

CITY OF ROCKWALL
102 East Washington
Rockwall, Texas

APPLICATION FOR ZONING CHANGE

Case No. 8A-91-2 Filing Fee \$55.00 Date 8/24/84
Applicant Judy Price Griffin Phone 552-3121
Mailing Address Box 936 Forney, TX 75126

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.) B.F. Boydston, Block 117A
501 S. Goliad, Rockwall, Texas

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

Residential District Classification
to ~~Commercial General Retail~~ District Classification
for the following reasons: (attach separate sheet if necessary)
for a Day Care Center

There (Are) deed restrictions pertaining to the intended use of the property.

Status of Applicant: Owner X 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 Judy Price Griffin

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.)

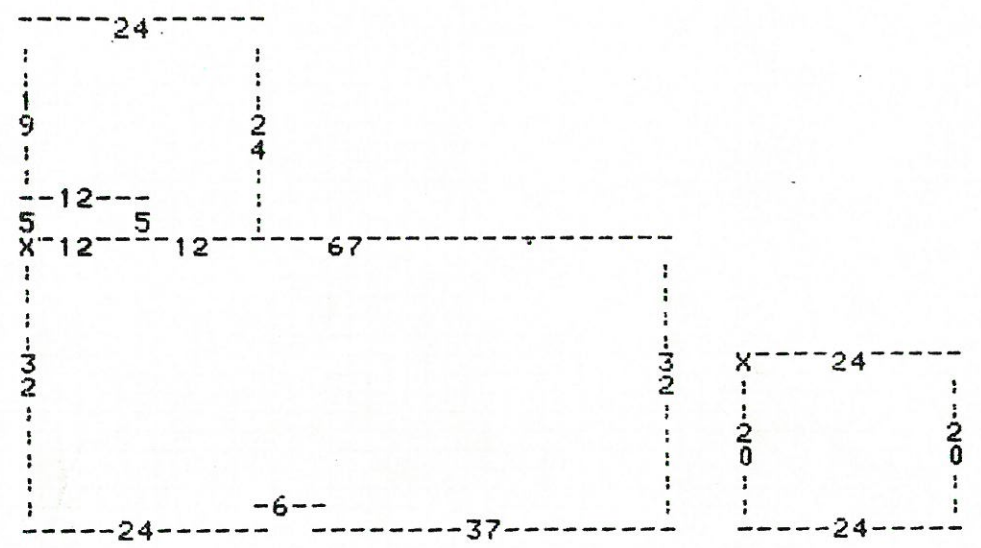
CERTIFICATE

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.

Bobby J. Powell
Surveyor or Attorney for Applicant
(Mark out one)

KEY	PROPERTY DESCRIPTION	NO. OF UNITS	UNIT PRICE	APPRaisal
L1	LAND ZONING=SF3 A1 ROADS=PAVED UTIL=RURAL MKT VALUE	120X160 R 120 F	100.00	12,000*
I1	AM1 A1 ATT CARPRT STORAGE FIXTURES: 8 (STD: 8) FEATURES: GAS HEAT 01 FLR STR: CONC SLAB 25 EXT WALL: WOOD SIDNG 36 ROOF STR: GABLE-HIP 57 ROOF COV: COMP SHNGL 61 INT FIN: TEXTONE 72 WD PANEL 74 FLR FIN: CARPET 87 VINYL TILE 88 PHYSICAL DEPR -20% NET IMPR VALUE	2,126 S 516 S 60 S	31.00 7.75 13.95	65,910 4,000 840 0 0 -14,150 56,600*
I2	FM1- A1 FIXTURES: 5 (STD: 6) FEATURES: GAS HEAT 01 FLR STR: CONC SLAB 25 EXT WALL: WOOD SIDNG 36 ROOF STR: GABLE-HIP 57 ROOF COV: COMP SHNGL 61 INT FIN: TEXTONE 72 WD PANEL 74 FLR FIN: CARPET 87 VINYL TILE 88 PHYSICAL DEPR -25% NET IMPR VALUE	480 S -1	27.86 380	13,370 -380 0 0 -3,250 9,740*

SCALE: 1 INCH = 20 FEET



I1:R67D32L37U3L6D3L24U32.STU5R12D5L12.AC(U5)U19R24D24L12U5L12.
I2:R24D20L24U20.

LAND REMARKS:

IMPROVEMENT REMARKS:

VALUE SUMMARY	EXEMPTIONS	MISCELLANEOUS
UNDIVIDED INTEREST	SPECIAL	BUILDING PERMIT NO
LAND-MARKET VALUE 12,000	HOMESTEAD X	DATE
LAND-PRODUCTIVE VALUE	SENIOR CITIZEN X	IRRIGATION WELLS CAPACITY PERMIT ACRES
IMPROVEMENTS 66,340	DISABLED VETERAN	MORT CO CODE MORTGAGE COMPANY LOAN NO
TOTAL MARKET VALUE 78,340	AGRICULTURAL	FROZEN IN 79
TOTAL PRODUCTIVE VALUE	FARM PERSONAL	SCHOOL TAX CEILING 282.41
HOMESTEAD VALUE	OTHER VALUE	

ASSOCIATED TAX SERVICES INC.

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 13th day of September 1984 in
the Rockwall City Hall, 205 West Rusk Street, Rockwall, Texas, at the re-
quest of Judy Price Griffin
for a change in zoning from "SF-7" Single Family Residential
to General Retail

on the following described property:

117A B. F. Boydston Survey
(501 South Goliad)

As an interested property owner, it is important that you attend this hear-
ing or notify the Commission of your feeling in regard to the matter by re-
turning the form below. In replying, please refer to Case No. 84-91-Z



City of Rockwall, Texas

The following form may be filled out and mailed to the City Planning and
Zoning Commission, 205 West Rusk Street, Rockwall, Texas 75087.

Case NO. 84-91-Z

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

I am opposed 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

Price and Audrey

- 1) Harold Chenault, Trustee, Rt. 5, Box 80-A
- 2) W. E. Cambell, Inc., % Equity Tax Group, Box 461246,
Garland 75046
- 3) Clarence Seabolt, Est., 504 Barnes
- 4) J. A. Underwood, 506 Barnes
- 5) Richard Jordan, 109 St. Marys
- 6) Mrs. Nan Smartt, 603 South Goliad
- 7) George Lyons, 602 South Goliad
- 8) Hilltop Village, G.V., Ltd., % Howard C Zielke
2 Turtle Creek Vlg. # 200
Dallas Texas 75219
- 9) Jimmy L. Lucas, PO Box 64549, Dallas Texas 75206
- 10) J.S.M., P.O. Box 234, Rowlett, Texas 75088

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Jude Cook
City of Rockwall, Texas

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

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

1. INCREASES TRAFFIC PROBLEMS
2. RUINS SINGLE FAMILY NEIGHBORHOOD
- 3.

Signature Richard D. Jordan

Address 109 ST MARYS

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

Thank you,
City of Rockwall

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Julie Cook
City of Rockwall, Texas

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

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

1. If I had wanted to live adjoining retail property
I would have purchased my home in
that location. But more important
than my feelings is the safety of the
residents of the nursing home. The large
increase in traffic around St. Mary's,
Barnes, Storrs + Farnin St.
is a danger to them.
- Signature Wilma Jordan
Address 109 St. Mary's St.

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

Please do not increase the traffic by chang
residential to retail.

Thank you,
City of Rockwall

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Judy Price Griffin
City of Rockwall, Texas

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

I am opposed the request for the reasons listed below.

- 1.
- 2.
- 3.

Signature *George Lyson*
Address 602 South Goliad

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

Thank you,
City of Rockwall

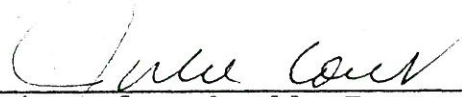
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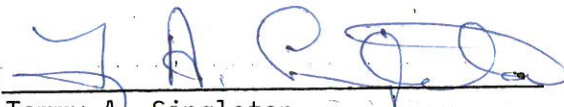
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Case NO. 84-91-Z

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I am opposed the request for the reasons listed below.

- 1.
- 2.
- 3.

Signature 
Address Tommy A. Singleton
P.O. Box 234, Rowlett, TX 75088

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

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Judy Price Griffin
City of Rockwall, Texas

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Case NO. 84-91-Z

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

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

1. This request constitutes "spot zoning."
2. There are ~~six~~ (6) homes and one vacant lot
3. in this block. If this request is granted
there would be five (5) residential lots
and two (2) General Retail lots in ~~the~~ the
same block.

Signature Nancy Jay Sinsworth

Address 603 S. Goliad

Definitely spot zoning

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

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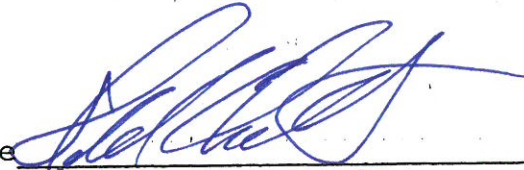
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I am in favor of the request for the reasons listed below.

I am opposed the request for the reasons listed below.

- 1.
- 2.
- 3.

Signature 
Address Rt 5 Box 80A Rockwall

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Jule Cook
City of Rockwall, Texas

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

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

1. Our reason, we oppose zoning the Price property to General Retail is one. no one else could have, when W. G. Price built his house on this lot, the
 2. City would not run a sewer line to it, we favored him, let him put the sewer line through our property, so he could tie on the sewer on Barnes St,
 3. dont think we realized a fancy sum for this - \$5.00 to be exact, if it is zoned General Retail, their sewer would still go through our property.
- Please consider _____

Signature Mr & Mrs J. A. Underwood
Address 506 Barnes

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

Thank you,
City of Rockwall

TO

Judy Price Griffin

Box 936

Forney, Tx. 75126

FROM

CITY OF ROCKWALL
205 West Rusk Street
ROCKWALL, TEXAS 75087-3793
(214) 722-1111 • Dallas 226-7885

SUBJECT

Rezoning SF-7 to General Retail

DATE

9/17/84

MESSAGE:

On September 13, 1984, the Planning and Zoning Commission voted to deny your request for rezoning. You may appeal this to City Council on October 1st, but I doubt if you would receive approval.

If you wish to apply for a Conditional Use Permit for a day care center, we would need a completed application with dimensioned site plan showing parking, drop-off area, ingress and egress, and playground area by September 24th to go before the P&Z October 11th. The fee for such an application would be \$110.00.

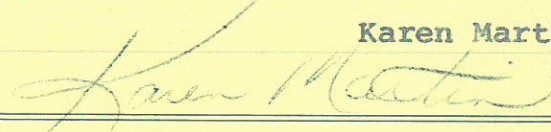
CC/ Bobby Crowell

Karen Martin

ORIGINATOR-DO NOT WRITE BELOW THIS LINE

REPLY TO →

SIGNED



REPLY

DATE

SIGNED

SEND PARTS 1 AND 3 INTACT-PART 1 WILL BE RETURNED WITH REPLY

Ennis RM-858-3

ORIGINATOR'S COPY

ORIGINATOR DETACH AND FILE FOR FOLLOW UP

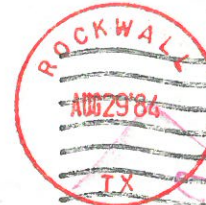


CITY OF ROCKWALL

"THE NEW HORIZON"

205 West Rusk

Rockwall, Texas 75087-3793



Hilltop Village JV, Ltd.
c/o Howard C. Zielke
2 Turtle Creek Village #200
Dallas, Tx. 75219