

CITY OF ROCKWALL
102 East Washington
Rockwall, Texas

APPLICATION FOR CONDITIONAL USE PERMIT

Case No. P&Z 1984-58- CUP

Date Submitted 3/26/84

Filing Fee \$55.00

Applicant Garen Johnson

Address 204 S. Fenn

Phone 922-5769-14

Owner _____ Tenant _____ Prospective Purchaser

Legal description of property for which Conditional Use Permit is requested (if additional space is needed, the description may be typed legibly on a separate sheet and attached hereto):

401 E Boydston

I hereby request that a Conditional Use Permit be issued for the above described property for:

Day Care Center

55-60 children

The current zoning on this property is SF-7. There are/are not deed restrictions pertaining to the intended use of this property.

I have attached hereto as Exhibit A a plat showing the property which is the subject of this requested Conditional Use Permit and have read the following note concerning the importance of my submitting to the City a sufficient legal description.

Name of Owner: Joe Frasier Signed Garen Johnson
Joe Frasier *Applicant*

Note: The legal description is used to publish the notice of the required hearing and in the preparation of the final ordinance granting the Conditional Use Permit. 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

NAME K. Johnson DATE 3/10/04
ADDRESS _____

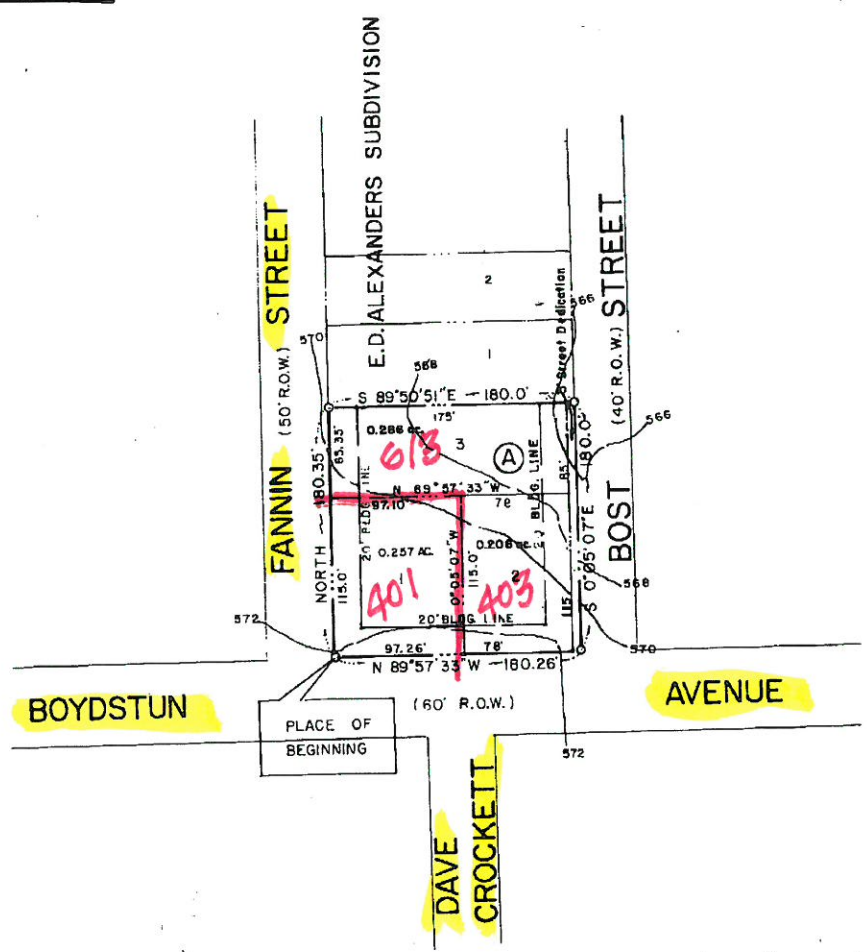
Cash Check Other

GARBAGE		
LAND FILL PERMIT		
GARAGE SALES		
SOLICATORS PERMIT		
RENT		
MISCELLANEOUS WATER SALES		
Conditional Use Permit	55	00

Received By _____

2449

FORM G-1



FINAL PLAT

NANCY D. SUBDIVISION
ROCKWALL, TEXAS

B.F. BOYDSTUN SURVEY ABSTRACT NO. 14
B.J.T. LEWIS SURVEY ABSTRACT NO. 225
ROCKWALL COUNTY, TEXAS

OWNERS

ROBERT L. DAVES NANCY RIGGS DAVES
2530 KARLA DRIVE MESQUITE, TEXAS 75150

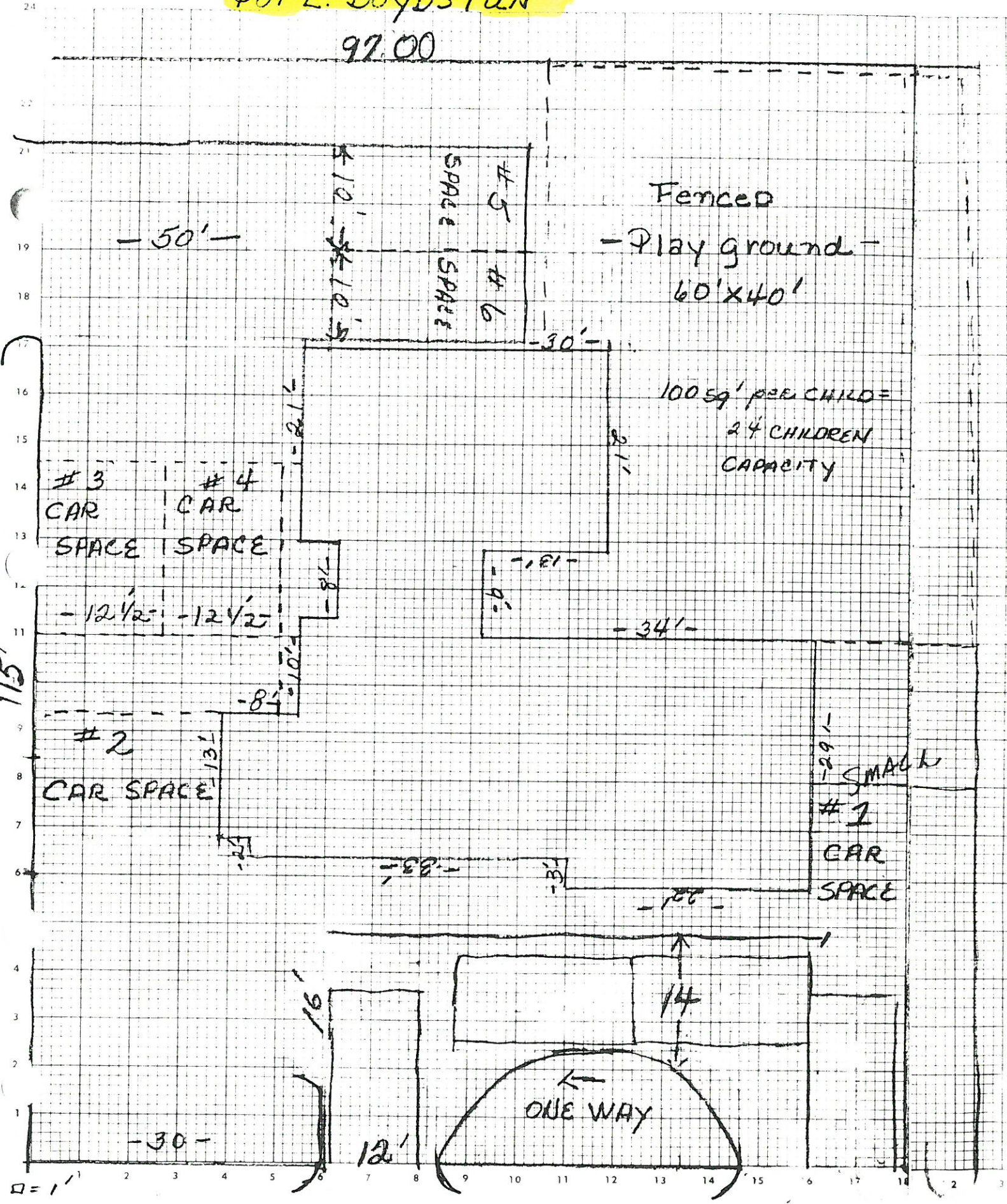
BROWN LAND SURVEYORS

304 W. RUSK P.O. BOX 65 ROCKWALL, TEXAS 75087
SCALE 1" = 100' APRIL 27, 1983

*Filed 9/8/83
No. B70*

401 E. BOYDSTUN

97.00



Fenced

- Playground -
60'x40'

100 sq' per child =
24 CHILDREN
CAPACITY

#3 CAR SPACE
#4 CAR SPACE

#2 CAR SPACE

SMALL
#1 CAR SPACE

ONE WAY

115'

1" = 1'

CONDITIONAL USE PERMIT

FACT SHEET

Case No.: 84-58-CUP

Applicant: Karen Johnson

Location of Property: 601 E. Boydstun

Current Zoning: SF-7

Surrounding Zoning: SF-7

Proposed Use: Day care center for 50 to 60 children

Reason for Request: wants to relocate Gingerbread House from South

Fannin Street to adapt house for larger facility

Notices: Sent: 16

Favorable: Ø

Unfavorable: 3

Additional Information:

Staff Comments: Applicant will provide a dimensioned site plan showing parking and drop off areas. Aware parking must be paved. ~~xxxxxxx~~
~~is preparing information on building code requirements for day care.~~
Must provide 6 parking spaces and room for 4 cars to drop off/pick up.
State requires 8 sq. ft. of playground area per child outside at one time (80 sq. ft. total).

Planning and Zoning Commission Recommendations:

4/12/84 - Deny because do not think can get parking and play area needed on the lot, traffic on Fannin, and neighborhood opposition.

City Council Decision:

5/7/84 - Continue

6/4/84 - Deny


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 12th day of April, 1984, in
District Courtroom, Rockwall County Courthouse
Rockwall, Texas, on the request of Karen Johnson
for a Conditional Use Permit for a Day Care Center in "SF-7"
Residential District

on the following described property:

Lot 1, Block A, Nancy D Subdivision
(401 E. Boydston)

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. 84-58-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. 84-58-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

Joe Frazier
07

- 1) City of Rockwall
- 2) Leon Austin Est., % Howard Austin, 2311 Bahama, Austin, 78746
- 3) Joyce Walters Inc., PO Box 217
- 4) John Grubbs, 501 Boydston
- 5) P. J. Gentry, 605 Best
- 6) Mrs. F. A. Klutts, 601 Best
- 7) John Patrick, 11659 McCrae Rd., Dallas 75228
- 8) James Daniels, 510 St. Marys
- 9) Haywood Eason, PO Box 716
- 11) Gaylon Crawford, 611 S. Fannin
- 12) Teresa Scoville, PO Box 772
- 13) James W. Batch, 607 S. Fannin
- 14) Bessie V. Dawson, 605 S. Fannin
- 15) Juanita M^e Daniel, 603 S. Fannin
- 16) Dorothy Peoples, 601 S. Fannin

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Case No. 84-58-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. So close to the fire station (Case no. 84-58)
2. Not a proper place for a day care center
3. (It is crowded enough down here with places we didn't ask for)

Signature Juanita M. Daniel

Address 603 S. Fannin

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

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Case No. 84-58-CUP

I am in favor of the request for the reasons listed below. no

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

1. we have one nursery on that street and that is enough.
2. The fire station is ~~up~~ there and I don't think
3. we need a nursery up there

Signature Myrtle Kluth Mrs F.A.

Address 601 Boat St

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

Thank you,
City of Rockwall

Case 84-58 cup.


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Case No. 84-58-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 James M. Batch
Address 607 S. Fannin Rockwall TX

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

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Case No. 84-58-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. This is single family addition + we
2. have enough sewer problems here
3. already.

Signature Bessie Dawson

Address 605 So. Fannin

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

Thank you,
City of Rockwall

TO: PLANNING & ZONING BOARD

FROM: LARRY KING, BUILDING OFFICIAL

DATE: APRIL 12, 1984

SUBJECT: DAY-CARE FIRE CODE REGULATIONS

According to the adopted fire codes for the City of Rockwall, a child care facility is classified as an E-3 type occupancy, which relates to any building used for day-care purposes for more than six children.

The following will give standards that are set out by code as to construction and certain standards.

A. Basic allowable floor area for buildings one-story in height:

1. Type V (Non-Rated) = 9,100 square feet
2. Type V (One-Hour Rated) = 15,700 square feet

A Type V. Structure is built out of wood materials of a combustible nature. To achieve a Type V. One-Hour Rated Construction all walls, ceilings, floors etc. must be covered with a membrane which fire rates the surface of the areas.

B. Maximum height of building:

1. Type V (Non-Rated) = 1 story
2. Type V (One-Hour Rated) = 2 stories

C. Fire alarms and smoke alarms:

1. Smoke alarms are required in each hallway, kitchen, or room used for sleeping areas by children.
2. Fire alarms are required if the occupancy load exceeds 50 per structure. The load factor used to determine the occupant load is 80 divided into the square footage of the building

D. Exits:

1. Must be a minimum of two exits per building
2. Sleeping areas must have two means of egress either by window or doorway

E. Compartment separation:

1. Within any day-care facility a storage area used to store flammable materials or supplies shall be separated from the remainder of the building by a one-hour fire rated wall, floor, and ceiling structure.
2. Any boiler or furnace room within a day-care center must be separated by a one-hour fire rated wall, floor and ceiling structure.

TO: PLANNING & ZONING BOARD

FROM: LARRY KING, BUILDING OFFICIAL

DATE: APRIL 12, 1984

SUBJECT: DAY-CARE FIRE CODE REGULATIONS

PAGE: 2

F. Attic separation:

1. Each attic space over 3000 square feet must install a draft or smoke stop within the attic space.



401



401



401