

CITY HALL

ROCKWALL, TEXAS

APPLICATION FOR ZONING CHANGE

Case No. _____ Filing Fee _____ Date _____

Applicant Donna Gene Spelce

Mailing Address 4236 Locke, Ft. Worth, TX 76107 Phone No. 817-737-4409

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.)

(see attached)

I hereby request that the above described property be changed from its present zoning which is "SF-3" "Single Family" District Classification to a "PD" "Planned Development" District Classification for the following reasons: (Attach separate sheet if necessary.)

1. Prospective purchaser desires to construct four plexes
2. Highest and best use of the property
3. Will be an improvement to the neighborhood.

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.

Mr. Frank Spelce (Donna Gene)
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.)

BEING a tract of land in the B. F. Boydstun Survey, A-14, and being the same land described in Warranty Deed from Connie Spong Brown and husband, M. H. Brown to Mrs. Frank Spelce, dated September 16, 1970 and more particularly described as follows:

BEGINNING at the Southwest right-of-way line intersection of Fannin Street and St. Mary's Street at an iron rod;

THENCE: South, with the West right-of-way line of Fannin Street, 271.13 feet to an iron rod for a corner;

THENCE: North $89^{\circ} 47' 17''$ West, with a fence line, 260 feet to an iron rod for a corner;

THENCE: North 264.32 feet to the South right-of-way line of St. Mary's Street, to an iron rod for a corner;

THENCE: North $88^{\circ} 42' 43''$ East, with the South line of St. Mary's Street, 260.07 feet to the place of beginning and containing 1.598 acres of land more or less.

(1)

PROPERTY DESCRIPTION

BEING a tract of land in the B. F. Boydstun Survey, A-14, and being the same land described in Warranty Deed from Connie Spong Brown and husband, M. H. Brown to Mrs. Frank Spelce, dated September 16, 1970, more particularly described as follows:

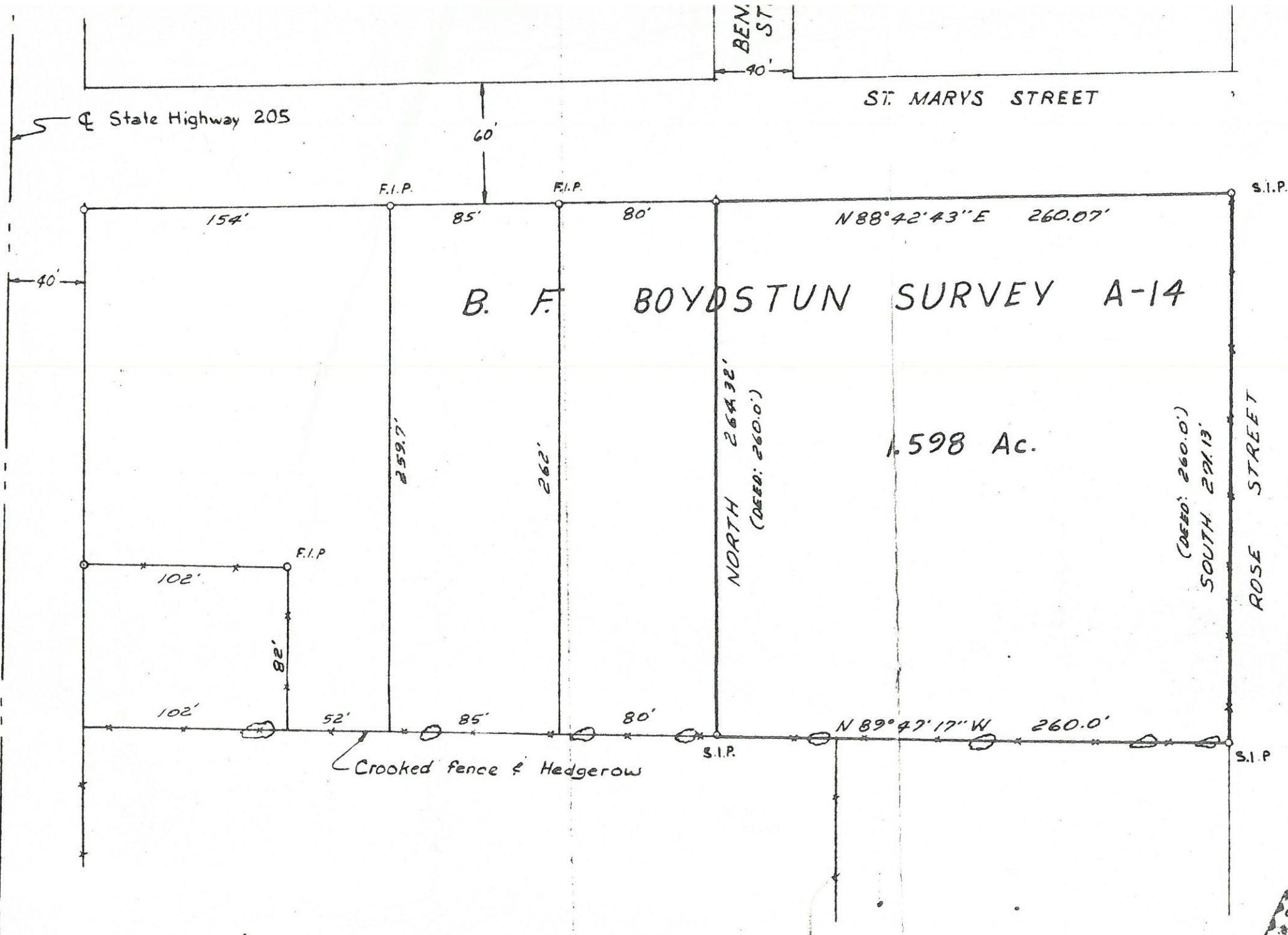
BEGINNING at the Southwest right-of-way line intersection of Fannin Street and St. Mary's Street at an iron rod;

THENCE: South, with the West right-of-way line of Fannin Street, 271.13 feet to an iron rod for a corner;

THENCE: North $89^{\circ} 47' 17''$ West, with a fence line, 260 feet to an iron rod for a corner;

THENCE: North 264.32 feet to the South right-of-way line of St. Mary's Street, to an iron rod for a corner;

THENCE: North $88^{\circ} 42' 43''$ East, with the South line of St. Mary's Street 260.07 feet to the place of beginning and containing 1.598 acres of land more or less.



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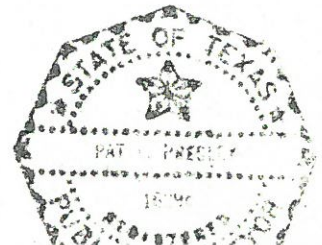
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I DO HEREBY CERT
HEREON REPRESENT
THE GROUND SURVEY
AND THAT ALL COR
AND THERE ARE NO
ENCROACHMENTS OT



PAT L

MARYS STREET

2°43"E 260.07'

SURVEY A-14

1.598 Ac.

(DEED: 260.0')
SOUTH 271.13'

ROSE STREET

2°17"W 260.0'

S.I.P.

S.I.P.

BEING a tract of land in the B. F. Boydstun Survey, A-14, and being the same land described in Warranty Deed from Connie Spong Brown and husband, M. H. Brown to Mrs. Frank Spelce, dated September 16, 1970 and more particularly described as follows:

BEGINNING at the Southwest right-of-way line intersection of Rose street and St. Marys street at an iron rod;

THENCE South, with the West right-of-way line of Rose street, 271.13 feet to an iron rod for corner;

THENCE N 89 deg. 47 min. 17 sec. W, with a fence line, 260 feet to an iron rod for corner;

THENCE North, 264.32 feet to the South right-of-way line of St. Marys Street, an iron rod for corner;

THENCE N 88 deg. 42 min. 43 sec. E, with the South line of St. Marys Street, 260.07 feet to the place of beginning and containing 1.598 acres of land more or less.

I DO HEREBY CERTIFY THAT THE PLAT SHOWN HEREON REPRESENTS THE RESULTS OF AN ON THE GROUND SURVEY MADE UNDER MY DIRECTION AND THAT ALL CORNERS ARE MARKED AS SHOWN AND THERE ARE NO VISIBLE CONFLICTS OR ENCROACHMENTS OTHER THAN SHOWN.



Pat L. Presley
PAT L. PRESLEY
REGISTERED PUBLIC SURVEYOR



Herman Blum Consulting Engineers
PRESLEY LAND SURVEYORS, INC.
1015 ELM AT GRIFFIN · DALLAS, TEXAS 75202

0573-1A-150

July 18, 1973

"SF-3" to "PD" Planned Development

The owners of the following described property are proposing to construct six fourplex units on this property. A site plan and rendering are available for your review at City Hall, 102 East Washington.

BEING a tract of land in the B. F. Boydstun Survey, A-14, and being the same land described in Warranty Deed from Connie Spong Brown and husband, M. H. Brown to Mrs. Frank Spelce, dated September 16, 1970 and more particularly described as follows:

BEGINNING at the Southwest right-of-way line intersection of Fannin Street and St. Mary's Street at an iron rod;

THENCE: South, with the West right-of-way line of Fannin Street, 271.13 feet to an iron rod for a corner;

THENCE: North $89^{\circ} 47' 17''$ West, with a fence line, 260 feet to an iron rod for a corner;

THENCE: North 264.32 feet to the South right-of-way line of St. Mary's Street, to an iron rod for a corner;

THENCE: North $88^{\circ} 42' 43''$ East, with the South line of St. Mary's Street, 260.07 feet to the place of beginning and containing 1.598 acres of land more or less.

"SF-3" to "PD" Planned Development

The owners of the following described property are proposing to construct seventeen single family dwelling units on this property. Eight of the units are proposed to be two story and nine of the units are proposed to be single story. All of the units will be zero lot line on one side of the lot. The project will have access to both St. Marys and South Fannin. A site plan is available for your review at City Hall, 102 East Washington.

BEING a tract of land in the B. F. Boydstun Survey, A-14, and being the same land described in Warranty Deed from Connie Spong Brown and husband, M. H. Brown to Mrs. Frank Spelce, dated September 16, 1970, more particularly described as follows:

BEGINNING at the Southwest right-of-way line intersection of Fannin Street and St. Mary's Street at an iron rod;

THENCE: South, with the West right-of-way line of Fannin Street, 271.13 feet to an iron rod for a corner;

THENCE: North $89^{\circ} 47' 17''$ West, with a fence line, 260 feet to an iron rod for a corner;

THENCE: North 264.32 feet to the South right-of-way line of St. Mary's Street, to an iron rod for a corner;

THENCE: North $88^{\circ} 42' 43''$ East, with the South line of St. Mary's Street 260.07 feet to the place of beginning and containing 1.598 acres of land more or less.

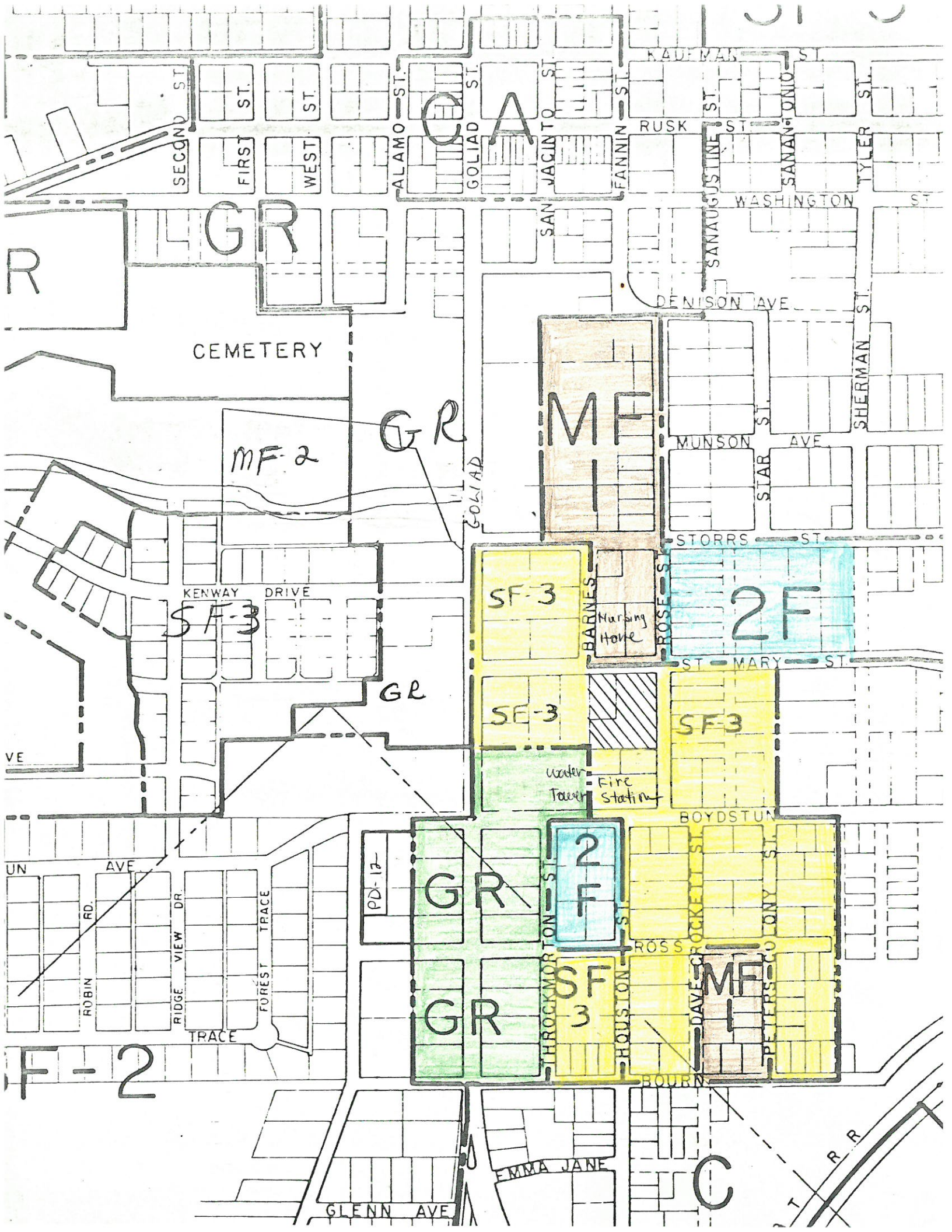
8-300 PD, PLANNED DEVELOPMENT DISTRICT
USES PERMITTED:

8-301 The City Council of the City of Rockwall, Texas, after public hearing and proper notice to all parties affected and after recommendation from the Planning and Zoning Commission, may authorize the creation of the following types of Planned Development Districts:

- a. Shopping Center on tracts of three (3) acres or more
- b. Housing Development on tracts of three (3) acres or more or a Community Unit Development
- c. Industrial Parks or Districts on tracts of ten (10) acres or more
- d. Medical Center and Hospital
- e. Civic Center and Community Center
- f. Office Center
- g. Recreation Center
- h. A combination of any of the developments listed in a. to g.
- i. Transition Districts as an extension of an existing district whereby the provision of off-street parking, screening walls, open space and planting would create a protective transition between a lesser and more restrictive district.

8-302 In establishing a Planned Development District in accordance with this section, the City Council shall require a Comprehensive Site Plan of the development. Such Site Plan shall be approved and filed as part of the Ordinance prior to the issuance of any Building Permit in a Planned Development District. Such required plan and Ordinance shall set forth the requirements for ingress and egress to the property, public or private streets or drives, with adequate right-of-way to conform to the Thoroughfare Plan of the City of Rockwall, sidewalks, utilities, drainage, parking space, height of buildings, maximum lot coverage, yards and open spaces, screening walls or fences and other development and protective requirements considered necessary to create a reasonable transition to and protection of the adjacent property.

8-303 * Every Planned Development District approved under the provisions of this Ordinance shall be considered as an amendment to the Ordinance as applicable to the property involved. In approving the Planned Development District, the City Council may impose conditions relative to the standard of development and such conditions shall be complied with before a Certificate of Occupancy is issued for the use of the land or any structure which is part of the Planned Development District and such conditions shall not be construed as conditions precedent to the approval of the zoning amendment, but shall be construed as conditions precedent to the granting of a Certificate of Occupancy.



C A

GR

CEMETERY

MF-2

GR

MF

SF-3

SF-3

BARNES
Nursing
Home

2F

GR

SF-3

Water
Tower

Fire
Station

SF-3

GR

GR

2F

GR

GR

SF-3

MF

F-2

C

March

Public Notice

The City Council of the City of Rockwall, Texas, will hold a public hearing on April 4, 1983, at 7:00 p.m. in the District Courtroom, Rockwall County Courthouse, to hear comments concerning the following items:

1. Hold public hearing to consider approval of a site plan for PD-21 Planned Development, a 1.598 acre tract of land located at the southwest corner of Fannin and St. Mary's Streets for the construction of zero lot line single family dwelling units, more particularly described below:

BEING a tract of land in the B.F. Boydston Survey, A-14, and being the same land described in Warranty Deed from Connie Spong Brown and husband M.H. Brown to Mrs. Frank Spelce, dated September 16, 1970, more particularly described as follows:

BEGINNING at the Southwest right-of-way line intersection of Fannin Street and St. Mary's Street at an iron rod;

THENCE: South, with the West right-of-way line of Fannin Street, 271.13 feet to an iron rod for a corner;

THENCE: North 89 degree 47' 17" West, with a fence line 260 feet to an iron rod for corner;

THENCE: North 264.32 to the South right-of-way of St. Mary's Street, to an iron rod for a corner;

THENCE: North 88 degree 42' 43" East, with the line of St. Mary's Street 151 feet to the place of beginning and containing 1.598 land more or less.

PUBLIC NOTICE

The City Council of the City of Rockwall, Texas, will hold public hearings on February 7, 1983, at 7:30 p.m. in the District Courtroom, Rockwall County Courthouse, Rockwall, Texas, to consider the following requests for zone changes:

1. A request from Mrs. Frank Spelce for a change in zoning from "SF-3" Single Family to "PD" Planned Development for the construction of seventeen single family, zero lot line dwelling units on a 1.598 acre tract of land located at the southwest corner of St. Marys and South Fannin Streets, more particularly described as follows:
BEING a tract of land in the

B.F. Boydston Survey, A-14, and being the same land described in Warranty Deed from Connie Spong Brown and husband, M.H. Brown to Mrs. Frank Spelce, dated September 16, 1970, more particularly described as follows:

BEGINNING at the southwest right-of-way line intersection of Fannin Street and St. Mary's Street; thence set and an iron rod; THENCE: S1, with the West right-of-way line of Fannin Street, 271 feet to an iron rod for a corner; THENCE: North 89 degrees 47' 17" West, with a field line, 2 feet to an iron rod or a corner; THENCE: North 264 feet to the Southeast corner of the South right-of-way line of St. Mary's Street, to


THENCE: North 88 degrees 2' 43" East, with the Southeast corner of St. Mary's Street 264 feet to the place of beginning containing 1.598 acre land more or less.

RESOLUTION
TO
ROCKWALL PLANNING AND ZONING COMMISSION
FROM
ROCKWALL COUNTY HOMEOWNERS ASSOCIATION

WHEREAS, the Rockwall County Homeowners Association was recently formed by Rockwall County residents concerned for the beauty of the area and the quality of life now enjoyed in the City and County of Rockwall. The Association, acting in response to the wishes of its members, specifically requests that the rezoning at St. Mary and Fannin Streets from Single to Multi-Family Residential be denied for the following reasons:

1. The change would have an adverse effect on an established residential neighborhood.
2. The City at present has an overburden of land zoned Multi-Family.
3. Rezoning of this type, in established neighborhoods, amounts to "Spot Zoning" which ultimately means no zoning at all.

BE IT RESOLVED; that the members of the Rockwall County Homeowners Association, this the 13th day of January, 1983, acting jointly and as individuals, urge the Planning and Zoning Commission to act favorably on our request to deny the above Zoning change.



E. Lynn Broyles, President
For the Rockwall County
Homeowners Association

Agreement 14

STATE OF TEXAS)
COUNTY OF ROCKWALL)

PROTEST OF ZONING CHANGE

In accordance with Section 21 of the City of Rockwall Ordinance No. 72-2, the undersigned hereby announces and evidences PROTEST against the following described proposed zoning amendment, supplement or change:

"A request from Joyce Walters for approval of a site plan for "PD-21" Planned Development for the construction of 14 zero lot line single family dwelling units on 1.598 acres located at the southwest intersection of Fannin and St. Marys Streets."

SIGNATURE: *Dorothy N Peoples*

NAME: *Dorothy N. Peoples*

ADDRESS: *601 So. FANNIN
ROCKWALL, TX 75087*

STATE OF TEXAS)
COUNTY OF ROCKWALL)

ACKNOWLEDGMENT

This instrument was acknowledged by Dorothy N. Peoples
before me this 7th day of March, 1983.

Lillian Jacobs
Notary Public in and for the
State of Texas

Lillian Jacobs
Typed or Printed Name of Notary

My Commission Expires: 11-30-84

STATE OF TEXAS)
COUNTY OF ROCKWALL)

PROTEST OF ZONING CHANGE

In accordance with Section 21 of the City of Rockwall Ordinance No. 72-2, the undersigned hereby announces and evidences PROTEST against the following described proposed zoning amendment, supplement or change:

"A request from Joyce Walters for approval of a site plan for "PD-21" Planned Development for the construction of 14 zero lot line single family dwelling units on 1.598 acres located at the southwest intersection of Fannin and St. Marys Streets."

SIGNATURE: Maggie F. Underwood
NAME: Maggie F. Underwood
ADDRESS: 506 Barnes
Rockwall, Texas

STATE OF TEXAS)
COUNTY OF ROCKWALL)

ACKNOWLEDGMENT

This instrument was acknowledged by Maggie F. Underwood
before me this 6th day of March, 1983.

Evelyn B. Holland
Notary Public in and for the
State of Texas
Evelyn B. Holland
Typed or Printed Name of Notary

My Commission Expires:

Nov. 30, 1984

STATE OF TEXAS)
COUNTY OF ROCKWALL)

PROTEST OF ZONING CHANGE

In accordance with Section 21 of the City of Rockwall Ordinance No. 72-2, the undersigned hereby announces and evidences PROTEST against the following described proposed zoning amendment, supplement or change:

"A request from Joyce Walters for approval of a site plan for "PD-21" Planned Development for the construction of 14 zero lot line single family dwelling units on 1.598 acres located at the southwest intersection of Fannin and St. Marys Streets."

SIGNATURE: W. B. Lowe

NAME: W. B. LOWE

ADDRESS: 702 CROTTY - ROCKWALL TX

STATE OF TEXAS)
COUNTY OF ROCKWALL)

ACKNOWLEDGMENT

This instrument was acknowledged by W. B. Lowe
before me this 7th day of March, 1983.

Mary V. Sanders

Notary Public in and for the
State of Texas

MARY V. SANDERS, Notary Public
In and For State of Texas

Typed or Printed Name of Notary

My Commission Expires:

Dec. 23, 1984

STATE OF TEXAS)
COUNTY OF ROCKWALL)

PROTEST OF ZONING CHANGE

In accordance with Section 21 of the City of Rockwall Ordinance No. 72-2, the undersigned hereby announces and evidences PROTEST against the following described proposed zoning amendment, supplement or change:

"A request from Joyce Walters for approval of a site plan for "PD-21" Planned Development for the construction of 14 zero lot line single family dwelling units on 1.598 acres located at the southwest intersection of Fannin and St. Marys Streets."

SIGNATURE: Joe B. Smartt
NAME: JOE B. SMARTT
ADDRESS: 101 St. Marys St
Rockwall, Tx

STATE OF TEXAS)
COUNTY OF ROCKWALL)

ACKNOWLEDGMENT

This instrument was acknowledged by Joe B. Smartt
before me this 6th day of March, 1983.

Evelyn B. Holland
Notary Public in and for the
State of Texas
Evelyn B. Holland
Typed or Printed Name of Notary

My Commission Expires:

Nov. 30, 1984

STATE OF TEXAS)
COUNTY OF ROCKWALL)

PROTEST OF ZONING CHANGE

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"A request from Joyce Walters for approval of a site plan for "PD-21" Planned Development for the construction of 14 zero lot line single family dwelling units on 1.598 acres located at the southwest intersection of Fannin and St. Marys Streets."

SIGNATURE: Bessie Dawson

NAME: BESSIE DAWSON

ADDRESS: 605 So. Fannin

STATE OF TEXAS)
COUNTY OF ROCKWALL)

ACKNOWLEDGMENT

This instrument was acknowledged by Bessie Dawson
before me this 7 day of March, 1983.

Claire L. Felton
Notary Public in and for the
State of Texas

CLAIRE L. FELTON
Typed or Printed Name of Notary

My Commission Expires:

July 5-85

STATE OF TEXAS)
COUNTY OF ROCKWALL)

PROTEST OF ZONING CHANGE

In accordance with Section 21 of the City of Rockwall Ordinance No. 72-2, the undersigned hereby announces and evidences PROTEST against the following described proposed zoning amendment, supplement or change:

"A request from Joyce Walters for approval of a site plan for "PD-21" Planned Development for the construction of 14 zero lot line single family dwelling units on 1.598 acres located at the southwest intersection of Fannin and St. Marys Streets."

SIGNATURE: Doris McKee

NAME: Doris McKee

ADDRESS: 108 St. Mary's
Rockwall, Texas 75087

STATE OF TEXAS)
COUNTY OF ROCKWALL)

ACKNOWLEDGMENT

This instrument was acknowledged by Doris McKee
before me this 6th day of March, 1983.

Evelyn B. Loftland
Notary Public in and for the
State of Texas

Evelyn B. Loftland
Typed or Printed Name of Notary

My Commission Expires:

Nov. 30, 1984

STATE OF TEXAS)
COUNTY OF ROCKWALL)

PROTEST OF ZONING CHANGE

In accordance with Section 21 of the City of Rockwall Ordinance No. 72-2, the undersigned hereby announces and evidences PROTEST against the following described proposed zoning amendment, supplement or change:

"A request from Joyce Walters for approval of a site plan for "PD-21" Planned Development for the construction of 14 zero lot line single family dwelling units on 1.598 acres located at the southwest intersection of Fannin and St. Marys Streets."

SIGNATURE: William I. Lofland

NAME: WILLIAM I. LOFLAND
105 E. KAUFMAN

ADDRESS: ROCKWALL, TEXAS

STATE OF TEXAS)
COUNTY OF ROCKWALL)

ACKNOWLEDGMENT

This instrument was acknowledged by WILLIAM I. LOFLAND
before me this 7th day of March, 1983.

Lena F. Price
Notary Public in and for the
State of Texas

LENA F. PRICE
Typed or Printed Name of Notary

My Commission Expires:

1-31-85

STATE OF TEXAS)
COUNTY OF ROCKWALL)

PROTEST OF ZONING CHANGE

In accordance with Section 21 of the City of Rockwall Ordinance No. 72-2, the undersigned hereby announces and evidences PROTEST against the following described proposed zoning amendment, supplement or change:

"A request from Joyce Walters for approval of a site plan for "PD-21" Planned Development for the construction of 14 zero lot line single family dwelling units on 1.598 acres located at the southwest intersection of Fannin and St. Marys Streets."

SIGNATURE: J. A. Underwood
NAME: J. A. Underwood
ADDRESS: 506 Barnes
Rockwall, Texas

STATE OF TEXAS)
COUNTY OF ROCKWALL)

ACKNOWLEDGMENT

This instrument was acknowledged by J. A. Underwood
before me this 6th day of March, 1983.

Evelyn B. Lotland
Notary Public in and for the
State of Texas
Evelyn B. Lotland
Typed or Printed Name of Notary

My Commission Expires:

Nov. 30, 1984

STATE OF TEXAS)
COUNTY OF ROCKWALL)

PROTEST OF ZONING CHANGE

In accordance with Section 21 of the City of Rockwall Ordinance No. 72-2, the undersigned hereby announces and evidences PROTEST against the following described proposed zoning amendment, supplement or change:

"A request from Joyce Walters for approval of a site plan for "PD-21" Planned Development for the construction of 14 zero lot line single family dwelling units on 1.598 acres located at the southwest intersection of Fannin and St. Marys Streets."

SIGNATURE: J.C. Lay
NAME: J. C. LAY
ADDRESS: 517 S FANNIN

STATE OF TEXAS)
COUNTY OF ROCKWALL)

ACKNOWLEDGMENT

This instrument was acknowledged by J.C. Lay
before me this 7th day of March, 1983.

Pat Lovell
Notary Public in and for the
State of Texas

Pat Lovell
Typed or Printed Name of Notary

My Commission Expires:
5-12-84

STATE OF TEXAS)
COUNTY OF ROCKWALL)

PROTEST OF ZONING CHANGE

In accordance with Section 21 of the City of Rockwall Ordinance No. 72-2, the undersigned hereby announces and evidences PROTEST against the following described proposed zoning amendment, supplement or change:

"A request from Joyce Walters for approval of a site plan for "PD-21" Planned Development for the construction of 14 zero lot line single family dwelling units on 1.598 acres located at the southwest intersection of Fannin and St. Marys Streets."

SIGNATURE: Nan Smartt

NAME: Nan Smartt

ADDRESS: 101 St. Marys

STATE OF TEXAS)
COUNTY OF ROCKWALL)

ACKNOWLEDGMENT

This instrument was acknowledged by Nan Smartt
before me this 6 day of March, 1983.

Evelyn B. Lofland
Notary Public in and for the
State of Texas

Evelyn B. Lofland
Typed or Printed Name of Notary

My Commission Expires:

Nov. 30, 1984

STATE OF TEXAS)
COUNTY OF ROCKWALL)

PROTEST OF ZONING CHANGE

In accordance with Section 21 of the City of Rockwall Ordinance No. 72-2, the undersigned hereby announces and evidences PROTEST against the following described proposed zoning amendment, supplement or change:

"A request from Joyce Walters for approval of a site plan for "PD-21" Planned Development for the construction of 14 zero lot line single family dwelling units on 1.598 acres located at the southwest intersection of Fannin and St. Marys Streets."

SIGNATURE: Susan A. Fields

NAME: SUSAN A. FIELDS

ADDRESS: 741 Box 119 P Rockwall 75087

STATE OF TEXAS)
COUNTY OF ROCKWALL)

ACKNOWLEDGMENT

This instrument was acknowledged by SUSAN A. FIELDS
before me this 7th day of March, 1983.

Jennifer W. Coker
Notary Public in and for the
State of Texas

JENNIFER W. COKER
Typed or Printed Name of Notary

My Commission Expires:

FEBRUARY 23, 1986

STATE OF TEXAS)
COUNTY OF ROCKWALL)

PROTEST OF ZONING CHANGE

In accordance with Section 21 of the City of Rockwall Ordinance No. 72-2, the undersigned hereby announces and evidences PROTEST against the following described proposed zoning amendment, supplement or change:

"A request from Joyce Walters for approval of a site plan for "PD-21" Planned Development for the construction of 14 zero lot line single family dwelling units on 1.598 acres located at the southwest intersection of Fannin and St. Marys Streets."

SIGNATURE: Richard D. Jordan

NAME: RICHARD D. JORDAN

ADDRESS: 109 ST MARY'S
ROCKWALL, TEXAS 75087

STATE OF TEXAS)
COUNTY OF ROCKWALL)

ACKNOWLEDGMENT

This instrument was acknowledged by Richard B. Jordan
before me this 6th day of March, 1983.

Evelyn B. Gotland
Notary Public in and for the
State of Texas
Evelyn B. Gotland
Typed or Printed Name of Notary

My Commission Expires:

Nov. 30, 1984

STATE OF TEXAS)
COUNTY OF ROCKWALL)

PROTEST OF ZONING CHANGE

In accordance with Section 21 of the City of Rockwall Ordinance No. 72-2, the undersigned hereby announces and evidences PROTEST against the following described proposed zoning amendment, supplement or change:

"A request from Joyce Walters for approval of a site plan for "PD-21" Planned Development for the construction of 14 zero lot line single family dwelling units on 1.598 acres located at the southwest intersection of Fannin and St. Marys Streets."

SIGNATURE: Judy A Clark

NAME: Judy A Clark
709 W. Rusk

ADDRESS: Rockwall, Tx

STATE OF TEXAS)
COUNTY OF ROCKWALL)

ACKNOWLEDGMENT

This instrument was acknowledged by JUDY A. CLARK
before me this 7th day of March, 1983.

Jennifer W. Coker
Notary Public in and for the
State of Texas

JENNIFER W. COKER
Typed or Printed Name of Notary

My Commission Expires:

FEBRUARY 23, 1986

STATE OF TEXAS)
COUNTY OF ROCKWALL)

PROTEST OF ZONING CHANGE

In accordance with Section 21 of the City of Rockwall Ordinance No. 72-2, the undersigned hereby announces and evidences PROTEST against the following described proposed zoning amendment, supplement or change:

"A request from Joyce Walters for approval of a site plan for "PD-21" Planned Development for the construction of 14 zero lot line single family dwelling units on 1.598 acres located at the southwest intersection of Fannin and St. Marys Streets."

SIGNATURE: Mrs Richard (Wilma) Jordan
NAME: Mrs Richard D. Jordan
(Wilma D)
ADDRESS: 109 St. Mary's St.
Rockwall, TX 75087

STATE OF TEXAS)
COUNTY OF ROCKWALL)

ACKNOWLEDGMENT

This instrument was acknowledged by Mrs. Richard (Wilma) Jordan
before me this _____ day of March, 1983.

Evelyn B. Lofland
Notary Public in and for the
State of Texas
Evelyn B. Lofland
Typed or Printed Name of Notary

My Commission Expires:

Nov. 30, 1984

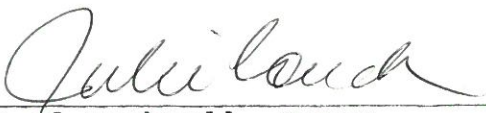
BEFORE THE PLANNING AND ZONING COMMISSION
CITY OF ROCKWALL, TEXAS

The Planning and Zoning Commission will hold a public hearing at
7:30 o'clock P.M., on the 9th day of December,
19 82, in the Rockwall City Hall, Rockwall Texas, on the request of
Mrs. Frank Spelce _____ for a change of zoning from
"SF-3" Single Family District Classification,
to "PD" Planned Development District Classification,
on the following described property:

See Attached Field Notes

(1.598 Acres at the Southwest corner of
St. Marys and Fannin)

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. 82-14.



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. 82-14

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

The Planning and Zoning Commission will hold a public hearing at 7:30 o'clock P.M., on the 13th day of January, 1983, in the Rockwall City Hall, Rockwall Texas, on the request of Mrs. Frank Spelce for a change of zoning from "SF-3" Single Family District Classification, to "PD" Planned Development District Classification, on the following described property:

See Attached Field Notes and Project Description
(1.598 acres at the southwest corner of St. Marys and S. Fannin)

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. 82-14.



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. 82-14

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


The Planning and Zoning Commission will hold a public hearing at 7:30
o'clock P.M., on the 10th day of March, 1983, in
the District Courtroom, Rockwall County Courthouse

Rockwall, Texas, on the request of Joyce Walters
for approval of a site plan for "PD-21" Planned Development for the
development of 14 zero lot line single family dwelling units

on the following described property:

See attached property description and project 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. 82-14



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. 82-14

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

21
Donna J. Spelee
B. F. Beystein Abst 14 Blk 116

- 1) Leon Austin Est., % Willie Austin, Box 43, Quinlan 75474
- 1-A) City of Rockwall,
- 2) W. H. Lowe Est., % W. B. Lowe, 702 Crotty
- 3) Carl Brooks, 607 S. Goliad
- 4) N. L. Lofland Est., 603 S. Goliad
- 5) Mark Poindexter, 106 St. Marys
- 6) Aeris M^c Kee, 108 St. Marys
- 7) W. E. Campbell, Inc, PO Box 930
- 8) Richard Jordan, 109 St. Marys
- 9) Nan Smartt, 603 S. Goliad
- 10) J. C. Key, 517 S. Fannin
- 11) Susan A. Fields, Rt 1, Box 1197
- 12) -
- 13) -
- 14) Dorothy Peoples, 601 S. Fannin
- 15) Lois J. M^c Daniel, 603 S. Fannin
- 16) Bessie Dawson, 605 S. Fannin
- 17) James W. Batch, 607 S. Fannin
- 18) Grace M^c Cain, Box 772
- 19) Gaylon Crawford, 611 S. Fannin
- 20) Nancy Daves, 2530 Karla, Mesquite 75150
- 21) Gudy Clark 709 W. Rust
- 22) J. A. Underwood 504 Barnes Street

23

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

Case No. 82-14

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

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

1. with 24 units being built there would not be any space for children to play.

2. The density is too great for the amount of land.

3. Traffic congestion in this area already too great.

Don't want back of units in all faces

Signature Bessie Dawson

Address 625 So. Jannin City

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, 102 East Washington, Rockwall, Texas 75087

Case No. 82-14

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

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

1. It will Lower the value of my property.

2.

3.

Signature Joanita McDaniel
Address 603 S. Gannin St
Rockwall, Texas

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, 102 East Washington, Rockwall, Texas 75087

Case No. 82-14

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

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

1. St Mary's street already has a traffic congestion problem at 20th Golind - increasing the traffic on St Mary's by 30 to 50 cars would ~~increase~~ make it worse
2. With twenty-four units being built there would be 30 to 40 children without an area to play in.
3. These 30 to 40 children would increase the Tapes on others in the Rockwall Ind. Sch. Dist.

Signature Pat + Joe Smart

Address 101 St. Mary's

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, 102 East Washington, Rockwall, Texas 75087

Case No. 82-14

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

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

1. THE SPACES IS NEEDED FOR REST HOME PARKING LOT

2. TOO MUCH TRAFFIC WOULD BE CREATED

3. SEWER SYSTEM WOULD NOT STAND LOAD

Signature Richard D. Jordan

Address 109 ST MARY'S

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, 102 East Washington, Rockwall, Texas 75087

Case No. 82-14

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

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

1. It will lower the value of my property —
2. The noise and garbage it creates
3. The Pets & Children have no place but in other Peoples yards to play, I dont care what dogs use my yard for their bath room

Signature

Mrs. Juanita McDaniel

Address

603 S. Janner 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, 102 East Washington, Rockwall, Texas 75087.

Case No. 82-14

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

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

- (1) We want to avoid unnecessary congestion in this old settled neighborhood.
- (2) we want to avoid having excess traffic around the Nursing Home for the protection of the residents -
3. not just the residents who are capable of going for a walk on a sidewalk but the ones who are senile + run away, walk in the streets, out for cars.

Signature Wilma Jordan

Address 109 St. Mary's St.

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

Thank you,
City of Rockwall

(over)

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

Case No. 82-14

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

1. *Because, I think it will improve this Pitblaw side of Rockwall*
- 2.
- 3.

Signature Jeannita McDaniel
Address 603 S. Jannin 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, 102 East Washington, Rockwall, Texas 75087

Case No. 82-14

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

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

1. We moved from Garland to Rockwall to have more space - if these condos are built, there will be 4 times as many families per acre as in our old neighborhood in Garland.
2. Traffic will be terrible - right now it is difficult to get out into Soliad with 24 new families each with 2 cars, it will be impossible to get out.
3. The realtor assured us that our "property value will increase", which we can only interpret as "our taxes will increase". Our property is not for sale.

Signature Mrs Richard (Wilma) Jordan

Address 109 St. Mary's St.

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

The Planning and Zoning Commission will hold a public hearing at 7:30
o'clock P.M., on the 10th day of March, 1983, in
the District Courtroom, Rockwall County Courthouse

Rockwall, Texas, on the request of Joyce Walters
for ~~a~~ approval of a site plan for "PD-21" Planned Development for the
development of 14 zero lot line single family dwelling units

on the following described property:

See attached property description and project 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. 82-14

Julie Couch
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. 82-14

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

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

1. The variance violates the "Planned Development"
2. requirement of (3) acres.
3. The majority of property owners are against it!

Signature R.D. Daves Jr

Address 401 Boydston

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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Julie Couch
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. 82-14

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

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

1. We feel this is overcrowding which will eventually cause
2. property values to fall.
- 3.

Signature Susan Fells

Address Re. Box 1198 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

13/90

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Julie Clark
City of Rockwall, Texas

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Case No. 82-14

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

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

1. *concentrated parking lot - homes should be spaced differently with adjacent parking.*
- 2.
- 3.

Signature *Judy Clark*
Address *709 W. Rusk*

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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Julie Couch
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. 82-14

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

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

1. Too much is trying to be built on such a small acreage.
2. City has not said they will provide wider streets to accomodate so much traffic. Both St. Mary's Street and Fannin Street are through streets and carry a lot of traffic already.
3. I do not like the idea of a parking lot in front of my house. Sometimes parking lots are a meeting place for late hour meetings that create undesirable activity and noise.

I think if this is approved, less housing should be built. Dorothy N Peoples
Signature _____
Address 601 So. Fannin Street
Rockwall, Texas 75087

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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Julie Couch
City of Rockwall, Texas

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Zoning Commission, 102 East Washington, Rockwall, Texas 75087.

Case No. 82-14

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

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

1. we do not need parking out in front of houses!
2. insurance has not let them do it.
- 3.

Signature J.C. Lay

Address 5175 Fournier

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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Julie Couch
City of Rockwall, Texas

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Zoning Commission, 102 East Washington, Rockwall, Texas 75087.

Case No. 82-14

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

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

- Price factor too great for single family home +
rent home.
- Fourteen units terrible - without parking lot.
- Would add additional traffic.

Signature John G. Smartt

Address 101 St. Mary's Street

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

The Planning and Zoning Commission will hold a public hearing at 7:30
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City of Rockwall, Texas

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Zoning Commission, 102 East Washington, Rockwall, Texas 75087.

Case No. 82-14

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

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

1. The City Council approved 14 SF unit for this lot - but not a parking lot.
2. sixty or more additional car (30 per housing and 30 in
3. the parking lot) would make traffic unbearable.

Signature Bessie Dawson

Address 605 So. Fannin

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

The Planning and Zoning Commission will hold a public hearing at 7:30
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Julie Couch
City of Rockwall, Texas

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Zoning Commission, 102 East Washington, Rockwall, Texas 75087.

Case No. 82-14

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

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

1. LACK OF ADEQUATE STREETS.
2. CONGESTION.
3. NO ALLEYS PROVIDED.
4. DESTROY'S NEIGHBORHOOD.

Signature W.D. Johnson

Address 105E HAYWARD
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
CITY OF ROCKWALL, TEXAS

The Planning and Zoning Commission will hold a public hearing at 7:30
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Julie Couch
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. 82-14

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

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

1. To many people on 6.578 acres of land, which will create to much traffic for this street.
2. To many children playing ball, running over our yards, riding bikes in the street.
3. This side of town already is loaded with trash from the nursing home, 14 units will add still more
4. Please consider, if this was at your door step, what would you want?

Signature Mr. & Mrs. J. J. Underwood

Address 506 Barnes, Rockwall Texas 75087

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

The Planning and Zoning Commission will hold a public hearing at 7:30
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Julie Couch
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. 82-14

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

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

1. We do not need anything else in our neighborhood
2. You have taken advantage of the people already
3. The Nursing Home has a lot - let them use part of it
for a parking lot. They need to do something to improve
what they already have

Signature Doris M. Kee

Address 108 St. Mary's

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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Julie Couch
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. 82-14

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

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

1. Fannin and St. Marys streets are not adequate for the traffic
2. this type development will generate. There is another multi-
3. family type development presently being built approximately 2
blocks north on Fannin St.

Signature M. B. Lowe

Address 702 Crotty, 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

The Planning and Zoning Commission will hold a public hearing at
7:30 o'clock P.M., on the 13th day of January,
1983, in the Rockwall City Hall, Rockwall Texas, on the request of
Mrs. Frank Spelce for a change of zoning from
"SF-3" Single Family District Classification,
to "PD" Planned Development District Classification,
on the following described property:

See Attached Field Notes and Project Description
(1.598 acres at the southwest corner of St. Marys and S. Fannin)

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. 82-14.

Julie Lauch
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. 82-14

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

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

1. With the addition to the Nursing Home, ~~there~~ the traffic will be unbearable.
2. There is no place for children to play, other than in the streets.
3. The sewerage system is not adequate to add the 17 more families + 40 more residents at the Nursing Home.

Signature Davis M. Kee

Address 108 St. Marie

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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Julie Couch
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. 82-14

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

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

1. Too many dwellings on amount of land

2.

3.

Signature Susan Fields

Address PO Box 1198 Rockwall TX
75087

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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Julie Lamb
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. 82-14

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

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

1. St. Marys and South Fannin Streets are too narrow for this
type of development.

2.

3.

Signature A.B. Lowe
Address 702 Crotty, Rockwall

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

The Planning and Zoning Commission will hold a public hearing at
7:30 o'clock P.M., on the 13th day of January,
1983, in the Rockwall City Hall, Rockwall Texas, on the request of
Mrs. Frank Spelce for a change of zoning from
"SF-3" Single Family District Classification,
to "PD" Planned Development District Classification,
on the following described property:

See Attached Field Notes and Project Description
(1.598 acres at the southwest corner of St. Marys and S. Fannin)

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. 82-14.

Julie Lauch
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. 82-14

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

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

1. Inadequate streets. This will result in flooding of my property during heavy rains
2. Inadequate sewers. This will result in sewage flooding the block in which my property lies.
3. This change will lower the market value of my property.

Signature R. L. Davis Jr

Address 401 Boydston Ave.

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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Case No. 82-14

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

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

1. INADEQUATE STREETS TO HANDLE DENSITY CREATED.
2. COMPLETELY DESTROYS PEACEFUL QUIET NEIGHBORHOOD.
3. NO ALLEYS PROVIDED.
4. INADEQUATE PARKING AREA.

Signature W.D. [Signature]

Address 105 E [Signature]

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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Julie Lauch
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Case No. 82-14

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

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

1. Traffic is already heavy on Fannin and
St. Mary's street. This development would add to the
congestion.

2. There is no open space for children to play
I believe that the zoning ordinance calls for lots to be
3. 100' deep - these lots do not meet the requirements. Alleys
are required by the zoning ordinance - there are no provisions
for alleys in this development

Signature Nan Smartt

Address 104 St. Marys

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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Julie Lauch
City of Rockwall, Texas

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Case No. 82-14

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

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

1. Traffic is already too heavy on St. Marys and Fannin streets - this would add to the congestion.
2. There are no alleys provided for trash pick-up.
3. There is not any place for children to play or for people to walk their dogs.

Signature Bessie Dawson

Address 605 So. Fannin, city

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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Julie Lauch
City of Rockwall, Texas

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Zoning Commission, 102 East Washington, Rockwall, Texas 75087

Case No. 82-14

*(Please count this as two
votes - we both own property here!)*

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

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

Yes

1. Lots will each be too small - there will be no place on their property for their children to play. There will be too much traffic on our little streets - the people who walk for their health will be in danger of being hit by cars. Residents of the rest home who "escape" from time to time will be in danger of being hit by the many cars.

3. We personally moved out there from Garland to have more room, + we would be more crowded than we were there in our old single family area.

Signature Wilma D. Jordan

The realtors who are trying to make a "killing" on this have only moved to lose on this deal - we have more to fight for - the quality of life we have had + want to keep in our good neighborhood. Let them go elsewhere to make their dirty money!

Address 109 St. Mary's

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

Thank you, Richard D. Jordan

City of Rockwall

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 13th day of January, 1983, in Rockwall City Hall

Rockwall, Texas, on the request of Rockwall Nursing Home for a parking lot for the nursing home

on the following described property:

The north 50 ft. of lot No. 2 of the R. S. Lofland Subdivision to the City of Rockwall, Rockwall County, Texas (503 S. Fannin)

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. 82-17

Julie Couck
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. 82-17

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 Dona Gene Spelce

Address 4236 Locker, Fort Worth, TX 76107

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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by returning the form below. In replying, please refer to Case No. 82-14.

Julie Couch
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. 82-14

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

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

1. To many people on that amount of land, no place to park, to many shade tree mechanics working on old wrecked cars.
2. To many kids running wild over the streets & driveways especially on bikes.
3. To many loose barking dogs running over our yards.
This side of town already has its share of trash from the Nursing Home blowing all around and stinking. We have voted once that we did not want this on our side of town, we will Do Not Want It

Maggie J. Underwood

Signature [Signature]

Address 506 Barnes St

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

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

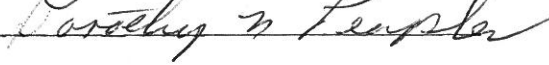
Case No. 82-14

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

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

1. TOO MANY BUILDINGS AND PEOPLES FOR THIS SPACE.
2. There would be no play area for so many children.
Inadequate parking for so many dwellings.
3. Inadequate streets for so much traffic.
Inadequate sewage system for so much additional load.

I would like to see something
built on this property, but they
are trying to put too many dwellings
and people. I feel like this
would create problems.

Signature 
Address 601 So. Fannin
Rockwall

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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Zoning Commission, 102 East Washington, Rockwall, Texas 75087

Case No. 82-14

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


1709 W. Rush

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

Thank you,

City of Rockwall

PLANNING AND ZONING COMMISSION OF THE CITY OF ROCKWALL, TEXAS:

My home is located at 506 Barnes Street which is 210 feet from the property located on the corner of St. Marys and Fannin Streets that is asking for a zoning change from SF3 to planned development. My wife has lived in this home for ~~seventy~~^{sixty}-nine years.

I am opposed to a change in zoning from SF3 to Planned Development.

A handwritten signature in blue ink that reads "J. A. Underwood". The signature is written in a cursive style with a long, sweeping tail on the letter "d".

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 9th day of December,
19 82, in the Rockwall City Hall, Rockwall Texas, on the request of
Mrs. Frank Speice for a change of zoning from
"SF-3" Single Family District Classification,
to "PD" Planned Development District Classification,
on the following described property:

See Attached Field Notes
(1.598 Acres at the Southwest corner of
St. Marys and Fannin)

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by returning the form below. In replying, please refer to Case No. 82-14.

Julie Louck
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. 82-14

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

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

- 1.
- 2.
- 3.

Signature Julie A Clark
Address 709 W. Rusk
property & own is 511 S. Fannin

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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Mrs. Frank Speice for a change of zoning from
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on the following described property:

See Attached Field Notes
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Julie Louck
City of Rockwall, Texas

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Zoning Commission, 102 East Washington, Rockwall, Texas 75087

Case No. 82-14

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

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

- 1. Traffic-- a highdensity area would be created with the result being that
Traffic on Fannin and St. Mary Streets could not be adequately served. The
streets not being able to handle high density traffic area.
- 2. The additional noise and congestion created by creation of a high density
area would be detrimental and harmful to nursing home and all permanent
residents of this area.
- 3. The additional traffic and parking created by adding 24 additional
families in such a small area would create a undue hardship on neighborhood

(OVER)

Signature: W.D. Kaufman

Address 105 East Kaufman
Rockwall, Texas

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

Thank you,
City of Rockwall

Highland Estate

BEFORE THE PLANNING AND ZONING COMMISSION
CITY OF ROCKWALL, TEXAS

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City of Rockwall, Texas

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Zoning Commission, 102 East Washington, Rockwall, Texas 75087

Case No. 82-14

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

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

1. Too many dwellings on amount of land

2.

3.

Signature Susan Filds
Address Rt. 1, Box 119P Rockwall

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. 82-14

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

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

- Inadequate streets and limited access to Soliad for egress to town and south bound 205.
- Inadequate sewer lines. The number of units proposed will definitely put a strain on the lines, which are a problem already.
- This developement will definitely lower the value of the single family homes on Fashin and St. Marys.
- Density too great for land.

Signature Nancy Riggs Daves

Address 401 E. Brylston Ave.

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

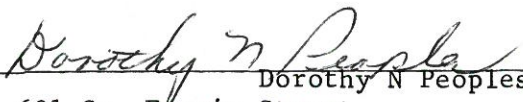
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Case No. 82-14

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 many large buuldings would tend to dominate and overwhelm the rest of the neighborhood.
2. There is no place for children to play.
3. Parking of automobiles and traffic would become a problem with such a concentration of peop
4. An already inadequate sewage system would become even more of a problem.

Signature 
Dorothy N Peoples
Address 601 So. Fannin Street
Rockwall, TEXAS 75087

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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Julie Louck
City of Rockwall, Texas

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Zoning Commission, 102 East Washington, Rockwall, Texas 75087

Case No. 82-14

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

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

1. Twenty four families are too many for the amount of space.
2. The sewerage system cannot take care of the residents we now have.
3. No place for children to play.
4. I don't want the back of the site backed up in my face.

Signature Lois McKee

Address 108 St. Marys

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

Thank you,
City of Rockwall



102 East Washington

CITY OF ROCKWALL

"THE NEW HORIZON"

Rockwall, Texas 75087



Handwritten signature

James W. Batch
607 S. Fannin
Rockwall, Tx. 75087



AUTHORIZED TIME FOR FORWARDING HAS EXPIRED.

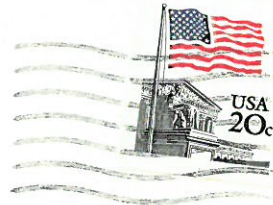


CITY OF ROCKWALL

"THE NEW HORIZON"

102 East Washington

Rockwall, Texas 75087



~~James W. Batch
607 S. Fannin
Rockwall, Tx. 75087~~

*Joe Oiler
1/99*

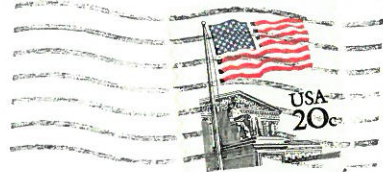


CITY OF ROCKWALL

"THE NEW HORIZON"

102 East Washington

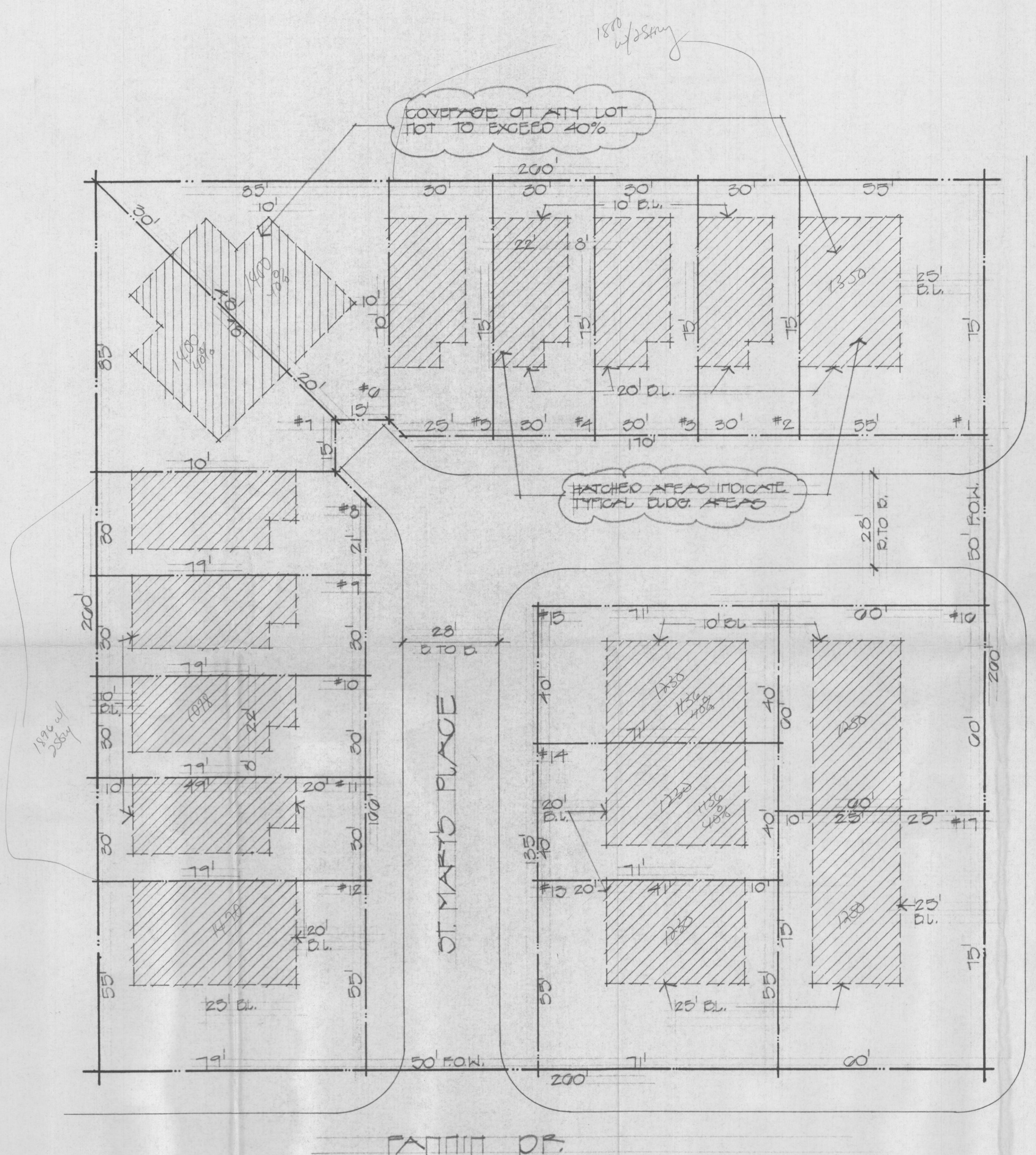
Rockwall, Texas 75087



Gone with you

James W. Batch
607 S. Fannin
Rockwall, Tx. 70587

Submission I



PROPOSED SITE PLAN

SCALE: 1"=20'-0"
 LOTS #1-17 (PROPOSED)
 ROCKWALL, TEXAS

DESIGN DATA

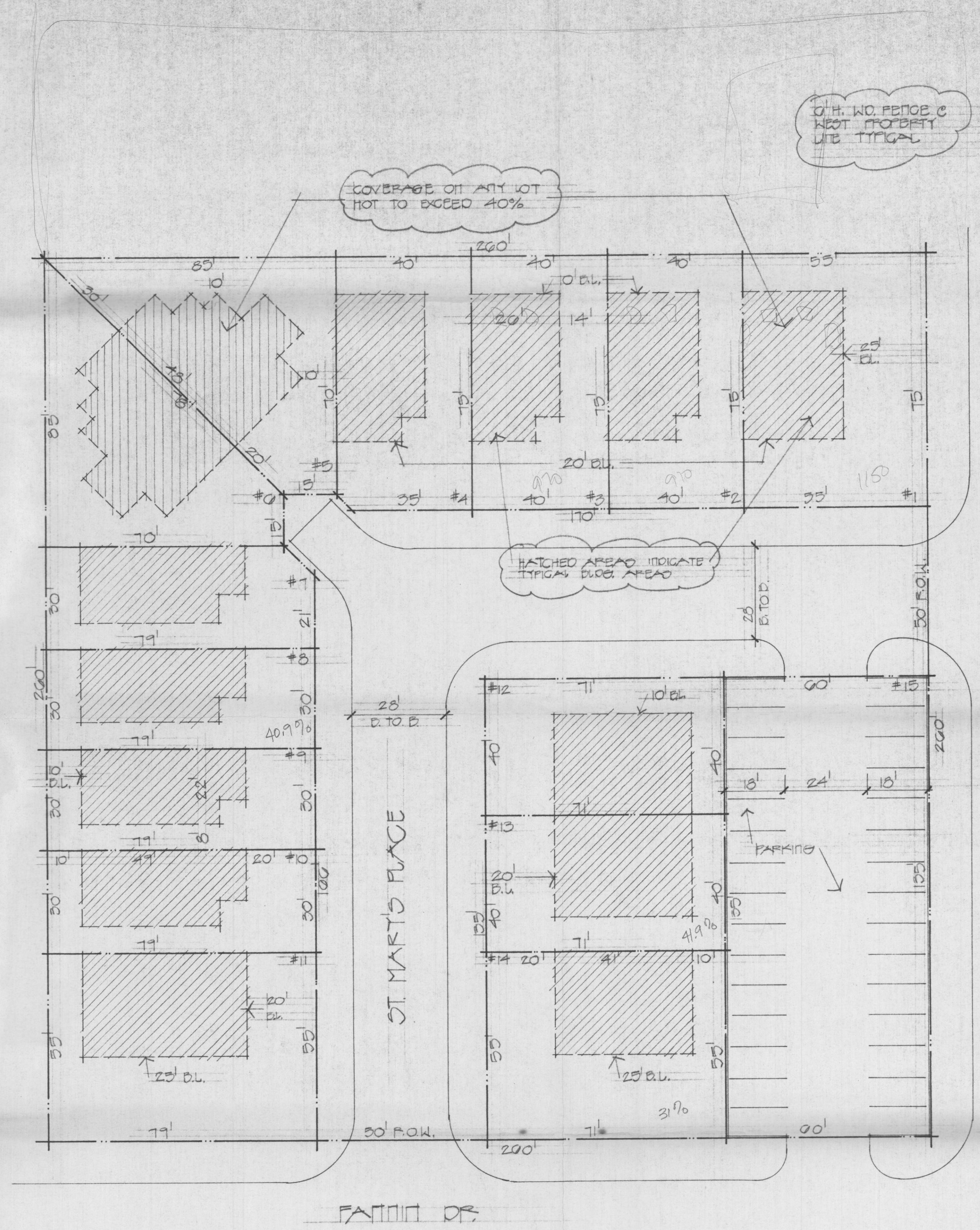
LAND AREA	1.55 ACRES ±
MAX. COVERAGE/LOT	40%
LOTS #1, 7, 12, 13, 14, 15, 16, & 17	~ SINGLE STORY
LOTS #2, 3, 4, 5, 6, 8, 9, 10, & 11	~ TWO STORY

With the sheet as SF-3 development would have 7.8 units on the same tract.

*Anthony Raffano &
 Joyce Walters
 733-9001*


DALLAS DESIGN GROUP
 fred wynn architect
 10010 MILLER at L.B.J. FRWY. 341-3347
GD
 date 1-2-82
 plan no. AS/JE II
 sheet

90 lot area



PROPOSED SITE PLAN
 SCALE: 1" = 20'-0"
 LOTS #1-15 (PROPOSED)
 ROCKWALL, TEXAS

DESIGN DATA

LAND AREA	155 ACRES ±
MAX COVERAGE / LOT	40%
LOTS #1 THRU 9 & 11 THRU 14	SINGLE STORY
LOTS #1 THRU 10	TWO STORY
2 1/2 PARKING SPACES PER UNIT INCL. GARAGE	



DALLAS DESIGN GROUP architect
 fred wynn
 10010 MILLER at L.B.J. FRWY. 341-3347



date 2-10-83
 plan no. AS/W/II
 sheet

MRS. FRANK SPELCE, SF-3 TO PD PLANNED
DEVELOPMENT - 1.598 ACRES
ST. MARYS & FANNIN

case 82-14

ACTION RECORD

CASE NAME: Spelce Zoning Request

CASE NO.: 82-14

Planning and Zoning
Commission

City Council

Date

Approved.

Disapproved

Approved

Disapproved

Preliminary Plat

Final Plat

Zoning

Changes: Denial by P+2 1st time 12/9/82 Denial by P+2 2/7/83

2nd time, Council approved PD at 9 units per acre

site plan would need to be resubmitted. Ord. approved on

3/7/83. Site plan approved by P+2 on 3/10/83 subject to making parking lot
open belt and incorporating into remaining lots.

22 notices were sent
9 were returned
9 were against

FOR OFFICE USE ONLY

AN ORDINANCE OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO GRANT "PD" PLANNED DEVELOPMENT DISTRICT NUMBER 21 ON THE FOLLOWING DESCRIBED TRACT: BEING A TRACT OF LAND IN THE B. F. BOYDSTUN SURVEY, A-14, AND BEING THE SAME LAND DESCRIBED IN WARRANTY DEED FROM CONNIE SPONG BROWN AND HUSBAND, M. H. BROWN TO MRS. FRANK SPELCE, DATED SEPTEMBER 16, 1970, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST RIGHT-OF-WAY LINE INTERSECTION OF FANNIN STREET AND ST. MARY'S STREET AT AN IRON ROD; THENCE: SOUTH, WITH THE WEST RIGHT-OF-WAY LINE OF FANNIN STREET, 271.13 FEET TO AN IRON ROD FOR A CORNER; THENCE: NORTH $89^{\circ} 47' 17''$ WEST, WITH A FENCE LINE, 260 FEET TO AN IRON ROD FOR A CORNER; THENCE: NORTH 264.32 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF ST. MARY'S STREET, TO AN IRON ROD FOR A CORNER; THENCE: NORTH $28^{\circ} 42' 43''$ EAST, WITH THE SOUTH LINE OF ST. MARY'S STREET 260.07 FEET TO THE PLACE OF BEGINNING AND CONTAINING 1.598 ACRES OF LAND MORE OR LESS; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO HUNDRED DOLLARS (\$200.00) FOR EACH OFFENSE; AND PROVIDING AN EFFECTIVE DATE.

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 by publication and otherwise, and have held public hearings 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, and 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, Texas, as heretofore amended, be and the same is hereby, amended by amending the Zoning Map of the City of Rockwall so as to grant "PD" Planned Development District Number 21 on the following described property:

BEING a tract of land in the B. F. Boydston Survey, A-14, and being the same land described in Warranty Deed from Connie Spong Brown and

PD-21

husband, M. H. Brown to Mrs. Frank Spelce, dated September 16, 1970, more particularly described as follows:

BEGINNING at the Southwest right-of-way line intersection of Fannin Street and St. Mary's Street at an iron rod;

THENCE: South, with the West right-of-way line of Fannin Street, 271.13 feet to an iron rod for a corner;

THENCE: North $89^{\circ} 47' 17''$ West, with a fence line, 260 feet to an iron rod for a corner;

THENCE: North 264.32 feet to the South right-of-way line of St. Mary's Street, to an iron rod for a corner;

THENCE: North $88^{\circ} 42' 43''$ East, with the South line of St. Mary's Street 260.07 feet to the place of beginning and containing 1.598 acres of land more or less.

SECTION 2. That all ordinance of the City of Rockwall in conflict with the provisions of this ordinance 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 Planned Development District Number 21 shall be used only in the manner and for the purposes authorized by the Comprehensive Zoning Ordinance of the City of Rockwall, as heretofore amended and as amended hereby, provided that the granting of Planned Development District No. 21 to the above described tract of land is subject to the following special restrictions:

A. Prior to the issuance of any building permit in Planned Development District No. 21, a comprehensive site plan of the development shall be filed with the Planning and Zoning Commission, and after appropriate recommendation by the Commission, and after hearing, the City Council shall approve a final site plan, which shall be filed and included as Exhibit "A" and made a part of this ordinance for all purposes. Such comprehensive site plan shall set forth in detail the requirements for ingress and egress to the property, public or private streets or drives, with adequate right-of-way to conform to the thoroughfare plan of the City of Rockwall, sidewalks, utilities, drainage, parking space, height of buildings, maximum lot coverage, yards and open spaces, screening walls or fences and other development and protective requirements considered necessary by the City Council so as to create a reasonable transition to and protection of the adjacent property.

B. This tract of land is approved for the development of zero lot line single family dwelling units not to exceed a density of nine (9) units per acre.

C. No building or other permits shall be issued by an officer, agent or employee of the City of Rockwall for development of the above described tract in "PD-21" unless and until a final comprehensive site plan and list of proposed uses shall have been finally approved by the City Council of the City of Rockwall and attached to and made a part of this ordinance as Exhibit "A".

D. All development of property covered by Planned Development District No. 21 shall be in accordance with the provision of this ordinance and the finally approved comprehensive site plan and list of approved uses, and no substantial change in the development shall be permitted, except after obtaining approval of the change of such site plan in the manner required for changes and amendments to the Comprehensive Zoning Ordinance.

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 a 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. This ordinance shall be come effective from and after its passage and the publication of the caption as the law in such cases provides.


DULY PASSED by the City Council of the City of Rockwall, Texas, on the 7th day of March, 1983.

APPROVED:



Mayor

ATTEST:



City Secretary

ST. MARTIN ST.

PROPOSED SITE PLAN

SCALE: 1" = 20'-0"

LOTS #1-15 (PROPOSED)
ROCKWALL, TEXAS

DESIGN DATA

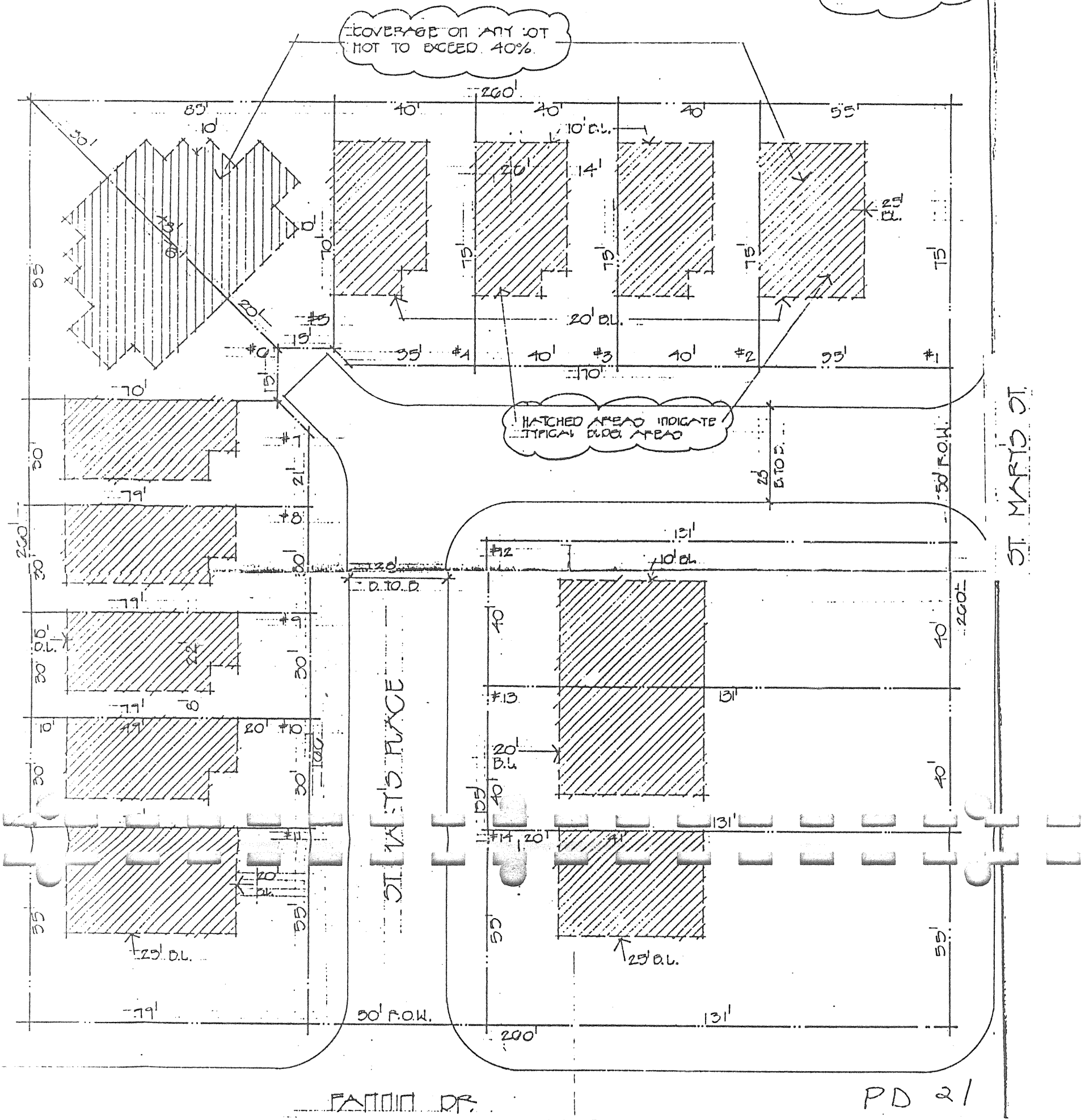
LAND AREA	155 ACRES
MAX. COVERAGE / LOT	40%
LOTS # THRU 6 & 11 THRU 14	SINGLE STORY
LOTS # 7 THRU 10	TWO STORY
2 1/2 PARKING SPACES PER UNIT TO GARAGE	

*Final
Approved
Site Plan*

O.H. W.D. REFUSE C
NEST PROPERTY
LIFE TYPICAL

COVERAGE ON ANY LOT
NOT TO EXCEED 40%

HATCHED AREAS INDICATE
TYPICAL BUILDING AREA



PROPOSED SITE PLAN

SCALE: 1" = 20'-0"
LOTS #1-15 (PROPOSED)
ROCKWALL, TEXAS

DESIGN DATA

LAND AREA	35 ACRES ±
MAX. COVERAGE / LOT	40%
LOTS #1 THRU 6 & 11 THRU 14	SINGLE STORY
LOTS #7 THRU 10	TWO STORY
1/2 PARKING SPACES PER UNIT BLDG. GARAGE	

*Final
Approved
Site Plan*

DALLAS DE
fred wynn
10010 MILLER at L.B

PD 21