

City of Rockwall

102 EAST WASHINGTON

ROCKWALL, TEXAS 75087

August 4, 1980

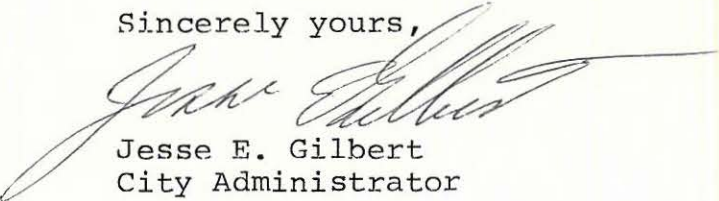
Dear Property Owner:

The City of Rockwall is initiating a change in zoning for Block K of the Sanger Brothers Addition, which is the block bounded by Ross Street on the north, Sam Houston Street on the east, Bourn Avenue on the south, and Throckmorton on the west. The City proposes to rezone the area from its current classification of "SF-4" Single Family to "SF-3" Single Family. This change in zoning will in no way affect the use of the above described property for single family uses. Because the Sanger Brothers Addition was platted prior to the effective date of this ordinance, the lot requirements for this block will remain the same even if the area is rezoned "SF-3" Single Family. The primary difference between the "SF-4" zoning and "SF-3" zoning is that "SF-4" requires a minimum of 6,000 sq. ft. in lot area, and "SF-3" requires a minimum of 7,000 sq. ft. in lot area.

The reason for initiating this zoning change is because the City is considering eliminating the "SF-4" Single Family District Classification as a separate district. Because there are only minor differences between the "SF-4" and "SF-3" districts, "SF-4" is no longer considered to be a needed separate zoning district. Should this district be eliminated, future single family developments with lots of less than 7,000 sq. ft. will have to be zoned "PD" Planned Development.

Again, a change in zoning from "SF-4" to "SF-3" for this area would not alter the use of this block for single family purposes. If you have any questions concerning this proposed rezoning, please contact me at 722-3290 or Ed Heath at 722-3256.

Sincerely yours,

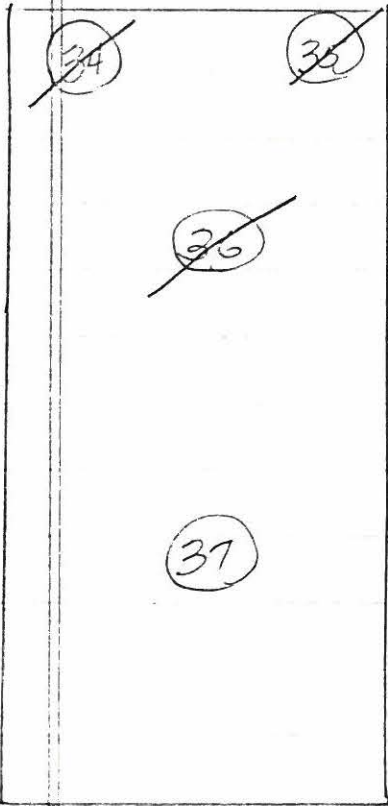


Jesse E. Gilbert
City Administrator

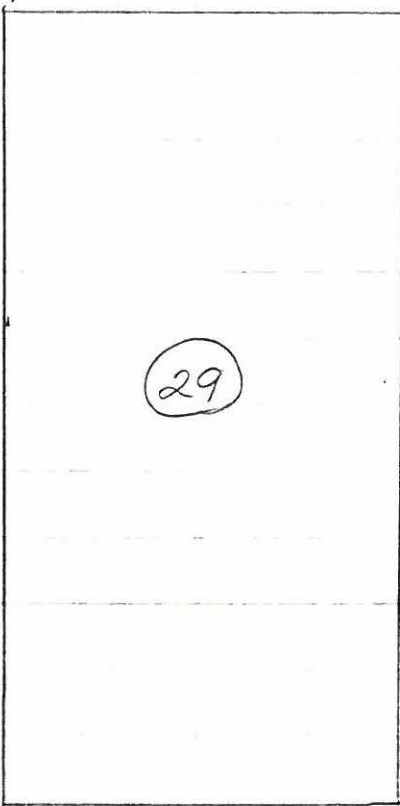
Attachments
JEG/rmp

Boydston St.

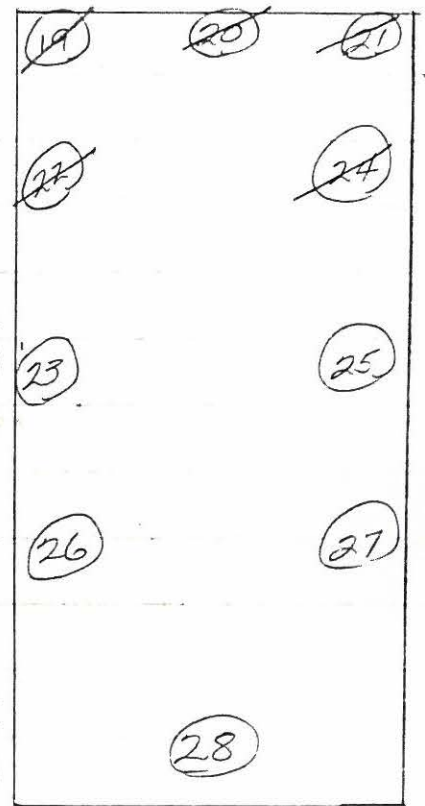
St.



ORTON ST.

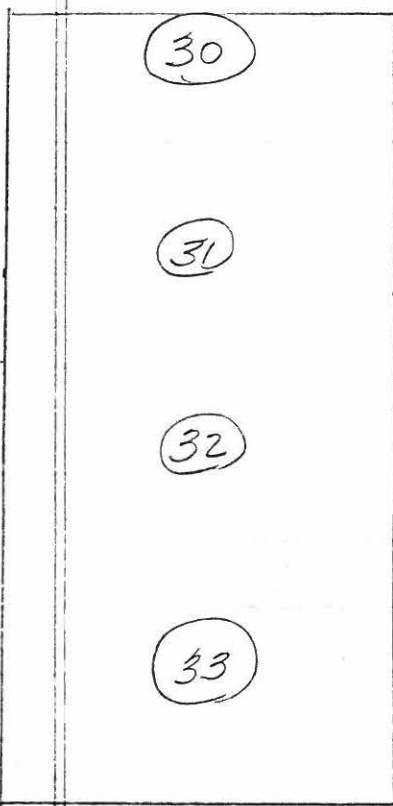


ON ST.

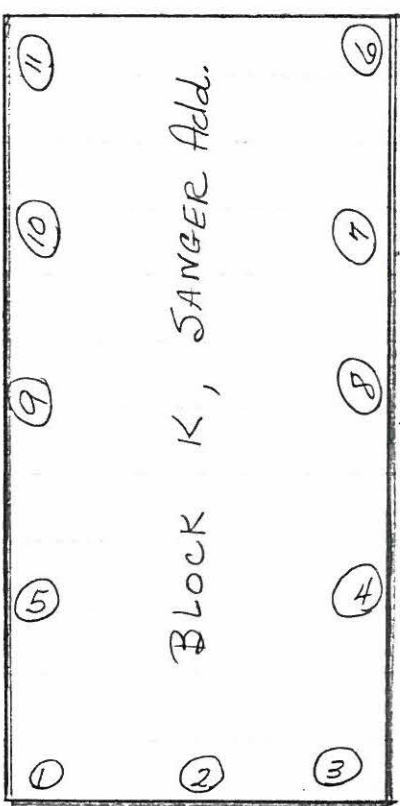


R. O S S

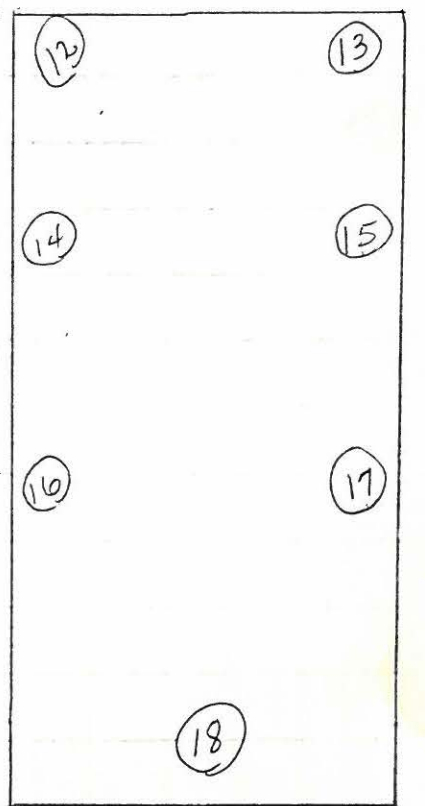
G O L I A D



T H R O C K M O S S

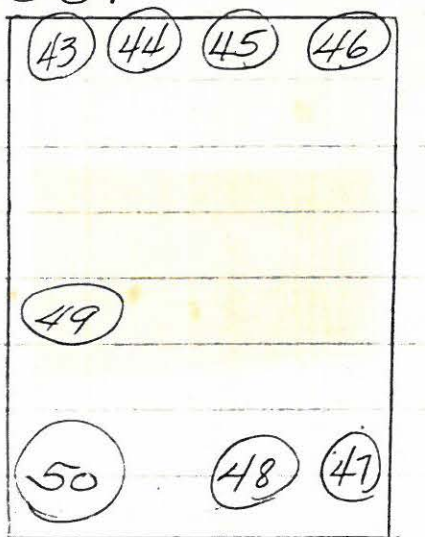
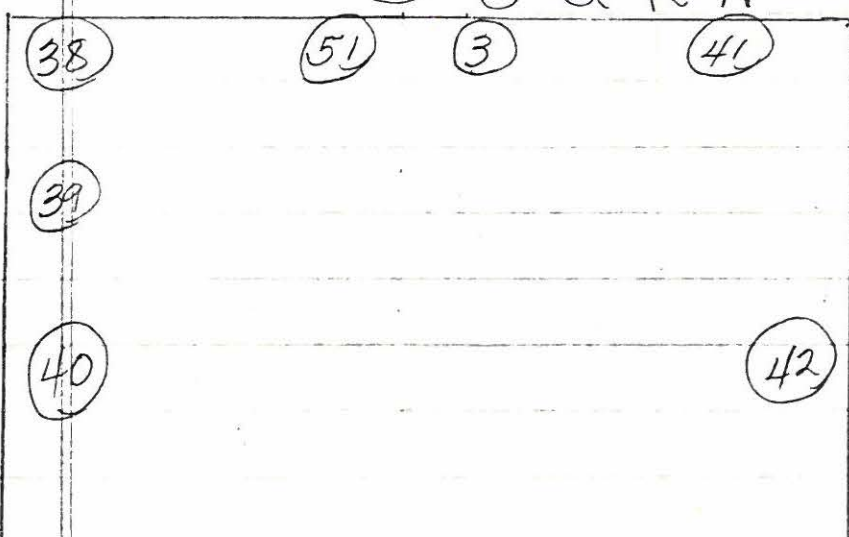


H O U S E S T.



B O U R N St.

S A



EMMA JANE ST.

T A V V C R O C K E T T St.

PUBLIC NOTICE

The City Council of the City of Rockwall, Texas, will hold a public hearing at 7:30 P.M. on January 5, 1981, located at 102 East Washington, Rockwall, Texas, for the purpose of considering a change in zoning from "SF-4" Single Family to "SF-4" Single Family for Block K of the Sanger Brothers Addition of the City of Rockwall.

- ① Lizzie Ford, ^{90 Carol D. Hawkins,} 2914 Woodmere, Dallas 75233
- ② R. T. Moton, 203 E. Bourn
- ③ James Todd, 620 W 48th St, Apt 5, Los Angeles, Calif.⁹⁰
- ④ Vester Alexander, 808 Sam Houston
- ⑤ Annie Mae Gibson, 1225 Eddy Apt. 2204, ^{San Francisco} Calif., 94115
- ⑥ John Mc Guire, 800 Sam Houston
- ⑦ Calvin Jackson, 802 Sam Houston
- ⑧ Alma Dixon, 804 Sam Houston
- ⑨ Samuel Allen, 805 Throckmorton
- ⑩ Annie Daniels, 803 Throckmorton
- ⑪ Estelle Lafayette, 801 Throckmorton
- ⑫ Lurline Hicks, 801 Sam Houston
- ⑬ Lafayette Whitley, 9319 Whittenburg Gate, ^{Dalla.} 75231
- ⑭ Willis Hood, 805 Sam Houston
- ⑮ A. L. Bennett Est., ^{90 Oliver Lowell,} 712 Peter's Colony
- ⑯ Housing Authority, ^{90 Jackie Daniel} 105 Olive
- ⑰ James Brown, 707 Dave Crockett
- ⑱ Baptist Church,
- ~~⑲ Helen Alford,~~
- ~~⑳ M. G. Lanier,~~
- ~~㉑ E. J. Taylor Est.,~~
- ~~㉒ O. W. White,~~
- ㉓ Allison Strange, 505 Sam Houston
- ~~㉔ Jerry Barker,~~
- ㉕ Ruth Strange, 505 Sam Houston
- ㉖ Nancy Williams, 707 Sam Houston
- ㉗ Bennie Mims, 709 Sherman
- ㉘ Anderson Heard, 710 Dave Crockett
- ㉙ Housing Authority, ^{90 Jackie Daniel} 105 Olive
- ㉚ Tommy Mc Clain, Box 772
- ㉛ Mrs. J. R. Falls, 204 N. Fannin
- ㉜ Mrs. Frank Watkins, 809 S. Goliad
- ㉝ Mrs. Frank Kendall, 811 S. Goliad
- ~~㉞ Joe Shields,~~
- ~~㉟ Mrs. Pat Smith,~~

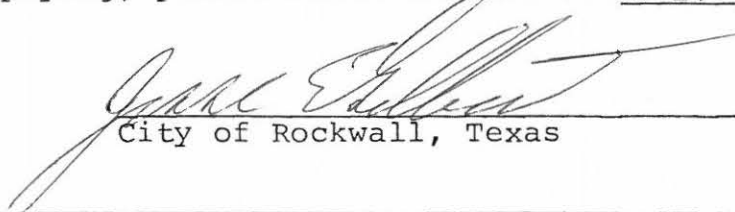
- (36) ~~Jimmy T. Dlin,~~
 (37) Frank Miller, 109 E. Kaufman
 (38) Elizabeth Sears, 901 S Goliad
 (39) C. O. Lofland Est., 905 S Goliad
 (40) D. & N. Leasing, 208 W. Heath
 (41) Richard Howard, 208 Bourn Ave.
 (42) Leonard Guthrie, 1335 Waco, Dallas 75216
 (43) Refame Spencer, 6138 Singing Hills Dr., Dallas 7524
 (44) Georgia Cook, 4015 Peseo, Kansas City, Mo. 64110
 (45) Willene Davis, 306 Bourn.
 (46) Archie Jones, 308 Bourn
 (47) Mary Price, 309 Emma Jane,
 (48) Marguerita Ford, 609 Sedalia Place, Lawton, Okla
 (49) Beatrice Douglas, 905 Sam Houston
 (50) Leola O'Gilbert, Rt 2, Box 22-C
 (51) Hattie Burns, 1639 North Norfolk, Tulsa, Okla. ⁷⁴¹⁶

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 14th day of August,
19 80, in the Rockwall City Hall, Rockwall Texas, on the request of
City of Rockwall for a change of zoning from
"SF-4" Single Family District Classification,
to "SF-3" Single Family District Classification,
on the following described property:

Block K, Sanger Brothers Addition to the City of Rockwall

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. 80-10.



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. 80-10

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

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

Case No. 80-10

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

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

1. *The reasons dont know*

2.

3.

Signature Mrs. J. P. Falls
Address 204 N. Fannin

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

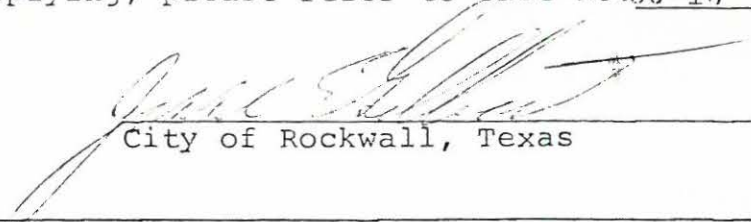
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Case No. 80-10

X

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.

620. W. 48st apt
Signature James Todd
Address Los Angeles, Calif. 90037

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

Thank you,
City of Rockwall

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Case No. 80-10

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 Dennis J. Pappas
For Housing Authority of the City of
Address Rockwall, Texas
P.O. Box 36

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

Thank you,
City of Rockwall

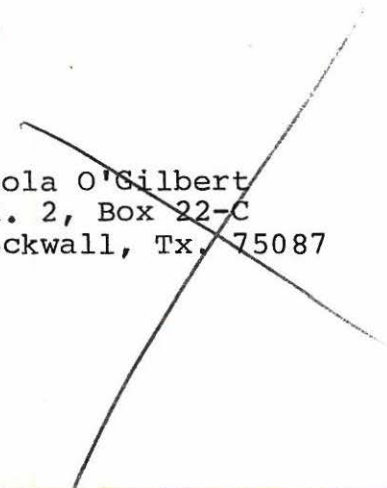
City of Rockwall

102 East Washington
ROCKWALL, TEXAS 75087



[Handwritten signature]

Leola O'Silbert
Rt. 2, Box 22-C
Rockwall, Tx. 75087



*Done over
1/8/87*

MINUTES OF THE PLANNING AND ZONING COMMISSION

August 14, 1980

Members present: Chairman Wayne Rogers, Wayne Miles, Wesley Barton, Duane Gracy and Kenneth Smith. The meeting was called to order at 7:30 P.M. The Commission considered approval of the minutes of the meeting of July 10, 1980. There being no additions or deletions, Leon Tuttle made a motion to approve the minutes, Wayne Miles seconded the motion, it was voted on and carried unanimously.

The Commission then held a public hearing to consider a zone change request from the City of Rockwall from "SF-4" Single Family to "SF-3" Single Family on Block K of the Sanger Brothers Addition. Mr. Gilbert explained that in the process to revise the current zoning ordinance, the Zoning Revision Committee had recommended that "SF-4" be eliminated. He explained that the City Council felt that now would be the time to proceed with this change, there being only two tracts of land in the City with an "SF-4" designation. He explained that if the "SF-4" classification were eliminated, those areas with this zoning designation would have to be rezoned. He explained that this block was one of the two areas with the "SF-4" designation, and that the City was proposing to rezone it to "SF-3". He explained that this area had already been platted and that due to this the "SF-3" designation would not really affect the lot sizes in this area. After a brief discussion, Wesley Barton made a motion to approve the rezoning, Leon Tuttle seconded the motion, the same was voted on and carried unanimously.

The Commission then considered a preliminary replat of Stonebridge Meadows, Phase V. Larry Peebles was present to explain the proposed plat to the Commission. He stated that the major change was a reduction in the General Retail area to more Single Family area and a certain realignment of streets in the area. Ed Heath explained that there were no problems with the plat. After a brief discussion, Leon Tuttle made a motion to approve the replat, Wesley Barton seconded the motion, the same was voted on and carried unanimously.

There being no further items to come before the Commission, the meeting was adjourned at 7:45 P.M.

John Cox

Wayne Rogers

MINUTES OF THE ROCKWALL CITY COUNCIL

January 12, 1981

7:30 P.M.

Members present were Mayor Harry Myers, Councilmen Richard Slaughter, Roger McCallum, Thomas Quinn and Dr. Robert Sparks. The meeting was called to order at 7:30 P.M. The Council considered approval of the minutes of December 1, 1980. There being no additions or deletions, Thomas Quinn made a motion to approve the minutes, Richard Slaughter seconded the motion, the same was voted on and carried unanimously.

The Council then held a public hearing and considered an ordinance at the request of the City of Rockwall for a zone change from "SF-4" Single Family to "SF-3" Single Family on Block K, Sanger Brothers Addition. Mr. Gilbert reviewed the background for this ordinance, explaining that in order to eliminate the "SF-4" District Classification from the Comprehensive Zoning Ordinance all land zoned "SF-4" within the City must be rezoned. He explained that this was one of two tracts currently designated "SF-4". He stated that this had been considered by the Planning and Zoning Commission and that they had recommended approval of this change. The Mayor opened the public hearing on this case. There being no one present to speak to it, the public hearing was closed. After a brief discussion, Richard Slaughter made a motion to approve the zone change, Roger McCallum seconded the motion, the same was voted on and carried unanimously.

Mr. Gilbert then explained that the request from Jim Toler to rezone his property from "C" Commercial to "SUP" Specific Use Permit for Miniwarehouses had been withdrawn at the request of Mr. Toler.

The Council then held a public hearing and considered an ordinance at the request of Epic, Inc., for a zone change from "SF-4" Single Family to "PD" Planned Development on a 145 acre tract of land located on FM-3097. Mr. Gilbert explained that this was the only other tract of land located in the City which was currently zoned "SF-4". He explained that the owners of the property had requested a rezoning to Planned Development and they had prepared a site plan for the proposed development. He explained that they were proposing to develop 337 single family lots and 172 duplex lots. Ms. Grove reviewed the recommendations from the City's planners, which included the dedication of right-of-way along the south-east side of the tract in addition to the existing County road to equal 110 ft., and the construction of one half of the major thoroughfare along this side of the development. She explained that all of the planner's and the Planning and Zoning Commission's recommendations had been met. She also explained that the developers were requesting a variance from the construction of alleys in the single family area except behind those lots which face on to the 60 ft. collector. The developers had asked for the following setbacks in the development:

| | <u>Single Family Units</u> | <u>Duplex Units</u> |
|--------------------|----------------------------|---------------------|
| Minimum Front Yard | 25' | 20' |
| Minimum Rear Yard | 15' | 25' |
| Minimum Side Yard | 5' | 5' |
| Minimum Width | 110' | 110' |
| Minimum Depth | 60' | 70' |
| Minimum Lot Size | 6,600 sq. ft. | 7,700 sq. ft. |

She also recommended that the height be limited to 2½ stories, the lot coverage maximum of 35%, and a minimum of two offstreet parking spaces per unit be required. The developer's representative then reviewed the project and answered questions. After a brief discussion, Roger McCallum made a motion to approve the zoning with all of the recommended provisions, Robert Sparks seconded the motion, the same was voted on and carried unanimously.

The Council then considered approval of a preliminary plat on the P. B. Harrison Addition, a 25 lot subdivision located in the City's extra-territorial jurisdiction. Mr. Gilbert explained that this plat contained lots of one acre or more and that the roads would be constructed to County standards. After a brief discussion, Richard Slaughter made a motion to approve the plat, Roger McCallum seconded the motion, the same was voted on and carried unanimously.

The Council then heard the engineer's report on the status of the Southside treatment plant and a grant application for sewage treatment improvements pending with EPA. He explained that although the grant originally had been submitted for the construction of the Southside plant, which has since been completed with City funds, the grant could be used for additional improvements to the plant. The Council indicated at this time they would like to continue to pursue this application.

The Council then considered approval of an ordinance providing for removal and/or repair of dangerous buildings. Mr. Gilbert explained that this ordinance had been prepared to provide a way to remove dangerous or dilapidated buildings should the need arise. After a brief discussion, Richard Slaughter made a motion to approve the ordinance, Roger McCallum seconded the motion, the same was voted on and carried unanimously.

The Council then considered approval of an ordinance abandoning a certain portion of the right-of-way on Ridgeview Drive. After a brief discussion, Richard Slaughter made a motion to approve the ordinance, Robert Sparks seconded the motion, the same was voted on and carried unanimously.

The Council then considered an ordinance adopting the 1978 Electrical Code with amendments. Ed Heath reviewed the ordinance, explaining that this would update the electrical codes which the City operates under. After a brief discussion, Robert Sparks made a motion to approve the ordinance, Roger McCallum seconded the motion, the same was voted on and carried unanimously.

The Council then considered approval of a resolution approving a Memorandum of Agreement between the Rockwall Industrial Development Corporation and Howmet Aluminum Corporation. Mr. Gilbert explained that this memorandum had already been approved by the Industrial Development Corporation and that it needed Council concurrence. After a brief discussion, Roger McCallum made a motion to approve the resolution, Richard Slaughter seconded the motion, the same was voted on and carried unanimously.

The Council then considered approval of a resolution providing for a change to a 100% assessment ratio. Mr. Gilbert explained that our appraisers had asked that the Council approve this resolution which simply verifies compliance with current State law. Richard Slaughter made a motion to approve the resolution, Thomas Quinn seconded the motion, the same was voted on and carried unanimously.

Mr. Gilbert explained that resolutions allowing temporary batching plants in Northshore, Phase I-A and Stonebridge Meadows, Phase V had been withdrawn at the request of the developers.

The Council then considered authorizing advertisement for bids on a new telephone system. Mr. Gilbert explained that the current telephone system was inadequate in many ways, and that it was possible a new system could be acquired and at the same time save the City money over the long term. He requested authorization to advertise for bids in order to determine if this were possible. After a brief discussion, Richard Slaughter made a motion to authorize advertisement for bids, Robert Sparks seconded the motion, the same was voted on and carried unanimously.

The Council then considered authorizing the sale of a portion of right-of-way on Highway 205. Mr. Gilbert explained that the City had received a request from Dewayne Cain and Richard Harris to purchase some surplus right-of-way on Highway 205. After a brief discussion, the Council decided to postpone consideration of this item until further information could be provided.

The Council then considered voting on board members to the Texas Municipal Workmen's Compensation Joint Insurance Fund. Mr. Gilbert explained that as members to the insurance fund the the Council had the option to vote for representatives to the Board. After a brief discussion, the Council recommended that Julie Grove's name be placed in nomination.

Ms. Grove then gave a status report on the new Rockwall Central Park. She explained that the preliminary layout and grading plans were ready for submission to the State for their approval. She explained that if the State gave their approval, bids for the grading work could be presented to the Council at the February meeting.

Mr. Gilbert then discussed the establishment of a Council policy on the provision of offsite street improvements. The Council agreed that as a general rule, developers would be required to construct all necessary offsite street improvements, but that each case would be considered on an individual basis.

Bruce Beaty then gave a report on taxicab service in the City. He explained that he had received several requests to begin taxicab service in the City. He explained that at this time he didn't recommend the City regulate taxicab services. He explained that in the future, should it be necessary, the Council could then establish franchise or licensing procedures.

Chief Beaty also asked for authorization to purchase one propane fuel system which had been tested on a patrol car. He explained that additional time would be necessary to fully analyze its advantages or disadvantages as compared to gasoline fuel. After a brief discussion, Robert Sparks made a motion to authorize the purchase of one propane system, Richard Slaughter seconded the motion, the same was voted on and carried unanimously.

Thomas Quinn asked that the trip to Washington made by the Mayor and three Councilmen to attend the swearing in ceremony of Congressman Ralph Hall, which was paid for by the City, be approved by Council motion. After a brief discussion, Richard Slaughter made a motion that the trip to Washington made by the Mayor and the three Councilmen and paid for by the City be approved. The motion died for lack of a second.

There being no further business to come before the Council, Robert Sparks made a motion to adjourn the meeting, Richard Slaughter seconded the motion, the same was voted on and carried unanimously. The meeting was adjourned at 9:45 P.M.



Harry J. Myers

Mayor

ATTEST:

[Signature]

City Secretary

ORDINANCE NO. 81-4

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-4" SINGLE FAMILY DISTRICT CLASSIFICATION TO "SF-3" SINGLE FAMILY DISTRICT CLASSIFICATION; SAID TRACT OF LAND BEING MORE FULLY DESCRIBED AS FOLLOWS: BLOCK K, SANGER BROTHERS ADDITION TO THE CITY OF ROCKWALL; 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 1. 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:

Block K, Sanger Brothers Addition to the City of Rockwall

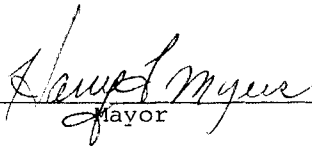
SECTION 2. That all ordinances of the City of Rockwall in conflict with the provisions of this be, and the same are, hereby repealed, and all other ordinances of the City of Rockwall not in conflict with the provisions of this ordinance shall remain in full force and effect.

SECTION 3. 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 4. 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.

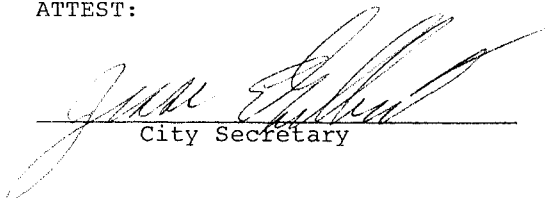
SECTION 5. Whereas, it appears that the above described property requires classification to "SF-3" Single Family District Classification in order to permit its proper development, and to protect the public interest and general welfare of the City of Rockwall, such requirement creates an urgency and an 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 AND APPROVED by the City Council of the City of Rockwall this 2nd day of February, 1981.



Mayor

ATTEST:



City Secretary

ACTION RECORD

CASE NAME: Block K Sangu Brothers Add.

CASE NO.: 80-

Planning and Zoning
Commission

City Council

Approved.

Disapproved

Approved

Disapproved

Preliminary Plat

Final Plat

Zoning

✓

8/14/80

✓

4

Changes:

SF-4 to SF-3

Approved by council 1/12/1

ZONING CASE NO. 90-10

Block K, Sanger Bros. Addn.