

CITY HALL

ROCKWALL TEXAS

APPLICATION FOR ZONING CHANGE

Case No. _____ Filing Fee 50.00 Date 4-12-77

Applicant James P. Howard Jr & Leona A. Howard

Mailing Address 3903 Villagedr Rockwall Phone No. 722-6844

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.)

Lot 6 in Block 1, of the Lowhorn and Williams addition to the town of Rockwall in Rockwall County Texas as per plat of said addition recorded in volume 46 page 209 of the Deed Records of Rockwall County Texas

I hereby request that the above described property be changed from its present zoning

which is "SF 2" District Classification

to a "GR" District Classification

for the following reasons: (Attach separate sheet if necessary.)

1. *To operate a retail flour business*
- 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.

*James P. Howard Jr
Leona A. Howard*
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)



No. _____

DATE April 12 1977

RECEIVED
FROM

Lena A Howard

DOLLARS \$ 50⁰⁰

FOR

Zoning Change

Amount of Account		Paid Cash	
Amount Paid	<u>\$ 262</u>	Check	<input checked="" type="checkbox"/>
Balance Due		Money Ord.	

Thank
You

BY G. Lyson

To Whom it May Concern:

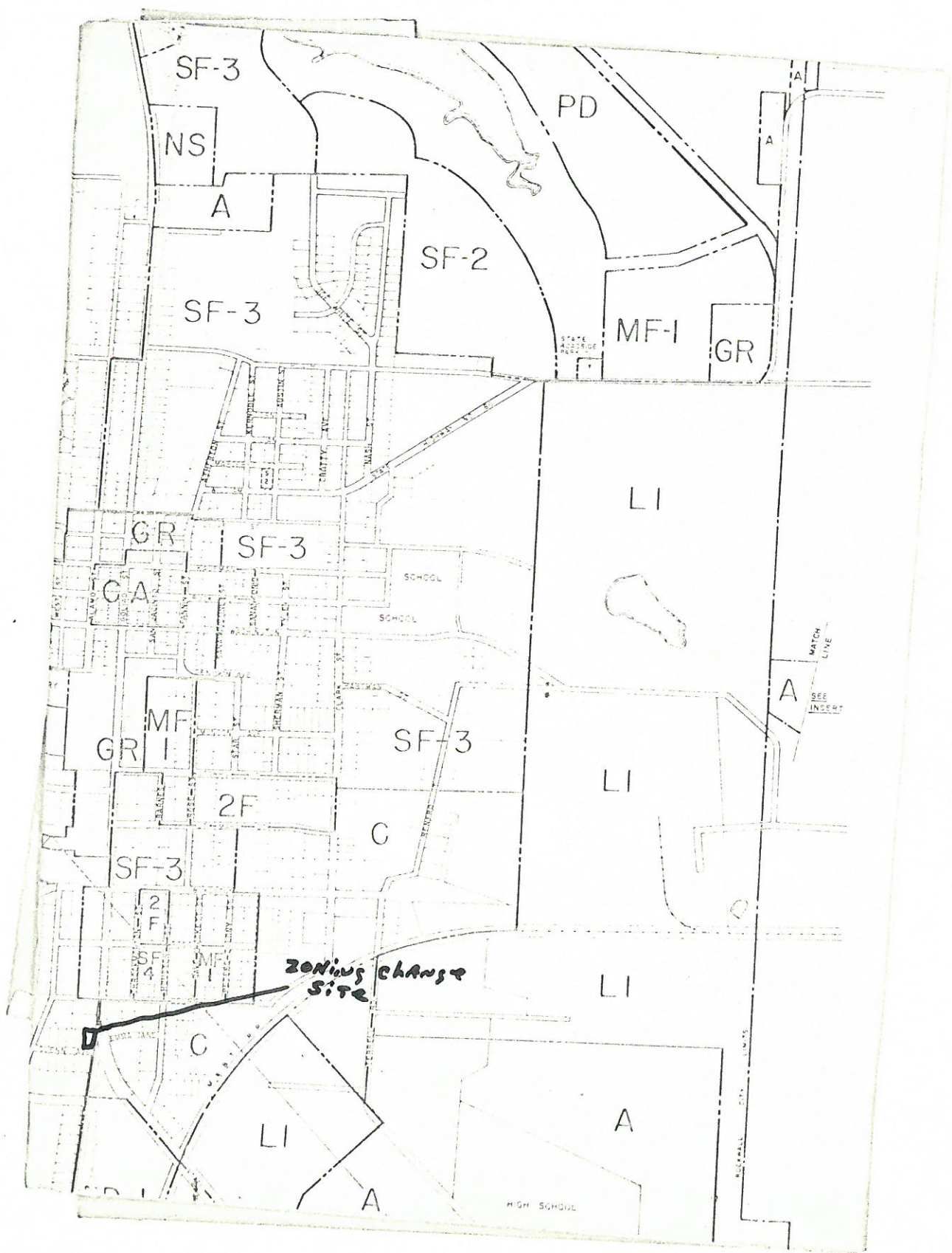
Permission is hereby granted to James P. Howard Jr & Lional A. Howard to file application for a zoning change on Lot 6 in Block 1, of the Lawhorn and Williams addition to the town of Rockwall in Rockwall county, Texas as per plat of said addition recorded in volume 46 page 209 of the Deed Records of Rockwall County Texas.

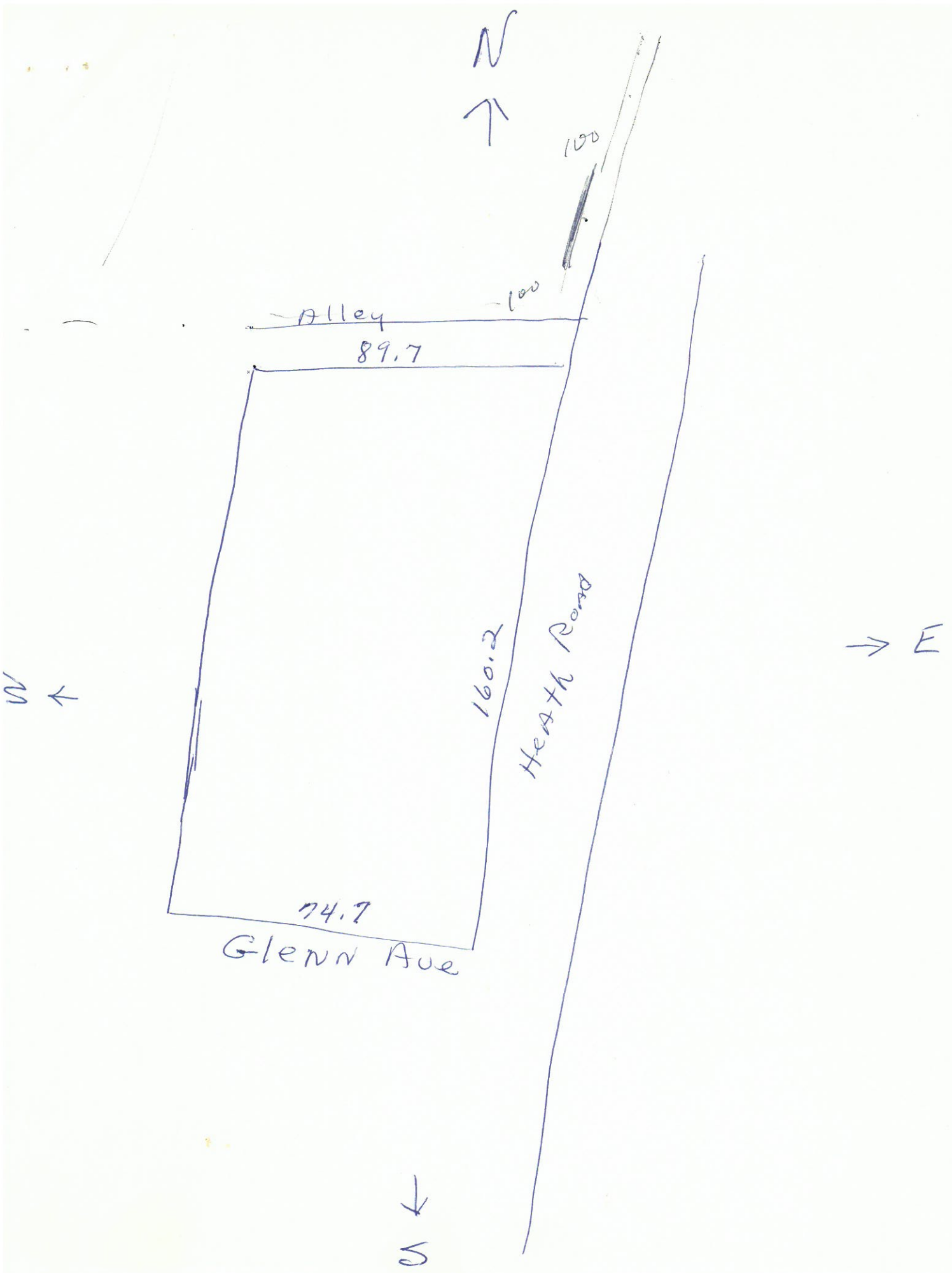
Mr & Mrs Howard are prospective purchasers & it is my understanding that they intend to use the property for a retail florist business.

Larry H. Harris
4-12-77

ZONING CHANGE 77-4
for LEONA A. HOWARD

Zoning from Single Family II to General
Retail





THE STATE OF TEXAS,

COUNTY OF ROCKWALL, KNOW ALL MEN BY THESE PRESENTS: That we, Horace L. Williams and Frank Lawhorn of Rockwall County, Texas do hereby designate the foregoing Map or Plat as a correct Map or Plat of the Lawhorn and Williams Addition to the town of Rockwall, Texas, which addition has been platted out of the following described acreage: Situated in the town of Rockwall, Rockwall County, Texas, a part of the B.J.T. Lewis survey, a part of J. T. Bourn homestead tract. Beginning at stake in center line Rockwall Barnes Bridge road being S. W. cor of said J. T. Bourn homestead tract; Thence East 534.4 ft to a point in W right of way line of Rockwall Heath public road, said point being 25 ft. from its center line; Thence N 5 deg. 20' E along W line of said road 366 ft cor. Thence S 88 W 433.5 ft. to a point in center line of Rockwall Barnes Bridge road; Thence along center line of said road S 21 deg. 5' W 375.6 ft to beginning. being the same premises conveyed to Horace L. William and Frank Lawhorn by A. J. Canup Sr. et ux, and A. J. Canup, Jr. et ux, by deed dated Feb. 28, 1950 and Mary S. Gardenhire Cox et vir, by deed dated Feb. 28, 1956. And We hereby dedicate the street and alleys shown on said Map or Plat to the use and benefit of the public.

Witness our hands this 22nd day of March, A. D. 1950.

Horace L. Williams

Frank Lawhorn

THE STATE OF TEXAS,

COUNTY OF ROCKWALL, BEFORE ME, THE UNDERSIGNED authority on this day personally appeared Horace L. Williams and Frank Lawhorn known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they executed the same

4/18/77

Larry Harris Zoning Change

(Liona Howard)

Owners Within 200'

ALL But-1
BLK 1
68'-W
160.2'-D
Harris Lot # (6)

1. Wayne M^c Callum - Lutheran & Williams - BLK. Lot
104 Glenn Ave. 1 5

2. Earl E. Jolley
% O.T. Cobb ✓ 1 4
106 Glenn Ave.

3. James C. Radney
108 Glenn Ave. 1 3

ALL - But 1
BLK 2
68'-W
145.6'-D
Nalls Lot # (7)

4. Thomas Nalls
101 Glenn Ave. 2 7

5. Vicent Jacobs
103 Glenn Ave. 2 6

6. Robert L. Smith
105 Glenn Ave. ✓ 2 5

7. Rickey Watkins
107 Glenn Ave. ✓ 2 4

Letters
Mailed
4/20/77

8. Willie Yeager^{Yeager}
906 S Goliad Blk-129 - B.G.T. Lewis
1/3 ac - (95'-W - 152'-D)

9. Mrs. Andrew Canup Est.
% W. Yeager
906 S Goliad Blk-129 - B.G.T. Lewis
1.85 ac (95'-W - 304'-D)


10. A. J. Canup, Jr.
903 Alamo Blk-129 - B.G.T. Lewis
.30 ac (95'-W - 152'-D)

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 28th day of
April, 19 77, in the Rockwall City Hall, Rockwall
Texas, on the request of Leona A. Howard
for a change of zoning from "SF-2" "Single Family 2"
District Classification to "GR" "General Retail"
District Classification on the following described property:

See Attached Field Notes

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. 77-4.



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: 77-4

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: 77-4

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 feel this action would lower property values and general desirability of the adjacent neighborhood.*
 2. *I do not feel that the needs of the community warrant*
 3. *a business of this nature at the present time.*
- I believe zoning of this property commercial could attract undesirable businesses in the future.*

Signature Wesley Wayne McCallum

Address 104 Glenn Avenue

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

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CITY OF ROCKWALL, TEXAS

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Case Number: 77-4

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.

Estate of Mrs Andrew Conroy
Signature Mrs William M. Yeager
Address 902 S. Galena

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

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Case Number: 77-4

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 Mrs Willie M. Yeager

Address 906 S. Galia

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

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Ed Hunt
City of Rockwall, Texas

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

Case Number: 77-4

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.
- 2.
- 3.

Signature Thomas Palk

Address 101 Glenn Ave

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

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CITY OF ROCKWALL, TEXAS

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Ed Harts
City of Rockwall, Texas

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

Case Number: 77-4

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 want my neighborhood to remain family residences.
2. I do not want the increased traffic entailed.
- 3.

Signature Robert J. Jester
Address 103 Glenn Ave

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

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See Attached Field Notes

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. 77-4.

Ed Hunt
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: 77-4

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. I FEEL THE PRESENCE OF A BUSINESS IN THIS DISTRICT WILL DECREASE THE PROPERTY VALUE OF THE RESIDENTIAL HOMES.
- 2.
- 3.

Signature Richard A. Watkins
Address 107 Glenn

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

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Ed Hunt
City of Rockwall, Texas

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Case Number: 77-4

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 would NOT benefit from SF-2 To GR,
2. I would NOT like To Live behind ANY kind of business.
3. IF The Liquer Law ever passed I sure wouldn't want A LIQUER STORE in my Neighbor-hood.

Signature James C. Radney

Address 108 Glenn, Rockwall, Tex, 75087

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

May 2, 1977

Mrs. Leona A. Howard
3903 Village Drive
Rockwall, Texas 75087

Dear Mrs. Howard:

This letter is to advise you that your request for a change in zoning was reviewed by the Planning and Zoning Commission at their regular meeting on April 28th, and their recommendation to the City Council was that this zoning change be denied.

State Statute provides that even though the Planning and Zoning Commission denies the request it may be presented to the City Council. If you wish your request for a change in zoning be presented to the City Council at their regular June 6th meeting, we must have your request in writing by May 9th. If we do not receive the request by May 9th, it will have to be delayed until the July meeting of the City Council. If you do not wish to take your case on to the City Council, you are entitled to a \$25.00 refund of the initial \$50.00 charge for your zoning case. In order to make this refund we must have a written letter by the 31st of May advising us that you do not wish to have your case taken to the City Council, and requesting the refund of \$25.00. The City retains \$25.00 of your funds to cover the cost of the preparation of the zoning case for the Planning and Zoning Commission. The letter is absolutely necessary for cases of auditing all of our finances and the reasons for refunding \$25.00 of this request for zoning change charge.

If you have questions or wish to discuss going to the City Council with your request, please contact me here at City Hall.

Sincerely yours,

John Sellon
City Administrator

CC: Ed Heath
JS/mmp

LEONA A HOWARD 77-4
ZONING CHANGE

Referred