

Boydston Joint Venture  
D. Mark McIntyre  
2925 Amherst  
Dal. 75225

Sanger Addn. Lot W. 60' at  
1, Blk C

SUP-10  
302 E. Boydston

U.S. Housing Authority  
802 N. Goliad  
Rock.

Lurline Hicks  
P.O. Box 144  
Rockwall 75087

United States Postal Services  
P.O. Box 66 7160  
Dallas 75266-7160

Lafayette Whitley  
9319 Whittenburg Gat  
Dal 75231

Richard M. Ellis  
116 E. Rusk  
Rock.

A.L. Bennett Est.  
% Oliver Linnell  
712 Peters Colony  
Rock

Patricia Smith  
104 Boydston  
Rock.

Willis Flood  
% Willie Strange  
711 Sherman  
Rock

Sheldon Margolese  
% E. Molny  
3021 Lakeside Dr.  
Rockwall

Ollie Faye Baker  
704 Davey Crockett  
Rock

Frank Miller  
711 S. Goliad  
Rock.

M.G. Lanier, Sr.  
304 E. Boydston  
Rock.

~~Alexander~~  
Vester Alexander  
808 Sam Houston  
Rock.

Allison Strange  
505 Sam Houston  
Rockwall

Annie Mac Gibson  
% Nell Pappas  
1226 2nd. Ave  
San Francisco, CA. 94122

Shirley B. Williams  
706 Davey Crockett  
Rock.



SUP-10

Kenneth Bratton  
709 Peters Colony  
Rock.

Gaylen Crawford  
611 S. Fannin  
Rock

~~Billy Peoples~~  
~~Box 35~~  
Rockwall

Teresa Seville  
& Grace McClain  
Box 772  
Rock

Joe Frasier  
DBA Frasier Const. Co  
Rt. 4, Box 656  
Rock.

James Wesley Batch  
Rt. 6, Box 87A  
Paris, 75460

Randal L. Taggart  
403 Beydstem  
Rock.

Bessie V. Dawson  
605 S. Fannin  
Rock.

Dennis B. Tanner  
P.O. Box 273  
Rock.

Lois Juanita McDaniel  
603 Fannin  
Rock

John W. Girubbs  
501 E. Beydstem  
Rock

Dorothy Peoples  
601 S. Fannin  
Rock

Lindy Barten  
6005 Volunteer Pl.  
Rock

Walters Kettine Prop.  
P.O. Box 217  
Rock.

C.W. Wilkerson, SR.  
405 Star  
Rock.

Judith E. Evans  
210 St. Mary's Pl.  
Rockwall



SUP-10

Nancy Williams  
707 Sam Houston  
Rock.

Louzia Lewis  
708 Peters Colony  
Rock.

Bennie C. Minnie  
709 Sherman  
Rock.

J.D. Jacobs  
710 Peters Colony  
Rock.

Anderson Heard  
710 Davey Crockett  
Rock

Howard C. Willis  
2524 Haron Cir.  
Dal. 75233

O.W. White  
304 Rockbrook  
Rockwall

Lavesta Lee Brown  
707 Davey Crockett  
Rock.

Bernice & Minnie Price  
402 E. Boydston  
Rock.

Doug Morris  
Box 35  
Rockwall

Oliver Linvell  
712 Peters Colony  
Rock

Derwood Wimpee  
406 Tyler  
Rock

Marjorie Sones  
410 E. Boydston  
Rock.

Toby Gene Bell  
604 E. Boydston  
Rock.

Audry Dabney  
706 Peters Colony  
Rock

Ruby L. Patton  
~~27~~ 10041 South Yale  
Chicago, Ill. 60628



SUP 10

Lydia Pennington  
305 Dennison St.  
Rock.

Carl Brooks  
607 S. Goliad  
Rock

Joyce Walters  
Box 217  
Rock.

Anthony C. Raffino  
P.O. Box 217  
Rock

Curtis G. Innerarity  
220 St. Mary's Pl.  
Rock

Alta Sellers  
222 St. Mary's Pl.  
Rock.

N.L. Lofland  
603 Goliad  
Rock.

Michael A. Stephenson  
309 I 30 Service Rd.  
Rock.

Doris Melee  
P.O. Box 81  
Rockwell





205 West Rusk

CITY OF ROCKWALL

"THE NEW HORIZON"

Rockwall, Texas 75087-3793



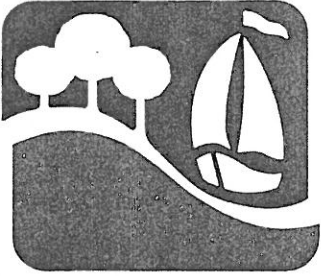
Howard C. Willis  
2524 Aaron Circle  
Dallas, Tx. 75233

WIL\*24 42049711 RTN TO SNDR#

WILLIS  
1214 HUNTINGTON  
DUNCANVILLE TX 75137-2025







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

3 February, 1987

John L. McGuire  
800 Sam Houston  
Rockwall, Texas 75087

*Sub 10*

Dear Property Owners:

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  
P&Z - 2/12/87

III. D. P&Z 87-5-Z - Hold Public Hearing and Consider  
Modifying, Amending, or Removing SUP-10 Located on East  
Boydston and Sam Houston Issued for a Day Care

This SUP for a Day Care center was granted in 1982 for a lot located at Sam Houston and Boydston. The underlying zoning is "SF-7".

After the permit was granted a Day Care Center did operate there but in recent past it has been used as a single family residence, as it is being used now. We have heard nothing from the current property owner as to what their plans for the property may be.

The only significant change that has occurred in the area is the approval and construction of the Post Office which will increase traffic in the area.

Again, the options of the Commission and Council include amending, modifying, or removing the the permit or leaving it as it is.

explained that the property would revert to the underlying General Retail zoning, which did not permit a car wash. The Commission discussed Allowed Uses in General Retail, desirability of a car wash and whether or not the SUP could be limited to the portion of the property furthest from the cemetery. After extensive discussion, Sinclair made a motion to recommend modifying the SUP to limit the use to the proposed location of a car wash as Site Planned, to remove the SUP from the remainder of the property and to limit the SUP for a period of one year if no construction on the site begins in that period. Seligman seconded the motion. The motion was voted on and passed with all voting in favor, except Plagens who voted against the motion.

[The Commission then held a Public Hearing and considered modifying, amending or removing SUP-10 located at East Boydston and Sam Houston issued for a daycare. Julie Couch explained that the SUP was issued in 1982, but the property had not been used as a daycare in the past few years. Since issuance of the permit, construction for a new Post Office had begun on Boydston. Smith then opened the Public Hearing. Benny Tanner addressed the Commission and explained that the Post Office would be adding traffic and traffic added by a daycare would be more than the street could accommodate. Gloria Williams told the Commission she favored removal. John McGuire stated that he would favor removal of the SUP. As there was no one else wishing to address the Commission on this matter, the Public Hearing was closed. Seligman made a motion to recommend removal of the SUP. Sinclair seconded the motion. The motion was voted on and passed unanimously.]

The Commission then held a Public Hearing and considered recommending an amendment to the Comprehensive Zoning Ordinance to remove the minimum lot size requirements for septic tanks. Julie Couch explained that the Council's desire was to move the requirement from the Zoning Ordinance to a Regulatory Ordinance, which would transfer authority over variances from the Board of Adjustments to Council. Plagens made a motion to recommend amending the Zoning Ordinance to remove the minimum lot size requirement for septic tanks. Sinclair seconded the motion. The motion was voted on and passed unanimously.

The Commission next considered approval of a Site Plan/Preliminary Plat for the Adams Addition on Yellowjacket Lane. Julie Couch briefly explained the applicant's request and explained that Conditional Use Permits regarding materials would be applied for at the Final Plat stage. She added that the applicant needed to obtain in writing, an access agreement with Walmart. Sinclair questioned the purpose of the Service Center. Julie Couch explained that the primary operation would be sale of auto parts and that the Service Center was for installation or accessory repairs. Mike Mishler addressed the Council to explain the proposed materials and appearance of the building. The Commission then discussed the landscaping and roof materials. Seligman made a motion to approve the Site Plan/Preliminary Plat subject to the landscaping including a minimum of three trees, the parking/access agreement obtained in



Agenda Notes

City Council - 3/2/87

- IV. E. P&Z 87-5-Z - Hold Public Hearing and Consider Modifying, Amending, or Removing SUP-10 Located on East Boydston and Sam Houston Issued for a Day Care

This SUP for a Day Care center was granted in 1982 for a lot located at Sam Houston and Boydston. The underlying zoning is "SF-7".

After the permit was granted a Day Care Center did operate there but in recent past it has been used as a single family residence, as it is being used now. We have heard nothing from the current property owner as to what their plans for the property may be.

The most significant change that has occurred in the area is the approval and construction of the Post Office which will increase traffic in the area.

Again, the options of the Council include amending, modifying, or removing the the permit or leaving it 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: \_\_\_\_\_

PLANNING AND ZONING ACTION SHEET

Applicant \_\_\_\_\_ Case No. 87-5-2

Property Description SUP 10 East Bodystun/Sam Houston

Case Subject Matter SUP review issued for daycare

CASE ACTION

Approved Disapproved Tabled

Date to P&Z Feb 12

Conditions SUP removal recommended

Date to City Council March 2

Conditions SUP removed

Ordinance no. 87-16 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
- Applicant Receipts

Plat/Site Plan Cases

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



PUBLIC NOTICE

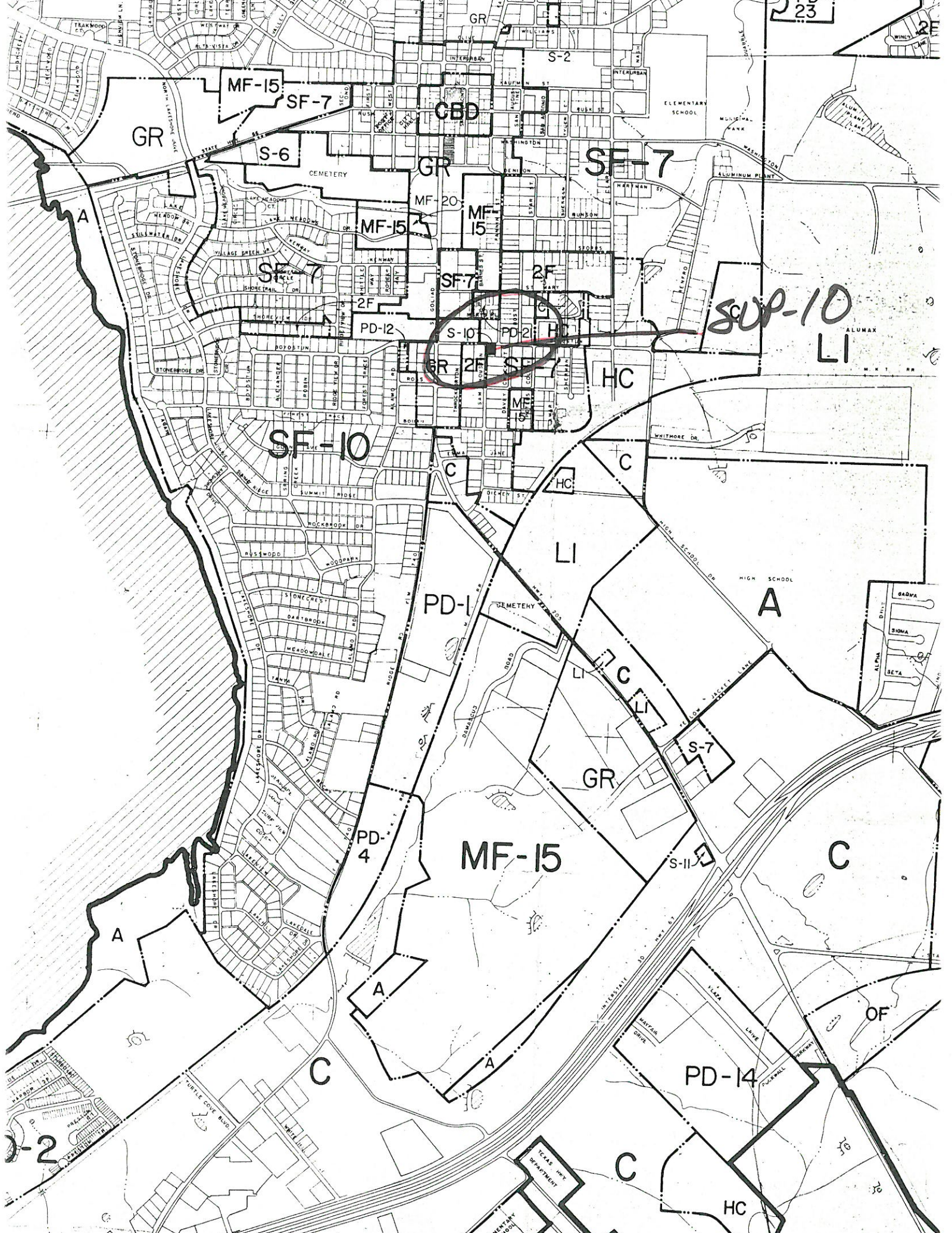
The Planning and Zoning Commission will hold a public hearing at 7:30 P.M. on February 12, 1987, in the Rockwall City Hall, 205 West Rusk, Rockwall, Texas, to consider amending, modifying or removing Specific Use Permit No. 10, located on East Boydston and Sam Houston issued for a day care.

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

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

302 E BOYDSTON





MF-15

SF-7

CBD

GR

S-6

GR

SF-7

MF-20

MF-15

SF-7

SF-7

PD-12

S-10

PD-12

GR

2F

HC

SUP-10  
LI

SF-10

PD-1

LI

A

MF-15

GR

S-7

A

C

PD-14

C

HC

23

2

TEXAS HWY DEPARTMENT



PUBLIC NOTICE

The Planning and Zoning Commission will hold a public hearing at 7:30 P.M. on February 12, 1987, in the Rockwall City Hall, 205 West Rusk, Rockwall, Texas, to consider amending, modifying or removing Specific Use Permit No. 10, located on East Boydston and Sam Houston issued for a day care.

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

I recommend removing the specific use permit # 10 - The property is directly across from the fire station + across the new post office with inadequate parking available + increased traffic including the truck route = unsafe

Wm  
711 South Coit  
Rockwall

