, there came on to be heard Zoning Application No. \_\_\_\_\_, on application of \_\_\_\_\_, 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.

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

\_\_\_\_\_ vote(s) were cast against approval of the recommendation of the Planning and Zoning Commission, and \_\_\_\_\_ 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 " \_\_\_\_\_ " \_\_\_\_\_

District Classification to

" \_\_\_\_\_ " District Classification.

\_\_\_\_\_  
Mayor

ATTEST :

\_\_\_\_\_  
City Secretary

ZONING CASE 76-3  
THURSTON DAY CARE CENTER

Vol

Denied @ P. 3