

City of Rockwall

102 EAST WASHINGTON

ROCKWALL, TEXAS 75087

April 10, 1980

In reviewing a request by Mr. Robert Williams for the platting of his property, we discovered that the block bounded by Alamo on the west, Goliad on the east, Heath Street on the south, and Liveoak on the north is zoned Single-Family 2, which requires a minimum lot of 10,000 sq. ft.

Most of the lots in this block are around 8,000 sq. ft. Therefore, in order to solve Mr. William's problems and prevent any future problems that you might have, the City would like your permission to initiate a zoning change from Single-Family 2 to Single-Family 3 which would reduce the minimum lot size to 7,000 sq. ft. This zoning change would not affect the permitted uses on a piece of property in this block. Its only effect would be to make it possible for you to obtain a building permit without having to go through the inconvenience of requesting a waiver from the Board of Zoning Adjustments.

We would appreciate it if you would sign the enclosed permission. For your convenience, we are enclosing a self-addressed stamped envelope.

If you have any questions regarding this zoning change, please contact Mr. Ed Heath at 722-3256.

Sincerely yours,

Jesse E. Gilbert, Jr.
City Administrator

Attachments
JEG/mmp

BRO'YN LAND SURVEYORS

302 W. Rusk

~~402 XXXXX XXXXX~~ - ROCKWALL, TEXAS 75087
722-3036 ROCKWALL - 226-7522 DALLAS

Description

Being, a tract of land situated in the S.S. McCurry Survey, Abstract No. 146, City of Rockwall, Rockwall County, Texas, and also being part of the Garner Addition, unrecorded, and being more particularly described as follows.

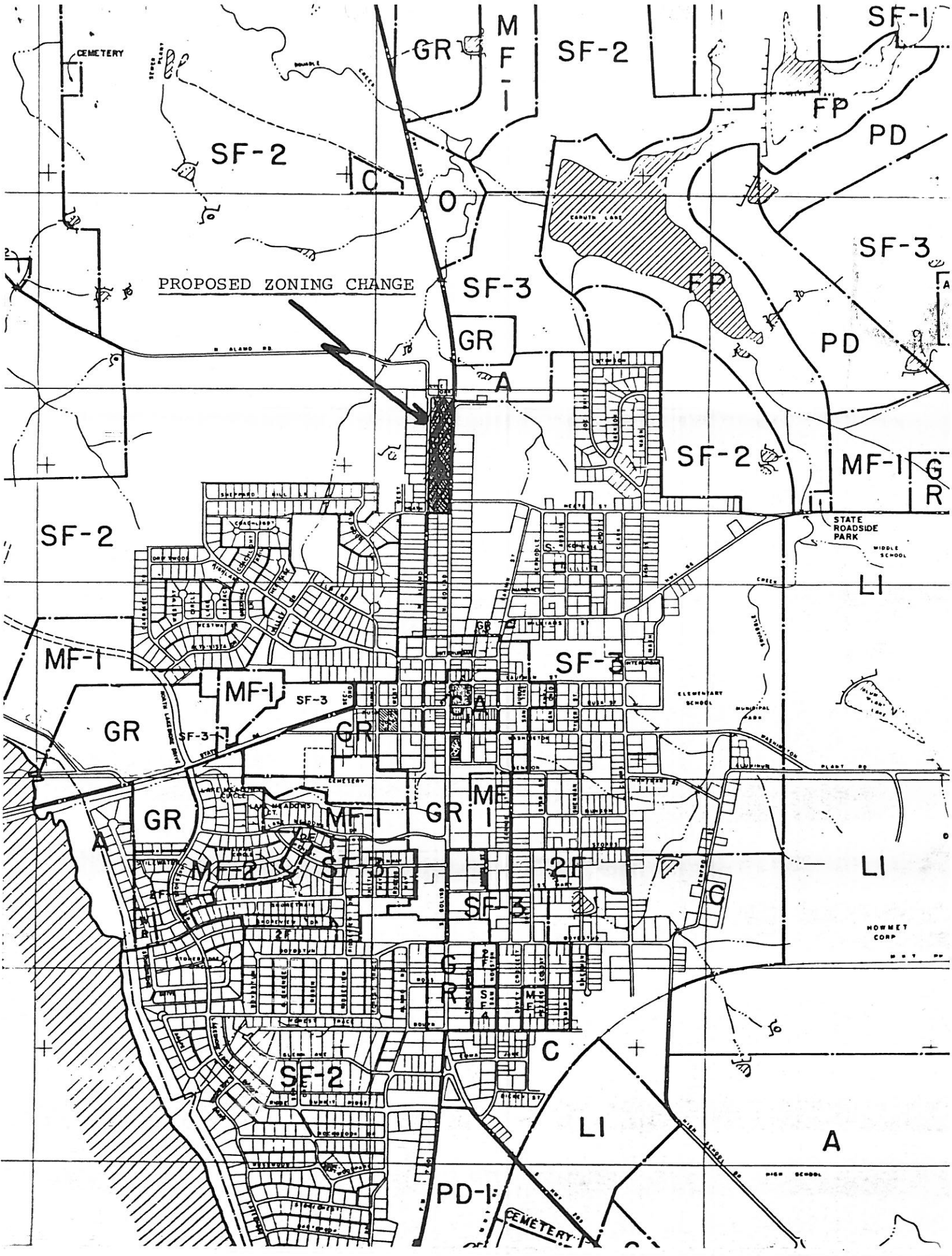
Beginning, at the point of intersection of the North line of Heath Street, with the west line of North Goliad Street, a point for corner;

Thence, West, along the north line of Heath Street, a distance of 208.00 feet more or less to a point for corner;

Thence, North, along the east line of South Alamo Street, a distance of 1150.60 feet more or less to a point for corner.

Thence, S. 88 deg. 03 min. E., along the south line of Live Oak Street, a distance of 208.10 feet more or less to a point for corner.

Thence, South, along the west line of North Goliad Street, a distance of 1143.50 feet more or less to the PLACE OF BEGINNING, and containing 5.5 more or less acres of land.



William Zoning
and Plat

SF-3

NS

A

area to be rezoned

SF-3

SF-3

Willaims Addition



JOE WHITE ST

HEATH ST
KERNODLE ST
AUSTIN ST
CORNEIA ST
LILIAN ST
MARGERIT ST
WILLIAMS ST
CROTTY AVE
NASH ST
STATE HIGHWAY N

GR

SF-3

SCHOOL

SCHOOL
Robert Williams

ALAMO ST.
GOLIAD ST.
JACINTO ST.
FANNIN ST.
RUSK ST.
WASHINGTON ST.
CROTTY AVE
NASH ST
STATE HIGHWAY N

CA

N. Goliad Chang By City

- Todd &
- Guamta Crawford - 923 N. Alamo
- Paul Wilcoxson - 921 N. Alamo
- Jerry B. Jayroe - 507 Munson
- J. O. Graem - 909 N. Alamo
- Maury M. Williams - 908 N. West
- Hilda Mooney - 911 Alamo
- Timothy Earl White - Rt 2 Rt #1 Royce City 75089
- James W. Harris - 907 N. Alamo
- Alton Broyles - 810 N. Alamo
- Bennie Clark - Rt. 2,
- Pedro N. Arce - 802 N. Alamo
- H. B. Barker, Jr - 912 N. Goliad
- Paul Andrews - 808 N. Goliad
- D. R. Florence - 810 N. Goliad
- C. T. Watkins - 812 N. Goliad
- Mrs. J. R. Parrigan - 807 N. Alamo
- Jimmy Herring - 803 N. Goliad
- Lesville Peoples - 208 W. Neath
- Annie White - % B. G. White, 305 Highland
- James M^e Elroy - Rt 1, Box 181
- Ralph White - 10902 Barbarosa, Dallas
- Nelen Mooney Davis - 901 N. Alamo
- Pearl Howell Est - 208 W. Neath
- 1st Cont. Int. Inc. - 13101 ^{912 Roy A. Busby & Co. P.O. 30326} ~~Apreston Rd., Su. 210,~~ Dallas 75246
- Jim Collins Est - % Eloise Canup, 903 S. Alamo
- Ethel Willess - % Rockwall Nursing Home, 205 St. Mary's
- Earl Owens - 1302 Lakeshore
- F. O. O. Scott Est - 6713 Highway 66, Rowlett 75088
- N. O. Scott -
- Jae F. Spafford Sr - 902 N. Goliad
- Russell Wylie - 904 N. Goliad
- Leonel Chavez - 908 N. Goliad
- J. T. M, Inc. - 210 Casa Linda Plaza Suite 53 Dallas 75218
- W. C. Harris - 916 N. Goliad

Tax Office
Address only -

Same
family put
together
OK!

over ->

for Robert Williams

Block 32

- ✓ 1. Reta C. Miles - 924 N. Alamo
- 2. S. L. Halls - 204 N. Hannin St.
- 3. Nathan Cade 926 N. Goliad

Block 30

- ✓ 1. W. T. Collins Rt. 2. Rockwall
P.O. Box 58

Block 29

- ✓ 1. Ross B. Morris - Rt 4 Box 605
- ✓ 2. Peter Winkfein 918 N. Alamo
- ✓ 3. O. E. Crawford 917 N. Goliad

Block 28

- ✓ 1. John C. Adams 911 N. Goliad
lot 27A
- ✓ 1. Jess Barringer 909 N. Goliad
- 2. Daniel R. Middleton - 907 N. Goliad
- ✓ 3. Robert A. Williams 906 N. Goliad

lot 26

- 1. K. E. Hafford Est. 813 N. Goliad

12 total
9 appear

A


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 29th day of May, 1980, in the Rockwall City Hall, Rockwall Texas, on the request of City of Rockwall for a change of zoning from SF-2 Single Family District Classification, to SF-3 Single Family District Classification, on the following described property:

See Attached Description

As an interested property owner, it is important that you attend this hearing or notify the commission of your feeling in regard to the matter by returning the form below. In replying, please refer to Case No. 80-6.



City of Rockwall, Texas

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

Case No. 80-6

I am in favor of the request for the reasons listed below. _____

I am opposed to the request for the reasons listed below. _____

- 1.
- 2.
- 3.

Signature _____

Address _____

Check one item PLEASE and return the notice to this office IMMEDIATELY.

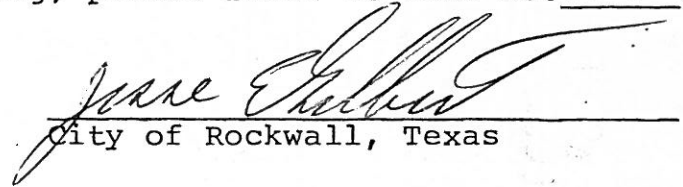
Thank you,
City of Rockwall

BEFORE THE PLANNING AND ZONING COMMISSION
CITY OF ROCKWALL, TEXAS

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City of Rockwall, Texas

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Case No. 80-6

I am in favor of the request for the reasons listed below. ✓

I am opposed to the request for the reasons listed below. _____

- 1.
- 2.
- 3.

Signature Pamela Adams
Address 8082 Dallas St

Check one item PLEASE and return the notice to this office IMMEDIATELY.

Thank you,
City of Rockwall

The following form may be filled out and mailed to the City Planning and Zoning Commission, 100 East Washington, Rockwall, Texas 75087

Case No. 80-6

I am in favor of the request for the reasons listed below. _____

I am opposed to the request for the reasons listed below. ✓

1.

2.

3.

Signature ms. H.L. Mooney

Address 911 N. Alamo, Rockwall, Tx.

Check one item PLEASE and return the notice to this office IMMEDIATELY.

Thank you,

City of Rockwall

BEFORE THE PLANNING AND ZONING COMMISSION

CITY OF ROCKWALL, TEXAS

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The following form may be filled out and mailed to the City Planning and Zoning Commission, 10 1/2 East Washington, Rockwall, Texas 75087

Case No. 80-6

I am in favor of the request for the reasons listed below. _____

I am opposed to the request for the reasons listed below. _____

1. Do not want SF-3 housing in area. It brings in low moral, thievery, rapings, and an all around trashy area in a year or so.
2. Will decrease property value.
3. We intend to retire in Rockwall and would like our city to be of top quality.

4. Put the "blue collar" homes on the South side of town. My husband is a "blue collar" supervisor and we prefer them in another area.

Signature Eunice Hill
Address P.O. Box 274 Simonton, Texas 77476

Check one item PLEASE and return the notice to this office IMMEDIATELY.

Thank you,
City of Rockwall

I think that is reason enough.

3.

Signature Mary M. Williams
Address 908 N. West St.

Check one item PLEASE and return the notice to this office IMMEDIATELY.

Thank you,
City of Rockwall

BEFORE THE PLANNING AND ZONING COMMISSION
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See Attached Description

As an interested property owner, it is important that you attend this hearing or notify the commission of your feeling in regard to the matter by returning the form below. In replying, please refer to Case No. 80-6.

Jane Holbert
City of Rockwall, Texas

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

Case No. 80-6

I am in favor of the request for the reasons listed below. ✓

I am opposed to the request for the reasons listed below. _____

1. for the benefit of those who have smaller lots, in this area,
2. ~~for the~~
3. _____

Signature O.E. Crawford
Address 917 N Holliard

Check one item PLEASE and return the notice to this office IMMEDIATELY.

Thank you,
City of Rockwall

BEFORE THE PLANNING AND ZONING COMMISSION

CITY OF ROCKWALL, TEXAS

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See Attached Description

As an interested property owner, it is important that you attend this hearing or notify the commission of your feeling in regard to the matter by returning the form below. In replying, please refer to Case No. 80-6.

Jose E. Chelton
City of Rockwall, Texas

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

Case No. 80-6

I am in favor of the request for the reasons listed below. ✓

I am opposed to the request for the reasons listed below. _____

- 1.
- 2.
- 3.

Signature D. H. Scott
Address 6713 Hwy 66 75088
Rowlett Texas

Check one item PLEASE and return the notice to this office IMMEDIATELY.

Thank you,
City of Rockwall

BEFORE THE PLANNING AND ZONING COMMISSION

CITY OF ROCKWALL, TEXAS

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The following form may be filled out and mailed to the City Planning and Zoning Commission, 1601 East Washington, Rockwall, Texas 75087

Case No. 80-6

I am in favor of the request for the reasons listed below. _____

I am opposed to the request for the reasons listed below. _____

1. so my son can put a house
2. back there
- 3.

Signature Robert A. Williams
Address 9057 Yalovich

Check one item PLEASE and return the notice to this office IMMEDIATELY.

Thank you,
City of Rockwall

3.

Signature James R. Clark
Address let 2 box 40 b

Check one item PLEASE and return the notice to this office IMMEDIATELY.

Thank you,
City of Rockwall

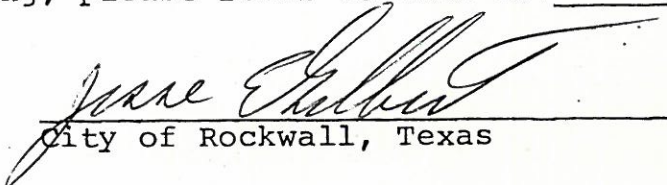
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City of Rockwall, Texas

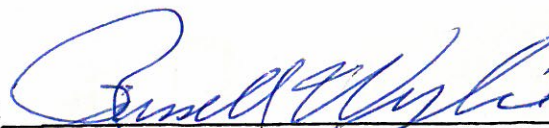
The following form may be filled out and mailed to the City Planning and Zoning Commission, 102 East Washington, Rockwall, Texas 75087

Case No. 80-6

I am in favor of the request for the reasons listed below.

I am opposed to the request for the reasons listed below. _____

- 1.
- 2.
- 3.

Signature 
Address 904-N-Goliad

Check one item PLEASE and return the notice to this office IMMEDIATELY.

Thank you,
City of Rockwall

City of Rockwall

102 EAST WASHINGTON
ROCKWALL, TEXAS 75087

May 19, 1980

Dear Property Owner:

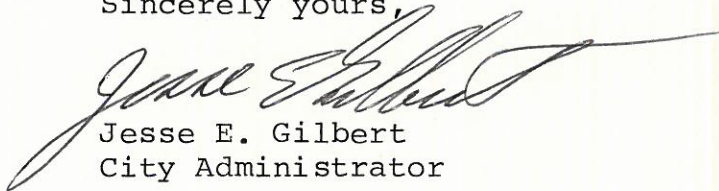
Attached you will find a notification for the rezoning of an area bounded by Alamo on the west, Goliad on the east, Heath on the south, and Live Oak on the north from "SF-2" - Single Family to "SF-3" - Single Family. The City of Rockwall is initiating the zoning case in order to align the zoning with the actual land use in this area.

Under the present zoning classification ("SF-2") the minimum lot size for a residence is 10,000 sq. ft. The majority of the lots in this block are around 8,000 sq. ft. Under the existing ordinance these property owners would have to obtain a variance from the Zoning Board of Adjustments before they could make improvements to their property. The City has initiated this request to eliminate this problem.

An "SF-3" zoning classification would change the minimum lot size from 10,000 sq. ft. to 7,000 sq. ft. This zoning change would not affect the permitted uses on a piece of property in this block; it would simply allow the property owners in this area to utilize their property as it has actually been developed, with smaller residential lot sizes.

If you have any questions regarding this zoning change, please contact Mr. Ed Heath at 722-3256.

Sincerely yours,



Jesse E. Gilbert
City Administrator

JEG/mmp

I hereby approve of rezoning the block bounded by Alamo on the west, Goliad on the east, Heath Street on the south, and Liveoak on the north, and which includes my property, from Single Family-2 to Single Family-3.

Name: _____

Address: _____

I hereby approve of rezoning the block bounded by Alamo on the west, Goliad on the east, Heath Street on the south, and Liveoak on the north, and which includes my property, from Single Family-2 to Single Family-3.

Name: _____

Address: _____

I hereby approve of rezoning the block bounded by Alamo on the west, Goliad on the east, Heath Street on the south, and Liveoak on the north, and which includes my property, from Single Family-2 to Single Family-3.

Name: D. E. Crawford

Address: 917 N. Goliad

I hereby approve of rezoning the block bounded by Alamo on the west, Goliad on the east, Heath Street on the south, and Liveoak on the north, and which includes my property, from Single Family-2 to Single Family-3.

Name:

Robert A. Williams

Address:

905 n. Goliad

I hereby approve of rezoning the block bounded by Alamo on the west, Goliad on the east, Heath Street on the south, and Liveoak on the north, and which includes my property, from Single Family-2 to Single Family-3.

Name: Virginia Fay Adams

Address: 911 N. Goliad

I hereby approve of rezoning the block bounded by Alamo on the west, Goliad on the east, Heath Street on the south, and Liveoak on the north, and which includes my property, from Single Family-2 to Single Family-3.

Name: Ethel Barringer

Address: 909 N. Goliad.

Rockwall Tex

I hereby approve of rezoning the block bounded by Alamo on the west, Goliad on the east, Heath Street on the south, and Liveoak on the north, and which includes my property, from Single Family-2 to Single Family-3.

Name: _____

W. J. Collins

Address: _____

Rt 2 Rockwall Texas

I hereby approve of rezoning the block bounded by Alamo on the west, Goliad on the east, Heath Street on the south, and Liveoak on the north, and which includes my property, from Single Family-2 to Single Family-3.

Name:

Peter H. Hupp

Address:

918 N. Alamo
Rockwood, Tex

I hereby approve of rezoning the block bounded by Alamo on the west, Goliad on the east, Heath Street on the south, and Liveoak on the north, and which includes my property, from Single Family-2 to Single Family-3.

Name: B. Louis Morris

Address: RT #4 Box 605 Rockwall, TX. 75087
(915 N. Goliad)

I hereby approve of rezoning the block bounded by Alamo on the west, Goliad on the east, Heath Street on the south, and Liveoak on the north, and which includes my property, from Single Family-2 to Single Family-3.

Name: Reta Miles

Address: 934 Alamo St Rockwall

City of Rockwall
102 East Washington
ROCKWALL, TEXAS 75087

*Julie
This is the
2nd time (+ address)
this has come back*



First Continental Int., Inc.
P. O. Box 30326
Dallas, Tx. 75204

ACTION RECORD

CASE NAME: Robert Williams (City Plat)

CASE NO.: 80 6

Planning and Zoning
Commission

City Council

Date

	<u>Approved.</u>	<u>Disapproved</u>	<u>Approved</u>	<u>Disapproved</u>	
Preliminary Plat	_____	_____	_____	_____	_____
Final Plat	_____	_____	_____	_____	_____
Zoning	<u>✓</u>	_____	<u>✓</u>	_____	<u>6/12/80</u> <u>7/7/80</u>

Changes: _____

hang
by owner contacted
no, none opposed

2 2

Robert Williams Rezoning 80-6

MINUTES OF THE ROCKWALL CITY COUNCIL
REGULAR MEETING
July 7, 1980

Members present were Mayor Harry Myers, Richard Slaughter, Robert Sparks, Roger McCallum, and Tom Quinn. The meeting was called to order at 7:35 P.M.

The Council considered approval of the minutes of June 2, 1980, and June 9, 1980. There being no additions or deletions, Richard Slaughter made a motion to approve the minutes, Robert Sparks seconded the motion, the same was voted on and carried unanimously.

The Council then considered an appointment of a Council representative to the Firemen's Retirement Fund Board. Mayor Myers recommended that Roger McCallum be reappointed to serve on the Board. Richard Slaughter seconded the nomination, and the Council voted unanimously to appoint Roger McCallum to the Firemen's Retirement Fund Board.

Arthur Kuhlman came in at 7:40 P.M.

The Council then held a public hearing and considered an ordinance for a zone change request from the City of Rockwall from "PD", "MF-1" and "GR" to "SF-1" Single Family on property owned by First Texas Savings and Loan along and north of Highway 66. Mayor Myers opened the public hearing and asked for speakers for and against the proposed zoning. Harold Evans spoke for First Texas Savings and requested that the Council rezone the property as recommended by the Planning and Zoning Commission. This would rezone the area to "PD", "SF-2" and a portion to remain as "GR". Several citizens spoke in opposition to the Planning and Zoning recommendation and requested that the General Retail be rezoned to "SF-2". Richard Slaughter suggested that the General Retail area be rezoned to "PD" in order to provide more control over the future development of the retail area. After a lengthy discussion, Arthur Kuhlman made a motion to approve an ordinance to rezone the property as recommended by the Planning and Zoning Commission, which included rezoning the "MF-1" and a portion of the "GR" area adjacent to State Highway 66 to "SF-2" and rezoning the "MF-1" area south of The Shores to "PD". Roger McCallum seconded the motion, the same was voted on and carried, with Arthur Kuhlman, Roger McCallum, Tom Quinn and Robert Sparks voting for, and Richard Slaughter voting against.

The Council then held a public hearing to consider an ordinance on a zone change request from Ted Cain to rezone Lot 6 Block F and the west 105 ft. of Lots 7 and 8 Block F, Sanger Brothers Addition, from "SF-2" Single Family to "PD" Planned Development.

Dewayne Cain presented his request to the Council. Mr. Gilbert suggested that as the east 70 ft. of Lot 6 was going to be used as a General Retail area in conjunction with Eloise Cullum's development that that section be zoned General Retail rather than including it in the Planned Development zoning. After a brief discussion, Robert Sparks made a motion that the west 105 ft. of Lots 7 and 8 Block F, Sanger Brothers Addition, be rezoned to "PD" Planned Development and the east 70 ft. of Lot 6 Block F be rezoned to "GR" general Retail. Richard Slaughter seconded the motion, the same was voted on and carried unanimously.

The Council then considered a final plat on Amachris Place, a seven lot subdivision located on Alamo Road.

After a brief discussion, Richard Slaughter made a motion that the plat be approved, Arthur Kuhlman seconded the motion, the same was voted on and carried unanimously.

The Council then held a public hearing to consider an ordinance for a zone change request from the City of Rockwall from "SF-2" Single Family to "SF-3" Single Family for the block bounded by Alamo, Heath, Goliad and Liveoak.

Mr. Gilbert explained that most of the lots in this area were actually smaller than the 10,000 sq. ft. required in "SF-2" zoning. Because of this, a property owner would have to go to the Board of Adjustments in order to make any improvements on his property. By rezoning the property to "SF-3", lots would then be in compliance with the Zoning Ordinance. After a brief discussion, Richard Slaughter made a motion to approve an ordinance rezoning the property, Robert Sparks seconded the motion, the same was voted on and carried unanimously.

The Council then considered a final plat on the Williams Addition, a one lot subdivision located on North Alamo.

After a brief discussion, Richard Slaughter made a motion to approve the plat, Arthur Kuhlman seconded the motion, the same was voted on and carried unanimously.

The Council then heard James Dudney, with the Cemetery Association, regarding street improvements in the cemetery. He explained that he was there to request that the roads in the cemetery be paved with gravel and RC-2. Mr. Gilbert stated that there was approximately \$5,000 available in the cemetery fund which could be used for this purpose, but that the original purpose of the money was to be used to set up a permanent maintenance fund for the cemetery. The Mayor asked Mr. Dudney if the Association would be willing to use this money for the street improvements rather than for future permanent maintenance. Mr. Dudney stated that he would check with the Association. Richard Slaughter made a motion that the Council authorize the expenditure for street improvements out of the Cemetery Fund if the Cemetery Association agreed to the use of the money. Robert Sparks seconded the motion, the same was voted on and carried unanimously.

The Council then considered a preliminary plat on the Sparks Addition, a 25 lot subdivision located on Highway 66. Harold Evans was present to present the proposed plat. After a brief discussion, Arthur Kuhlman made a motion to approve the plat, Roger McCallum seconded the motion, the same was voted on and carried unanimously.

The Council then considered a final plat on the Leland Miller Addition, a one lot subdivision located on FM-740. Richard Slaughter made a motion to approve the plat, Arthur Kuhlman seconded the motion, the same was voted on and carried unanimously.

George Human then appeared before the City Council to explain the Concept Plan approach to development and how it would work. After the presentation and some discussion, Robert Sparks made a motion to authorize the City Staff to proceed with the development of an amendment to the

Subdivision Ordinance to include a Concept Plan requirement, Tom Quinn seconded the motion, the same was voted on and carried unanimously.

Bob Nichols then appeared before the Council to discuss needed improvements to the Water and Sewer System.

The Council then considered approval of an ordinance amending the Uniform Building Code to add a provision against utility companies granting installation of utilities for projects where no building permit has been issued or has been revoked. Mr. Gilbert explained that this ordinance would provide the City with the authority to require utility companies to pull power where no building permit has been issued or where a permit has been revoked. He explained that at this time the City has no real authority in requiring utility companies to do this. After a brief discussion, Arthur Kuhlman made a motion to approve the amendment, Robert Sparks seconded the motion, the same was voted on and carried unanimously.

The Council then considered an ordinance amending the Industrial Waste Ordinance to prohibit the discharge of unauthorized material in the City Sewer System. Mr. Gilbert explained that this ordinance would give the City authority to prevent someone from dumping unauthorized waste, such as industrial chemicals which could be harmful to our treatment plant, into the City Sewer System. After a brief discussion, Roger McCallum made a motion to approve the amendment, Tom Quinn seconded the motion, the same was voted on and carried unanimously.

The Council then considered approval of a resolution making certain corrections to the 1979 Tax Roll. Richard Slaughter made a motion to approve the resolution, Arthur Kuhlman seconded the motion, the same was voted on and carried, with Richard Slaughter, Arthur Kuhlman, Tom Quinn, and Roger McCallum voting for, and Robert Sparks abstaining.

The Council then considered a resolution making certain corrections to the 1977-1978 Tax Rolls. Richard Slaughter made a motion to approve the resolution, Arthur Kuhlman seconded the motion, the same was voted on and carried unanimously.

The Council then considered approval of a resolution making certain deletions to the 1975 Tax Roll. Arthur Kuhlman made a motion to approve the resolution, Robert Sparks seconded the motion, the same was voted on and carried unanimously.

The Council then set a date for a work session to discuss Cable Television for July 28th.

The Council then discussed entering into a joint use agreement with the Rockwall Independent School District on park and street facilities. The Council decided at this time to take no action on this item.

Mr. Gilbert explained that the City Health Officer had resigned from his position and that there are two alternate positions vacant on the Board of Adjustments. He explained that these items would be on the next month's agenda for Council consideration.

Mr. Gilbert then stated that the track loader at the City Landfill was in very poor condition and would require a substantial amount of work to put it back into useful condition. He requested permission to

go out for bids on the purchase of a new piece of landfill equipment in order to determine the most cost effective course of action. The Council approved his request.

There being no further discussion, the meeting was adjourned at 10:55 P.M.



ATTEST:

[Handwritten signature]

City Secretary

[Handwritten signature]

Mayor

ORDINANCE NO. 80-15

AN ORDINANCE OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF ROCKWALL AS HERETOFORE AMENDED SO AS TO CHANGE THE ZONING ON A TRACT OF LAND FROM "SF-2" SINGLE FAMILY DISTRICT CLASSIFICATION TO "SF-3" SINGLE FAMILY DISTRICT CLASSIFICATION; SAID TRACT OF LAND BEING MORE FULLY DESCRIBED AS FOLLOWS: BEING, A TRACT OF LAND SITUATED IN THE S. S. MCCURRY SURVEY, ABSTRACT NO. 146, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AND ALSO BEING PART OF THE GARNER ADDITION, UNRECORDED, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING, AT THE POINT OF INTERSECTION OF THE NORTH LINE OF HEATH STREET, WITH THE WEST LINE OF NORTH GOLIAD STREET, A POINT FOR CORNER; THENCE, WEST ALONG THE NORTH LINE OF HEATH STREET, A DISTANCE OF 208.00 FEET MORE OR LESS TO A POINT FOR CORNER; THENCE, NORTH, ALONG THE EAST LINE OF SOUTH ALAMO STREET, A DISTANCE OF 1150.60 FEET MORE OR LESS TO A POINT FOR CORNER; THENCE, S. 88 DEG. 03 MIN. E., ALONG THE SOUTH LINE OF LIVE OAK STREET, A DISTANCE OF 208.10 FEET MORE OR LESS TO A POINT FOR CORNER; THENCE, SOUTH, ALONG THE WEST LINE OF NORTH GOLIAD STREET, A DISTANCE OF 1143.50 FEET MORE OR LESS TO THE PLACE OF BEGINNING, AND CONTAINING 5.5 MORE OR LESS ACRES OF LAND; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED TWO HUNDRED DOLLARS (\$200.00) FOR EACH OFFENSE AND DECLARING AN EMERGENCY.

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices of publication and otherwise, and have held a joint public hearing and afforded a full and fair hearing to all property owners generally, and to all persons interested in and situated in the affected area and in the vicinity thereof, the governing body in the exercise of its legislative discretion has concluded that the Comprehensive Zoning Ordinance of the City of Rockwall should be amended as follows:

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS;

SECTION I. That the Comprehensive Zoning Ordinance of the City of Rockwall, as heretofore amended, be and the same is hereby amended by

amending the zoning map of the City of Rockwall so as to give an "SF-3" Single Family District Classification to the following described property:

Being, a tract of land situated in the S. S. McCurry Survey, Abstract No. 146, City of Rockwall, Rockwall County, Texas, and also being part of the Garner Addition, unrecorded, and being more particularly described as follows:

Beginning, at the point of intersection of the North line of Heath Street, with the west line of North Goliad Street, a point for corner;

Thence, west, along the north line of Heath Street, a distance of 208.00 feet more or less to a point for corner;

Thence, North, along the east line of South Alamo Street, a distance of 1150.60 feet more or less to a point for corner.

Thence, S. 88 deg. 03 min. E., along the south line of Live Oak Street, a distance of 208.10 feet more or less to a point for corner.

Thence, South, along the west line of North Goliad Street, a distance of 1143.50 feet more or less to the PLACE OF BEGINNING, and containing 5.5 more or less acres of land.


SECTION II. That all ordinances of the City of Rockwall in conflict with the provisions of this be, and the same are, hereby repealed, and all other ordinances of the City of Rockwall not in conflict with the provisions of this ordinance shall remain in full force and effect.

SECTION III. That the above described tract of land shall be used only in the manner and for the purposes provided for in the Comprehensive Zoning Ordinance of the City of Rockwall as heretofore amended and as amended herein by the granting of this zoning change.

SECTION IV. Any person, firm, or corporation violating any of the provisions of this ordinance shall be subject to the same penalty as provided for in the Comprehensive Zoning Ordinance of the City of Rockwall as heretofore amended and as amended hereby, and upon conviction shall be punished by penalty of fine not to exceed the sum of two hundred dollars (\$200.00) for each offense and each and every day such offense shall continue shall be deemed to constitute a separate offense.

SECTION V. Whereas, it appears that the above described property requires classification to "SF-3" Single Family District Classification in order to permit its proper development, and to protect the public interest and general welfare of the City of Rockwall, such requirement creates an urgency and an emergency in the preservation of the public welfare and requires that this ordinance take effect immediately from and after its passage and publication of the caption of said ordinance as the law in such cases provides.

DULY PASSED by the City Council of the City of Rockwall, Texas, on
the 7th day of July 1980.


MAYOR

ATTEST:


CITY SECRETARY