

CITY HALL

ROCKWALL TEXAS

APPLICATION FOR ZONING CHANGE

Case No. \_\_\_\_\_ Filing Fee \_\_\_\_\_ Date MAY 19, 1982

Applicant Patsy Thomas

Mailing Address Route #1 Hwy 276 Box 183-4 Phone No. \_\_\_\_\_  
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.) RECORDED IN VOLUME 123 PAGE 309 DEED RECORDS-ROCKWALL CO. TEXAS/

WEST 60 FEET OF LOT 1 BLOCK C, SANGER BROTHERS ADDITION TO THE TOWN OF ROCKWALL, ACCORDING TO THE MAP THEREOF VOLUME Q PAGE 100, DEED RECORDS OF ROCKWALL CO. TEXAS AND DESCRIBED AS FOLLOWS: BEGINNING AT INTERSECTION SOUTH LINE OF BOYDSTUN AND THE EAST LINE OF SAM HOUSTON STREET. AND ALSO BEING NORTHWEST CORNER OF SAID LOT 1 BLOCK C THENCE SOUTH 95 FEET ALONG EAST LINE OF SAM HOUSTON ST. TO A STAKE FOR CORNER THENCE EAST PARALLEL TO SOUTH LINE OF SAID LOT 1 BL C 60 FT TO A STAKE FOR COR. THENCE NORTH 95 FEET TO POINT ON BOYDSTUN AVE TO A STAKE FOR CORNER. THENCE WEST 60 FEET ALONG SOUTH LINE OF BOYDSTUN AVE TO PLACE OF BEGINNING (THESE METES AND BOUNDS ARE RECORDED IN VOLUME 123 PAGE 309, DEED RECORDS ROCKWALL COUNTY, TEXAS)

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 AND THE DESCRIPTION IS SUFFICIENT TO ALLOW A QUALIFIED SURVEYOR TO LOCATE AND MARK OFF SAID TRACT ON THE GROUND.

James Wimpee  
SALES COUNSELOR, HARRIS INC. REALTORS  
2604 RIDGE ROAD  
ROCKWALL, TEXAS 722-8001

3. Acqs 2 yrs then 5 yrs.

THERE (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.

Patsy Thomas  
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  
OFFICIAL RECEIPT  
PUBLIC WORKS DEPARTMENT

DATE 5-2-82

NAME L.S. THOMAS

ADDRESS 11055 DENNIS RD

Cash       Check       Other

BUILDING PERMIT		
PLUMBING PERMIT		
MECHANICAL PERMIT		
ELECTRICAL PERMIT		
WATER TAP		
WATER AVAILABILITY		
SEWER TAP		
SEWER AVAILABILITY		
<i>zoning change</i>	<i>50</i>	<i>00</i>

Received By *LK*

FORM I-1  
**3910**

May 24, 1982

TO: Planning & Zoning Board

SUBJECT: Specific Use Permit Request

FROM: Patsy Thomas

Mrs. Thomas would like to request a specific use permit to operate a day care center in a residential zone area. The legal for the lot is the west 60' feet of lot 1 Block C of the Sanger Brothers Addition, which is presently zoned S-F-3.

Ordinance 72-2 Section 8-100 states that a day nursery or kindergarten school situated in a residential zone must be approved by specific use permit only.

# HARRIS & ASSOCIATES REALTORS

ROCKWALL   
2604 RIDGE ROAD  
722-8163 - Dallas 226-7157

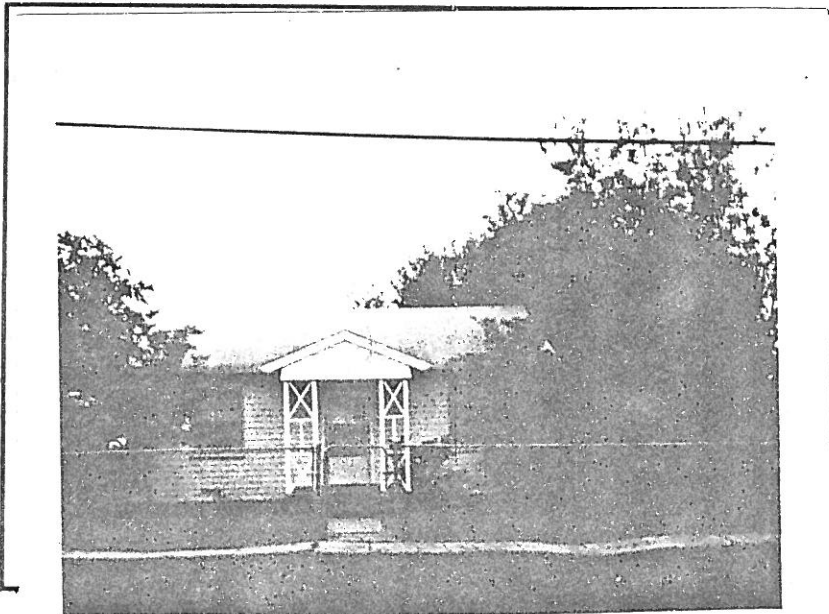
GARLAND   
5520 BROADWAY  
271-7555



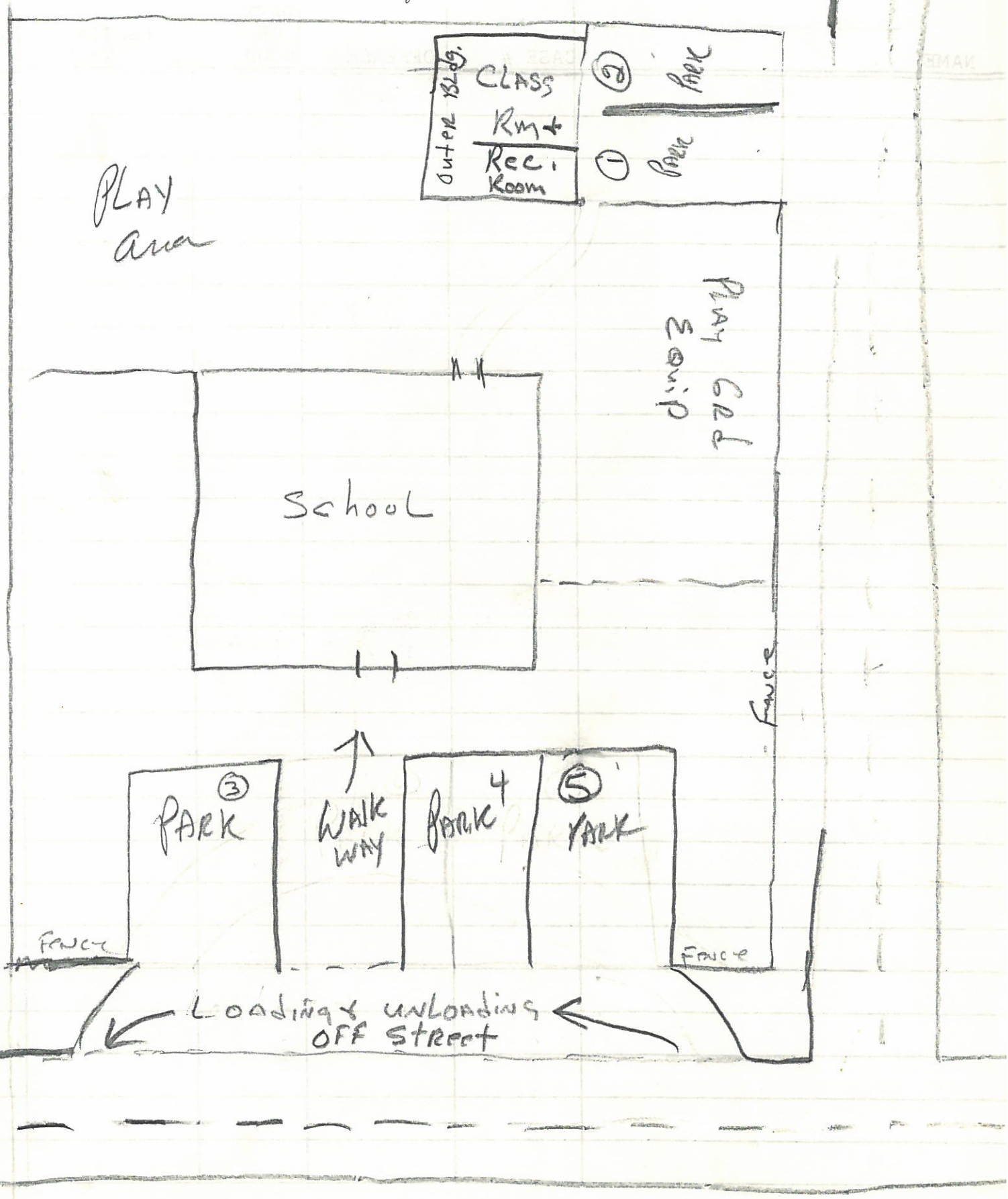
ALL INFORMATION SUBJECT TO VERIFICATION BY PURCHASER.  
ALL MEASUREMENTS ARE APPROXIMATE. VERIFY YOURSELF BY MEASURING.

ML # _____	Addr: 302 BOYDSTUN _____	\$ 38,500.00
LC 50 Type 11	Descr: 2-1-1 _____	Gar 1 _____ Occ X Vac _____
Schools ROCKWALL _____	Shops ROCKWALL _____	
Heat GAS WH _____	Air E-WU (2) _____	Lot Size 60 X 95 _____
LR 17.8 X 12 _____	BR #1 12 X 11.6 _____	Fnd P & B _____
DR _____	BR #2 12 X 11.6 _____	Rf COMP _____
Kit 14 X 10 _____	BR #3 _____	Fen CH/LK _____
Brk _____	BR #4 _____	Int SH/RK _____
Den _____		Ext ALUMINUM _____
Latent Defects: _____		Age _____
Remarks: NICE STARTER HOME OR IDEAL FOR A RETIRED COUPLE. NEW CARPET-VINYL, INSULATED-UTILITIES VERY LOW. TWO CEILING FANS, NEW WALL HEATER. NEW HOT WATER HEATER. TWO WINDOW UNITS. IT IS IN VERY GOOD CONDITION...NEW PAINT TWO LARGE PECAN TREES.		
Financing — Subject to Confirmation by Mortgagee:		
CLEAR _____ \$ _____	% _____	\$ _____ PI or All _____
1st Mort. Holder _____	Unpaid Bal. _____	Rate _____ Yrs. _____ Dated _____ Mo. Pay _____
Other Fin. Info. WILL CONSIDER ANY _____		
Com 3 % Tax \$ _____	Spec. Cond. DRAPES DO NOT STAY _____	
Split _____	Lot W-1 _____	Blk. C _____ Adn. SANGER BROTHERS _____
Owner: HELEN ALFORD _____		Ph. 722-3074 _____
Assoc. JENNIE WIMPEE _____	Realtor HARRIS INC., REALTORS/GALLERY _____	
Ph. 722-5298 _____	Addr: 2604 RIDGE ROAD- _____	722-8001 Ph 226-7157 _____

The above information is furnished by the owner to the best of his knowledge but is subject to verification by the purchaser and agent assumes no responsibility for correctness thereof. This sale is offered subject to any errors, omissions, price changes, or withdrawals without notice.



"WE BRING PEOPLE HOME"



26 CHILDREN

May 24, 1982

Patsy Thomas  
Rt.1, Box 183-U  
Hwy. 276  
Rockwall, Tx. 75087

Dear Mrs. Thomas:

This letter is in regards to your specific use permit request to operate a day care nursery in the Sanger Brothers Addition.

I need an overall plot of the property showing your proposed off street parking arrangement for the property. Within Ordinance 72-2 Section 10-104-B it states the following "Kindergarten, day schools and similar child training and care establishments should provide loading and unloading space on a private drive, off-street to accommodate one (1) motor vehicle for each ten (10) students or children cared for by the establishment."

If you can furnish us with this information we will process your proposal as soon as possible.

Your cooperation will be appreciated.

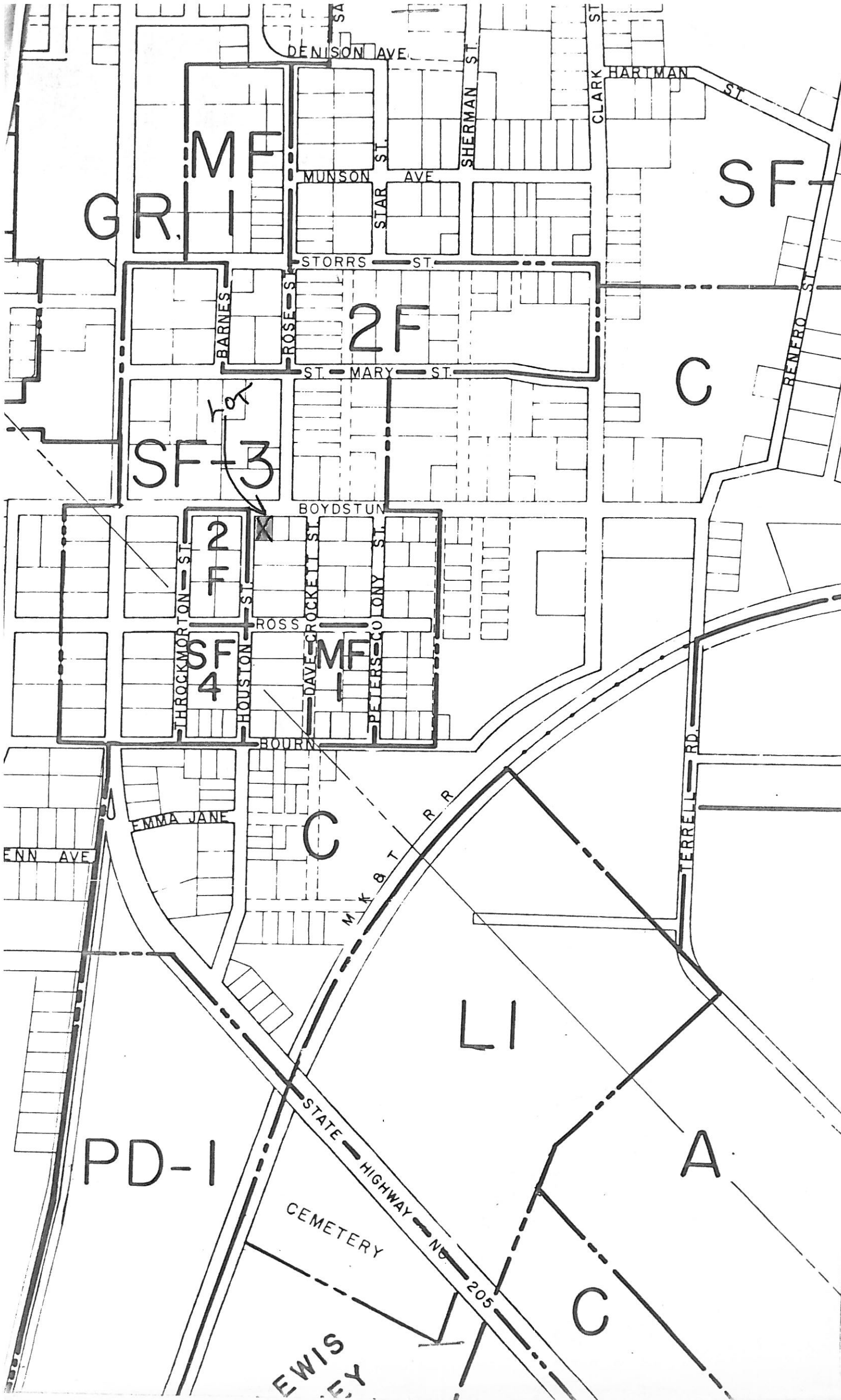
Thank You,

Larry King  
Building Official

LK:be

PUBLIC NOTICE

The City Council of the City of Rockwall, Texas, will hold a public hearing at 7:30 P.M., July 6, 1982, in the District Courtroom, Rockwall County Courthouse, Rockwall, Texas, to consider a request for a Specific Use Permit for the west 60 ft. of Lot 1, Block C, Sanger Brothers Addition to the City of Rockwall (302 East Boydston), for the purpose of operating a Daycare center.



DENISON AVE

MUNSUN AVE

STORRS ST

ST. MARY ST

BOYDSTUN

ROSS

BOURN

EMMA JANE

STATE HIGHWAY NO. 205

CEMETERY

LEWIS EY

GR MF

2F

SF 3

SF 2

SF 4

MF

SF

C

C

LI

A

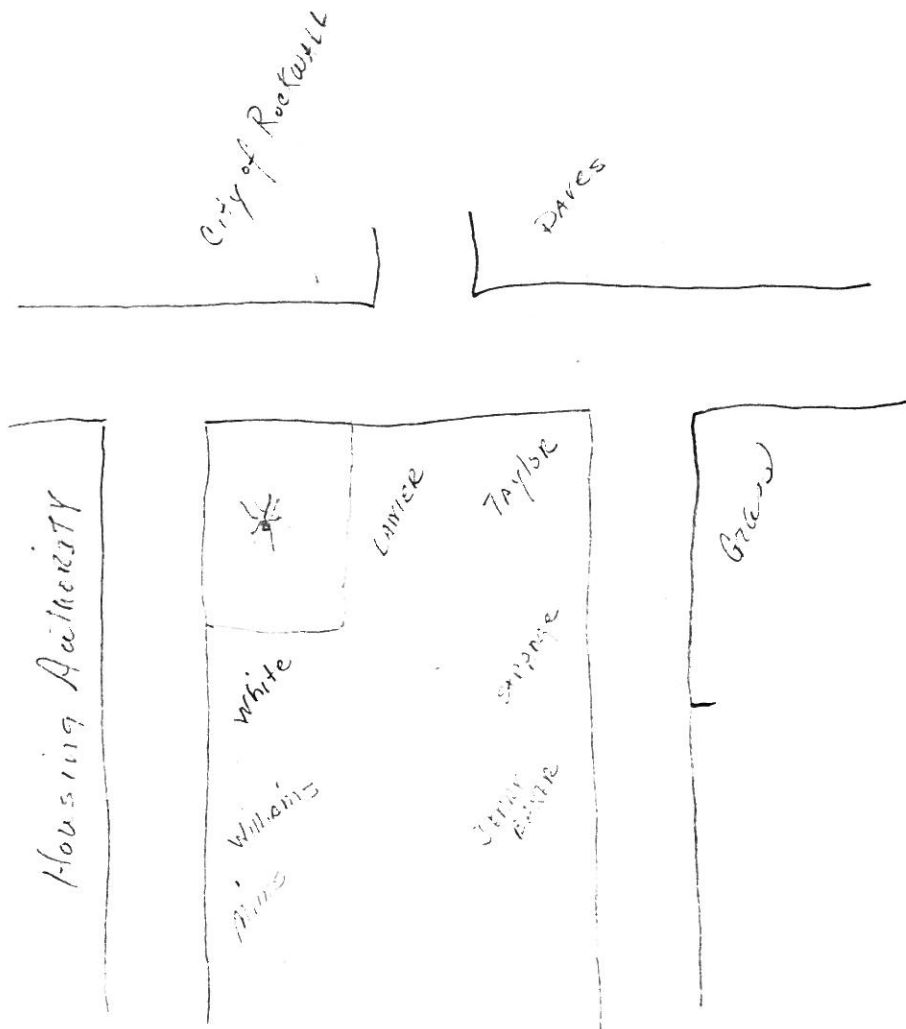
C

PD-1





Lot 1, Blk C, Sanger



- ① Nancy Regg Daves, 2530 Karla, Mesquite 75150
- ② Housing Authority, P.O. Box 436
- ③ OW white, 304 Rockbrook
- ④ Nancy Williams, 707 Sam Houston
- ⑤ Bonnie Mims, 709 Sam Houston
- ⑥ M. G. Lanier, 304 Baylston
- ⑦ Mrs. E. F. Taylor, 306 Baylston
- ⑧ Ruth Trange, 505 Sam Houston
- ⑨ Jerry Baker, Jr., 704 Dave Crockett
- ⑩ Charles Grass, 3466 Lakeside Dr.

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 10th day of June,  
1982, in the Rockwall City Hall, Rockwall Texas, on the request of  
Patsy Thomas for a change of zoning from  
"SF-3" Single Family District Classification,  
to "SUP" Specific Use Permit District Classification,  
on the following described property: (to operate a day care center)  
West 60 ft. of Lot 1, Block C, Sanger Brothers Addition  
(302 Boydston)

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. 82-3.

  
City of Rockwall, Texas

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

Case No. 82-3

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  
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City of Rockwall, Texas

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Case No. 82-3

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

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

1. Ref., case No. 82-3. The property adjoining east and north is zoned R-1 and should either remain all R-1 or should all be re-zoned to accomodate such businesses as the subject property is to be used.
2. Subject property has neither the plumbing facilities, the necessary yard space or the house space to meet the state requirements for a child care facility. If petition is granted the operators would have to flagrantly violate state requirements to make
3. it a paying profitable operation.

A prior request was made for 401 E. boydstun for SUP designation and was denied:  
I am not opposed to blanket re-zoning

Signature Nancy Riggs Daves  
Nancy Riggs Daves  
Owner of property located at-----Address 401 E Boydston Ave  
Rockwall, Texas

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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Case No. 82-3

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

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

- The area needs a Day Care Center.
- The location of a Day Care Center here will enable some of the mothers in the area to work.

Signature Doris J. Daniel C.P.A.M.  
Address N/A City of Rockwall

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

Thank you,  
City of Rockwall

CITY OF ROCKWALL

"THE NEW HORIZON"

Rockwall, Texas 75087

Washington

JULIE



*Pro such*  
~~##~~

Bennie Mims  
709 Sam Houston  
Rockwall, Tx. 75087

ACTION RECORD

CASE NAME: Patsy Thomas

CASE NO.: 82-3

Planning and Zoning  
Commission

City Council

Date

Approved · Disapproved

Approved

Disapproved

Preliminary Plat

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Final Plat

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Zoning

✓

\_\_\_\_\_

6/10/82

✓

\_\_\_\_\_

7/2/82

Changes: SUP approved by P+Z Feb. to approval of state, addition of  
circular drive + parking, ad house of 6 to 6. approved by council  
subject to all provisions in P+Z recommendation