

CITY OF ROCKWALL
205 West Rušk
Rockwall, Texas

APPLICATION FOR CONDITIONAL USE PERMIT

Case No. P&Z 86-61 CUP Date Submitted 8-25-86

Filing Fee 101.00

Applicant Gary & Cheryl Williamson dba Decor Unlimited

Address 316 S. Goliad, Suite 201 Phone 722-9921

Owner _____ Tenant _____ Prospective Purchaser X

Legal description of property for which Conditional Use Permit is requested (if additional space is needed, the description may be typed legibly on a separate sheet and attached hereto):

302 San Jacinto, Lots 3 & 6, Block D, original town of Rockwall, Texas

I hereby request that a Conditional Use Permit be issued for the above described property for:

Approval to use existing one story frame Historical structure which is less than 90% masonry. Site plan includes more than 10% landscape and adequate parking.

The current zoning on this property is General Retail. There are/are not deed restrictions pertaining to the intended use of this property.

I have attached hereto as Exhibit A a plat showing the property which is the subject of this requested Conditional Use Permit and have read the following note concerning the importance of submitting to the City a sufficient legal description.

Signed Gary M. Williamson

Note: The legal description is used to publish the notice of the required hearing and in the preparation of the final ordinance granting the Conditional Use Permit. 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.

Darwin Y. Woodall
Surveyor or Attorney for Applicant
(Mark out one)

EXHIBIT A

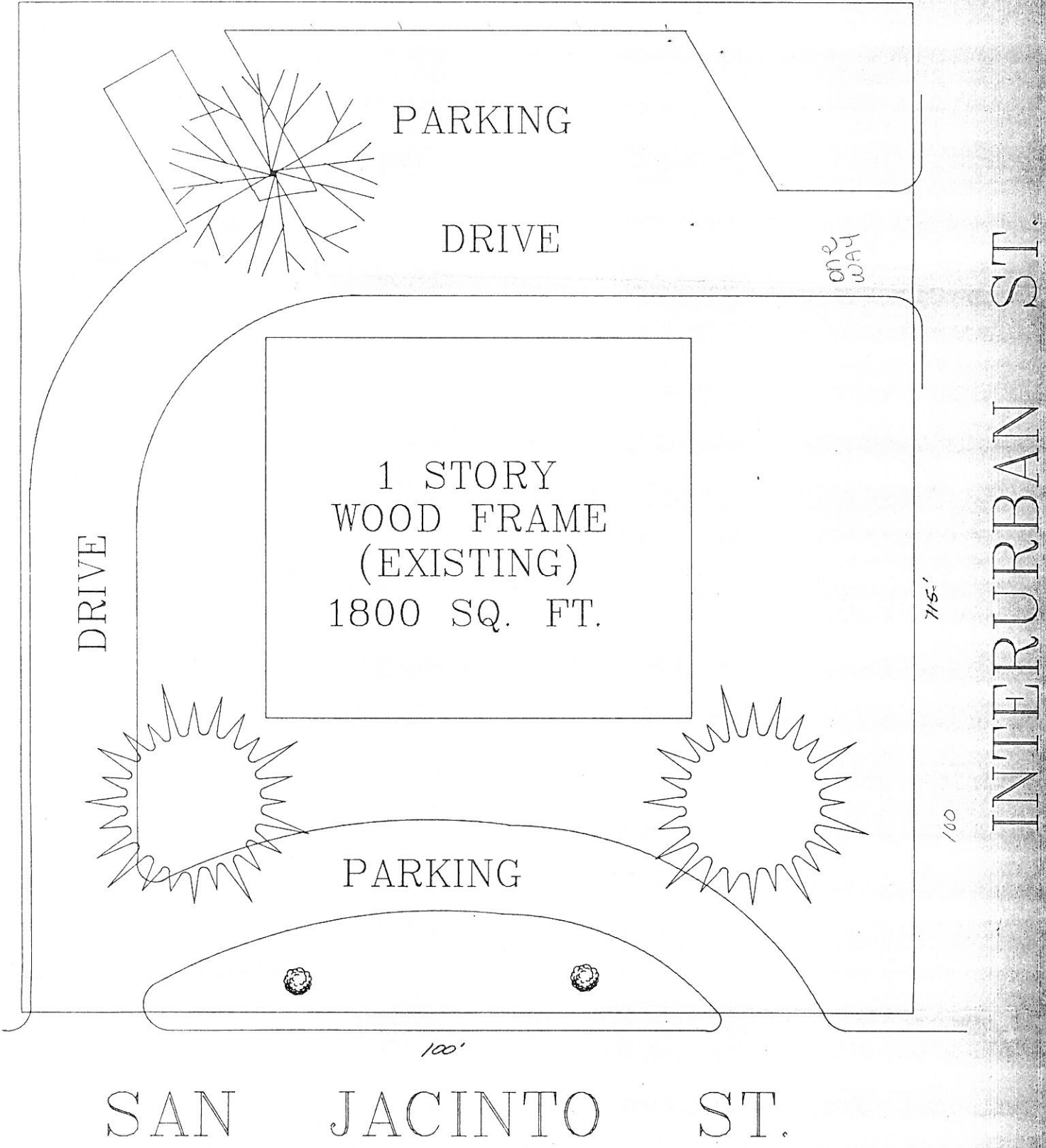
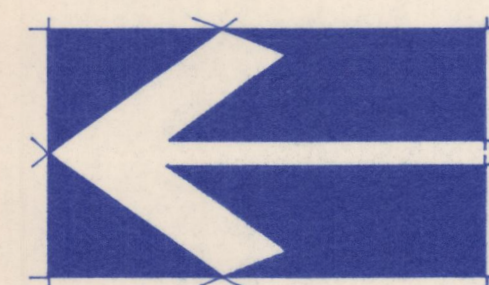
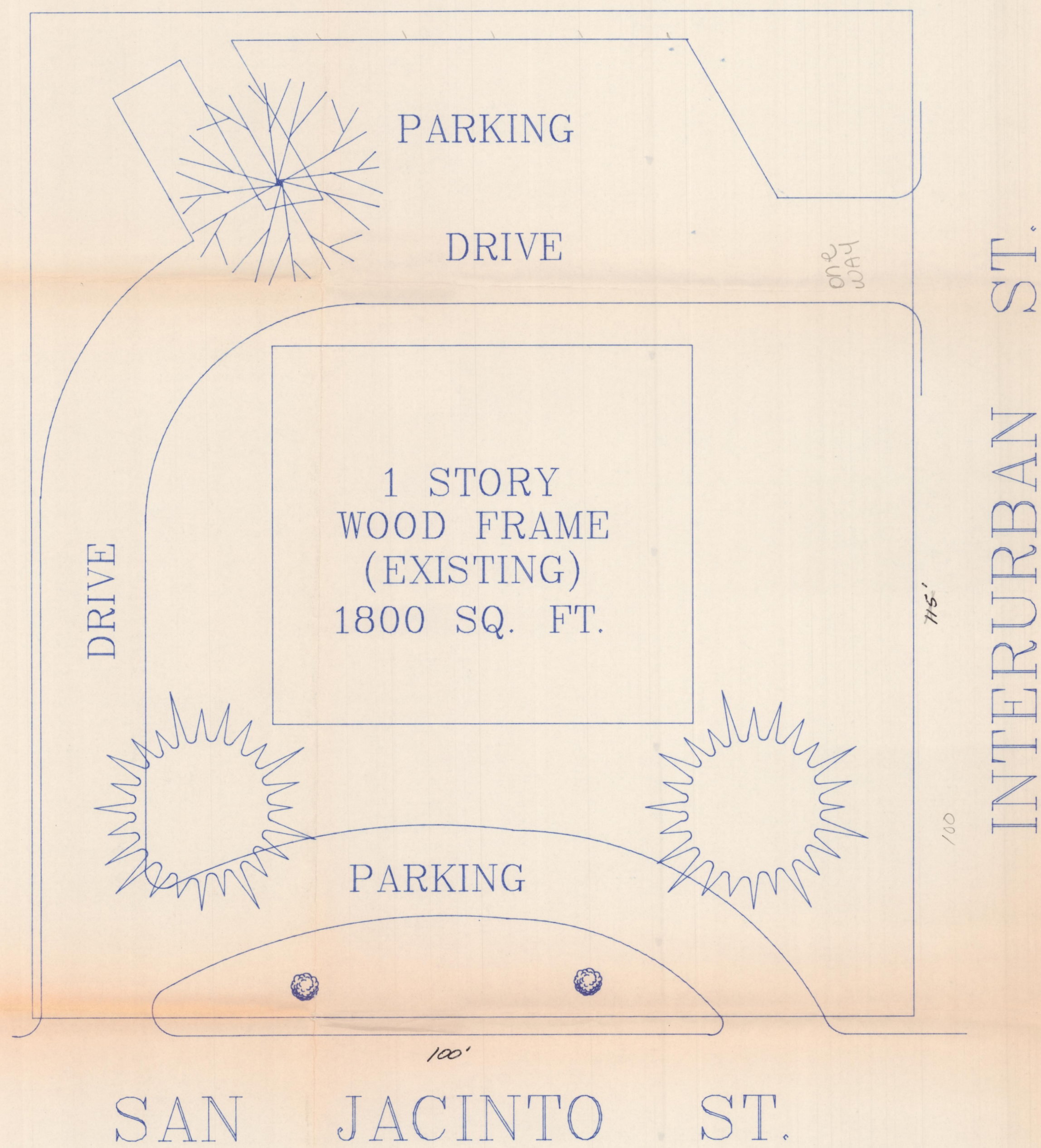


EXHIBIT A



SCALE: 1"=10'

TOTAL AREA: 11,500 SQ.FT.
LANDSCAPE AREA= 5760 SQ. FT. (50%)

*BEING LOTS 3+6, block D
ORIGINAL TOWN OF ROCKWELL*

EXHIBIT A

decor unlimited

316 South Goliad
Suite 201
Rockwall, Tx 75087
214/722-9921

August 26, 1986

Julie Couch
Assistant City Manager
Rockwall City Hall
Rockwall, Texas 75087

Dear Ms. Couch:

Thank you so much for your assistance in regard to our use of the property at 302 San Jacinto. We are hopeful that the information we have furnished will aid in the City's decision and should you need further information, please advise.

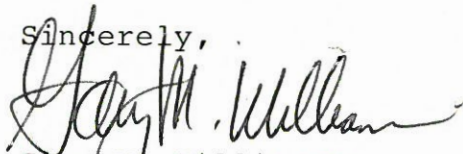
As we discussed, we plan to use the house as the location of Decor Unlimited and Real Estate Consultants, Inc. Decor has served the Rockwall area for 10 years and Real Estate Consultants for 3 years.

We desire to make the historic home a showpiece for the downtown area with hopes that others will join the restoration.

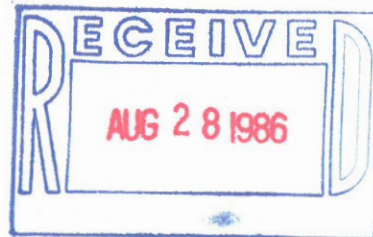
Our businesses do not generate a great deal of vehicle traffic however, we have provided for adequate parking to meet current city standards. We plan for the exterior of the house and grounds to reflect good taste and plan to use lighting similiar to the ones in use in the downtown area.

Thanks again for your assistance and we look forward to working with the City.

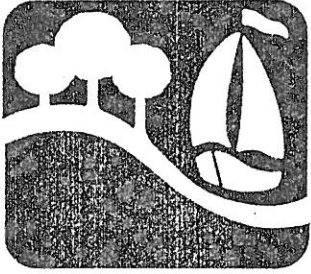
Sincerely,


Gary M. Williamson

GMW/cw







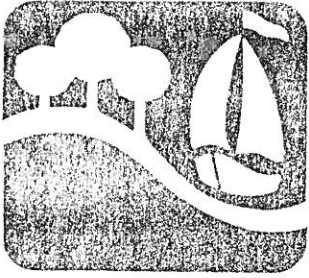
CITY OF ROCKWALL
"THE NEW HORIZON"

TO: Gary Williamson
FROM: Mary Nichols, Administrative Aide
RE: P&Z Case No. 86-61-CUP

On September 11, 1986 the Rockwall Planning and Zoning Commission recommended approval of your request for a Conditional Use Permit for an existing structure with less than 90% exterior masonry materials at 302 San Jacinto.

The Rockwall City Council will (hold a public hearing and consider approval) (consider approval) of your request on October 6, 1986 beginning at 7:30 P.M. at the City Hall, 205 West Rusk. If you have any questions regarding this matter or the meeting schedule, please do not hesitate to call.

Mary Nichols



CITY OF ROCKWALL
"THE NEW HORIZON"

October 8, 1986

TO: Gary Williamson
FROM: Mary Nichols, Administrative Aide
RE: Case No. P&Z 86-61-CUP

On October 6, 1986 the Rockwall City Council voted to
approve your request for a Conditional Use Permit for a structure
with less than 90% masonry materials at 302 San Jacinto.

with the following conditions: _____

If you should have any questions regarding this matter, please do not hesitate to call.

Mary Nichols

Agenda Notes

P&Z - 9/11/86

III. C. P&Z 86-61-CUP - Hold Public Hearing and Consider Approval of a Request from Gary Williamson for a Conditional Use Permit for an Existing Structure with Less Than 90% Exterior Masonry Materials at 302 San Jacinto

Action Needed: Approval or denial of request for "CUP" for less than 90% masonry materials with any conditions.

Gary Williamson is planning to buy the house at 302 San Jacinto to occupy it for an office and showroom for his decorating business. The structure is currently being used as a combination residence and photography studio. To occupy the entire house as a business and to provide adequate off street parking, the property owner must obtain a "CUP" for the structure because it is a frame structure, not masonry. The applicant is proposing to fix up the structure and improve its overall appearance. Attached is a copy of a letter form the applicant and a site drawing.

resolution of the drainage problem prior to construction and that the Commission could approve the request without any waiver to City requirements. Plagens made a motion to approve the request for the final plat with the stipulation that the drainage problem be resolved. Crumbley seconded the motion. The motion was voted on and passed unanimously.

[Seligman then opened a public hearing on a request from Gary Williamson for a Conditional Use Permit for an existing structure with less than 90% exterior masonry materials at 302 North San Jacinto.

At this time, 8:25 P.M., Don Smith joined the meeting.

Couch briefly explained the applicant's request, including landscaping plans and proposed irrigation.

Gary Williamson addressed the Commission and stated that he would comply with all the City's parking and landscaping requirements.

As there was no one else wishing to speak, the public hearing was closed.

Plagens asked the number of notices sent out. Couch replied that forty were mailed and three were returned.

Plagens then made a motion to approve the request. Crumbley seconded the motion. The motion was voted on and passed unanimously.]

Seligman then turned the chair over to Smith.

Smith then opened a public hearing on a request from Rockwall miniwarehouse and RV Storage for a change in zoning from "A" Agriculture to "LI" Light Industrial and approval of a Conditional Use Permit for a mobile home security office and manager's residence on I-30 east of High School Road.

As the applicant was not present, there was some discussion about whether or not the Commission should act. Smith stated that Council had previously denied the applicant's request and had suggested that the applicant resubmit the request in this manner.

Seligman made a motion to approve the request with the Condition that one mobile home be permitted for a security office and residence. Plagens seconded the motion. The motion was voted on and passed unanimously with the exception of McCall who abstained.

Smith then opened a public hearing on a request from the Frates Corporation for a revision in the preliminary

Agenda Notes
City Council - 10/6/86

III. D. P&Z 86-61-CUP - Hold Public Hearing and Consider Approval of a Request from Gary Williamson for a Conditional Use Permit for an Existing Structure with Less Than 90% Exterior Masonry Materials at 302 San Jacinto

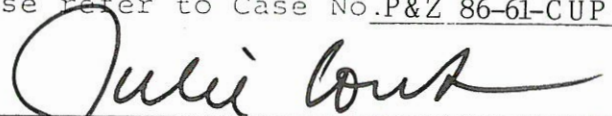
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BEFORE THE PLANNING AND ZONING COMMISSION
CITY OF ROCKWALL, TEXAS

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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 Gary Williamson
for a Conditional Use Permit for an existing structure with wood siding as a structure with
less than 90% exterior masonry materials located on Lots 3 and 6, Block D, original Town
addition (302 San Jacinto)

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 86-61-CUP



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 86-61-CUP

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

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

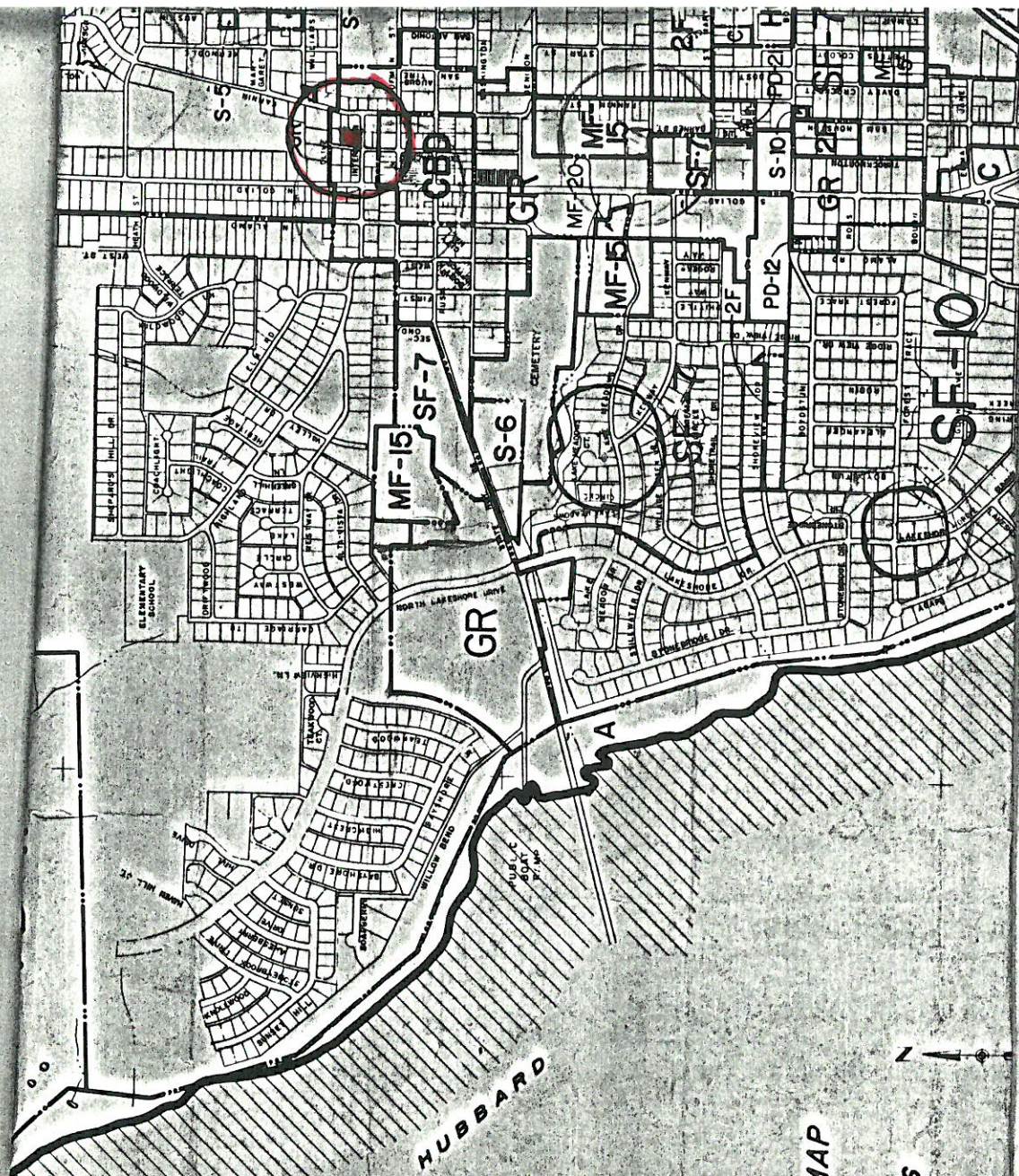
- 1.
- 2.
- 3.

Signature _____

Address _____

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

Thank you,
City of Rockwall



OFFICIAL ZONING MAP
FOR
ROCKWALL, TEXAS



1:454,000

1:451,000

1:458,000

RAY

HUBBARD

GR

MF-15

SF-7

S-6

A

MF-15

MF-15

SF-7

PD-12

S-10

SF-10

GR-2

PD-2

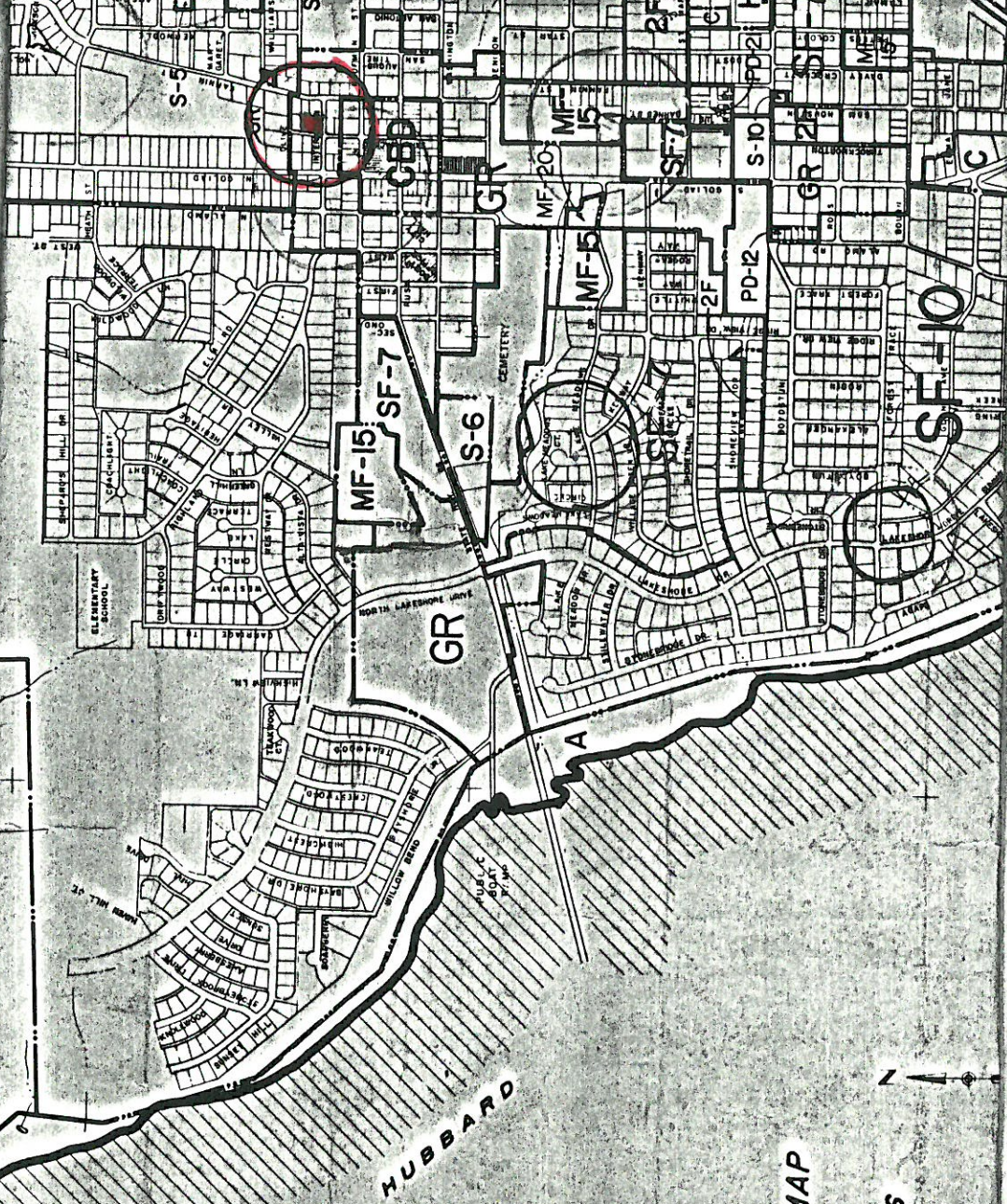
H

C

ELEMENTARY SCHOOL

CEMETERY

PUBLIC DAY CARE



302 San Jacinto

| | | |
|---------------|--|--|
| lot 2 R.O.T. | B.F. Crawford 304 N. San Jacinto Rockwall | David H. White (405 N. Goliad) Rt. 2, Box 46-2 Rockwall |
| lot 1 | Mary Ann Murphree 303 Point Royal Rockwall | M.F. Fannin JR. Rt. 2, Box 537-C Wills Point 75169 |
| lot 4 | Lonnie Webb 305 N. Fannin Rockwall | Sheldon + Vana Margolese George + Elaine Molny 3201 Lakeside Rockwall |
| lot 5 | Virgil Fouse Rt. 2, Box 30 Royse City 75089 | V.T. Cooper 404 N. Goliad Rockwall |
| All BIK.C | Free Methodist Church Rockwall | B.A. Klutts 406 N. Goliad Rockwall |
| BIK B | James A. Dawson Rt. 4, Box 130 A Grand Saline, 75140 | E.D. Evans 502 N. Goliad Rockwall |
| BIK B | Ronald C. Perkins 9231 mas Haven Dr. Dallas 75231 | Mollie Lucille Reeder 201 Olive Rockwall |
| 403 N. Goliad | Martha ^F Edwards Est. to Norma Klutts 406 N. Goliad Rockwall | James Daniel 510 St. Mary's Rockwall |

302 San Jacinto

Thomas Armstrong
401 N. Fannin
Rockwall

Mrs. Myrtle Armstrong
308 N. Fannin
Rockwall

Edwin D. McCrary
1326 Mayfield
Garland 75041

David Sloane
3422 Augusta
Rockwall

Ted Cain
111 E. Kaufman
Rockwall

Martha C. Peace
402 N. Fannin
Rockwall

Joyce Patterson Sparks Est.
96 Sherman Sparks
224 Alta Vista
Rockwall

Gregory Duncan
304 Williams
Rockwall

J. H. Vaughn
202 N. Fannin
Rockwall

Robert J. Speights
602 Williams
Rockwall

Mrs. J. R. Falls
204 N. Fannin
Rockwall

First State Bank
201 Kaufman
Rockwall

Mrs. J. E. Stillwell
206 N. Fannin
Rockwall

Frances Piper
202 San Jacinto
Rockwall

~~Dr. A. Patterson
302 N. Fannin
Rockwall~~

Sherry Land Inv.
6033 Sherry Ln.
Dal. 75225

302 San Jacinto

Ted Cain
111 E. Kaufman
Rock.

The Southland Coop.
4915 Gus Thomasson
Mesquite, Tx. 75150

W. I. Lofland
105 E. Kaufman
Rockwall

Thomas Conner
109 E. Kaufman
Rockwall

CW Falls
Rt. 4. Box 57-W
Rockwall

V. L. Jacobs
301 Highland
Rockwall

The Rockwall Success
Box 127
Rockwall

Rockwall County Courthouse
County of Rockwall
Rockwall, Tx.

Sam Chennault
Rt. 1
Rockwall

BEFORE THE PLANNING AND ZONING COMMISSION
CITY OF ROCKWALL, TEXAS

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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 Gary Williamson
for a Conditional Use Permit for an existing structure with woodsiding as a structure with
less than 90% exterior masonry materials located on Lots 3 and 6, Block D, original Town
addition (302 San Jacinto)

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 86-61-CUP

Julie Cook
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 86-61-CUP

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

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

1. To improve our neighborhood.
- 2.
- 3.

Signature Frances Piper
Address 202 N San Jacinto

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

Thank you,
City of Rockwall

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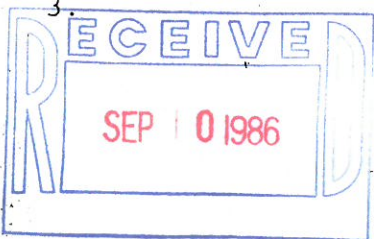
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Case NO. P&Z 86-61-CUP

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

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

1. improve the neighborhood if the yard and out-building
2. are cared for properly.
3. _____



Signature Margaret Crawford

Address 304 W. San Jacinto

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

Thank you,
City of Rockwall

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Julie Cook
City of Rockwall, Texas

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

Case NO. P&Z 86-61-CUP

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

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

- 1.
- 2.
- 3.

Signature T. J. Cooper
Address 404 N. Galena

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

Thank you,
City of Rockwall

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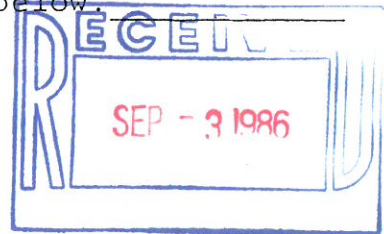
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Zoning Commission, 205 West Rusk Street, Rockwall, Texas 75087.

Case NO. P&Z 86-61-CUP

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I am opposed the request for the reasons listed below.

- 1.
- 2.
- 3.



Signature Joy Buernett
Address 114 N. San Jacinto

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

Thank you,
City of Rockwall

File- Gary Williamson

ORDINANCE NO. 86-88

AN ORDINANCE OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF ROCKWALL AS HERETOFORE AMENDED SO AS TO GRANT A CONDITIONAL USE PERMIT FOR A STRUCTURE WITH LESS THAN 90% MASONRY FACADE ON THE FOLLOWING DESCRIBED TRACT: LOTS 3 AND 6, BLOCK D, ORIGINAL TOWN OF ROCKWALL, TEXAS; PROVIDING FOR CONDITIONS; 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; 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 grant a Conditional Use Permit for a structure with less than 90% masonry facade on the following described property:

Lots 3 and 6, Block D, Original Town of Rockwall, Texas

SECTION 2. That the Conditional Use Permit shall be subject to the following special conditions:

1. There shall be no time limit on the Conditional Use Permit.
2. This permit shall be valid only for an existing retail building.

SECTION 3. That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance 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 4. That the above described tract of land 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.

SECTION 5. 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 (\$1,000.00) for each offense and each and every day such offense shall continue shall be deemed to constitute a separate offense.

SECTION 6. If any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Comprehensive Zoning

Ordinance No. 83-23 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 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

APPROVED:

Mayor

ATTEST:

BY: _____

1st reading _____

2nd reading _____

40 sent
3 for

PLANNING AND ZONING ACTION SHEET

Applicant Cary & Cheryl Williamsen Case No. P+Z 86-61-CVP

Property Description 316 S. Coliad 302 San Jacinto

Case Subject Matter CVP for an existing structure with less than 90% masonry materials

CASE ACTION

| | <u>Approved</u> | <u>Disapproved</u> | <u>Tabled</u> |
|----------------------------------|-------------------------------------|--------------------------|--------------------------|
| Date to P&Z <u>Sept 11, 1986</u> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Conditions _____ | | | |

| | | | |
|-----------------------------------|-------------------------------------|--------------------------|--------------------------|
| Date to City Council <u>Oct 6</u> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Conditions <u>none</u> | | | |

Ordinance no. 86-88 Date 11/4/86

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