

CITY HALL

ROCKWALL TEXAS

APPLICATION FOR ZONING CHANGE

Case No. ~~78-1~~ 78-1 Filing Fee 50.⁰⁰ Date Aug 10, 1978

Applicant DONALD S. ANDERSON

Mailing Address RT 1 BOX 174 J Phone No. 722-5695

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 8/E Block E Griffin Addition - Lot 91 X 253 ft.
LOCATED 310 E. WASHINGTON - Being part of the
B.F. Boydston Survey

I hereby request that the above described property be changed from its present zoning which is "SF3" District Classification to a "GENERAL" RETAIL District Classification

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

1. Building app. 3600 sq ft for letter shop and office supplies TO BE SOLD RETAIL
- 2.
- 3.

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

STATUS OF APPLICANT: Owner Tenant Prospective Purchaser Notes

I have attached hereto as Exhibit "A" Field /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.

Donald S. Anderson
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 Field/attached here- as Exhibit "A" and said description is sufficient to allow qualified surveyor to locate and mark off said tract on the ground

Leon A. Smith
Surveyor or Attorney for Applicant
(Mark out one)

Description of property

All that certain lot, tract or parcel of land lying and being in the County of Rockwall and State of Texas, and in the town of Rockwall. Being a part of the B. F. Boydston Survey and in Griffin Addition to the said town of Rockwall, and bounded as follows:

BEGINNING at a stake in the center of Washington Street, the same being the N. E. corner of a lot owned by the Carter heirs;

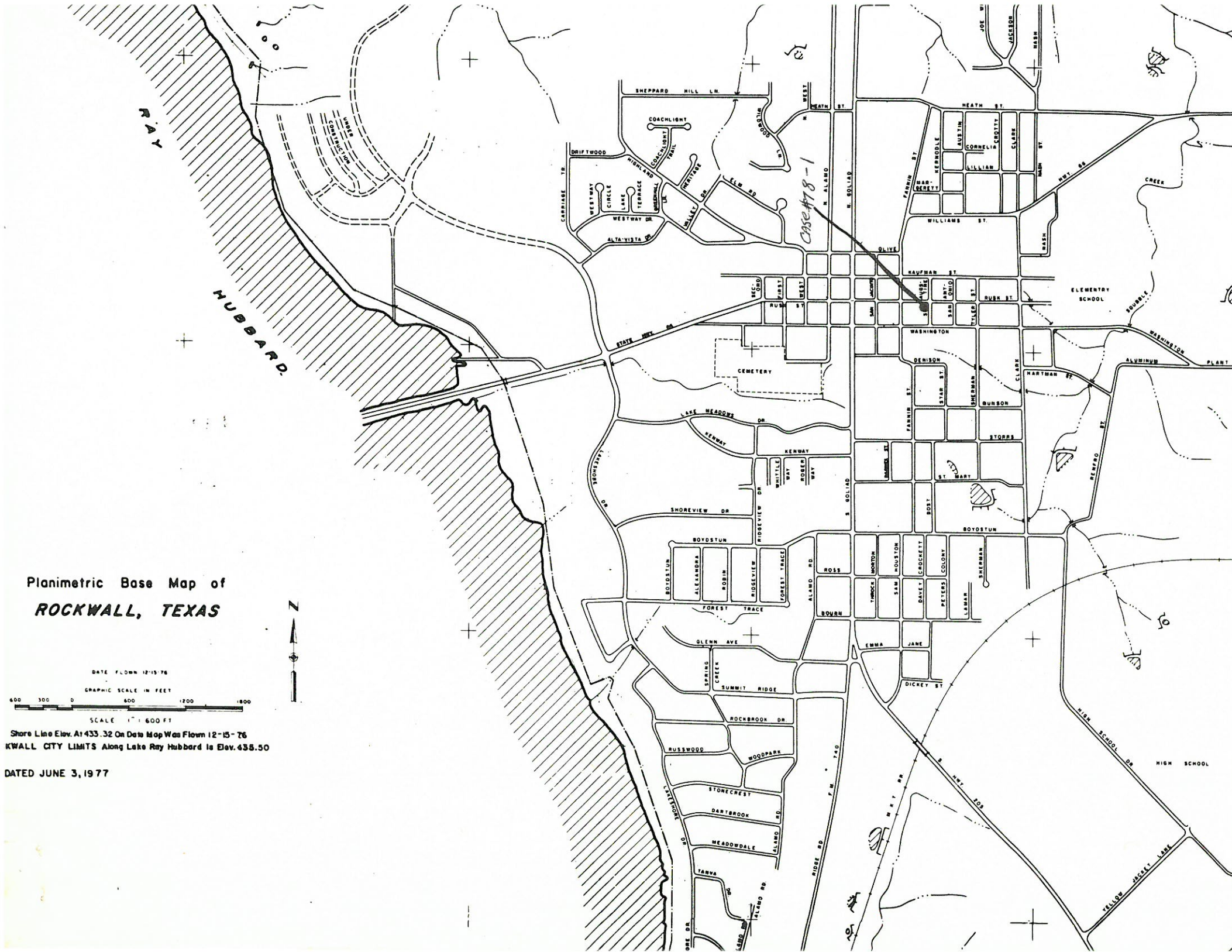
THENCE East with the center of Washington Street, 91 feet;

THENCE South with Mrs. A. E. Wilkersons line, 253 feet to corner;

THENCE West 91 feet to corner;

THENCE North with the East line of the Carter heirs lot, 253 feet to the place of beginning. And being the same premises conveyed to W. D. Dean, by the heirs of Mrs. T. M. Thompson by deed dated Nov. 30th, 1918, and recorded in Vol. 18, Page 520 of the Deed Records of Rockwall County, Texas;

EXHIBIT "A"



RAY

HUBBARD

CASE # 18-1

Planimetric Base Map of
ROCKWALL, TEXAS



DATE FLOWN 12-15-76

GRAPHIC SCALE IN FEET



SCALE 1" = 600 FT

Shore Line Elev. At 433.32 On Date Map Was Flown 12-15-76

KWALL CITY LIMITS Along Lake Ray Hubbard Is Elev. 438.50

DATED JUNE 3, 1977

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 31 day of
August, 19 78, in the Rockwall City Hall, Rockwall
Texas, on the request of Donald S Anderson
for a change of zoning from "S-F-3" Single Family 3
District Classification to "GR" General Retail
District Classification on the following described property:

See attached legal.

Comment: The change in zoning is for the construction of a building to house.
Mr. Anderson Reproduction Company. Also retail office supply combined with it.

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. 78-1.

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: 78-1

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


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CITY OF ROCKWALL, TEXAS

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at 7:30 o'clock P. M, on the 31 day of
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Texas, on the request of DONALD S. ANDERSON
for a change of zoning from "SF-3" "Single Family 3"
District Classification to "GR" "General Retail"
District Classification on the following described property:

See Attached Legal

*Comment: The change in zoning is for the construction of a building
to house Mr. Anderson reproduction company.*

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. 78-1.


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.

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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

200-

✓ Ralph K Hall
100-

306 E. Park ✓
100-

✓ Mattie Adams
✓ Jackson
✓ Thomas Bishop

SAN AUGUSTINE

✓ 619
5th St
✓ 778

✓ 405 E. Park ✓
✓ 405 E. Park ✓

✓ 970 Sawyer
405 E. Park ✓

✓ Bonnie Malbis
405 E. Park ✓

SAN ANTONIO

✓ 1/2 Nell Henson
1565 FREEMONT
DALLAS TX

✓ clo Nell Henson
7565 FREEMONT
DALLAS, TEXAS 75231

Washington

✓ 100
Herman
Deevese
201 S. FAMVIN

✓ 305 S. Family
Christian
Church

✓ Christian
Church
1100

✓ 306 W. Main
James Dean
C. J. & Cora

✓ 308 W. 7th
E. Wood

✓ 309
Public Reano
Est.
309 Juniper

✓ 100
Herman
Deevese
201 S. FAMVIN

✓ 305 S. Family
Christian
Church

✓ 306 W. Main
James Dean
C. J. & Cora

✓ 308 W. 7th
E. Wood

✓ 309
Public Reano
Est.
309 Juniper

✓ 56
SE
Griffith

✓ 402 E. Wood

✓ 206
Rockburn

✓ 75
Ted
R. Ops
19380
Holland
75234

✓ Bethel
Baptist
Church

✓ 201
P.O. Box 83

✓ Texas Power & Light

D. H. Henson

REVIEW COST TIME SHEET

NAME		DATE	HR RATE	CHARGE
Ed	1 hr	Aug 16, 1978	8. ⁰⁰	8. ⁰⁰
Jess	1 hr	Aug 28, 1978	13. ⁰⁰	13. ⁰⁰
Clerical	2 hr	Aug 28, 1978	3. ⁶⁰	7. ⁰⁰
Meeting	1 hr	Aug 28, 1978	21. ⁰⁰	21. ⁰⁰

MINUTES OF THE PLANNING AND ZONING COMMISSION

August 31, 1978

In the absence of the chairman, Commissioner Earl Slaughter opened the meeting at 7:45 P.M. Members present in addition to Commissioner Slaughter were Commissioners Wayne Miles, Wesley Barton, and Bob Coats.

Commissioner Slaughter informed the rest of the Commissioners present that Chairman Glasscock had resigned and that their first item of business was to select a Chairman Pro tem. By mutual consent Commissioner Slaughter was appointed Chairman Pro tem.

Chairman Pro tem Slaughter opened the floor for nominations for chairman. Following a brief discussion Commissioner Coats nominated Commissioner Rogers. The nomination was seconded by Commissioner Barton and the vote for was unanimous.

The Chairman Pro tem requested approval of the Minutes of the June 29, 1978, meeting of the Planning and Zoning Commission. Commissioner Miles moved that they be approved as published. The motion was seconded by Commissioner Barton and the vote for was unanimous.

Commissioner Rogers arrived at this point.

The Chairman Pro tem called the first zoning case, Zoning Case 78-2 - Block 20, Farmers and Merchants National Bank, from Single Family-3 to General Retail.

Mr. Ron LaGrone, owner of the property, appeared before the Commission requesting the rezoning of his property. A number of residents of the neighborhood were present and indicated they were in opposition to the development. Following a lengthy discussion Commissioner Coats moved that the motion to rezone the property from Single Family-3 to General Retail be denied. The motion was seconded by Commissioner Rogers and the vote for was unanimous.

Commissioner Holt arrived at this point.

Chairman Pro tem called for Zoning Case 78-1 - rezoning of Lot 8-E of the Griffith Addition from Single Family-3 Zoning District to General Retail Zoning District.

Mr. Don Anderson appeared before the Commission and requested that his property be rezoned. He stated that he planned on utilizing the property as a site for a print shop and office supply business.

Mrs. Bonnie Mathis and Mr. Mike Pittman appeared in opposition to the proposed zoning change. They both indicated that they felt the area should remain residential.

Following a lengthy discussion Commissioner Holt moved that the zoning request be denied. The motion was seconded by Commissioner Coats and the vote for was unanimous.

The Chairman Pro tem called for Zoning Case 78-3 - Rezoning of a Tract of Land Generally Referred to as "105 South Fannin", consisting of .313 acres, bounded by Washington Street on the south and Fannin Street on the west, from General Retail to Commercial Zoning District.

Mr. Don Jones appeared before the Planning and Zoning Commission to present the request, on behalf of the owner Mr. Ralph Hall. Following a brief discussion Commissioner Rogers moved that the zoning case be denied and that the City Administrator be instructed

Discount Stores and that they plan to build and operate a store on the site. Following a brief discussion Commissioner Miles moved approval of the plat. The motion was seconded by Commissioner Rogers and the vote for was unanimous.

Mr. Larry Mullins, represented Folsom Investments, appeared before the Planning and Zoning Commission and presented a Preliminary Plat on the Pebblebrook Apartment Subdivision. Following a brief discussion Commissioner Coats moved approval of the plat as presented. The motion was seconded by Commissioner Rogers and the vote for was unanimous.

Mr. Larry Peebles, representing the Baker-Crow Company, presented a plat on Stone-bridge Meadows, Phase IV. Following a brief discussion Commissioner Miles moved approval of the plat. The motion was seconded by Commissioner Coats and the vote for was unanimous.

Mr. Harold Evans presented a plat on Chandlers Landing, Phase IX, Installments 2 and 3, Final Plat. Following a short discussion Commissioner Miles moved approval of the plat as presented. The motion was seconded by Commissioner Holt and the vote for was unanimous.

The City Administrator presented a plat on Billy Peoples No. III, Final Plat. Following a brief discussion Commissioner Coats moved approval of the plat. Commissioner Rogers seconded the motion and the vote for was unanimous.

There being no further business, the Chairman Pro tem adjourned the Planning and Zoning Commission meeting at 9:55 P.M.

A handwritten signature in cursive script, appearing to read "Wayne Rogers", is written over a horizontal line.

Don Anderson re Louisiana Case 78-

III B

14-1

Rejected
SEPT 78

Pez