

CITY HALL

ROCKWALL, TEXAS

APPLICATION FOR ZONING CHANGE

Case No. 83-40-2 Filing Fee \$230.00 Date 9-21-83

Applicant Dewayne Cain and Ken De Jarnett

Mailing Address P.O. Box 114 Phone No. 722-5011

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.)

I hereby request that the above described property be changed from its present zoning which is "L.I." Light Industry District Classification to a "Duplex" Duplex District Classification for the following reasons: (Attach separate sheet if necessary.)

1. To be able to use the property at its highest and best use
- 2.
- 3.

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.

Dewayne Cain
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.)

Action Record

Case No. P&Z 83-48-2
CC _____

Application/Plan Submitted 9/22/83

Approved by P&Z _____

Approved by Council _____

File Created

Case Number Assigned

Application Reviewed

Filing Fee Paid/receipt in file

Review form prepared

Circulated Review through:

Administrator _____

Asst. Administrator _____

Community Services _____

Building Official _____

Engineering _____

Planning _____

Scheduled for P&Z meeting

Notice Sent:

Newspaper _____

Surrounding property owners _____

Tallied responses _____

Prepared notes & fact sheet for P&Z _____

If approved:

Scheduled for City Council _____

Notice sent to newspaper _____

Prepared notes & fact sheet for Council _____

If approved:

Updated Office map _____

Sent description of change to engineers _____

Closed file

V.D.I.

PLANNING AND ZONING COMMISSION
ZONING CHANGE FACT SHEET

Case No: P&Z -83-48-Z

Applicant: Dewayne Cain & Ken DeJarnett

Location of Property: SH-66 east of Middle School

Acreage: 17.861

Current Zoning: "LI"

Surrounding Zoning: PD-5 to north, LI to east, south & west

Requested Zoning: 2-F

Reason for Request: To build townhouse

<u>Notices:</u>	Sent:	<u>3</u>
	Favorable:	<u>0</u>
	Unfavorable:	<u>0</u>

Description: TP&L property east to south of Middle School.
Property to west of Middle School also up for rezoning.

Staff Comments: 2-F would be a better neighbor for Middle School than LI
Please see previous agenda note on Gene Burks' zoning.

Planning and Zoning Commission Recommendations:

Approval

Council Decision:

1/9/84 - Approval

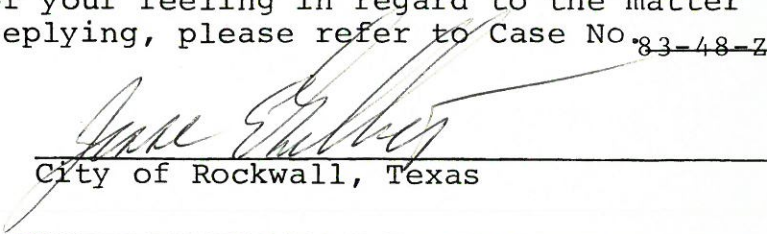
BEFORE THE PLANNING AND ZONING COMMISSION
CITY OF ROCKWALL, TEXAS

The Planning and Zoning Commission will hold a public hearing at 7:30
o'clock p.m., on the 13 day of October, 1983, in
District Courtroom, Rockwall County Courthouse
Rockwall, Texas, on the request of Dewayne Cain and Ken DeJarnett
for a zoning change from "LI" Light Industrial to "2F" Duplex

on the following described property:

See attached page.

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. 83-48-Z



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. 83-48-Z

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.

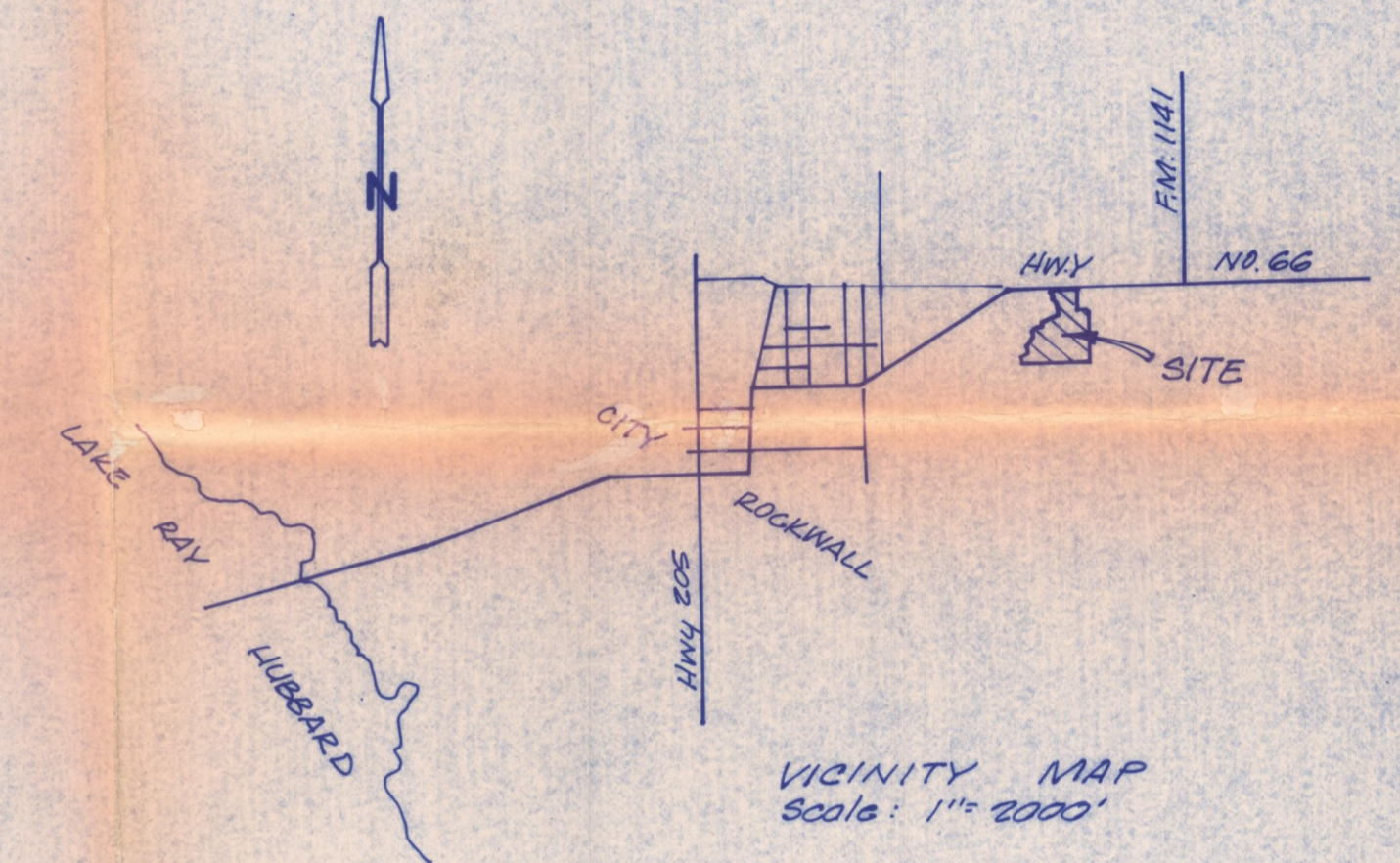
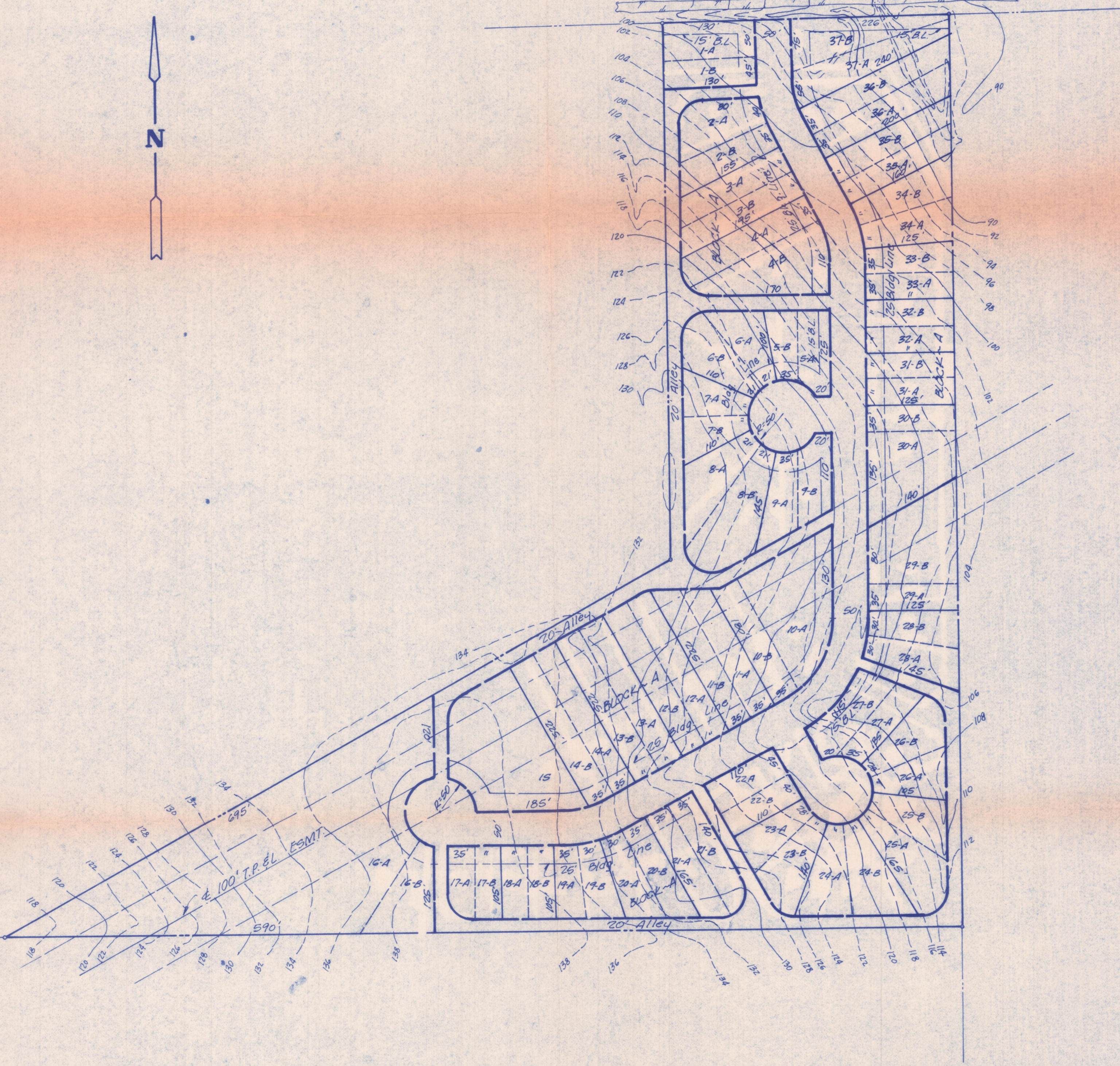
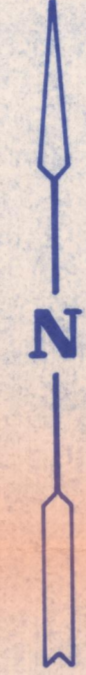
Signature _____

Address _____

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

Thank you,
City of Rockwall

STATE HWY NO. 66



1. Reviewed for Preliminary Approval:
 City Administrator _____ Date _____

2. Approved for Preparation of Final Plat:
 Chairman, Planning & Zoning Commission Date _____

PRELIMINARY PLAT				CITY OF ROCKWALL ROCKWALL COUNTY, TEXAS	
DEWAYNE CAIN					
DESIGN	DRAWN	SCALE	DATE		
F.N.	F.N.	1" = 100'	5-5-83	HAROLD L. EVANS - CONSULTING ENGINEER	
			9-22-83		