

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

3 February, 1987

*Sup - 2*

Texas Commerce Bank  
P. O. Box 1285  
Irving, Texas 75060

Dear Property Owner:

You recently received a letter from the City notifying you that the Rockwall Planning and Zoning Commission would be reviewing your property for compliance with the City's Land Use Plan. The meeting indicated in the letter was held on that date and the Commission recommended that Public Hearings be initiated to consider changing the zoning or modifying the land use designations on your property to bring it into compliance with the City's Land Use Plan. The Commission has determined that there are sufficient differences between the land uses approved under your Specific Use Permit and the City's Land Use Plan to require that Public Hearings be held to consider changing those land uses. The Rockwall City Council has directed the Commission to initiate these hearings and your property is scheduled to be heard on Thursday, February 12, 1987, at 7:30 P.M. at 205 West Rusk, Rockwall.

You, as a property owner, are strongly encouraged to attend this meeting. The result of this meeting could be a recommendation to the City Council that the Specific Use Permit on your property be modified or revoked. In order to provide input to the Commission you may submit proposed changes that you may have already developed and would like to have considered. This information may be submitted prior to your meeting with the Commission and it will be distributed to them prior to the meeting.

If you have any questions concerning this process please don't hesitate to contact either Julie Couch or me at 722-1111.

Sincerely,

Julie Couch  
Assistant City Manager

JC/mmp

MINUTES OF THE PLANNING AND ZONING COMMISSION

January 8, 1987

Chairman Don Smith called the meeting to order with the following members present: Bill Sinclair, Leigh Plagens, Tom Quinn, Hank Crumbley, and Norm Seligman.

The Commission first considered approval of the minutes of December 11, 1986. Seligman made a motion to approve the minutes. Quinn seconded the motion. The motion was voted on and passed with all voting in favor except Plagens who abstained.

The Commission then held a public hearing and considered rezoning/revising the preliminary plan for PD-7 south of I-30 between FM-740 and Lake Ray Hubbard. Assistant City Manager Julie Couch outlined approved uses as indicated on the development plan. She added that the developer had submitted a proposal for revised acreage/area requirements.

Kirby Albright addressed the Commission and recommended approval of the revised preliminary plan. Rob Whittle told the Commission that he was representing Federal Savings and Loan, the current owners. Whittle explained that his goal was to eliminate multifamily and replace it with more commercial development. He explained that the Zero Lot Line Single Family indicated in one plan would only be feasible if the City of Dallas approved the channel.

Smith questioned how Whittle's plan compared with the City's land use interpretation. Whittle explained that his plan was generally in compliance. The Commission discussed existing uses and the acreage of the two proposed tracts. Quinn then made a motion to approve the revised preliminary plan for PD-7 including Tract A (33.16 acres) and Tract B (8.15 acres) as submitted, including the permitted use of a marina and requiring both Planning and Zoning Commission and Council approval for any building exceeding 36 feet in height. Seligman seconded the motion. The motion was voted on and passed unanimously.

The Commission then held a public hearing and considered rezoning/revising the preliminary plan for PD-10 located south of I-30 and east of SH-205. Staff explained the location of the PD, its approved uses, and the uses as recommended in the Land Use Plan. Steve Crowley, an associate of a six-owner partnership, explained that the ownership wasn't prepared to submit a land use plan as the current market didn't warrant additional development. He asked the Commission to delay action until the owners were prepared to begin development. Bill Lofland addressed the Commission and stated support for the revision or rezoning of PD-10 to bring it into compliance with the Land Use Plan.

The Commission discussed the size of the PD, how it compared to the Land Use Plan, and what developments could be instigated by future property owners with current approved uses.

Couch reminded the Commission that if the owners were compelled to submit a preliminary plan, they still had the option to submit a revised plan at the time of development. Sinclair noted that at the development plan stage, the Commission couldn't limit the amounts of the uses or densities of development. Quinn suggested that the Commission recommend land uses for the PD by percentages and/or ratios. Crowley asked the Commission not to restrict the ability to design the property. Quinn asked Staff if the Commission could recommend a revision by percentage. Couch explained that the Commission could make the recommendation that percentages conform with the Land Use Plan.

Quinn made a motion to recommend amending the allowed uses to include commercial, retail, office, single family, multifamily, open space, and industrial to be generally in conformance with the Land Use Plan regarding locations and percentages of acreage as indicated on the Staff's interpretation of the Land Use Plan. Sinclair seconded the motion. The motion was voted on and passed 5 to 1 with all in favor except Crumbley, who voted against the motion.

The Commission then held a public hearing and considered approval of a request from Rob Whittle for a vacation of a portion of the Highland Acres Addition. Couch explained that a revised master plan had recently been approved for PD-9. She told the Commission that Country Highlands was platted in 1974 prior to approval of the plan. Couch also showed the Commission where PD-9, including Highland Acres and Country Highlands, was located in relationship to the Land Use Plan. Smith confirmed that Country Highlands did not require a public hearing as the property was all under one ownership. Rob Whittle explained to the Commission that the platted properties did not fit the recently approved preliminary plan and that he had requested the vacations for that reason. The Chairman then closed the public hearing. Seligman made a motion to approve the vacation for Highland Acres. Plagens seconded the motion. The motion was voted on and passed unanimously.

The Commission then considered approval of a vacation of the Country Highlands Addition. Seligman made a motion to approve the vacation of Country Highlands. Plagens seconded the motion. The motion was voted on and passed unanimously.


The Commission then considered approval of a site plan for a proposed Kentucky Fried Chicken restaurant at SH-205 and I-30. Benny Barnes, President of Imperial Foods, explained that parking had been revised from angle parking and a one-way drive to head-in parking and a two-way drive at the Commission's recommendation. He explained that the restaurant would still meet all parking and landscaping requirements. Crumbley questioned the appearance of the store. Barnes explained that the exterior would match WalMart's brick and that the interior would be attractive and easily kept up. Plagens made a motion to approve the site plan. Seligman seconded the motion. The motion was voted on and passed unanimously.



The Commission then considered approval of a final plat for Northshore Plaza. Sinclair made a motion to approve the plat. Crumbley seconded the motion. The motion was voted on and passed unanimously.

The Commission then reviewed PD-22 located off Summer Lee Drive south of PD-7 and north of the Signal Ridge Development. Kirby Albright explained that right-of-way he had dedicated wasn't recorded and had, therefore, been sold. He explained that his property was landlocked and that when he developed, he still intended to follow the original approved plan. After discussion Seligman made a motion to let the property remain as currently zoned. Plagens seconded the motion. The motion was voted on and passed unanimously.

The Commission then reviewed Specific Use Permit No. 6 located on Washington at SH-66 issued for an auto laundry. Couch explained the location of the property and the background for beginning the reviews of SUP-6. Bill Way addressed the Commission and explained that he and Gerald Burgamy had received the SUP in 1977. Way stated that although the Cemetery had been extended, there were no zone changes in the area and he saw no reason to remove the permit. Mike Belt explained that not until he had submitted a site plan for a car wash did the Council decide the use was inappropriate. He added that he had satisfied all of Council's concerns regarding noise and screening at a considerable expense and was turned down even though the property was zoned for a car wash. Smith confirmed that the entire General Retail tract was approved in the SUP for a car wash. He then suggested that as the Planning and zoning Commission had approved the site plan and had been over-ruled by the Council, the permit should be remanded to Council for review. Seligman made a motion to recommend initiation of public hearings to consider removing SUP-6. Plagens seconded the motion. The motion was voted on and passed, with all in favor except Sinclair, who abstained.

 [The Commission then reviewed Specific Use Permit No. 2 located on Williams at Austin and issued for a day care. Couch explained the underlying use for the property was "SF-7", but that the day care usage had ceased an unknown period of time. Quinn made a motion to request Council to initiate public hearings to consider removing SUP-2. Seligman seconded the motion. The motion was voted on and passed unanimously.]

The Commission then reviewed SUP-4 located east of SH-205 and south of SH-276. Couch explained that the SUP was issued for a recreational facility, that the property had no underlying zoning, and that the uses for the facility would be in conformance with the Land Use Plan. Seligman made a motion to recommend public hearings. Crumbley seconded the motion. The Commission then discussed the facility in relation to the Land Use Plan and the surrounding zoning for low density single family housing. The motion was voted on and failed, with all members voting against the



motion. Sinclair then made a motion to leave the property zoned SUP-4. Plagens seconded the motion. The motion was voted on and passed unanimously.

The Commission then reviewed SUP-10 located on East Boydston issued for a day care. Couch explained that the property was no longer used as a day care. Quinn made a motion to recommend initiation of public hearings on SUP-10. Crumbley seconded the motion. The motion was voted on and passed unanimously.

As there was no further business to come before the Commission for consideration, the meeting was adjourned.

Approved:

\_\_\_\_\_  
Chairman

—  
Attest:

\_\_\_\_\_  
By

Agenda Notes

2/12/87

III. B. P&Z 87-3-Z - Hold Public Hearing and Consider  
Modifying, Amending, or Removing SUP-2 Located on Williams  
at Austin Issued for a Day Care

This SUP for a Day Care Center was granted prior to 1972 for the property located at the corner of Williams and Austin. The underlying zoning is "SF-7".

A Day Care Center did operate there for a number of years, but it has not been used as a Day Care Center in recent years. The current property owners are using the property for residential purposes. The current property owners have not contacted us one way or the other on whether they wish to retain the SUP designation. A number of other property owners in the area have contacted us regarding this SUP and there will probably be a number present at the meeting. They have generally indicated support for removing the SUP.

There has been one major change in the area since the SUP was granted and that was the construction of the Middle School. This has, of course, increased traffic in the area considerably over what it was when the permit was granted.

The options the Commission and Council have are to amend, modify, remove the permit, or leave the permit as it is. Should the Commission wish the permit in place I would recommend that a requirement to site plan the site before being able to reopen be placed on the permit in order to allow the City to review what they want to do.



by 23 acres, and that while Single Family was reduced by 110 acres, there was up to 193 acres of open space. As there was no one else wishing to address the Commission, the public hearing was closed.

The Commission discussed the 23 acres of Townhouse on the east side of the lake, the Multifamily in the southern portion of the PD, and future park and drainage plans. Seligman made a motion to approve the revised preliminary plan for PD-5 as submitted with the condition that a drainage plan be provided when the PD is developed and with the understanding that park land dedication would also be addressed at the development stage. McCall seconded the motion. The motion was voted on and passed unanimously.

[The Commission then held a public hearing and considered modifying, amending or removing SUP-2 located on Williams at Austin issued for a day care. Smith explained to the audience the objectives of the SUP review process. Couch told the Commission that the property had not been used as a day care in many years and that the Middle School had been built since the SUP was issued. David Dorotik addressed the Commission and stated favor for removal of the permit as day cares added noise and traffic as well as defeated the purpose of a crime watch by adding unfamiliar people to the neighborhood. As there was no one else wishing to address the Commission on this item, the public hearing was closed. Seligman made a motion to recommend removal of SUP-2. Plagens seconded the motion. Sinclair confirmed with Staff that the underlying zoning was Single Family. The motion was voted on and passed unanimously.]

The Commission then held a Public Hearing and considered modifying, amending, or removing SUP-6 located at Washington and SH-66 issued for a car wash. Julie Couch explained the location of the SUP and that the cemetery had expanded since the permit was issued. She added that the underlying zoning was General Retail. Mike Belt told the Commission that the property was still under the original ownership who had obtained the permit. David Cook, co-developer for the proposed car wash, explained that he had invested time and several thousand dollars in the project knowing that a car wash was an Allowed Use. He stated that after Planning and Zoning had recommended approval and his Site Plan was before Council, the question came up regarding whether or not a car wash was suitable.

David Howerton told the Commission that he owned property on SH-66 and that a car wash was a potential eye sore. Gerald Burgamy, half owner of the property, stated that any property next to a cemetery is difficult to sell, that there was not a good use to put adjacent to a cemetery in General Retail zoning, and that he objected to Back Zoning his property. As there was no one else wishing to address the Commission on this matter, the Public Hearing was closed.

Smith reminded the Commission that Zoning was the issue at hand, not adequacy of the Site Plan for the car wash. Sinclair asked how removal of the SUP would impact the applicants. Smith

Agenda Notes

City Council - 3/2/87

IV. D. P&Z 87-3-Z - Hold Public Hearing and Consider  
Modifying, Amending, or Removing SUP-2 Located on Williams  
at Austin Issued for a Day Care

As the Council is aware, you have directed the Planning and Zoning Commission to review all existing SUP's not currently in use, much the same as we are doing with the PD's. This is the first set of SUP's that the Commission has held public hearings on.

This SUP for a Day Care Center was granted prior to 1972 for the property located at the corner of Williams and Austin. The underlying zoning is "SF-7".

A Day Care Center did operate there for a number of years, but it has not been used as a Day Care Center in recent years. The current property owners are using the property for residential purposes. The current property owners have not contacted us one way or the other on whether they wish to retain the SUP designation. A number of other property owners in the area have contacted us regarding this SUP and there will probably be a number present at the meeting. They have all indicated support for removing the SUP.

There has been one major change in the area since the SUP was granted and that was the construction of the Middle School. This has, of course, increased traffic in the area considerably over what it was when the permit was granted.

The options the Commission and Council have are to amend, modify, remove the permit, or leave the permit as it is.

The Planning and Zoning Commission has recommended removing the SUP.

A location map is attached.



MINUTES OF THE ROCKWALL CITY COUNCIL  
March 2, 1987

Mayor Pro Tem Nell Welborn called the meeting to order with the following members present: Jean Holt, Bill Fox, and Frank Miller.

Council first considered approval of the Consent Agenda which consisted of a) the minutes of February 16, 1987; b) an ordinance amending the Comprehensive Zoning Ordinance to remove a minimum lot size requirement for septic tanks on second reading; c) an ordinance regulating septic tanks within the City on second reading; d) an ordinance prohibiting the use of certain plumbing materials within the City on first reading; 3) an ordinance prohibiting the use of certain mechanical duct materials within the City on first reading; f) an ordinance amending the Ethics Code to include a fine for violations on first reading; g) an ordinance amending PD-7 to revise preliminary plan on first reading; h) a resolution adopting the revised official zoning map of the City of Rockwall.

Miller removed Item "A" from the Consent Agenda. Welborn pulled Item "F". Assistant City Manager Julie Couch read the ordinance captions. Holt made a motion to approve the Consent Agenda with the exceptions of items "A" and "F". Miller seconded the motion. The motion was voted on and passed unanimously. Miller stated that the third page of the minutes, last paragraph, stated that he had voted against a motion. He made a motion to approve the minutes as corrected to read that he had voted in favor of the motion. Holt seconded the motion. The motion was voted on and passed unanimously. Fox then made a motion to approve Item "F". Miller seconded the motion. The motion was voted on and passed 3 to 1, with Welborn voting against the motion.

At this time the Vice Chairman of the Planning and Zoning Commission, Norm Seligman, gave the Planning and Zoning Commission report. Seligman outlined the items on the Agenda that the Commission had acted on and the reasons for their recommendation on each. Fox questioned the 96 acres of multifamily in the revised plan for PD-5. Seligman explained that Multifamily had been reduced from 130 acres and that much of the terrain in combination with locations of thoroughfares was best suited for Multifamily. Miller questioned the minimum square footage in Single Family. Couch explained that the plan for PD-5 prescribed a 1,200 square foot minimum which was greater than the 900 square footage minimum as outlined in the Zoning Ordinance for an "SF-7" classification.

Council then heard from Frank Barber who questioned the City's reasons in annexing a stretch of land along SH-205. Barber stated that he had not been notified of the annexation and that as a result, a portion of his property was within the City Limits and a portion was outside the City. He added that he was not provided with City utilities and would prefer to be totally within or totally out of the City. Welborn explained to Barber that the City annexed the stretch along SH-205 to maintain control over the types of developments that were built at one of the entrances to Rockwall. Fox confirmed with Staff that a City could only annex 10% of its total acreage in a calendar year. Welborn added that developed property that would have non-conforming status was not as great a priority as undeveloped property that the City could regulate. Barber stated that he would be submitting a letter to request de-annexation.

Council then held a public hearing and considered approval of a revised preliminary plan for PD-5 generally located on SH-205 and Quail Run Road. J. T. Dunkin, representative for Leonard Thomas, reviewed the revised plan and explained how it compared with the Land Use Plan and the Thoroughfare Plan. Duncan stated that each tract would comply with straight zoning regulations for that individual use with two exceptions: 1) the "SF-7" tracts would require a 1,200 square foot dwelling minimum as opposed to the Zoning Ordinance's 900 square foot minimum, and 2) the General Retail tract at the major intersection of the bypass and Alamo would allow more than two gas pumps while the other General Retail tracts would comply with the two pump maximum. Council discussed the amount of Multifamily acreage in the plan, the possibility of obtaining approximately 150 acres of open space for parks and recreation, and the benefits and drawbacks of replacing the Townhouse tracts with Single Family. Each member expressed concern regarding the amount of Multifamily shown on the plan. After extensive discussion, Holt made a motion to continue the public hearing on March 16th. Miller seconded the motion. The motion was voted on and passed unanimously.

[The Council then held a public hearing and considered modifying, amending, or removing SUP-2 located at Williams and Austin issued for a day care. As there was no one wishing to address the Council on this issue, the public hearing was closed. Fox made a motion to remove the SUP. Miller seconded the motion. The motion was voted on and passed unanimously.]

The Council next held a public hearing and considered modifying or removing SUP-10 located at East Boydston and Sam Houston issued for a day care. As there was no one wishing to address the Council on this matter, the public



public hearing was closed. Miller made a motion to remove the SUP. Holt seconded the motion. The motion was voted on and passed unanimously.

Bill Eisen then gave the City Manager's report which consisted of an update on the construction of the Concession Building including the reduction in the bid for concrete work, proposed operations of the newly completed emergency siren system, and a brief update on the scheduled street improvements. Fox questioned the enforcement of the smoking ordinance in restaurants. Eisen explained that once a month walk-throughs were now conducted and that checking for compliance with the smoking ordinance was part of that walk-through.

Council then considered approval of an ordinance amending the Park Land Dedication Ordinance to provide Council with the authority to waive certain requirements when in the best interest of Rockwall. Eisen explained that this would give Council the ability to make exceptions such as in the case of PD-5 where Council could choose to accept less than the required percentage of property outside flood plain and more acreage within the flood plain. Couch read the ordinance caption. Fox made a motion to approve the ordinance. Holt seconded the motion. The motion was voted on and passed unanimously.

Council then considered approval of an ordinance prescribing speed limits on Interstate 30 service roads. Eisen explained that the speed limits would basically be 35 MPH from the lake to FM-740, 45 MPH from FM-740 to Industrial, and 55 MPH from Industrial to the east City Limits. Couch read the ordinance caption. Fox made a motion to approve the ordinance. Miller seconded the motion. The motion was voted on and passed unanimously.

Council then discussed a joint meeting with the Rockwall County Commissioners. Welborn explained that she had been in contact with Judge Bill Lofland and that they had comprised some proposed Agenda items. Fox suggested that Staff estimate the cost to the City for each item. Council agreed to hold a Work Session on Monday, March 9th to review Agenda items, review cost evaluations and set a date for the meeting.

At this time Ron Renneker, representing a group of property owners in Chandlers Landing, read a petition as submitted to the City Manager requesting the literal enforcement of Ordinance 84-16 as it relates to height restrictions in Tract I-A currently under development.

Council then adjourned into Executive Session under Article 6252-17 V.A.C.S. to discuss interpretation of

Ordinance 84-16 pertaining to zoning of Tract I-A, Chandlers Landing. Upon reconvening into regular session, Council instructed the City Attorney to meet with Renneker and the developer's attorney as soon as possible to reach an agreement.

As there was no further business to come before Council for consideration, Holt made a motion to adjourn. Welborn seconded the motion. The motion was voted on and passed unanimously. The meeting adjourned at 10:00 P.M.

APPROVED:

\_\_\_\_\_

ATTEST: \_\_\_\_\_



ORDINANCE NO. 87-15

AN ORDINANCE OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO REMOVE SPECIFIC USE PERMIT NO. 2 PREVIOUSLY GRANTED FOR A DAY CARE CENTER IN AN "SF-7" RESIDENTIAL DISTRICT ON A TRACT OF LAND DESCRIBED MORE FULLY HEREIN; CORRECTING THE OFFICIAL ZONING MAP; PROVIDING FOR A PENALTY NOT TO EXCEED THE SUM OF ONE THOUSAND DOLLARS (\$1,000.00) FOR EACH OFFENSE; 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, Texas, as heretofore amended, be and the same is hereby amended by amending the zoning Map of the City of Rockwall so as to remove a Specific Use Permit for a Day Care Center previously granted on a tract of land described as follows:

West 60 feet of Lot 1, Block C, Sanger Brothers Addition to the Town of Rockwall, according to the map thereof Volume Q Page 100, Deed Records of Rockwall County, Texas, and described as follows:

BEGINNING at intersection South Line of Boydston and the East Line of Sam Houston Street, and also being Northwest corner of said Lot 1, Block C

THENCE South 95 feet along East line of Sam Houston Street to a stake for corner;

THENCE East parallel to South line of said Lot 1, Block C 60 ft. to a stake for corner;

THENCE North 95 feet to point on Boydston Ave. to a stake for corner;

THENCE, West 60 feet along South line of Boydston Ave. to PLACE OF BEGINNING (these metes and bounds are recorded in Volume 123, Page 309, Deed Records, Rockwall County, Texas.

SECTION 2. That the Official Zoning Map of the City be corrected to reflect the changes in zoning described herein.

SECTION 3. That the above-described tract of land shall be used only in the manner and for the purposes provided for by the Comprehensive Zoning Ordinance of the City of Rockwall, as heretofore amended, and as amended herein by the granting of this zoning change.

SECTION 4. Any person, firm or corporation violating any of the provisions of this ordinance shall be subject to the same penalty as provided for in the Comprehensive Zoning Ordinance of the City of Rockwall, as heretofore amended, and as amended hereby, 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. That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be and the same are hereby repealed.

SECTION 6. 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 by the City Council of the City of Rockwall, Texas, on the 6th day of April, 1987.

APPROVED:

  
\_\_\_\_\_  
Mayor

ATTEST:

By   
\_\_\_\_\_

1st reading 3/16/87  
2nd reading 4/6/87



PLANNING AND ZONING ACTION SHEET

Applicant \_\_\_\_\_ Case No. 87-3-2  
Property Description SUP2 Williams at Austin  
Case Subject Matter SUP2 review - issued for a day case

CASE ACTION

	<u>Approved</u>	<u>Disapproved</u>	<u>Tabled</u>
Date to P&Z <u>Feb 12</u>	_____	_____	_____
Conditions <u>removal recommended</u>	_____	_____	_____

Date to City Council <u>March 2</u>	_____	_____	_____
Conditions <u>SUP removed</u>	_____	_____	_____

Ordinance no. 87-15 Date \_\_\_\_\_

ITEMS IN FILE

- | <u>Zoning Cases</u>  | <u>Plat/Site Plan Cases</u>                  |
|--|--|
| <input type="checkbox"/> Application                           | <input type="checkbox"/> Application         |
| <input type="checkbox"/> Site Plan                             | <input type="checkbox"/> Filing Fee          |
| <input type="checkbox"/> Filing Fee                            | <input type="checkbox"/> Plat/Plan           |
| <input checked="" type="checkbox"/> Notice to Paper            | <input type="checkbox"/> Engineer's Review   |
| <input checked="" type="checkbox"/> Notice to Residents        | <input type="checkbox"/> Consultant's Review |
| <input checked="" type="checkbox"/> List of Residents Notified | <input type="checkbox"/> Agenda Notes        |
| <input checked="" type="checkbox"/> Residents' Responses       | <input type="checkbox"/> Minutes             |
| <input type="checkbox"/> Consultant's Review                   | <input type="checkbox"/> Correspondence      |
| <input checked="" type="checkbox"/> Agenda Notes               | <input type="checkbox"/> County File Number  |
| <input checked="" type="checkbox"/> Minutes                    | <input type="checkbox"/> Applicant Receipts  |
| <input checked="" type="checkbox"/> Ordinance                  |  |
| <input checked="" type="checkbox"/> Correspondence             |  |
| <input type="checkbox"/> Applicant Receipts                    |  |

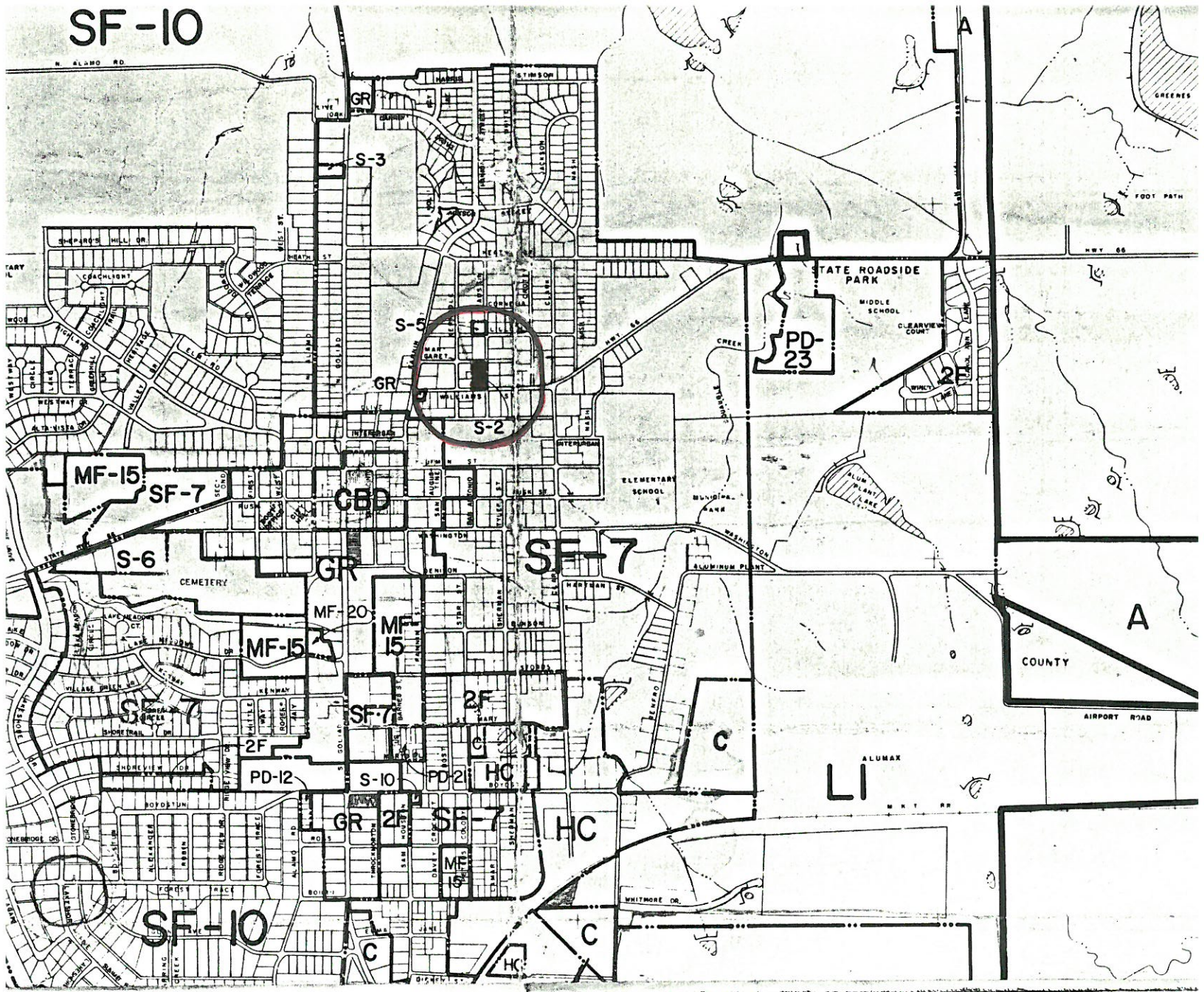


PUBLIC NOTICE

The Planning and Zoning Commission will hold a public hearing on February 12, 1987, in the Rockwall City Hall, 205 West Rusk, Rockwall, Texas, to consider amending, modifying, or removing Specific Use Permit No. 2, located on Williams at Austin issued for a day care, 501 Austin, F&M, Lot B, Blk, 6 (E 1/2).

As an interested property owner you may wish to attend or notify the Commission in writing of your feeling in regard to the matter.

# SF-10





Texas Commerce Bank  
P.O. Box 1285  
Irving, 75060

SLIP-2 - Austin & Williams  
501 Austin, F&M, Lot B, BK. 6 (E 1/2)  
Farmers & Merchants Addition

SS

Mika Sheiman  
302 E. Margaret  
Rock.

Anniece Lawhorn  
502 Kernoodle  
Rock

James D. Buttgen  
501 Kernoodle  
Rock

Jana J. Lotland  
603 Austin  
Rockwall

Billy W. Peoples  
Box 35  
Rockwall

George W. Hanton  
602 Kernoodle  
Rock.

John H. Wallace  
Rt. 1, Box 135-A  
Rock.

William S. Stuckey  
Box 122  
Rock.

Raymond Stacey ~~Ed~~ Jacobs  
607 Kernoodle  
Rockwall

Eva W. Harris  
606 Kernoodle  
Rockwall

Terrald Tibbels  
703 Kernoodle  
Rockwall

Howard Gilbert Schultz,<sup>3</sup>  
704 Kernoodle  
Rock.

Henry B. Zimmerman, SR.  
705 Kernoodle  
Rock

Bobby J. Bruner  
P.O. Box 101  
Rock.

~~Ken Lowe~~

Beulah Christine Mooney  
701 Austin  
Rockwall



SUP 2

35

~~David~~ Alvin M. Hunter  
506 Austin  
Rock.

Gildardo Barron  
Box 38  
Fate 75032

Sue Rean  
501 Williams  
Rock.

Ollie Duff y McCall  
503 Lillian  
Rock

Richard Harris  
Box 279  
Rock

Eddie Ray Barnett, Jr.  
501 Lillian  
Rock.

Michael Tarver  
505 Williams  
Rock.

George S. Barnett  
502 Cornelia  
Rock.

F. V. Irvin  
507 Crotty  
Rockwall

Hector B. Torres  
504 Cornelia  
Rock.

Mary Evelyn ~~Sext~~ Seay  
602 Austin  
Rock.

Roger D. Price  
506 Cornelia St.  
Rockwall

Weldon F. Daniel  
506 Lillian St.  
Rock.

Len Lall  
1008 N. Fannin  
Rock.

W. F. Daniel  
504 Lillian  
Rock.

E. O. Gaines  
Rt. 1, Box 182 K  
Rock.



## SLIP-2

Markie C. George, JR.  
813 Agape Cir.  
Rockwall

S.E. Harris, JR.  
510 Crotty  
Rockwall

Lottie Lee Webb  
609 Nash  
Rock.

R.J. Spights  
602 Williams  
Rock.

Barbara A. Bray  
607 Nash  
Rock.

MRS. Myrtle Armstrong  
308 N. Fannin  
Rock.

Ladd Prop. LTD  
P.O. Box 367  
Rock.

David Sleane  
3422 Augusta  
Rock.

~~Mark Lemaster~~ Mark Lemaster  
601 Crotty  
Rock

Martha C. Peace  
402 N. Fannin  
Rockwall

Elmer A. Payne  
605 Crotty  
Rock

Gregory L. Duncan  
304 Williams  
Rock.

Roy Lee Singleton  
602 Crotty  
Rock.

Charles P. Yates  
P.O. Box 1095  
Commerce 75428

R. A. Gaines  
To Maec G. Cox  
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