

CITY OF ROCKWALL
102 East Washington
Rockwall, Texas

APPLICATION FOR ZONING CHANGE

Case No. _____ Filing Fee _____ Date June 30, 1983

Applicant Jean Speights Legacy Square Property Phone 722-3160

Mailing Address 602 Williams St. Rockwall, Tx. 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.) The former First United Methodist Church Property, 104 & 106 N. Fannin St. Rockwall. Legal description and floor plans attached.

I hereby request that the above described property be changed from its present zoning which is GR General Retail

_____ District Classification
to Conditional Use & Specific Use Permits District Classification
for the following reasons: (attach separate sheet if necessary)

To all for the following uses:

- 1) Theatrical productions in the former sanctuary area.
- 2) Entertainment, amusement, (other than theatre), family entertainment programs, dancing, bingo (non-profit status) and related uses inside the building. (See attached/#3)

EXHIBIT B
EXHIBIT C

There (Are) deed restrictions pertaining to the intended use of the property. (Are Not) NONE FILED.

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.

Signed Jean Speights

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)

June 30, 1983

City of Rockwall
Planning and Zoning Commission
City Council
102 E. Washington St.
Rockwall, Tx. 75087

Re: Legacy Square Properties
Former United Methodist Church Property
104 & 106 N. Fannin
c/o 602 Williams St.
Rockwall, Tx. 75087

Dear Sirs:


The owners of Legacy Square hereby request that we be allowed to appear before the Rockwall Planning and Zoning Commission on July 14, 1983, to request consideration of the following items:

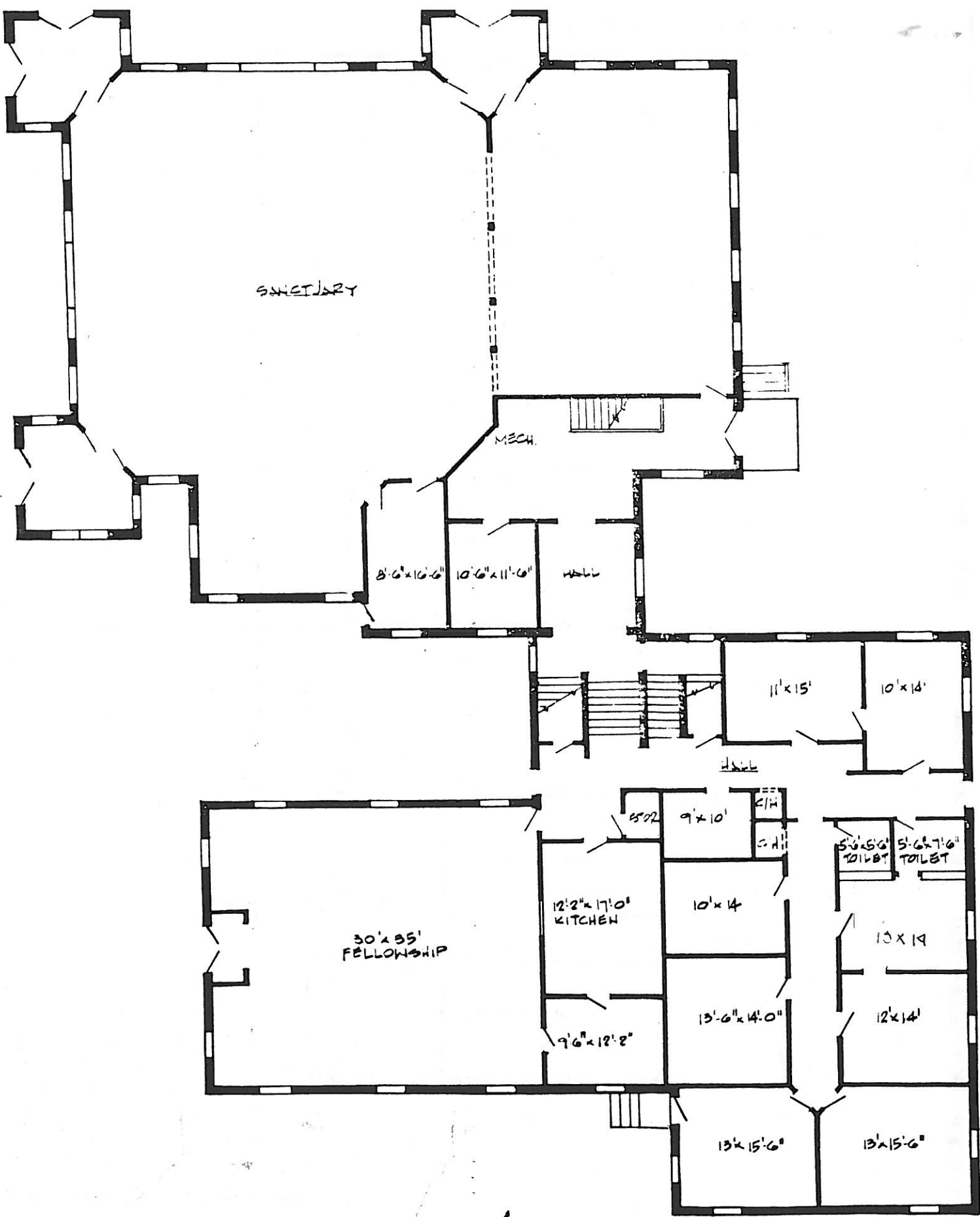
- A. A use definition or determination is requested within the scope of the GR General Retail District, to allow the following uses:
- 1) Theatrical productions in the former sanctuary area.
 - 2) Entertainment, amusement, (other than theatre), family entertainment programs, dancing, bingo (non-profit status) and similar uses inside the building.
 - 3) Provision for a patio or pavilion in the south yard of property for dancing and related activities, in a detached structure.

It is our understanding that the above uses may be considered as a Conditional Use, and will require determination and approval by the Planning and Zoning Commission and the City Council.

- B. Request for Specific Use Permit under Zoning Regulations for the property, to allow the existing structures to remain in their present construction classification. The buildings would not be required to conform to the requirement that commercial buildings be 100% non-combustible construction.

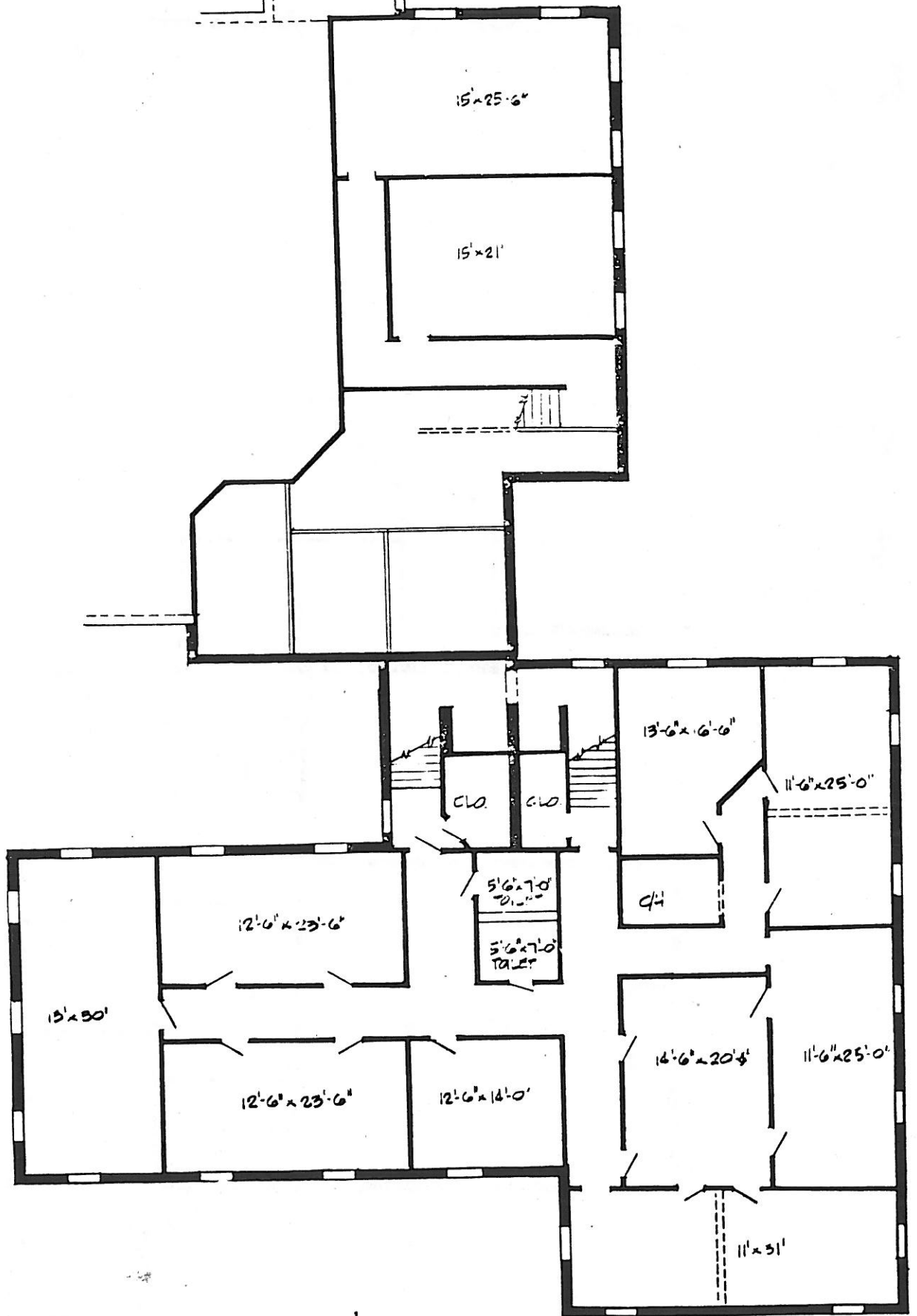
Please notify us if there is any question or other information required. Thank you for your help in this matter.


Jean Speights, Owner
Legacy Square Property



LOWER LEVEL PLAN

ALL DIMENSIONS APPROX
EXTERIOR WALLS 1/2" INCLUDED



UPPER LEVEL PLAN

-10-

ALL DIMENSIONS APPROX.
 EXTENSIONS: WALLS NOT INCLUDED

Jean Speights (old Methodist Church)

Pt A of 2, Blk 2 - Griffith

- ① Frances Piper, 202 San Jacinto
- ② First State Bank, PO Box 98
- ③ V. L. Jacobs, 301 Highland
- ④ Jane Bounds, Box 127
- ⑤ Leon Smith, 112 San Jacinto
- ⑥ Lucille Reid, 725 Winston, Dallas 75208
- ⑦ Ted Cain, 206 Rockbrook
- ⑧ Roger M. Callum, 102 E Rusk
- ⑨ Steven A. Halcomb, 104 N. San Jacinto
- ⑩ Ralph M. Hall, 207 E Rusk
- ⑪ C. W. Falls, Rt 4, Box 57W.
- ⑫ N. L. Williams, 411 Valley Dr.
- ⑬ Ralph J. Johnson, 210 E Rusk
- ⑭ Sr. C. T. Peck, 9852 Van Dyke, Dallas 75218
- ⑮ County of Rockwall, Judge H. Crawford, Courthouse
- ⑯ Catholic Church, 306 E. Rusk
- ⑰ Baptist Church, 608 S. Galena
- ⑱ Ethelyn Cain, 3015 Lakeshore
- ⑳ Gay Hanky Est., ^{by} Nella Henson, Dallas, TX 75231 7065 Fremont
- ㉑ P. D. Crawford, 401 Rusk
- ㉒ Southwestern Bell Telephone, ^{Int} Supervisor
- ㉓ Jess Whittle, 305 E Kaufman
- ㉔ J. H. Vaughan Sr., Box 248
- ㉕ R. Falls, 204 N. Fannin
- (over) ㉖ E. Stowell, 206 N. Fannin

- (26) Joyce Sparks Est, 224 Alta Vista
(27) J. E. Harris, 107 E San Jacinto
(28) Jim & Leon Garage, 200 E Washington
(29) Rockwall Lions Club to J. E. Harris, 107 E San Jacinto
(30) Jimmie C. Missey, 401 E Kaufman
(31) Vickie Mooney, 403 E Kaufman
(32) Ar. Thomas Corner, 109 E. Kaufman

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 Jean Speights

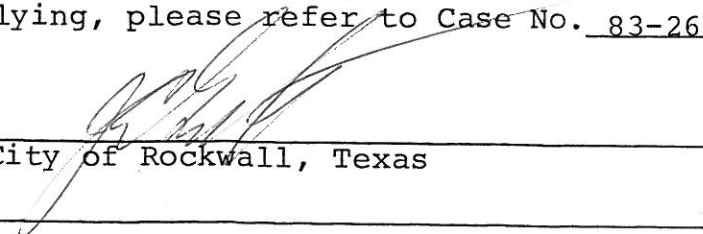
for a Conditional Use Permit to allow the following:

1. Theatrical productions in the former sanctuary area.
2. Entertainment, dancing, bingo (non-profit) family entertainment.
3. Comprehensive Zoning Ordinance that requires 100% non-combustible structured materials rather than wood from construction and also to allow less than 90% masonry coverage on the building face.

on the following described property:

The former First United Methodist Church Property
104 & 106 N. Fannin St., Rockwall.
Part of A, of lot 2, Block 2, Griffith Addition.

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. 83-26



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. 83-26

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

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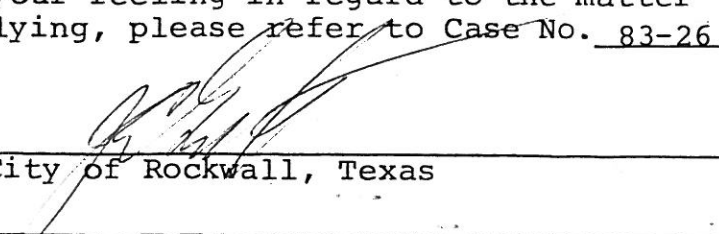
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The former First United Methodist Church Porperty
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Part of A, of lot 2, Block 2, Griffith Addition.

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

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

1. Improve older business area.
2. Bring entertainment to town.
3. Bring cultural development to town.

Signature H. L. Williams

Address Box 684 - 411 Valley Drive

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

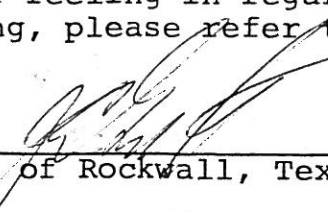
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I am in favor of the request for the reasons listed below. Yes
I am opposed to the request for the reasons listed below. _____

- 1.
- 2.
- 3.

Signature Jane Bounder

Address The Rockwall Success

114 N. San Jacinto

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

Rockwall, Texas
75087

Thank you,
City of Rockwall

BEFORE THE PLANNING AND ZONING COMMISSION
CITY OF ROCKWALL, TEXAS

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Part of A, of lot 2, Block 2, Griffith Addition.

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Case No. 83-26

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 James H. Vaughn

Address 202 N. Fannin

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

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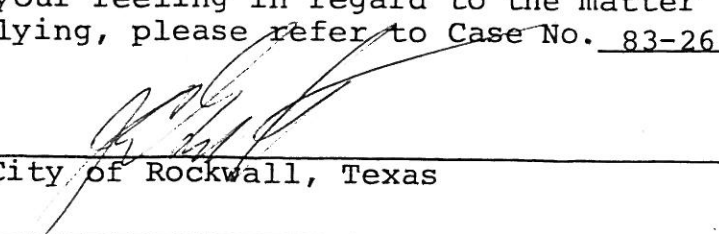
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I am in favor of the request for the reasons listed below. Yes

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

1. I think it would be an asset to the community.
2. also I think this is something the people need.
- 3.

Signature 

Address 100 E Bush

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



RETURNED
TO
SENDER
FORWARDING ORDER EXPIRED
FROM 75240

~~ROYAL SAV ASSN
BOX 401700
DALLAS TX~~

~~75240~~

ACTION RECORD

CASE NAME: _____

CASE NO.: _____

	Planning and Zoning Commission		City Council		Date
	<u>Approved.</u>	<u>Disapproved</u>	<u>Approved</u>	<u>Disapproved</u>	
Preliminary Plat	_____	_____	_____	_____	_____
Final Plat	_____	_____	_____	_____	_____
Zoning	_____	_____	_____	_____	_____
Changes?	_____	_____	_____	_____	_____

changes? ⁷⁻¹¹⁻⁴ P42 recommended to Council that zoning ord be amended in CR to allow family entertainment + theatre in district as cond use.