

CITY HALL

ROCKWALL TEXAS

APPLICATION FOR ZONING CHANGE

Case No. 79-3 Filing Fee 50.00 Date April 2 1979

Applicant Eloise Cullum

Mailing Address 3412 Lakeside Phone No. Bus. 777-6371
Home 777-6965
Rockwall, Texas, 75087

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.) The east one-half of Lots 7 & 8 of Block F of the Sanger Brother Addition to the City of Rockwall as shown on attached Survey Plat prepared February 9, 1978.

I hereby request that the above described property be changed from its present zoning which is "SF-2" "Single Family Dwelling" District Classification to a "GR" "General Retail" District Classification

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

1. The expansion of my business "Eloise's Gift Shop and Lunch Box" located on Lot One of Block F of Sanger Bro Addition adjacent to above property and owned by me
2. Adequate parking for present and expanded "Eloise's"
- 3.

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

STATUS OF APPLICANT: Owner 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.

Eloise Cullum
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)

City of Rockwall

102 EAST WASHINGTON

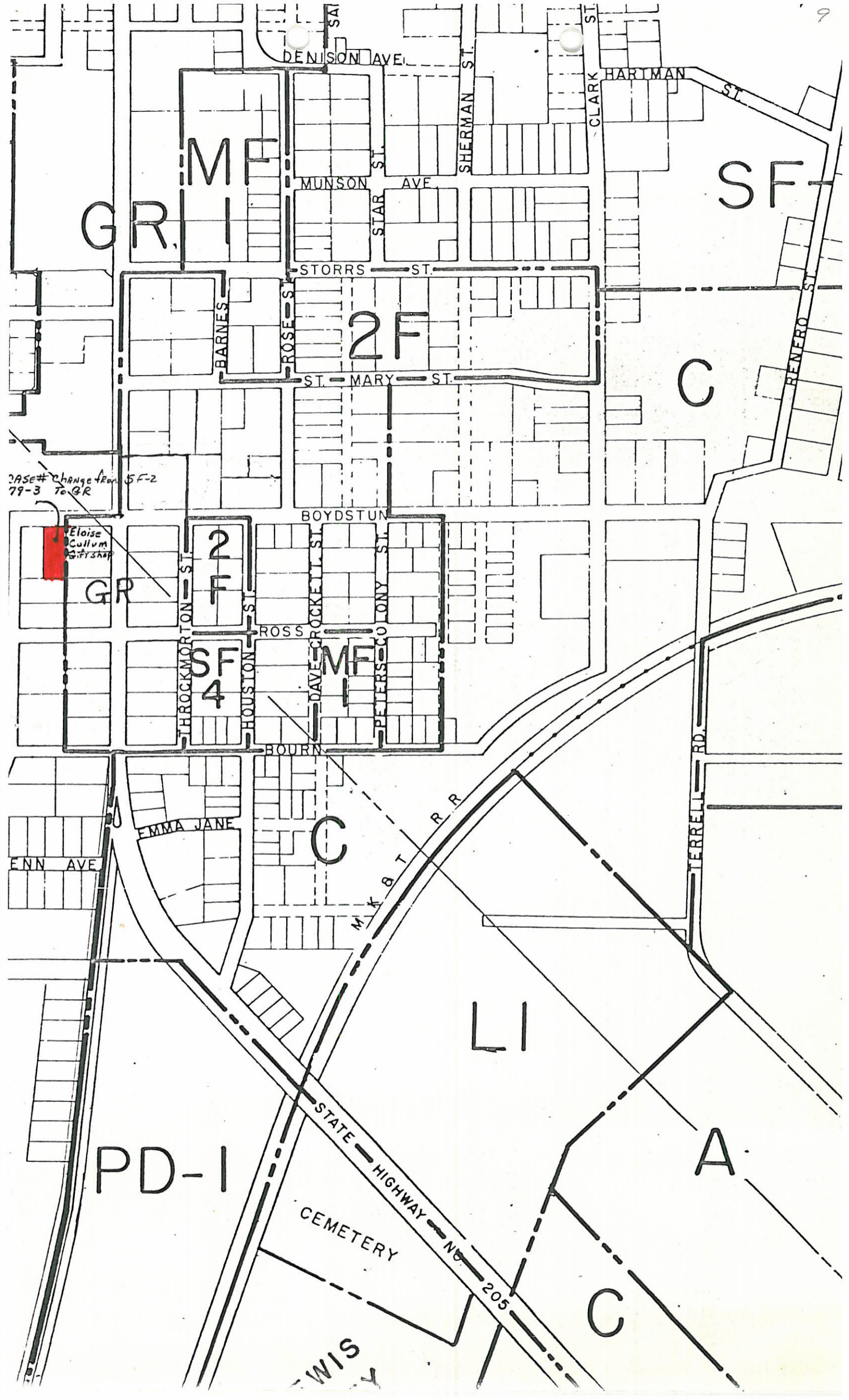
ROCKWALL, TEXAS 75087

Case Number: 79-3
for : Eloise Cullum

Summary of Proposed Zoning Change

This zoning request is being made for the improvement of parking. With the extension to expand Eloise's Gift Shop. This re-zoning will allow the property to be used in the future for retail and personal services.

If the zoning is approved a fence will be required to be built between this property and the property which is zoned residential. The building used to house the expanded retail operation will have to meet all requirements for such retail uses. All parking for the business expansion will have to meet zoning ordinance requirements for parking.



DENISON AVE

HARTMAN ST

GR

MF

MUNSON AVE

SF

STAR ST

SHERMAN ST

CLARK ST

STORRS ST

2F

ST. MARY ST

C

RENERO ST

CASE# Change from SF-2 79-3 to GR

Eloise Colburn Gift shop

GR

2F

BOYDSTUN

THROCKMORTON ST

HOUSTON ST

DAVE CROCKETT ST

PETERS COLONY ST

ROSS

SF 4F

MF

BOURN

ENN AVE

EMMA JANE

C

M K & T R R

TERRELL RD

LI

PD-1

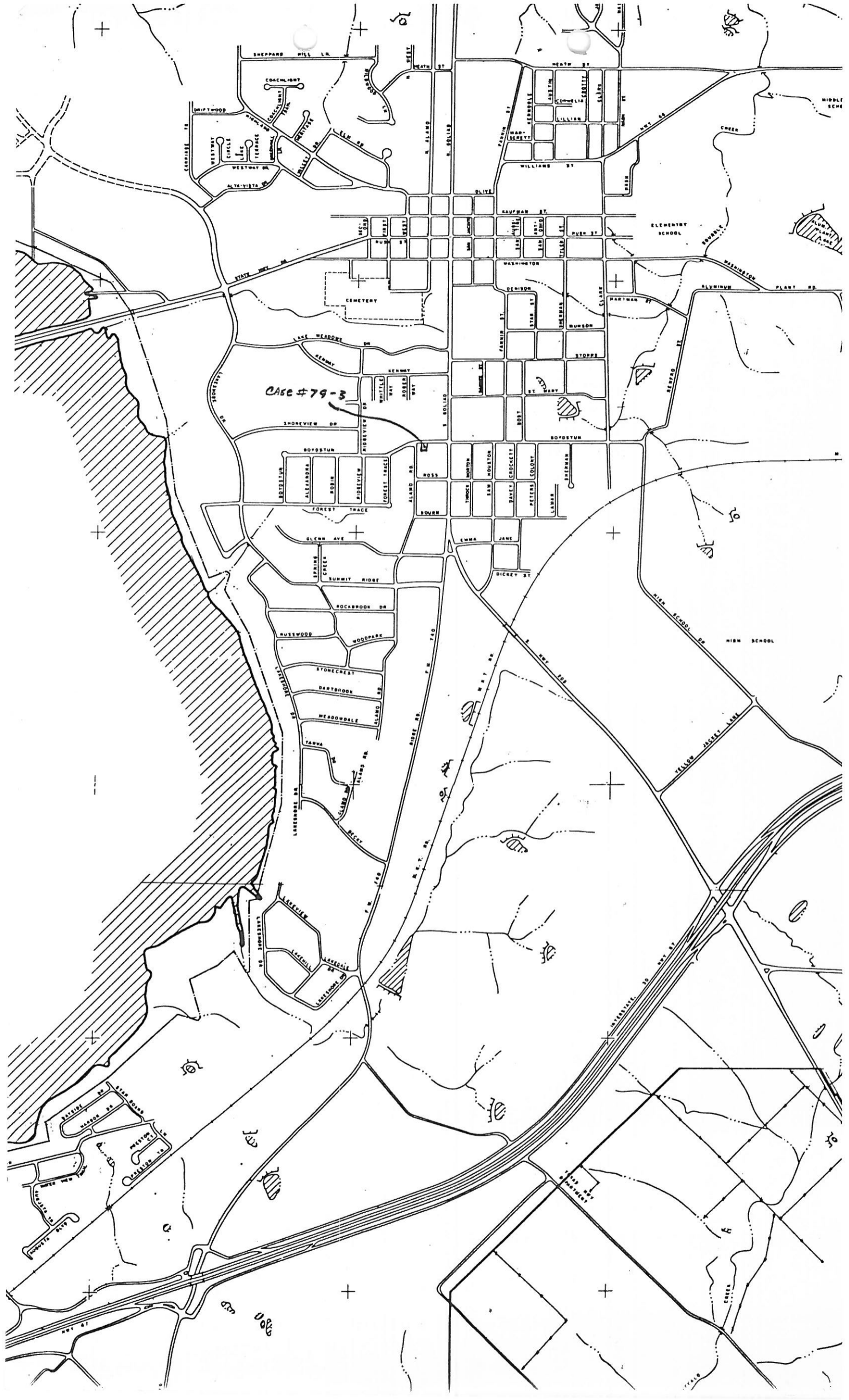
STATE HIGHWAY No. 205

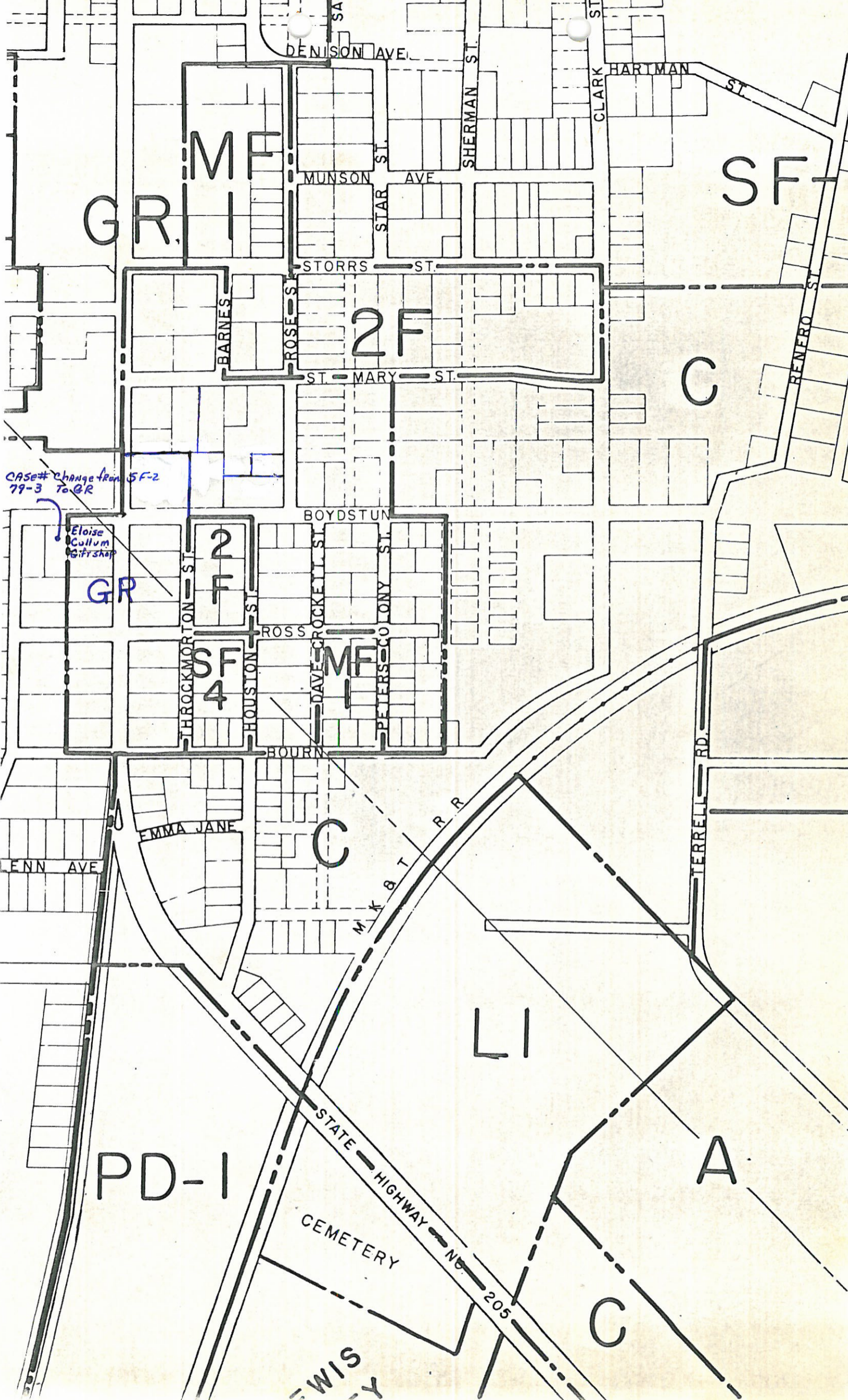
CEMETERY

A

C

WIS





CASE# Change from SF-2
79-3 To GR

Eloise Collum
Giftshop

GR

2F

SF
4

MF

C

PD-1

LI

A

C

WIS Y

GR

MF

2F

SF

C

2F

MF

C

PD-1

LI

A

C

WIS Y

4/26/79

Eloise Gift Shop 702 S Goliad
Property owners 200'

Robert Peck 250 #1

~~Mrs. Bessie Lawson~~ Mrs. Harry Kizer ^{503 Shawnee}

Kenneth Blanton 267 Eye Park Mall, Dallas 75235

Richard Lawson 108 Row

Jed Cain 812 S Goliad

Moser Dev. Co. 405 Jarent Trace

Charles A. Mills 706 Alamo

Baptist Church 610 S Goliad

Robert Cook 764 South Goliad

BEFORE THE PLANNING AND ZONING COMMISSION
CITY OF ROCKWALL, TEXAS

The Planning and Zoning Commission will hold a public hearing at City Hall ; _____ o'clock 7:30 P M, on the 31 day of May, 19 79, in the Rockwall City Hall, Rockwall Texas, on the request of Eloise Cullum for a change of zoning from "SF-2" Single Family Dwelling Lot of 10,000 District Classification to "GR" General Retail sq. f District Classification on the following described property:

The east one half of lot 7 & 8 of Block F of the Sanger Brother Addition to the City of Rockwall as shown on attached survey Plat prepared Febraury, 9, 1979

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. 79-3.

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: 79-3

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 _____

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

Thank You,
CITY OF ROCKWALL, TEXAS



MOSER . THOMAS . GENTRY Associates
Commercial & Industrial Real Estate

May 30, 1979

Planning and Zoning Commission
City of Rockwall
Rockwall, Texas 75087

Re: Zoning Case #79-3

Subject: Eloise Cullum Re-Zoning of
Single-Family Zoning to General
Retail Zoning

Gentlemen:

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

Case Number: 79-3

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. "Eloise's" Gift & Lunch Box have already upgraded the neighborhood by changing from poorly maintained residential rental-type property to a handsome,
2. wholesome retail operation in keeping with the spirit of Rockwall.
3. Rezoning of parcel noted will be used to provide off-street parking needed by "Eloise's" at this time and create opportunity for more business of this type - low-key, quality, small retail for serving the community.

Signature Robert C. Cook

Address 704706 So. Coliad

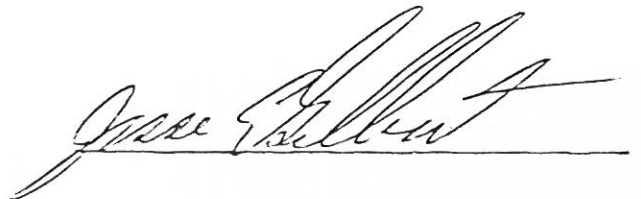
Check one item PLEASE and return this Notice to this Office IMMEDIATELY.

Thank You,
CITY OF ROCKWALL, TEXAS



AGENDA
CITY OF ROCKWALL
PLANNING AND ZONING COMMISSION
May 31, 1979
7:30 P.M.

- I. Call to Order
- II. Approval of Minutes of April 5, 1979
- III. Consider Zone Change Request from Single Family, SF-2, to General Retail, GR, located on the East Half of Lots 7 and 8, Block F, of the Sanger Brothers Addition
- IV. Consider a Final Plat on the Danny Barker Addition, A One Lot Subdivision Located at 402 South Clark
- V. Consider Concept Plan
- VI. Adjournment


Jesse E. Allen

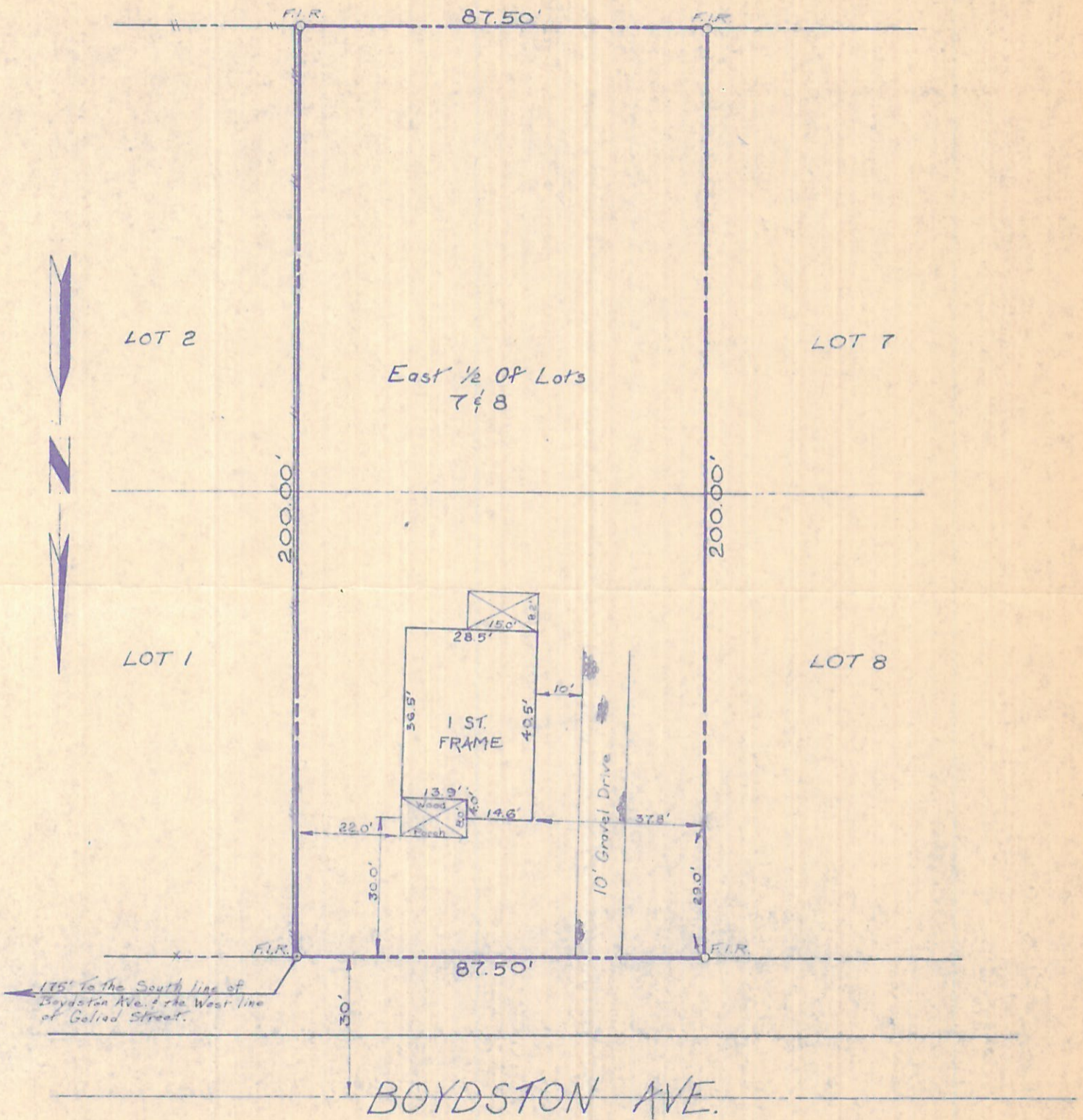
TO ALL PARTIES INTERESTED IN PREMISES SURVEYED:

This is to certify that I have, this date, made a careful and accurate survey on the ground of property located at

No. _____, in the city of _____, Texas, described

as follows:

Lot No. East 1/2 of Lots 7 & 8, Block No. _____ City Block No. _____
of Sanger Brothers Addition, an addition to the City of Rockwall
Texas, according to the File plat recorded in Volume Q at page 100 of the Map Records
of Rockwall County, Texas.



The plat hereon is a true, correct, and accurate representation of the property as determined by survey, the lines and dimensions of said property being as indicated by the plat; the size, location, and type of buildings and improvements are as shown, all improvements being within the boundaries of the property, set back from property lines the distances indicated, and that the distance from the nearest intersecting street, or road, is as shown on said plat.

THERE ARE NO ENCROACHMENTS, CONFLICTS, OR PROTRUSIONS, EXCEPT NONE.

Scale 1" = 30'
Date 2-9-78

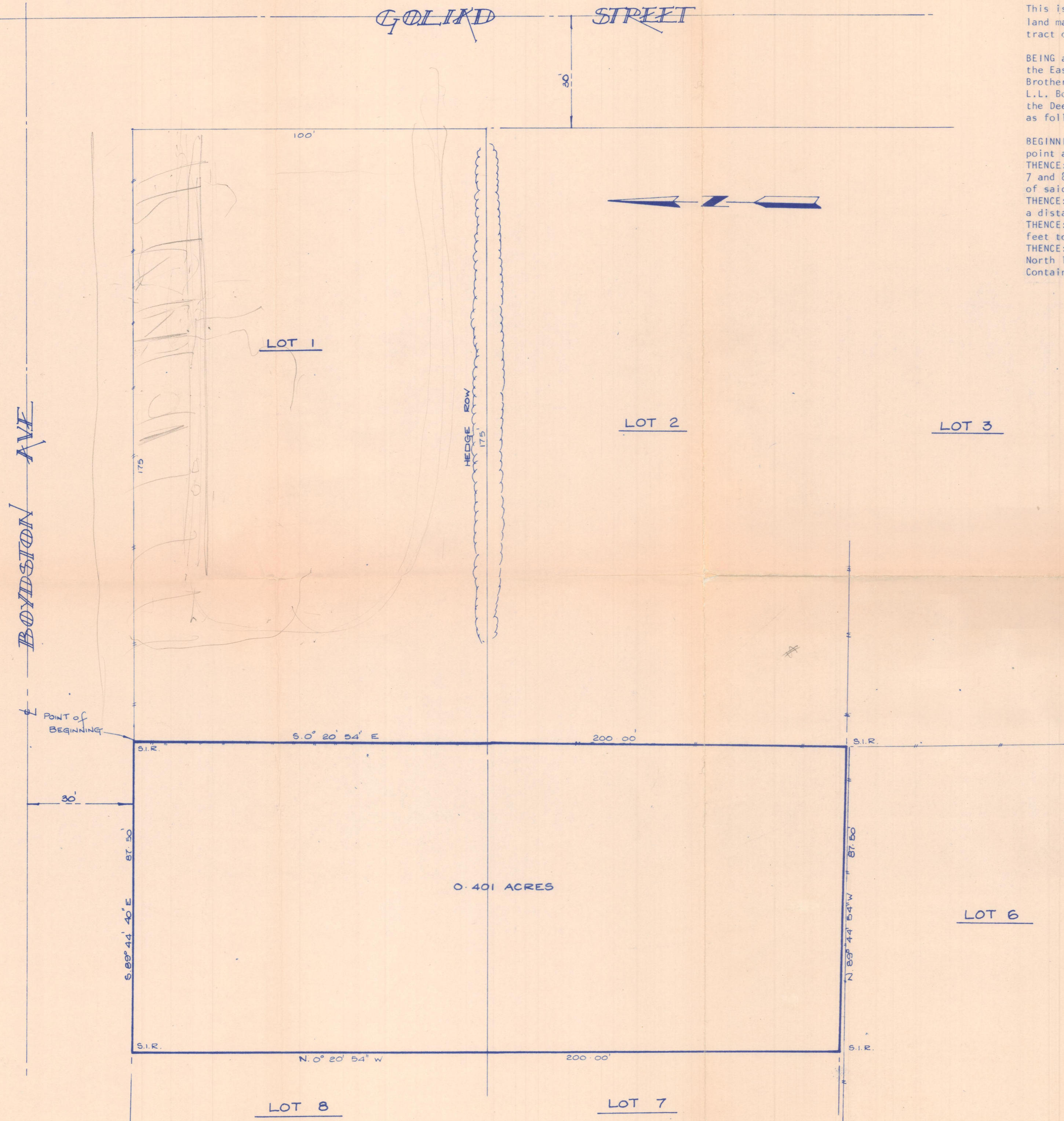
Licensed Land Surveyor, and/or
Registered Professional Engineer.
[Signature]
[Seal: STATE OF TEXAS, JAMES M. JONES, 3852]

STATE OF TEXAS
COUNTY OF ROCKWALL

This is to certify that this plat was made from an actual and accurate survey of land made on the ground November 11, 1977, and correctly represents the following tract of land.

BEING a lot, tract or parcel of land situated in the City of Rockwall and being the East one-half (1/2) of Lots Seven (7) and Eight (8) in Block F of the Sanger Brother Addition to the City of Rockwall and being the same property conveyed to L.L. Bowman, III and James L. Peters by deed recorded in Volume 106, Page 845 of the Deed Records of Rockwall County, Texas and being more particularly described as follows:

BEGINNING at a point for a corner at the Northeast corner of said Lot 8; said point also being on the South line of Boydston Ave.;
THENCE: South $0^{\circ} 20' 54''$ East along a fence and with the East line of said Lot 7 and 8 a distance of 200.00 feet to a point for a corner at the Southeast corner of said Lot 7;
THENCE: North $89^{\circ} 44' 54''$ West along a fence with the South line of said Lot 7 a distance of 87.50 feet to a point for a corner;
THENCE: North $0^{\circ} 20' 54''$ West traversing said Lot 7 and 8 a distance of 200.00 feet to a point for a corner on the South line of Boydston Ave.;
THENCE: South $89^{\circ} 44' 40''$ East with the South line of Boydston Ave. and the North line of said Lot 8 a distance of 87.50 feet to the Point of Beginning and Containing 0.401 Acres of Land.



LOT SURVEY

SCALE: 1" = 20'
NOVEMBER 15TH 1977
328-8188 HAROLD L. EVANS, CONSULTING ENGINEER, DALLAS

ACTION RECORD

CASE NAME: Elaine Cullen

CASE NO.: 80-3
(79-3)

Planning and Zoning
Commission

City Council

Date

Approved.

Disapproved

Approved

Disapproved

Preliminary Plat

Final Plat

Zoning

✓

✓

5-31-79
4-24-80

✓

6-2-80

Changes: Must construct a 6' screening fence between retail
and residential