

Filing Deadline - July 27
Hearing Dates - August 13, 17
Filing Fee - \$135.00
(6/87)

CITY OF ROCKWALL
205 West Rusk
Rockwall, Texas

APPLICATION FOR CONDITIONAL USE PERMIT

Case No. 92-30- CUP Date Submitted July 27, 1992

Filing Fee \$135.00

Applicant Rockwall County

Address 108 S. Fannin St.
Rockwall, Tx. 75087

Phone No. 771-9312

Owner XXX Tenant¹ _____ Prospective Purchaser¹ _____

Legal description of property for which Conditional Use Permit is requested (if additional space is needed, the description may be typed legibly on a separate sheet and attached hereto:)²

108 Fannin St., Lots 7, 8 and part of Lot 5 Block - L

I hereby request that a Conditional Use Permit be issued for the above described property for:

Portable building that doesn't meet masonry requirements.

line The current zoning on this property is General Retail.
There ^{space} are/are not ^{space} deed restrictions pertaining to the intended use of this property.

I have attached hereto as Exhibit A a plat showing the property which is the subject of this requested Conditional Use Permit and have read the following note concerning the importance of my submitting to the City a sufficient legal description.

¹If the applicant is someone other than the owner, written acknowledgement by the owner of the request must also be submitted.

Jim Edmanson - 771-9312
Sue White

Dept of Community
Supervision

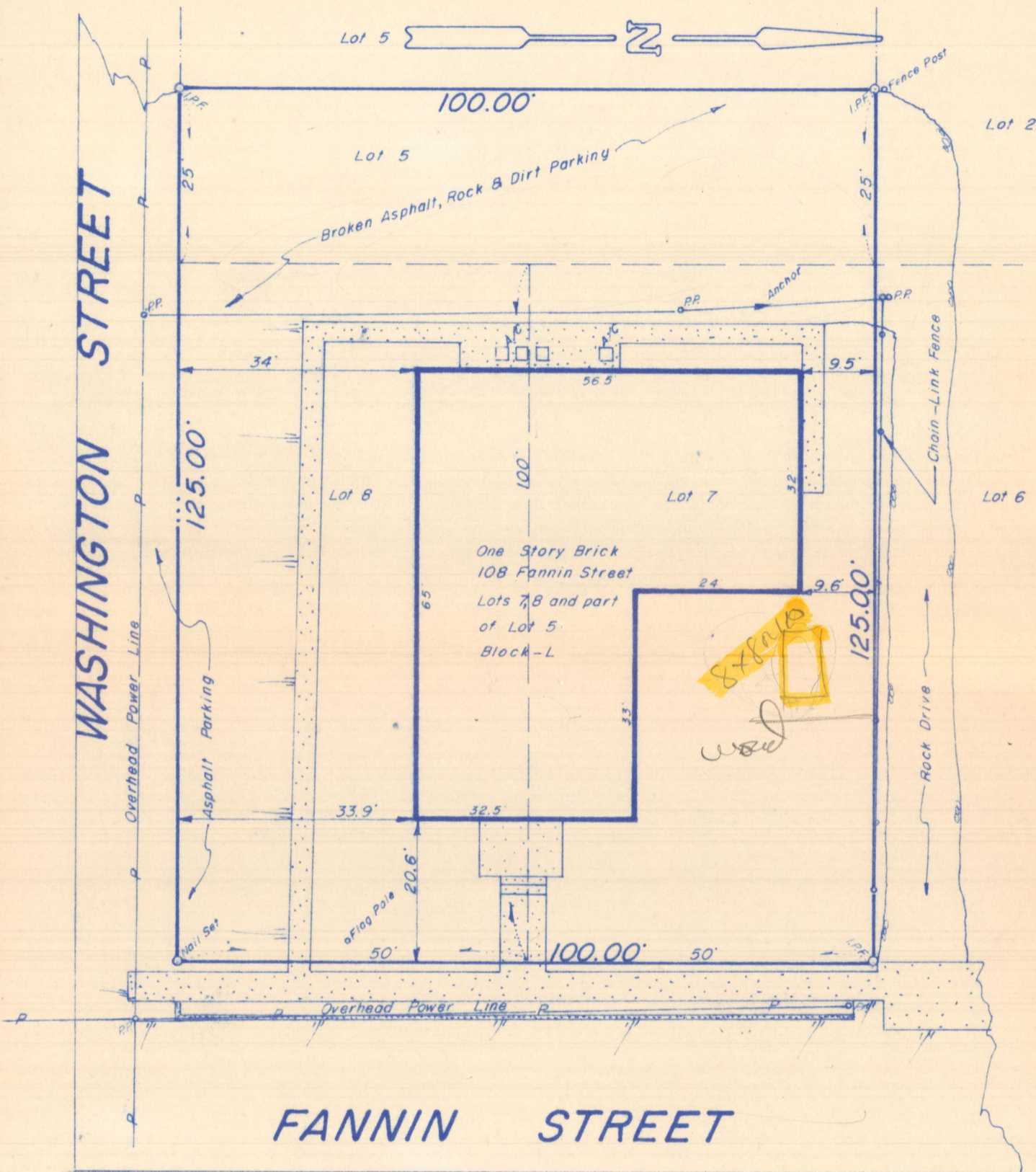
²The legal description is used to publish the notice of the required hearing and in the preparation of the final ordinance granting the Conditional Use Permit. The description must be sufficient so as to allow a qualified surveyor to take the description and locate and mark off the tract on the ground. 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.

SURVEY PLAT

TO ALL PARTIES INTERESTED IN PREMISES SURVEYED

This is to certify that I have, this date, made a careful and accurate survey on the ground of property located at 108 Fannin Street in the City of Rockwall, Texas, being described as follows:

BEING part of LOT 5 and all of LOTS 7 & 8, BLOCK L, of THE ORIGINAL TOWN OF ROCKWALL, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Volume 1, Page 555, Volume F, Page 510, of the Deed Records, Rockwall County, Texas.



The plat hereon is a true, correct, and accurate representation of the property as determined by survey, the lines and dimensions of said property being as indicated by the plat; the size, location, and type of buildings and improvements are as shown, all improvements being within the boundaries of the property, set back from property lines the distances indicated, and that the distance from the nearest intersecting street, or road, is as shown on said plat.

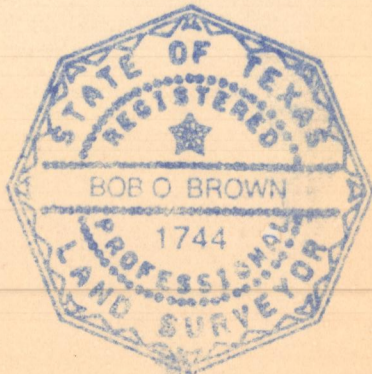
THERE ARE NO ENCROACHMENTS, CONFLICTS, OR PROTRUSIONS, EXCEPT AS SHOWN

This plat is for the exclusive use of the County of Rockwall, Texas
and the undersigned surveyor is not responsible to any others.

SCALE 1" = 20'

DATE 9-10-91

RE-SURVEY _____



B.L.S. & ASSOCIATES, INC.
 965 SIDS ROAD / P.O. BOX 65
 ROCKWALL, TEXAS 75087
 ROCKWALL 722-3036 DALLAS 771-3036

Bob O. Brown

REGISTERED PROFESSIONAL LAND SURVEYOR

DRAWN	CHECKED
M.B.	

CITY OF ROCKWALL
City Council Agenda

Agenda Date: August 17, 1992

Agenda No: VI. C..

Agenda Item: P&Z 92-30-CUP - Hold Public Hearing and Consider Approval of an Ordinance Granting a Request from Rockwall County for a Conditional Use Permit for Building not Meeting the 90% Masonry Requirements Located at 108 Fannin (1st Reading)

Item Generated By: Applicant, Rockwall County Probation

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

Background Information:

The Adult Probation department is now in the old county library. They would like to erect a portable building not to exceed 8 by 10 feet for a maintenance building. They want to put it in the front yard. We discussed with them the possibility of putting it in the rear and they have indicated there is no room. They have agreed to plant a screen hedge in front of the building.

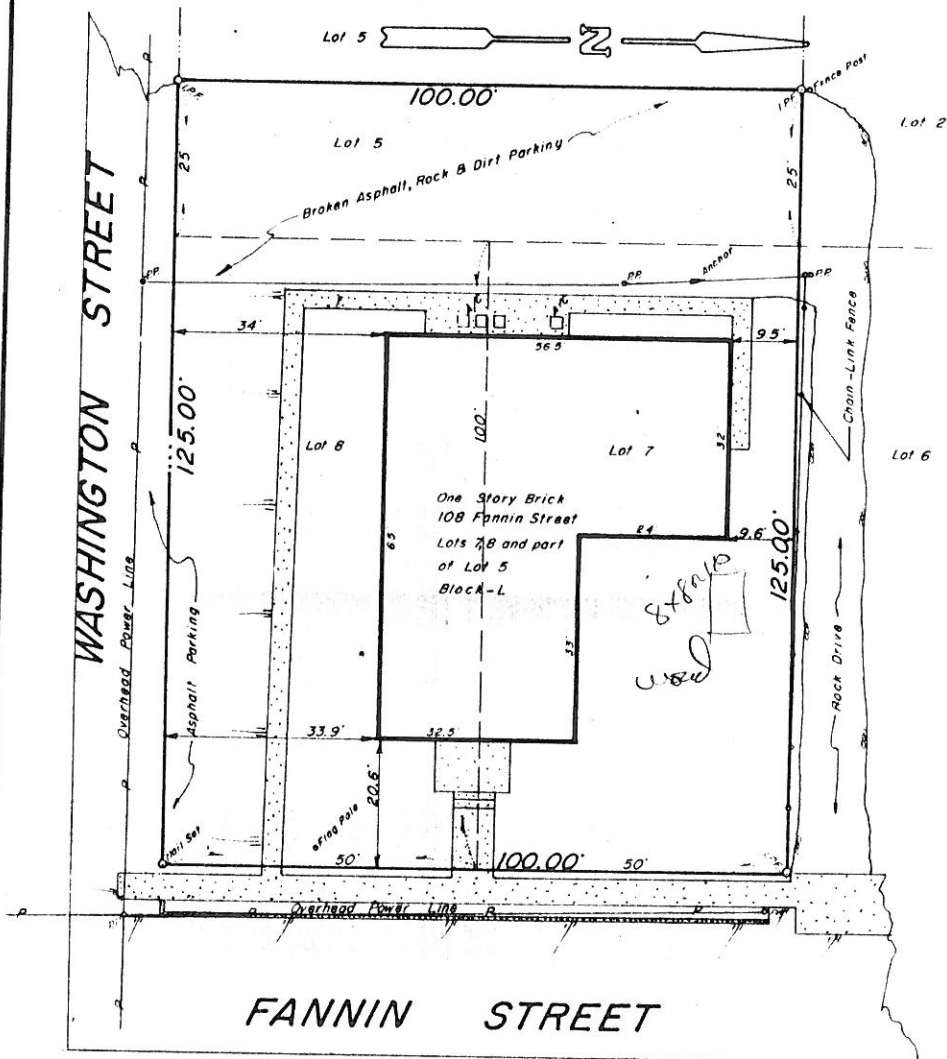
The Commission will consider this item on Thursday night. We will forward their recommendation to you on Friday.

Attachments:

1. Plot Plan
2. Returned notices

Agenda Item: Rockwall County CUP for Storage Building

Item No: VI. C.



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CITY OF ROCKWALL

"THE NEW HORIZON"

PUBLIC NOTICE

The Rockwall Planning and Zoning Commission will hold a public hearing on August 13, 1992 at 7:00 p.m. in City Hall, 205 W. Rusk, and the Rockwall City Council will hold a public hearing on August 17, 1992 at 7:00 p.m. to consider approval of a request from Rockwall County for a Conditional Use Permit for a building not meeting the 90% masonry requirements located at 108 Fannin and further described as being part of Lot 5 and all of Lots 7 and 8, Block L, of the Original Town of Rockwall, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Volume 1, Page 555, Volume F, Page 510, of the Deed Records, Rockwall County, Texas. As an interested property owner, you are invited to attend this meeting or make your feelings known in writing by returning the form below:

*portable
2x10
2x12*

Hilda Crangle
Hilda Crangle
City Secretary

Case No. PZ 92-30-CUP

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 would rather see a neat portable*
2. *bdg. than for the equipment to be*
3. *sitting out.*

Signature *Pat Dollinger*
Address *114 E. Rusk*



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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. Violates one of our most sensible ordinances.
2. Metal building would be unsightly and detract from the improvements which have been made down town.
3. Set a precedent which would be hard to live with.

Signature C. W. Geop
Address 105 S. San Jacinto

**CITY OF ROCKWALL
City Council Agenda**

Agenda Date: August 17, 1992

Agenda No: VI. ~~C~~. **D.**

Agenda Item: P&Z 92-30-CUP - Hold Public Hearing and Consider Approval of an Ordinance Granting a Request from Rockwall County for a Conditional Use Permit for Building not Meeting the 90% Masonry Requirements Located at 108 Fannin (1st Reading)

Item Generated By: Applicant, Rockwall County Probation

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

Background Information:

The Commission has recommended approval with the condition that the building be located in the rear of the property where off street parking is located.

Attachments:

1. Ordinance

Agenda Item: Rockwall County CUP for Storage Building

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- 1.
- 2.
- 3.

Signature _____

Address _____

108 FANNIN

1. ROBERT SPEIGHTS
602 WILLIAMS
ROCKWALL
2. DR. C. T. PEEK
10134 CREEKMERE
DALLAS, TX 75218
3. ROCKWALL LIONS CLUB
C/O OTTO LOWE JR.
P.O. BOX 156
ROCKWALL
4. KYUNG HWAN IN
512 SUNSTONE DR.
IRVING, TX 75060
5. V. L. JACOBS
301 HIGHLAND
ROCKWALL
6. GERALD HOUSER
P.O. BOX 748
ROCKWALL
7. CHARLES FOX
5913 SCEPTRE
ROCKWALL
8. H. L. WILLIAMS
411 VALLEY DR.
ROCKWALL
9. J. E. HARRIS JR.
P.O. BOX 686
ROCKWALL
10. RAY ROBERSON
1222 DANDELION
GARLAND, TX 75043
11. SHERRY LANE INVESTMENT
6033 SHERRY LANE INC.
DALLAS, TX 75225
12. THE HALL LAW OFFICE
207 E. RUSK
ROCKWALL
13. C. W. FALLS
RT 4 BOX 57-W
ROCKWALL
14. TED CAIN
111 W. KAUFMAN
ROCKWALL

15. VIRGINIA ELLIS
16 INTREPID CIR.
ROCKWALL

22. HORACE BOWEN
1301 ALAMO
ROCKWALL

16. PAT DOLLINGER
& JANICE HILL
114 E. RUSK
ROCKWALL

23. DR. LEN LALL
102 E. ROSS
ROCKWALL

17. LEON SMITH
108 SAN JACINTO
ROCKWALL

24. HIS COVENANT CHILDREN INC.
102 E. ROSS
ROCKWALL

18. DAVID JACOBS
120 NATIONAL DR.
ROCKWALL

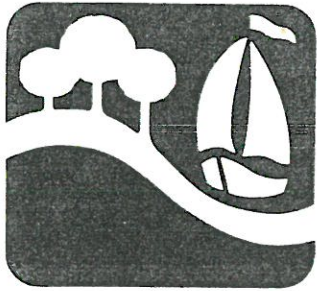
25. CLODELL DEWEESE
2625 N. NELSON
ARLINGTON, TX 22207

19. OIL STEIGER SR.
C/O EMILY SUE WHITEHEAD
304 HIGHLAND
ROCKWALL

26. FIRST CHRISTIAN CHURCH
305 S. FANNIN
ROCKWALL

20. BILLY RIDLEY
212 E. WASHINGTON
ROCKWALL

21. TOM WALKER
3107 LAKESIDE DR.
ROCKWALL



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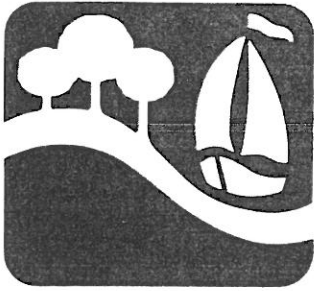
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P&Z 92-30-CUP Hold Public Hearing and Consider Approval of a Request from Rockwall County for a Conditional Use Permit for a Building not Meeting the 90% Masonry Requirements Located at 108 Fannin.

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Couch outlined the County's request to erect a portable building. Welborn opened the public hearing. Brett Gilbert, Director of Rockwall County Adult Probation Department addressed the Commission and explained the County's request to erect a portable building. Welborn closed the public hearing. Welborn made a motion to recommend approval for a conditional use permit for a building not meeting the 90% masonry requirements to be located at the rear of the property. Morgan seconded the motion. The motion was voted on and passed with Greenwalt voting against and Friend abstaining. *P&Z Min. 8/13/92*

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