

CITY OF ROCKWALL  
205 West Rusk  
Rockwall, Texas

APPLICATION FOR ZONING CHANGE

Case No. 88-7-2 Filing Fee \$110<sup>00</sup> Date 2-8-88  
Applicant ROBERTS & ROGERS INC Phone 722-3341  
Mailing Address 1013 S Noliad  
Rockwall, Texas 75087

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.)<sup>1</sup>

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

Commercial District Classification to  
Heavy Commercial District Classification for  
for the following reasons: (attach separate sheet if necessary)

To be able to lease for Body Shop

There (~~are~~) (are not) deed restrictions pertaining to the intended use of the property.

Status of Applicant:<sup>2</sup> 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 concerning the importance of my submitting to the City a sufficient legal description.

Signed Wayne Rogers

NOTE:

<sup>1</sup>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.

<sup>2</sup>If the applicant is someone other than the owner, written acknowledgement by the owner of the zoning request must also be submitted.

Wayne Rogers 1013 South Collier  
Zoning Request C to HC

$\Delta = 17^{\circ} 47' 12''$   
R = 420.90  
T = 65.87  
L = 130.16

STREET

HOUSTON

PLACE OF  
BEGINNING

$\Delta = 2^{\circ} 31' 20''$   
R = 31.26  
T = 149.77  
L = 62.50

$\Delta = 42^{\circ} 17' W$  64.00

STATE

HWY.

NO.

205

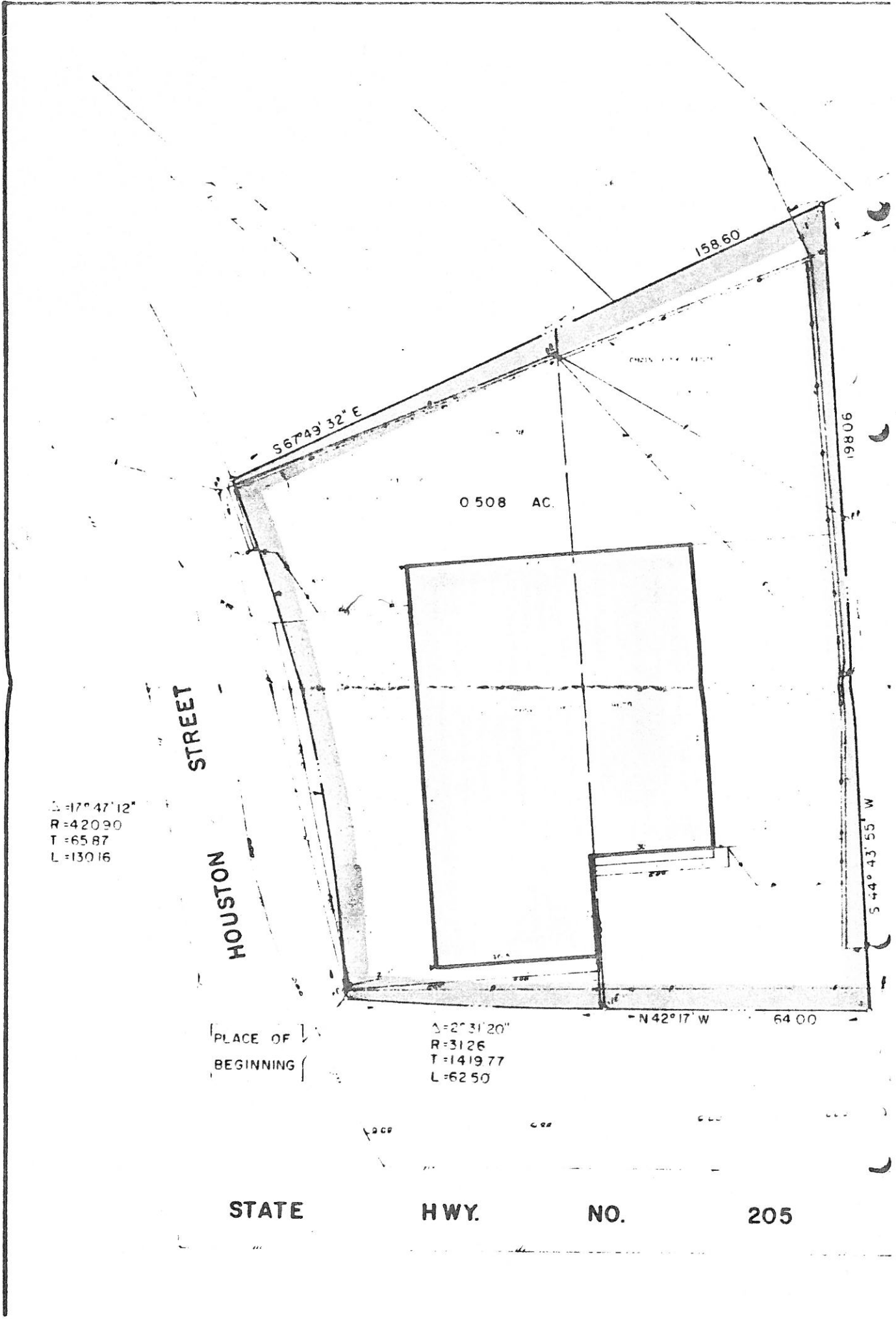
$S 67^{\circ} 49' 32'' E$

158.60

0.508 AC.

198.06

$S 44^{\circ} 43' 55'' W$



S67°49'32" E

158.60

0.508 AC.

198.06

STREET

HOUSTON

Δ=17°47'12"  
R=420.90  
T=65.87  
L=130.16

S44°43'55" W

PLACE OF BEGINNING

Δ=2°31'20"  
R=312.6  
T=1419.77  
L=62.50

N42°17' W 64.00

STATE HWY. NO. 205





ZONING CHANGE/CONDITIONAL USE PERMIT/PLANNED DEVELOPMENT/  
PRELIMINARY PLAN/DEVELOPMENT PLAN

ACTION RECORD

Case No: 88-7-2

Location: 1013 S Coolidge

Application Reviewed..... ✓

File Created ..... ✓

Filing Fee Paid/Receipt in File..... ✓

Issued Receipt for Application.....         

Review form prepared/<sup>initial</sup>partial review completed..... ✓

Circulated Review through:

Staff Review:.....         

Assistant City Manager.....         

Scheduled for P&Z meeting..... 3/10

Notice Sent:

Newspaper..... 2/23

Surrounding property owners.....         

Sign placed on property.....         

Tallied responses to notices .....         

Prepared notes and supporting  
information for P&Z.....         

Notified applicant of results and of  
Council date.....

after P&Z consideration.

~~If approved:~~

Scheduled for City Council.....

Notice sent to newspaper.....

Notice sent to property owners.....

Prepared notes and supporting information for City Council.....

If approved:

Notified applicant of results.....

Prepared ordinance.....

1st reading of ordinance.....

2nd reading of ordinance.....

Caption to newspaper.....

Update office map.....

Notified Inspection Dept. of change.....

Included map in update file.....

Included in CUP list (if applicable).....

↪ Permit activated within 6 months.....

↪ If not activated, applicant notified permit is void.....

Included in PD file (if applicable).....

COMMERCIAL ZONING REVIEW CHECKLIST

\* Applicant Wayne Rogers  
 \* Current Zoning C Land Use Plan Indicates C  
 \* Proposed Zoning HC  
 \* Location 1013 S Coolidge

There are only two reasons why zoning should be changed. Either the original zoning was applied in error or conditions have changed to warrant a change in land use in the area. Any changes must be in accordance with the Comprehensive Plan.

I. Planning and Engineering

	<u>Yes</u>	<u>No</u>
A. Is the proposed zoning (development) strip development?	_____	_____
1. Is the parcel(s) too shallow? (200 foot depth minimum)	_____	_____
2. Is the parcel(s) owned in small pieces by different owners?	_____	_____
3. Is there a potential for an excess of curb cuts? <i>exist</i>	_____	_____
C. Is the proposed commercial use incompatible with existing adjacent land uses, or existing commercial uses in the area? <i>there is a mix</i>	_____	_____
D. Will the proposed activities disturb adjacent residential areas, or depreciate surrounding property with noise, pollution, traffic or other factors?	✓ _____	_____
E. Does the proposed rezoning or development disrupt the orderly development of adjacent neighborhoods?	_____	✓ _____
F. Is the buffering inadequate and/or is the parcel too small to allow for adequate open space, landscaping and buffering?	✓ _____	_____



- G. Is the parcel too small for the proposed use with inadequate parking and/or truck loading areas?
- H. Does the proposed development force commercial traffic through residential neighborhoods or onto residential sized streets?
- I. Does the proposed development mix traffic generated from retail activity with wholesale trucking operations?
- J. Is the overall transportation system adequate to handle the additional traffic?
- K. Are the public facilities and services inadequate to support such development i.e., sewer, water, drainage, electricity, fire protection?  
  - 1. If public facilities are not adequate, is the parcel outside an active growth area and not adjacent to existing facilities and services?
- L. Are there any pollution or environmental hazards and other objectionable hazards affecting the proposed use?
- M. Does the proposed rezoning significantly alter the desired percentage of land uses?
- N. Is the proposed zoning change in conflict with the Master Plan?
- O. Has there been a lack of significant change since the Master Plan Update was adopted that would favor approval of the request though not in conformance with the existing Master Plan? (Substantial zoning changes dictate modification of the Master Plan.)

P. Could the request be considered premature? (Are other things required to happen before the use recommended becomes viable?)

\_\_\_\_\_ ✓

II. Existing Zoning Pattern (Neighborhood)

A. What is the existing zoning adjacent to site? Commercial

\_\_\_\_\_

1. What is the predominant zoning in the area? Commercial, residential

\_\_\_\_\_

2. Is the area developed the same as it is zoned?

✓ \_\_\_\_\_

B. Is the requested zoning incompatible with the existing zoning pattern?

✓ \_\_\_\_\_

C. Will the requested change alter a logical transition between zoning types?

✓ \_\_\_\_\_

D. Will the proposed use change the stability of the zoning pattern?

✓ \_\_\_\_\_

E. Could this property be effectively utilized without the zoning being changed?

✓ \_\_\_\_\_

F. Is there another, less intense zoning classification that permits the proposed use?

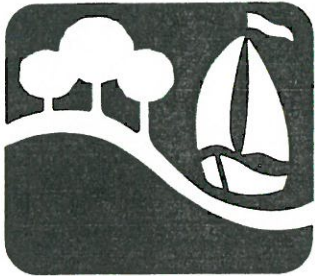
\_\_\_\_\_ ✓

G. Are there any "peculiarities" of the proposed new use that are likely to affect neighboring properties? i.e., unusual or long hours, heavy "come and go" traffic, lights, trash?

\_\_\_\_\_ ✓

If "yes", what are they? \_\_\_\_\_

Comments: A change to HC in this location could encourage the same request on other properties. If the area is to change, the zoning needs to remain in fact



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

26 February, 1988

Mr. Wayne Rogers  
Rogers and Rogers, Inc.  
1013 South Goliad  
Rockwall, Texas 75087

Dear Mr. Rogers:

Your application and filing fee of \$110.00 have been received by this office for your request for a change in zoning from "C" Commercial to "HC" Heavy Commercial on a .508 acre tract of land located at 1013 South Goliad. The Planning and Zoning Commission will hold a public hearing on March 10, 1988, at 7:30 P.M. to consider approval of your request. Unless tabled or otherwise delayed, the City Council will consider your request on April 4, 1988, at 7:00 P.M. in City Hall, 205 West Rusk.

As the applicant it is important that you are represented at these meetings. Please call me if you have any questions.

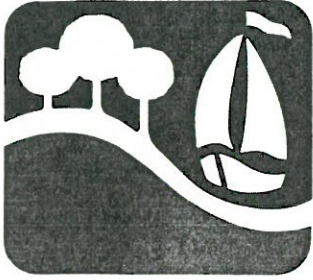
Sincerely,

*Mary Nichols*

Mary Nichols  
Administrative Aide

MN/mmp





# CITY OF ROCKWALL

## "THE NEW HORIZON"

14 March, 1988

Mr. Wayne Rogers  
Rogers and Rogers, Inc.,  
1013 South Goliad  
Rockwall, Texas 75087

Dear Mr. Rogers:

On March 10, 1988, the Planning and Zoning Commission held a public hearing and recommended denial of your request for a change in zoning from Commercial to Heavy Commercial at 1011 South Goliad. They also recommended that the City Council consider initiating public hearings to amend the Comprehensive Zoning Ordinance to allow paint and body shops in the Commercial zoning category as a Conditional Use. In other words, paint and body shops would require a Conditional Use Permit which like your present zoning request also must be approved by Council through the public hearing process.

Regarding your existing zone change application, Council will hold a public hearing on April 4, 1988, at 7:00 P.M. in City Hall, 205 West Rusk and consider approval of your request for Heavy Commercial Zoning. Please note that a positive vote of three quarters of the members of Council (6 members) is required to override a recommendation for denial by the Planning and Zoning Commission.

Please call me if you have any questions.

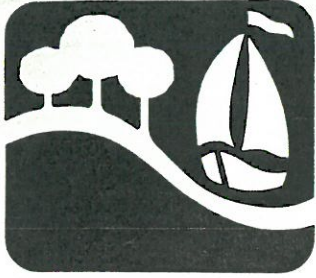
Sincerely,

*Mary Nichols*

Mary Nichols  
Administrative Assistant

MN/mmp





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

April 7, 1988

Mr. Wayne Rogers  
Rogers and Rogers, Inc.  
1013 South Goliad  
Rockwall, Texas 75087

Dear Mr. Rogers:

On April 4, 1988, the Rockwall City Council held a public hearing and denied your request for a change in zoning from "C" Commercial to "HC" Heavy Commercial at 1011 South Goliad.

The Council further directed that the Planning and Zoning Commission begin public hearings to consider amending the Comprehensive Zoning Ordinance to allow paint and body shops in the Commercial zoning category as a Conditional Use. If the Zoning Ordinance is amended to allow paint and body shops with a Conditional Use Permit, you would then be able to apply for the permit which also must be approved by Council through the public hearing process. Please note, however, that the public hearings to consider amending the Zoning Ordinance will not be complete earlier than June 6th.

Please call me if you have any questions.

Sincerely,

*Mary Nichols*

Mary Nichols  
Administrative Assistant

MN/m.mp

AGENDA NOTES  
PLANNING AND ZONING COMMISSION

AGENDA DATE March 10, 1988

AGENDA NO. III. D.

AGENDA ITEM P&Z 88-7-Z - Hold Public Hearing and Consider Approval of a Request from Wayne Rogers for a Change in Zoning from "C" Commercial to "HC" Heavy Commercial on a .508 Acre Lot Located at 1013 South Goliad

ITEM GENERATED BY Applicant Wayne Rogers

ACTION NEEDED Hold public hearing and recommend approval or denial of the request.

BACKGROUND INFORMATION

We have received a request from Wayne Rogers for a change in zoning from "C" to "HC" on a tract of land located at the intersection of SH-205 and Sam Houston. It is where the old Hughes Plumbing business was located. There is an existing metal building on the site with a fenced area to the rear. The proposed use for the building is a paint and body shop. No exterior changes to the building are proposed. The Land Use Plan indicates commercial uses in this area. The property on either side of this tract is zoned Commercial and the property to the rear is zoned "SF-7". The Commission needs to keep in mind that Heavy Commercial does authorize outside storage and any use approved in Heavy Commercial would be allowed on this site if "HC" is granted. Should their tract be granted "HC" it is likely that other requests could follow.

If the Commission does wish to consider this change, we would recommend that a site plan be required. While a site plan is not normally required on a site unless extensive changes requiring a building permit are proposed, the Commission and Council do have the authority to require a site plan in conjunction with a zone change. The site plan would include such information as how off street parking would be provided, where landscaping would be located and how the storage area to the rear could be screened.

Again, while requiring a site plan could address some of the concerns for this use, with "HC" zoning any use within that classification would be legal.

Notices Sent: 13 Notices Received: - For / Against

ATTACHMENTS 1. Location Map



**CITY OF ROCKWALL  
Council Agenda**

**AGENDA DATE:** April 4, 1988

**AGENDA NO.** V. C.

**AGENDA ITEM:** P&Z 88-7-Z - Hold Public Hearing and Consider Approval of a Request from Wayne Rogers for a Change in Zoning from "C" Commercial to "HC" Heavy Commercial on a .508 Acre Lot Located on South Goliad

**ITEM GENERATED BY:** Applicant Wayne Rogers

**ACTION NEEDED:** Hold public hearing and recommend approval or denial of the request. P&Z has recommended denial which would require a 3/4 majority vote by the Council to override.

**BACKGROUND INFORMATION:**

We have received a request from Wayne Rogers for a change in zoning from "C" to "HC" on a tract of land located at the intersection of SH-205 and Sam Houston. It is where the old Hughes Plumbing business was located. There is an existing metal building on the site with a fenced area to the rear. The proposed use for the building is a paint and body shop. No exterior changes to the building are proposed. The Land Use Plan indicates commercial uses in this area. The property on either side of this tract is zoned Commercial and the property to the rear is zoned "SF-7". The Council needs to keep in mind that Heavy Commercial does authorize outside storage and any use approved in Heavy Commercial would be allowed on this site if "HC" is granted.

If the Council does wish to consider this change, we would recommend that a site plan be required. While a site plan is not normally required on a site unless exterior changes requiring a building permit are proposed, The Planning and Zoning Commission and Council do have the authority to require a site plan in conjunction with a zone change. The site plan could include such information as how off-street parking would be provided, where landscaping would be located and how the storage area to the rear could be screened.

Again, while requiring a site plan could address some of the concerns for this use, with "HC" zoning any use within that classification would be legal.

The Planning and Zoning Commission has recommended denial of this request, but they have recommended that the Council consider initiating a change to the "C" classification to consider adding paint and body shops as a conditional use. They expressed some concern about changing the zoning to Heavy Commercial because of the uses authorized in "HC". They did express some interest in allowing the use as a conditional use under "C".

Notices Sent: 13 Notices Received: 0 For 2 Against

**ATTACHMENTS:**

1. Location Map
2. Plot Plan

**AGENDA ITEM:** Rogers Zoning on SH-205

**ITEM NO:**

V. C.

*Rogers*

## MINUTES OF THE ROCKWALL CITY COUNCIL

April 4, 1988

Mayor Frank Miller called the meeting to order at 7:00 P. M. with the following Councilmembers present: Nell Welborn, Ken Jones, John Bullock, Bill Fox and Pat Luby. The Mayor conducted the invocation and led the Pledge of Allegiance.

The Council first considered approval of the Consent Agenda which consisted of A) approval of the minutes of March 1, 14, and 21, 1988; B) an ordinance authorizing a change in zoning from "PD-5" Planned Development to "SF"-10 Single Family on a 5 acre tract of land located on Quail Run Road on second reading; C) an ordinance authorizing a Conditional Use Permit for a commercial amusement to allow an indoor golf center at Industrial and I-30 on second reading; D) an ordinance adopting the 1987 National Electrical Code on first reading; and E) a resolution thanking Jean Holt for her contributions to the community. City Manager Bill Eisen read the ordinance captions. Welborn requested that Item E be pulled from the Consent Agenda. She then made a motion to approve the Consent Agenda with the exception of Item E. Jones seconded the motion. The motion was voted on and passed unanimously.

Welborn requested that the Resolution be read aloud by the City Secretary and that the phrase "honorary citizen of Rockwall" be changed to "honored and distinguished citizen of Rockwall". After the reading of the resolution, Jones made a motion to approve the resolution. Luby seconded the motion. The motion was voted on and passed unanimously.

Norm Seligman, Vice Chairman of the Planning and Zoning Commission, discussed the items on the Council Agenda which the Planning and Zoning Commission had reviewed and outlined their recommendations on each. Welborn questioned the basis for the recommendation for a forest green roof and medium beige tone brick for the proposed garden center. Seligman explained that the materials were a mutual decision between the Planning and Zoning Commission and the applicant.

Council then held a public hearing and considered approval of a request from Chandlers Landing Development Corp. for a change in zoning from "A" Agricultural to "PD-8" Planned Development for use as a residential community center and administrative offices and approval of a site plan for the 1.2 acre tract of land located on FM-740. Couch explained that based on the Planning and Zoning Commission recommendations the applicant had submitted a revised site plan. Art Anderson, representing Chandlers Landing Development Corp. addressed the Council and explained that the amenities package submitted in 1985 to the City Council had shown the Rutledge House as a community building. He stated that it was not adopted at that time officially, as it was not zoned or annexed into the City. He pointed out revisions on the site plan which included additional landscaping on the island facing FM-740, the addition of three parking places in the existing parking, addition of a stairwell off of Independence Place for pedestrian traffic, and screening which faced 740 and was extended on one side for the existing residences. He stated that he could not accept the recommendations of the Planning and Zoning Commission regarding the addition of five parking spaces



in the rear off Independence, the addition of outdoor restrooms, and the requirement for screening all the way around the lot. He requested that Council approve the site plan as submitted or deny the request. Luby stated that although there was a grade problem, he preferred that FM-740 be closed off and the existing parking be accessed from Independence Place. Fox stated opposition to incorporating the property into PD-8 unless it was inside a secure area of Chandlers Landing.

Norm Brennecke, President of the Chandlers Landing Homeowners Association, stated that he was disappointed that the site plan was not like the Yacht Club pool and that he supported the recommendations made by the Planning and Zoning Commission. Council discussed restroom accessibility, interior access, the potential for parking on the cul de sac, and the feasibility of providing a drive from Independence Place to the existing parking. Anderson pointed out that the community center was not proposed as a primary facility and that he anticipated minimal traffic. Fox made a motion to approve the change in zoning and the site plan subject to the following conditions: 1) that direct entry would be provided to the restroom facilities; 2) that access to Ridge Road be closed off, bermed, and landscaped; 3) that an access drive be provided from Independence Place to the existing parking; and 4) meeting the conditions of the Planning and Zoning Commission which are as follows: that the uses match the letter dated March 3, 1988, which states that the building would be used for swimming amenities, would contain a big toy for the children, would contain administrative offices for the overall project management of Chandlers Landing, and would be used for small social functions for community members. The Commission further recommended that the facility would not be used as a sales office, that a security fence be built on all sides and rear of the property made of material stronger than a cedar fence of a height of at least 6 ft., that a minimum of 5 parking spaces be provided in the rear of the property, and that landscaped screening be provided on the island between the entrances off of 740. Luby seconded the motion. The motion was voted on and passed unanimously.

Council then held a public hearing and considered approval of a request from Wayne Rogers for a change in zoning from "C" Commercial to "HC" Heavy Commercial on a .508 acre lot located at 1011 South Goliad. Wayne Rogers addressed Council and explained that he proposed to put a body shop in the existing building at that location and the only appropriate zoning category he could apply for was Heavy Commercial. Council discussed the indication of the Land Use Plan in this area which was for Commercial, the zoning on adjacent properties which was Commercial on the sides and SF-7 to the rear, and the possibility of amending the Zoning Ordinance to allow a body shop as a conditional use in Commercial zoning. Welborn made a motion to deny the change in zoning. Fox seconded the motion. The motion was voted on and passed unanimously.

Welborn then made a motion to initiate public hearings and direct the Planning and Zoning Commission to consider amending the Comprehensive Zoning Ordinance to allow a paint and body shop as a conditional use in Commercial zoning. Bullock seconded the motion. The motion was voted on and passed unanimously.

Council then held a public hearing and considered approval of a request from David and Vicki Adams for a change in zoning from "SF-7" Single Family

to "GR" General Retail at 307 North Fannin. Couch explained that the applicants had previously requested that the property be zoned from General Retail to SF-7. They were now requesting that the zoning be reverted back to General Retail. Vicki Adams addressed the Council and explained that she had purchased the house to use it as a rent house, but that the adjacent retail property and the state of repair of some neighboring properties made it undesirable as a rent house. Bullock made a motion to approve the change in zoning. Jones seconded the motion. The motion was voted on and passed unanimously.

Council then held a public hearing and considered approval of a request from Whittle Development for an amendment to PD-9 to include a garden center as a listed use in the General Retail area, consideration of a Conditional Use Permit for a proposed garden center to be located at FM-740 south of Summer Lea Drive, a site plan and a preliminary plat. Rob Whittle, Whittle Development, addressed Council and explained his proposed facility had been modeled after Calloway's on Galloway in Mesquite. He pointed out that a garden center was a good buffer between the proposed retail and the proposed single family residential properties. Council discussed the consensus reached between the developer and the Commission regarding the color of brick and the roof, recommendations of the Architectural Board of Review, setback, the proposed screening, and the additional right-of-way necessary to straighten the curve on FM-740. Whittle pointed out that with cross access easements between the lots, these lots would eventually have an outlet onto Summer Lea Drive. Welborn made a motion to approve the request for an amendment to PD-9, the Conditional Use Permit, the site plan, and the preliminary plat subject to the conditions as recommended by the Planning and Zoning Commission which are as follows: 1. that the preliminary plat be subject to: a) a provision of access easements for cross access to the north; b) additional right-of-way dedication at the final plat stage to provide room for realignment of FM-740, and 2. that the site plan be subject to the following conditions: a) the building is a permanent structure; b) screening is masonry, not wood; c) front and sides are all brick; d) entrance not to exceed 30 ft. in width; e) brick to be medium beige tone; f) forest green standing seam roof; g) dumpster screen to be of the same materials as the main structure; h) any vehicle left on the site will be located behind the building in the area designated as concrete products sales area; i) cross access drive needs to be shown on the site plan; k) that the fence be a 6 ft. concrete flat formed wall with a brick cap and 2 foot brick pilasters every 30 feet from face of building to rear property line. Jones seconded the motion. Fox offered an amendment to require the recommendation of the Traffic Planner regarding traffic control on FM-740. Miller seconded the amendment. The amendment was voted on and passed unanimously. Miller offered another amendment to provide a covenant prohibiting outside storage in Phase II. Bullock seconded the amendment. The amendment was voted on and passed unanimously. Welborn offered a third amendment to require the recommendations of the Traffic Planner on the entire Concept Plan for PD-9. Bullock seconded the motion. The amendment was voted on and passed unanimously. The motion was amended was voted on and passed unanimously.

Council then held a public hearing and considered approval of a request from Whittle Development for a Conditional Use Permit for a private club as an accessory to a restaurant, for a site plan and preliminary plat for a proposed restaurant to be located on I-30 at Lake Ray Hubbard. Couch

outlined the submitted site plan and preliminary plat and the proposed recommendations on each. Rob Whittle explained that these four lots represented the first phase of the Harbor Development. Council discussed the parking, the landscaping, the condition of the south service road of I-30, the necessity for access easements, and the necessity for utility improvements. Couch explained that the applicant had agreed to contractually agree to escrow for the 12 inch water line to be extended from Chandlers Landing. Council discussed the condition of the south service road of Interstate 30 and Couch explained that the Traffic Engineer had looked at the problem and who had stated that the State recognized the need for improvements and proposed beginning street improvements within two months. Jones made a motion to approve the Conditional Use Permit, the site plan, preliminary plat subject to the addition of trees to the landscaping. Bullock seconded the motion. Welborn offered an amendment to the motion to also require that approval be subject to the recommendations of the Planning and Zoning Commission, subject to a contractual agreement for extension of the 12 inch water line and the provision of cross access easements. The Planning and Zoning Commission conditions were as follows: 1) that cross access easements be provided on the plat; 2) that trash location is subject to approval by the contractor and the City; 3) that the internal circulation recommendations be met; and 4) that the applicant be allowed to utilize temporary gravel turnarounds on the drives ending on Lot 4 for a period of six months. Jones seconded the amendment. The amendment was voted on and passed unanimously. The motion as amended was voted on and passed unanimously.

Council then held a public hearing and considered action on two dangerous buildings located at 1755 I-30. Couch explained that notice had been made to the property owner that four buildings were in need of repair. Two had been removed and two remained. Aline McElroy, owner of the two buildings, cited several attempts she had made to remove the buildings and problems that had occurred. After a lengthy discussion, Bullock made a motion to allow the property owner 120 days to remove, demolish, or repair the two buildings and if not done within that 120 days, the City then had the authority to remove the buildings. Welborn seconded the motion. The motion was voted on and passed unanimously.

Council then considered approval of a final plat for the Promise Land Addition. Couch stated that the plat as submitted met all City requirements. Fox made a motion to approve the final plat. Jones seconded the motion. The motion was voted on and passed unanimously.

Council then considered approval of a resolution authorizing execution of an agreement regarding a multi-agency task force. Eisen briefly outlined the agreement. Bullock made a motion to approve the resolution. Jones seconded the motion. The motion was voted on and passed unanimously. Welborn was not in the room for this vote.

Council then discussed calling a public hearing regarding possible designation of one-way service roads for certain sections of I-30 service roads. Council discussed a meeting that had taken place with the State Highway Department, preparation of a press release, and sending notices to the property owners on I-30. After a lengthy discussion, Welborn made a motion to instruct Staff to initiate public hearings and to send written notice to property owners on the north service road from FM-740 to SH-205 and on the



BEFORE THE PLANNING AND ZONING COMMISSION  
CITY OF ROCKWALL, TEXAS

The Planning and Zoning Commission will hold a public hearing at \_\_\_\_\_  
7:30 o'clock P.M. on the 10th day of March, 1988

in the Rockwall City Hall, 205 West Rusk Street, Rockwall, Texas, at the  
request Wayne Rogers

for a change in zoning from "C" Commercial to "HC" Heavy Commercial

on the following described property:

a .508 acre tract of land located at 1013 South Goliad further  
described on the attached.

As an interested property owner, it is important that you attend this  
hearing or notify the Commission of your feeling in regard to the matter  
by returning the form below. The decision of the Planning and Zoning  
Commission will be a recommendation for approval or denial which will be  
forwarded to the City Council for a final decision. In replying please  
refer to Case No. P&Z 88-7-Z

Mary Nichols  
City of Rockwall, Texas

The following form may be filled out and returned as soon as possible to  
the City Planning and Zoning Commission, 205 West Rusk Street, Rockwall,  
Texas 75087.

Case No. P&Z 88-7-Z

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

I am opposed to the request for the reasons listed below. \_\_\_\_\_

1.

2.

3.

Signature \_\_\_\_\_

Address \_\_\_\_\_



## *Rogers Request*

BEING all of Lot 16 and 17 of the Canup Subdivison, an addition to the City of Rockwall as recorded in Volume 39, Page 244, Deed Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at the point of Intersection of the Southerly line of Houston Street with the Northeasterly line of State Highway No. 205, said point being the beginning of a curve to the left having a central angle of 17 deg. 47 min. 12 sec. and a radius of 420.96 ft., a 1/2 in. iron stake set for corner.

THENCE, around said curve and along the Southerly line of Houston Street a distance of 130.15 ft. to the End of said curve, a 1/2 in. iron stake set for corner.

THENCE, South 67 deg. 49 min. 32 sec. East leaving Houston Street, a distance of 153.60 ft. to a 1/2 in. iron stake set for corner.

THENCE, South 44 deg. 43 min. 55 sec. West, a distance of 198.06 ft. to a 1/2 in. iron stake set for corner.

THENCE, along the Northeasterly line of State Highway No. 205 the following:

North 42 deg. 17 min. West, a distance of 64.00 ft. to the beginning of a curve to the right having a central angle of 2 deg. 31 min. 20 sec. and a radius of 1419.77 ft., a 1/2 in. iron stake set for corner.

Around said curve, a distance of 62.50 ft. to the PLACE OF BEGINNING and containing 0.508 acres of land.

1017 S Celiad  
Lots 16-17 Canup Addn

Canup 18, 20	Bentah M Coleman Box 111	Henry Mims 28 206 Emma Jane
19	Roy Lee Roquemore Box 111	Emmanuel Tabernacle 29 1008 Sam Houston
21	Linda Faye Luke Box 21	Brady Hill c 1010 Sam Houston
22, 23	Eldora Humphrey 2310 Berwick Dallas, 75203	Examerex Companies 1101 Ridge Road
24	Lenora Mitchell 508 Dickey	Unland Assoc Co Tax Dept #24632 2828 North Haskell Dallas, TX 75204
25	Verna Mae Sims Box 124	
26	Lurline Hicks P.O. Box 144	
27	Ted Cain 206 Rockbrook	



BEFORE THE PLANNING AND ZONING COMMISSION  
CITY OF ROCKWALL, TEXAS

The Planning and Zoning Commission will hold a public hearing at \_\_\_\_\_  
7:30 o'clock P.M. on the 10th day of March, 1988  
in the Rockwall City Hall, 205 West Rusk Street, Rockwall, Texas, at the  
request Wayne Rogers  
for a change in zoning from "C" Commercial to "HC" Heavy Commercial

on the following described property:

a .508 acre tract of land located at 1013 South Goliad further  
described on the attached.

As an interested property owner, it is important that you attend this  
hearing or notify the Commission of your feeling in regard to the matter  
by returning the form below. The decision of the Planning and Zoning  
Commission will be a recommendation for approval or denial which will be  
forwarded to the City Council for a final decision. In replying please  
refer to Case No. P&Z 88-7-Z

Mary Nichols  
City of Rockwall, Texas

The following form may be filled out and returned as soon as possible to  
the City Planning and Zoning Commission, 205 West Rusk Street, Rockwall,  
Texas 75087.

Case No. P&Z 88-7-Z

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

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

1. *The change would detract from the value of our property nearby.*
2. *An eyesore is a potential result along one of the major routes through our city.*
3. *I am concerned greatly about the possibility of outdoor storage of junk.*

Signature *Don R. [unclear]*

Address 1101 Ridge Rd #105  
Rockwall

BEFORE THE ROCKWALL CITY COUNCIL  
CITY OF ROCKWALL, TEXAS

The Rockwall City Council will hold a public hearing at 7:00  
o'clock P.M. on the 4th day of April, 1988  
in the Rockwall City Hall, 205 West Rusk Street, Rockwall, Texas, at  
the request of Wayne Rogers  
for a change in zoning from "C" Commercial to "HC" Heavy Commercial

on the following described property:

a .508 acre tract of land located at 1011 South Goliad further described on the attached.

As an interested property owner, it is important that you attend this hearing or notify the Council of your feeling in regard to the matter by returning the form below.

In replying please refer to Case No. P&Z 88-7-Z

Mary A. Nichols  
City of Rockwall, Texas

The following form may be filled out and returned as soon as possible to the City Council, 205 West Rusk Street, Rockwall, Texas 75087

Case No. P&Z 88-7-Z

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

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

1. *This is a poor location to allow outdoor storage*
2. *There is another body shop on S. Goliad (Whitford's) that is already an eyesore.*
3. *Put body shops where no one will see the mess!!*

Signature *Paul Cameron*

Address *1101 Ridge Road (at S. Goliad)*



PLANNING AND ZONING ACTION SHEET

Applicant Wayne Rogers Case No. 88-7-7

Property Description 1013 S Coolidge

Case Subject Matter request for HC zoning

CASE ACTION

Date to P&Z 3/10 Approved Disapproved Tabled

Conditions \_\_\_\_\_

Date to City Council \_\_\_\_\_

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
- 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