

CITY HALL
ROCKWALL, TEXAS
APPLICATION FOR ZONING CHANGE

Case No. _____ Filing Fee 50.00 Date 7-25-83

Applicant HARRY C. KIZER AND DOROTHY KIZER

Mailing Address Rt. 118 Shepherd's Glen Rockwall Phone No. 722-5783

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.)

Lot 3, Block F of the Sanger Brothers Addition, An Addition To The City of Rockwall, Tex. recorded in Vol. Q, Page 100, of The Deed of Records, Rockwall County, Texas

Request for variance to build a 2 story early Texas style frame building to be placed at back of Lot 3, Block F of the Sanger Brothers addition for the purpose of office and retail.

Request variance to place building 10 ft from back and side of lot in order to have space for parking and drive-through lane.

This request is in keeping with the master plan of Goliad Place, to have a unique shopping area in Rockwall.

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.

Harry C. Kizer Dorothy Kizer
APPLICANT

NOTE: The legal description is used to publish notice of the required hearing and in the preparation of the final ordinance granting the zoning change. The description must be sufficient so as to allow a qualified surveyor to take the description and locate and mark off the tract on the ground. Each applicant should protect himself by having a surveyor or his attorney approve his legal description. Failure to do so by the applicant may result in delay in passage of the final ordinance or the ordinance being declared invalid at some later date because of an insufficient legal description.

(The following Certificate may be used by the applicant to give notice to the City of the sufficiency of the legal description, however, the same is not a requirement of the Application.)

CERTIFICATE

I hereby certify that I have checked the legal description of the property described in this Application and the same describes the tract of land shown on the Plat attached hereto as Exhibit "A" and said description is sufficient to allow qualified surveyor to locate and mark off said tract on the ground.

Surveyor or Attorney for Applicant
(Mark out one.)

CITY OF ROCKWALL OFFICIAL RECEIPT

DATE 7-26-83

NAME Dorothy King
ADDRESS _____

Cash Check Other

GARBAGE

LAND FILL PERMIT

GARAGE SALES

SOLICITORS PERMIT

RENT

MISCELLANEOUS WATER SALES

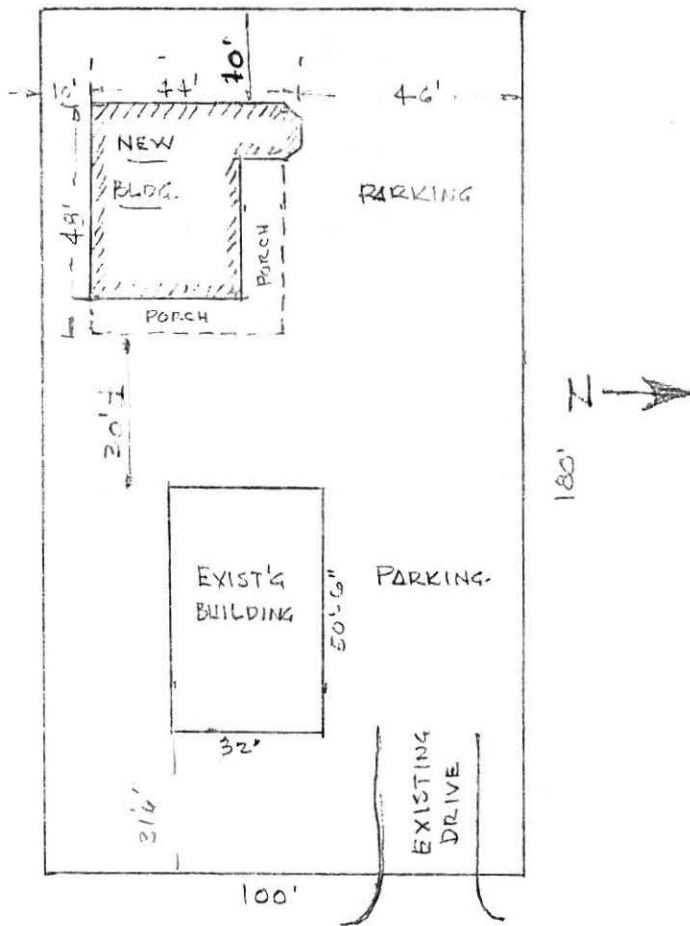
Zoning Request

50.00

Received By

1942

FORM G-1



GOLIAD

LOT NO. 3
 BLK. "F"
 SANGER ADDITION

PROPOSED OFFICE & RETAIL SPACE TO BE CONSTRUCTED AT 708 SA GOLIAD 1800 TO 1900 SQ. FT.

SPECIFICATIONS:

FOUNDATION:

CONCRETE SLAB.

FRAMING MATERIALS:

WOOD

EXTERIOR:

WOOD SIDING TO MATCH EXISTING BUILDINGS.

ROOFING:

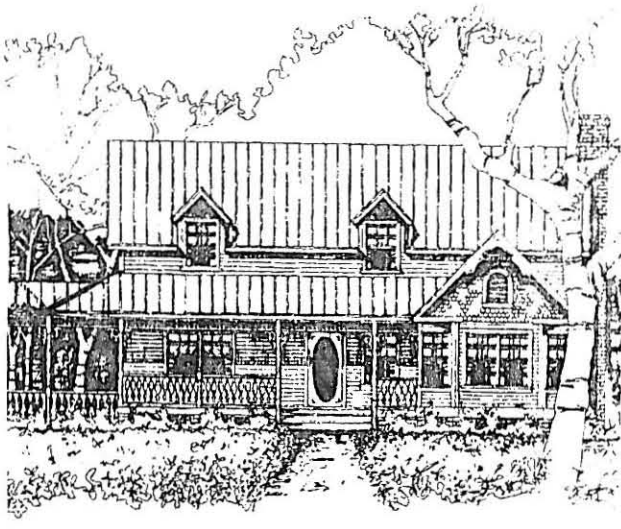
COMPOSITION SHINGLES.

WINDOWS:

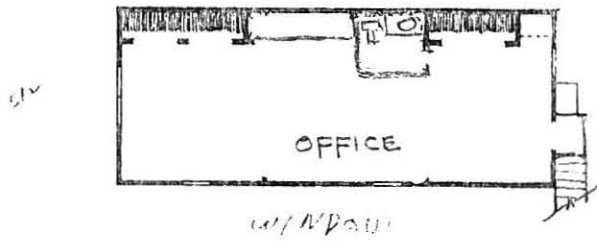
WOOD

HVAC:

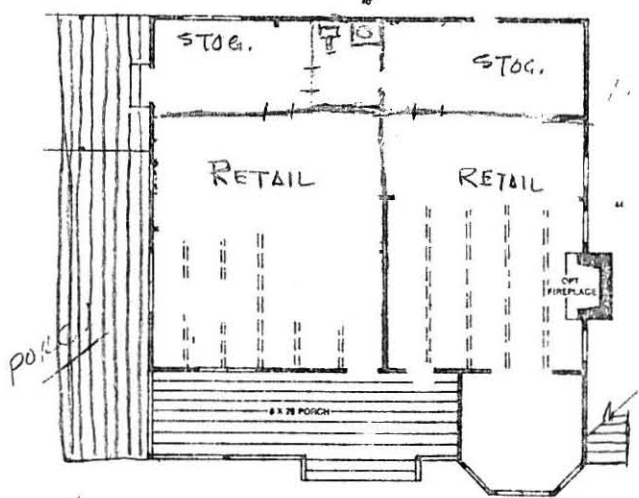
CARRIER OR EQUIV.



WINDOW



WINDOW



2084 SQUARE FEET

Handwritten notes at the bottom left of the page.

CONDITIONAL USE PERMIT
FACT SHEET

Case No.: P&Z 83-27-CUP

Applicant: Harry and Dorothy Kizer

Location of Property: Goliad Place

Current Zoning: "GR" General Retail

Surrounding Zoning: "GR" General Retail and "SF-10" Single Family

Proposed Use: Construct two-story office/retail building with less than
100% noncombustible structural materials and 90% masonry facade

Reason for Request: To be consistent with style and materials of
existing buildings.

Notices: Sent: 11
Favorable: 4
Unfavorable: 1

Additional Information:

Staff Recommendations:

Planning and Zoning Commission Recommendations:

Approval with the requirements that there be no windows on the west side of the second story facing the residential neighborhood and that the development comply with the site and building plans submitted.

City Council Decision:

Approved
Ordinance No. 83-45
10/3/83

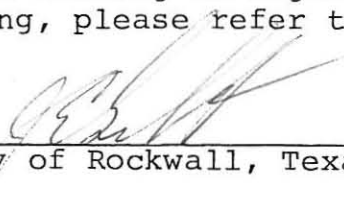
BEFORE THE PLANNING AND ZONING COMMISSION
CITY OF ROCKWALL, TEXAS

The Planning and Zoning Commission will hold a public hearing at 7:30
o'clock P.M., on the 25th day of August, 1983, in
the District Courtroom, Rockwall County Courthouse
Rockwall, Texas, on the request of Dorothy Kizer
for a Conditional Use permit to construct a 2 story wood frame structure
similar to existing structures in Goliad Place. Under the Zoning Ord.
structures in a General Retail zone must be constructed of 100% noncom-
bustible materials and have 90% masonry facades
on the following described property:

Lot 3, Block F Sanger Brothers Addition (Goliad Place)

This is being readvertized because the Planning and Zoning Commission meeting scheduled for August 11th was not held.

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. 83-27



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. 83-27

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 _____

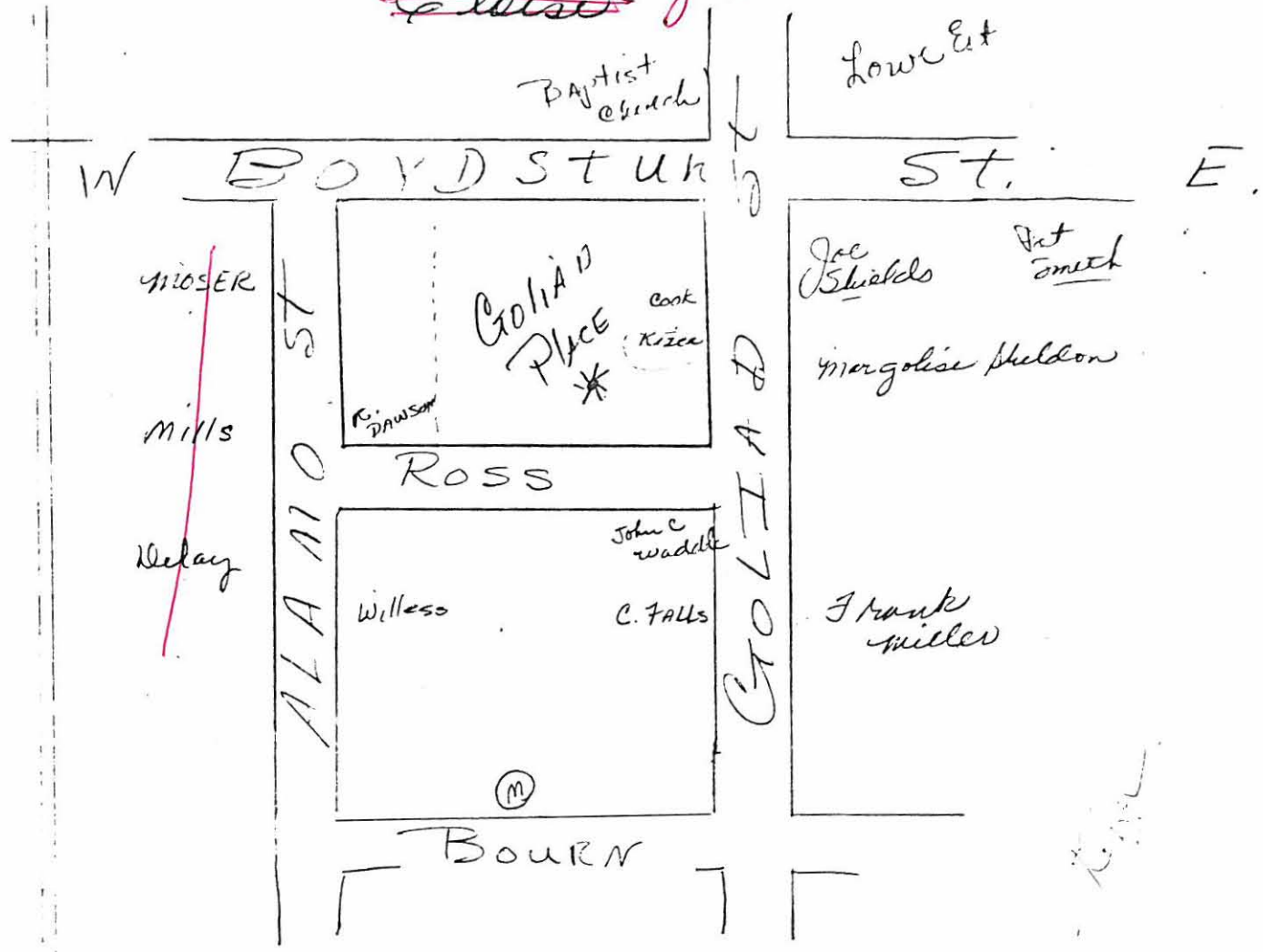
attached disk

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

Thank you,
City of Rockwall

500 2 - ~~Feb 1, 4, 11, 17~~ 6750
Balk F. Sawyer -

~~Elaine Kizer~~



- ① Baptist Church, 608 S Goliad
 - ② W H. Lowe Est, % Bill Lowe, 702 Crotty
 - ③ Joe Shields, 214 S. Clark St.
 - ④ Margolise Sheldon, 3021 Lakeside Vlg. % E. Molner
 - ⑤ Patricia Smith, 104 E. Boydston
 - ⑥ Frank Miller, 109 E. Kaufman
 - ⑦ Robert C. Cook, 704 S Goliad
 - ~~⑧ Harry C Kizer, 503 Shoreview~~
 - ⑨ Richard Dawson, 108 Ross
 - ⑩ John C Waddle, 1101 Ridge Road, Sw.
 - ⑪ C.W. Falls, Rt 4, Box 57
 - ⑫ G.L. Willeso Est. % First City Bank of Dallas # 711000.57-8. PO Box 38000 First St. Dallas 75388
- ~~⑬ Frank Delany, 710 Alamo Rd~~
 - ~~⑭ Charles O'Neil, 706 Alamo Rd~~
 - ~~⑮ Jake Moser, Moser Dev. Inc. 405 Forest St.~~

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Case No. 83-27

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

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

1. *Golich Place concept is one of a collection of frame-type structures.*
2. *Requested permit would allow new addition to conform in style to those structures already in place.*
- 3.

Signature Robert Clark

Address 204 So. Golich

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

Thank you,
City of Rockwall

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Case No. 83-27

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

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

1. *Frame cottages make up all of Goliah Place and the concept upon which it has been developed.*
2. *Any other structure will be out of place.*
- 3.

Signature Elaine Bullum

Address 702 So Goliah

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

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Why couldn't you use the forms submitted on this same request instead of spending taxpayer's money to mail out same form again?

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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. A new zoning ordinance was drafted & approved so stick to it.*
 - 2.*
 - 3. Do upgrade this part of town - build a different type of building than presently exists*
- Signature Patricia Smith
Address 104 E. Boydston
- Check one item PLEASE and return the notice to this office IMMEDIATELY.

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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. *Proposed building would fit in with rest of Goliad Place*
2. *buildings only if constructed as wood-frame per request*
3. *for variance*

Signature Robert Leboch

Address 704 So. Goliad

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

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4317
City of Rockwall, Texas

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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. *The original concept of Goliad was a shopping complex, natural and informal, using Texas cottages*
2. *typical of the town in yester years. Frame houses*
3. *should be used to make any additions.*

Signature Blaine Bullum

Address 702 S Goliad

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

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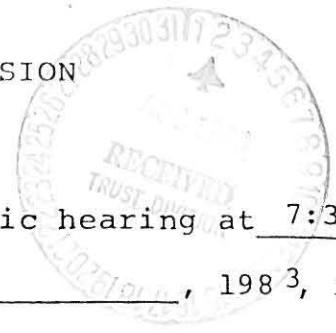
I am in favor of the request for the reasons listed below.

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

1. Let's upgrade the buildings at Goliad place rather
 2. than continue to add similar structures.
 3. Why make an ordinance if everyone can still
 3. put up anything to their particular liking.
- In consideration of beautiful homes already
built by Mr. Cain, I
would not like to
see present type of
construction continued.
- Signature Patricia Smith
Address 104 E. Washington
- Check one item PLEASE and return the notice to this office IMMEDIATELY.

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[Signature]
City of Rockwall, Texas

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Case No. 83-27

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 Lela Willess

Address 6814 Walnut Hill Ln.
Dallas TX 75230

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

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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. CONTRIBUTES to the unique character of the complex
2. DEVIATION ~~of~~ the established style will deteriorate the complex
3. THIS IS A WORTH WHILE Project in Rockwall

Signature Frank R. Miller DDS

Address 109 E. Kaufman, Rockwall

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

Thank you,
City of Rockwall

The Mayor then opened a public hearing for the request by Harry and Dorothy Kizer for a Conditional Use Permit for Lot 3, Block F Sanger Brothers Addition for a structure with less than 100% noncombustible structural materials and less than 90% masonry facades. Harry Kizer presented the site plan and description of his project. He proposes to build one new building with 14 parking spaces in the same style as existing Goliad Place. The Mayor opened the public hearing to the audience. He then closed the public hearing. Councilman Phelps made a motion to approve the request for a Conditional Use Permit for a structure with less than 100% noncombustible structural materials and less than 90% masonry facades with the conditions that there be no window on the west side of the second story and that the new construction comply with the site and building plans submitted. Councilman Dickson seconded the motion. After discussion, the motion was voted on and carried unanimously.

The Mayor then opened a public hearing on a request by Donna Broyles for a Conditional Use Permit at 207 Lakeview to operate a day care facility for no more than six children. Donna Broyles presented the request to the Council. The Mayor opened the public hearing to the audience. He then closed the public hearing. Councilman Sparks made a motion to approve the request for a Conditional Use Permit to operate a day care facility for no more than six children. Councilman Slaughter seconded the motion. The motion was voted on and carried unanimously.

The Mayor then opened a public hearing to consider a request by Culpepper's Restaurant for a Conditional Use Permit for an amphitheater. Also under consideration were a site plan and final plat for the property. Ron Clower and Fred Cook presented the proposals to the City Council. Clower stated that they do not plan to build the amphitheater until they have improved the water and sewer system. Cook explained that the plat was drawn to combine their two adjacent tracts of land to extend the restaurant and add 50 more seats, a waiting area and the amphitheater. The plan also calls for additional parking and access to the rear and west of the existing restaurant. Councilmen Kuhlman and Phelps asked for a clarification as to whether the concession stand would be allowed to sell alcoholic beverages. The Mayor asked for comments from the audience. He then closed the public hearing. Councilman Sparks made a motion to approve the request for a Conditional Use Permit for an amphitheater with the stipulation that the uses be limited to those listed in the letter submitted with the request and that there shall be no alcoholic beverages served at the amphitheater. Councilman Phelps seconded the motion. The motion was voted on and carried unanimously.

Fred Cook presented the site plan and final plat for Culpepper's. Councilman Kuhlman made a motion that the Council approve the final plat. Councilman Slaughter seconded the motion. The motion was voted on and carried unanimously.

Councilman Kuhlman then questioned whether the water and sewer improvements should be listed as a condition for development of the amphitheater. Councilman Kuhlman made a motion to approve the site plan with the stipulations that 70 additional parking spaces be provided on the south side, a second access be constructed to the parking area on the west side of the property, and the water

Public Notice

7/29/83

The Planning and Zoning Commission of the City of Rockwall will hold a public hearing on August 11, 1983, at 7:30 p.m. at the District Courtroom, Rockwall County Courthouse, to consider a request for a Conditional Use Permit for a structure with less than 100% noncombustible structural materials and less than 90% masonry facade for construction on Lot 3, Block F, Sanger Brothers Addition (Goliad Place).

(1tc-R)