

CITY OF ROCKWALL
205 West Rusk
Rockwall, Texas

APPLICATION FOR ZONING CHANGE

Case No. 88-46-2/P Filing Fee \$101.00 Date 8/23/88

Applicant Housing Authority of the City of Rockwall Phone 722-5504

Mailing Address 100 Lake Meadows Drive/ Office
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.)¹

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

2-F - Duplex District Classification to
PD - Planned Development 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 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 *Dennis J. Daniel*

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.



CITY OF ROCKWALL

"THE NEW HORIZON"
Rockwall, Texas 75087-3628

No 9669

(214) 771-1111

Cash Receipt

Name General Fund Housing Authority Date 8-23-88

Mailing Address _____

Job Address _____ Permit No. _____

Check Cash Other

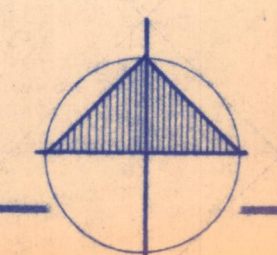
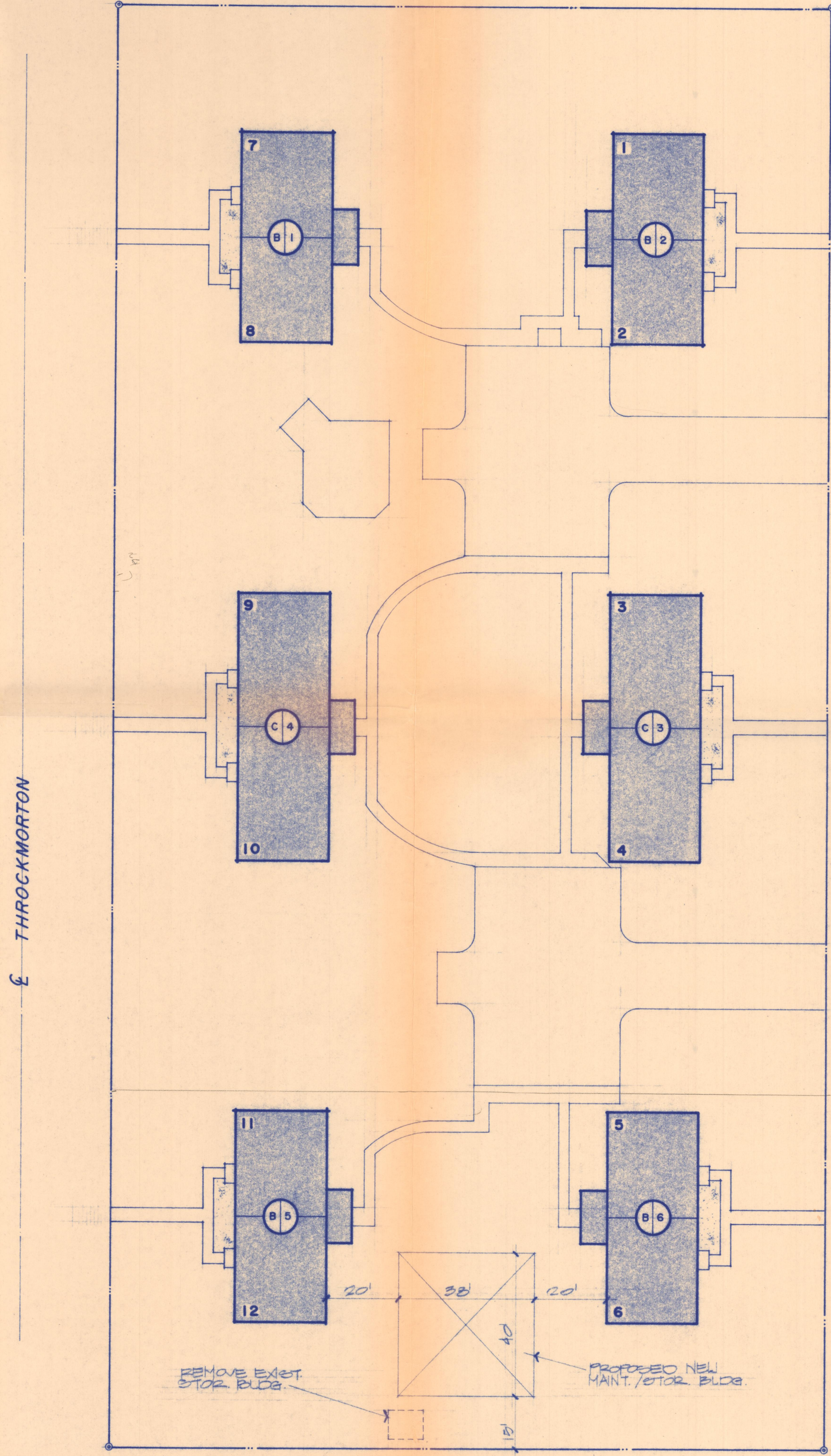
| DESCRIPTION | Acct. Code | Amount | DESCRIPTION | Acct. Code | Amount |
|------------------------------------|------------|--------|---------------------------|------------|--------|
| Building Permit | 01-3601 | | Water Tap | 02-3311 | |
| Fence Permit | 01-3602 | | 10% Fee | 02-3311 | |
| Electrical 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 | 101.00 | 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

BOYDSTON

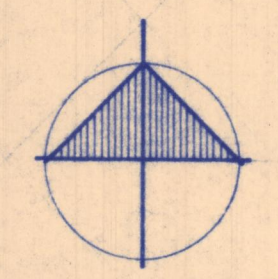
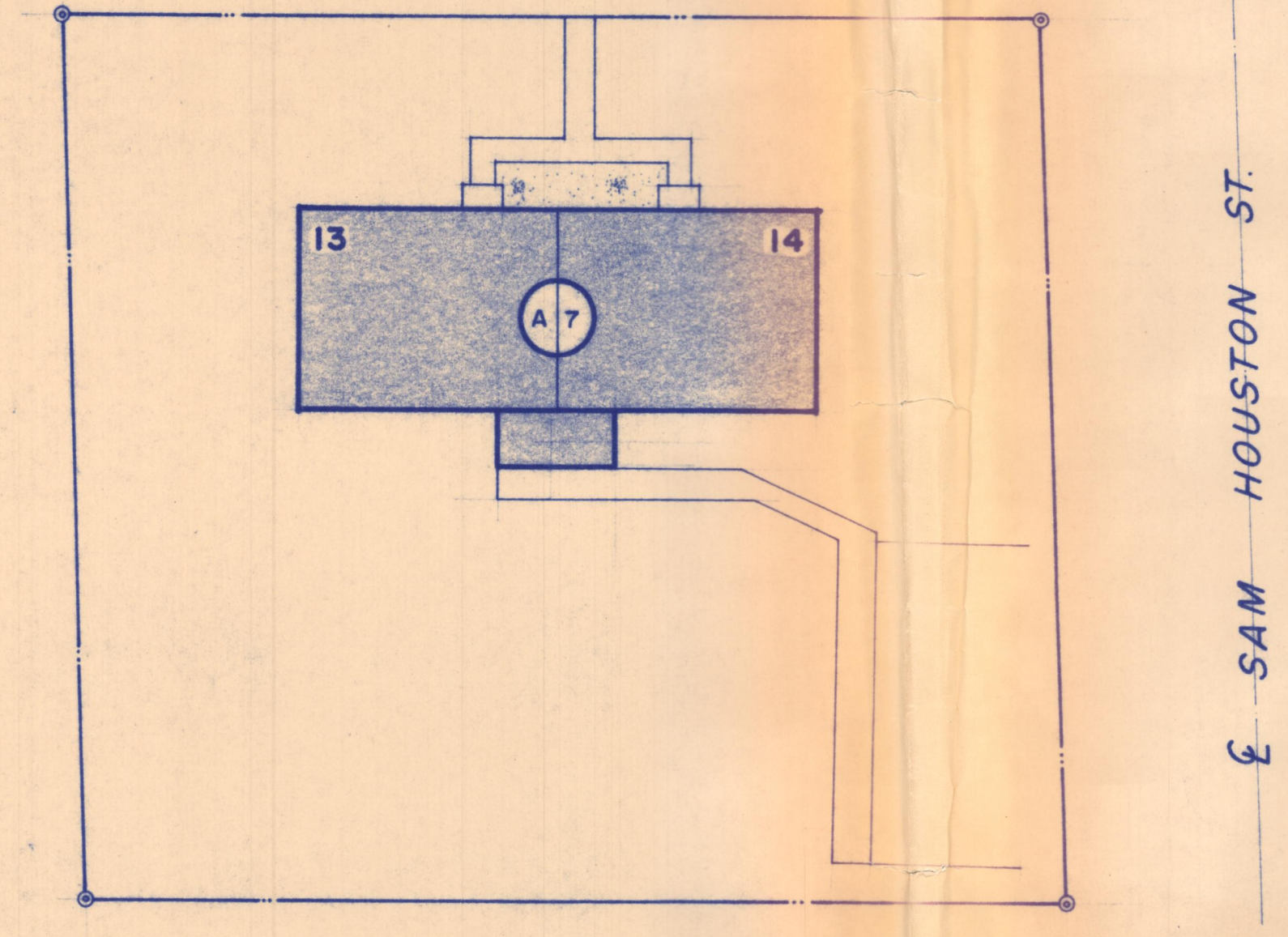


ROSS

1 SITE PLAN-A (PROJECT I)

EC: 11-20-01

EMMA JANE



2 SITE PLAN-B (PROJECT I)

EC: 11-20-01

| | | SCHEDULE OF BUILDINGS | | | | | | | | | |
|-------------|---------------|-----------------------|-----------------------|------------|----------|---|---|---|---|-------------------------|---|
| BLDG. MARK | NO. OF BLDGS. | BLDG. TYPE | NUMBER OF DWELL UNITS | ROOM COUNT | BEDROOMS | | | | | INTENDED D.U. OCCUPANCY | |
| | | | | | 0 | 1 | 2 | 3 | 4 | | 5 |
| PROJECT ONE | A | 1 | 2 | 2 | | | | • | | | |
| | B | 4 | 8 | 8 | | | • | | | | |
| | C | 2 | 4 | 4 | | | | • | | | |
| PROJECT TWO | D | 4 | 8 | 8 | | • | | | | | |
| | E | 1 | 2 | 2 | • | | | | | | |
| TOTALS | | 12 | 24 | 24 | | | | | | | |

CAMERON ALREAD ARCHITECT, INC.
MEMBER • AMERICAN INSTITUTE OF ARCHITECTS
FORT WORTH, TEXAS



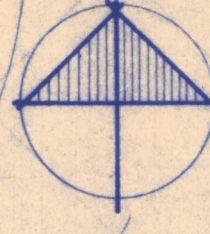
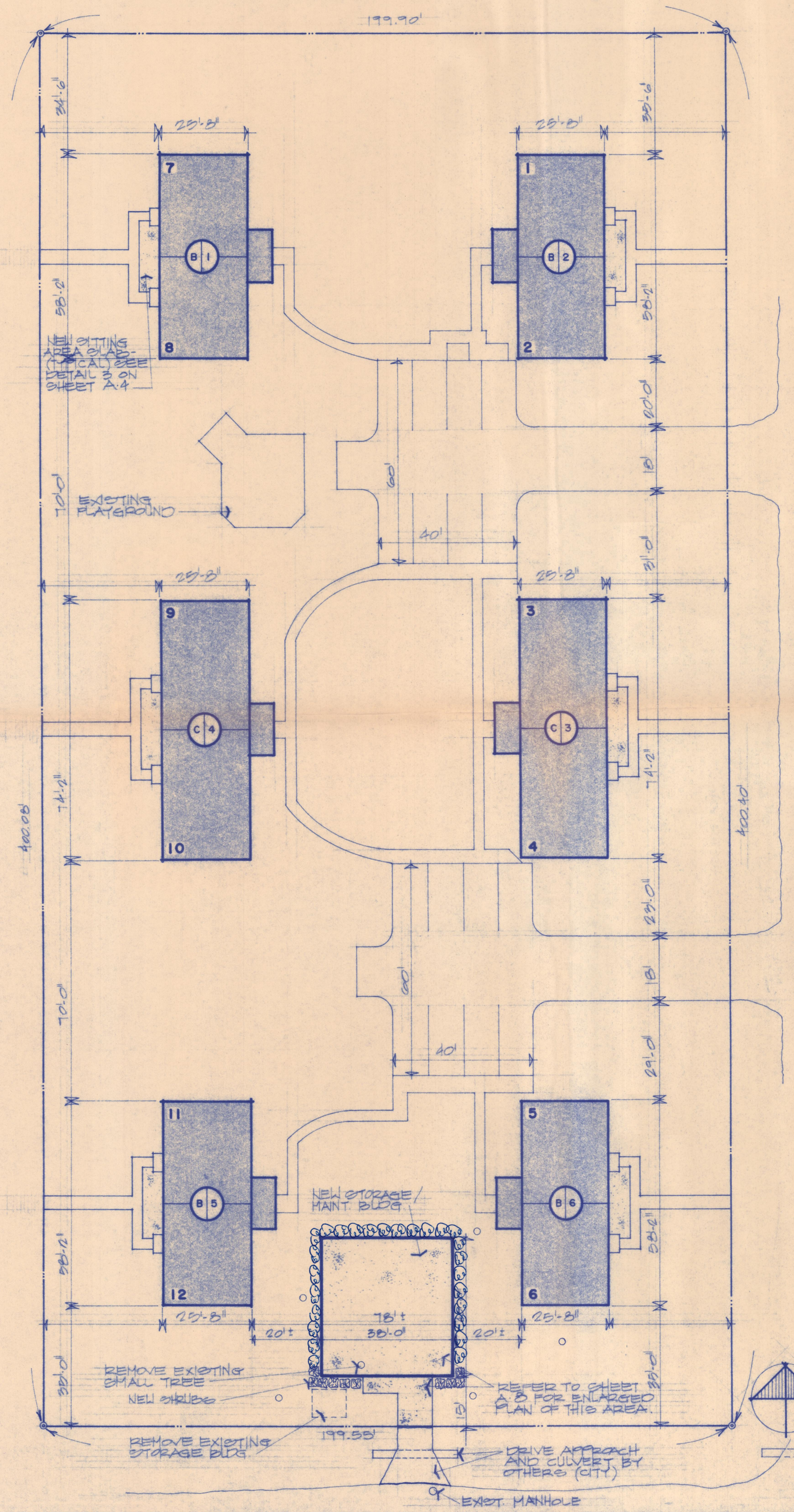
MODERNIZATION
PROJECT TX • 95 - 1 & 2
HOUSING AUTHORITY OF THE CITY OF
ROCKWALL, TEXAS

DATE

SHEET NO.

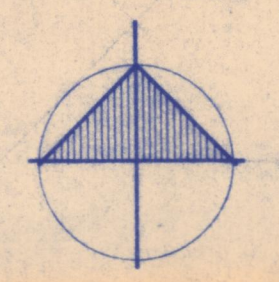
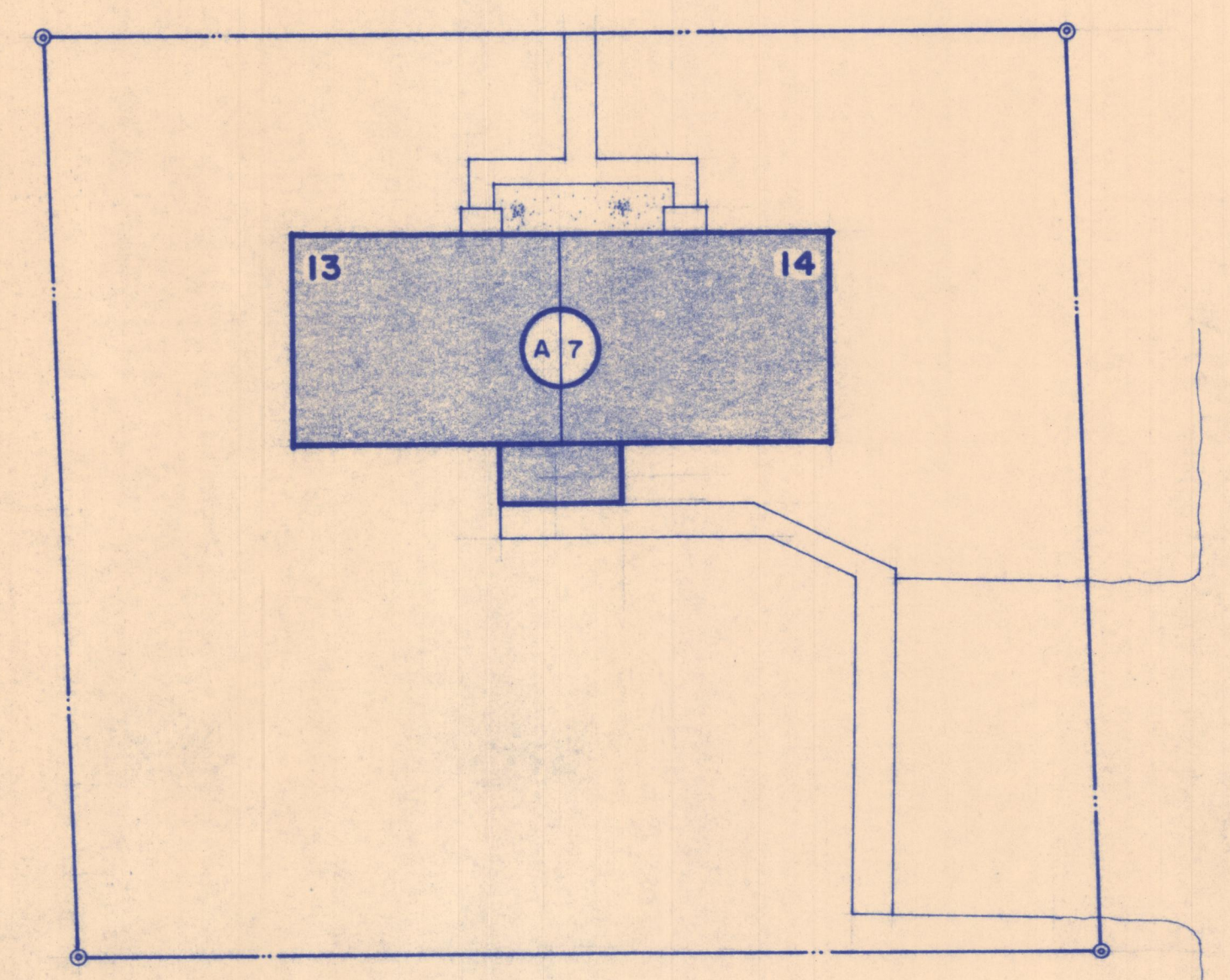
A-1
OF SHEETS

BOYDSTON



1 SITE PLAN-A (PROJECT 1)

EMMA JANE



2 SITE PLAN-B (PROJECT 1)

del copy

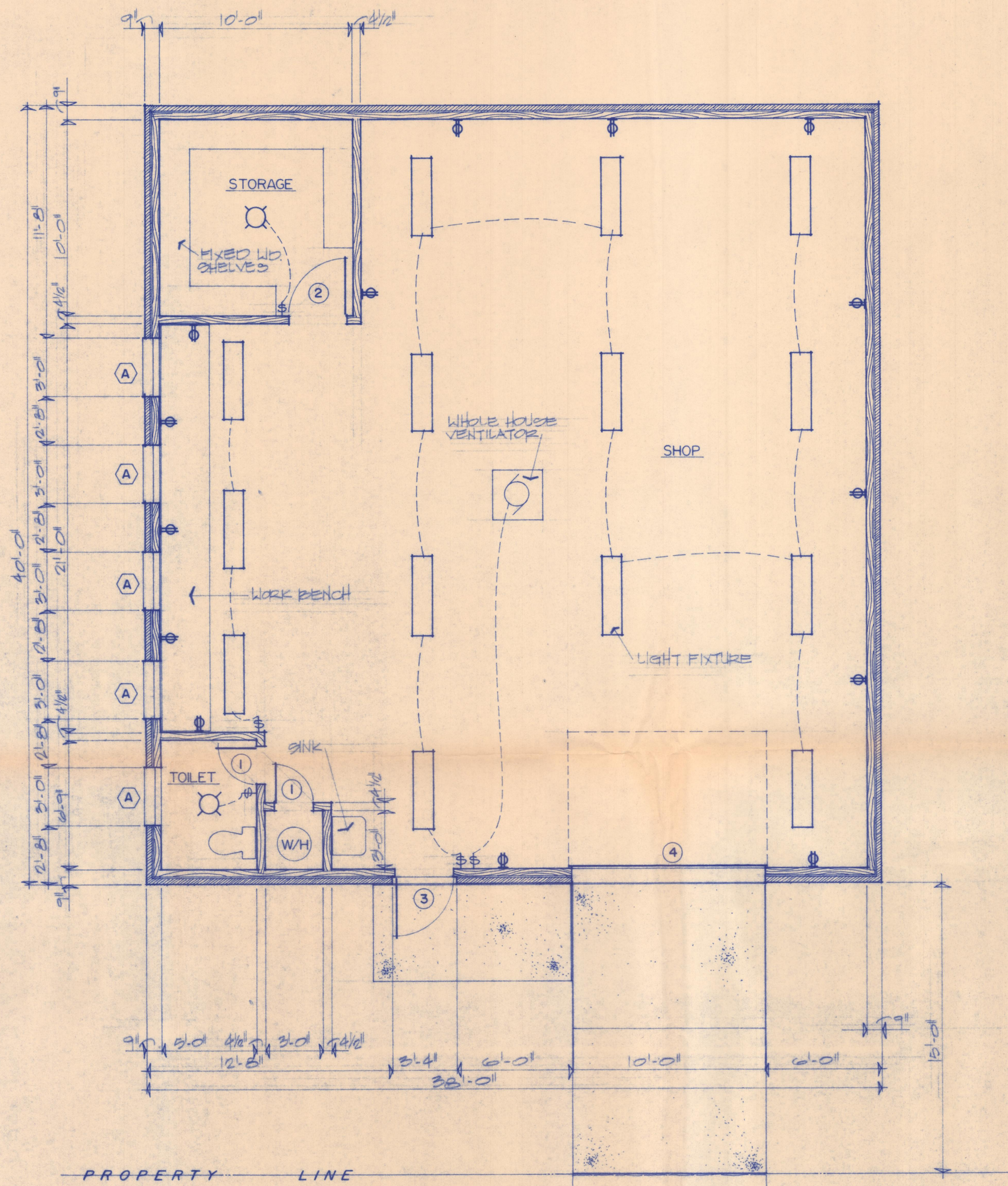
| | | SCHEDULE OF BUILDINGS | | | | | | | | | |
|-------------|---------------|-----------------------|-----------------------|------------|----------|---|---|---|---|-------------------------|---|
| BLDG. MARK | NO. OF BLDGS. | BLDG. TYPE | NUMBER OF DWELL UNITS | ROOM COUNT | BEDROOMS | | | | | INTENDED D.U. OCCUPANCY | |
| | | | | | 0 | 1 | 2 | 3 | 4 | | 5 |
| PROJECT ONE | A | 1 | DUPLEX | 2 | | | | | • | | |
| | B | 4 | DUPLEX | 8 | | | • | | | | |
| | C | 2 | DUPLEX | 4 | | | | • | | | |
| PROJECT TWO | D | 4 | DUPLEX | 8 | | • | | | | | |
| | E | 1 | DUPLEX | 2 | | • | | | | | |
| TOTALS | | 12 | | 24 | | | | | | | |

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MEMBER • AMERICAN INSTITUTE OF ARCHITECTS
FORT WORTH, TEXAS

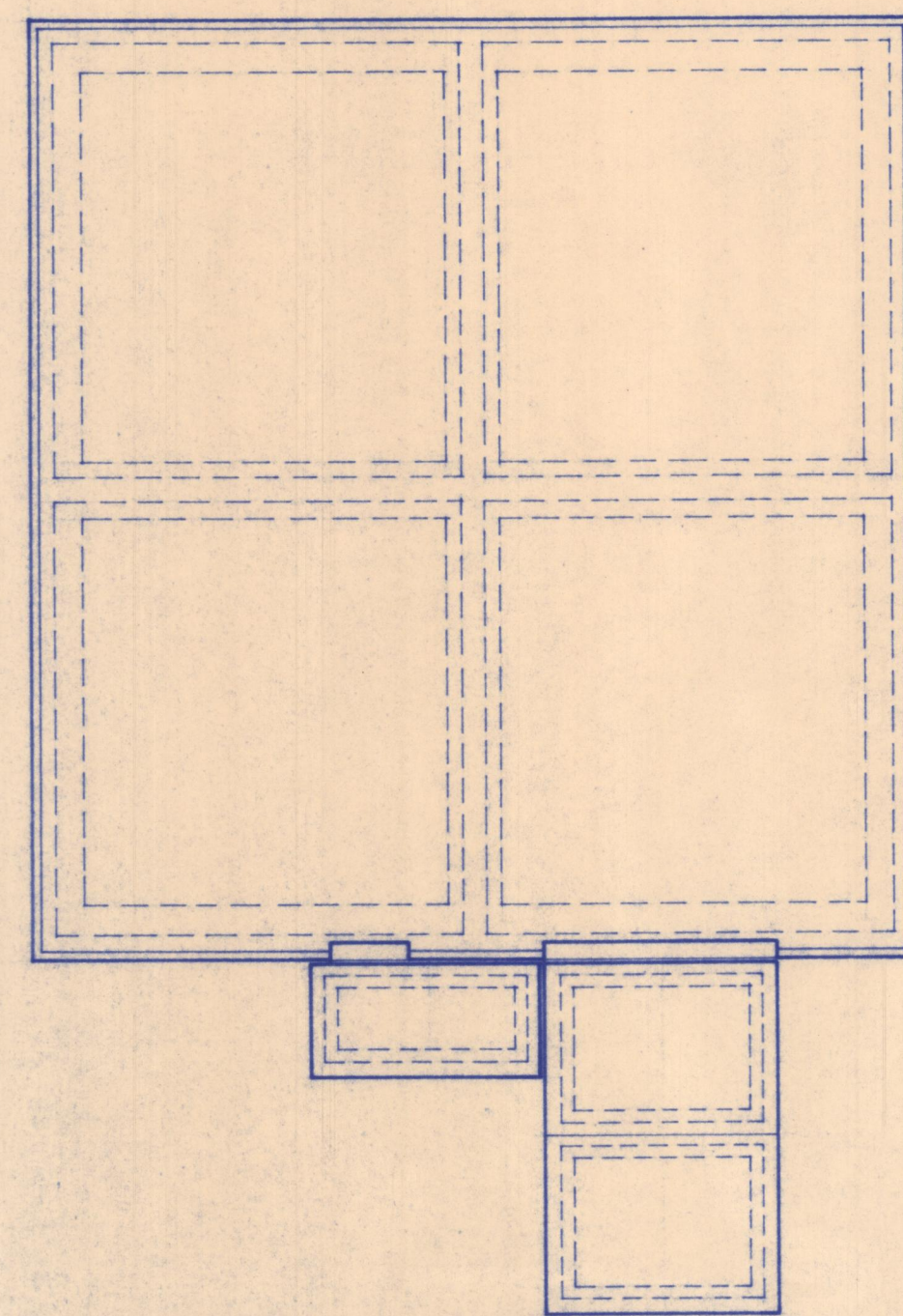


MODERNIZATION
PROJECT TX • 95 - 1 & 2
HOUSING AUTHORITY OF THE CITY OF
ROCKWALL, TEXAS

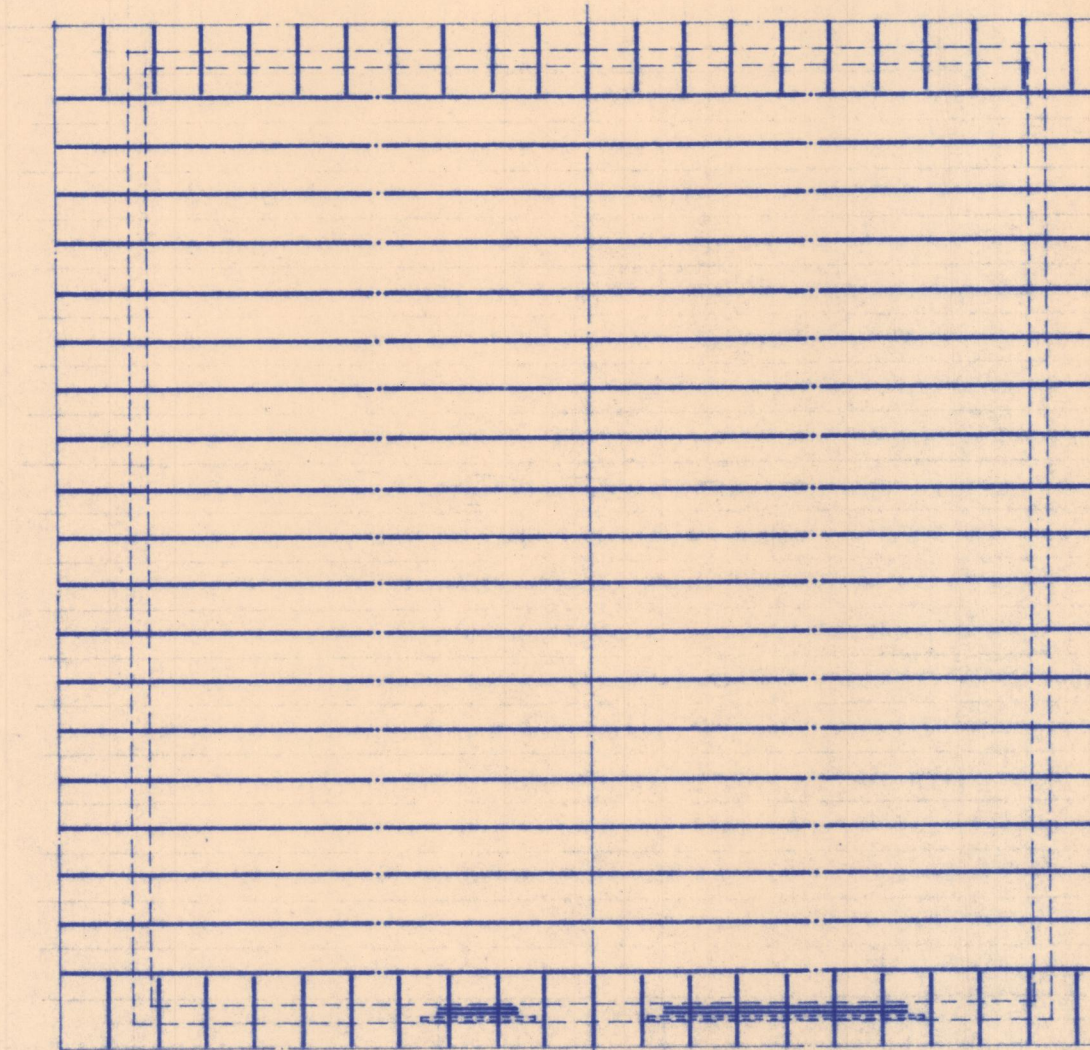
DATE _____
SHEET NO. **A-1**
OF SHEETS _____



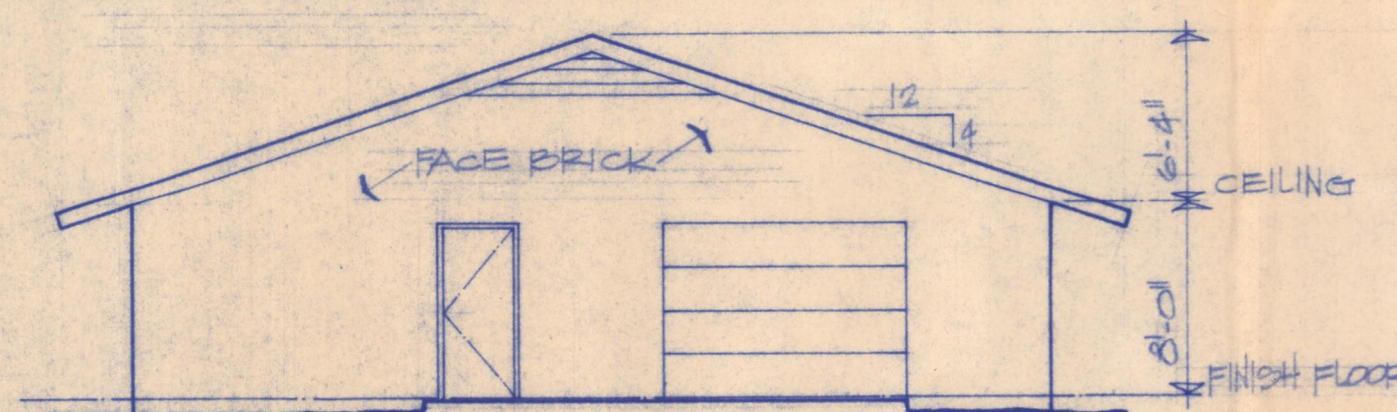
1 FLOOR PLAN / SITE PLAN



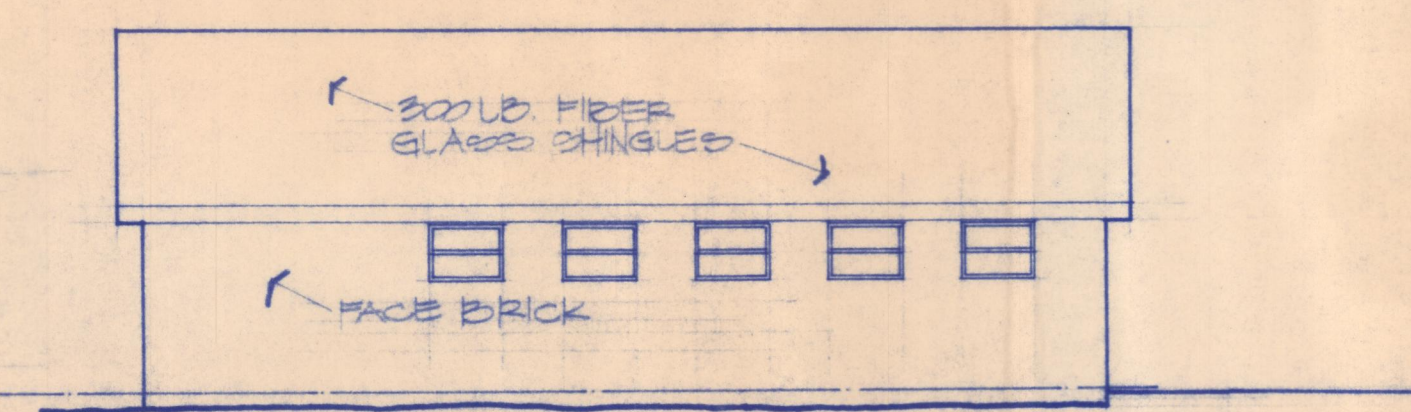
2 FOUNDATION PLAN



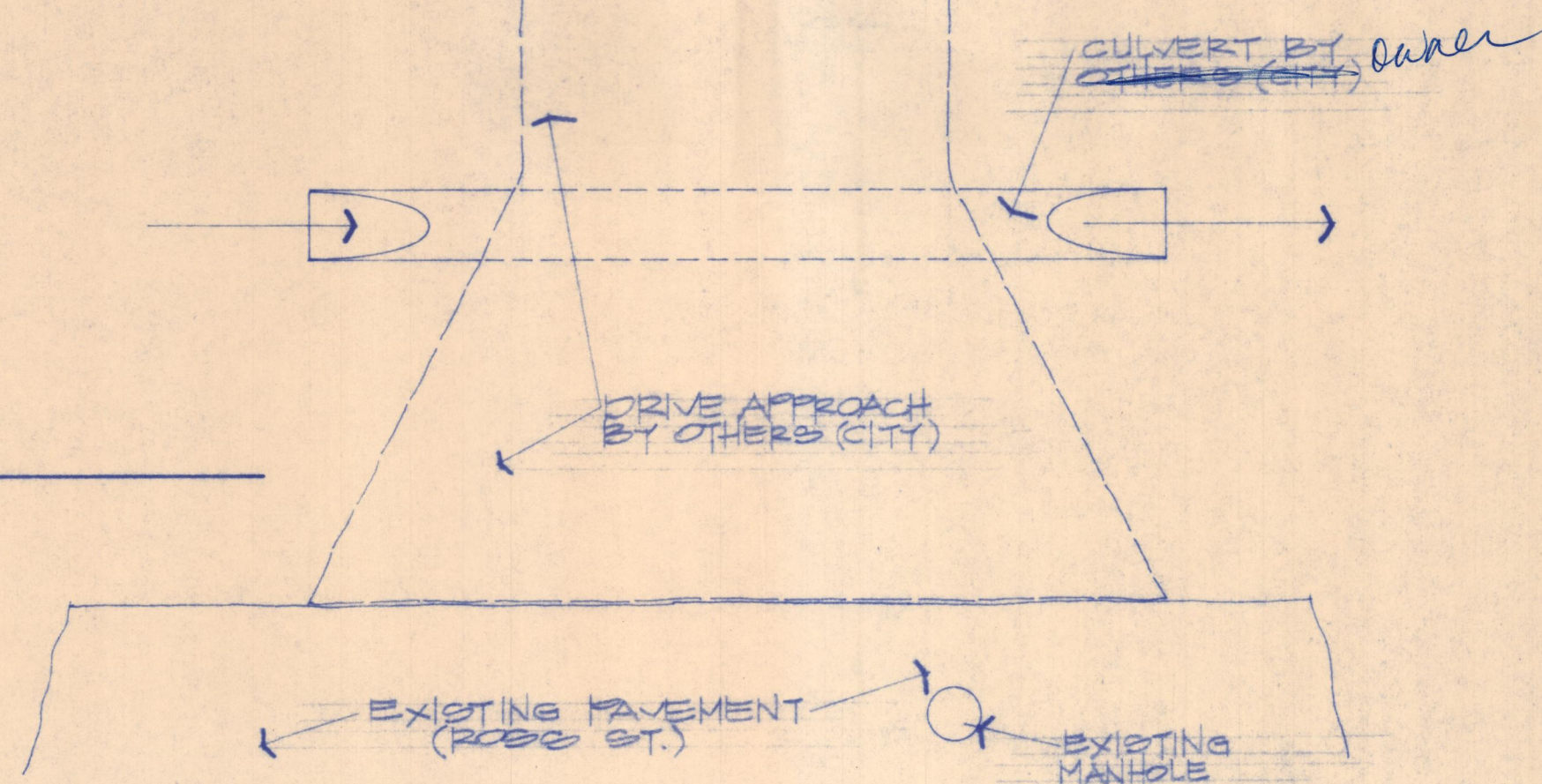
3 ROOF FRAMING PLAN



4 SOUTH ELEVATION



5 WEST ELEVATION



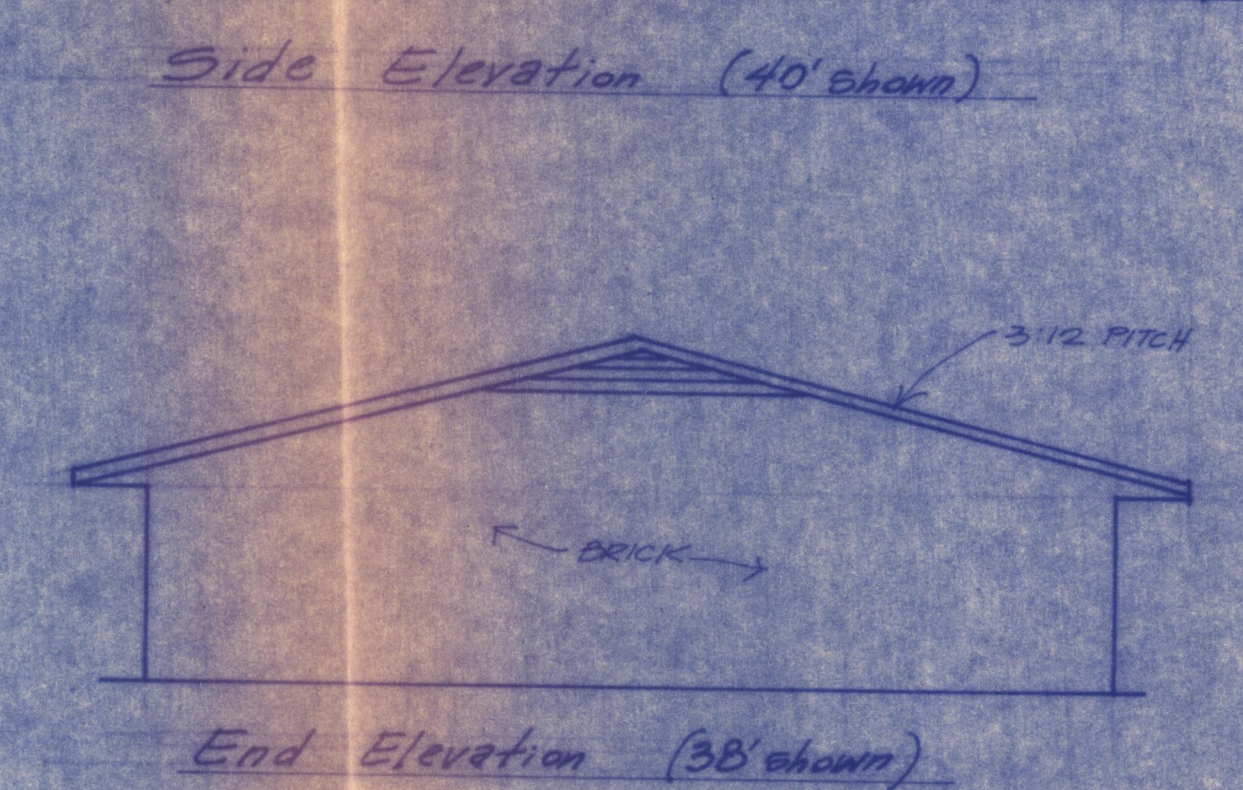
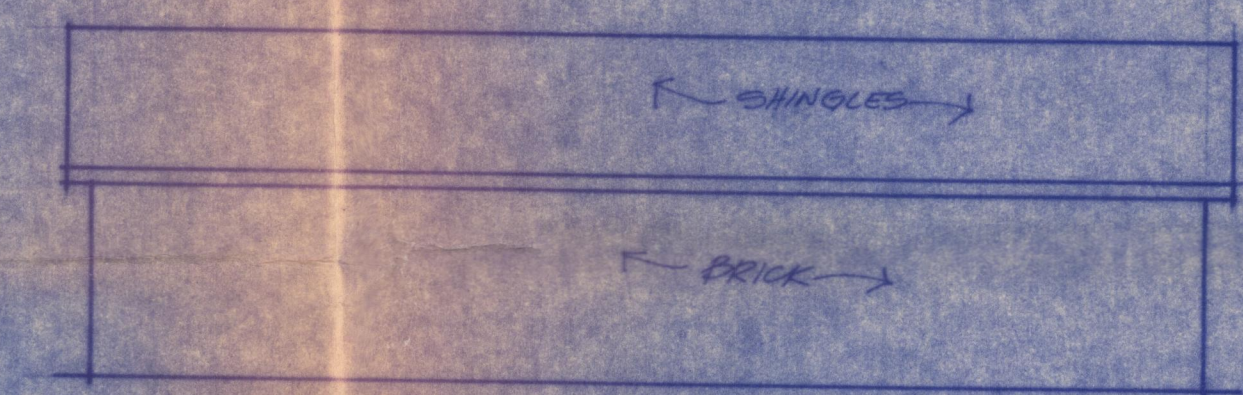
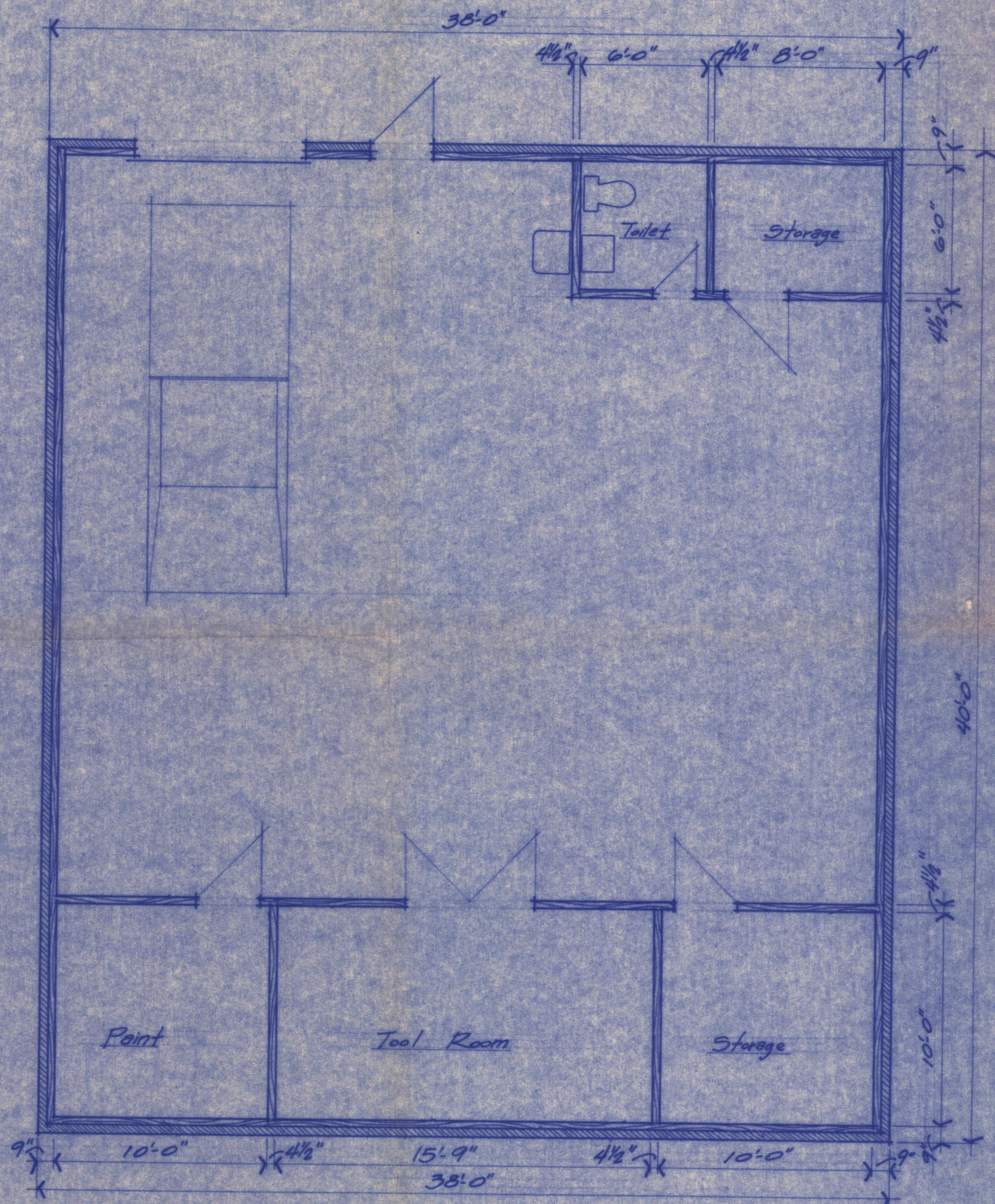
DATE

SHEET NO.

A.8

OF SHEETS

ROSS AVE.



NORTH
Storage Bldg. / Maint.
(1520 sq ft.)

Rockwall, Tx Housing Auth.
July 20, 1988

37-12
22-9
17-9

lawn mower

CAMERON ALREAD ARCHITECT, INC.
MEMBER • AMERICAN INSTITUTE OF ARCHITECTS
FORT WORTH, TEXAS



MODERNIZATION
PROJECT TX • 95 - 1 & 2
HOUSING AUTHORITY OF THE CITY OF
ROCKWALL, TEXAS

DATE

SHEET NO

A-8

OF SHEETS

OF TEXAS,
ROCKWALL

KNOW ALL MEN BY THESE PRESENTS:

we, E.F. Taylor and wife Mable Taylor of the County of Rockwall, State of Texas, for consideration of the sum of Twelve Hundred and no/100 (\$1,200.00) Dollars, to us in by the Housing Authority of the City of Rockwall, Texas, in cash the receipt of which acknowledged. Have Granted, Sold and Conveyed, and by these presents do Grant, Sell unto the said Housing Authority of City of Rockwall, Texas, of the County of Rockwall Texas, all that certain lot, tract, or parcel of land and being Lots No. 1, 2, 3, and 4, Sanger Brothers Addition, to the City of Rockwall, and being the same four lots to us by the S.S. Vernon heirs, said lots as shown on the recorded plat of said Addition in Vol. Q, page 100 of the Deed Records of Rockwall County, Texas, to which reference hereby made for all purposes.

WE AND TO HOLD the above described premises, together with all and singular, the appurtenances thereto in anywise belonging unto the said Housing Authority of City of Rockwall, Texas, its heirs and assigns forever; and we do hereby bind ourselves, our heirs, and administrators, to Warrant and Forever Defend all and singular the said premises unto the said Housing Authority of City of Rockwall, Texas, its heirs and assigns, against all and singular persons whomsoever lawfully claiming, or to claim the same, or any part thereof. Witness our hand at Rockwall, Texas, this 25 day of January, A.D. 1952.

R.S. affixed & cancelled.

E.F. Taylor
Mable Taylor

OF TEXAS
ROCKWALL

BEFORE ME, Lannie Stimson, a Notary Public, in and for Rockwall County, Texas, this day personally appeared E.F. Taylor and Mable Taylor, his wife, both known to me the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they each executed the same for the purposes and consideration therein expressed, and that Mable Taylor wife of the said E.F. Taylor having been examined by me privily and apart from her husband, and having the same fully explained to her, she, the said Mable Taylor, acknowledged such instrument to be her act and deed, and she declared that she had willingly executed the same for the purposes and consideration therein expressed, and that she did not wish to rescind it.

Under my hand and seal of office, this 25 day of January, A.D. 1952.

Lannie Stimson

Lannie Stimson, Notary Public
and for Rockwall County, Texas

recorded March 6, 1952 at 3:30 P.M.
March 7, 1952 at 1:15 P.M.

Rockwall, Texas.

and P. J. Lewis Survey, Rockwall County Texas.

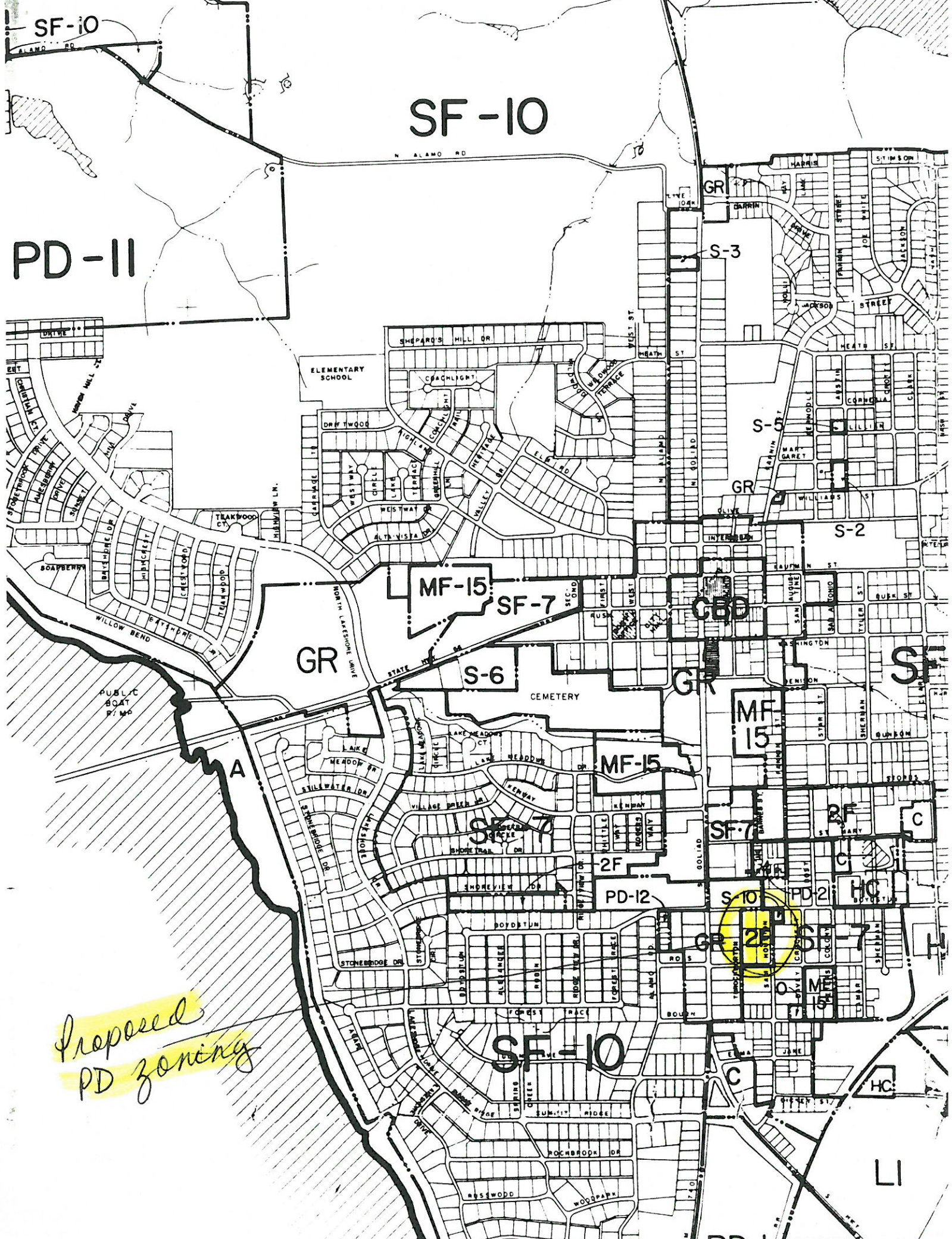
L. H. Hopkins, C. E. Dallas Tex. Aug 1899



SF-10

PD-II

SF-i0



*Proposed
PD zoning*

LI

CITY OF ROCKWALL

City Council Agenda

AGENDA DATE: October 3, 1988

AGENDA NO. V. C

AGENDA ITEM: Hold Public Hearing and Consider Approval of a Request from the Rockwall Housing Authority for a Change in Zoning from 2-F, Duplex to PD, Planned Development, Approval of Proposed Uses and Approval of a Development Plan

ITEM GENERATED BY: Applicant - Rockwall Housing Authority

ACTION NEEDED: Hold Public Hearing and take action, with any conditions included in the motion.

BACKGROUND INFORMATION:

We have received a request for a change in zoning from the Rockwall Housing Authority to rezone the existing housing project located within the block bounded by Boydston to the north, Throckmorton to the west, Sam Houston to the east, and Ross to the south from 2-F to Planned Development. This request was initiated because the Housing Authority wishes to construct a garage/storage building to serve their projects and they cannot request such approval with their current zoning. This block has six residential duplex units that already exist. They would like to build a storage building containing 1,520 sq. ft. located just north of Ross. Some time ago they had developed plans to build this building and began the process to obtain the federal approval and financing for the project. They have now received those approvals but we have changed our accessory building requirements and they can no longer build the building in duplex zoning. They have therefore made application for PD zoning in order to request permission to construct the building.

The proposed structure contains 1,520 sq. ft. and would be constructed of brick with a composition roof to match the existing units. The structure will not exceed 15 feet, will have no windows and would have a single car driveway off of Ross to provide access for the Authority's vehicle. It would be used to store the materials, equipment and supplies used for maintenance purposes by the Authority. The proposed building meets all required setbacks and materials requirements for accessory structures.

Planned Development is not an inappropriate zoning for this use because, although the individual units are constructed as Duplex units, they are under one ownership and management. The following conditions were recommended to the Commission:

1. The site plan as submitted or amended should be approved as the development plan. Any additional buildings would require additional site plan approval. The Commission approved the site plan with the condition that the landscaping and drive approach for the accessory building be shown.
2. The uses should be limited to residential duplex uses meeting the area requirements for 2-F and the proposed garage/storage building should be specifically approved as submitted or as amended.

The Planning and Zoning Commission recommended approval of the request with the following additional conditions:

3. That the internal ceiling height not exceed 9 feet and that the roof have a 4:12 pitch rather than a 3:12 pitch.
 4. That evergreen shrubs of a type included in the approved plant list in the approved landscape ordinance be planted along the sides of the accessory building.
5. That the conditions should be placed in the ordinance approving the change.

ATTACHMENTS:

1. Location map
2. Site plan/elevations
3. Responses

Notices sent: 25

Notices received: 2

AGENDA ITEM: Housing Authority - PD request

ITEM NO: V. C.

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 8th day of September, 1988
in the Rockwall City Hall, 205 West Rusk Street, Rockwall, Texas, at the
request of the Housing Authority of the City of Rockwall
for a change in zoning from 2F-Duplex to "PD" Planned Development for
duplex and accessory uses
on the following described property:

A one block tract of land surrounded by Boydston, Throckmorton, Ross,
and Sam Houston, further described as Block D, Sanger Addition.

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 88-46-Z

Mary A. 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 88-46-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 _____

Block D, Sargee Addition

| | | | |
|-------|--|--|--------|
| 1+2 C | Ollie Faye Baker 704 Daney Crockett | U.S. Housing Authority 802 N Celiad | D |
| 1c | M C Lanier Sr. 304 E Boydston | Richard M Ellis 116 E Rusk | 1E |
| 1c | D. Mark McIntyre 2928 Amherst Dallas 75225 | Patricia Smith 104 Boydston | 1E |
| 2c | Allison Strange 705 Sam Houston | Margelene Sheldon 40 E Melny 3021 Lakeside | 2E |
| 3c | Shirley B. Williams 706 Daney Crockett | Frank Miller 711 S Celiad | 4,2,3E |
| 3+4c | Nancy Williams 707 Sam Houston | Lurline Hicks P.O. Box 144 | 15 |
| 4c | Bennie C Mime 709 Sherman | Lafayette Whitley 9319 Whittenburg Cate Dallas, TX 75231 | 15 |
| 4c | Anderson Heard 710 Daney Crockett | A. L. Bennett 40 Oliver Linwell | 25 |
| 1+2 C | O. W. White 304 Rockbrook | 712 Peters Colony | |

25 Willis Hood
C/o Willie Strange
711 Sherman

K Alexander Vester
808 Sam Houston

K Solid Rock Masonic Lodge
C/o L. S. Buckingham
803 Lamar

K Al S Mailey
801 S Coliad

K Judy Clark
102B East Ross

2L J. R. Falls
204 Fannin

Rockwall Main Post Office

P.O. Box 667160

Dallas TX 75266-7160

C/o U.S. Postal Socs

Nancy D. Joe Frasier
Rt 4 Box 656
Rockwall 75087

BEFORE THE PLANNING AND ZONING COMMISSION
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Mary A. Nichols
City of Rockwall, Texas

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Texas 75087.

Case No. P&Z 88-46-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 Judy Clark
Address 102B - E. Ross
Rockwall, Tx

BEFORE THE PLANNING AND ZONING COMMISSION
CITY OF ROCKWALL, TEXAS

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City of Rockwall, Texas

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Texas 75087.

Case No. P&Z 88-46-Z

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

IF

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

BUT

- But
1. DENSITY IS NOT INCREASED
 2. OFF STREET PARKING IS PROVIDED
 3. ADEQUATE AND APPROPRIATE LANDSCAPING IS PROVIDED
 - * 4. I AM SOMEWHAT CONCERNED ABOUT NEW + ADDITIONAL HOUSING IN A CHANGING NEIGHBORHOOD THAT WILL BE MORE COMMERCIAL & DEFINITE INCREASED TRAFFIC FLOW. I'D LIKE A GOOD FAMILY AREA FOR THE FUTURE

Signature John R. Miller

Address 711 S. GOLIAD

214-771-1117

PLANNING AND ZONING ACTION SHEET

Applicant Rockwall Housing Auth Case No. 88-46-2

Property Description _____

Case Subject Matter ZF to PD for ZF and
accessory uses

CASE ACTION

Date to P&Z 9/8 ✓ _____ _____

Conditions _____

Date to City Council 10/13 ✓ _____ _____

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