

RE 86-31-2/5

CITY OF ROCKWALL
205 West Rusk
Rockwall, Texas

APPLICATION FOR ZONING CHANGE

Case No. 1986-31-Z/BP Filing Fee \$110.00 Date 3/24/86
Applicant EDRICH DEVELOPMENT Phone 722-5347
Mailing Address 202 E Rusk 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

MF-15 District Classification
to GENERAL RETAIL District Classification
for the following reasons: (attach separate sheet if necessary)

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.

Signed Richard E. Sludiluck

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)

SITE PLAN APPLICATION

Date: 3/24/86

NAME OF PROPOSED DEVELOPMENT (Un-named)

NAME OF PROPERTY OWNER/DEVELOPER Harold Chenault

ADDRESS 12900 Preston Rd., Ste. 1212, Dallas, Tx 75230 PHONE 214/934-3422

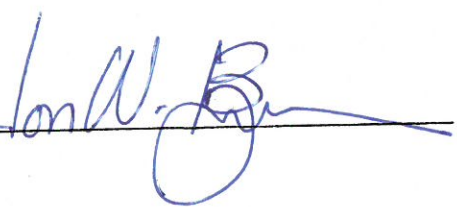
NAME OF LAND PLANNER/ENGINEER Ikemire Architects, Inc.

ADDRESS 14850 Montfort Rd., Ste. 250, Dallas, Tx 75240 PHONE 214/233-0973

TOTAL ACREAGE 1.5

CURRENT ZONING MF 15

NUMBER OF LOTS/UNITS _____

Signed 

Following is a checklist of items that may be required as a part of the site plan. In addition, other information may be required if it is necessary for an adequate review of a specific development proposal.

<u>Provided or Shown on Site Plan</u>	<u>Not Applicable</u>	
_____	_____	1. Location of all existing and planned structures on the subject property and approximate locations of structures on adjoining property within 100 ft.
_____	_____	2. Landscaping, lighting, fencing and/or screening of yards and set-back areas
_____	_____	3. Design and location of ingress and egress
_____	_____	4. Off-street parking and loading facilities
_____	_____	5. Height of all structures
_____	_____	6. Proposed Uses
_____	_____	7. Location and types of all signs, including lighting and heights
_____	_____	8. Elevation drawings citing proposed exterior finish materials

STATE OF TEXAS
COUNTY OF ROCKWALL

BEING two tracts of land situated in the B.F. Boydston Survey, Abstract No. 14, City of Rockwall, Rockwall County, Texas, and being more particularly described as follows:

TRACT 1

BEING that tract of land conveyed to Harold Chenault, Trustee, from Peoples Realtors, Inc., by deed recorded in Volume 196, Page 324, Deed Records, Rockwall County, Texas, and being that tract of land described in Volume 67, Page 452, Deed Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at an iron rod set for the Northeast corner of said tract described in deed recorded in Volume 196, Page 324, Deed Records, Rockwall County, Texas, said iron rod being the Southwest corner of Lot 6, Block E of Eppstein Addition, said iron rod bears South $0^{\circ} 33' 40''$ West a distance of 180.56 feet along the West line of said addition from an iron rod found at the Northwest corner of Lot 9, Block E of said addition;
THENCE: South $0^{\circ} 33' 40''$ West a distance of 86.36 feet along the West line of said addition to an iron rod found for a corner at the Northeast corner of that tract of land described in deed to Bobby Kenneth Myers, Raymond R. Myers, Jr., and Mary Alice Follett, and recorded in Volume 175, Page 848, Deed Records, Rockwall County, Texas;
THENCE: North $89^{\circ} 12' 48''$ West a distance of 257.90 feet along a fence line and the North line of said Myers, et al, tract and then the North line of that tract of land described in deed to Bobby Kenneth Myers, Raymond R. Myers, Jr., and Mary Alice Follett, and recorded in Volume 175, Page 851, Deed Records, Rockwall County, Texas, to an iron rod found at a fence corner post;
THENCE: South $0^{\circ} 12' 20''$ West a distance of 167.14 feet along a fence and along the West line of said Myers, et al, tract to an iron rod found for a corner on the North line of Storrs Street;
THENCE: North $89^{\circ} 50' 41''$ West a distance of 191.27 feet along the North line of Storrs Street to a concrete monument found on the East line of State Highway 205;
THENCE: North $13^{\circ} 31' 20''$ East a distance of 175.18 feet along said East line to an iron rod found for a corner on the South line of said Chenault tract;
THENCE: North $88^{\circ} 36' 09''$ West a distance of 27.57 feet along said South line to an iron rod found for a corner at the Southwest corner of said Chenault tract;
THENCE: North $1^{\circ} 04' 10''$ East a distance of 90.92 feet along the East line of State Highway 205 to an iron rod found for a corner at the Northwest corner of said Chenault tract;
THENCE: South $88^{\circ} 21' 38''$ East a distance of 435.68 feet along the North line of said Chenault tract to the Point of Beginning and Containing 67,808 Square Feet or 1.5567 Acres of Land.

TRACT 2

BEING those tracts of land conveyed to Kenneth Myers, Raymond R. Myers, Jr., and Mary Alice Follett, by deeds recorded in Volume 175, Page 848, & Volume 175, Page 851, Deed Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at an iron rod found on the North line of Storrs Street at the Southwest corner of said tract recorded in Volume 175, Page 851, said iron rod bears South $89^{\circ} 50' 41''$ East a distance of 191.27 feet from a concrete monument found at the intersection of the North line of Storrs Street with the East line of State Highway 205;
THENCE: North $0^{\circ} 12' 20''$ East a distance of 167.14 feet along a fence and the West line of said tract to an iron rod found for a corner at a fence corner post;
THENCE: South $85^{\circ} 12' 43''$ East a distance of 257.90 feet along a fence line and the North line of said tract and then the North line of said tract recorded in Volume 175, Page 848, and the Easterly South line of that tract of land conveyed to Harold Chenault, Trustee, by deed recorded in Volume 196, Page 324, Deed Records, Rockwall County, Texas, to an iron rod found for a corner on the West line of Eppstein Addition and at the Northeast corner of said tract recorded in Volume 175, Page 848, and at the Southeast corner of said Chenault tract;
THENCE: South $0^{\circ} 26' 42''$ East a distance of 103.03 feet along the West line of Eppstein Addition to an iron rod found for a corner;
THENCE: South $1^{\circ} 39' 40''$ West a distance of 61.29 feet to an iron rod set at the Southeast corner of said tract recorded in Volume 175, Page 848, and on the North line of Storrs Street;
THENCE: North $89^{\circ} 50' 41''$ West a distance of 257.50 feet along said North line to the Point of Beginning and Containing 42,821 Square Feet or 0.9830 Acres of Land.

PLAT REVIEW

Preliminary Plat
 Final Plat

Name of Proposed Subdivision Ed-Rich Subdivision
Location of Proposed Subdivision Hwy 205 & Storrs
Name of Subdivider Ed-Rich Corp
Date Submitted _____ Date of Review _____
Total Acreage _____ Number of Lots _____

Review Checklist

	<u>Yes</u>	<u>No</u>	<u>N/A</u>
1. Was the proper application submitted and checked? (attach copy)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. Were the proper number of copies submitted?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3. Is scale 1" = 100' (Specify scale if different <u>1" = 20'</u>)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Comments			

Planning and Zoning

1. What is the proposed land use? General Retail / Office
2. What is the proposed density? N/A
3. What is existing zoning? M1F-15
4. Is the plan zoned properly?
5. Does the use conform to the Land Use Plan?
to be determined
6. Is this project subject to the provisions of the Concept Plan Ordinance?
7. Has a Concept Plan been provided and approved?
8. Does the plan conform to the Master Park Plan?

	<u>Yes</u>	<u>No</u>	<u>N/A</u>
9. Does plan conform to the Comprehensive Zoning Ordinance or approved "PD" Ordinance? <i>if zoning is approved</i>			
a. Lot size	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Building Line <i>needs to be removed</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Parking	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d. Buffering	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e. Site Plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f. Other	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10. Has the City Planner reviewed and commented on the plan? (If so, attach copy of review.)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11. Does the plan exhibit good planning in general layout, access, and vehicular and pedestrian circulation?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12. Comments:			

Engineering

1. Streets and Traffic

a. Does the plan conform to the Master Thoroughfare Plan? <i>need to verify ROW?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Is adequate right-of-way provided for any major thoroughfares or collectors?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Is any additional right-of-way provided for all streets and alleys?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d. Is any additional right-of-way required?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e. Is there adequate road access to the proposed project?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f. Will escrowing of funds or construction of substandard roads be required?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

	<u>Yes</u>	<u>No</u>	<u>N/A</u>
g. Do proposed streets and alleys align with adjacent right-of-way?	_____	_____	_____
h. Do the streets and alleys conform to City regulations and specifications?	_____	_____	_____✓
i. Comments			

2. Utilities

a. Does the Plan conform to the Master Utility Plan?	_____	_____	_____
b. Are all lines sized adequately to handle development?			
1. Water	_____	_____	_____
2. Sewer	_____	_____	_____
c. Is additional line size needed to handle future development?			
1. Water	_____	_____	_____
2. Sewer	_____	_____	_____
d. Is there adequate capacity in sewer outfall mains, treatment plants and water transmission lines to handle the proposed development?	_____	_____	_____
e. Are all necessary easements provided?	_____	_____	_____
f. Do all easements have adequate access?	_____	_____	_____1
g. Are any offsite easements required?	_____	_____	_____
h. Have all appropriate agencies reviewed and approved plans?			
1. Electric	_____	_____	_____
2. Gas	_____	_____	_____
3. Telephone	_____	_____	_____
i. Does the drainage conform to City regulations and specifications?	_____	_____	_____
j. Do the water and sewer plans conform to City regulations and specifications?	_____	_____	_____

Yes No N/A

k. Comments:

General Requirements

- 1. Has the City Engineer reviewed and approved the plan?
- 2. Does the final plat conform to the City's Flood Plain Regulations?
- 3. Does the final plat conform to the preliminary plat as approved?
- 4. Staff Comments:

Time Spent on Review

<u>Name</u>	<u>Date</u>	<u>Time Spent (hours)</u>
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

SITE PLAN REVIEW

Date Submitted 3-24-86

Scheduled for P&Z 4-10-86

Scheduled for Council 5-5-86

Applicant/Owner Harold Chenault

Name of Proposed Development Retail / Office Center

Location Hwy 205 & Storrs

Total Acreage 65,320 sq. ft. Number Lots/Units 1 Lot

Current Zoning MF-15

Special Restrictions N/A

Surrounding Zoning S - MF-15 & SF7, W - General Retail N - MF-15
E - MF-15

	<u>Yes</u>	<u>No</u>	<u>N/A</u>
<u>Planning</u>			
1. Is the site zoned properly?	_____	✓	_____
2. Does the use conform to the Land Use Plan <u>ON transition between Comm. & Residential.</u>	_____	_____	_____
3. Is this project in compliance with the provisions of a Concept Plan?	_____	_____	✓
4. Is the property platted?	_____	✓	_____
5. If not, is this site plan serving as a preliminary plat?	✓	_____	1
6. Does the plan conform to the Comprehensive Zoning Ordinance or PD Ordinance <u>assuming Re-zoning is approved.</u>			
a. Lot size	✓	_____	_____
b. Building line	✓	_____	_____
c. Buffering	✓	_____	_____
d. Landscaping - <u>doesn't meet required 29%</u>	✓	_____	_____
e. Parking	✓	_____	_____
f. Lighting <u>need information</u>	_____	_____	✓
g. Building height <u>maybe - need to verify</u>	✓	_____	_____
h. Building Materials <u>need</u>	_____	_____	✓

	<u>Yes</u>	<u>No</u>	<u>N/A</u>
7. Does the site plan contain all required information from the application checklist?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8. Is there adequate access and circulation?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
9. Are street names acceptable?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
10. Was the plan reviewed by a consultant? (If so, attach copy of review.)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11. Does the plan conform to the Master Park Plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Comments:

Building Codes

1. Do buildings meet setback requirements?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. Do buildings meet fire codes?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3. Do signs conform to Sign Ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Comments:

Engineering

1. Does plan conform to Thoroughfare Plan? <i>Variety existing ROW.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. Do points of access align with adjacent ROW? <i>Variety existing street.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3. Are the points of access properly spaced?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4. Does plan conform with Flood Plain Regulations?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
5. Will escrowing of funds or construction of substandard roads be required? <i>poss. ble dedication</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

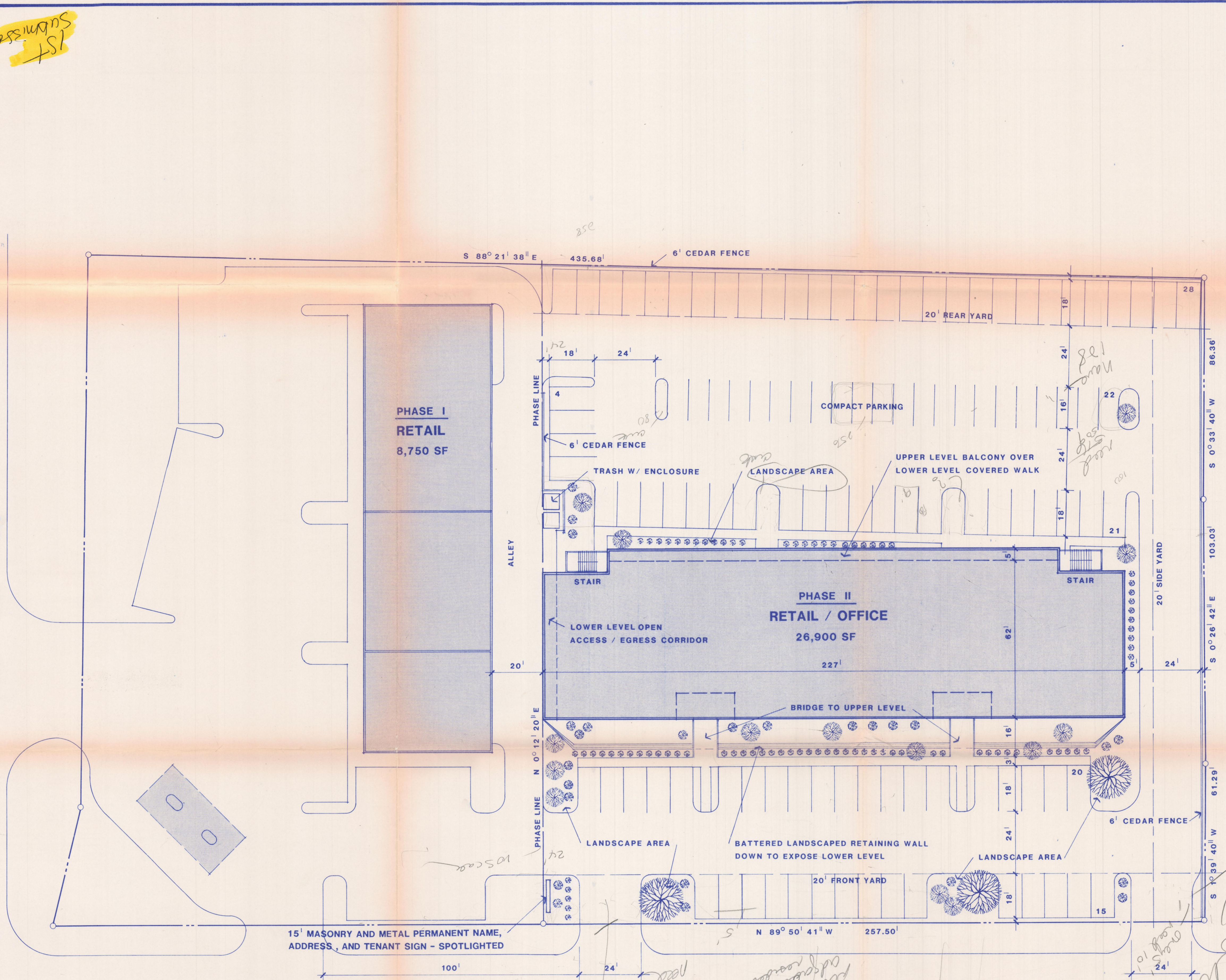
Time Spent on Review

<u>Name</u>	<u>Date</u>	<u>Time Spent (hours)</u>
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

ST
S. 250

DATE 3-20-86
DRAWN BY JWB
CHECKED BY
REVISIONS
△
△
△
△

STATE HWY 205



PROGRAM	
BUILDING AREA	
UPPER LEVEL	13,425 SF
LOWER LEVEL	13,475
TOTAL	26,900
OFFICE 1:30	54 16,140 MIN.
RETAIL 1:20	54 10,760 MAX.
PARKING	
REQUIRED	110
PROVIDED	110
STANDARD	22
COMPACT	88
SITE AREA (PHASE II)	± 65,370 SF
BUILDING COVERAGE	
PERMITTED (40%)	26,148 SF
PROVIDED	15,015 (23%)
IMPERVIOUS COVER	
PERMITTED (90%)	58,833 SF
PROVIDED	57,048 (88%)
LANDSCAPING	
REQUIRED (10%)	6,537 SF
PROVIDED	6,958 (10.6%)
(83% OF REQUIRED LOCATED IN FRONT OF BLDG.)	

15' MASONRY AND METAL PERMANENT NAME, ADDRESS, AND TENANT SIGN - SPOTLIGHTED



SITE PLAN - PHASE II

SCALE: 1" = 20'-0"

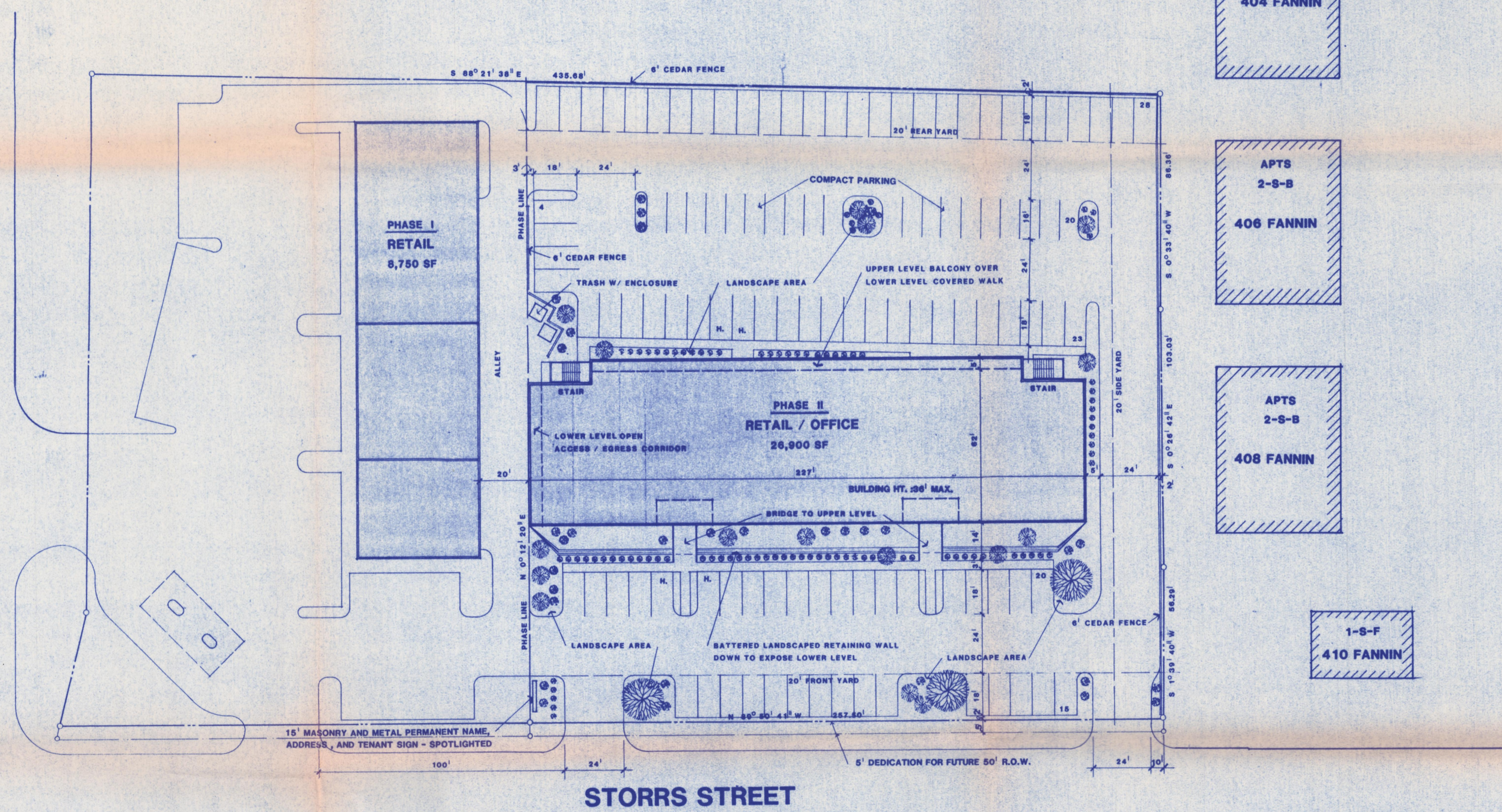
- LANDSCAPE LEGEND**
- 10" TREES
 - 3" TREES
 - 8 GAL SHRUBS
 - 3 GAL SHRUBS

IKEMIRE ARCHITECTS INC.
14850 MONTFORT RD. - SUITE 250 - DALLAS, TEXAS 75240 - (214) 233-0973

massing fine

DATE 4/7/86
 DRAWN BY _____
 CHECKED BY _____
 REVISIONS
 ▲ _____
 ▲ _____
 ▲ _____
 ▲ _____

STATE HWY 205



APTS
2-S-B
402 FANNIN

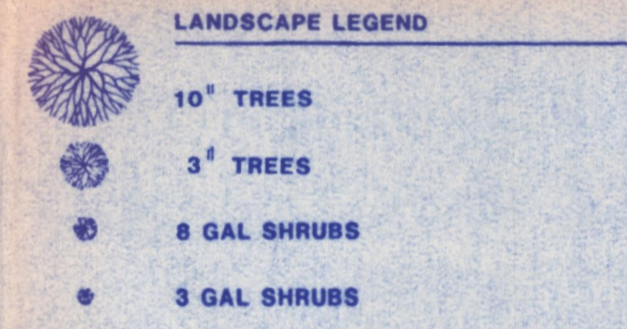
APTS
2-S-B
404 FANNIN

APTS
2-S-B
406 FANNIN

APTS
2-S-B
408 FANNIN

1-S-F
410 FANNIN

PROGRAM	
BUILDING AREA	
UPPER LEVEL	13,425 SF
LOWER LEVEL	13,475
TOTAL	26,900
OFFICE	
	16,140 MIN.
RETAIL	
	10,760 MAX.
PARKING	
REQUIRED	110
PROVIDED	110
STANDARD	90
COMPACT	20
SITE AREA (PHASE II)	
	± 64,083 SF
BUILDING COVERAGE	
PERMITTED (40 %)	25,833 SF
PROVIDED	15,015 (24%)
IMPERVIOUS COVER	
PERMITTED (90 %)	57,674 SF
PROVIDED	57,048 (89%)
LANDSCAPING	
REQUIRED (10 %)	6,409 SF
PROVIDED	6,762 SF (10.5%)
(77% OF REQUIRED LOCATED IN FRONT OF BLDG.)	



1-S-C-CONC
STRIP SHD.
CENTER

1-S-B
501 GOLIAD

1-S-B
504
BARNES

BARNES

1-S-B
206 STORRS

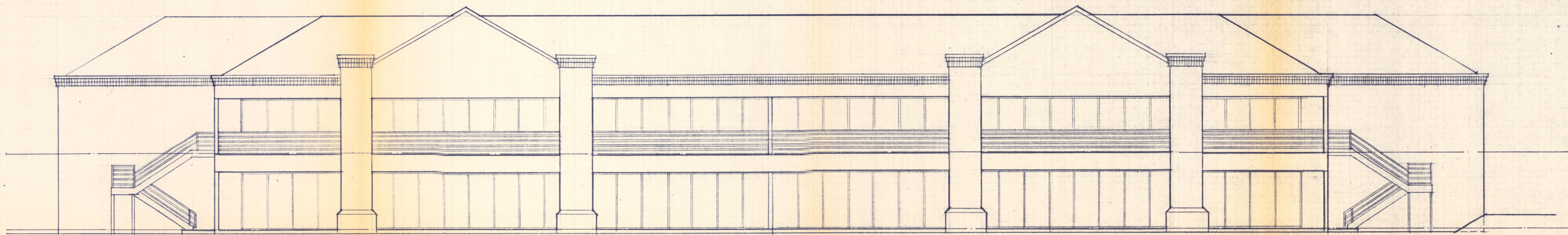


SITE PLAN - PHASE II

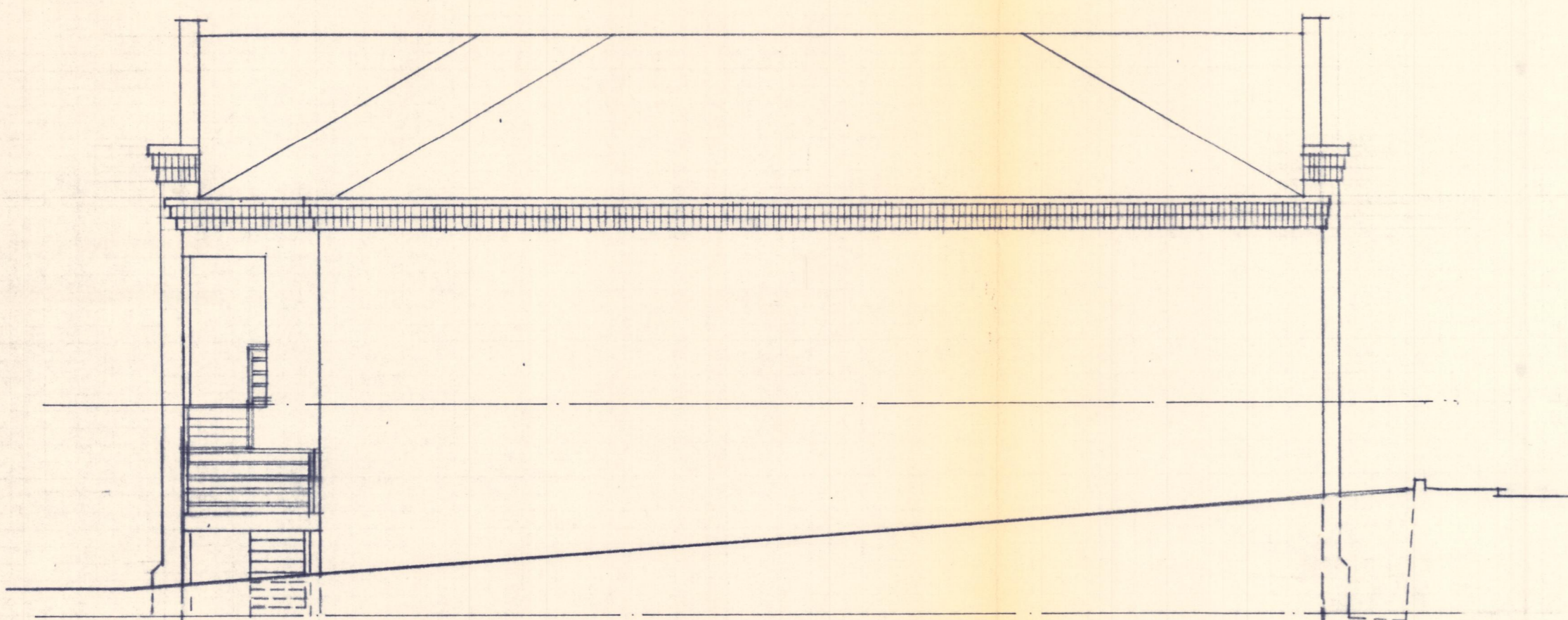
SCALE: 1"=30'-0"

IKEMIRE ARCHITECTS INC.
 14850 MONTFORT RD. - SUITE 250 - DALLAS, TEXAS 75240 - (214) 233-0973

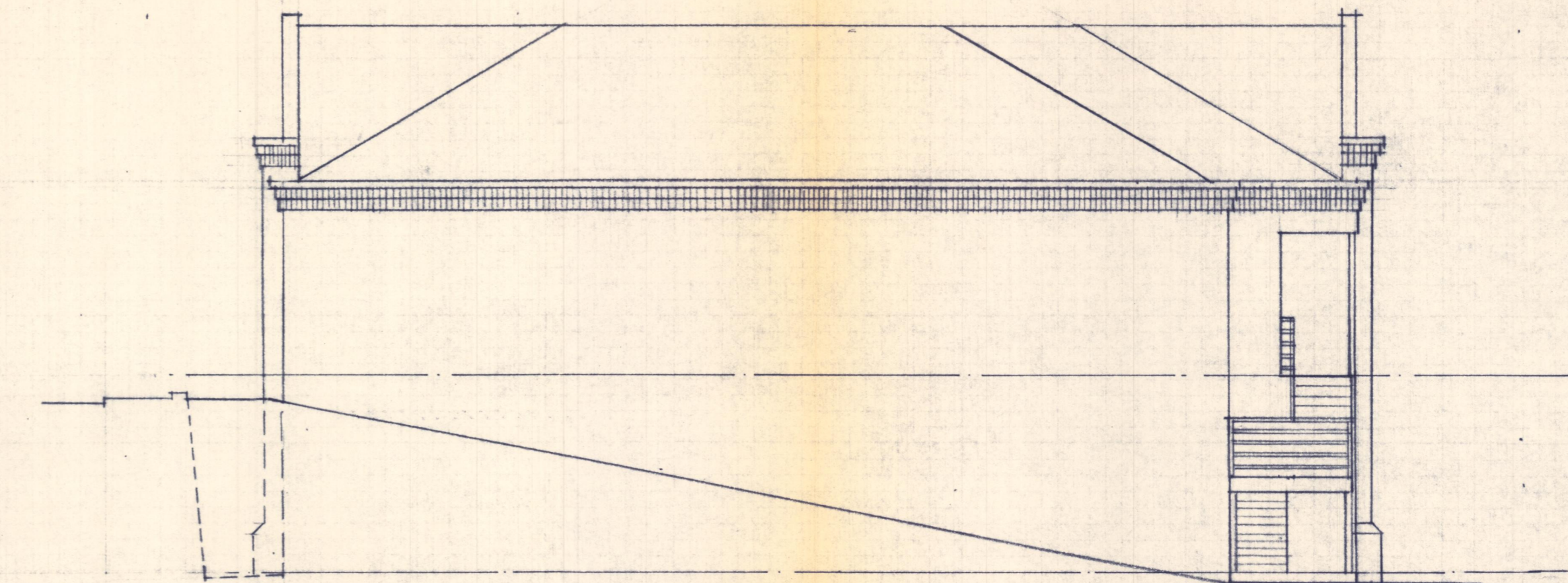
DATE _____
 DRAWN BY _____
 CHECKED BY _____
 REVISIONS
 △ _____
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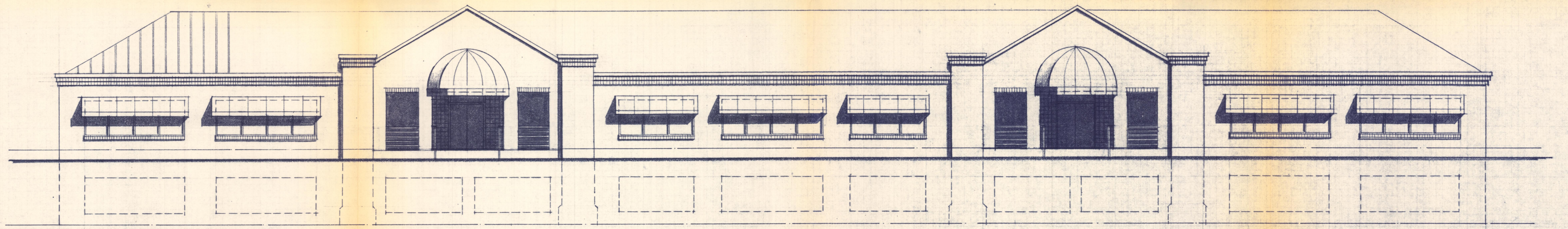
REAR ELEVATION



SIDE ELEVATION



SIDE ELEVATION



FRONT ELEVATION

SCALE : 1/8" = 1' 0"

IKEMIRE ARCHITECTS INC.
 14850 MONTFORT RD. - SUITE 250 - DALLAS, TEXAS 75240 - (214) 233-0973

JOB # _____

STATE OF TEXAS
COUNTY OF ROCKWALL

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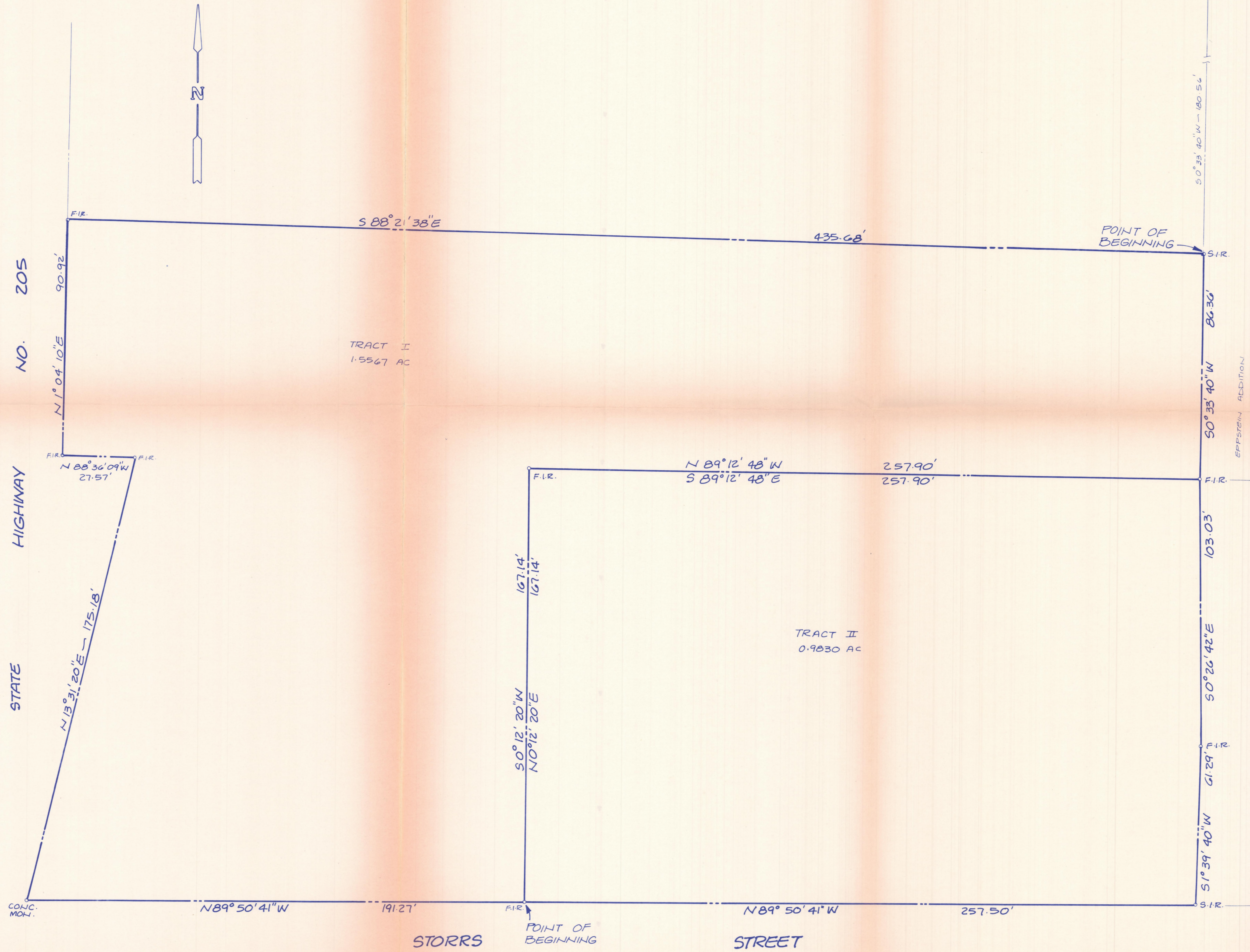
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 THENCE: North 89° 50' 41" West a distance of 257.50 feet along said North line to the Point of Beginning and Containing 42,821 Square Feet or 0.9830 Acres of Land.

The plat hereon is a true, correct and accurate representation of the property as determined by survey, the lines and dimensions of said property being as indicated by the plat. There are no encroachments, conflicts, or protrusions, except as shown.

Harold L. Evans, P.E., Registered Public Surveyor No. 2146



HAROLD L. EVANS CONSULTING ENGINEER 2331 GUS THOMASSON RD., SUITE 102 DALLAS, TEXAS 75228 PHONE (214) 328-8133			BOUNDARY SURVEY B.F. BOYDSTON SURVEY ABSTRACT NO. 14 CITY OF ROCKWALL ROCKWALL COUNTY, TEXAS		
SCALE	DATE	JOB NO.			
1"=20'	3-5-86	85248			

QUANTUM GROUP

ARCHITECTS · ENGINEERS

LETTER OF TRANSMITTAL

TO: CITY OF ROCKWALL DATE: 4.4.86
205 W. RUSK
ROCKWALL, TX. 75087

ATTN: JENNIFER JARRETT

RE: T. ELEVH PROJECT NO: 86-107

- | | | |
|--|---|--|
| <input checked="" type="checkbox"/> ATTACHED | <input type="checkbox"/> UNDER SEPARATE COVER | <input checked="" type="checkbox"/> PRINTS |
| <input type="checkbox"/> COPY OF A LETTER | <input type="checkbox"/> ESTIMATE | <input type="checkbox"/> SEPIAS |
| <input type="checkbox"/> SAMPLE | <input type="checkbox"/> SPECIFICATIONS | <input type="checkbox"/> _____ |

COPIES	SHEET NO.	DATED	DESCRIPTION
14			SITE PLAN
7			LANDSCAPING PLAN
			KALFMAN & GOLIAD

THESE ARE TRANSMITTED:

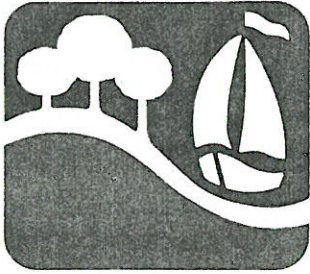
- | | |
|--|--|
| <input type="checkbox"/> FOR APPROVAL | <input type="checkbox"/> FOR YOUR REVIEW AND COMMENT |
| <input checked="" type="checkbox"/> FOR YOUR USE | <input checked="" type="checkbox"/> PER YOUR REQUEST |
| <input type="checkbox"/> FOR COORDINATION | <input type="checkbox"/> FOR YOUR DISTRIBUTION |
| <input type="checkbox"/> FOR YOUR FILE | <input type="checkbox"/> _____ |

REMARKS: PLEASE CONTACT ME IF YOU NEED
ANYTHING FURTHER.

THANKS,

COPIES TO: Q. SIGNED: [Signature]

- ✓ 1. 20w ~~width~~ on Storres
- ✓ 2. set entrance at least 10' off prop line
- ✓ 3. landscaping %
- ✓ 4. what is diff. between 1st + 2nd
5. what is the landscaping
- ✓ 6. Elevation of front
- ✓ 7. need to locate adjacent structures
- ✓ 8. need to ensure trash trucks can make the turns into
- ✓ 9. will need to insure directional lighting
- ✓ 10. Building set back ^{limit} on side ^{near} is off 1 ft
- ✓ 11. can only go 36 ft in height w/o ^a ~~to~~ ^{to} ~~40~~ -
where is 38 ft measured from?
- ✓ 12. need to see adjacent streets



CITY OF ROCKWALL
"THE NEW HORIZON"

May 28, 1986

Mr. Richard Slaughter
Ed-Rich Development
202 East Rusk
Rockwall, Texas 75087

RE: P&Z 86-31-Z/SP

Dear Mr. Slaughter:

As you are aware, on May 5, 1986, the Rockwall City Council voted to approve your request for a zone change from "MF-15" Multifamily to "GR" General Retail on a 1.5 acre tract of land located on Storrs Street and to approve a site plan/preliminary plat on this property.

If you have any questions regarding the above, please do not hesitate to contact me.

Sincerely,

A handwritten signature in cursive script that reads "Jennifer Jarrett".

Jennifer Jarrett
Administrative Aide

JJ/mmp

CC: Bldg. Insp.

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 April, 1986 in
the Rockwall City Hall, 205 West Rusk Street, Rockwall, Texas, at the re-
quest of Ed-Rich Development
for a zone change from "MF-15" Multifamily to "GR" General Retail on an approximately
1.5 acre tract of land located on Storrs Street contained within the following description.
on the following described property:

See Attached Property Description

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 86-31-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 86-31-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.

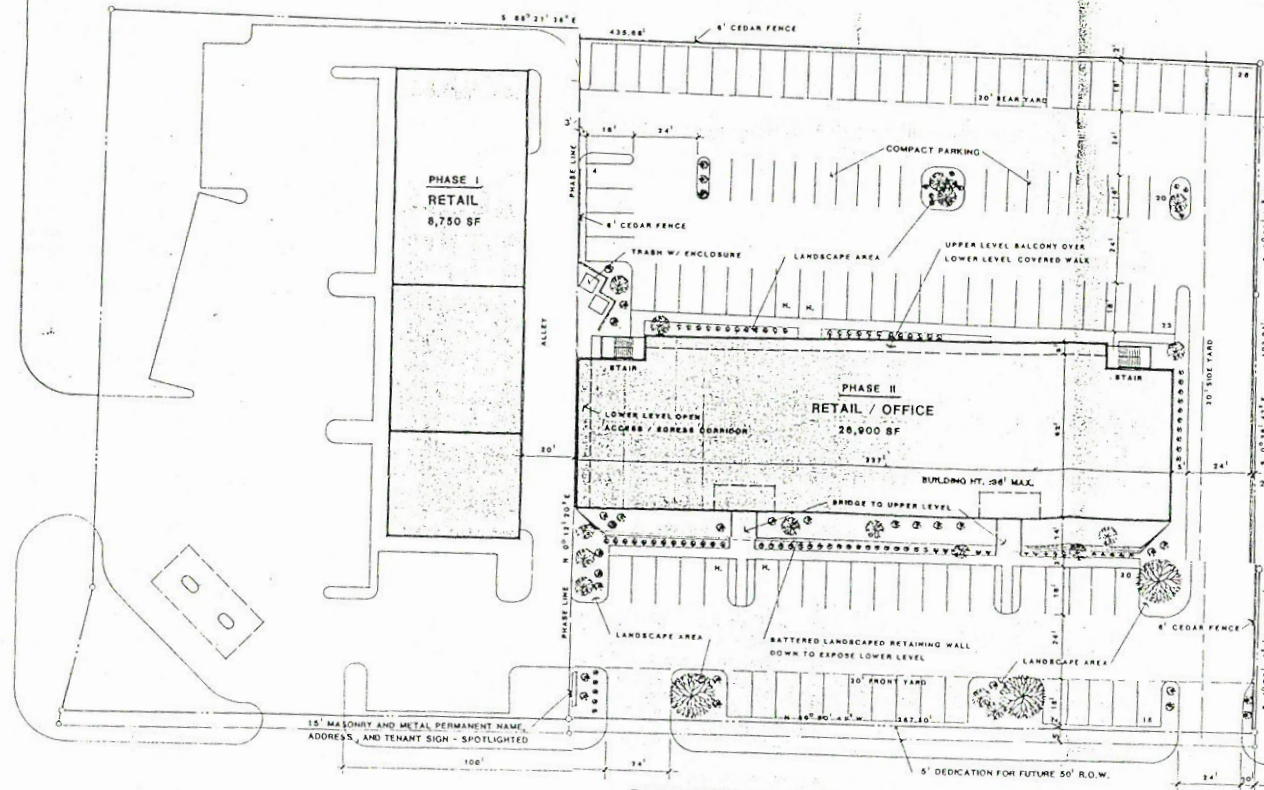
Signature _____

Address _____

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

Thank you,
City of Rockwall

STATE HWY 205



STORRS STREET

1-S-CONC
STRIP SHP.
CENTER

1-S-B
501 GOLIAD

1-S-B
504
BARNES

BARNES

1-S-B
208 STORRS

2-S-B
402 FANNIN

APTS
2-S-B
404 FANNIN

APTS
2-S-B
406 FANNIN

APTS
2-S-B
408 FANNIN

1-
410

Storrs & Goliad

Michael Stafford
406 Starr
Rockwall

Eula Mae Parker
301 S. Fannin
Rockwall

Terry Wayne McKinney
308 Munson
Rockwall

John R. Haney
308 S. Fannin
Rockwall

J. Earl Lacy
70 Robert E. Senos
201 Summitt Ridge
Rockwall

Walter B. Caughran
307 Munson
Rockwall

Gerald W. Dobert
Rt. 1, 415 Scenic DR
Forney, 75126

Mildred T. Scoggins
306 Starr
Rockwall

W.D. Lillard
411 S. Fannin
Rockwall

Dail Scoggins
4820 Lakawana
Dallas 75247

Kenneth Don Garrett
329 Shephards Hill
Rockwall

Stephen Herring
311 S. Fannin
Rockwall

Kent McKinney & Son Inc.
3421 Kentwood
Rockwall

Alice B. Townsend
313 S. Fannin
Rockwall

Henry Zollner
Rt. 1, Box 113
Rockwall

James S. Harp
3317 Princeton
Dallas 75205

Storrs & Goliad
Richard Slaughter

Moore's

All American Fast Food Service
P.O. Box 234
Rowlett 75088

J.A. Underwood
506 Barnes
Rockwall

Richard Harris
2604 Ridge Rd.
Rockwall

Richard Jordan
109 St. Marys
Rockwall

Cain Properties
812 S. Goliad
Rockwall

W. E. Campbell
70 Equity Tax Group
P.O. Box 1400
Rowlett 75088

Rockwall Center J/V
P.O. Box 64549
Dallas 75206

Guillermo Gonzales
507 S. Fannin
Rockwall

Reese Valley

Housing Authority
100 Lake Meadows
Rockwall

Delmer Earls & P. Capezzute
301 W. Washington
Rockwall

Hilltop Joint Venture LTD.
Howard C. Zielke
#200 Two Turtle Creek Village
Dallas 75219

Seanette McCrea
1924 Lakeshore
Rockwall

Billy Peoples
Box 35
Rockwall

J.C. Lay
517 S. Fannin
Rockwall

Clarence A. Seabolt
504 Barnes
Rockwall

J.O. Seabourne
P.O. Box 112
Royse City 75089

Storrs & Goliad

Danny Glem Jacobs
90 Equity Tax Group
P.O. Box 1400
Rowlett 75088

Hugh Hall, JR.
409 Munson
Rockwall

William R. Wilson, SR.
309 Starr
Rockwall

James Dudney
Box 685
Rockwall

BEFORE THE PLANNING AND ZONING COMMISSION
CITY OF ROCKWALL, TEXAS

The Planning and Zoning Commission will hold a public hearing at 7:30
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the Rockwall City Hall, 205 West Rusk Street, Rockwall, Texas, at the re-
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for a zone change from "MF-15" Multifamily to "GR" General Retail on an approximately
1.5 acre tract of land located on Storrs Street contained within the following description.
on the following described property:

See Attached Property Description

As an interested property owner, it is important that you attend this hear-
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turning the form below. In replying, please refer to Case No. P&Z 86-31-Z

Jennifer Garrett
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 86-31-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 John A. Hancy
Address 308 S. FANNIN

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

Thank you,
City of Rockwall

36 sent

BEFORE THE PLANNING AND ZONING COMMISSION
CITY OF ROCKWALL, TEXAS

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Jennifer Garrett
City of Rockwall, Texas

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Case NO. P&Z 86-31-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.

all the old city property should be zoned R.R.

Signature *Billy B. Bales*
Address *RR Box 35 Rockwall*

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

Thank you,
City of Rockwall

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City of Rockwall, Texas

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Case NO. P&Z 86-31-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. Change nature of area
2. retard home improvements
3. Reduce property value

Also, description of property was inadequate
should have map
and street address.

Signature Kent McKinney
Address 402 Hwy 408 S. FANNIN
KENT MCKINNEY

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 86-31-Z

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

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

1. Because the time is right to zone
- 2.
- 3.

Signature James R. Ludwig
Address 503 - S. Galena

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 86-31-Z

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

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

1. Property needs to be developed.
2. It will improve area
- 3.

Signature W. E. O'Neil
Address 206 Storrs St.

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

Thank you,
City of Rockwall