

CITY OF ROCKWALL
205 West Rusk
Rockwall, Texas

APPLICATION FOR ZONING CHANGE

Case No. 92-17-2 Filing Fee 135⁰⁰ Date 4-29-92
Applicant Thomas Armstrong Phone 771 1160
Mailing Address 401 N FANNIN
Rockwall Tx 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

SF-7 District Classification to
Office 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 Thomas Armstrong

EXHIBIT "A"

BEGINNING AT A FOUND 1 1/2 INCH IRON ROD FOR THE SOUTHEAST CORNER OF A TRACT OF LAND TO H.R. MCCRARY AS RECORDED IN VOLUME 49, PAGE 220 DEED RECORDS OF ROCKWALL COUNTY, TEXAS, SAME BEING ON THE WESTERLY RIGHT-OF-WAY LINE OF THE N. FANNIN STREET;

THENCE IN A SOUTHERLY DIRECTION WITH THE WESTERLY LINE OF SAID N. FANNIN STREET SOUTH 12 DEGREES 52 MINUTES 40 SECONDS WEST 151.5 FEET TO A FOUND 5/8 INCH IRON ROD FOR POINT OF INTERSECTION OF THE WESTERLY LINE OF SAID FANNIN STREET WITH THE NORTH RIGHT-OF-WAY LINE OF OLIVE;

THENCE IN A WESTERLY DIRECTION WITH THE NORTH LINE OF SAID OLIVE NORTH 88 DEGREES 03 MINUTES 00 SECONDS WEST 149.0 FEET TO A FOUND 5/8 INCH IRON ROD AT A FENCE CORNER;

THENCE DEPARTING THE NORTH LINE OF SAID OLIVE AND WITH SAID FENCE LINE NORTH 06 DEGREES 00 MINUTES 00 SECONDS EAST PASSING AT 127.2 FEET THE END OF SAID FENCE LINE CONTINUING IN ALL 152.2 FEET TO A CORNER;

THENCE IN AN EASTERLY DIRECTION SOUTH 87 DEGREES 00 MINUTES 00 SECONDS EAST PASSING AT 4.7 FEET A FOUND 5/8 INCH IRON ROD FOR THE MOST SOUTHERLY SOUTHWEST CORNER OF SAID H.R. MCCRARY TRACT CONTINUING IN ALL 167.0 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.55 ACRES OF LAND;

INITIALED FOR IDENTIFICATION

DRB _____



N

CITY OF ROCKWALL
"THE NEW HORIZON"
 Rockwall, Texas 75087-3628

(214) 771-7700

Cash Receipt

Name Environmental Services Date 4

Mailing Address _____

Job Address _____ Permit No. _____

Check

Cash

Other

DESCRIPTION	Acct. Code	Amount	DESCRIPTION	Acct. Code
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	06-3835
Mechanical Permit	01-3610		Sewer Availability	07-3836
Municipal Pool	01-3402		Meter Deposit	02-2201
Zoning, Planning, B.O.A.	01-3411	135 00	Portable Meter Deposit	02-2311
Subdivision Plats	01-3412		Misc. Income	02-3819
Sign Permits	01-3628		NSF Check	02-1128
Health Permits	01-3631		Meter Rent	02-3406
Misc. Permits	01-3625		Marina Lease	08-3810
Misc. Income	01-3819		Cemetery Receipts	10-3830
Sale of Supplies	01-3807		PID	13-3828
Recreation Fees	01-3401		Street	14-3828
			Assessment-Ph#2	14-3830
			Hotel/Motel Tax	15-3206
TOTAL OF COLUMN			TOTAL OF COLUMN	

TOTAL DUE

135 00

Received by

FANNIN ST.

OLIVE ST.

HOUSE
2500#

1500# PARKING

GARAGE

401 N. FANNIN



Environmental Consultant Services
401 N. Fannin Rockwall, TX 75087
214 771-1160 Metro FAX 214 771-1169

14 May 1992

Ms. Julie Couch

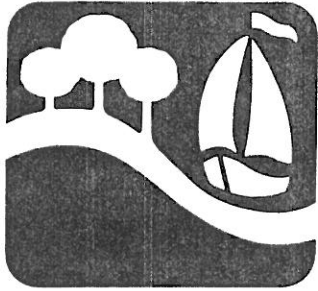
Due to an unexpected commitment I am unable to attend the zoning commission meeting this date.

I respectfully request a continuance until the next commission meeting.

Sincerely,

A handwritten signature in black ink that reads 'Thomas Armstrong'. The signature is written in a cursive, flowing style with a large, prominent 'T' and 'A'.

Thomas Armstrong



CITY OF ROCKWALL

"THE NEW HORIZON"

July 16, 1992

Mr. Tom Armstrong
401 N. Fannin
Rockwall, Texas 75087

Dear Mr. Armstrong:

On Monday, July 20 the City Council will consider second reading of the ordinance changing the zoning on your property at 401 N. Fannin from "SF-7" Single Family to "OF" Office zoning. Upon approval of the zoning change you will need to submit an application for a certificate of occupancy for an office use. The building will need to comply with all building code requirements for a non-residential use. This may necessitate some changes in the house. David Smith, the City's Building Inspector will be the person to contact for information for the certificate of occupancy.

As I mentioned to you there are several requirements that you will need to conform to as office use. They are described as follows:

1. Off Street Parking - Based on 2500 square foot of building area you will need to have 9 off street parking spaces. A parking space is generally 9 feet by 18 feet with a 24 foot driveway for access and maneuvering. You will need to provide a scaled, dimensional layout of your parking.
2. Landscaping - Under this classification you are required to maintain 20% of your lot area as irrigated, landscaped area. Additionally, you are required to have large trees planted in the front 10 feet of your property equal in number to 1 per each 50 feet of frontage. You probably already meet these requirements, but we will need to have a layout showing these items.
3. Screening - You are required to provide a six foot masonry screening wall along each side property line that is adjacent to a residentially zoned area. In this case both the north and south property lines are adjacent to residential areas. Plans for these screening walls will also need to be submitted to the Inspection Department prior to a certificate of occupancy being issued.

Mr. Tom Armstrong
July 16, 1992
Page Two

If you have any questions regarding any of these items don't hesitate to contact me.

Sincerely,

A handwritten signature in cursive script, appearing to read "Julie Couch", with a long horizontal flourish extending to the right.

Julie Couch
Assistant City Manager

cc: David Smith



CITY OF ROCKWALL
"THE NEW HORIZON"

July 21, 1992

Mr. Tom Armstrong
401 N. Fannin
Rockwall, Texas 75087

Dear Mr. Armstrong:

On Monday, July 20 the City Council approved an ordinance on second reading authorizing a change in zoning from "SF-7" Single Family-7 to "OF" Office zoning classification on your property located at 401 N. Fannin.

Please contact the Inspection Department to submit an application for a Certificate of Occupancy.

If you have any questions don't hesitate to contact me.

Sincerely,

A handwritten signature in cursive script, appearing to read "Julie Couch".

Julie Couch
Assistant City Manager

hcc

PD-11

SF-10

S-3

SF-10

*Armstrong
S-5 Request*

GR

171

MF-15

SF-7

CBD

GR

GR

GR

SF-7

A

MF-15

MF-15

SF-7

SF-7

2F

C

2F

C

SF-7

HC

PD-12

PD-21

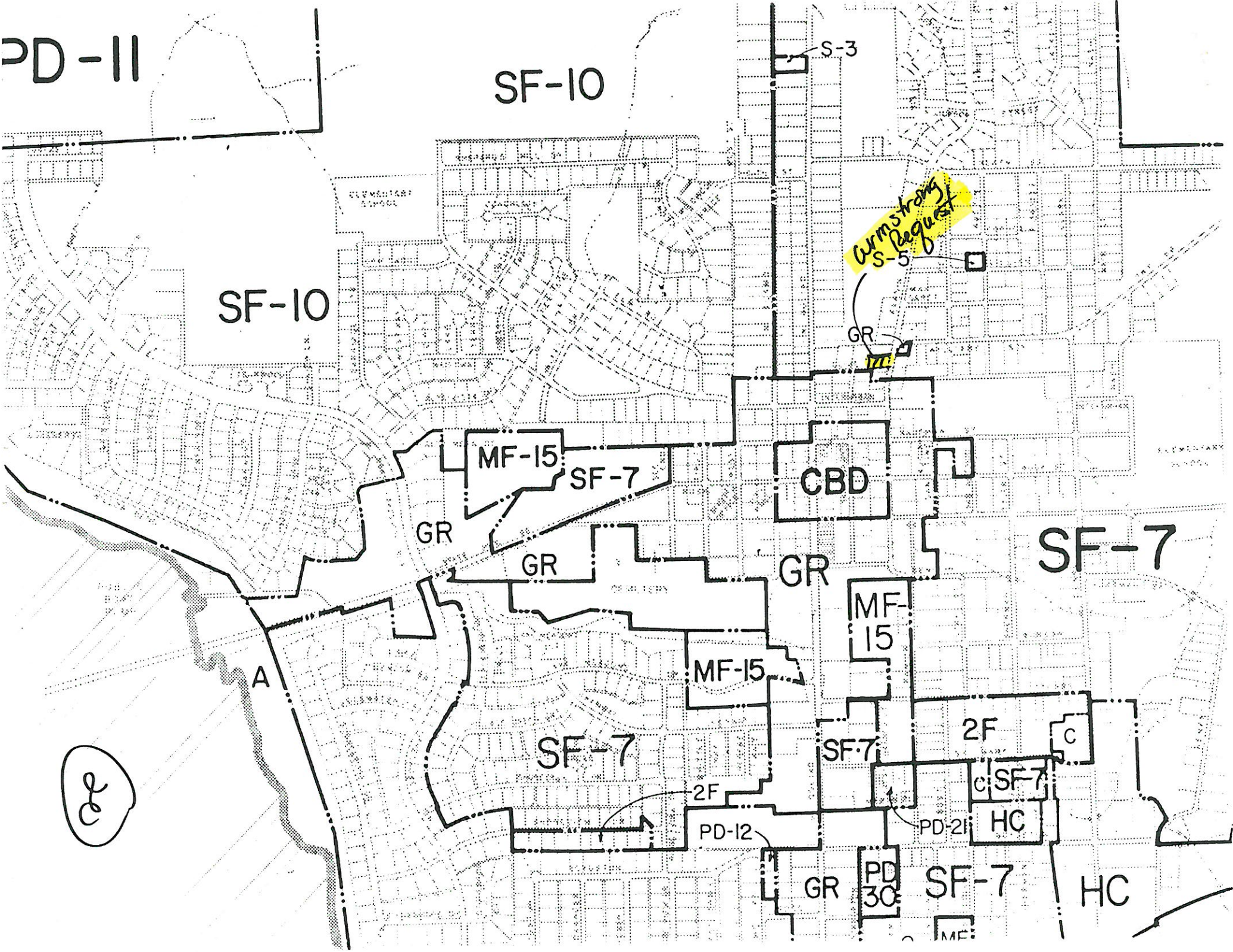
GR

PD-30

SF-7

HC

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CITY OF ROCKWALL
Planning and Zoning Agenda

Agenda Date: May 14, 1992 **Agenda No:** III. C.

Agenda Item: P&Z 92-17-Z - Hold Public Hearing and Consider Approval of a Request from Tom Armstrong for a Change in Zoning from "SF-7", Single Family to "OF" Office on Property Located at 401 N. Fannin

Item Generated By: Applicant, Tom Armstrong

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

Background Information:

We have received a request from Tom Armstrong to rezone his property on Fannin Street and Olive Street. Mr. Armstrong bought this property a number of years ago and restored the old home that was located on the site. He has indicated that his business has grown over the last few years and he ceased to live in this home and made it his office. We became aware that it was being used for a business when he erected a sign on the lot. Mr. Armstrong indicated that it was his understanding when he bought the property that it was zoned for business. It is however, currently zoned SF-7.

This property is in a transitional area. It is located facing SH-66 and Tropical John's plant shop, and the property to the south across Olive has alternated between SF-7 and General Retail the last several years. Mr. Armstrong has requested Office, which is designed to be used adjacent to residential areas. It has a greater landscaping requirement and the district does not allow retail type uses. This would serve as a buffer between the retail area to the south and the residential area to the north.

Attachments:

1. Location Map
2. Returned Notices

Agenda Item: Zoning Request from SF-7 to OF

Item No: III. C.

PD-11

SF-10

S-3

SF-10

*Armstrong
S-5 Request*

GR

171

MF-15

SF-7

CBD

GR

GR

GR

SF-7

A

MF-15

MF-15

SF-7

SF-7

2F

C

2F

C

SF-7

HC

PD-12

PD-21

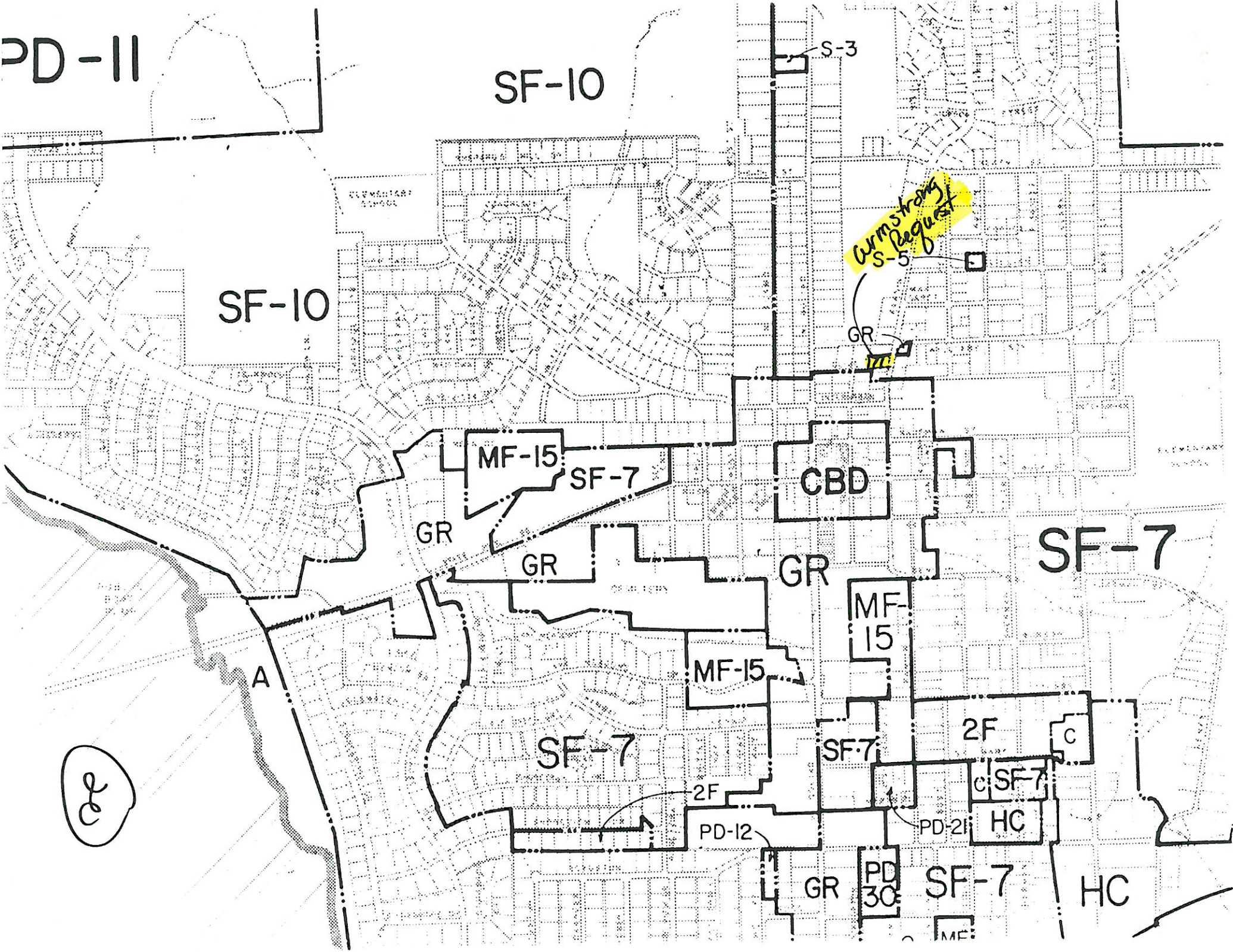
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PD-30

SF-7

HC

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CITY OF ROCKWALL
Planning and Zoning Agenda

Agenda Date: June 11, 1992

Agenda No: III. C.

Agenda Item: P&Z 92-17-Z - Continue Public Hearing and Consider Approval of a Request from Tom Armstrong for a Change in Zoning from "SF-7", Single Family to "OF" Office on Property Located at 401 N. Fannin

Item Generated By: Applicant, Tom Armstrong

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

Background Information:

We have received a request from Tom Armstrong to rezone his property on Fannin Street and Olive Street. Mr. Armstrong bought this property a number of years ago and restored the old home that was located on the site. He has indicated that his business has grown over the last few years and he ceased to live in this home and made it his office. We became aware that it was being used for a business when he erected a sign on the lot. Mr. Armstrong indicated that it was his understanding when he bought the property that it was zoned for business. It is however, currently zoned SF-7.

This property is in a transitional area. It is located facing SH-66 and Tropical John's plant shop, and the property to the south across Olive has alternated between SF-7 and General Retail the last several years. Mr. Armstrong has requested Office, which is designed to be used adjacent to residential areas. It has a greater landscaping requirement and the district does not allow retail type uses. This would serve as a buffer between the retail area to the south and the residential area to the north.

This case was continued at the last meeting because Mr. Armstrong was unable to be at the meeting.

Attachments:

1. Location Map
2. Returned Notices

Agenda Item: Zoning Request from SF-7 to OF

Item No: III. C.

PD-11

SF-10

S-3

SF-10

*Armstrong
S-5 Request*

GR

171

MF-15

SF-7

CBD

GR

GR

GR

SF-7

A

MF-15

MF-15

SF-7

SF-7

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C

SF-7

HC

PD-12

PD-21

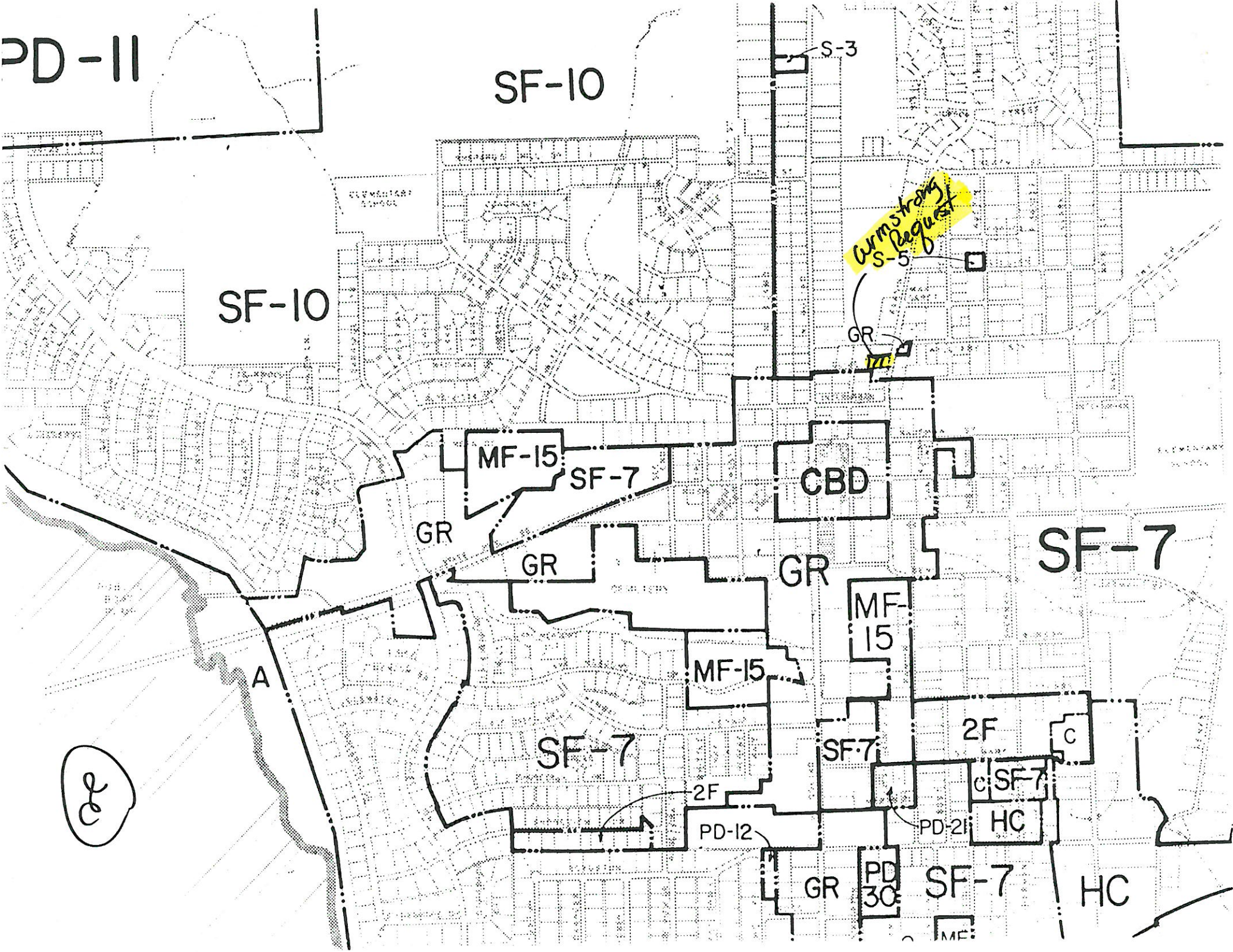
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PD-30

SF-7

HC

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CITY OF ROCKWALL
City Council Agenda

Agenda Date: May 18, 1992

Agenda No: VI. I.

Agenda Item: **P&Z 92-17-Z** - Hold Public Hearing and Consider Approval of an Ordinance Granting a Request from Tom Armstrong for a Change in Zoning from "SF-7", Single Family to "OF" Office on Property Located at 401 N. Fannin (1st Reading)

Item Generated By: Applicant, Tom Armstrong

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

Background Information:

We have received a request from Tom Armstrong to rezone his property at the corner of Williams Street and Olive Street. Mr. Armstrong bought this property a number of years ago and restored the old home that was located on the site. He has indicated that his business has grown over the last few years and he ceased to live in this home and made it his office. We became aware that it was being used for a business when he erected a sign on the lot. Mr. Armstrong indicated that it was his understanding when he bought the property that was zoned for business. It is however, currently zoned SF-7.

This property is in a transitional area. It is located facing SH-66 and Tropical John's plant shop, and the property to the south across Olive has alternated between SF-7 and General Retail the last several years. The Land Use Plan shows this area as commercial in the future. Mr. Armstrong has requested Office, which is designed to be used adjacent to residential areas. It has a greater landscaping requirement and the district does not allow retail type uses. This would serve as a buffer between the retail area to the south and the residential area to the north.

The Commission is considering this item at their meeting on Thursday night. We will forward their recommendation to you on Friday.

Attachments:

1. Location Map
2. Returned Notices

Agenda Item: Zoning Request from SF-7 to OF

Item No: VI. I.

PD-11

SF-10

S-3

SF-10

*Armstrong
S-5 Request*

GR

171

MF-15

SF-7

CBD

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GR

SF-7

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MF-15

MF-15

SF-7

SF-7

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SF-7

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PD-12

PD-21

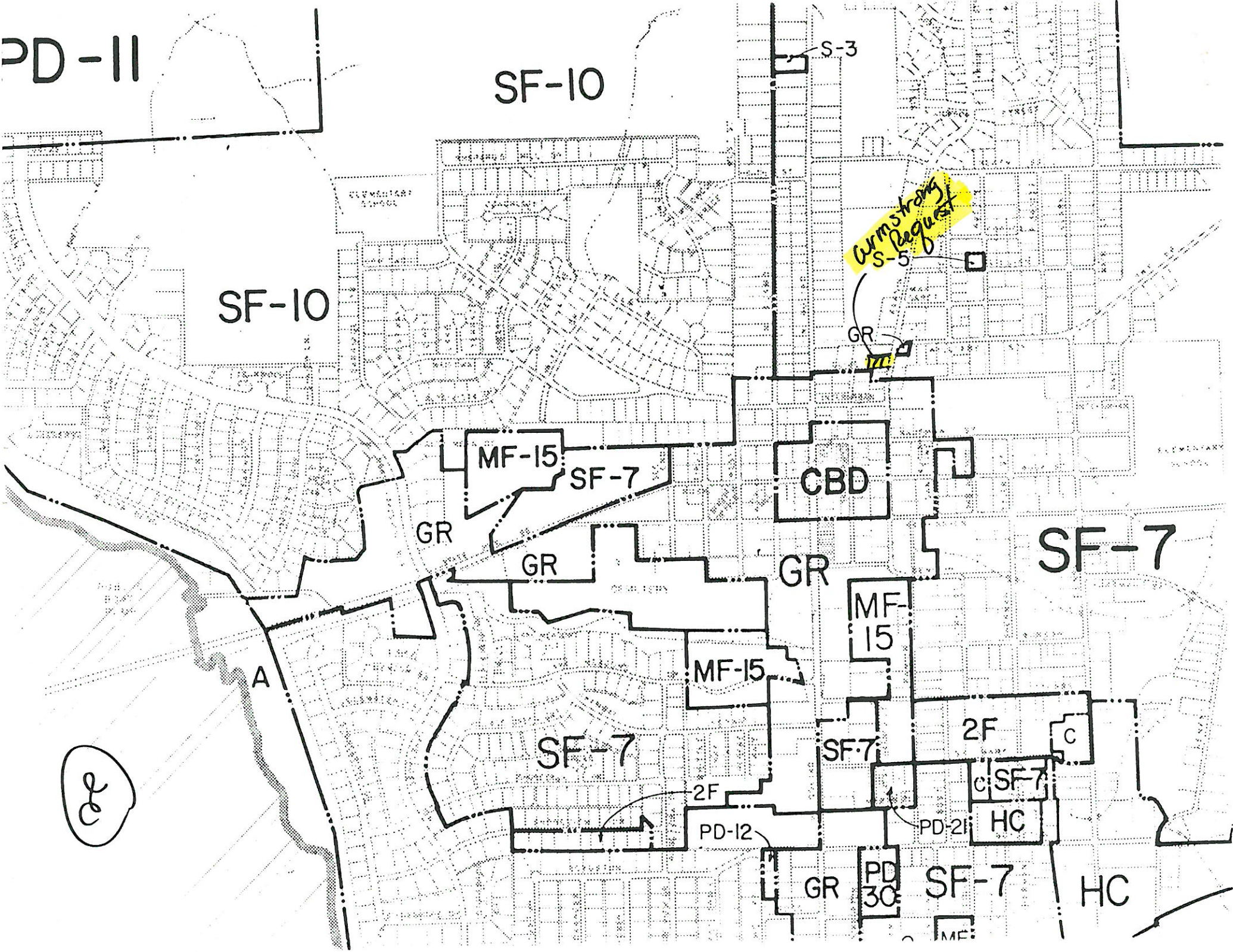
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PD-30

SF-7

HC

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CITY OF ROCKWALL
City Council Agenda

Agenda Date: July 1, 1992

Agenda No: V. C.

Agenda Item: P&Z 92-17-Z - Hold Public Hearing and Consider Approval of an Ordinance Granting a Request from Tom Armstrong for a Change in Zoning from "SF-7", Single Family to "OF" Office on Property Located at 401 N. Fannin (1st Reading)

Item Generated By: Applicant, Tom Armstrong

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

Background Information:

We have received a request from Tom Armstrong to rezone his property on Fannin Street and Olive Street. Mr. Armstrong bought this property a number of years ago and restored the old home that was located on the site. He has indicated that his business has grown over the last few years and he ceased to live in this home and made it his office. We became aware that it was being used for a business when he erected a sign on the lot. Mr. Armstrong indicated that it was his understanding when he bought the property that it was zoned for business. It is however, currently zoned SF-7.

This property is in a transitional area. It is located facing SH-66 and Tropical John's plant shop, and the property to the south across Olive, which is currently zoned SF-7, has alternated between SF-7 and General Retail the last several years. Mr. Armstrong has requested Office, which is designed to be used adjacent to residential areas. It has a greater landscaping requirement and the district does not allow retail type uses. This would serve as a buffer between the retail area to the south and the residential area to the north.

The Planning and Zoning Commission has recommended approval of the request. A copy of the ordinance is attached.

Attachments:

1. Location Map
2. Returned Notices
3. Ordinance

Agenda Item: Zoning Request from SF-7 to OF

Item No: V. C.

PD-11

SF-10

S-3

SF-10

*Armstrong
S-5 Request*

GR

171

MF-15

SF-7

CBD

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SF-7

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MF-15

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SF-7

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SF-7

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PD-12

PD-21

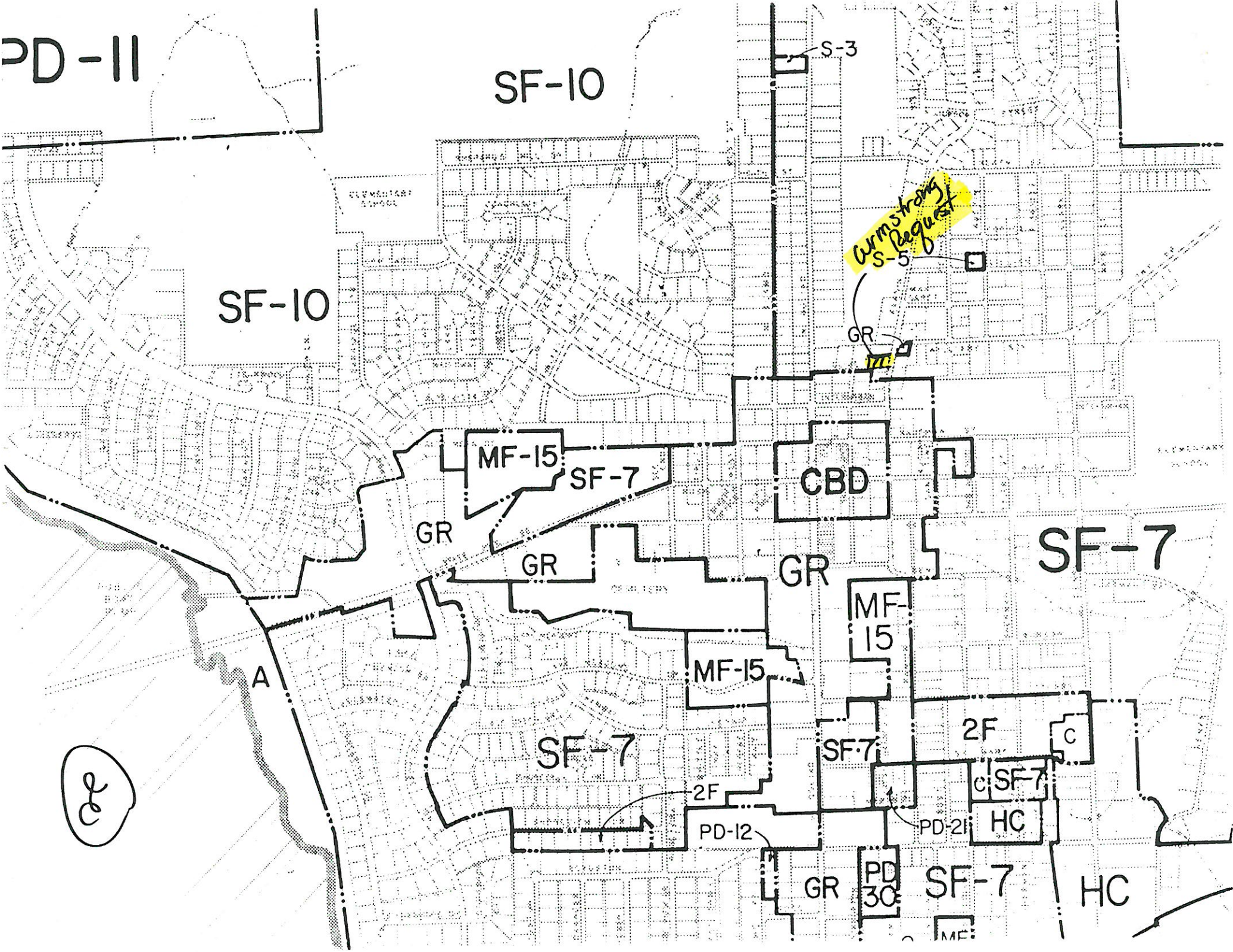
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PD-30

SF-7

HC

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**CITY OF ROCKWALL
City Council Agenda**

Agenda Date: July 20, 1992

Agenda No: V. B.

Agenda Item: PZ 92-17-Z Consider Approval of an Ordinance Granting a Request from Tom Armstrong for a Change in Zoning from "SF-7" Single Family-7 to "OF" Office on property Located at 401 N. Fannin (2nd Reading)

Item Generated By:

Action Needed:

Background Information:

Attachments:

1. Ordinance

Agenda Item: Consider Ordinance re: Change in Zoning at 401 N. Fannin

Item No: V. B.

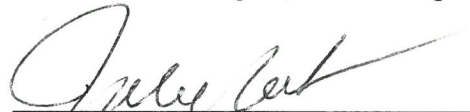


CITY OF ROCKWALL

"THE NEW HORIZON"

PUBLIC NOTICE

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City Secretary

Case No. PZ 92-17-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 _____

BEGINNING AT A FOUND 1 1/2 INCH IRON ROD FOR THE SOUTHEAST CORNER OF A TRACT OF LAND TO H.R. MCCRARY AS RECORDED IN VOLUME 49, PAGE 220 DEED RECORDS OF ROCKWALL COUNTY, TEXAS, SAME BEING ON THE WESTERLY RIGHT-OF-WAY LINE OF THE N. FANNIN STREET;

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Notices for Tom Armstrong

James Daniel
510 St. Marys
Rockwall, Texas 75087

V. T. Cooper
404 Goliad
Rockwall, Texas 75087

Mollie Reeder
201 Olive St.
Rockwall, Texas 75087

Edwin McCrary
16264 Treasure Cove
Bullard, TX 75757

Cedo and Julie Rakich
503 N. Fannin
Rockwall, Texas 75087

B. A. Klutts
406 N. Goliad
Rockwall, Texas 75087

Ernest Evans
P. O. Box 482
Rockwall, Texas 75087

Joyce Sparks
c/o Sherman Sparks
710 W. Rusk
Rockwall, Texas 75087

Ted Cain
111 W. Kaufman
Rockwall, Texas 75087

Myrtle Armstrong
308 N. Fannin
Rockwall, Texas 75087

Martha Peace
402 N. Fannin
Rockwall, Texas 75087

David Sloane
3422 Augusta
Rockwall, Texas 75087

William Massie
5504 Yacht Club Dr.
Rockwall, Texas 75087

Charles Yates
P. O. Box 1095
Commerce, TX 75429

Wayne Kemmerlin
303 Williams
Rockwall, Texas 75087

Mike Sheiman
50 Hitching Post Lane
Glastonbury, CT 06033-3311

David Adams
5571 Canada Ct.
Rockwall, Texas 75087

Lonnie Webb
305 N. Fannin
Rockwall, Texas 75087

Virgil Fouse
709 S. FM 550
Royse City, TX 75189

B. F. Crawford
304 N. San Jacinto
Rockwall, Texas 75087

Gary & Cheryl Williamson
302 N. San Jacinto
Rockwall, Texas 75087

Free Methodist Church
302 N. Goliad
Rockwall, Texas 75087

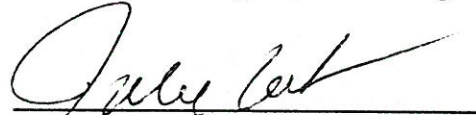


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City Secretary

Case No. PZ 92-17-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. *We have too few homes in this area.*
2. *Too much traffic for a highway*
3. *Strangers around at night*

Signature *Arnette P. Level*

Address *402 North Fannin*

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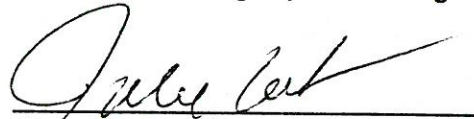


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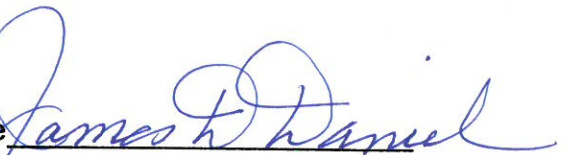
I am opposed to the request for the reasons listed below

1.

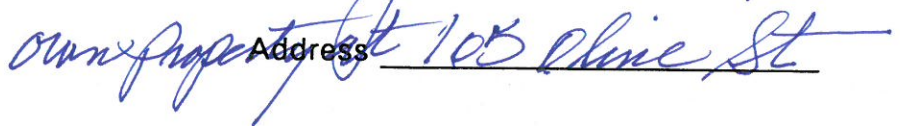
2.

3.

Signature



Address



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THENCE IN A WESTERLY DIRECTION WITH THE NORTH LINE OF SAID OLIVE NORTH 88 DEGREES 03 MINUTES 00 SECONDS WEST 149.0 FEET TO A FOUND 5/8 INCH IRON ROD AT A FENCE CORNER;

THENCE DEPARTING THE NORTH LINE OF SAID OLIVE AND WITH SAID FENCE LINE NORTH 06 DEGREES 00 MINUTES 00 SECONDS EAST PASSING AT 127.2 FEET THE END OF SAID FENCE LINE CONTINUING IN ALL 152.2 FEET TO A CORNER;

THENCE IN AN EASTERLY DIRECTION SOUTH 87 DEGREES 00 MINUTES 00 SECONDS EAST PASSING AT 4.7 FEET A FOUND 5/8 INCH IRON ROD FOR THE MOST SOUTHERLY SOUTHWEST CORNER OF SAID H.R. MCCRARY TRACT CONTINUING IN ALL 167.0 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.55 ACRES OF LAND;

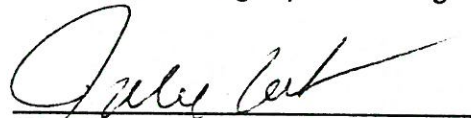


CITY OF ROCKWALL

"THE NEW HORIZON"

PUBLIC NOTICE

The Rockwall Planning and Zoning Commission will hold a public hearing on Thursday, May 14, 1992 at 7:00 P.M. in City Hall, 205 W. Rusk, and the Rockwall City Council will hold a public hearing on Monday, May 18, 1992 at 7:00 p.m. in City Hall, 205 W. Rusk, Rockwall, Texas to consider approval of a request from Tom Armstrong for a change in zoning from "SF-7" Single Family-7 zoning classification to "OF" Office zoning classification located at 401 N. Fannin and further described on the reverse side of this notice. As an interested property owner, you are invited to attend this meeting or make your feelings known in writing by returning the form below:



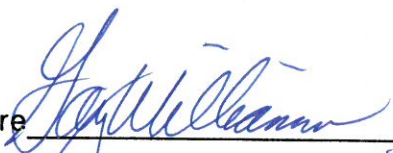
City Secretary

Case No. PZ 92-17-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 302 N. San Jacinto

BEGINNING AT A FOUND 1 1/2 INCH IRON ROD FOR THE SOUTHEAST CORNER OF A TRACT OF LAND TO H.R. MCCRARY AS RECORDED IN VOLUME 49, PAGE 220 DEED RECORDS OF ROCKWALL COUNTY, TEXAS, SAME BEING ON THE WESTERLY RIGHT-OF-WAY LINE OF THE N. FANNIN STREET;

THENCE IN A SOUTHERLY DIRECTION WITH THE WESTERLY LINE OF SAID N. FANNIN STREET SOUTH 12 DEGREES 52 MINUTES 40 SECONDS WEST 151.5 FEET TO A FOUND 5/8 INCH IRON ROD FOR POINT OF INTERSECTION OF THE WESTERLY LINE OF SAID FANNIN STREET WITH THE NORTH RIGHT-OF-WAY LINE OF OLIVE;

THENCE IN A WESTERLY DIRECTION WITH THE NORTH LINE OF SAID OLIVE NORTH 88 DEGREES 03 MINUTES 00 SECONDS WEST 149.0 FEET TO A FOUND 5/8 INCH IRON ROD AT A FENCE CORNER;

THENCE DEPARTING THE NORTH LINE OF SAID OLIVE AND WITH SAID FENCE LINE NORTH 06 DEGREES 00 MINUTES 00 SECONDS EAST PASSING AT 127.2 FEET THE END OF SAID FENCE LINE CONTINUING IN ALL 152.2 FEET TO A CORNER;

THENCE IN AN EASTERLY DIRECTION SOUTH 87 DEGREES 00 MINUTES 00 SECONDS EAST PASSING AT 4.7 FEET A FOUND 5/8 INCH IRON ROD FOR THE MOST SOUTHERLY SOUTHWEST CORNER OF SAID H.R. MCCRARY TRACT CONTINUING IN ALL 167.0 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.55 ACRES OF LAND;

Case No. PZ 92-17-Z

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

I am opposed to the request for the reasons listed below

NO-NO-NO

1. We DO NOT Need a ~~farm~~
2. Commercial Zone!
- 3.

Signature

Address

Edo Rakich
Jim Rung
503 N. Forkin

205 West Rusk

Rockwall, Texas 75087


(214) 771-7700

4-29-92

3. A request from Tom Armstrong for the rezoning of "SF-10" Single Family zoning classification to "OF" Office zoning classification on a tract of land located at 401 N. Fannin described as Lot 2, Block 122 of B.F. Boydston Survey, Abstract 14.

PZ 92-17-Z Consider Approval of Request from Tom Armstrong for a Change in Zoning from "SF-7" Single Family "OF" Office on Property Located at 401 N. Fannin MIN 5/14/92

40 As the applicant was unable to attend this meeting, Mitchell made a motion to continue the public on June 11, 1992. Greenwalt seconded the motion. The motion was voted on and passed unanimously.


universal
No. F6-15116

92-17-Z
Tom Armstrong