

CITY HALL

ROCKWALL TEXAS

APPLICATION FOR ZONING CHANGE

Case No. _____ Filing Fee \$50.00 Date August 18, 1978

Applicant Ralph M. Hall

Mailing Address 207 East Rusk Street, Rockwall Phone No. 722-5192

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.)

(Property description attached)

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

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

1. This is a desirable location for this type business.
2. This business (hair salon) would not be in conflict with any other business in the area.
- 3.

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

STATUS OF APPLICANT: Owner XX Tenant _____ Prospective Purchaser _____

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.

Ralph M. Hall
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

[Signature]

Surveyor or Attorney for Applicant
(Mark out one)

TRACT III

Being a tract of land situated in the County of Rockwall, Texas, and being a part of the Original Town of Rockwall, Texas, and being a part of the same property of record in Volume 56, Page 471 and Volume 78, Page 382, of the Deed Records of Rockwall County, Texas, and more particularly described as follows:

BEGINNING on the East right-of-way of Fannin Street, a 60 foot right-of-way, and the North right-of-way of Washington Street, a 50 foot right-of-way;

THENCE North, with the East right-of-way of Fannin Street, 91 feet to an iron rod for corner;

THENCE East 150 feet to an iron rod for corner;

THENCE South 91 feet to an iron rod on the North line of Washington Street;

THENCE West, with the North line of Washington Street, 150 feet to the place of beginning and containing 0.313 acres of land, more or less.

City of Rockwall

102 EAST WASHINGTON
ROCKWALL, TEXAS 75087

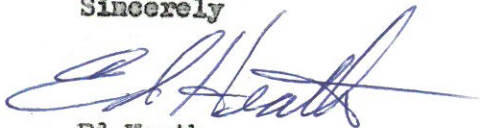
August 1, 1978

Ralph Hall
207 East Rusk
Rockwall, Texas 75087

Dear Ralph:

Please find attached the zoning application, it is required that a \$50.00 deposit be brought in with this application. As soon as the information is filled in on the application and returned to me I will start processing and developing a package for the zoning. Case on the property at the corner of Washington and Fannin Streets.

Sincerely



Ed Heath
Chief Building Inspector

EHgd

City of Rockwall

102 EAST WASHINGTON

ROCKWALL, TEXAS 75087

July 27, 1978

TO: Ed Heath
FROM: Jesse Gilbert
MESSAGE: Re: Zoning Case on Hall Property

I talked to Mr. Hall last Thursday and assured him that we would get a zoning application over to him on the property we discussed with Don Jones.

I suggested that he rezone the one half of the block in question that is under his ownership.

He indicated that he would discuss the zoning case with the property owners within 200 ft.

July 31, 1978
SPRT Application
and Requirements
JG



Planimetric Base Map of
ROCKWALL, TEXAS

DATE FLOWN 12-15-76

GRAPHIC SCALE IN FEET



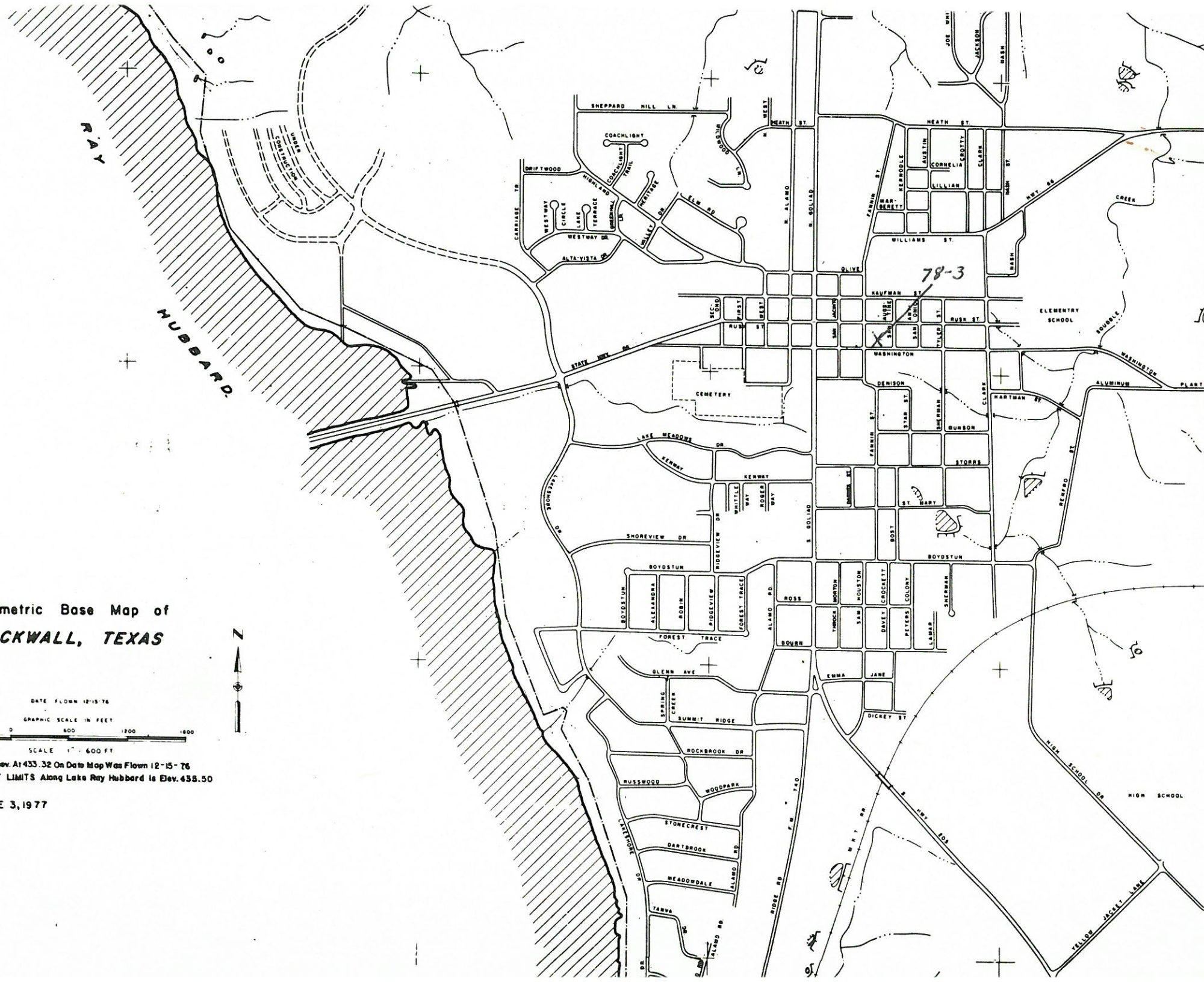
SCALE 1" = 600 FT



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

ROCKWALL CITY LIMITS Along Lake Ray Hubbard is Elev. 435.50

DATED JUNE 3, 1977



306 ^E ~~72~~ Rusk Catholic Church - Bishop Thomas Teicholpe
 305 E Rusk Jackie Pullen
 401 E Rusk P. D. Crawford
 Guy Hanby, Est. ^{40 Nell Hansen} 7565 Freemont, Dallas 75231
 S. Galind First Baptist Church
 Methodist Church
 206 Rockwood Ted Cain
 Heath, 24 C. W. Falls
 Court House County of Rockwall
 Dr. C. G. Peck - 8122 San Fernando Way, Dallas 75211
 Box 686 Rockwall Lions Club ^{40 J. E. Harris, Jr.}
 602 ~~William~~ Robert J. Speights
 301 N. Kaufman Barbara Bray
 301 Highland U. L. Jacobs
 515 Redgum ^{Dr.} James Drays
 411 Valley Dr H. L. Williams
 306 Elm James L. Laughery
 1301 Alamo Rd H. C. Bowen
 Rockwall Fire Dept.
 204 S. Fonnin Bess Martin
 204 Peterson Billy Ridley
 201 S. Fonnin Homer DeBeece
 305 S. Fonnin First Christian Church
 308 E Washington Thelda McCaulsky
 306 E " Cowan & Crow
 712 Redgum De Wayne Cain
 402 E Washup B. B. Glasscock
 207 E Rusk Ralph Hall

222-5016

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 Ralph Hall
for a change of zoning from "GR" General Retail
District Classification to "CA" Central Area
District Classification on the following described property:

See attached legal

Note: The change in zoning is due to a need for a higher zoning to allow
printing to be done.

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. 78-3.

Ed Heath
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: 78-3

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.
- 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: 78-3

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.
- 2.
- 3.

Signature Dwayne Cain

Address _____

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

Thank You,
CITY OF ROCKWALL, TEXAS

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Case Number: 78-3

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.
- 2.
- 3.

Signature Billy Ridley

Address 212 E Washington

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

Thank You,
CITY OF ROCKWALL, TEXAS

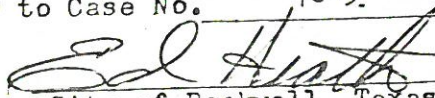
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I am in favor of the request for the following reasons: Yes

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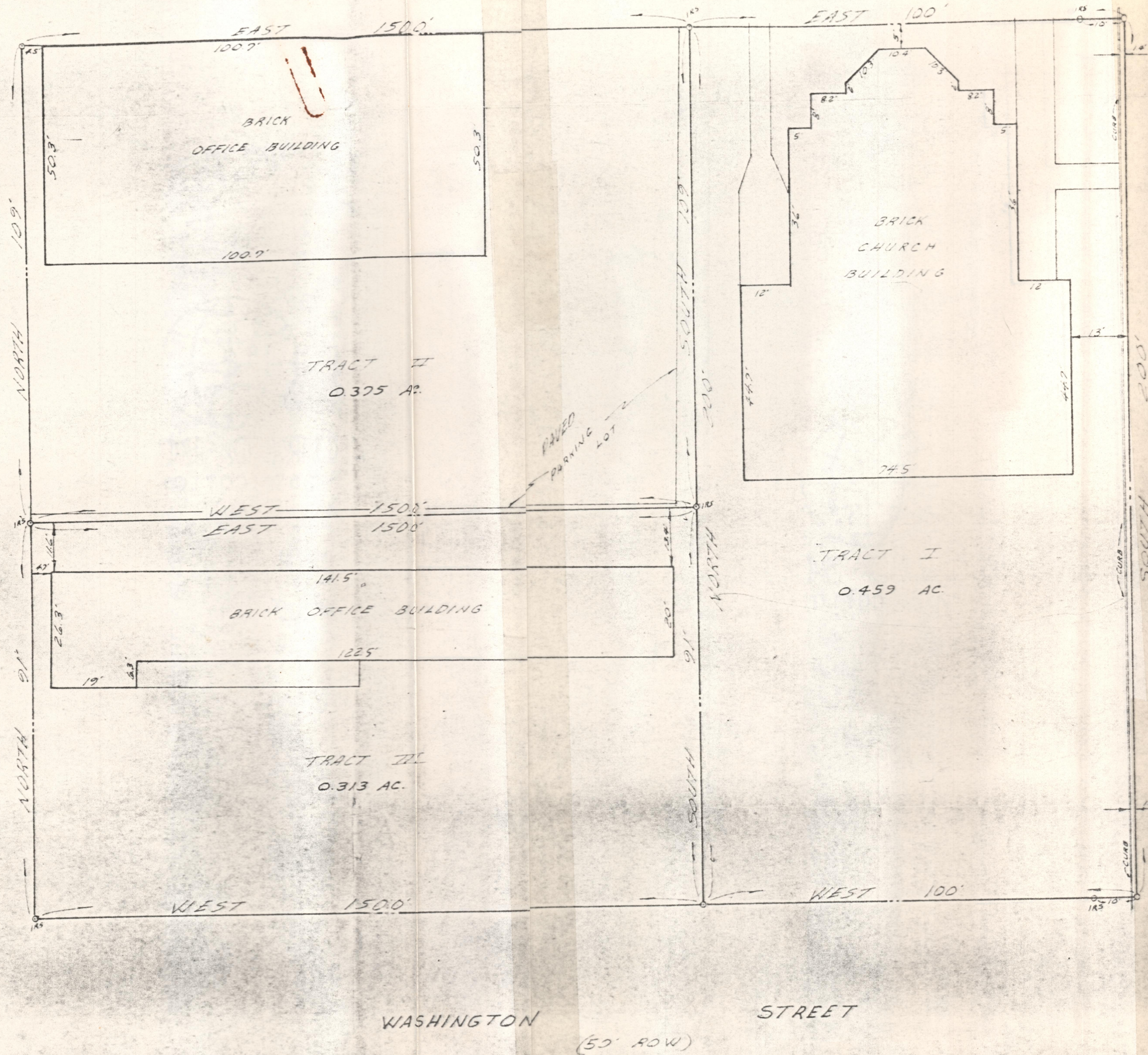
- 1.
- 2.
- 3.

Signature Rev. Albert Caschieri Pastor
for Bishop Thomas Pacheco
Address P.O. Box 191

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

Thank You,
CITY OF ROCKWALL, TEXAS

FANNIN STREET
(60' ROW)



N
SCALE: 1" = 20'

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.

REVIEW COST TIME SHEET

NAME	DATE	HR RATE	CHARGE
Ed	Aug 16, 1978	1hr 8.00	8.00
Jess	Aug 28, 1978	1hr 13.00	13.00
Clerical	Aug 28, 1978	2hr 3.50	7.00
Meeting	Aug 28, 1978	1 21.00	21.00

Send back for
ORD change

78-3