

CITY OF ROCKWALL  
102 East Washington St.  
Rockwall, Texas

APPLICATION FOR ZONING CHANGE

Case No. 84-118-2 Filing Fee 55.00 Date November 8, 1984

Applicant BILLY W. PEOPLES Phone 722-8481

Mailing Address P O Box 35, Rockwall, Texas 75087

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.)

Property out of the B. F. Boydston Survey in the City of Rockwall located at 612 Fannin Street. (Complete Legal is attached)

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

Single Family District Classification

to General Retail District Classification

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

To use for retail property and/or office space.

There (Are) 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.

Signed Billy W. Peoples

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.

CITY OF ROCKWALL  
OFFICIAL RECEIPT

DATE 11/20/84  
NAME Peoples Realtors  
ADDRESS 612 Fannin

Cash  Check 2837  Other

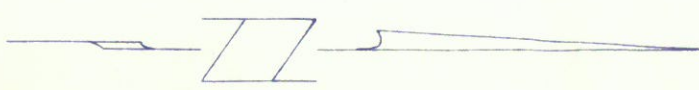
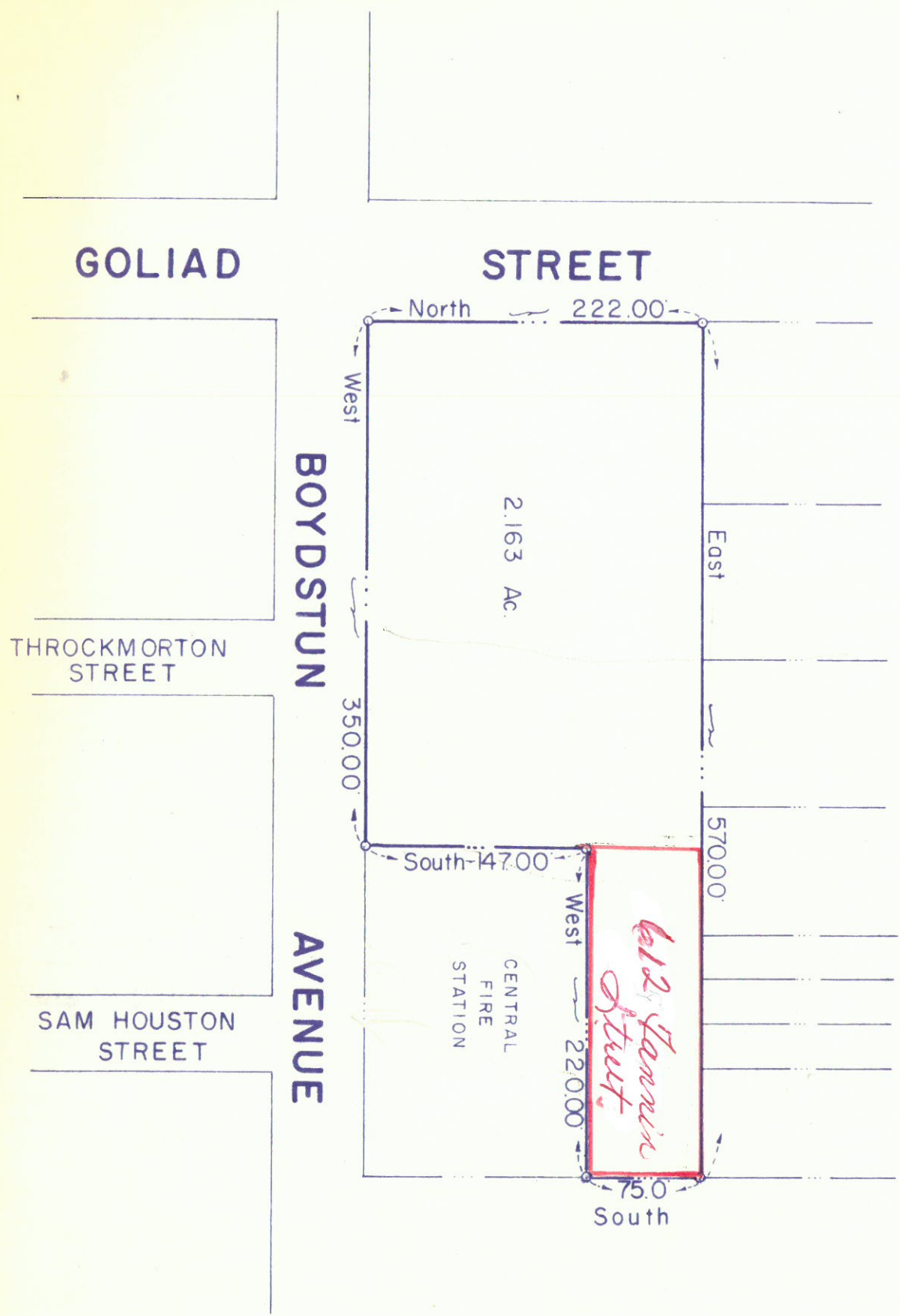
GARBAGE		
LAND FILL PERMIT		
GARAGE SALES		
SOLICITORS PERMIT		
RENT		
MISCELLANEOUS WATER SALES		
<u>Zoning Charge</u>	<u>55</u>	<u>00</u>

Received By Km

2971  
FORM G-1

"Epikibet A" Billy Peoples

This property will be one large tract.



*Legal description on  
Austin House  
612 Fannin St.*

property secured by said deed of trust, and after filing said notice of sale for record with the County Clerk of said county, did offer for sale between the legal hours of 10 a.m. and 4 p.m. at public auction on the first Tuesday in May 1984, the same being the 1st day of said month, at the said Courthouse door in said County, that certain property, together with improvements thereon, with the rights, privileges and appurtenances thereto belonging, situated in said County, more particularly described as follows:

All that certain lot, tract or parcel of land situated in Rockwall County, Texas, being a part of the B. F. Boydstun Survey in the City of Rockwall, being a part of a certain tract of land conveyed to Eva Bell Jacobs and Lillian Fay Jacobs by R. F. Canup by deed recorded in Vol. 39, Page 315, Deed Records of Rockwall County, Texas;

The tract herein conveyed being described as follows:

BEGINNING at the Northeast corner of said above mentioned tract, of which this is a part;

THENCE West with the North line of said original tract 220 feet to the Northwest corner thereof;

THENCE South with West line of said original tract 75 feet to stake for corner;

THENCE East 220 feet to the East line of said original tract, said point being on the West line of Rose Street; (said street changed to Fannin Street);

THENCE North with the West line of said street to the place of beginning, and being the same tract of land conveyed by J. L. Peoples to Robina Jacobs, a widow, by deed dated March 3, 1952, of record in Volume 48, Page 179, Deed Records of Rockwall County, Texas, to which said deed and its record reference is here made for all purposes.

WHEREUPON, the said tract of land was struck off to Billy W. Peoples, P. O. Box 35, Rockwall, Texas 75087, for the sum of \$18,000.00, being the highest bid therefor.

NOW, THEREFORE, for and in consideration of the premises and of the sum of \$18,000.00, (which amount is to be applied as a credit on the note and other indebtedness hereinabove referred to owing to the United States of America), the receipt of which is hereby acknowledged, I, the said Substitute

PLANNING AND ZONING

FACT SHEET

Case No. 84-1118-2

Applicant: Billy Peoples

Name of Project: \_\_\_\_\_

Location: 613 S. Fannin

Acreage: .4 (75 ft X 220 ft.)

Current Zoning: SF-7 Residential

Request: Change in zoning to General Retail

Notices: Sent \_\_\_\_\_

Favorable \_\_\_\_\_

Unfavorable \_\_\_\_\_

Comments: Located between new Fire Station and PD-21 St. Mary's Place. Lot to rear faces Goliad zoned GR. Lots across Fannin zoned SF-7 Residential. Would be only GR on Fannin south of Denison

P & Z Recommendation: \_\_\_\_\_

Council Decision: \_\_\_\_\_

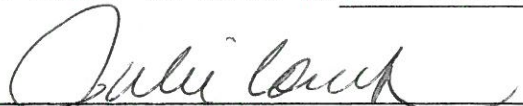
BEFORE THE PLANNING AND ZONING COMMISSION  
CITY OF ROCKWALL, TEXAS

The Planning and Zoning Commission will hold a public hearing at 7:30  
o'clock P. M. on the 13th day of December, 1984 in  
the Rockwall City Hall, 205 West Rusk Street, Rockwall, Texas, at the re-  
quest of Billy Peoples  
for a Change in zoning from "SF-7" to General Retail

on the following described property:

612 S. Fannin  
(See attached sheet)

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. 84-118-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. 84-118-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

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 10th day of January, 1985 in  
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on the following described property:

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- 1.
- 2.
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Signature \_\_\_\_\_

Address \_\_\_\_\_

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City of Rockwall

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15  
Peoples  
612 S. Fannin

City of Rockwall  
Carl Brooks, 607 S. Goliad  
N.L. Hofland Est., 603 S. Goliad  
Mark Poindexter, 106 St. Marys  
Loris M<sup>e</sup> Kee, 108 St. Marys  
Dorothy Peoples, 601 S. Fannin  
Lois M<sup>e</sup> Daniel, 603 S. Fannin  
Bessie Dawson, 605 S. Fannin  
James W. Bates, ~~607 S. Fannin~~ Rt 2, Box 87A, Paris, TX 75460  
Gaylon Crawford, 611, S. Fannin  
Teresa Scoville, Box 772  
Joe Frazier, Rt 4, Box 656  
Dennis B. Janner, Box 273  
Carroll L. Canfield, Rt 1, Box 189  
M. G. Lanier, 304 Boydston

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*Billy Peoples*  
City of Rockwall, Texas

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Zoning Commission, 205 West Rusk Street, Rockwall, Texas 75087.

Case NO. 84-118-Z

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

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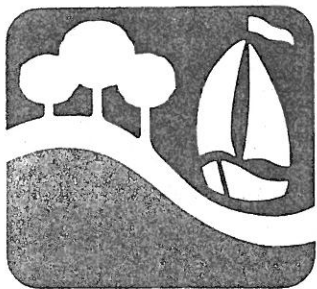
1. This is a residential area here on Fannin St.
2. I don't want it zoned for Commercial use -
3. In this area it isn't needed - I would  
appreciate it if Case No. 84-118-Z is turned down.

Signature *Luis McDaniel*

Address 603 S. Fannin

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

Thank you,  
City of Rockwall



**CITY OF ROCKWALL**  
**"THE NEW HORIZON"**

January 14, 1985

Billy Peoples  
P.O. Box 35  
Rockwall, Texas 75087

Subject: 612 S. Fannin Rezoning

On January 10, 1985, the Planning and Zoning Commission recommended denial of your request to change zoning to General Retail. The Commission did note that application can be made to request a conditional use permit for a properly screened and landscaped parking lot in an "SF-7" district. Your rezoning would require a three-fourths favorable vote from the Council. You do have the option to withdraw the rezoning request and file an application for a conditional use permit for a parking lot if that is your intended use the land.

In response to our telephone conversation, I have scheduled your case for the February 4 Council meeting.

Sincerely,

A handwritten signature in cursive script that reads "Karen Martin".

Karen Martin  
Administrative Assistant

KM/sle

Billy Peoples

P. O. Box 35

Rockwall, Tx. 75087

CITY OF ROCKWALL

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

SUBJECT  
612 S. Fannin Rezoning

DATE  
12/17/84

MESSAGE:

On December 13, 1984, you asked that this rezoning be withdrawn from the Agenda. It will be readvertised for the January 10, 1985, Planning and Zoning Commission meeting.

Karen Martin

ORIGINATOR-DO NOT WRITE BELOW THIS LINE

REPLY TO →

SIGNED

*Karen Martin*

REPLY

DATE

SIGNED

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

3

ORIGINATOR'S COPY

TO

Billy Peoples

P.O. Box 35

Rockwall, Texas 75087

FROM

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

SUBJECT  
612 S. Fannin Rezoning

DATE

February 13, 1985

MESSAGE:

On February 4, 1985, the City Council voted to reject your request for a change in zoning on the above property. No additional application shall be accepted on this property within 12 months of the above date except at the request of the Council or upon a majority vote of the Council upon a written request from the applicant.

ORIGINATOR-DO NOT WRITE BELOW THIS LINE

REPLY TO →

SIGNED

Karen Martin

*Karen Martin*

REPLY

DATE

SIGNED

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

RM-858-3

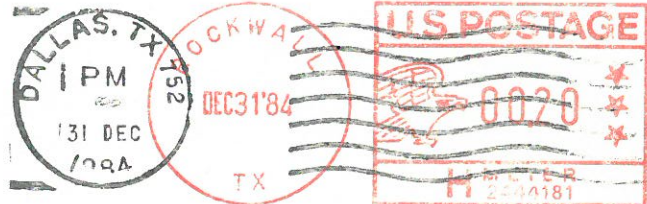
ORIGINATOR'S COPY

ORIGINATOR DETACH AND FILE FOR RECORD



CITY OF ROCKWALL  
 "THE NEW HORIZON"  
 Rockwall, Texas 75087-3793

205 West Rusk



James W. Batch  
 Rt. 2, Box 87A  
 Paris, Texas 75460

*JB 2*



CITY OF ROCKWALL  
 "THE NEW HORIZON"  
 Rockwall, Texas 75087-3793

205 West Rusk



James W. Batch  
 607 S. Fannin  
 Rockwall, Texas 75087

BAT 07 030544N1 12/05/84  
 RETURN TO SENDER  
 NOT DELIVERABLE AS ADDRESSED  
 UNABLE TO FORWARD



CITY OF ROCKWALL  
 "THE NEW HORIZON"  
 Rockwall, Texas 75087-3793

205 West Rusk



Doris McKee  
 108 St. Marys  
 Rockwall, Texas 75087

MCK 08 030544N1 12/05/84  
 RETURN TO SENDER  
 NOT DELIVERABLE AS ADDRESSED  
 UNABLE TO FORWARD