

CITY OF ROCKWALL
102 East Washington
Rockwall, Texas

APPLICATION FOR ZONING CHANGE

Case No. 83-31-WP Filing Fee 110.00 Date _____

Applicant JAMES PAUL WHEELER Phone 279 4904
279 6275

Mailing Address 18601 LBJ FREEWAY SW 700 MESQUITE TX 75150

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 243 AND NORTH 20' OF LOTS 495
Block 4
ROCKWALL, TEXAS

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

Cond. Use Permit for less than 100% structural materials
District Classification

to _____ District Classification

for the following reasons: (attach separate sheet if necessary)

THIS BUILDING HAS BEEN IN PLANNING FOR APPX. 2 YEARS.
PROBABLY WILL BE OFFICE HOMESTEAD FOR PERSONAL USE
FEEL SAFER WITH LUMBER STRUCTURE.

There (Are) deed restrictions pertaining to the intended use of the property.
(Are Not)

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.

JACK GIBBENS
279 6262

Signed James P. Wheeler

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)

SITE PLAN REVIEW

Date Submitted 9/28/83

Scheduled for P&Z 10/13/83

Scheduled for Council _____

Applicant/Owner: James Wheeler/Jack Gibbens

Name of Proposed Development _____

Location 105 W. Washington

Total Acreage _____

Number Lots/Units 1

Current Zoning GR

Deed Restrictions _____

Surrounding Zoning GR

	<u>Yes</u>	<u>No</u>	<u>N/A</u>
<u>Planning and Zoning Commission</u>			
1. Is the site zoned properly?	✓		
2. Is this project in compliance with the provisions of a Concept Plan?			✓
3. Does the plan conform to the Comprehensive Zoning Ordinance or PD Ordinance?			
a. Lot size	✓		
b. Building line	✓		
c. Buffering			✓
d. Landscaping	✓		
e. Parking			
f. Lighting			✓
g. Building height	✓		
h. Building materials		✓	
4. Is there adequate access and circulation?	✓		
5. Are street names acceptable?			✓

w/ fire retardent walls
18% w/ 37% front

Comments: *impervious cover 82%*
floor area ratio OK

Building Codes

1. Do buildings meet setback requirements?			
2. Do buildings meet fire codes?	✓		
3. Do signs conform to Sign Ordinance?			✓

Comments:

Engineering

1. Does plan conform to Thoroughfare Plan?			✓
2. Do points of access align with adjacent ROW?			✓
3. Are the points of access properly spaced?			✓
4. Does plan conform with Flood Plain regulations?			✓

Comments:

<u>Name</u>	<u>Time Spent on Review</u>	<u>Date</u>	<u>Time Spent (in hours)</u>
<u>Karen Martin</u>		<u>9/29</u>	<u>1/2, 1/2</u>
<u>Larry King</u>		<u>9/28-29</u>	<u>2, 1</u>
_____		_____	_____
_____		_____	_____

CITY OF ROCKWALL OFFICIAL RECEIPT

DATE 8-23-83
NAME James Wheeler
ADDRESS _____

Cash Check Other

GARBAGE

LAND FILL PERMIT

GARAGE SALES

SOLICATORS PERMIT

RENT

MISCELLANEOUS WATER SALES

Card. Use Permit

110.00

Received By _____

2002

FORM G-1

CONDITIONAL USE PERMIT
FACT SHEET

Case No.: 83-31-CUP

Applicant: James Wheeler/Jack Gibbens

Location of Property: 105 West Washington

Current Zoning: GR

Surrounding Zoning: GR

Proposed Use: Wood frame and masonry office building (less than 100%/90%)

Reason for Request: Building planned for two years. Builder feels
safe with wood structure

Notices: Sent: 21
Favorable: 1
Unfavorable: 0

Additional Information: The site plan was originally considered by Planning and Zoning Commission on September 8th. He was told to redo the plan to meet Zoning Ordinance standards for parking. This is his revised site plan. No one appeared to present the plan on October 13th. Gibbens has submitted a revised plan. No one appeared to present the plan on October 13th.

Staff Comments: There are still some technical questions that we are reviewing, including required parking and landscaping. The revised plan does pull the parking off of Washington and Alamo. He needs 80 sq. ft. of landscaping in the front yard. His parking spaces depend on his basement floor area. He could put green medians in front and two more parking spaces under the structure wotj an entrance from Alamo.

Planning and Zoning Commission Recommendations:

9/9/83 Continue Public Hearing

10/13/83 Table Request

1/12/83 - Approval with 5/8" sheetrock in all walls and 1 hour fire rated walls and ceilings, subject to Staff review of the plan.

City Council Decision:

2/6/84 - Continue
3/5/84 - Deny

September 6, 1983

WEST WASHINGTON LOT

The placement of the building violates the following section of the Rockwall Zoning Ordinance:

Sec 2.11-F5, which states the minimum width of side setbacks shall be:

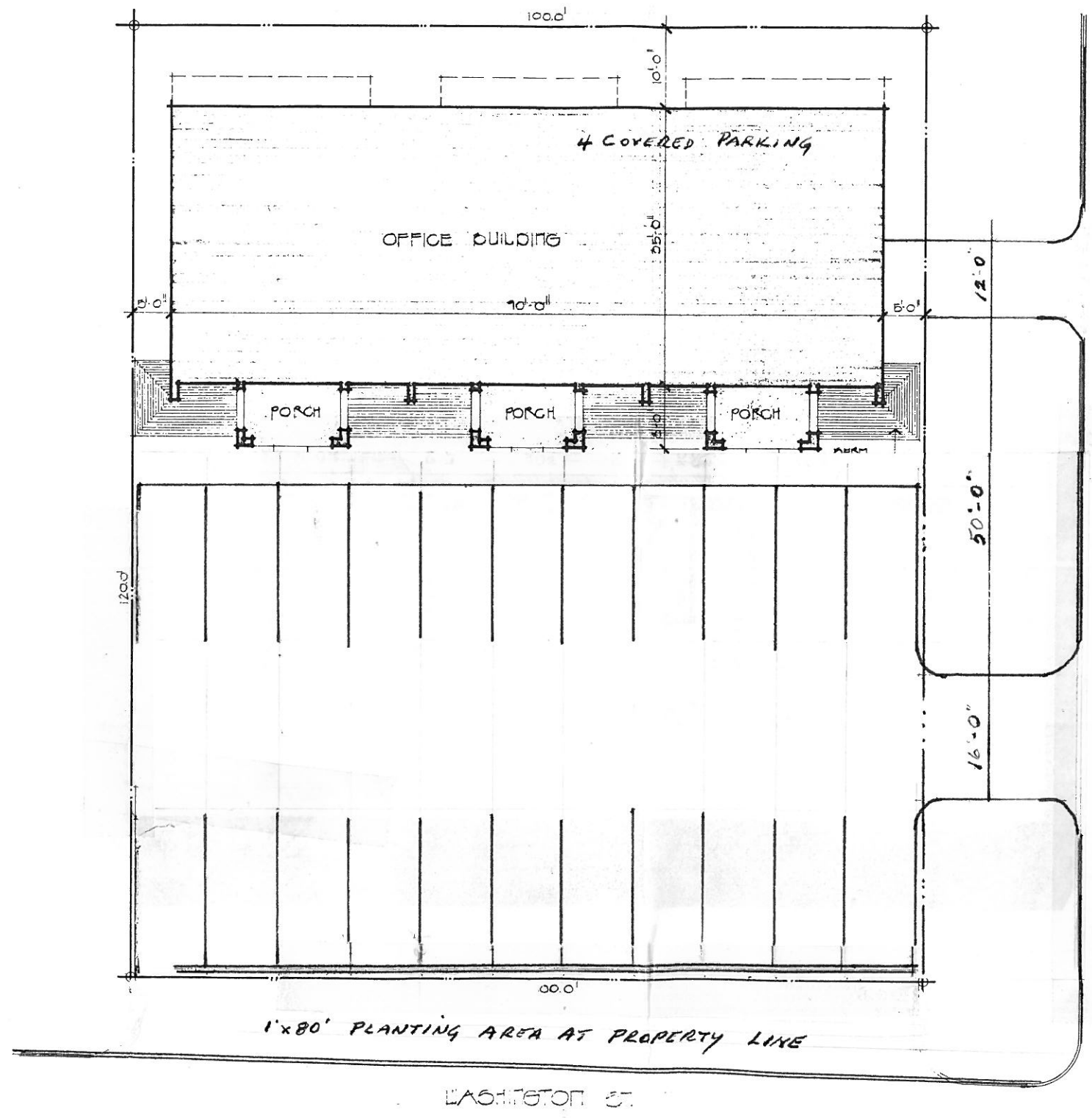
- A. 15 Feet without fire retardant wall
- B. 0 Feet with fire retardant wall
- C. 20 Feet abutting residential zoned property

The building placement also violates the adopted building code of the City of Rockwall, which states within Table 5-A on page 59, that B-2 type occupancy (which type is being requested) lists the following setbacks:

- A. One hour rated wall less than 20' to property lines
- B. All openings within the walls must be fire rated if less than 10 feet to property lines and openings are not allowed 5 feet or less.

The attached submitted drawings indicate the following setbacks:

- A. 10 Feet rear setback
- B. 5 Feet side setbacks



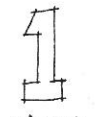
SITE PLAN
 SCALE: 1/8" = 1'-0"
 LOTS 223 & 24, 20 C^o #42 B
 BLOCK 2
 ROCKWALL, TEXAS
 REFER TO SOUTHWESTERN LADO
 REPORT # 01-698 PRIOR TO
 ANY CONSTRUCTION



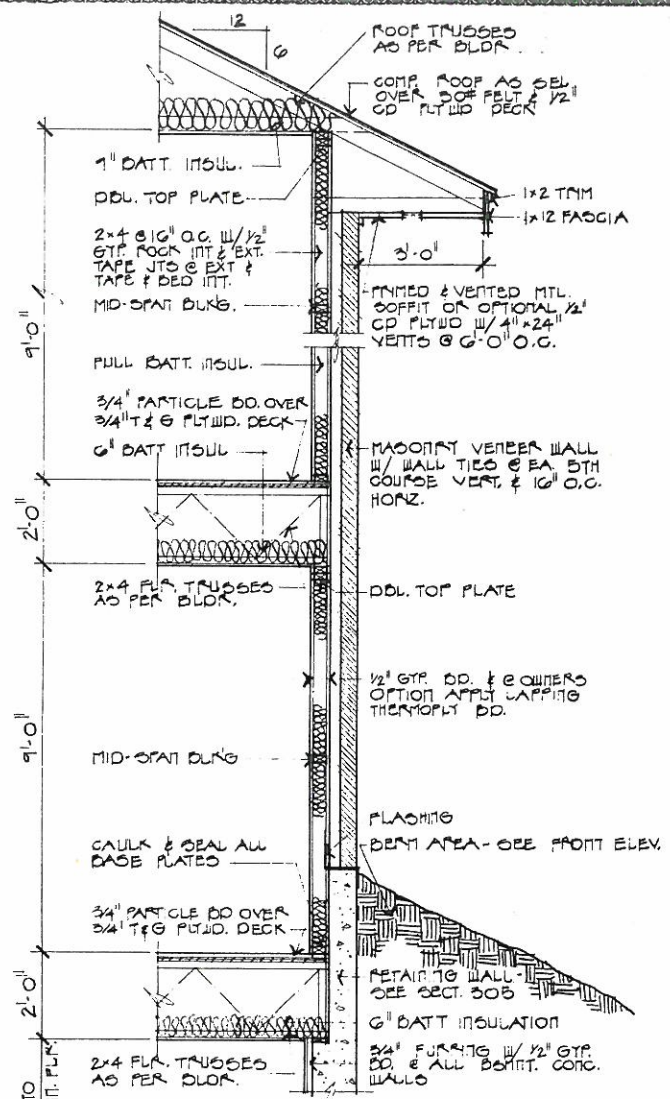
DALLAS DESIGN GROUP
 fred wynn architect
 10010 MILLER at L.B.J. FWY. 341-3347



date
10-17-81
 plan no.
JLLC-5676



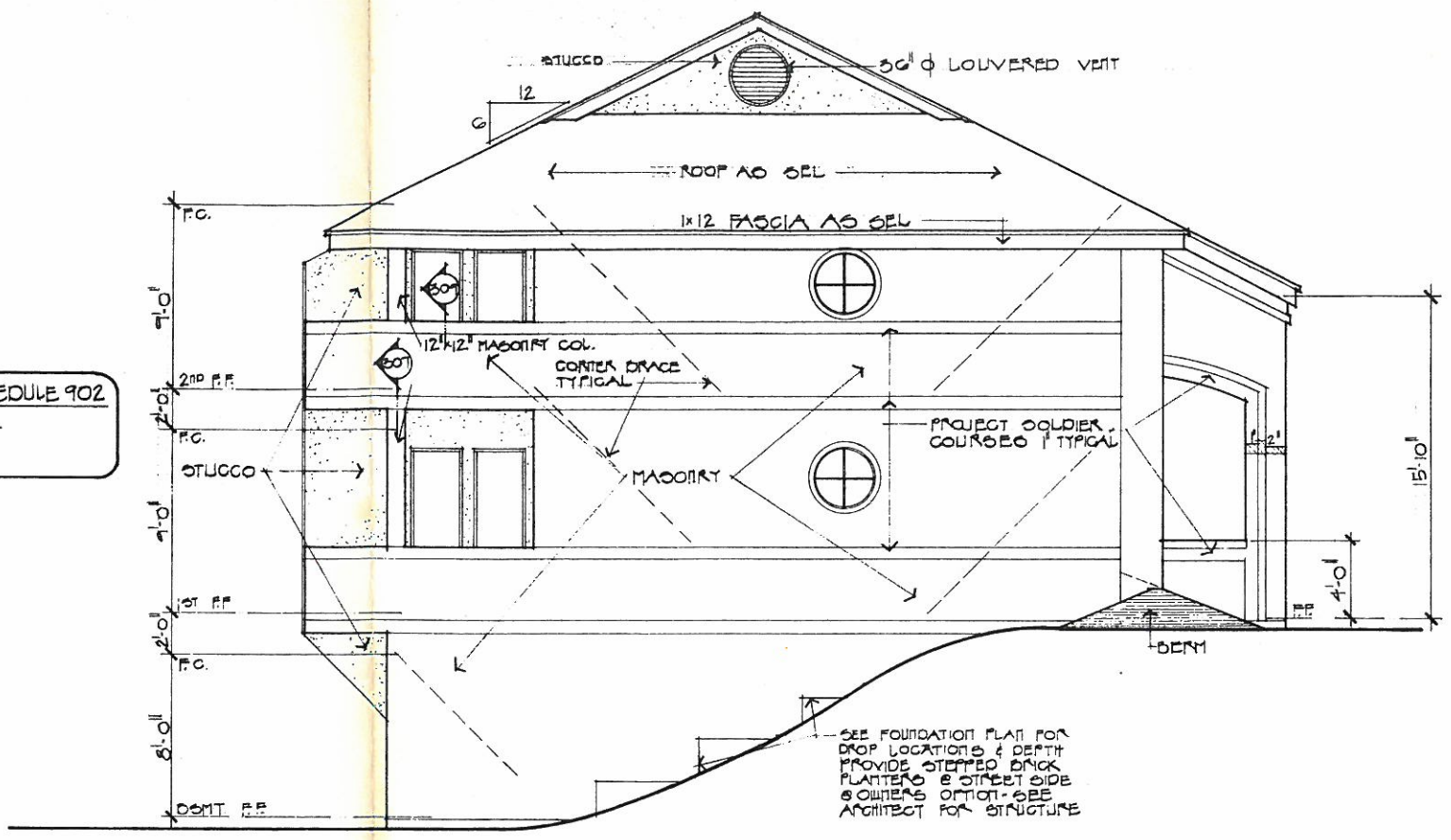
sheet



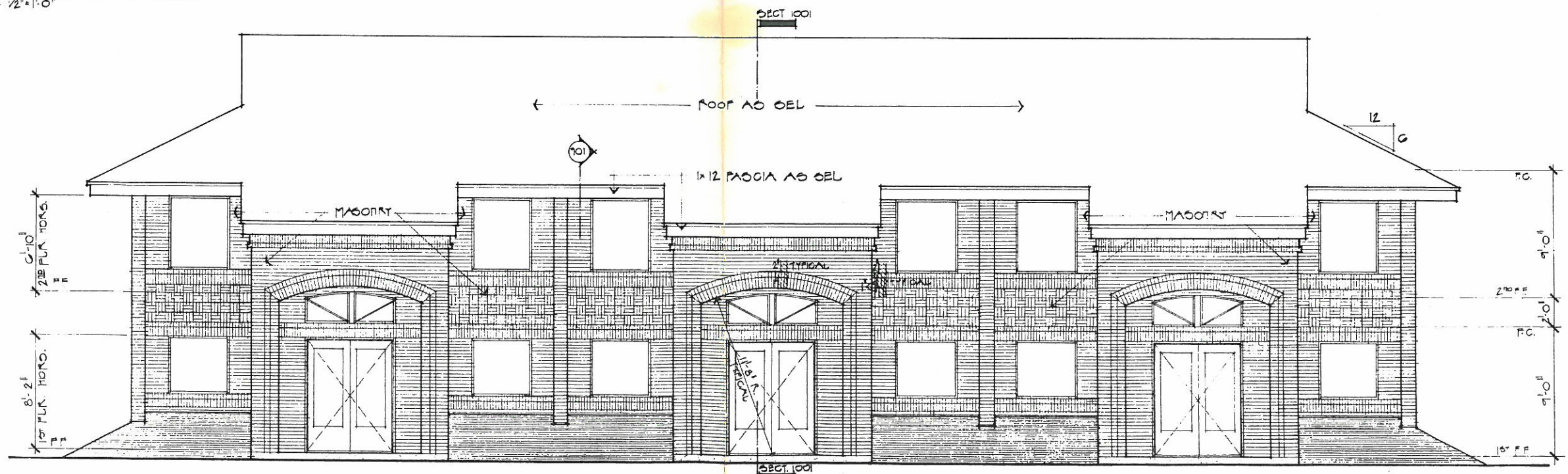
WALL SECTION 901
 SCALE: 1/2"=1'-0"

STEEL LITTEL SCHEDULE 902

SPAN	LITTEL SIZE
0'-4"-0"	3" x 3" x 1/4"
4'-1"-0"	3" x 3" x 3/8"

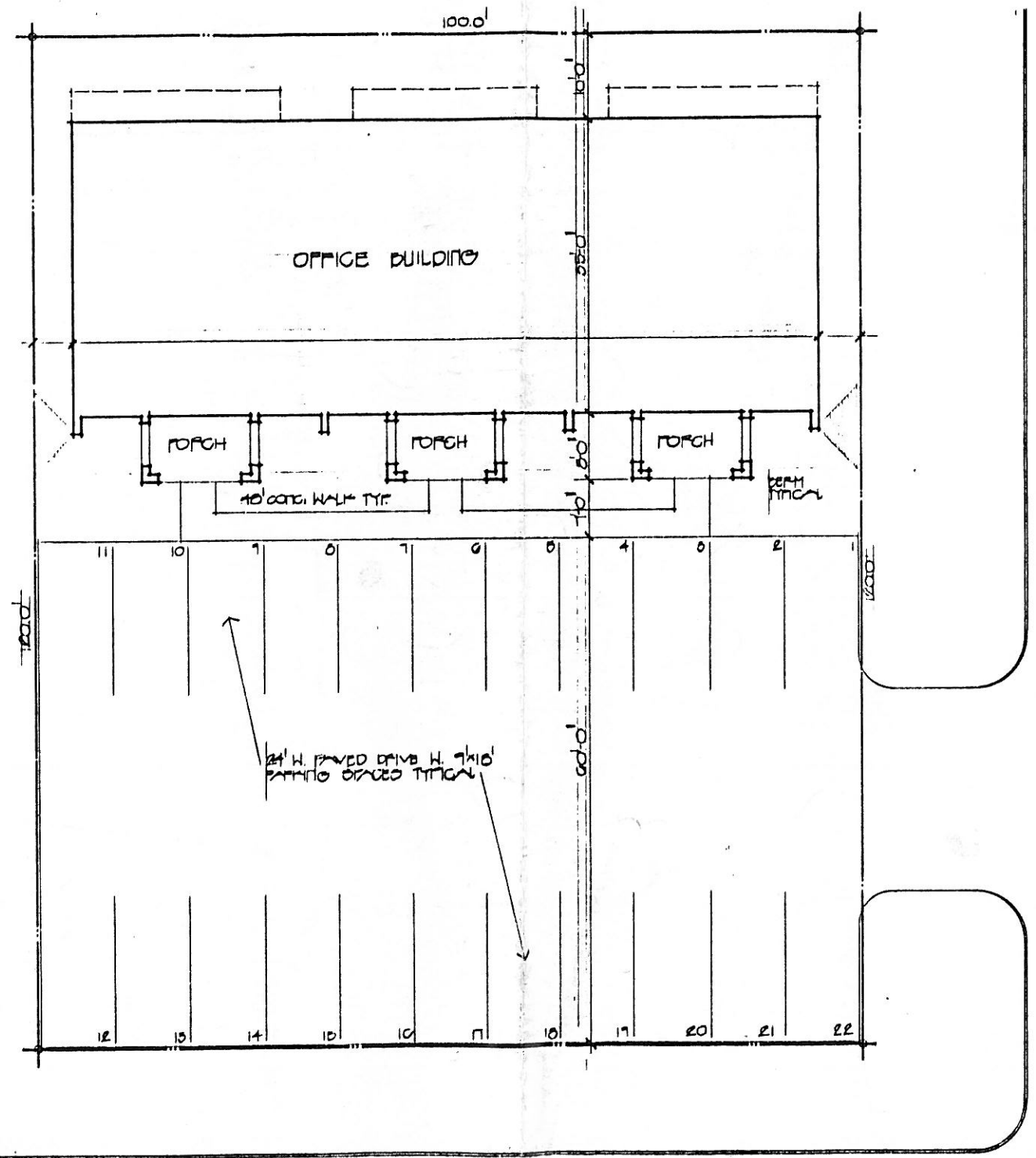


LEFT SIDE ELEVATION RIGHT SIDE SAME IN REVERSE
 SCALE: 1/4"=1'-0"



FRONT ELEVATION
 SCALE: 1/4"=1'-0"

III A



SITE PLAN

SCALE 1/8"=1'-0"
 LOTS # 2 & 11, E.D. OF # 10
 BLOCK G
 HOUSTON, TEXAS
 REFER TO SOUTHWESTERN LAND
 REPORT # 61-010 PRIOR TO
 ANY CONSTRUCTION



PALLAS DESIGN GROUP
 fred wynn architect
 10010 MILLER @ L.B.J. FRWY. ... 341-3347

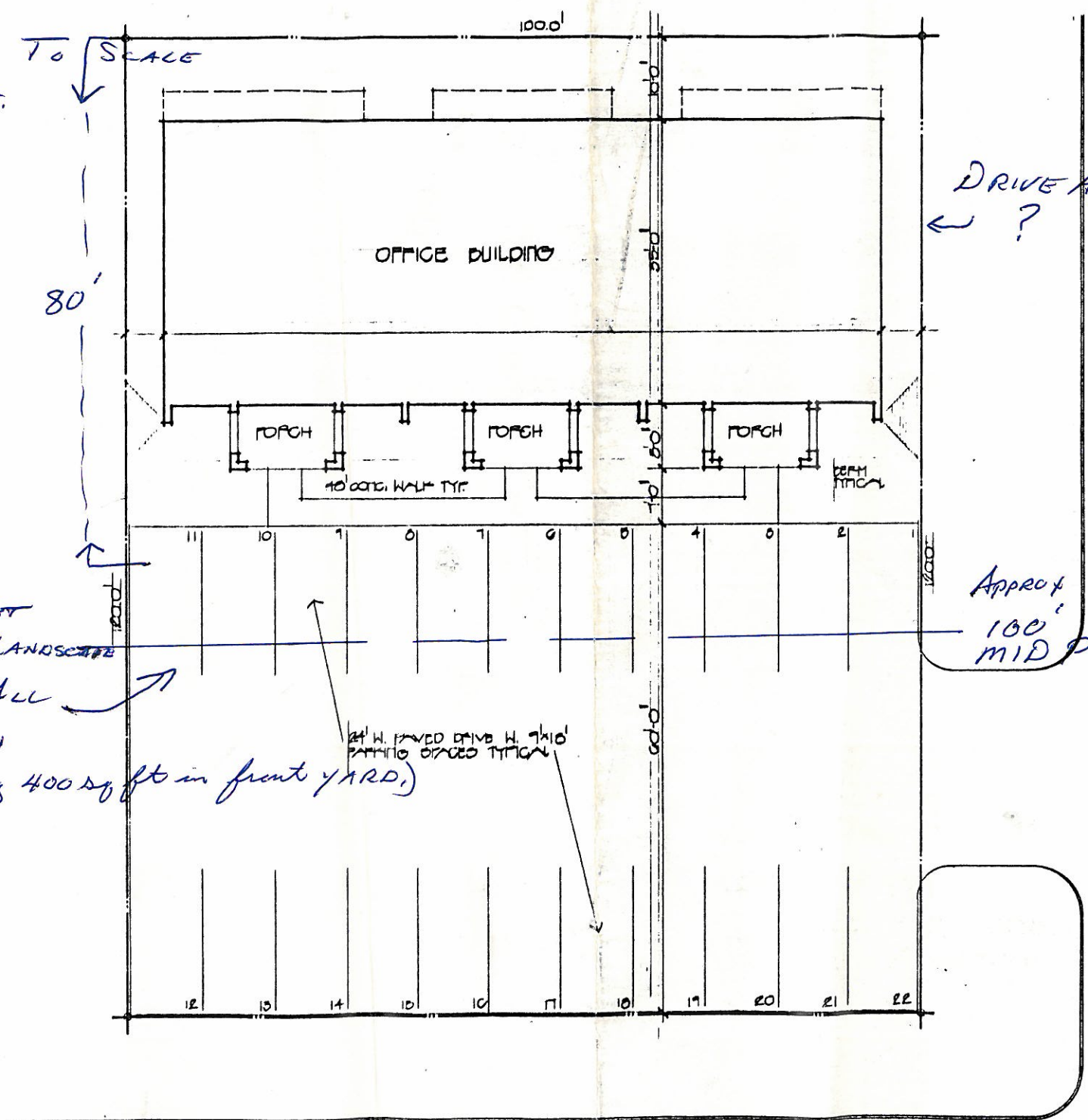


date 10-17-01
 rev. 1-25-05
 plan no. J.W.C. 5070

sheet

III A

- 1. (LOCAL STREET) Drive approaches on Alamo must be MIN 50' separation.
- 2. NEED ACCURATE PLOT THAT SHOWS ADDITIONAL PARKING SPACES BELOW + ITS ACCESS
- 3. NEED FULL SET OF PRINTS TO SCALE TO TOTALLY REVIEW PROJECT.



4. SITE PLAN DOES NOT MEET LANDSCAPE REQ. OF 20% OF LANDSCAPE LOCATE IN REQ. FRONT YARD. ALL LANDSCAPE SHOWN EXIST IN REAR PORTION OF YARD. (REQ 400 sq ft in front yard.)
S. WOOD CONST. ?

SITE PLAN
 SCALE 1/8" = 1'-0"
 LOTS # 2 & 3 T.P. 20 OF 4 TO
 BLOCK 9
 HOUSTON, TEXAS
 REFER TO SOUTHWESTERN L&D
 REPORT # 01-010 PRIOR TO
 ANY CONSTRUCTION

101
West Washington
St.

Lot 2, 3 & N-46' of 4 & 5, Blk. Q, Original Town

- ① Exxon Corp, PO Box 53, Houston 77001
- ② Billy Peoples, PO Box 35
- ③ Jack Anderson, 201 W. Washington
- ④ H. L. Williams, 411 Valley Dr.
- ⑤ City of Rockwall
- ⑥ Paul Davis, 101 N. Goliad
- ⑦ B. A. Klutts, 406 N. Goliad
- ⑧ Rotary Club, % W. R. Stanley, 711 Hartman
- ⑨ Perry Bodin, % B. J. M. Lumber, 410 Bourn Ave.
- ⑩ Masonic Lodge, % J. E. Harris, Box 686
- ⑪ Bobby Hale, 317 Elm Dr.
- ⑫ Billy Green, Box 356, Wylie - 75098
- ⑬ Roger McCallum, 102 E. Rusk
- ⑭ American Legion, % J. H. Audley, 406 Kenway
- ⑮ Charles Falls, Rt 4, Box 57 W
- ⑯ Wayne Rogers, 706 E. Interurban
- ⑰ Richard Ellis, 109 S. San Jacinto
- ⑱ Leon Smith, 112 N. San Jacinto
- ⑲ O. L. Stegler, 304 Highland
- ⑳ Ted Cain, 206 Rockbrook

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 8th day of September, 1983, in
District Courtroom, Rockwall County Courthouse

Rockwall, Texas, on the request of James Wheeler
for a Conditional Use permit for the construction of a structure in a "GR"
General Retail District that does not consist of 100% non-combustible
structural materials and 90% masonry facade.

on the following described property:

Lots 2 & 3 and north 20 ft. of Lots 4 and 5, Block Q
Old Town Addition, City of Rockwall

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. 83-31-CUP



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. 83-31-CUP

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

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

- 1.
- 2.
- 3.

Signature _____

Address _____

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

Thank you,
City of Rockwall

BEFORE THE PLANNING AND ZONING COMMISSION
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City of Rockwall

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o'clock P.M., on the 12th day of January, 1984, in
the District Courtroom, Rockwall County Courthouse

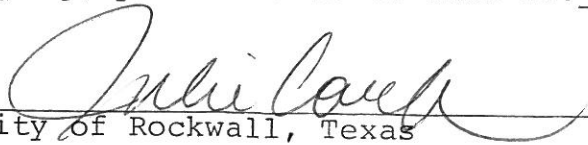
Rockwall, Texas, on the request of James Wheeler
for a Conditional Use Permit for the construction of an office building
in a General Retail District that does not consist of 100% noncombustible structural materials and 90% masonry facade (revised site plan)

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Lots 2 & 3, and north 20 ft. of Lots 4 and 5, Block Q,
Old Town Addition

(105 W. Washington)

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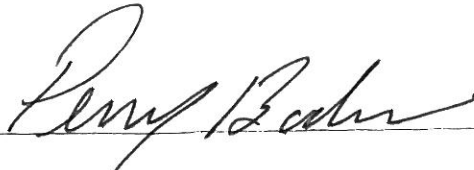
City of Rockwall, Texas

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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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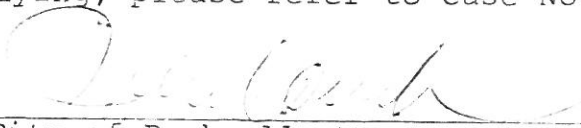
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Case No. 83-31-CUP

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 Bruce W. Peoples

Address P.O. Box 35, Rockwall

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

Thank you,
City of Rockwall

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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. 83-31-CUP

Julia Cooper
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. 83-31-CUP

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

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

1. Plans submitted are of the best use
2. for this property
- 3.

Signature Billy W. Gresham
Address 1308 Kelly Road

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

Form

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Julie Camp
City of Rockwall, Texas

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Case No. 83-31-CUP

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

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

1. *Since the building will be sole office use, I think*
2. *The request should be granted.*
3. _____

Signature *Bill W. Pender*
Address *Box 35*

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

Thank you,
City of Rockwall