

CITY HALL
ROCKWALL, TEXAS

ALLOWED USE
~~NOT ALLOWED IN~~
~~G.R. ZONE~~

APPLICATION FOR ZONING CHANGE

Case No. X Filing Fee _____ Date 6-27-83

Applicant Kenneth Smith

Mailing Address 506 E. Rusk, Rockwall, Texas Phone No. 722-5489

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.)

Northeast 1/4 Block 2 Howe and Allen

I hereby request that the above described property be changed from its present zoning which is "G.R." GENERAL RETAIL District Classification to a " _____ " District Classification

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

1. Remodel Bath to contain 2 Comodes, No Tub
 2. Enclose Carport and ~~Storage~~ Storage Area
 3. Remodel or enclose front and back porches
- are not*

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.

Kenneth Smith
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.

[Signature]
Surveyor or Attorney for Applicant
(Mark out one.)

572 - 1000
Planning & Zoning Commission
Members of City Council and Mayor

Dear Sirs:

I request a Variance in new building
Codes, pertaining to Construction in general retail
area of Rockwall, Texas.

With the present structure which is
in good repair, it would be to the best
interest to all involved to permit Construction
by using all new material, good Craftmen,
and build to suit City restrictions.

It would be impossible to remodel under
the present Ordinances.

Refer to Sec. (2.11.F.8A.)

Respectively Submitted
Kenneth Smith
506 E Lusk
Rockwall, Texas 75087

House
Allen
Highway
along from
Boonville

Smith 506 S. Rusk



- (14) Joe K. Reed, 406 W. Rusk
- (1) Ted Cain, 206 Rockbrook,
- (2) Methodist Church, 402 W. Kaufman
- (3) Bobby Chapman, 304 W. Kaufman
- (4) Jervis Wimpee, 302 W. Kaufman
- (5) John Smith, 202 N. West St.
- (6) Cecil J. Morgan Est., 201 N. Alamo
- (7) Rockwall Family Health Center, 103 N. First.
- (8) Frank Jordan, 205 W. Kaufman
- (9) Lahoma Kimbrell, Rt 2, Point Royal Est.,
- (10) H N Heath, 208 W Rusk,
- (11) U.S. Post office, Fed. Bldg.
- (12) Ruth Marten, 5514 Richmond, Dallas 75206
- (13) Maggie Pearl Burke, 101 S. First St.

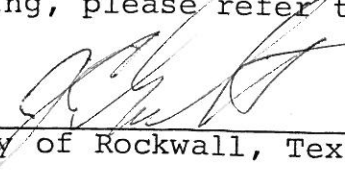
BEFORE THE PLANNING AND ZONING COMMISSION
CITY OF ROCKWALL, TEXAS

The Planning and Zoning Commission will hold a public hearing at 7:30
o'clock P.M., on the 14th day of July, 1983, in
Rockwall County Courthouse Courtroom

Rockwall, Texas, on the request of Kenneth Smith
for a variance from the Comprehensive Zoning Ordinance that requires 100%
non-combustible structured materials rather than wood frame construction
and also to allow less than 90% masonry coverage on the building face.
on the following described property:

Northeast $\frac{1}{4}$ of Block 2, Lowe and Allen Subdivision

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. 83-25



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. 83-25

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, 102 East Washington, Rockwall, Texas 75087.

Case No. 83-25

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

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

1. I can see no reason to deny a valid request.

2.

3.

Signature Ruth Martin

Address 5514 Richmond - Dallas

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

Thank you,

City of Rockwall

ROCKWALL FAMILY HEALTH CENTER

103 N. FIRST STREET
ROCKWALL, TEXAS 75087

Telephones: AC 214: 722-5366 AC 214: 226-7725


July 5, 1983

Re: Case 83-25

- 1). We feel that development of this property is appropriate but that a variance as required would be inappropriate for this particular location.
- 2). The new Comprehensive Zoning Ordinance was developed at the expense of a great deal of time and effort by many concerned citizens and we feel that to begin a series of variances would be counter productive for the city.
- 3). Less than 90% masonry would also be inconsistent with adjoining new development in this area namely Maurine's Boutique, Brown Surveyors, City Hall, U.S. Post Office and Rockwall Family Health Center.



Robert D. Sparks, D.O.



Randal P. Sparks, D.O.

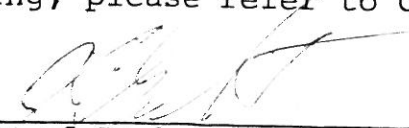
BEFORE THE PLANNING AND ZONING COMMISSION
CITY OF ROCKWALL, TEXAS

The Planning and Zoning Commission will hold a public hearing at 7:30
o'clock P.M., on the 14th day of July, 1983, in
Rockwall County Courthouse Courtroom

Rockwall, Texas, on the request of Kenneth Smith
for a variance from the Comprehensive Zoning Ordinance that requires 100%
non-combustible structured materials rather than wood frame construction
and also to allow less than 90% masonry coverage on the building face.
on the following described property:

Northeast ¼ of Block 2, Lowe and Allen Subdivision

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. 83-25



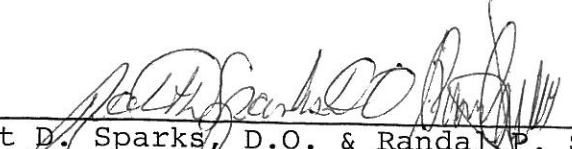
City of Rockwall, Texas

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

Case No. 83-25

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

1. See Attached
2. See Attached
3. See Attached

Signature 
Robert D. Sparks, D.O. & Randal P. Sparks, D.O.
Address 103 N. First St.

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

Thank you,
City of Rockwall



CITY OF ROCKWALL

"THE NEW HORIZON"

102 East Washington

Rockwall, Texas 75087



REASON CHECKED

Unclaimed _____ Refused _____

Attempted-Not known _____

Insufficient Address _____

No such street _____ number _____

No such office in state _____

Do not remain in this envelope

PO Box

Maggie Pearl ~~Burks~~
101 S. First St.
Rockwall, Tx. 75087

NO MAIL RECEPTACLE



CITY OF ROCKWALL

"THE NEW HORIZON"

June 29, 1983

TO: Planning & Zoning & City Council
FROM: Larry King
SUBJECT: Variance Request of Sec. 2.11, F-8A & B of the City of Rockwall Zoning Ordinance.

Mr. Kenneth Smith would like to request Planning & Zoning & City Council to review and approve a variance from Section 2.11 - F-8A & B of the recently adopted zoning ordinance.

Mr. Smith presently owns a building in the Lowe and Allen Subdivision in the north east $\frac{1}{4}$ of Block 2. A frame constructed building is presently located on the lot, which Mr. Smith would like to remodel so as to house a Day Care Center. He wished to enclose a carport on the west side of the building for future usable floor area.

By enclosing this area he would like to use wood frame construction, as the rest of the building presently is built with. By the above zoning ordinance section, it states all structural material within a structure would have to be 100% non-combustible. Also the building presently has wood siding that would be in conflict with item B above, that deals with 90% masonry on the exterior facings of the building.

Attached is Mr. Smith application and brief letter of his request for you to review.

ACTION RECORD

USE NAME: Kenneth Smith

CASE NO.: 83-25

Planning and Zoning
Commission

City Council

Date

Approved.

Disapproved

Approved

Disapproved

eliminary Plat

nal Plat

ning

nd. Use Permit

anges: 100% / 90%

	<u>Approved.</u>	<u>Disapproved</u>	<u>Approved</u>	<u>Disapproved</u>	Date
eliminary Plat	_____	_____	_____	_____	_____
nal Plat	_____	_____	_____	_____	_____
ning	_____	_____	_____	_____	_____
<u>nd. Use Permit</u>	<input checked="" type="checkbox"/>	_____	<input checked="" type="checkbox"/>	_____	_____
anges: <u>100% / 90%</u>	<u>P&L</u>	<u>7/4/83</u>	<u>& Council</u>	<u>Approved</u>	<u>8/15/83</u>