

Filing deadline - Aug 25

CITY OF ROCKWALL
205 West Rusk
Rockwall, Texas

APPLICATION FOR ZONING CHANGE

Case No. 86-59-2 Filing Fee 110.00 Date 8-21-86
owner - Jimmy L. Caldwell
Applicant Tenant - Cristela Alaniz Phone 722-4152
Mailing Address 400 S. Galia

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.)

Legal Attached

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

"GR" General Retail District Classification
to "PD" Planned Development District Classification
for the following reasons: (attach separate sheet if necessary)

As an accessory to a Restaurant

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.

Jimmy L. Caldwell
Signed Cristela Alaniz

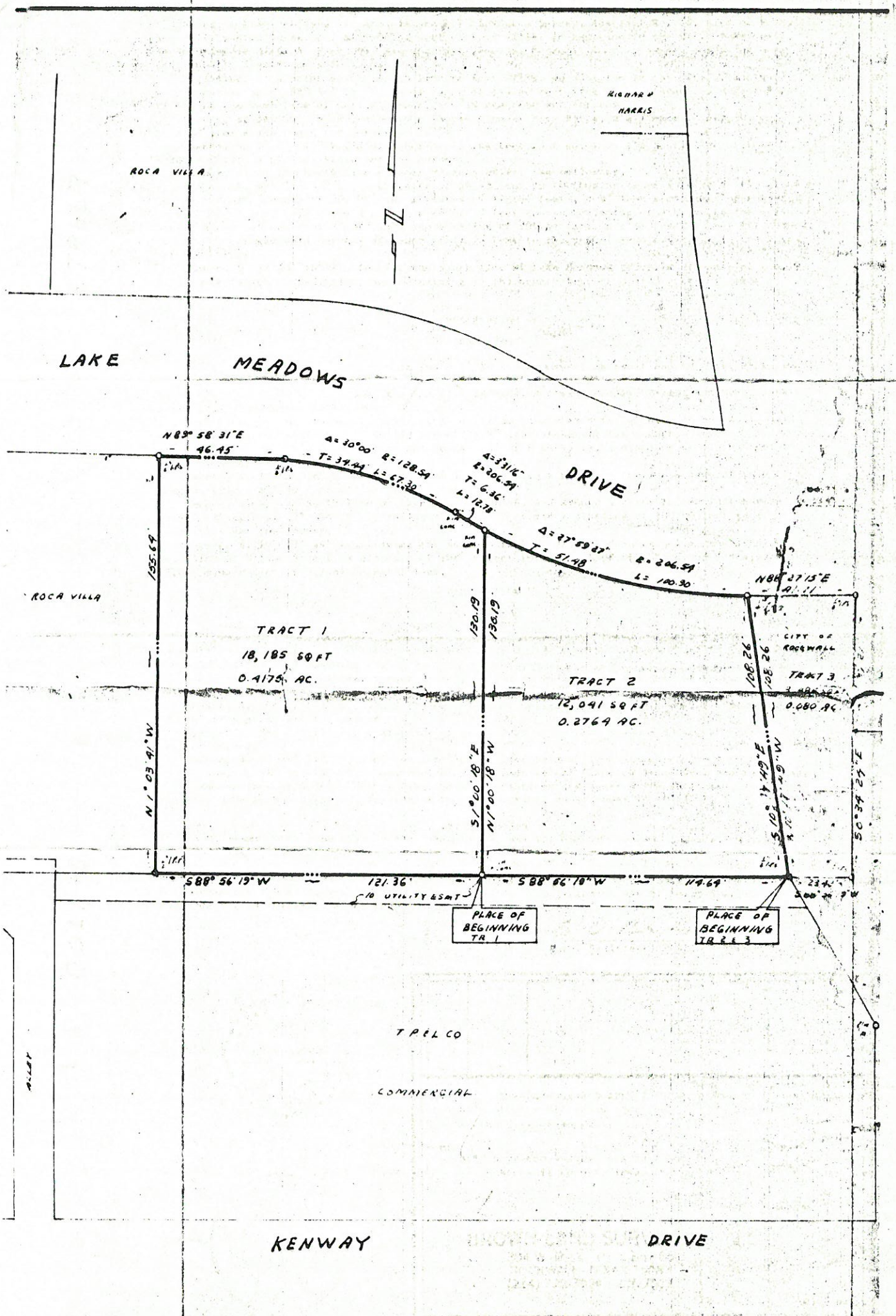
NOTE: The legal description is used to publish notice of the required hearing and in the preparation of the final ordinance granting the zoning change. The description must be sufficient so as to allow a qualified surveyor to take the description and locate and mark off the tract on the ground. Each 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)



ROCA VILLA

RICHARD HARRIS

LAKE MEADOWS

DRIVE

$N 89^{\circ} 58' 31'' E$
46.15

$\Delta = 30^{\circ} 00'$ $B = 128.54$
 $T = 37.44$ $L = 67.30$

$\Delta = 31' 16''$ $B = 206.54$
 $T = 6.36$ $L = 16.78$

$\Delta = 27^{\circ} 59' 27''$
 $T = 51.48$

$B = 206.54$
 $L = 100.30$

$N 88^{\circ} 27' 15'' E$
41.11

ROCA VILLA

TRACT 1
18,185 SQ FT
0.4175 AC.

TRACT 2
12,041 SQ FT
0.2764 AC.

CITY OF ROCKWALL
TRACT 3
0.080 AC

$M. 4. 60. 1 N$

150.19

$S 1^{\circ} 00' 28'' E$

$N 1^{\circ} 00' 18'' W$

108.26

$S 102^{\circ} 14' 40'' E$

$M. 5. 17. 29 W$

$S 88^{\circ} 56' 19'' W$

121.36
10 UTILITY ESAT

$S 88^{\circ} 56' 10'' W$

119.69

$S 88^{\circ} 27' 9'' W$

PLACE OF BEGINNING TR 1

PLACE OF BEGINNING TR 2 & 3

T P E L C O

COMMERCIAL

KENWAY

IRON HORN SUB DRIVE

WE, THE UNDERSIGNED RESIDENTS OF REESE VALLEY MANOR OBJECT TO THE CHANGING OF THE ZONING ORDINANCE TO PERMIT THE SALE OF ALCOHOLIC BEVERAGES AT CHRISTELA ALVARIZ MEXICAN FOOD RESTURANT LOCATED AT 400 S. GOLIAD.

Julia Wright 203

Kenneth Donald 208

Evalina Greenwood 102

Jean Hawell 409

Clifford Miles 406

Tondal Coleman 410

Seth M. Dixon 404

Catherine McNellis 402

Lola Jay Allen 401

William S. Allen 401

J. K. Birchwood 303

HERP EKALLER 105

ET BALLALLEN 105

Kay Green 302

Robert Jones 301

Hattie M. Standon 202

Charline Harris #305

Mary Musgrave 304

WE, THE UNDERSIGNED RESIDENTS OF REESE VALLEY MANOR OBJECT TO THE CHANGING OF THE ZONING ORDINANCE TO PERMIT THE SALE OF ALCOHOLIC BEVERAGES AT CHRISTELA ALVARIZ MEXICAN FOOD RESTURANT LOCATED AT 400 S. GOLIAD.

Frankie Todd - 307 -

E.A. Dobert 309

Marie Crawford - 308

Betty Capps - 210

Beatrice Capps - 208

Edna E. Scott - 206

Freddie Peoples - 411

Lora B. Ludwick - 103

L. L. Wartham - 207

Maggie Wright 107

Jahnnie Wright 107



205 WEST RUSK

CITY OF ROCKWALL
"THE NEW HORIZON"
ROCKWALL TEXAS 75087



RETURNED TO SENDER
REASON CHECKED
Unclaimed _____ Refused _____
Attempted-Not known _____
Insufficient Address _____
No such street _____ number _____
No such office in state _____
Do not remail in this envelope

Robert M. Burke
206 Kenway
Rockwall, Texas 75087

Moved

RECEIVED
SEP - 9 1986

BUR 06 050612N1 09/06/86
RETURN TO SENDER
NO FORWARDING ORDER ON FILE
UNABLE TO FORWARD



205 WEST RUSK

CITY OF ROCKWALL
"THE NEW HORIZON"
ROCKWALL TEXAS 75087



RETURNED TO SENDER
REASON CHECKED
Unclaimed _____ Refused _____
Attempted-Not known _____
Insufficient Address _____
No such street _____ number _____
No such office in state _____
Do not remail in this envelope

Lee A. Gardner
Rt. 4, Box 783
Rockwall, Texas 75087

RECEIVED
SEP - 3 1986

FOE gal



205 WEST RUSK

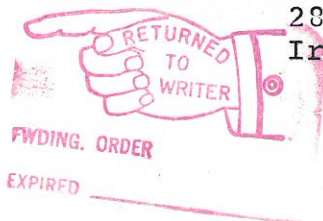
CITY OF ROCKWALL

"THE NEW HORIZON"

ROCKWALL TEXAS 75087



John L. Bearrie
2844 Lago Vista Loop
Irving, Texas 75062

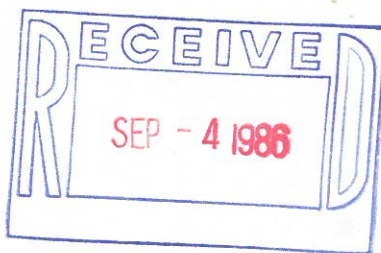


205 WEST RUSK

CITY OF ROCKWALL

"THE NEW HORIZON"

ROCKWALL TEXAS 75087



Hilltop J/V LTD.
%Howard C. Zielke
#200 Two Turtle Creek Village
Dallas, Texas 75219



Pa2 86-59-2

September 10, 1986

First Baptist Church
Chairman of Deacons
610 E. Coliad
Rockwall, Texas 75087

City of Rockwall
Planning and Zoning
205 Rusk
Rockwall, Texas 75087

Dear Sirs:

It has come to our attention that Cristelas, a restaurant at 400 E. Coliad has requested a permit to operate a private club. Having been given authority by our Deacon Body, I protest the issuance of such a permit on the following grounds.

First, this establishment is close to our church by approximately 300 feet. It is also on the immediate edge of a residential area.

Secondly, this county is a dry county and has not voted to permit the sale of beer, wine or alcohol by package stores. It would therefore seem that the citizens do not wish the sale of such beverages to go on in the heart of our community.

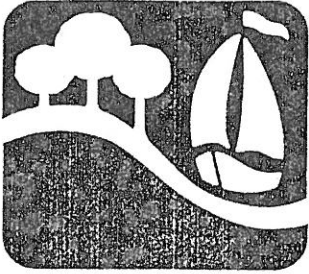
Thirdly, the location of this establishment can be detrimental to the safety of law abiding operators of motor vehicles. The street entrance is on the slope of the hill on Coliad. When the effects of alcohol slow the response time of drivers which will exit on to Coliad, serious accidents may be caused and possibly result in the loss of life.

This letter formalizes our protest of the serving of alcohol at this location. We will also vigorously protest any move to make this county or city "wet".

Sincerely



William D. Wright
Chairman of Deacons
First Baptist Church of Rockwall



CITY OF ROCKWALL
"THE NEW HORIZON"

TO: Cristela Alaniz
FROM: Mary Nichols, Administrative Aide
RE: P&Z Case No. 86-59-Z

On September 11, '86 the Rockwall Planning and Zoning Commission recommended denial of your request for a change in zoning from General Retail to Planned Development for General Retail uses including a Private Club. Please call if you have any questions.

Mary Nichols

FIRST BAPTIST CHURCH

Boydston and S. Goliad
Rockwall, Texas 75087
722-8371

September 17, 1986

Planning & Zoning Commission
City of Rockwall
205 W. Rusk
Rockwall, TX 75087

Attn: Mr. Don Smith

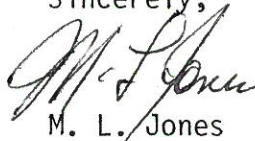
Honorable Sirs:

Please accept my appreciation and thanks for the action the Commission took relative to rezoning 400 South Goliad.

You have a difficult task but one that is very essential for the growth and general welfare of our City.

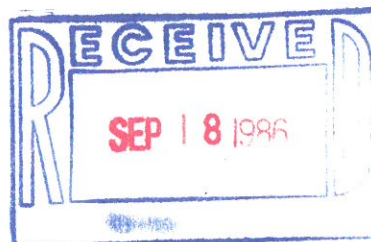
Thank you for your time and labors in behalf of us all.

Sincerely,



M. L. Jones

MLJ/jh



"...not by might nor by power, but by my Spirit saith the Lord of Hosts." — Zechariah 4:6

MEMORANDUM

October 8, 1986

TO: Christela Alaniz
FROM: Mary Nichols, Administrative Aide
RE: Case No. P&Z 86-59-Z

On October 6, 1986, the Rockwall City Council voted to deny your request for a change in zoning from "GR" General Retail to "PD" Planned Development for general retail uses to include using a private club as an accessory to a restaurant.

Some considerations voiced by Council were:

1. restaurant's proximity to church and residences,
2. purpose and requirements of a Planned Development as outlined in the Comprehensive Zoning Ordinance,
3. opposition of adjacent residents and property owners.

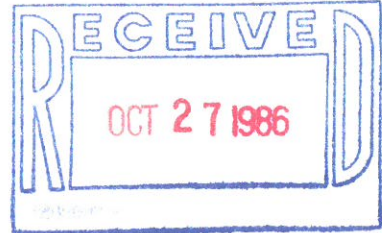
Should you have any questions, please feel free to call.

Mary Nichols

FIRST BAPTIST CHURCH

Boydston and S. Goliad
Rockwall, Texas 75087
722-8371

October 23, 1986



Rockwall City Council
City Hall
205 W. Rusk
Rockwall, TX 75087

ATTN: Honorable Leon Tuttle

SUBJECT: Resolution of thanks for action taken by Council
relative to private club - 400 S. Goliad.

Honorable Mayor and Council:

Recognizing the burden of responsibility
placed upon our City Council by various
requests from the citizenship and knowing
the Council's concern for the general
welfare;

And

Recognizing the inclination of citizens to
complain, lambaste, criticize and devalue
the actions of the said Council when those
actions are not in keeping with particular
wishes;

We, the First Baptist Church in regular conference on October 19, 1986
do therefore resolve that:

1. The Council be given our expression of thanks for action
taken relative to request for private club at 400 S. Goliad
by one Christela Alveraz,
2. The Council be reassured of our best wishes and prayerful
support in all their deliberations.

Done by order of the First Baptist Church, 610 S. Goliad, October 23, 1986.

M. L. Jones, Pastor

Fayrehe Payne, Church Clerk



Agenda Notes
P&Z - 9/11/86

III. A. P&Z 86-59-Z - Hold Public Hearing and Consider Approval of a Request from Christela Alvarez for a Change in Zoning from "GR" General Retail to "PD" Planned Development for General Retail Uses Including a Private Club as an Accessory to a Restaurant at Goliad and Lake Meadows

Action Needed: Recommend approval or denial of request for "PD" zoning with any conditions.

Christela Alvarez has submitted an application for rezoning on the site formerly known as Moore's Bar-Be-Que, from "GR" to "PD" for general retail uses including a private club as an accessory to a restaurant. As you are aware, the private club ordinance specifies that property must be zoned Commercial and located within 500 ft. of the Interstate or located in a "PD" in order to be eligible to apply for a private club. This tract, which has had several restaurants occupy the building, is not within 500 feet of the Interstate and must therefore be zoned "PD" before it could be considered for a private club.

The current lessee has made application to rezone the property and apply for a private club use. They propose to have liquor sales only with meals. There is no separate bar area and the bar itself would be located in the kitchen area. As we have discussed in the past, whether or not the Planned Development classification is used specifically to grant private clubs is a policy decision of the Planning and Zoning Commission and Council. The only request that has been similar to this was the Pannell request. However, the Pannell case was somewhat different in that the construction of the facility was begun when it was in the County, and, although they are not within 500 ft. of the Interstate, they could still be considered freeway development due to their proximity to the Interstate.

MINUTES OF THE PLANNING AND ZONING COMMISSION
September 11, 1986

The meeting was called to order at 7:30 P.M. by Norm Seligman. Other members present were Bob McCall, Leigh Plagens, Gary Martin and Hank Crumbley. Absent members were Tom Quinn and Chairman Don Smith.

Commission first considered approval of the minutes of August 19, 1986. Plagens made a motion to approve the minutes. Crumbley seconded the motion. The motion was voted on and passed unanimously.

[The Commission then held a public hearing and considered approval of a request from Cristela Alvariz for a change in zoning from "GR" General Retail to "PD" Planned Development for general retail use including a private club as an accessory to a restaurant at Goliad and Lake Meadows. Seligman opened the public hearing. Bill Wright, Chairman of deacons at the First Baptist Church of Rockwall, addressed the Commission. Wright stated his opposition to the request due to the restaurant's proximity to residences and his church. He added that a private club could pose a safety problem.

Lillian Jacobs then spoke to the Commission. Jacobs urged the Commission to deny the request due to the number of elderly people and children living in the vicinity and whose safety could be endangered by an intoxicated driver of a vehicle.

As there was no one else wishing to speak, Seligman closed the public hearing. Plagens asked if the request should be tabled due to the absence of the applicant. Crumbley stated that in previous cases the Chairman had suggested the request be acted on in the absence of the applicant because a lack of interest was shown by not attending. McCall stated that not one resident response was in favor and were this approved, Commission would be setting a dangerous precedent. McCall made a motion to deny the applicant's request. Plagens seconded the motion. The motion was voted on and passed unanimously.]

Seligman then opened a public hearing on a request from the U. S. Post Office for a Conditional Use Permit for drive access and parking in an "SF-7" Single Family district on Fannin Street, approval of a site plan and approval of a final plat for a proposed Post Office at Goliad and Boydstun.

Couch outlined the applicant's request and explained Staff's recommendations which included requiring the applicant to extend screening fences and meet escrow

Agenda Notes
City Council - 10/6/86

III. B. P&Z 86-59-Z - Hold Public Hearing and Consider Approval of a Request from Christela Alvarez for a Change in Zoning from "GR" General Retail to "PD" Planned Development for General Retail Uses Including a Private Club as an Accessory to a Restaurant at Goliad and Lake Meadows

Action Needed: Approval or denial of request for "PD" zoning with any conditions.

Christela Alvarez has submitted an application for rezoning on the site formerly known as Moore's Bar-Be-Que, from "GR" to "PD" for general retail uses including a private club as an accessory to a restaurant. As you are aware, the private club ordinance specifies that property must be zoned Commercial and located within 500 ft. of the Interstate or located in a "PD" in order to be eligible to apply for a private club. This tract, which has had several restaurants occupy the building, is not within 500 feet of the Interstate and must therefore be zoned "PD" before it could be considered for a private club.

The current lessee has made application to rezone the property and apply for a private club use. They propose to have liquor sales only with meals. There is no separate bar area and the bar itself would be located in the kitchen area. As we have discussed in the past, whether or not the Planned Development classification is used specifically to grant private clubs is a policy decision of the Planning and Zoning Commission and Council. The only request that has been similar to this was the Pannell request. However, the Pannell case was somewhat different in that the construction of the facility was begun when it was in the County, and, although they are not within 500 ft. of the Interstate, they could still be considered freeway development due to their proximity to the Interstate.

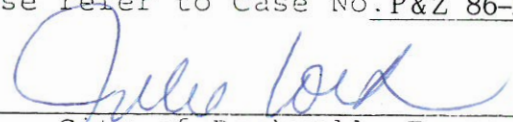
The Planning and Zoning Commission recommended denial. It would require a 3/4 majority vote of the Council to overrule the vote of the Commission and approve the request.

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 11th day of September, 1986 in
the Rockwall City Hall, 205 West Rusk Street, Rockwall, Texas, at the re-
quest of Christela Alvariz
for a change in zoning from "GR" General Retail to "PD" Planned Development zoning
district for General Retail uses including a Restaurant with a Private Club as an accessory
use on the following described property:

See attached property description and location map.
(400 S. Goliad - formerly Moore's Bar-Be-Que)

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 86-59-2



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 86-59-2

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

TRACT ONE

Being, a tract of land situated in the B.F. Boydston Survey, Abstract No. 14, City of Rockwall, Rockwall County, Texas, and also being part of Roca Villa, an addition to the City of Rockwall, as Recorded in Slide A, Page 369, Map and Plat Records, Rockwall County, Texas, and being more particularly described as follows;

Beginning, at a point on the South line of Roca Villa, an addition to the City of Rockwall, said point being S. 88° 56' 19" W., a distance of 114.64 feet from the Southeast corner of Roca Villa, on the West line of Goliad Street, a "x" in concrete set for corner;

Thence, S. 88° 56' 19" W., along the South line of Roca Villa, a distance of 21.36 feet to a 1/2" iron stake found for corner;

Thence, N. 1° 03' 41" W., a distance of 155.64 feet to a point on the South line of Lake Meadows Drive, a 1/2" iron stake set for corner;

Thence, along the South line of Lake Meadows Drive, the following,

N. 89° 58' 31" E., a distance of 46.45 feet to the beginning of a curve to the right having a central angle of 30° 00' and a radius of 128.54 feet, a 1/2" iron stake set for corner;

Around said curve a distance of 67.30 feet to the beginning of a curve to the left having a central angle of 3° 31' 16", and a radius of 206.54 feet, a "x" in concrete set for corner;

Around said curve a distance of 12.73 feet to the end of said curve, a "x" in concrete set for corner;

Thence, S. 1° 00' 18" E., leaving the South line of Lake Meadows Drive, a distance of 130.19 feet to the PLACE OF BEGINNING, and containing 18,185 square feet or 0.4175 acres of land.

DESCRIPTION

TRACT TWO

Being, a tract of land situated in the B.F. Boydston Survey, Abstract No. 14, City of Rockwall, Rockwall County, Texas, and also being part of Roca Villa, an addition to the City of Rockwall, as Recorded in Slide A, Page 369, Map and Plat Records, Rockwall County, Texas, and being more particularly described as follows;

Beginning, at the Southeast corner of Roca Villa, an addition to the City of Rockwall, said point being on the West line of Goliad Street, a 1/2" iron stake set for corner;

Thence, S. 88° 56' 19" W., along the South line of Roca Villa, a distance of 114.64 feet to a "x" in concrete set for corner;

Thence, N. 1° 00' 18" W., a distance of 130.19 feet to a point on the South line of Lake Meadows Drive, a "x" in concrete set for corner;

Thence, along the South line of Lake Meadows Drive, and around a curve to the left having a central angle of 27° 59' 27", a radius of 206.54 feet and a distance of 100.90 feet to a 1/2" iron stake set for corner;

Thence, S. 10° 17' 49" E., leaving the said South line of Lake Meadows Drive, and along the West line of Goliad Street, a distance of 108.26 feet to the PLACE OF BEGINNING, and containing 12,041 square feet or 0.2764 acres of land.

DESCRIPTION

TRACT THREE

Being, a tract of land situated in the B.F. Boydston Survey, Abstract No. 14, City of Rockwall, Rockwall County, Texas, and being part of Goliad Street, designated as E.M., and being more particularly described as follows;

Beginning, at the Southeast corner of Roca Villa, an addition to the City of Rockwall, said point being on the West line of Goliad Street, a 1/2" iron stake set for corner;

Thence, N. 10° 17' 49" W., along the West line of Goliad Street, a distance of 108.26 feet to a 1/2" iron stake set for corner;

Thence, N. 88° 27' 15" E., a distance of 41.71 feet along Lake Meadows Drive, a 1/2" iron stake set for corner;

Thence, S. 0° 34' 24" E., a distance of 107.21 feet to a 1/2" iron stake set for corner;

Thence, S. 88° 56' 19" W., a distance of 23.42 feet to the PLACE OF BEGINNING, and containing 3,485 square feet or 0.080 acres of land. These descriptions are based on the Standard Land Survey and Plat made by Bob O. Brown, Registered Public Surveyor, on December 18, 1981.

CERTIFICATION

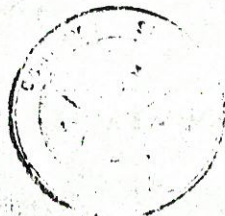
I, Bob O. Brown, do hereby certify that this survey was made on the ground, under my direction, that this plat correctly represents the facts found at the time of survey and that all corners are marked as shown and there are no visible conflicts or encroachments other than shown and that this service conforms to the current Texas Surveyors Association Standards and Specifications for a category I-B condition 2 survey. This plat is for the exclusive use of Jerry Newell, and the undersigned surveyor is not responsible to any others.

Bob O. Brown

Bob O. Brown, Registered Public Surveyor #1744

GOLIAD STREET

GOLIAD



NO.	DATE	REVISION	BY
SHEET TITLE STANDARD LAND SURVEY Part of Roca Villa, an addition to the City of Rockwall			
PROJECT B.F. Boydston Survey, Abstract No. 14 Rockwall County, Texas			
DRAWN BY B. B. BROWN			Lot Survey 1"=30' DATE 12-18-81
CHECKED BY B. W. [unclear]			NOTES B. W. [unclear]
BROWN LAND SURVEYORS 304 W. Rusk P. O. Box 65 ROCKWALL, TEXAS 75087 (214) 722-3036 226-7522			
			OF 5MTS

Cristela's - 400 S. Soliad

U.S. Housing Authority
100 Lake Meadows
Rock.

Lee A. Gardner
Rt. 4, Box 783
Rock.

Richard Harris
2604 Ridge Rd.
Rock.

Rodney F. Dial
77 Meandering Way
Rouse City 75089

P. Cain Properties
812 S. Soliad
Rock.

Michael Stephenson
2300 Stemmons
Suite 5-F-30
Dal. 75207

Harold Chermant
Rt. 5, Box 80A
Rock.

Louis Johnston
4130 Walnut Hill
Dal. 75229

Henry Zollner
Rt. 1, Box 113
Rockwall

Kenneth W. McConnell
8344 E. R. L. Thornton
#202
Dal. 75228

Tommy Singleton
70 Ken Andrews & Co.
P.O. Box 495
Seagoville 75159

Kent H. Petryold
1205 Ashmore Ct.
Southlake, Tx. 76092

John L. Beanie
2844 Sage Vista Loop
Irving 75062

Don Flint
1802 ~~So~~ Tolin Tr.
Garland 75043

Mario Darynicko
3510 Woodleigh
Dal. 75229

Alice White
1924 Fresno
Plano 75074

William Hardin
217 Lake Meadows
Rock

Judith E. Evans
124 Lake Meadows
Rock

Leroy Beard
3106 Country Club
Garland 75043

Bobby D. White
225 Lake Meadows
Rock.

Phillip L. Hail
209 Becky Ln.
Rock.

John Patrick
407 Montevista
Dal. 75223

Jahnnie W. Ray
P.O. Box 98
Rock.

Martha McCourt
5909 Lake Hubbard #111
Gar. 75043

Laura L. Matteson
201 Woodpark
Rock.

Hilltop S/V LTD.
90thward C. Zielke
#200 Two Gentle Creek Village
Dal. 75219

~~Laneway~~
Rockwall Center S/V
P.O. Box 64549
Dal. 75206

George Lyons
602 S. Soliad
Rock.

Hal E. Davenport Jr.
4 H. K. Smith
803 Lakeshore
Rock.

James Dudley
Box 685
Rock.

Nan Smartt
603 S. Soliad
Rock.

Richard Jordan
109 St. Marys
Rock.

Virgil E. Elam
204 Kenway
Rock

Clarence A. Seabolt
504 Barnes
Rock.

Robert M. Burke
206 Kenway
Rock

Claud A. Hoque
501 Rogers Way
Rock.

Quentin E. Roland
208 Kenway
Rock

Billy V. Walls
503 Rogers Way
Rock

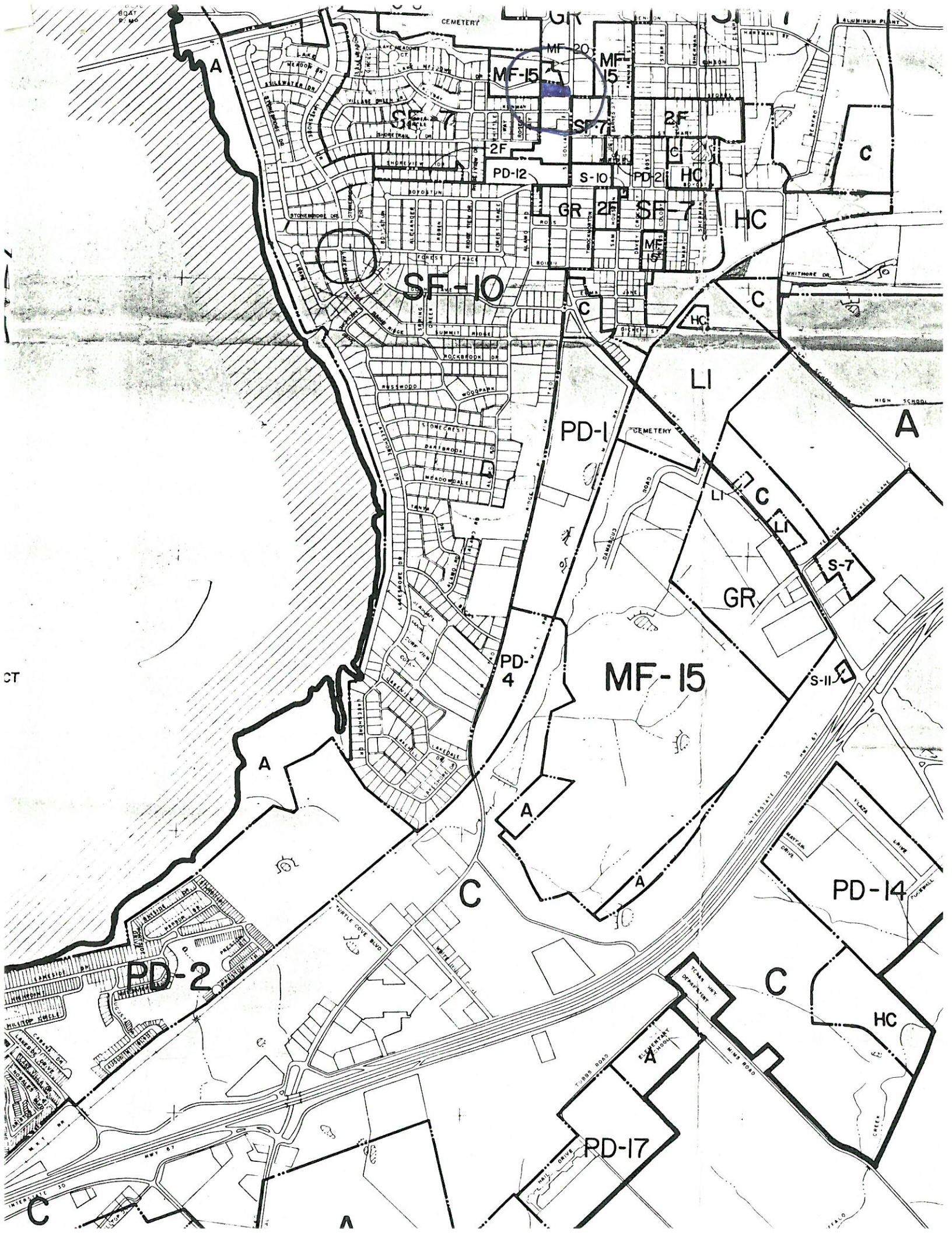
Eva + Lillian Jacobs
210 Kenway
Rock.

Avis Odeel Chouning
505 Rogers Way
Rock

Armenta Bendorf
502 Rogers way
Rock

Mary E. Jones
504 Rogers Way
Rock.

H. S. Pennington
202 Kenway
Rock



BEFORE THE PLANNING AND ZONING COMMISSION
CITY OF ROCKWALL, TEXAS

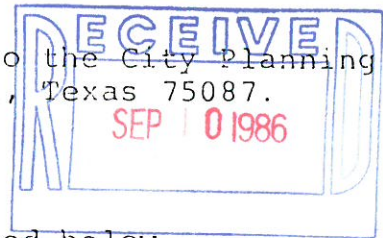
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As an interested property owner, it is important that you attend this hear-
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turning the form below. In replying, please refer to Case No. P&Z 86-59-2

Julio Lopez
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 86-59-2

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

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

1. We house 40 elderly persons, they do not need this atmosphere, disturbing their rest, and lives, too much noise at too late an hour.
2. We do not need traffic as would be around a place serving alcohol, would cause problems with parking of their visitors-not enough parking for all to have their relatives come to visit and care for them, would be a parking problem for emergency vehicles to get fire equipment and ambulances in to care for the aged.
3. This property is located in midst of heavily populated neighborhood, homes, condos and filled with elderly and small children that their safety and well being will be endandered.

Signature Larris J. Daniel Executive Director

Address REEVE VALLEY MANOR
100 Lake Meadows Dr.
Rockwall, Tx. 75087

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 11th day of September, 1986 in
the Rockwall City Hall, 205 West Rusk Street, Rockwall, Texas, at the re-
quest of Christela Alvariz
for a change in zoning from "GR" General Retail to "PD" Planned Development zoning
district for General Retail uses including a Restaurant with a Private Club as an accessory
use on the following described property:

See attached property description and location map.
(400 S. Goliad - formerly Moore's Bar-Be-Que)

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 86-59-2

Julio Lopez
City of Rockwall, Texas

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

Case NO. P&Z 86-59-2

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

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

- I feel there should not be "Clubs" located in the same location
on residential Areas.
- The Traffic & hours would not be in keeping with family welfare.
- Any club would bring with it alcohol that would not
be conducive to raising a family in Rockwall.

Signature Julio Lopez

Address 204 Kenans Dr.

Rockwall TX 75087

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

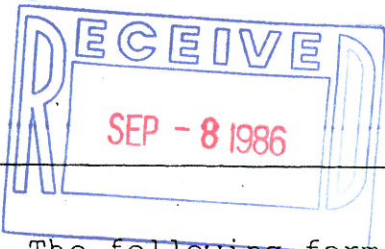
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Julio Lopez
City of Rockwall, Texas

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Case NO. P&Z 86-59-2

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

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

1. *Reese Retirement home for the elderly is across the Street*
2. *Children live in the Best Creek Apartments and this*
3. *is not safe for them, when people are drinking*
4. *We have enough traffic in this area already*
4. *We do not believe in selling alcoholic beverages*
in a suppose to be
Day County.

Signature Lillian Jacobs, Eva Jacobs
Address 210 Kenway
Rockwall Texas

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

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City of Rockwall

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Julio Lopez
City of Rockwall, Texas

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Case NO. P&Z 86-59-2

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

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

1. Traffic
2. Trash-Litter
3. Noise

Signature Adis Chaurhany
Address 505 Rogers Way

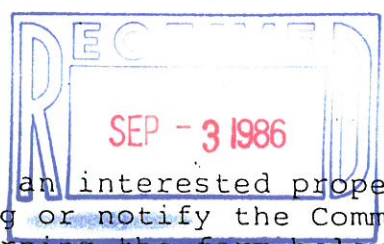
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Julio Lopez
City of Rockwall, Texas

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Case NO. P&Z 86-59-2

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

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

- Too near residential areas.
- No parking - at least not sufficient parking.
- Too close to Reese Valley Manor - elderly people mainly want peace and quiet. I do.

Signature Armenta Endrey Lancaster
Address 502 Rogers Way -

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

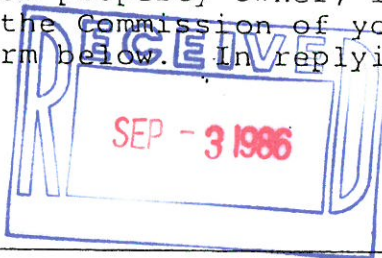
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Julio Vela
City of Rockwall, Texas

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Case NO. P&Z 86-59-2

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

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

- Traffic is already impeded at this intersection.
- We have too damned many restaurants already in rockwall.
- We don't need private clubs in the downtown area, but the damned downtown stays it chandeliers of the show.

Signature George Tyson

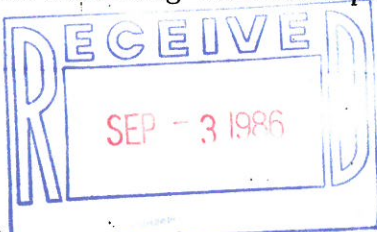
Address 602 South Goliad

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Julio Lopez
City of Rockwall, Texas

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Case NO. P&Z 86-59-2

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

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

1. Having liquor available too close to
2. housing development and church.
- 3.

Signature Spura Netterson-Ray

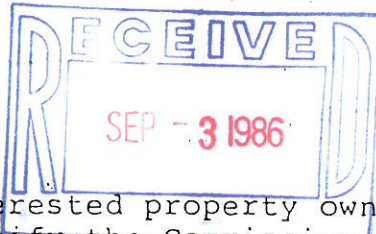
Address 201 Woodpark

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Julio Lopez
City of Rockwall, Texas

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Case NO. P&Z 86-59-2

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

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

- 1. Because of its proximity to residences, apt's etc.
- 2. Because of traffic
- 3. _____

Signature Leahy Deakoff (Mrs.)
Address 504 Bruner

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

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City of Rockwall, Texas

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Case NO. P&Z 86-59-2

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.
- See attached

Signature M. J. Jones
Address 1st Baptist Church

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

Thank you,
City of Rockwall.

FIRST BAPTIST CHURCH

Boydston and S. Goliad
Rockwall, Texas 75087
722-8371

September 9, 1986

Rockwall Planning and Zoning Commission
Rockwall City Hall
205 W. Rusk
Rockwall, Texas 75087

Subject: Change in Zoning G.R. to P.D. for Private Club - 400 S. Goliad

Reference: Request by Christela Alveraz

Honorable Sirs:

As Pastor of the First Baptist Church, 610 S. Goliad in our City which Church Property is within close proximity to above zoning request, I would offer my protest to said change.

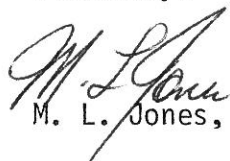
The protest is offered by two major motivations:

First: The proximity to senior citizen residence, accessibility of entrance from State Highway 205 and the First Baptist Church.

Second: The increased sale and consumption of the most abused and misused drug available, would give negative values to our City.

Begging your studied consideration of the above request, I respectfully ask your disapproval of the zoning change.

Sincerely,


M. L. Jones, Pastor

MLJ/jh



"...not by might nor by power, but by my Spirit saith the Lord of Hosts." — Zechariah 4:6

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Julio Lora
City of Rockwall, Texas

Please have each P+Z member read this -

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 86-59-2

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

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

- 1. We do not want to have alcohol + other drugs sold in our neighborhood.*
- 2. Religious services are held at funerals at Lyon's Chapel near 400 S. Goliad - too close.*
- 3. Selling more alcohol in Rockwall will cause more drunk drivers, causing us to need another bigger jail. "Rockwall Review" says "116 were arrested for DWI in 1985." We can expect more each year if we increase our number of private clubs.*

Signature Wilma Jordan
Richard D. Jordan
Address 109 St Marys St

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

Thank you,
City of Rockwall

43 sent
10 opposed
1 petition

PLANNING AND ZONING ACTION SHEET

Applicant Christela Alvarez Case No. P+Z 86-59-2

Property Description 400 S Coliad

Case Subject Matter changing zoning from "CE" to "PS"
and allow for a private club

CASE ACTION

Aug 28 - work session Approved Disapproved Tabled

Date to P&Z Sept 11~~th~~ 1986 _____ ✓ _____

Conditions _____

Date to City Council Oct 6 _____ ✓ _____

Conditions _____

Ordinance no. _____ Date _____

ITEMS IN FILE

Zoning Cases

- Application
- Site Plan
- Filing Fee
- Notice to Paper
- Notice to Residents
- List of Residents Notified
- Residents' Responses
- Consultant's Review
- Agenda Notes
- Minutes
- Ordinance
- Correspondence

Plat/Site Plan Cases

- Application
- Filing Fee
- Plat/Plan
- Engineer's Review
- Consultant's Review
- Agenda Notes
- Minutes
- Correspondence
- County File Number