

CITY OF ROCKWALL
205 West Rusk
Rockwall, Texas

APPLICATION FOR ZONING CHANGE

Case No. 88-12-2 Filing Fee \$101.00 Date 2/22/88
Applicant DAVID W. ADAMS Phone 771 6764
Mailing Address 1309 BAY VALLEY CIR
Rockwall TX

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.)¹

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

Residential District Classification to
Retail - or like zoning of neighboring houses District Classification for
for the following reasons: (attach separate sheet if necessary)

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

Status of Applicant:² Owner X 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 David W. Adams

NOTE:

¹The 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.

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

307 N. Fannin
Rockwall, TX 75087
Lot 1 Blk D
Old Town Rockwall

The whole block is now Retail but we had ~~our~~ house changed 1 1/2 yrs ago. It was spot zoned for us. We request it be returned to its previous zoning due to undesirable noises of neighborhood homes in Retail area.

ADAMS REQUEST
FOR ZONE CHANGE "GR"
FROM "SF-7"

SF-10

PD-5

ST. JEROME

PD 23

MF-15

SF-7

GR

S-2

SF-7

SF-7

PD-12

S-10

PD-21

HC

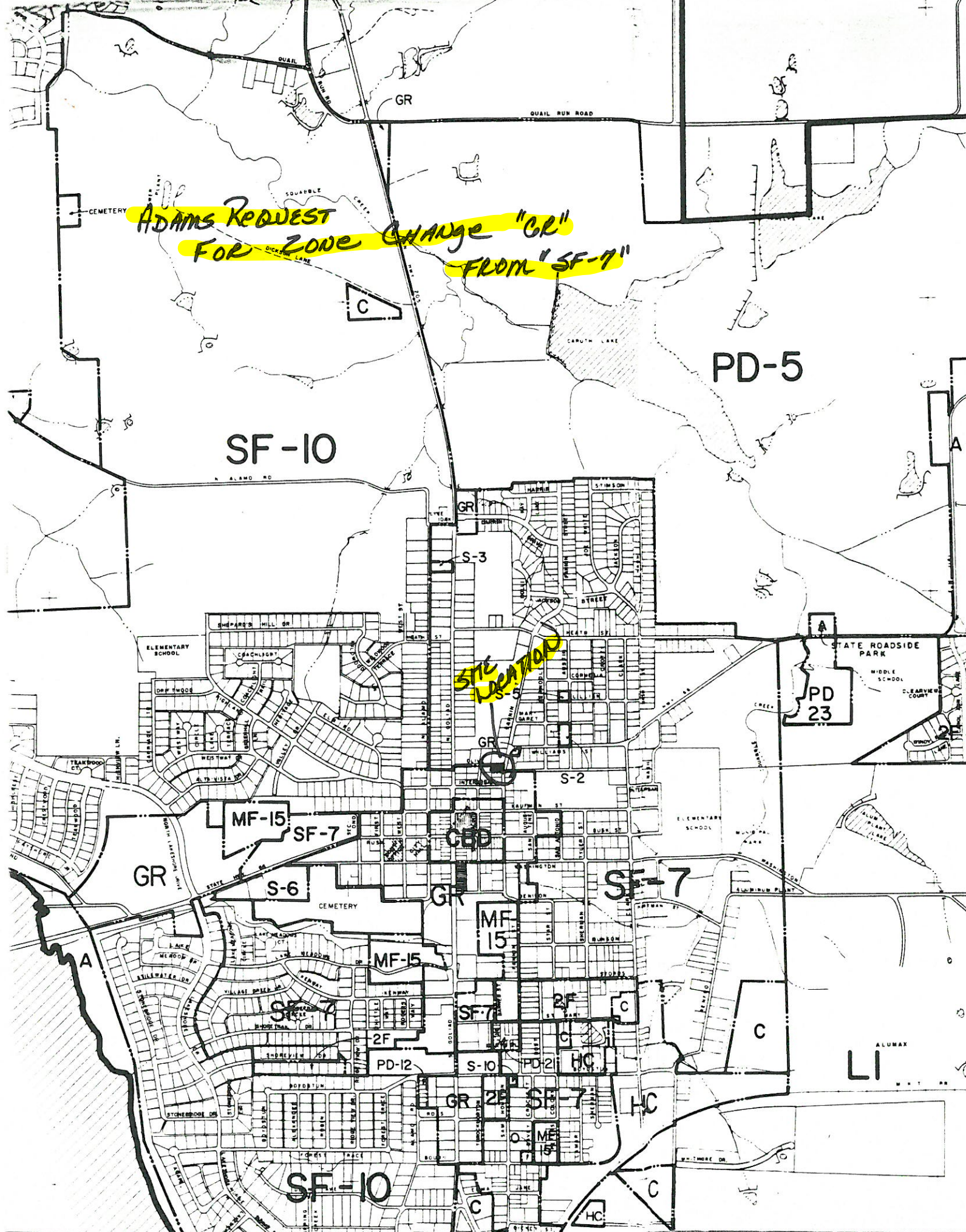
SF-10

GR

SF-7

HC

LI





CITY OF ROCKWALL No. 9973

"THE NEW HORIZON"
Rockwall, Texas 75087-3628

(214) 771-1111

Cash Receipt

Name Lucky Adams Date 9-23-88
Mailing Address _____

Job Address _____ Permit No. _____

Check 2731 Cash Other

DESCRIPTION	Acct. Code	Amount	DESCRIPTION	Acct. Code	Amount
Building Permit	01-3601		Water Tap	02-3311	
Fence Permit	01-3602		10% Fee	02-3311	
Electrical Permit	01-3604		Sewer Tap	02-3314	
Plumbing Permit	01-3607		Water Availability	33-3835	
Mechanical Permit	01-3610		Sewer Availability	34-3836	
Zoning, Planning, Board of Adj.	01-3411	<u>101.00</u>	Meter Deposit	02-2201	
Subdivision Plats	01-3412		Portable Meter Deposit	02-2202	
Sign Permits	01-3628		Misc. Income	02-3819	
Health Permits	01-3631		NSF Check	02-1128	
Misc. Permits	01-3625		Meter Rent	02-3406	
Misc. Income	01-3819		Penalties	20-3117	
Sale of Supplies	01-3807		Hanger Rent	20-3406	
Municipal Pool	01-3402		Tie Down Fees	20-3407	
Cemetery Receipts	10-3830		Land Lease	20-3804	
Hotel/Motel Tax	15-3206		Sale of Supplies	20-3807	
Marina Lease	08-3810		Exxon Payment	20-1132	
Street Assessment	25-3828		Fuel Sales	20-3809	
TOTAL OF COLUMN			TOTAL OF COLUMN		

TOTAL DUE 101.00 Received by [Signature]

General Retail
COMMERCIAL ZONING REVIEW CHECKLIST

* Applicant David Adams

* Current Zoning SF-7 Land Use Plan Indicates _____

* Proposed Zoning GR

* Location 307 N Garsun

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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
1. Is the parcel(s) too shallow? (200 foot depth minimum)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Is the parcel(s) owned in small pieces by different owners?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Is there a potential for an excess of curb cuts?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
C. Is the proposed commercial use incompatible with existing adjacent land uses, or existing commercial uses in the area?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
D. Will the proposed activities disturb adjacent residential areas, or depreciate surrounding property with noise, pollution, traffic or other factors?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
E. Does the proposed rezoning or development disrupt the orderly development of adjacent neighborhoods?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
F. Is the buffering inadequate and/or is the parcel too small to allow for adequate open space, landscaping and buffering?	<input checked="" type="checkbox"/>	<input type="checkbox"/>

- | | | | |
|----|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------|-------------------------------------|
| G. | Is the parcel too small for the proposed use with inadequate parking and/or truck loading areas? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| H. | Does the proposed development force commercial traffic through residential neighborhoods or onto residential sized streets? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| I. | Does the proposed development mix traffic generated from retail activity with wholesale trucking operations? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| J. | Is the overall transportation system adequate to handle the additional traffic? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| K. | Are the public facilities and services inadequate to support such development i.e., sewer, water, drainage, electricity, fire protection? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| | 1. If public facilities are not adequate, is the parcel outside an active growth area and not adjacent to existing facilities and services? | <input type="checkbox"/> | <input type="checkbox"/> |
| L. | Are there any pollution or environmental hazards and other objectionable hazards affecting the proposed use? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| M. | Does the proposed rezoning significantly alter the desired percentage of land uses? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| N. | Is the proposed zoning change in conflict with the Master Plan? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 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.) | <input type="checkbox"/> | <input type="checkbox"/> |

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? OK, SF-10

1. What is the predominant zoning in the area? OK

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:

The site is not currently suited for BR uses because of current building

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

ACTION RECORD

Case No: P&Z 88-12-2

Location: 307 N Gannin

Application Reviewed..... ✓

File Created ✓

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

Issued Receipt for Application..... _____

Review form prepared/^{initial}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....._____

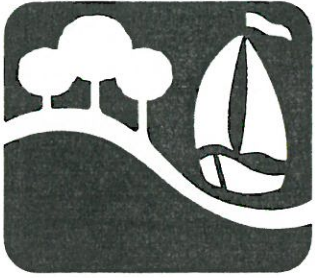
Included map in update file....._____

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)....._____



CITY OF ROCKWALL
"THE NEW HORIZON"

26 February, 1988

Mr. David Adams
307 North Fannin
Rockwall, Texas 75087

Dear Mr. Adams:

The Planning and Zoning Commission will hold a public hearing on March 10, 1988, at 7:30 P.M. in City Hall, 205 West Rusk, to consider your request for a change in zoning from "SF-7" Single Family to "GR" General Retail on a lot located at 307 North Fannin.

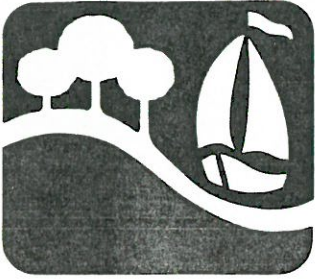
As the applicant it is important that you are represented at this hearing. Please call me if you have any questions.

Sincerely,

Mary Nichols

Mary Nichols
Administrative Aide

MN/mmp



CITY OF ROCKWALL
"THE NEW HORIZON"

14 March, 1988

Mr. David Adams
307 North Fannin
Rockwall, Texas 75087

Dear Mr. Adams:

The Planning and Zoning Commission held a public hearing on March 10, 1988, and recommended approval of your request for a change in zoning from "SF-7" Single Family to "GR" General Retail on a lot located at 307 North Fannin.

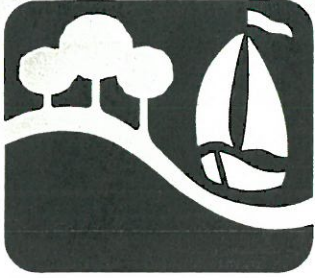
The City Council will hold a public hearing on April 4, 1988, at 7:00 P.M. in City Hall and consider approval of your request. As the applicant it is important that you are represented at this hearing. Please call me if you have any questions.

Sincerely,

Mary Nichols

Mary Nichols
Administrative Aide

MN/mmp



CITY OF ROCKWALL
"THE NEW HORIZON"

April 7, 1988

Mr. David Adams
Mrs. Vicki Adams
307 North Fannin
Rockwall, Texas 75087

Dear Mr. and Mrs. Adams:

On April 4, 1988, the Rockwall City Council held a public hearing and approved a change in zoning from "SF-7" Single Family to "GR" General Retail on a lot located at 307 North Fannin.

A change in zoning must be approved by ordinance and read at two separate meetings of the Council. The first reading will be April 18th and the second will be on May 2nd. The zone change will become effective when the ordinance is approved on second reading. It is not necessary that you be present at these meetings.

Sincerely,

Mary Nichols

Mary Nichols
Administrative Assistant

MN/mmp

AGENDA NOTES
PLANNING AND ZONING COMMISSION

AGENDA DATE March 10, 1988

AGENDA NO. III.E.

AGENDA ITEM P&Z 88-12-Z - Hold Public Hearing and Consider 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

ITEM GENERATED BY Applicants David and Vicki Adams

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

BACKGROUND INFORMATION

We have received a request from David and Vicki Adams to rezone their lot at the southwest corner of Fannin and Olive from "SF-7" to "GR". The property owners had this tract rezoned from "GR" to "SF-7" approximately two years ago. They now wish to rezone it to its original zoning of "GR". They cite problems with renting the property for residential purposes the reason for wanting to rezone it now. This tract is right on the dividing line between "GR" and "SF-7" as you can see on the enclosed location map. If the rezoning is approved they will need to conform to the General Retail development standards before they can occupy the building for retail purposes. The Land Use Plan indicates Commercial generally in this area.

Notices Sent: 19 Notices Received: 2 For - Against

ATTACHMENTS 1. Location map

**CITY OF ROCKWALL
Council Agenda**

AGENDA DATE: April 4, 1988

AGENDA NO. V. D.

AGENDA ITEM: P&Z 88-12-Z - Hold Public Hearing and Consider 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

ITEM GENERATED BY: David and Vicki Adams

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

BACKGROUND INFORMATION:

We have received a request from David and Vicki Adams to rezone their lot at the southwest corner of Fannin and Olive from "SF-7" to "GR". The property owners had this tract rezoned from "GR" to "SF-7" approximately two years ago. They now wish to rezone it to its original zoning of "GR". They cite problems with renting the property for residential purposes the reason for wanting to rezone it now. This tract is right on the dividing line between "GR" and "SF-7" as you can see on the enclosed location map. If the rezoning is approved they will need to conform to the General Retail development standards before they can occupy the building for retail purposes. The Land Use Plan indicates commercial generally in this area.

The Planning and Zoning Commission has recommended approval of the change.

Notices Sent: 19 Notices Received: 2 For 0 Against

ATTACHMENTS: 1. Location map

AGENDA ITEM: Adams Rezoning

ITEM NO: V. D.

Adams

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 _____ of David and Vicki Adams

for a change in zoning from "SF-7" Single Family to "GR" General
Retail

on the following described property:

a lot located at 307 North Fannin further described as Lot 1,
Block D, Original Town

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 88-12-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 88-12-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 _____

ADAMS REQUEST
FOR ZONE CHANGE "GR"
FROM "SF-7"

SF-10

PD-5

SITE LOCATION

PD 23

MF-15

SF-7

CBD

SF-7

GR

S-6

GR

MF-15

SF-7

SF-7

2F

PD-12

S-10

PD-21

HC

SF-10

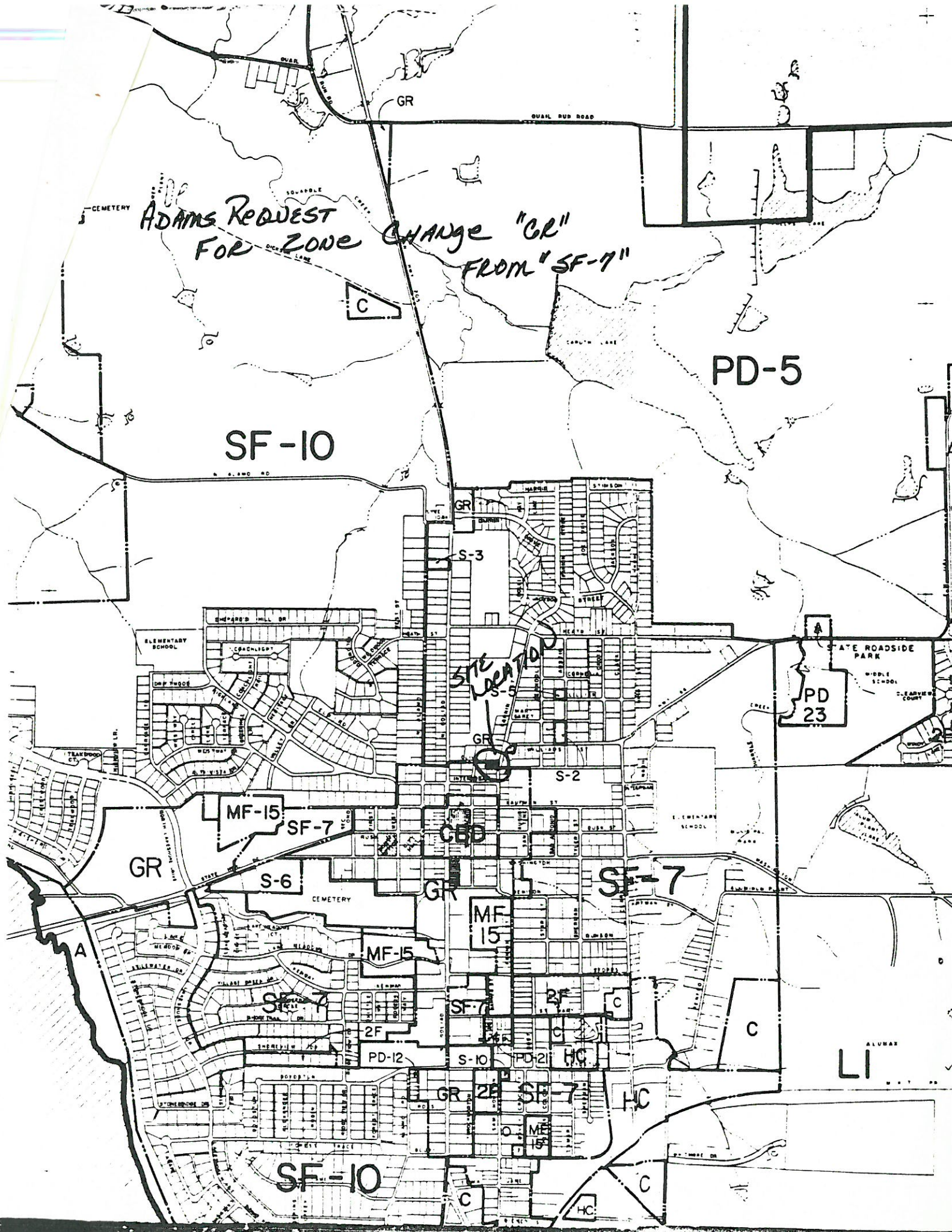
GR

2F

SF-7

HC

LI



307 North Fannin

Lot 1, Block D, Old Town

2D	OT	B.F. Crawford 304 N San Jacinto	Ronald Perkins 9231 Moss Haven Dallas 75231	2,3,4,5,6 1C
3,6D	OT	Cary & Cheryl Williamson 302 N San Jacinto	J.E. Stillwell 206 N Fannin	Enfitter A3
4D	OT	Lenie Webb 305 Fannin	J.R. Falls 204 Fannin	3B
5D	OT	Virgil Fouse 709 S FM 550 Royce City 75089	Cary Clarke Inv. Inc 17300 Dallas Pkwy #3170 Dallas 75248	3C
1,4E	OT	First State Bank 201 Kaufman	Johnny Johnson 303 N Clark	3D
2,3E	OT	Miss Francis Pipes 202 San Jacinto	J.H. Vaughn Box 248	3E
1,4F	OT	Sherry Land Inv 6033 Sherry Lane Dallas 75225	City of Rockwall Lot 1-4	Bx

Lot 2-3, Bk 4

Ted Cain

111 E Kaufman

Lots 3-6, Bk 4

Joyce Patterson Sparks

C/o Sherman Sparks

224 Alta Vista

Baydston 122A

Caray, Lewis and B McCray

Rt 1 Box 313

Greenville TX 75041

122DD

Mellie Lucille Reeder

201 Oline St

123 B

B. A. Klutts

406 Coolad

123-C

Ernest D Evans

Box 200

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 of David and Vicki Adams
for a change in zoning from "SF-7" Single Family to "GR" General
Retail

on the following described property:

a lot located at 307 North Fannin further described as Lot 1,
Block D, Original Town

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 88-12-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 88-12-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 Virgil Fouse
Address 7095 FMI 550
Rockwall City Tex 75087

BEFORE THE PLANNING AND ZONING COMMISSION
CITY OF ROCKWALL, TEXAS

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Texas 75087.

Case No. P&Z 88-12-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 property faces or is on a State Highway and at one time a rule was passed that property within*
2. *150 & 300 feet from a highway could be designated retail if the owner so desired.*
- 3.

Signature *Deborah Paul*
Address 302-304^{1/2} Fannin

BEFORE THE PLANNING AND ZONING COMMISSION
CITY OF ROCKWALL, TEXAS

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Mary Nichols
City of Rockwall, Texas

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Texas 75087.

Case No. P&Z 88-12-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 R. J. Gray

Address RT. 1 Box 313
Grillmill Tex,
75401

BEFORE THE PLANNING AND ZONING COMMISSION
CITY OF ROCKWALL, TEXAS

(07/87)

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Mary Nichols
City of Rockwall, Texas

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Case No. P&Z 88-12-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 property faces or is on a State Highway and at one time a rule was passed that property within*
2. *150 & 300 feet from a highway could be designated retail if the owner so desired.*
- 3.

Signature Deborah Pauls
Address 302-304 N Fannin

BEFORE THE PLANNING AND ZONING COMMISSION
CITY OF ROCKWALL, TEXAS

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Mary Nichols
City of Rockwall, Texas

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Texas 75087.

Case No. P&Z 88-12-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 R. J. Gray
Address RT 1 Box 313
Grumville Tex,
75401

BEFORE THE PLANNING AND ZONING COMMISSION
CITY OF ROCKWALL, TEXAS

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Mary Nichols
City of Rockwall, Texas

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Texas 75087.

Case No. P&Z 88-12-Z

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

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

1. *IT WAS my opinion this block was zoned G.R.*
2. *Will help Rejuvenate the downtown commercial district*
3. *Will remove hopefully the dog population & breeding grounds.*

Signature Jay Williams
Address 302 N. SAN JACINTO

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 David and Vicki Adams
for a change in zoning from "SF-7" Single Family to "GR" General Retail

on the following described property:

a lot located at 307 North Fannin further described as Lot 1, Block D, Original Town

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 88-12-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 88-12-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. I listed the reasons last time.
2. All properties with-in 300 feet of A STATE
3. OR NATIONAL Highway should HAVE the PRIVILEGE
of Retail Zoning.

Signature D. Sherman Jones

Address 229 ALTA VISTA, Rockwall

owning property at 302-304 North Fannin

PLANNING AND ZONING ACTION SHEET

Applicant David Adams Case No. 88-12-2

Property Description Lot 1, Blk D Old Town

Case Subject Matter zoning from SF-7 to CR

CASE ACTION

	<u>Approved</u>	<u>Disapproved</u>	<u>Tabled</u>
Date to P&Z <u>3/10</u>	_____	_____	_____
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

PUBLIC NOTICE

The Rockwall Planning and Zoning Commission will hold a public hearing on March 10, 1988, at 7:30 P.M. in City Hall, 205 West Rusk to consider the following:

1. A request from Billie Ladd for a Conditional Use Permit for a bowling center that would include retail, restaurant/private club, child care and arcade uses to be located within Rockwall Business Park East on Plaza Drive north of Rockwall Parkway.
2. A request from Whittle Development for a Conditional Use Permit for a bowling center that would include retail, restaurant/private club, miniature golf, child care and arcade uses to be located on FM-3097 southeast of FM-740.
3. A request from Wayne Rogers for a change in zoning from "C" Commercial to "HC" Heavy Commercial on a .508 acre tract of land located at 1013 South Goliad.
4. A request from Chandlers Landing Development Corporation for a change in zoning from "A" Agricultural to "PD-8" Planned Development for use as a residential community center for Chandlers Landing on a 1.2 acre tract of land located on FM-740 south of Shadydale Lane and approval of a development plan.
5. A request from David Adams for a change in zoning from "SF-7" Single Family to "GR" General Retail on a tract of land located at 307 North Fannin.
6. 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 and to consider a Conditional Use Permit for a garden center within PD-9 to be located on FM-740 south of Summer Lea Drive.
7. A request from Whittle development for a Conditional Use Permit for a private club as an accessory to a proposed restaurant to be located on I-30 at Lake Ray Hubbard.