

SECTION 2.11 (GR) GENERAL RETAIL DISTRICT.A. Purpose:

1. The General Retail District is established to provide limited retail and service uses for one or more neighborhoods. The uses specified in this district include most types of retail activity and are located on or at the intersections of major thoroughfares. Strip commercial, large shopping centers, wholesaling operations, lumber yards, contractor yards, and warehousing with high volumes of truck traffic and low volumes of retail type traffic are not included in this district.
2. This district will not be a major retail district, and will try to avoid intensive commercial uses and large volumes of retail traffic. The noise, traffic, litter, late night hours, and other influences that could be harmful to residential areas require adequate buffering from residential areas, and the traffic from such uses should not pass through residential areas, except on arterials or major collectors. There will be restrictions on access to prevent traffic congestion or an adverse effect on major thoroughfares.
3. Areas should not be zoned to this usage unless they are located on or close to arterials or major collectors capable of carrying the additional traffic they will generate, and in areas where there is increased water, fire protection, wastewater and drainage capacity. It is not intended that this district should be utilized along Interstate 30.
4. This zone is a light retail zone, and it is intended that limited commercial uses fall in this district. Since the zone will be located close to residential areas, the area requirements are stringent and require as high a standard of development as the O and NS districts.

B. Permitted Uses:

1. Agricultural use of unplatted land in accordance with all other adopted ordinances.
2. Any retail businesses, personal services, professional service, or business service conducted within a completely enclosed building, except the following: lumberyards or contractor yards, farm equipment or other heavy equipment sales or service, farm products warehousing and storage or stockyards, general warehousing or storage.
3. Banks, including drive through facilities.
4. Planned shopping centers of less than 10 acres and neighborhood convenience centers.

## 5. Office buildings.

6. Restaurants, including accessory outdoor seating, without drive-in or drive through facilities.
7. Paved parking lots, not including commercial parking lots.
8. Retail outlets where gasoline products are sold as an accessory use limited to 2 dispensers which can service no more than 4 vehicles at one time.
9. Other uses similar to the above.
10. Telephone, telegraph, television, radio or similar media stations, centers, studios, but not including public microwave, radio, and television towers.
11. Institutional uses.
12. Municipally owned or controlled facilities, utilities, and uses.
13. Automotive repair, as an accessory to a retail use, provided all work is conducted wholly within a completely enclosed building.
14. An accessory use customarily related to a principal use authorized in this district.
15. Temporary indoor and outdoor fund raising events sponsored by nonprofit organizations with permit and approval of the Building Official.
16. Temporary sale of Christmas trees with permit and approval of the Building Official.
17. Temporary on-site construction offices limited to the period of construction upon approval of the Building Official.
18. Temporary concrete batching plant limited to the period of construction, upon approval of location and operation by the Building Official.

C. Conditional Uses: (Require Use Permits, See Article IV).

1. A mobile home on an unsubdivided tract of five acres or more or used as a construction office.
2. Funeral Homes.
3. Car wash.

4. Theaters and auditoriums.
5. Facilities for railroads or those utilities holding a franchise under the City of Rockwall not allowed as permitted uses.
6. Semi-public uses.
7. Amusement parks, circus or carnival grounds, commercial amusement or recreation developments, indoor amusements, arcades in accordance with all other applicable ordinances, and located more than 300 feet from any residentially zoned land.
8. Drive-through window as an accessory to a restaurant.
9. Private club as an accessory to a general restaurant.
10. New buildings with over 5,000 square feet of floor area, or additions of over 40% of existing floor area or over 5,000 square feet with combustible structural construction materials.
11. Buildings with less than 90% masonry exterior walls.
12. Any structure over 36 feet in height.

D. Required Conditions

1. All business establishments other than those selling a service shall be retail service establishments dealing directly with customers. All goods produced on the premise shall be sold at retail prices on premises where produced.
2. All business operations including storage shall be conducted within a completely enclosed building, unless specifically authorized for the use as listed (except for off street parking or loading, and incidental display of retail items for sale) excluding retail outlets where gasoline products are sold.
3. Any owner, builder, or developer of a tract or parcel of land fronting on a roadway designated by the City Council as a principal roadway including Interstate 30, FM 740, Highway 205, Highway 276, and Highway 66, shall submit, prior to issuance of a building permit, to the Planning and Zoning Commission and the City Council for review and approval, a site and building plan for the proposed development. The contents of this site and building plan shall comply with the requirements as specified in Article III. Upon approval of the plan, development shall comply with the approved site plan.

E. Prohibited Uses:

1. Any building erected or land used for other than one or more of the preceding specified uses.
2. Any use of property that does not meet the required minimum lot size; front, side and rear yard dimension; and/or lot width; or exceeds the maximum height, building coverage or density per gross acre as required.
3. The storage, sale, lease or rental of more than one (1) boat, or more than five (5) hauling trailers is prohibited.

F. Area Requirements:

1. Minimum site size - 6,000 square feet adjacent to I-30 - 1 acre
2. Minimum site frontage on a public street - 60 feet adjacent to I-30 - 200 feet
3. Minimum site depth - 100 feet adjacent to I-30 - 200 feet
4. Minimum depth of front setback - 20 feet from the future R.O.W. as shown on the adopted thoroughfare plan, or as actually exists, whichever is greater.
5. Minimum width of side setback -
  - a) Without fire retardant wall - 15 feet
  - b) With a fire retardant wall - 0 feet
  - c) Abutting residentially zoned property - 20 feet plus 1/2 the building height over 36 feet.
  - d) Abutting I-30 or an arterial - 20 feet from the future R.O.W. as shown on the adopted thoroughfare plan, or as actually exists, whichever is greater.
  - e) Abutting all other streets - 15 feet
  - f) In no case shall more than a 50 foot setback be required.
6. Minimum depth of rear setback -
  - a) Abutting non-residentially zoned property, with fire retardant wall and alley separating - 0 feet
  - b) Without fire retardant wall or alley - 20 feet

- c) Abutting residentially zoned property - 20 feet plus 1/2 the building height over 36 feet.
- d) In no case shall more than a 50 foot setback be required.
7. Minimum distance between detached buildings on the same lot or parcel of land -
- a) Without fire retardant wall - 15 feet
- b) With fire retardant wall - 0 feet
8. Minimum requirement for construction materials -
- a) Structures -
- (1) All structural materials for new buildings greater than 5,000 square feet in floor area, or additions of more than 40% of the existing floor area or exceeding 5,000 square feet, shall consist of 100% non-combustible materials.
- (2) All structural materials for new buildings 5,000 square feet or less in floor area, and any additions to existing buildings 40% or less than the existing floor area and 5,000 square feet or less may consist of combustible materials rated a minimum of one-hour fire resistive on all walls, floors, and ceilings.
- b) Exterior walls - Each exterior wall shall consist of 90% masonry materials as defined herein.
9. Maximum building coverage as a percentage of lot area - 40%
10. Maximum amount of impervious coverage as a percentage of lot area - 90%
11. Minimum amount of landscaped areas as a percentage of lot area - 10% with 20% of the total requirement located in front and alongside buildings along street frontages. Any parking lot with more than 2 rows of spaces shall have a minimum of 2% of the interior of the parking lot in landscaping. Such landscaping shall be counted toward the 20% total landscaping requirement. All required landscaped areas shall be permanently maintained and shall have an irrigation system installed meeting all applicable City codes and approved by the Building Official.
12. Maximum floor area ratio - 2:1
13. Maximum height of structures - 60 feet. Any structure which exceeds 36 feet shall require a conditional use permit.
14. Minimum number of paved off-street parking spaces required - See Off-street Parking Article V
15. Maximum number of entrances and/or exits -
- a) Arterial streets - 1 per each 200 feet of street frontage per site, or as approved by the City Council.
- b) Collector streets - 1 per each 100 feet of street frontage per site, or as approved by the City Council.
- c) Local streets - 1 per each 50 feet of street frontage per site, or as approved by the City Council.
16. Lots with non-residential uses that have a side or rear contiguous to or separated only by an alley, easement or street, from any residential district must be separated from such district by a buffer as defined, or as approved by the City Council.
17. The building code may impose more restrictive area requirements, depending on the size, use and construction of the structures. See Article VIII, for further clarification, exceptions and modifications.

SECTION 2.13 (CBD) CENTRAL BUSINESS DISTRICTA. Purpose:

1. The Central Business District is established to accommodate the existing development in the central area of the city, and to protect the character of the CBD. It recognizes the unique characteristics of the downtown and its space limitations.
2. The use of this district should be limited to those areas that are currently developed as the downtown. Areas that do not have additional on-street parking, or have sufficient room for off-street parking, or that do not have any trouble meeting the requirements of the General Retail District, or that are on the fringe of the CBD should be zoned General Retail District, and meet the additional area requirements.
3. Existing uses that are part of the Central Business District require less area and off-street parking requirements since the properties in this district have a very high floor area ratio, and very little additional land for landscaping, off-street parking, and setbacks.

B. Permitted Uses:

1. Generally recognized retail businesses which supply commodities on the premises, such as groceries, meats, dairy products, baked goods, clothing and notions, or hardware and similar uses.
2. Personal services establishments which perform services on the premises such as: repair shops (watches, radios, TV, shoes, etc.), tailor shops, beauty parlors or barber shops, photographic studios and similar uses but not including automotive repair services.
3. Office buildings for professional occupations including: executive, administrative, legal, accounting, writing, clerical, stenographic, drafting, and real estate, and related accessory uses.
4. Personal services including the following: outpatient medical clinics, offices of physicians, dentists, osteopaths and similar or allied professions.
5. Dry cleaning establishments or pickup stations dealing directly with consumers. Central dry cleaning plants servicing more than one retail outlet are not permitted.
6. Restaurants.
7. Theatres and auditoriums.

8. Hotels and motels
9. Paved parking lots, including commercial parking lots.
10. Small job printing and newspaper printing shops.
11. Institutional uses.
12. Municipally owned or controlled facilities, utilities and uses.
13. Other uses similar to the above.
14. Accessory warehousing of goods and materials that are used in the operation of or are for retail sale on the site of any use permitted in this district.
15. An accessory use customarily related to a principal use authorized in this district.
16. Temporary indoor and outdoor fund raising events sponsored by nonprofit organizations with permit and approval of the Building Official.
17. Temporary on site construction offices limited to the period of construction and approved by the Building Official.
18. Temporary concrete batching plant limited to the period of construction, upon approval of location and operation by the Building Official.

C. Conditional Uses: (Require Use Permits, See Article IV)

1. Residential uses incorporated into the structure as an accessory use to the main uses in this district.
2. Facilities for railroads or those utilities holding a franchise under the City of Rockwall not allowed as permitted uses.
3. Semi-public uses.
4. Drive through window as an accessory to a permitted use.
5. New buildings with over 5,000 square feet, or additions of over 40% of existing floor area or over 5,000 square feet with combustible structural construction materials.
6. Buildings with exterior walls with less than 90% brick and glass.
7. Any structure which exceeds 60 feet in height.

D. Required Conditions:

1. All business establishments other than those selling a service shall be retail service establishments dealing directly with customers. All goods produced on the premises shall be sold at retail prices on premises where produced.
2. All businesses servicing or processing shall be conducted with a completely enclosed building unless specifically authorized for the use as listed (except for off-street parking or loading and incidental display of retail items for sale).
3. Any owner, builder, or developer of a tract or parcel of land fronting on or adjacent to a roadway designated by the City Council as a principal roadway including Interstate 30, FM 740, Highway 205, and Highway 66, shall submit, prior to issuance of a building permit, to the Planning and Zoning Commission and the City Council for review and approval, a site and building plan for the proposed development. The contents of this site and building plan shall comply with the requirements as specified in Article III. Upon approval, such development shall comply with approved site plan.

E. Prohibited Uses:

1. Any building erected or land used for other than one or more of the preceding specified uses.
2. Any use of property that does not meet the required minimum lot size; front, side and rear yard dimensions, and/or lot width; or exceeds the maximum height, building coverage, or density per gross acre as required.
3. The storage, sale, lease, or rental of boats, mobile homes, or trailers is prohibited.

F. Area Requirements:

1. Minimum site size - N/A
2. Minimum site frontage on a public street - N/A
3. Minimum site depth - N/A
4. Minimum depth of front setback - 0 feet
5. Minimum width of side setback -
  - a) With fire retardant wall - 0 feet
  - b) Without a fire retardant wall - 15 feet

- c) Abutting residentially zoned property - 20 feet plus 1/2 the building height over 36 feet.
- d) Abutting a street - 15 feet
- e) In no case shall more than a 50 foot setback be required.

6. Minimum depth of rear setback -

- a) Abutting non-residentially zoned property, with fire retardant wall and alley separating - 0 feet
- b) Without a fire retardant wall or alley - 20 feet
- c) Abutting residentially zoned property - 20 feet plus 1/2 the building height over 36 feet.
- d) In no case shall more than a 50 foot setback be required.

7. Minimum distance between detached buildings on the same lot or parcel of land -

- a) Without fire retardant wall - 15 feet
- b) With Fire Retardant Wall - 0 feet

8. Minimum requirement for construction materials -a) Structures -

- (1) All structural materials for new buildings greater than 5,000 square feet in floor area, or additions of more than 40% of the existing floor area or exceeding 5,000 square feet, shall consist of 100% non-combustible materials.
- (2) All structural materials for new buildings 5,000 square feet or less in floor area, and any additions to existing buildings 40% or less than the existing floor area and 5,000 square feet or less may consist of combustible materials rated a minimum of one-hour fire resistive on all walls, floors, and ceilings.

b) Exterior walls - Each exterior wall shall consist of 90% brick and glass.

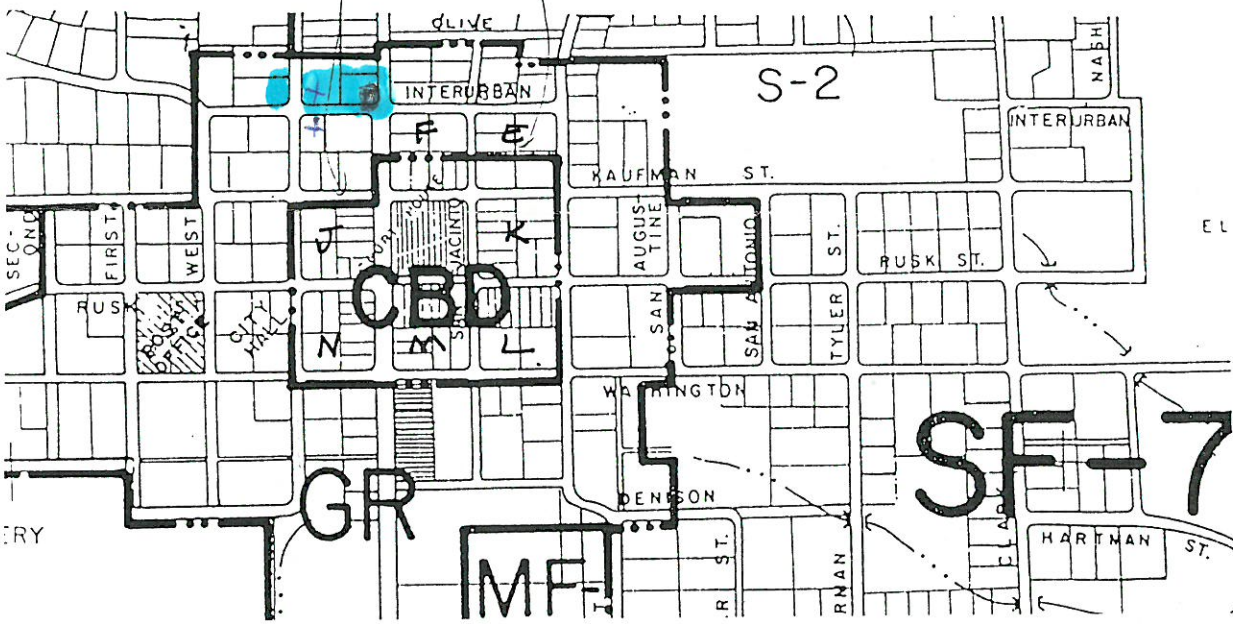
9. Maximum coverage as a percentage of lot area - 100%
10. Maximum amount of impervious coverage as a percentage of lot area - 100%

11. Minimum amount of landscaped areas as a percentage of lot area - N/A
12. Maximum floor area ratio - 10:1
13. Maximum height of structures - 240 feet. Any structure exceeding 60 feet in height shall require a conditional use permit.
14. Minimum number of paved off-street parking spaces required\* - See Off-street Parking, Section V

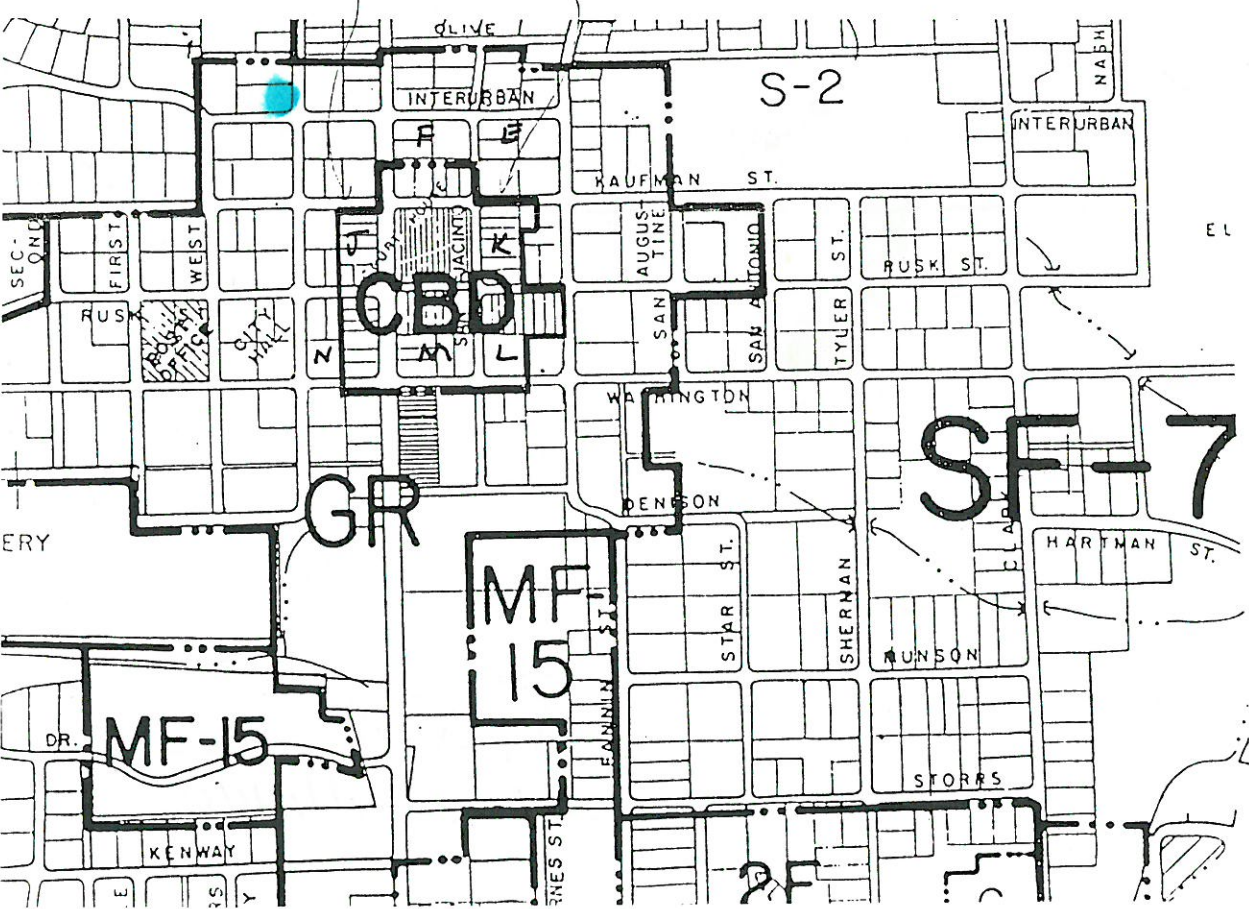
\* Uses in this district requiring less than 20 parking spaces are exempt from the off-street parking requirements.

15. Maximum number of entrances and/or exits -
  - a) Arterial streets - 1 per each 200 feet of street frontage per site, or as approved by the City Council.
  - b) Collector streets - 1 per each 100 feet of street frontage per site, or as approved by the City Council.
  - c) Local streets - 1 per each 50 feet of street frontage per site, or as approved by the City Council.
16. Lots with nonresidential uses that have a side or rear contiguous to or separated only by an alley, easement or street, from any residential district must be separated from such district by a buffer as defined, or as approved by the City Council.
17. The building code may impose more restrictive area requirements, depending on the size, use and construction of the structures. See Article VIII, for further clarification, exceptions and modifications.

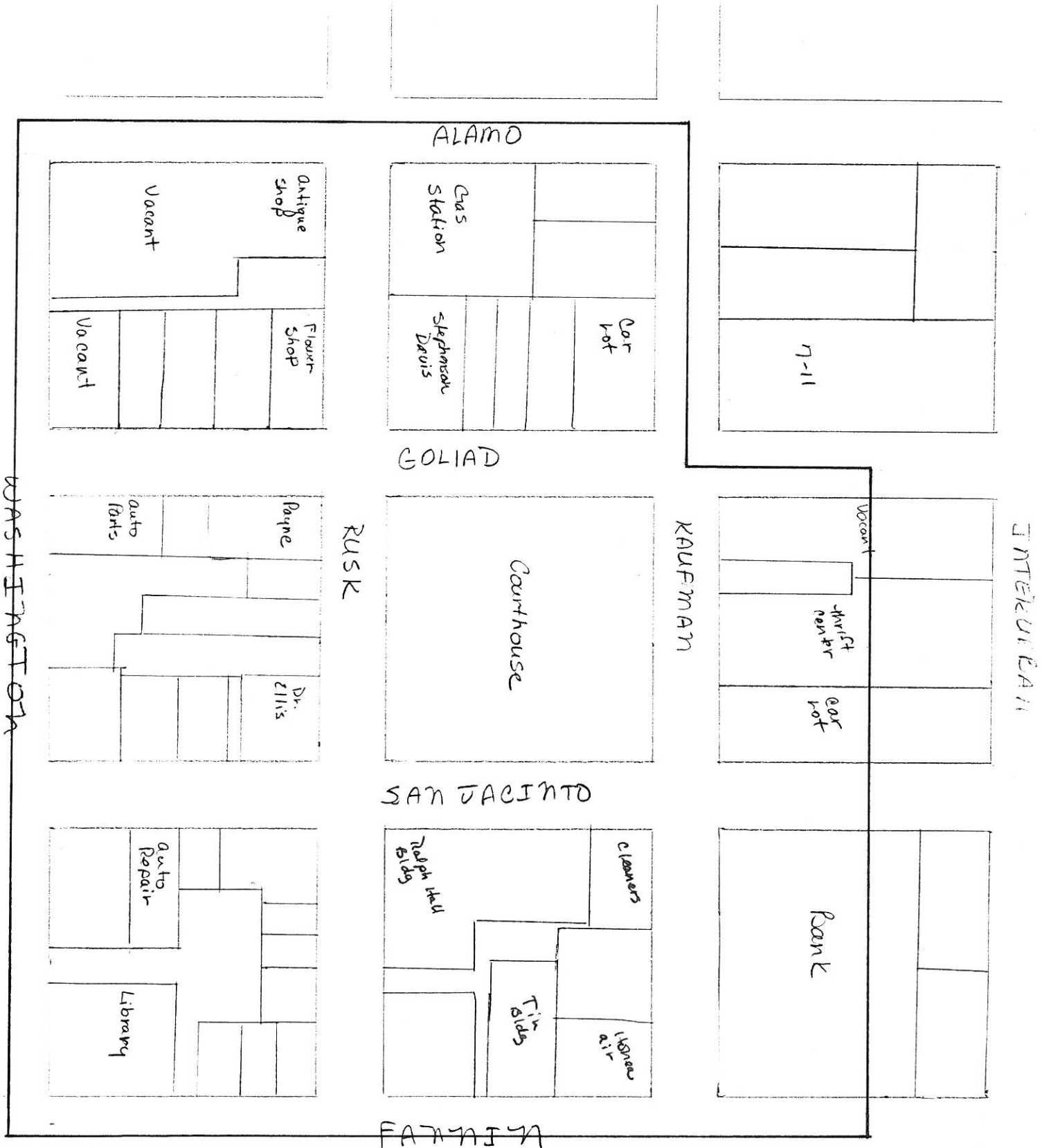
CURRENT CBD BOUNDARIES



PROPOSED CBD BOUNDARIES

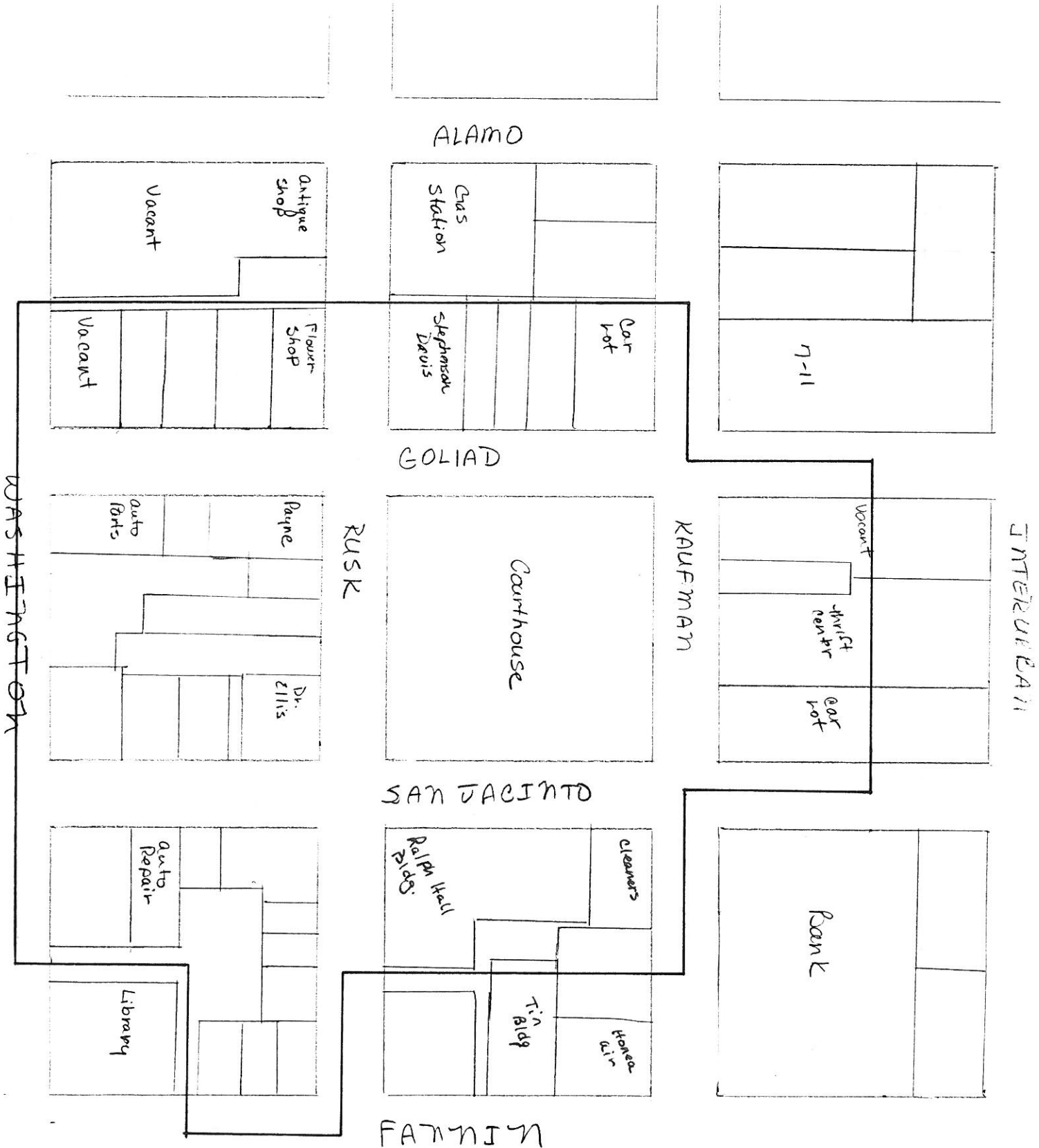


# Current Zoning Boundary of CBD





# Alternative II Proposed Zoning Boundary of CBD



# Alternative III Proposed zoning Boundary of CBD



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24  
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Central Business District (July 16, 1990)

Block E

Community Bank  
P.O. Box 729

Miss Frances Piper  
202 San Jacinto

Sherry Land Inv. Inc.  
6033 Sherry Lane  
Dallas Tx 75223

Block F

American National Bank of Terrell  
P.O. Box 40  
Terrell, Tx 75160

Ted Cain  
111 E Kaufman

W I Lotland  
105 E Kaufman

Block J

Pannell Auto Sales  
111 N Celiad

Billy W Peoples  
P.O. Box 35

Randall Paul Sparks  
1350 Champions Dr.

John C Weddle  
105 N Celiad

William Paul Davis Sr  
101 N Celiad

C Kent Smith  
K's Adv Broadcasting  
109 N Celiad

David Pittle  
1945 Wind Hill

Block K

Ted Cain  
111 E Kaufman

C W Falls  
Rt 4 Box 57-W

V L Jacobs  
301 Highland

Chang Chai & Vincent Chen  
110 N San Jacinto

Worrell Enterprises  
P.O. Box 9033  
Charlottesville, Va 22901

Block K Continued

Leon A Smith  
108 S San Jacinto

Rogee McCallum  
102 E Rusk

Ralph McCall  
104 N San Jacinto

Sherry Lane Investment Inc  
6033 Sherry Lane  
Dallas 75225

Block L

Robert J & Jean I Sprights  
602 Williams

V L Jacobs  
301 Highland

Cerald Hauser  
P.O. Box 748

Dr. C. T. Peek  
10134 ~~Creekside~~ Creekmere  
Dallas 75218

Rockwall Lions Club  
% Odis A Lowe Jr  
P.O. Box 156

In Kyung Hwan  
512 Sunstone Dr  
Irving 75060

H L Williams  
411 Valley Dr

J E Harris  
P.O. Box 686

County of Rockwall  
Rockwall County Courthouse

Ray Roberson  
1222 Dandelion  
Garland 75043

Block M

Richard Mellis Jr  
104 S San Jacinto

Peter Curanovic  
112 E Rusk

Chas W Falls  
Rt 4 Box 57-W

Pat Dallinger & Janice Hill  
114 E Rusk

Rogee McCallum  
102 E Rusk

Leon A Smith  
108 S San Jacinto

American Legion  
C/o H Dudley  
406 Kenway

Lakeside National Bank  
P.O. Box 9

O L Steger Sr  
% Emily Sue Whitehead  
304 Highland

Block M Continued

Rockwall Auto Parts Inc  
115 S Coliad

David R Jacobs  
106 S San Jacinto

Block N Continued

Bobby C Hale  
317 Elm Dr

BA Klutts  
108 S Coliad

William Paul Davis Sr  
101 N Coliad

Masonic Lodge  
C/o J E Harris  
Box 686

Metro Broadcasters Inc  
105 W Moore Street  
Terrell TX 75160

Rockwall Rotary Club  
P.O. Box 446

*[Faint handwritten text]*

## ISSUES RAISED REGARDING REVISIONS TO THE CBD BOUNDARIES

### A. Parking

One of the primary concerns that generated this discussion is the provision of adequate offstreet parking. Within the CBD there is no requirement for offstreet parking on uses with a 20 space requirement or less. With the increasing traffic problem and the already existing lack of adequate parking it was discussed that reducing the boundaries of the CBD could result in the provision of additional offstreet parking in the future when the areas removed from the CBD were developed.

A potential negative aspect of this change, as was discussed during the public hearing, is that by adding the requirement of providing offstreet parking development may be deterred. It has been suggested that the City should provide the parking for the CBD as an incentive to encourage development.

### B. Landscaping

The CBD is currently exempt from the provisions of the landscape ordinance. If areas are removed from the CBD new development would be required to provide on site landscaping. This would provide additional open space which has been identified as a desirable quality of development.

The opposing view is that by requiring a property owner to devote available land to landscaping rather than building or parking when most parcels in and around the CBD are small and generally separately owned that development will again be discouraged. It was suggested that landscaping could be confined to the city parkway and still enhance development.

### C. Setbacks

The current CBD ordinance does not require front setbacks which can result in buildings that are located very close to the street. It was suggested that additional buildings constructed this close to the front property line would result in development that is more intensive than desirable on properties adjacent to the square.

The opposing view is that if properties lose the ability to utilize as much of the site as possible, with most of the existing sites being very small, that development could be deterred.

### D. Potential for development on sites that are within the CBD

A concern has been suggested that by reducing the size of the current CBD and establishing additional development criteria that the marginal properties in the fringe of

the CBD would be less likely to develop.

E. Utilizing the center of the blocks as the dividing line or the inclusion of entire blocks within the CBD

A position was made at the public hearing that the city generally divides zoning districts in the center of the block rather than by the street. This is done to mitigate the effects of non compatible uses facing each other across the street.

The opposing view presented at the hearing recommended that while that is the approach normally followed in other areas that in the CBD the whole blocks should be intact within the CBD to maintain a cohesive development within the block.

F. Coordinating the consideration of the revisions to the boundaries with the development of the Historic Overlay District

It was suggested at the hearing that the city should delay any decision on revising the boundary of the CBD until the Historic Overlay District is completed and presented.

It was also pointed out at the meeting that the overlay district will not necessarily follow the boundaries of another zoning district.

G. Need for a master plan for the CBD which would include the historic overlay district

It was also suggested at the hearing that there might be a need to complete a comprehensive development plan for the CBD in addition to the historic Overlay District. The elements of this plan were not discussed in detail.

MEMORANDUM

June 27, 1990

TO: Bill Eisen, City Manager  
FROM: Michael Phemister, Director of Finance  
RE: Ordinance Authorizing the Issuance of \$2,000,000 in Certificates of Obligation

In order to proceed with our self-insurance program, it is necessary to provide funding. As has been discussed, at length, \$2,000,000 is required to fund the program for a ten year period. The City Council has previously approved a Resolution of Intent to issue this debt and the necessary publications have been completed. The ordinance authorizing the issuance of this debt has been placed on the City Council Agenda for the first reading on July 2, 1990. The second reading and actual sale will be placed on the July 14, 1990 agenda.

The self-insurance program will begin effective October 1, 1990.





# CITY OF ROCKWALL

## "THE NEW HORIZON"

July 24, 1990

Dear Property Owner:

The Rockwall City Council, on the recommendation of the Rockwall Planning and Zoning Commission, has initiated public hearings to consider changing the current boundary of the Central Business District (CBD) by changing the zoning on certain parcels within the CBD to General Retail District (GR). The hearing will be held on Thursday, August 9, 1990 at 7:30 P.M. in the City Hall, 205 West Rusk, Rockwall, Texas. The purpose of this hearing is to determine if there are parcels currently zoned CBD that would more appropriately be zoned General Retail. Reasons for considering such changes include the adoption of a landscaping ordinance that now provides for landscaping requirements within the City and planned road improvements to SH-205 and SH-66. The Commission has recommended that the boundaries be changed to reduce the area that is included in the Central Business District. Your property, which is currently located in the CBD may be affected by the proposed changes. As a result of the hearing the Commission could recommend that your property be rezoned from CBD to General Retail. Attached you will find a copy of the current boundaries of the CBD and the recommendation of the Commission to the City Council. These recommended changes could be altered by the Commission as a result of the public hearing.

The basic differences between the Central Business District and the General Retail District are in the area of land uses and area requirements for development within the districts. The General Retail District generally allows most retail uses, including the sale of gasoline as an accessory to a permitted retail use, which is not allowed in the CBD. The Central Business District does allow theatres, hotels and motels, which are not allowed in General Retail. The GR district does require front setbacks from the street and landscaping, and limits building coverage, which the Central Business District does not. The CBD requires that only brick and glass be used as an exterior building material, unless specific approval is granted by the Council, while the General Retail district allows most forms of masonry as exterior building materials. You will find a copy of both the Central Business District regulations and the General Retail District regulations attached. At this same meeting the Commission will also be considering the addition of accessory wholesale uses as a conditional use within the CBD.

As a matter of information, the City Council has also instructed the Planning and Zoning Commission and the Historical and Cultural Preservation and Enhancement Committee to develop an Historic Overlay District that will seek to establish certain guidelines for development and redevelopment within the designated district. Portions of the Central Business District have been proposed for inclusion in the District. The actual boundaries

and requirements of the district are currently being drafted. You will be notified of the proposed district should it affect your property.

Again, the City Council has initiated this hearing to determine if the boundaries should be changed. The result of the hearing could be a recommendation by the Planning and Zoning Commission that the zoning on your property be changed from CBD Central Business District to General Retail. You are invited and encouraged to attend the meeting in order to provide any comments that you may have regarding this proposal. You may also submit any written comments to the Commission prior to the meeting by mailing or bringing them by City Hall at 205 West Rusk, Rockwall, Texas, 75087. If you have any questions please feel free to contact me or Bill Eisen at 771-1111. A copy of the official notice of the hearing is also attached.

Sincerely,

A handwritten signature in cursive script that reads "Julie Couch". The signature is written in black ink and has a long, sweeping horizontal line extending to the right.

Julie Couch, Assistant City Manager

attachments

LEON A. SMITH  
ATTORNEY AT LAW  
108 S. SAN JACINTO  
ROCKWALL, TEXAS 75087

August 30, 1990

ROCKWALL/DALLAS METRO  
(214) 771-3232

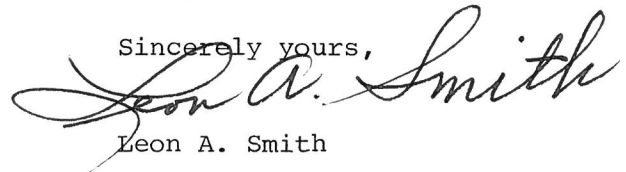
Ms. Julie Couch  
Assistant City Manager  
City of Rockwall  
205 W. Rusk  
Rockwall, TX 75087

Dear Ms. Couch:

Thank you for your letter dated August 24, 1990, regarding the work-session of the Planning and Zoning Commission to be held on August 30, 1990, relating to the consideration of changing the boundaries of the Central Business District.

I attended the meeting held on August 9, 1990, and expressed my opinion that the boundaries should not be diminished but rather should be expanded. I will be unable to attend the meeting on August 30th but by this letter would like to state that I am still against making the Central Business District smaller and in favor of expanding same.

Sincerely yours,

A handwritten signature in cursive script that reads "Leon A. Smith". The signature is written in black ink and is positioned above the typed name.

Leon A. Smith



# CITY OF ROCKWALL

## "THE NEW HORIZON"

November 13, 1990

Dear Property Owner:

In July of this year, you were notified that the Planning and Zoning Commission would hold a hearing to consider changing the current boundary of the Central Business District (CBD) by changing the zoning on certain parcels within the CBD to General Retail District (GR). This hearing was held and the Planning and Zoning Commission has recommended that the boundaries of the existing district not be changed. The City Council must now act on the recommendation of the Planning and Zoning Commission. **A public hearing will be held on Monday, November 19, 1990, at Rockwall City Hall, 205 W. Rusk, at 7:00 P.M.** to consider accepting the recommendation of the Commission and leave the boundaries as they currently exist or amend the existing boundaries to remove certain parcels from the CBD by giving them a General Retail Zoning District designation.

The basic differences between the Central Business District and the General Retail District are in the area of land uses and area requirements for development within the districts. The General Retail District generally allows most retail uses, including the sale of gasoline as an accessory to a permitted retail use, which is not allowed in the CBD. The Central Business District does allow theaters, hotels and motels, which are not allowed in General Retail. The GR district requires front setbacks from the street and landscaping, and limits building coverage of the lot, which the Central Business District does not. The CBD requires that only brick and glass be used as an exterior building material, unless specific approval is granted by the Council, while the General Retail district allows most forms of masonry as exterior building materials. You were sent a copy of the Central Business District and the General Retail District requirements in July. If you no longer have those copies you may obtain another copy at City Hall.

You are invited and encouraged to attend this hearing in order to provide any comments that you may have regarding this issue. You may also submit any written comments to the Council by mailing or bringing them to City Hall. If you have any questions please feel free to contact me at 771-1111.

Sincerely,

A handwritten signature in black ink, appearing to read "Julie Couch", written over a horizontal line.

Julie Couch, Assistant City Manager

**CITY OF ROCKWALL**  
**Planning and Zoning Agenda**

**Agenda Date:** June 14, 1990

**Agenda No:** IV. B.

**Agenda Item:** Discuss and Consider Recommending Initiation of Hearings Regarding Possible Amendments to the Central Business District

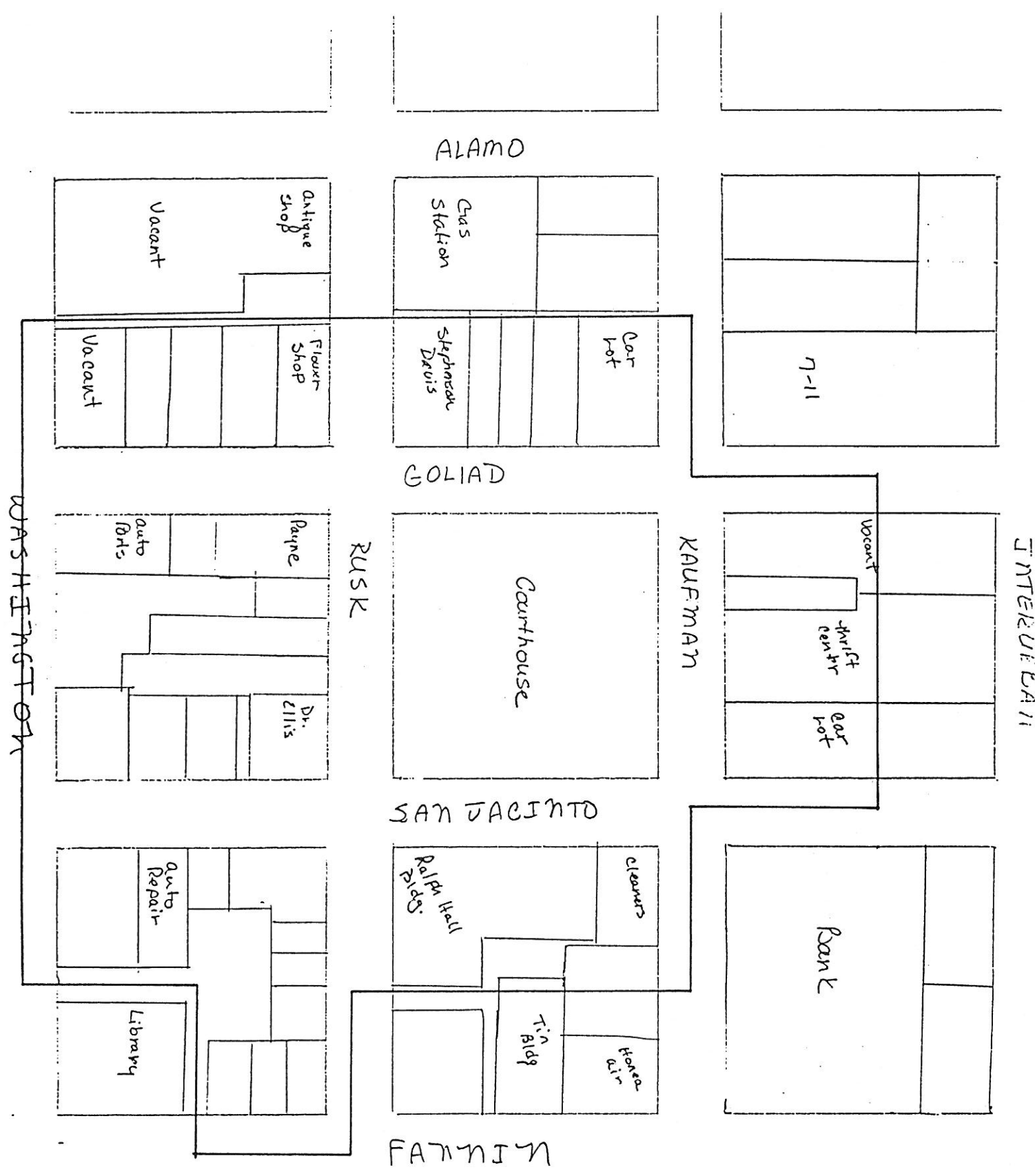
**Item Generated By:** Staff

**Action Needed:** Discuss and take any necessary action.

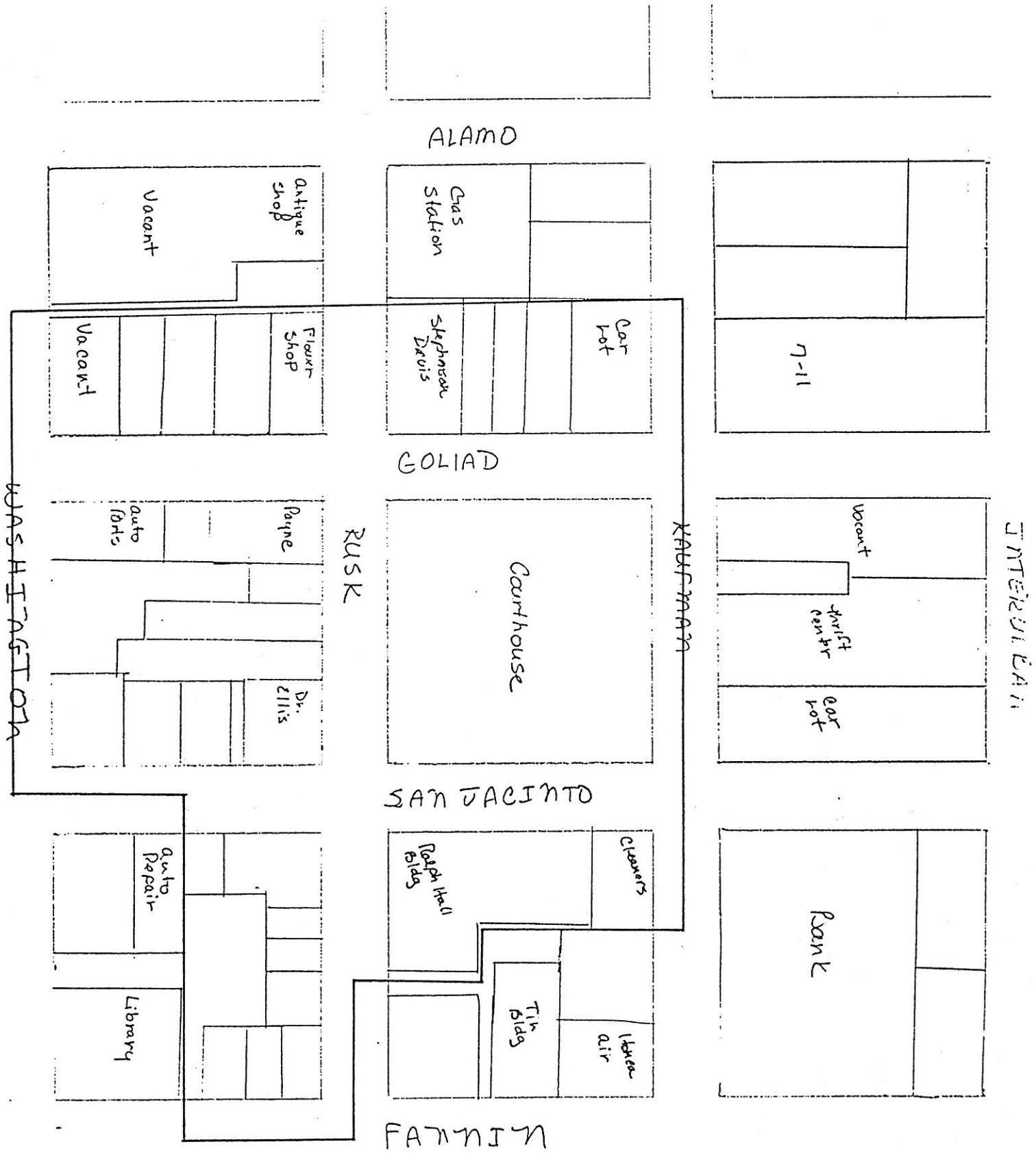
**Background Information:**

The Commission has discussed several amendments to the CBD over the last few meetings. The general discussion was that the district should be considered for amendment to reduce the size of the district in order to provide for additional development restrictions such as parking, setbacks, and landscaping. I have included copies of the various alternatives that we have discussed. I have also included a copy of the proposed wording regarding the addition of wholesale uses within the CBD as a conditional accessory use to a retail use.

# Alternative II Proposed Zoning Boundary of CBD



Alternative III  
Proposed Zoning Boundary  
of CBD



**CITY OF ROCKWALL**  
**Planning and Zoning Agenda**

**Agenda Date:** August 9, 1990

**Agenda No:** III. A.

**Agenda Item:** P&Z 90-22-Z - Hold Public Hearing and Consider Changing the Zoning on Certain Parcels Within the Central Business District to General Retail and Consider Adding Wholesale Uses to the CBD

**Item Generated By:** Planning and Zoning Commission

**Action Needed:** Hold public hearing and take any necessary action.

**Background Information:**

We are now ready to hold the public hearing regarding the possible changes to the boundaries of the CBD. All of the property owners within the CBD and within 200 feet of the District were notified of the possible changes. A copy of the notice that was mailed out to the property owners within the CBD is attached for your information. A total of 76 notices were mailed. We have had 5 returned in favor, 3 returned in opposition, and two returned with no opinion. Jim Hendricks, a new property owner on the Square, has also visited with me and indicated his opposition to the proposed change. He will be in attendance at the meeting. His primary concern is that if we reduce the area of the CBD, which is granted certain exceptions to our development requirements including parking, setbacks and landscaping, we will reduce the potential for development in this area. He understands that one of the primary reasons for considering this change is to provide additional off street parking when new development does occur. It is his expressed feeling that the parking should be provided by the City or County in this area to allow the continued development of the downtown character. A copy of all the returned notices are attached.

We will also be considering adding a conditional use for accessory wholesale uses. A copy of the wording we have reviewed in the past is included with the provision that the use be incidental to the main use in highlights. As we discussed at the worksession we may not want this condition as a minimum requirement. There may be some wholesale uses that would in fact be the primary business in terms of dollar volume and possibly is space requirements that would still be acceptable uses. For example, the potpourri wholesaler that was considering the CBD would probably have made more money from the wholesale operation but not have impacted the CBD any greater than the retail use. This is one item we need to discuss.



**CITY OF ROCKWALL  
Planning and Zoning Agenda**

**Agenda Date:** September 13, 1990

**Agenda No:** IV.A.

**Agenda Item:** Discuss and Consider Recommending Amendments to the Central Business District

**Item Generated By:** Staff

**Action Needed:** Take any necessary action.

**Background Information:**

At the last worksession the Commission heard a number of comments against changing the boundaries of the CBD from several interested property owners. Those who spoke at the worksession included Jim Hendricks, Pat Dollinger, Janice Hill, Jan Rick, and Bob Myers representing Paul Davis. As it was pointed out during the worksession, it is good to see this much interest in the downtown which may result in some activity in this area.

The Commission must now make a recommendation to the Council regarding the proposed changes. Attached is a copy of the proposed change in the boundary and a copy of some of the points both for and against that have been raised during this discussion.

**Attachments:**

1. Proposed boundary changes
2. Issues regarding proposed change

## ISSUES RAISED REGARDING REVISIONS TO THE CBD BOUNDARIES

### A. Parking

One of the primary concerns that generated this discussion is the provision of adequate offstreet parking. Within the CBD there is no requirement for offstreet parking on uses with a 20 space requirement or less. With the increasing traffic problem and the already existing lack of adequate parking it was discussed that reducing the boundaries of the CBD could result in the provision of additional offstreet parking in the future when the areas removed from the CBD were developed.

A potential negative aspect of this change, as was discussed during the public hearing, is that by adding the requirement of providing offstreet parking development may be deterred. It has been suggested that the City should provide the parking for the CBD as an incentive to encourage development.

### B. Landscaping

The CBD is currently exempt from the provisions of the landscape ordinance. If areas are removed from the CBD new development would be required to provide on site landscaping. This would provide additional open space which has been identified as a desirable quality of development.

The opposing view is that by requiring a property owner to devote available land to landscaping rather than building or parking when most parcels in and around the CBD are small and generally separately owned that development will again be discouraged. It was suggested that landscaping could be confined to the city parkway and still enhance development.

### C. Setbacks

The current CBD ordinance does not require front setbacks which can result in buildings that are located very close to the street. It was suggested that additional buildings constructed this close to the front property line would result in development that is more intensive than desirable on properties adjacent to the square.

The opposing view is that if properties lose the ability to utilize as much of the site as possible, with most of the existing sites being very small, that development could be deterred.

### D. Potential for development on sites that are within the CBD

A concern has been suggested that by reducing the size of the current CBD and establishing additional development criteria that the marginal properties in the fringe of

---

the CBD would be less likely to develop.

E. Utilizing the center of the blocks as the dividing line or the inclusion of entire blocks within the CBD

A position was made at the public hearing that the city generally divides zoning districts in the center of the block rather than by the street. This is done to mitigate the effects of non compatible uses facing each other across the street.

The opposing view presented at the hearing recommended that while that is the approach normally followed in other areas that in the CBD the whole blocks should be intact within the CBD to maintain a cohesive development within the block.

F. Coordinating the consideration of the revisions to the boundaries with the development of the Historic Overlay District

It was suggested at the hearing that the city should delay any decision on revising the boundary of the CBD until the Historic Overlay District is completed and presented.

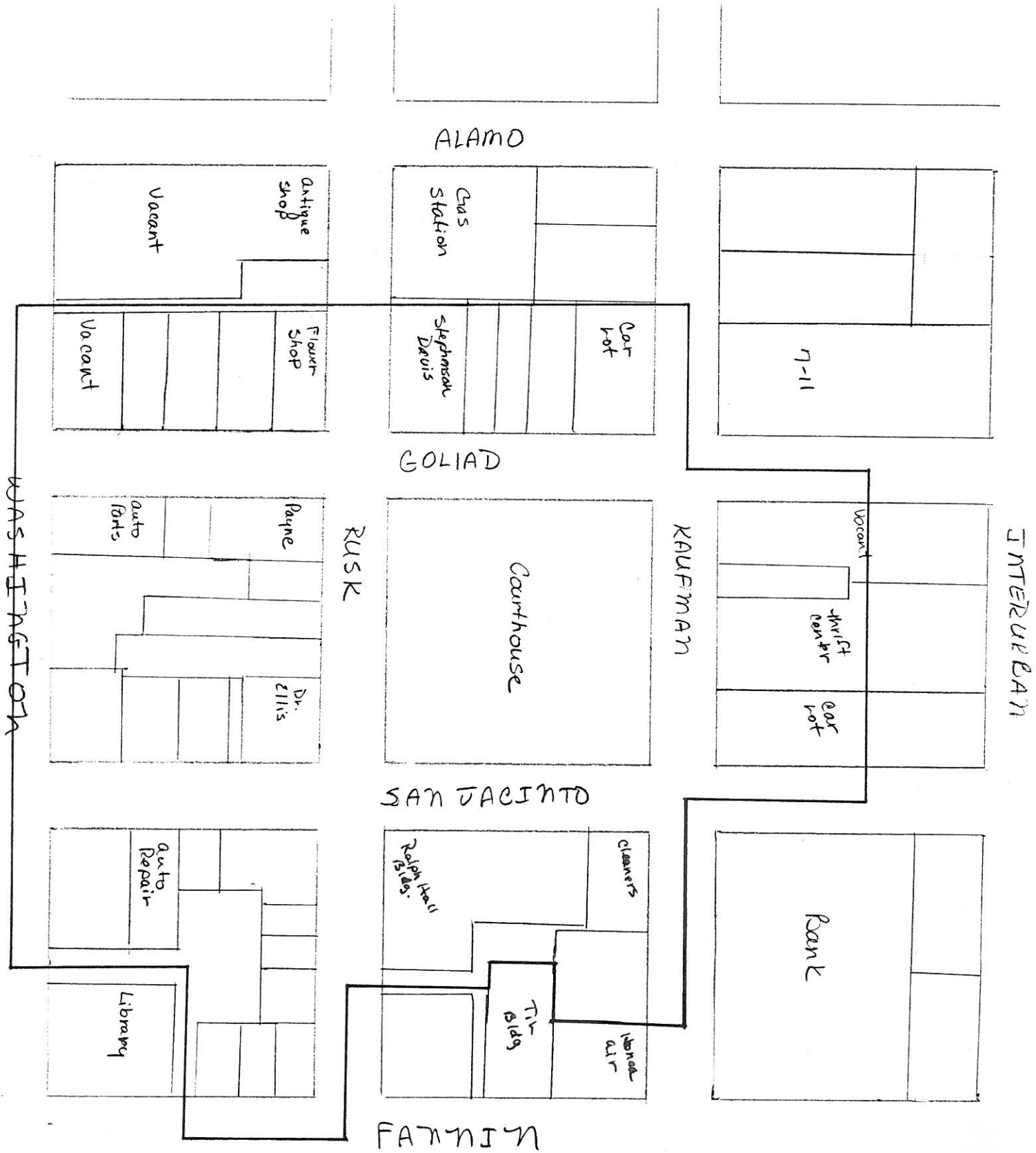
It was also pointed out at the meeting that the overlay district will not necessarily follow the boundaries of another zoning district.

G. Need for a master plan for the CBD which would include the historic overlay district

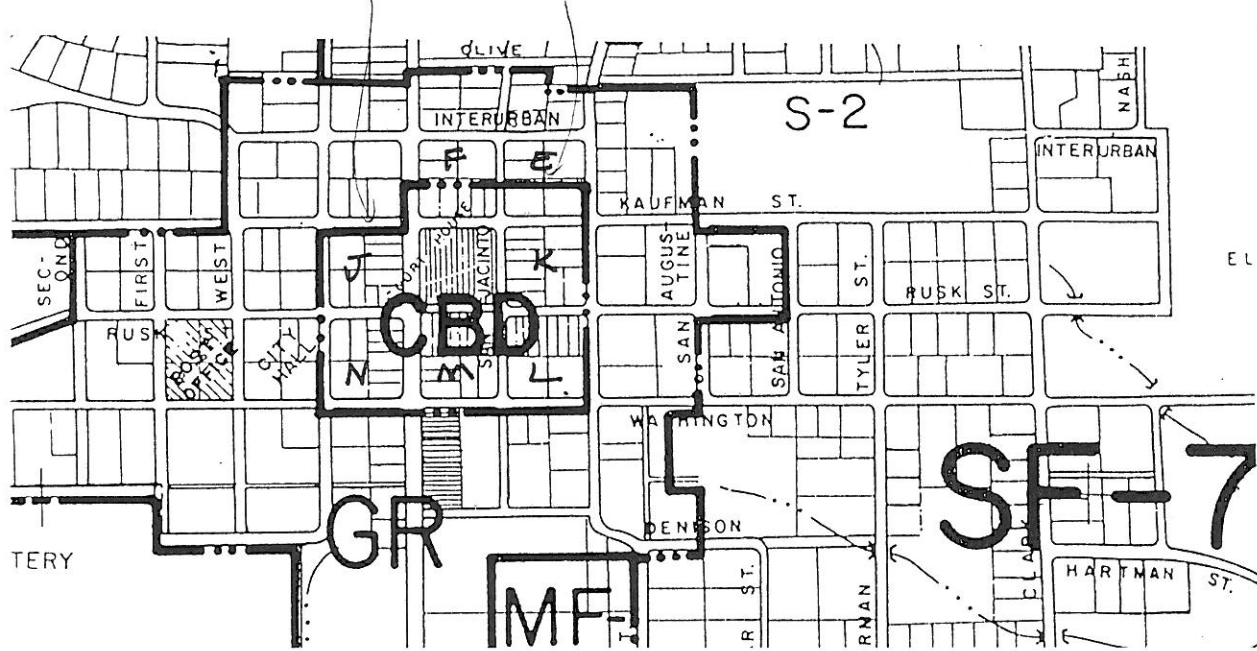
It was also suggested at the hearing that there might be a need to complete a comprehensive development plan for the CBD in addition to the historic Overlay District. The elements of this plan were not discussed in detail.

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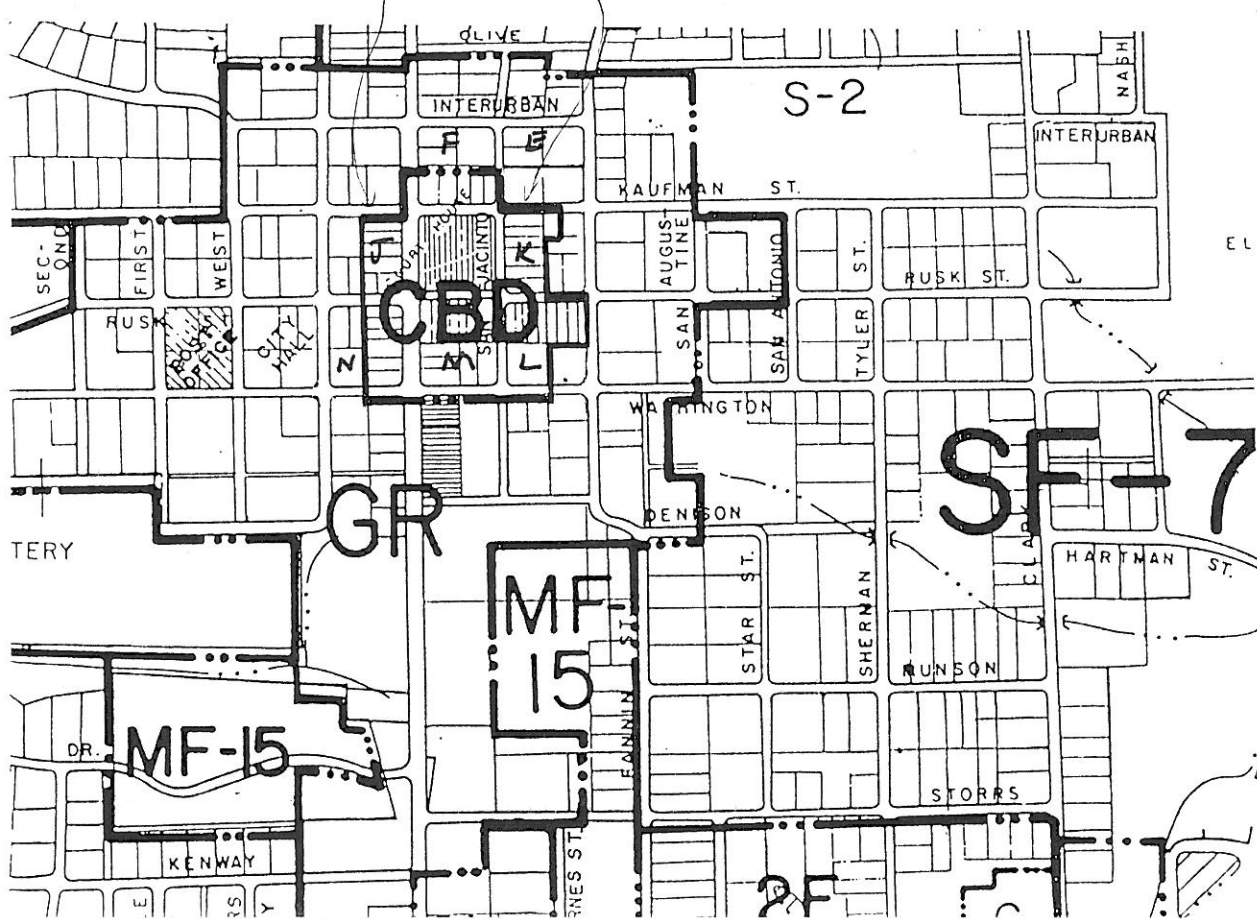
Alternative I  
 Proposed Zoning Boundary  
 of CBD



CURRENT CBD BOUNDARIES



PROPOSED CBD BOUNDARIES



**CITY OF ROCKWALL**  
**Planning and Zoning Agenda**

**Agenda Date:** November 8, 1990

**Agenda No:** IV.

**Agenda Item:** P&Z 90-22-Z - Consider Recommending an Amendment to the Comprehensive Zoning Ordinance to Amend the Central Business District to Add Wholesale Uses as a Conditional Use

**Item Generated By:** Staff

**Action Needed:** Take action on the proposed amendment.

**Background Information:**

We have held the public hearing on adding wholesale uses to the CBD, but we have not yet taken action. A copy of the proposed wording is attached for your consideration.

**Attachments:**

PROPOSED WORDING FOR CBD AMENDMENT  
FOR WHOLESALE USES

Amend the Conditional Use section of the CBD classification to allow wholesale uses as follows:

C. Conditional Uses:

13. Wholesale uses as an accessory use to a permitted retail use, meeting the conditions of Article IV.

Add the following minimum conditions:

4.1.G. Conditions of Conditional Use

11. Wholesale uses within the CBD classification shall meet the following minimum conditions:
  - a. The wholesale activity shall be subordinate and related to the retail activity.
  - b. Any use proposing an accessory wholesale activity shall provide adequate loading and unloading area that will not interfere with or hinder onstreet traffic.

**CITY OF ROCKWALL  
City Council Agenda**

**Agenda Date:** July 2, 1990

**Agenda No:** VIII. A.

**Agenda Item:** Consider Approval of an Ordinance Authorizing the Issuance and Sale of City of Rockwall, Texas, Certificates of Obligation, Taxable Series 1990A, in the Aggregate Principal Amount of \$2,000,000; Providing for the Security for and Payment of Said Certificates; Awarding the Sale Thereof; Approving the Official Statement; and Enacting Other Provisions Relating to the Subject (1st Reading)

**Item Generated By:**

**Action Needed:**

**Background Information:**

**Attachments:**

1. See memo
2. See ordinance



**CITY OF ROCKWALL  
City Council Agenda**

**Agenda Date:** July 2, 1990

**Agenda No:** VII. B.

**Agenda Item:** Discuss Recommendation of the Planning and Zoning Commission and Consider Initiating Public Hearings Regarding an Amendment to the Central Business District

**Item Generated By:** Planning and Zoning Commission

**Action Needed:** Discuss and take any necessary action.

**Background Information:**

Several months ago the Planning and Zoning Commission received a request from Richard Slaughter for a change in zoning on a tract of land located at the intersection of Alamo and Rusk. It is currently occupied by the Mobile Station and is currently zoned CBD. During the review of this request the Commission determined that there may be several areas located around the Square that are zoned CBD that might be more appropriately zoned to a district that would provide for some of the amenities that are not required in the CBD such as landscaping, parking on certain uses, and setbacks. The Commission tabled consideration of the Slaughter request until they could review the current boundaries and recommend any changes. They have completed their review of the CBD and its current boundaries and they are recommending that the Council initiate hearings to consider revising the boundaries of the CBD and that the uses within the CBD be amended to allow as a Conditional use wholesale activities meeting the minimum conditions as shown on the attached wording.

Attached is a drawing the current boundary of the CBD and the alternative boundary proposed by the Commission. They have generally proposed that property that may be redeveloped and is not directly associated with the Square itself be considered for rezoning. If the Council wishes to proceed with this recommendation hearings to consider alternative zoning districts on the affected properties will be initiated.

**Attachments:**

1. District Layout and Alternative
2. Wholesale Uses

**Agenda Item:** Changes in CBD

**Item No:** VII. B.

**CITY OF ROCKWALL**  
**City Council Agenda**

**Agenda Date:** November 19, 1990

**Agenda No:** VI. E.

**Agenda Item:** P&Z 90-22-Z - Hold Public Hearing and Consider an Amendment to the Comprehensive Zoning Ordinance to Amend the Central Business District to Change the Boundaries and to Add Wholesale Uses and a Conditional Use

**Item Generated By:** Planning and Zoning Commission

**Action Needed:** Hold public hearing and take any necessary action.

**Background Information:**

Several months ago the Planning and Zoning Commission submitted a recommendation that hearings be held to consider changing the boundaries of the CBD. This action was generated due to a request from Richard Slaughter for a change in zoning on a tract of land located at the intersection of Alamo and Rusk. During the review of this request the Commission determined that there may be several areas located around the Square that are zoned CBD that might be more appropriately zoned to a district that would provide for some of the amenities that are not required in the CBD such as landscaping, parking on certain uses, and setbacks. The Commission recommended that hearings be held to consider amending the boundaries as shown on the attached drawings. Those hearings have been held and there was a considerable amount of public input in opposition to the proposed changes. There is a group of property owners and tenants on the Square that are interested in seeing the downtown redevelop and they are interested in maintaining the current requirements to encourage such development. There was also a great deal of interest in the proposed Historic Overlay ordinance that is currently being prepared. Based upon the input received the Commission has recommended that the district remain as it is currently zoned.

The Commission has also recommended that the CBD uses be amended to allow accessory wholesale uses to permitted retail uses. There have been several interested parties that have wanted to have such a use within the downtown but could not do so with the current requirements. The Commission has recommended that the uses within the CBD be amended to allow as a Conditional use wholesale activities meeting the minimum conditions as shown on the attached wording. The only point of discussion was whether or not the wholesale use should be subordinate to the retail use. There might be some cases where such a wholesale use might take up more floor area or generate more business than the retail use.

Attached is a drawing the current boundary of the CBD and the alternative boundary proposed by the Commission. They have generally proposed that property that may be redeveloped and is not directly associated with the Square itself be considered for rezoning.

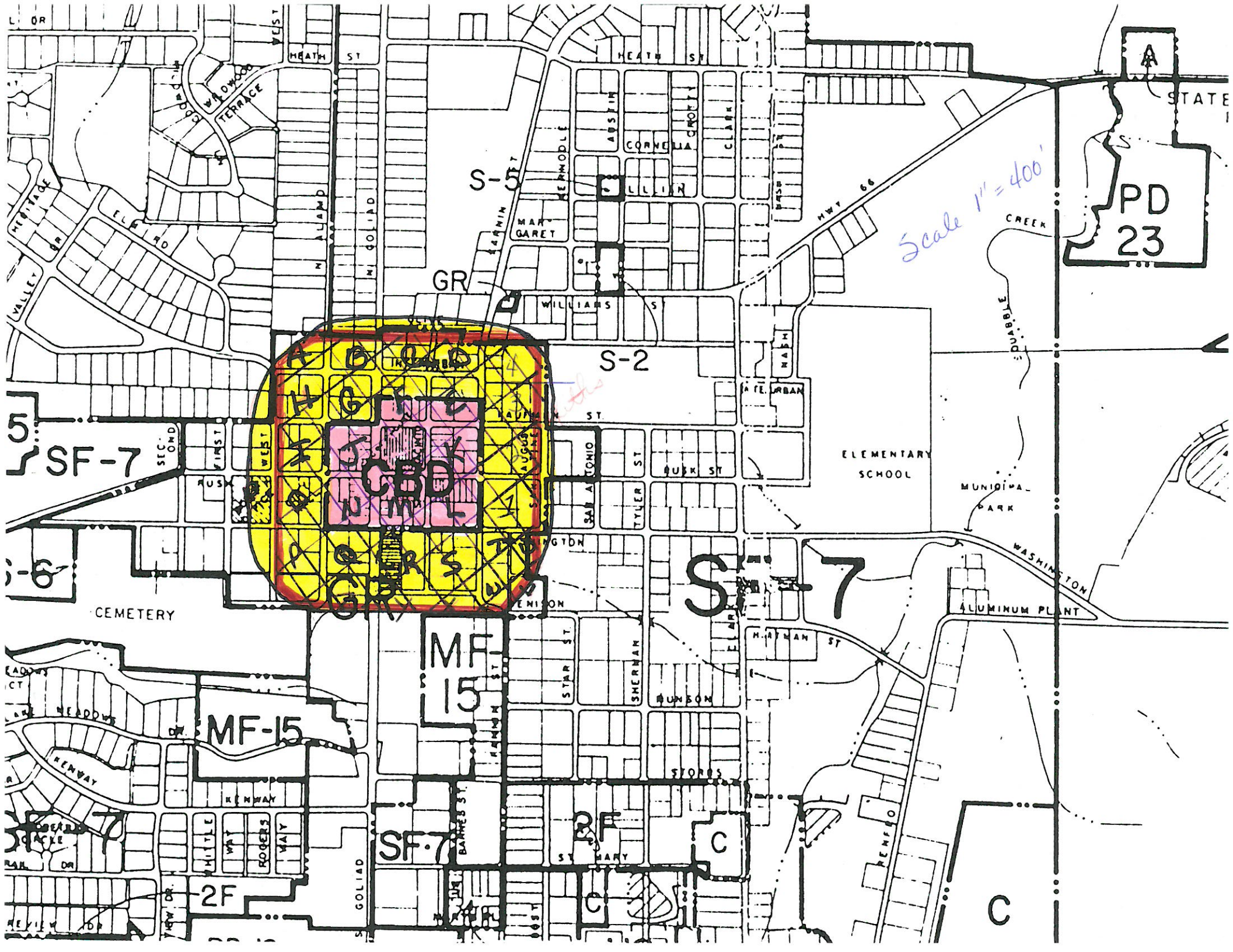
**Attachments:**

1. Notices
2. Proposed boundary change
2. Proposed wording

**Agenda Item:** CBD Boundary Change

**Item No:** VI. E.





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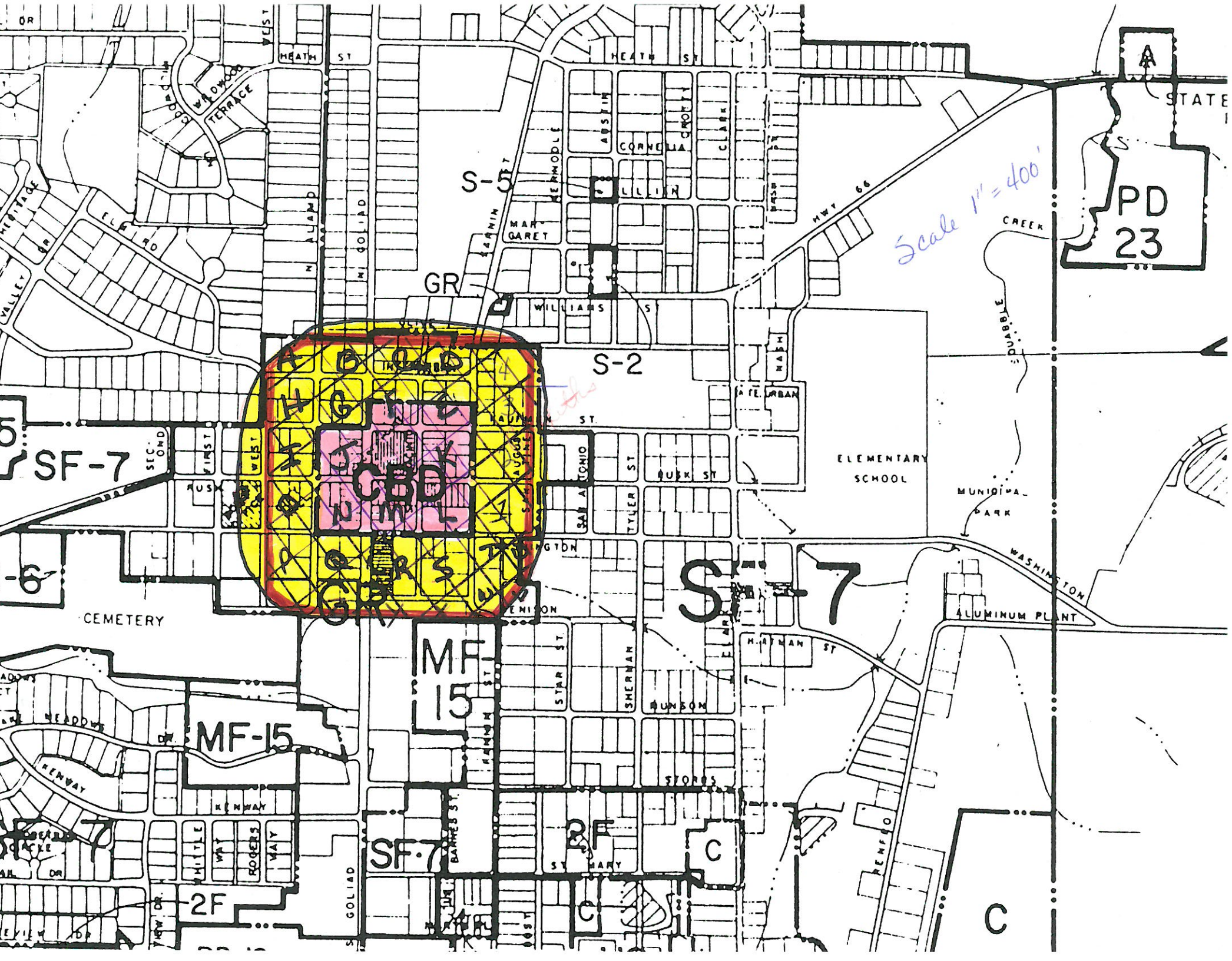
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Within 200 feet of CBD (July 16, 1990)

Block O

City of Rockwall

Block P

Jack Anderson  
201 Washington

H L Williams  
411 Valley Dr

Block Q

Joe M Shields  
202 Coliad

Southwest Vision Service Plan  
105 W Washington

Billy W Peoples  
P.O. Box 35

Block R

City of Rockwall

Block U

Lone Star Ice  
306 E Washington

Block S

Billy Wayne Ridley  
Go Drop in Food Mart  
212 E Washington

Tom Walker  
708 Stillwater

H L Williams  
411 Valley Dr

Horace C Bowen  
1301 Alamo Rd

Block T

First Christian Church

Deweese Clodell  
201 Fannin

Block V

Jose C & Felipe Toral  
301 Dennison

Donald S Anderson  
1335 Shows Circle

Block W

First Christian Church

Block 4

N E Cardenhire  
40 John R Haney  
308 S Fannin

Block 4

City of Rockwall

Block 2

Billy W Peoples  
P.O. Box 35

Block A

Nancy M Bryant  
Box 670

Joe A Holt  
11474 Dumbarton  
Dallas 75228

Charles Craig Pinell  
1425 S Alamo

Block B

Ronald C Perkins  
9231 Moss Haven  
Dallas 75231

Block C

Free Methodist Church

Block D

BF Crawford  
304 N San Jacinto

Cary M + Cheryl Williamson  
302 N San Jacinto

Lonnie Webb  
305 Fannin

Virgil Fouse  
709 S FM 550  
Royse City 75089

Griffith Subdivision

Block 1

County of Rockwall  
Rockwall County Courthouse

Ralph M Hall  
207 E Rusk

Catholic Church  
Bishop Thomas Ischoepe  
P.O. Box 19507  
Dallas 75219

Block 2

Thomas R Conner  
109 E Kaufman

De Len + Annette Lall  
102 E Ross

His Covenant Children Inc  
102 E Ross

Block 3

J E Stillwell  
206 N Fannin

J R Falls  
204 Fannin

Block 3 Continued

Coary Q Clarke  
17300 Dallas Pkwy #3170  
Dallas 75248

J H Vaughn Sr  
Box 248

Johnny Johnson  
303 N Clark

Block 4

City of Rockwall

Led Cain  
111 E Kaufman

Joyce Patterson Sparks  
c/o Sherman Sparks  
710 W Rusk St

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 90-22-Z

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

~~I am~~ WE ARE opposed to the request for the reasons listed below. X

1. "Reasons" given for proposed changes eliminate significant stretches of 5466 - suggesting favoritism. (No justification for the proposed reductions)  
(i.e. the intersection of 5466 & Fannin, & especially front of City Hall)
2. Further "reasons" given suggest the ulterior motive of requiring property owners to submit to a mandated Uniform Facade Code (i.e. "shopping mall look-alikes") rather than protecting the individuality & integrity that exists.
3. Any historic district designation would most assuredly include the church property on the corner of Fannin & 5466, would it not?

Signature Robert J. Sprights  
 Address 602 Williams St.

(Unable to attend meeting)

Julie, 8/2/90

There are some of the questions unanswered in regards to the proposal. Perhaps others attending the meeting might have the same ones.

- (1) WHAT, SPECIFICALLY, DOES THE PROPOSED "LANDSCAPING ORDINANCE" INCLUDE?
- (2) HOW DOES IT AFFECT PROPERTIES SUCH AS OURS LOCATED AT 214 E. RUSK?
- (3) WHY DOES "WITHIN THE CITY" ISOLATE AND FOCUS ON THE CBD?
4. HOW & WHY WERE THOSE SPECIFIC PROPERTIES SELECTED TO BE REDUCED OUT OF THE CBD?
5. WHY NOT CONSIDER THE REDUCTION OF CBD TO INCLUDE ONLY THOSE PROPERTIES FACING THE PROPERTY OF THE COURTHOUSE BUILDING (INCLUDING CORNERS) AND "GRANDFATHER" THE EXISTING PROPERTIES, AND IN USE, WITHIN THE PRESENT CBD CODES TO PROTECT THEM FROM GR CONDITIONS & REQUIREMENTS?
6. WOULD YOU DEFINE "HISTORIC OVERLAY DISTRICT" AND HOW IT WILL (OR MIGHT) AFFECT PROPERTY OWNERS WITHIN IT?

I've asked someone to attend for us to obtain these answers.

Sincerely!  
 Janice & Bob Sprights



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 9th day of August, 1990  
in the Rockwall City Hall, 205 West Rusk Street, Rockwall, Texas, at the  
~~request~~ initiation of the Rockwall City Council  
for a change in zoning from "CBD" Central Business District, to  
"GR" General Retail  
on the following described property:

All of Blocks E, F, J, K, L, M, and N, Original Town Addition,  
as further shown on the map on the back of this notice.

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 90-22-Z

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 90-22-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. THERE IS A LACK OF OVERALL MASTER PLANNING for the Central Business District,
2. THE CBD SHOULD BE AN ASSET OF THE CITY which should be capitalized, THIS DOES NOT IMPROVE, EXPAND OR ENCOURAGE THE CBD.
3. THE STAFF SHOULD WORK WITH OWNERS OF THE CBD TO DEVELOPE A future plan & for future GROTA OF THE SQUARE.

Signature Michael E. Rogers

Address 102 E. Rusk St.

MICHAEL E. ROGERS,

BEFORE THE PLANNING AND ZONING COMMISSION  
CITY OF ROCKWALL, TEXAS

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Case No. P&Z 90-22-Z

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

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

1. IN MY OPINION THIS CONSTITUTES BACK ZONING WHICH IS ILLEGAL W/ CITY COMPENSATING LAND OWNERS FOR LOST VALUE
2. HISTORIC OVERLAY SHOULD BE ESTABLISHED FIRST.
- 3.

Signature James M. D.

Address 102 E. RUSK

BEFORE THE PLANNING AND ZONING COMMISSION  
CITY OF ROCKWALL, TEXAS

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Case No. P&Z 90-22-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. Master Plan of CBD, Historical overlay
2. District needs further study and definition
3. However, I am not opposed to what Paul Davis is planning and hope this can all be worked out to everyone's best interest.

Signature [Handwritten Signature]

Address 106 S. Coliad  
Metro Broadcasters, Inc.

BEFORE THE PLANNING AND ZONING COMMISSION  
CITY OF ROCKWALL, TEXAS

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Case No. P&Z 90-22-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 FEEL THE CITY NEEDS TO FIRMLY ESTABLISH AN OVERALL MASTERPLAN AND LONG TERM DESIGN DIRECTION BEFORE ANY ZONING CHANGES ARE FINALIZED.

Signature Daniel C. Brantner  
Address 102 E. RUSK  
(TENANT)

BEFORE THE PLANNING AND ZONING COMMISSION  
CITY OF ROCKWALL, TEXAS

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

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

1. Encourage preservation and enhancement of historical features of our community.
2. Create a downtown area that is visually attractive and promotes a sense of community pride and historical identity.
3. Ensure that future developments achieve standards of architectural design and aesthetics that are compatible with Rockwall's projected image.

Signature James L. Hendricks

Address 102 & 104 RUSK ST  
OWNER AND ARCHITECTURAL  
BUSINESS

**GOALS AND STRATEGIES REVIEWED BUSINESS**

The City Council of the City of Rockwall holds a number of special meetings annually which are designed solely for the purpose of reviewing and updating its adopted Statement of Community Purpose and related goals and strategies. In a special meeting held in July the City Council heard a progress report from the City Staff regarding implementation programs which resulted from this strategic planning program.

The adopted Statement of Community Purpose serves as an underlying guideline for the Council and staff in development of goals, strategies, and implementation plans. The Statement of Community Purpose is:

We are dedicated to promoting the values, character, lifestyles, and family atmosphere that make Rockwall a good place to live and work.

Recognizing our unique location and physical assets, we strive for a self-supporting community, balancing the beauty and serenity of our neighborhoods with a prosperous, responsible, growing business community.

We pledge ourselves and encourage our successors to a program of committed, goal-directed action to further this purpose.

Goals, designed to pursue achievement of the community purpose statement, which have been adopted are: Refer to No. 1, 2, and 3.

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Signature Edward M. Ellis

Address 116 + 118 East Rusk

**GOALS AND STRATEGIES REVIEWED**

*Owner and account of Ellis Pledge*

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Case No. P&Z 90-22-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 Pat Hollinger

Address 114 E. Rusk  
Rockwall, Tx. 75087

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Signature Richard W. Ellis

Address 116 x 118 East Rusk

**GOALS AND STRATEGIES REVIEWED**

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Case No. P&Z 90-22-Z

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

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

1. I think better left as is now.

2.

3.

Signature Ethel Falls

Address 204 N. Jamin  
Rockwall Tex

BEFORE THE PLANNING AND ZONING COMMISSION  
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Case No. P&Z 90-22-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. *note: My property is not in the CBD.*
2. *Also: I am agreeable to the change if the CBD business owners desire this change?*
3.

Signature Horace E. Bowen  
Address 1301 Alamo Rd.  
Rockwall, Texas, 75087

BEFORE THE PLANNING AND ZONING COMMISSION  
CITY OF ROCKWALL, TEXAS

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Case No. P&Z 90-22-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 will not affect my property.
- 2.
- 3.

Signature Ralph M. Hill  
Address 104 N. San Jacinto

BEFORE THE PLANNING AND ZONING COMMISSION  
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Case No. P&Z 90-22-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.
- 2.
- 3.

Signature Ronald G. Jack  
Address 105 W. Washington  
Rockwall TX 75087

BEFORE THE PLANNING AND ZONING COMMISSION  
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Case No. P&Z 90-22-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. *for my best interest to be left as is.*
- 2.
- 3.

Signature *Mrs. J.E. Stillwell*  
Address *206 N. Fanner*



BEFORE THE PLANNING AND ZONING COMMISSION  
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Case No. P&Z 90-22-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.

2.

3.

Signature Mike Shields

Address 202 S Galind

BEFORE THE PLANNING AND ZONING COMMISSION  
CITY OF ROCKWALL, TEXAS

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

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

1. *We need to do everything within our power*
2. *& strength to encourage business in Rockwall.*
- 3.

Signature *Becky D. Parks*  
Address *1308 Quigg Road*



BEFORE THE PLANNING AND ZONING COMMISSION  
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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.

owner of property - 109 S. Golead  
106 San Jacinto  
102 E Rusk  
104 E Rusk

Signature Roger M. Callan

Address           

under contract  
to Sandrine Ragan

*Out*

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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'm opposed to the mid stream change from*  
*the restoration theme*
- 2.
3. *Jim + Dean's Garage*

Signature *Ray Robinson*  
Address *201 E Washington*

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 9th day of August, 1990  
in the Rockwall City Hall, 205 West Rusk Street, Rockwall, Texas, at the  
~~request~~ initiation of the Rockwall City Council  
for a change in zoning from "CBD" Central Business District, to  
"GR" General Retail

on the following described property:

All of Blocks E, F, J, K, L, M, and N, Original Town Addition,  
as further shown on the map on the back of this notice.

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 90-22-Z

City of Rockwall, Texas

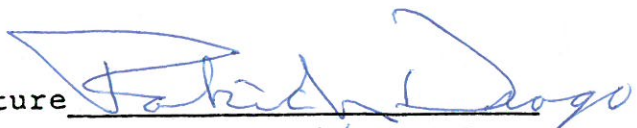
The following form may be filled out and returned as soon as possible to  
the City Planning and Zoning Commission, 205 West Rusk Street, Rockwall,  
Texas 75087.

Case No. P&Z 90-22-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 

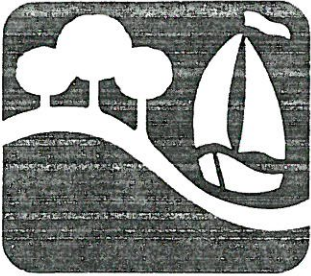
Address 301 N. ALAMO





## PUBLIC NOTICE

The Rockwall Planning and Zoning Commission will hold a public hearing on Thursday, August 9, 1990, at 7:30 P.M. in City Hall, 205 West Rusk, Rockwall, Texas, to consider changing the zoning on certain parcels of land currently zoned "CBD" Central Business District classification to "GR" General Retail classification. The parcels under consideration include all of Blocks E, F, J, K, L, M, and N, Original Town Addition. All interested property owners are invited to attend this hearing.



# CITY OF ROCKWALL

"THE NEW HORIZON"

## PUBLIC NOTICE

The Rockwall Planning and Zoning Commission will hold a public hearing on Thursday, August 9, 1990, at 7:30 p.m. in City Hall, 205 W. Rusk, to consider approval of a request from Paul Davis for a Conditional Use Permit for a building with less than 90 percent brick and glass exterior facade for a proposed structure located at Washington and Alamo Streets further described at Lots 4, 5, and 6, Block N of the Original Town Addition. The proposed three story structure would consist of glass curtain wall and concrete tilt wall. As an interested property owner, you are invited to attend this meeting or make your feelings known in writing by returning the form below. If you have any questions regarding this request you may call 771-1111.

*Mary Nichols*  
City Secretary

Case No. P&Z 90-20-SP/CUP/FP

*applies to  
CUB change*

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 Old Town ~~Block~~ <sup>signs</sup> needs to be increase instead of decrease.*
- 2.
- 3.

Signature *Parolee Hale*

Address \_\_\_\_\_