

CITY OF ROCKWALL
205 West Rusk
Rockwall, Texas

APPLICATION FOR ZONING CHANGE

Case No. 1986-78-2 Filing Fee \$55.00 Date 3-6-86
Applicant David + Victoria Adams Phone 722-6764
Mailing Address 17 Michael Rockwall, TX

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

Retail District Classification
to Residential District Classification
for the following reasons: (attach separate sheet if necessary)

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

Status of Applicant: Owner _____ Tenant _____ Prospective Purchaser X

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 Victoria Adams

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)

AN ORDINANCE OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF ROCKWALL AS HERETOFORE AMENDED SO AS TO CHANGE THE ZONING ON A TRACT OF LAND WHICH IS MORE FULLY DESCRIBED HEREIN FROM General Retail

10" SF-7" Single Family classification; CORRECTING THE OFFICIAL ZONING MAP;

PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF ONE THOUSAND DOLLARS (\$1,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area and in the vicinity thereof, the governing body in the exercise of its legislative discretion has concluded that the Comprehensive Zoning Ordinance of the City of Rockwall should be amended as follows:

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Rockwall, Texas:

Section 1. That the Comprehensive Zoning Ordinance of the City of Rockwall, as heretofore amended, be and the same is hereby amended by amending the zoning map of the City of Rockwall so as to give Single Family (SF-7) District classification to the tract of land described in ~~Exhibit "A"~~ as lot 1, Block D (307 N. Fannin) of Old Town Addition

Section 2. That the property described ^{herein} in ~~Exhibit "A"~~ shall be used only in the manner and for the purposes provided for in the Comprehensive Zoning Ordinance of the City of Rockwall as heretofore amended, as amended herein by granting of this zoning change, and as may be amended in the future.

David/Victoria Adams 86-28-2

Section 3. That the official zoning map of the City be corrected to reflect the changes in zoning described herein.

Section 4. Any person, firm or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of ONE THOUSAND DOLLARS (\$1,000.00) for each offense and each and every day such offense shall continue shall be deemed to constitute a separate offense.

Section 5. If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation or circumstance, nor shall adjudication affect any other section or provision of the Comprehensive Zoning Ordinance of the City of Rockwall, Texas, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable.

Section 6. That all ordinances of the City of Rockwall in conflict with the provisions of this be and the same are hereby repealed, and all other ordinances of the City of Rockwall not in conflict with the provisions of this ordinance shall remain in full force and effect.

Section 7. That this ordinance shall take effect immediately from and after its passage and the publication of the caption of said ordinance as the law in such cases provides.

DULY PASSED AND APPROVED this day of , 1985.

APPROVED: _____

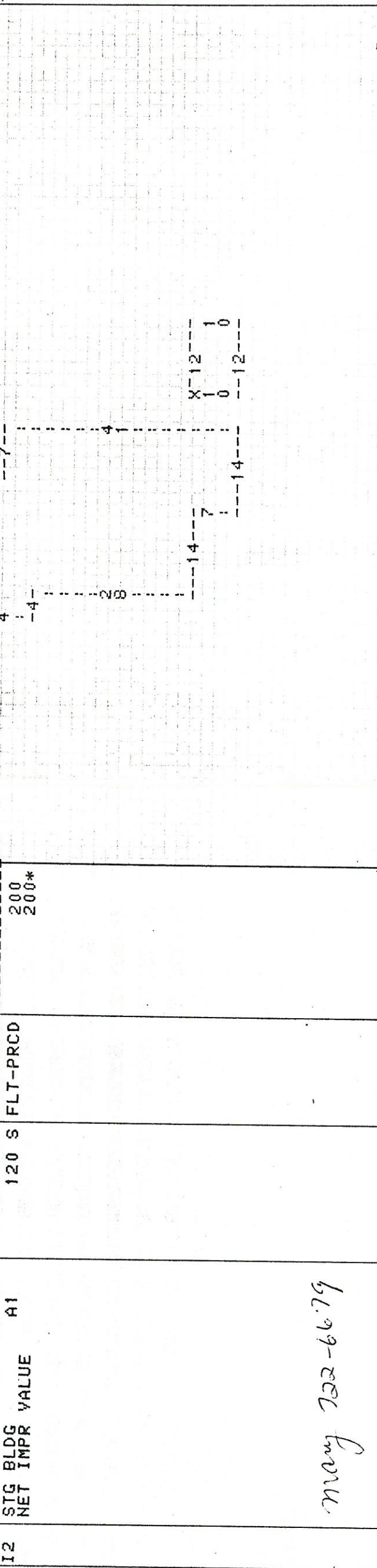
ATTEST: BY _____

1st Reading — 2nd Reading — MAYOR

ACCOUNT NUMBER 4820-0000-0001-00-0R	OWNER NAME AND ADDRESS MURPHREE MARY ANN 303 POINT ROYAL DR ROCKWALL TX 75087	APPRaised BY RH	DATE 031583	ROLL TYPE R	CARD 1
ALTERNATE NUMBER 1360-010-000	LEGAL DESCRIPTION ROCKWALL 0 T Old Town LOT 1 BLK D 302 N FANNIN	MAP 1	MAP 2	JURISDICTION CODES 1 2 3 4 5 6 7 8 9 RW RW RW RW	

SCALE: 1 INCH = 20 FEET

KEY	PROPERTY DESCRIPTION	NO. OF UNITS	UNIT PRICE	APPRaisal
L1	LAND ZONING=GR A1 ROADS=PAVED UTIL=URBAN MKT VALUE	50X100 R	85.00	4,250*
I1	LW1 FIXTURES: 5 (STD: 5) FEATURES: SNG FP (1) 12 FOUND: PIERS EXT WALL: WOOD SIDNG 36 ROOF COV: COMP SHNGL 61 FLR FIN: HARDWOOD 90 PHYSICAL DEPR -70% NET IMPR VALUE	50 F 1,274 S	26.84	34,190 1,060
I2	STG BLDG VALUE NET IMPR VALUE	120 S FLT-PRCD		-24,680 10,570* 200 200*



I1:R2508R7D41L14U7L14U28L4U14 I2:R12D10L12U10.

LAND REMARKS: Y-137 P-941 10/24/78 \$10.00 & 4,408.41
 IMPROVEMENT REMARKS: 10. & 17,000 173-871 5-2-83
 BOX GAR & 7X14 OP NO VALUE

1938-1940

VALUE SUMMARY	EXEMPTIONS	MISCELLANEOUS
UNDIVIDED INTEREST	SPECIAL	BUILDING PERMIT NO
LAND-MARKET VALUE	HOMESTEAD	IRRIGATION WELLS
LAND-PRODUCTIVE VALUE	SENIOR CITIZEN	CAPACITY
IMPROVEMENTS	DISABLED	MORTGAGE COMPANY LOAN NO.
TOTAL MARKET VALUE	VETERAN	FROZEN IN
TOTAL PRODUCTIVE VALUE	AGRICULTURAL	SCHOOL TAX CEILING
HOMESTEAD VALUE	FARM PERSONAL	
OTHER VALUE		

Mary 722-6679

Agenda Notes

Planning and Zoning Commission - 3/27/86

- II. Hold Public Hearing and Consider Approval of a Request from David and Victoria Adams for a Change in Zoning from "GR" General Retail to "SF-7" Single Family on Lot 1, Block D of Old Town Addition (307 North Fannin)

We have received a request from the Adams to consider rezoning a lot located at the intersection of Olive Street and SH-66 (Williams Street). Attached you will find a location map on the tract. The property to the south and west is currently zoned General Retail. The property across the street on Olive Street and across the street on SH-66 is both zoned "SF-7". The property is currently being used as a photographic studio. The applicants plan to use it as residential and cannot do so with the General Retail classification.

- III. A. P&Z 86-20-SP - Consider Approval of a Request from the Southland Corporation for a Landscape Plan for a Seven-11 Store Located at the Intersection of Coliad and Kaufman

As you will remember, at the last meeting the Commission approved the site plan for Southland Corporation subject to the provision of a detailed landscape plan. Attached you will find a copy of the plan as submitted. They will be at the meeting Thursday night to review the plan with you.

- III.B. P&Z 86-21-SP - Consider Approval of a Request from Carlisle Investments for a Landscape and Traffic Plan for Rockwall Village, Phase II Located at the Intersection of I-30 and FM-740

Also at your last meeting you tabled consideration of Carlisle Investments second phase for Rockwall Village subject to the provision of a landscape and traffic plan. We have placed this item on the Agenda thinking we might be able to get the answers concerning the provision of turn lanes into the property. If we are able to get the answers resolved by the meeting date we may bring it to you. However, it appears that it may not be ready to schedule until your April 10th regular meeting.

Agenda Notes
City Council - 4/7/86

V.F. Hold Public Hearing and Consider Approval of a Request from David and Victoria Adams for a Change in Zoning from "GR" General Retail to "SF-7" Single Family on Lot 1, Block D of Old Town Addition (307 North Fannin)

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The Planning and Zoning Commission has recommended approval.

BEFORE THE PLANNING AND ZONING COMMISSION
CITY OF ROCKWALL, TEXAS

The Planning and Zoning Commission will hold a public hearing at 7:00
o'clock P. M. on the 27th day of March, 1986 in
the Rockwall City Hall, 205 West Rusk Street, Rockwall, Texas, at the re-
quest of David and Victoria Adams
for a Zone change from "GR" General Retail to "SF-7" Single Family
Classification

on the following described property:

Lot 1, Block D of the Old Town Addition (307 N. Fannin)

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. P&Z 86-28-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. P&Z 86-28-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

Owners - 200 ft of 307 N. Fannin

adam

1. Thomas Armstrong
401 N. Fannin
2. BF Crawford
304 N. San Jacinto
3. ~~Ted Cain - owner ~~303~~ ~~305~~ N. Fannin~~
~~206 Lockbrook~~
~~Rockwall Tx~~
4. Lonnie Webb
308 N. Fannin
5. First State Bank
201 Kautman St
6. Frances Piper
202 San Jacinto
7. ~~Ben Klutts~~
~~406 Golind~~
8. ~~Ernest Evans~~
~~Box 200~~
~~Rockwall~~
9. ~~Carol Kelly~~
~~604 Golind~~
~~Rockwall~~
10. Mollie Reeder
201 Olive St.
11. Otha People
P.O. Box 774 Royce 75089
12. Myrtle Armstrong
308 N. Fannin
13. David Sloan
3422 Augusta
14. Martha Peace
402 N Fannin
15. Gregory Duncan
304 William
16. Edwin McCreery
1326 Mayfield
Garland 75041
17. ~~V.T. Cooper~~
~~404 N. Golind~~
18. J.E. Stillwell
206 Fannin
19. Ted Cain
111 E. Kautman
20. Joyce Sparks ^{Ed} ~~Shepherd~~ Sparks
224 Alta Vista
21. Mary Ann Murphree
303 Point Royale
22. ~~BF Crawford~~
304 N. San Jacinto

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Jennifer L. Jarrett
City of Rockwall, Texas

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

Case NO. P&Z 86-28-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 [Handwritten Signature]
Address 724 Alta Vista Rockwall

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

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Jennifer L. Garrett
City of Rockwall, Texas

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

Case NO. P&Z 86-28-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.

*We have no objection, as long as it does
not affect our property.*

Signature Lisa Todd

Address 302 N. San Jacinto

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

Thank you,
City of Rockwall

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

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

- 1.
- 2.
- 3.

Signature Wright Fausel

Address Route 2 Box 30 Rockwall, Texas
75089

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

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City of Rockwall

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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. We have General Retail in the area and want
2. the area to grow to Gen. Retail - Home ~~at~~ home
3. a large area two streets over.

Signature M/M David Alkane
Address 3422 Augusta

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

Thank you,
City of Rockwall

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Case NO. P&Z 86-28-Z

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

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

1. if there is only one lot that will be changed in
2. the zoning - I have no objection - but if the whole
3. block is to be changed then I do object

Signature Margaret Crawford
Address 304 N. San Jacinto

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

Thank you,
City of Rockwall