

CITY OF ROCKWALL  
205 West Rusk  
Rockwall, Texas

APPLICATION FOR CONDITIONAL USE PERMIT

Case No. 93-33-CUP

Date Submitted 29 July 93

Filing Fee \$ 135.00

Applicant Stack Crew

Address 5031 N. Galloway

Phone No. (w) 613-2200

Mesquite, TX 75150

(H) 343-1605

Owner X

Tenant 1

Prospective Purchaser 1

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

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

The current zoning on this property is General Retail.  
There are/are not 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.

[Signature]

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

2

The 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.



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

N9

(214) 771-7700

Cash Receipt

Name Kymie Raper Date 7-

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
<b>TOTAL OF COLUMN</b>			<b>TOTAL OF COLUMN</b>	

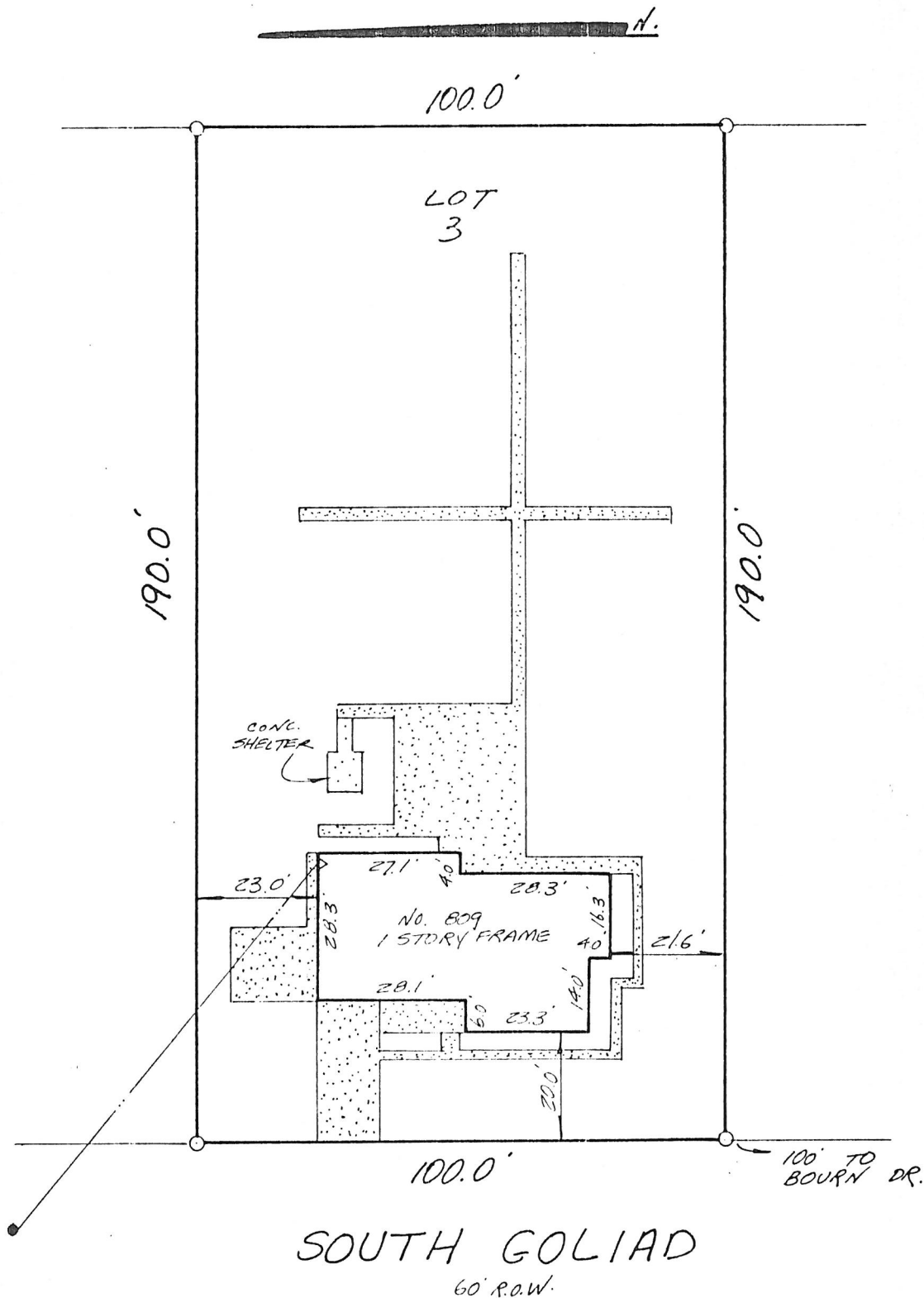
**TOTAL DUE**

135.00

Received by A

# SURVEY PLAT

This is to certify that I have, this date, made a careful and accurate survey on the ground of property located at No. 809 SOUTH GOLIAD, in the city of ROCKWALL, Texas, Lot No. 3 Block No. L of SANGER BROTHERS ADDITION an addition to the City of ROCKWALL, ROCKWALL COUNTY, Texas, according to the MAP recorded in Volume 9 at Page 100 of the DEED Records of ROCKWALL COUNTY, TEXAS.



NOTE: According to the F.I.R.M. in Community Panel No. 482547 0005 C, this property does lie in Zone X and does not lie within the 100 year flood zone.

To ROCKWALL COUNTY ABSTRACT Title Company in connection with the transaction described in G.F. 93071720. Use of this survey by any other parties and/or for other purposes shall be at user's own risk and any loss resulting from other use shall not be the responsibility of the undersigned. And the plat hereon is a correct and accurate representation of the property lines and dimensions are as indicated; location and type of buildings are as shown; and EXCEPT AS SHOWN, all improvements are located within the boundaries the distances indicated and there are no visible and apparent encroachments or protrusions on the ground.

Drawn by: K.M.

Scale: 1"=30'

Date: 7-13-93

Borrower: \_\_\_\_\_

Job No. 93-2865

### LEGEND

- |                         |  |  |
|-------------------------|--|--|
| ○ IRON ROD FOUND        | • POWER POLE                           | ■ BRICK COLUMN                         |
| ⊗ IRON ROD SET          | — X — CHAIN LINK FENCE                 | — WOOD FENCE                           |
| ⊙ IRON PIPE FOUND       | — // — BARBED WIRE                     | — / / / IRON FENCE                     |
| □ FENCE POST CORNER     | — / / / CONCRETE                       | — / / / COVERED PORCH, DECK OR CARPORT |
| ⊠ "X" FOUND IN CONCRETE | — / / / OVERHEAD ELECTRIC SERVICE LINE | — / / / OVERHEAD POWER LINE            |
| ▲ UNDERGROUND ELECTRIC  |  |  |
| △ OVERHEAD ELECTRIC     |  |  |

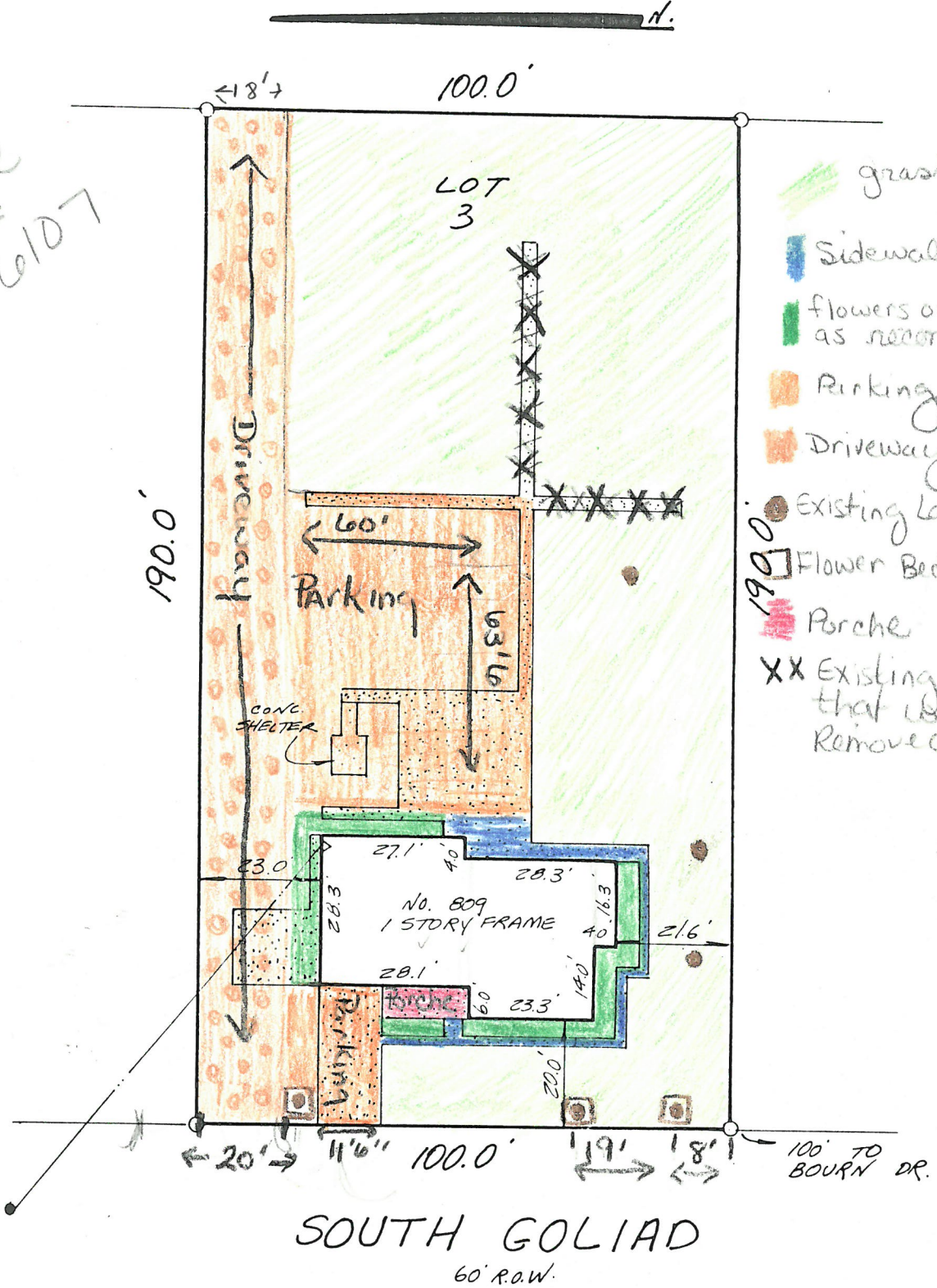


*Doug Connally*  
**DOUG CONNALLY & ASSOC., INC.**  
 9726 SKILLMAN STREET  
 DALLAS, TEXAS 75243  
 PHONE: (214) 349-9485  
 FAX: (214) 349-2216

# SURVEY PLAT

This is to certify that I have, this date, made a careful and accurate survey on the ground of property located at No. 809 SOUTH GOLIAD in the city of ROCKWALL, Texas, Lot No. 3 Block No. L of SANGER BROTHERS ADDITION an addition to the City of ROCKWALL, ROCKWALL COUNTY, Texas, according to the MAP recorded in Volume 9 at Page 100 of the DEED Records of ROCKWALL COUNTY, TEXAS.

*Kymie  
Hm #  
771-6107*



- █ grass
- █ Sidewalk
- █ flowers or shrubs as recommended
- █ Parking
- █ Driveway
- Existing large trees
- Flower Beds
- █ Porche
- XX Existing Sidewalk that will be Removed.

NOTE: According to the F.I.R.M. in Community Panel No. 480547005 C, this property does lie in Zone X and does not lie within the 100 year flood zone.

To ROCKWALL COUNTY ABSTRACT Title Company in connection with the transaction described in G.F. 93071720. Use of this survey by any other parties and/or for other purposes shall be at user's own risk and any loss resulting from other use shall not be the responsibility of the undersigned. And the plat hereon is a correct and accurate representation of the property lines and dimensions as indicated; location and type of buildings are as shown; and EXCEPT AS SHOWN, all improvements are located within the boundaries the distances indicated and there are no visible and apparent encroachments or protrusions on the ground.

Drawn by: K.M.  
Scale: 1"=30'  
Date: 7-13-93  
Borrower: \_\_\_\_\_  
Job No. 93-2865

LEGEND		
○ IRON ROD FOUND	● POWER POLE	■ BRICK COLUMN
⊗ IRON ROD SET	— X — X —	— X — X — CHAIN LINK FENCE
○ IRON PIPE FOUND	— // — //	— // — // WOOD FENCE
□ FENCE POST CORNER	— / / / — / / /	— / / / — / / / BARBED WIRE
⊠ "X" FOUND IN CONCRETE	— / / / — / / /	— / / / — / / / IRON FENCE
▲ UNDERGROUND ELECTRIC	▨ CONCRETE	
△ OVERHEAD ELECTRIC	▩ COVERED PORCH, DECK OR CARPORT	
	— — — — — OVERHEAD ELECTRIC SERVICE LINE	
	— — — — — OVERHEAD POWER LINE	



*Doug Connally*  
**DOUG CONNALLY & ASSOC., INC.**  
9726 SKILLMAN STREET  
DALLAS, TEXAS 75243  
PHONE: (214) 349-9485  
FAX: (214) 349-2216

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

**Agenda Date:** August 12, 1993

**Agenda No:** III. A.

**Agenda Item:** P&Z 93-33-CUP - Hold Public Hearing and Consider Recommending Approval of a Conditional Use Permit for a Structure that Does Not Meet Exterior Building Materials Requirements in a GR Classification for 809 South Goliad

**Item Generated By:** Applicant, Jack Crew

**Action Needed:**

**Background Information:**

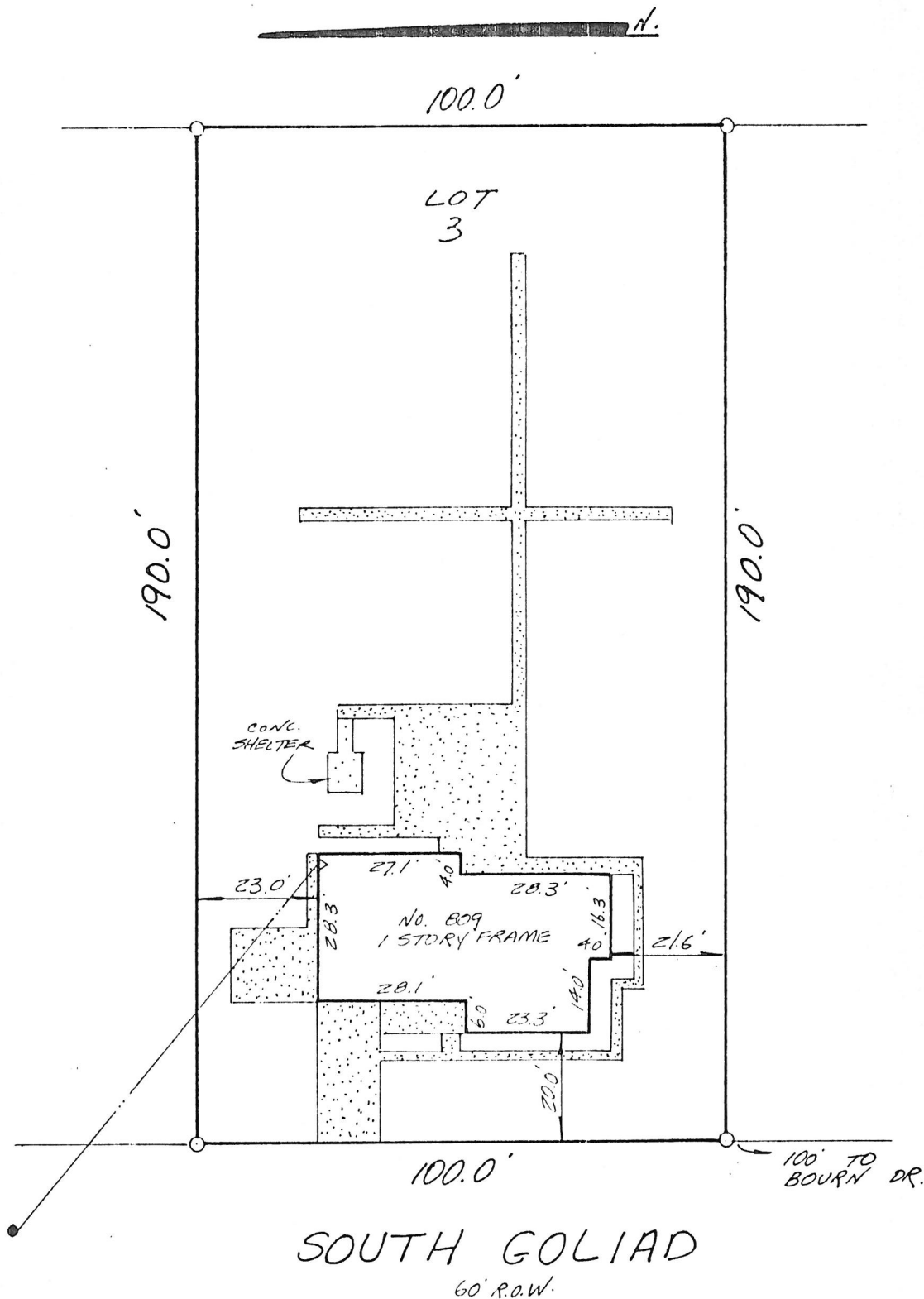
This request is for a lot located on Goliad across the street and one block south of Goliad Place. The structure, while zoned GR, has been used as residential. The new owner wants to open a clothing store and in order to accomplish that the structure must be brought into compliance with the City's building code and ordinances. They will have to provide the required parking and landscaping as well as either bring the building into compliance with the masonry requirement or receive approval for a CUP for a structure that does not meet that standard. The owner has applied for such a CUP. The house is a frame structure that blends with the other structures in the area and we see no problem with the request.

**Attachments:**

1. Site Plan
2. Location Map

# SURVEY PLAT

This is to certify that I have, this date, made a careful and accurate survey on the ground of property located at No. 809 SOUTH GOLIAD, in the city of ROCKWALL, Texas, Lot No. 3 Block No. L of SANGER BROTHERS ADDITION an addition to the City of ROCKWALL, ROCKWALL COUNTY, Texas, according to the MAP recorded in Volume 9 at Page 100 of the DEED Records of ROCKWALL COUNTY, TEXAS.



NOTE: According to the F.I.R.M. in Community Panel No. 482547 0005 C, this property does lie in Zone X and does not lie within the 100 year flood zone.

To ROCKWALL COUNTY ABSTRACT Title Company in connection with the transaction described in G.F. 93071720. Use of this survey by any other parties and/or for other purposes shall be at user's own risk and any loss resulting from other use shall not be the responsibility of the undersigned. And the plat hereon is a correct and accurate representation of the property lines and dimensions are as indicated; location and type of buildings are as shown; and EXCEPT AS SHOWN, all improvements are located within the boundaries the distances indicated and there are no visible and apparent encroachments or protrusions on the ground.

Drawn by: K.M.

Scale: 1"=30'

Date: 7-13-93

Borrower: \_\_\_\_\_

Job No. 93-2865

### LEGEND

- |                         |  |                    |
|-------------------------|--|--------------------|
| ○ IRON ROD FOUND        | • POWER POLE                           | ■ BRICK COLUMN     |
| ⊗ IRON ROD SET          | — X — CHAIN LINK FENCE                 | — WOOD FENCE       |
| ⊙ IRON PIPE FOUND       | — // — BARBED WIRE                     | — / / / IRON FENCE |
| □ FENCE POST CORNER     | — / / / CONCRETE                       |                    |
| ⊠ "X" FOUND IN CONCRETE | — / / / COVERED PORCH, DECK OR CARPORT |                    |
| ▲ UNDERGROUND ELECTRIC  | — / / / OVERHEAD ELECTRIC SERVICE LINE |                    |
| △ OVERHEAD ELECTRIC     | — / / / OVERHEAD POWER LINE            |                    |

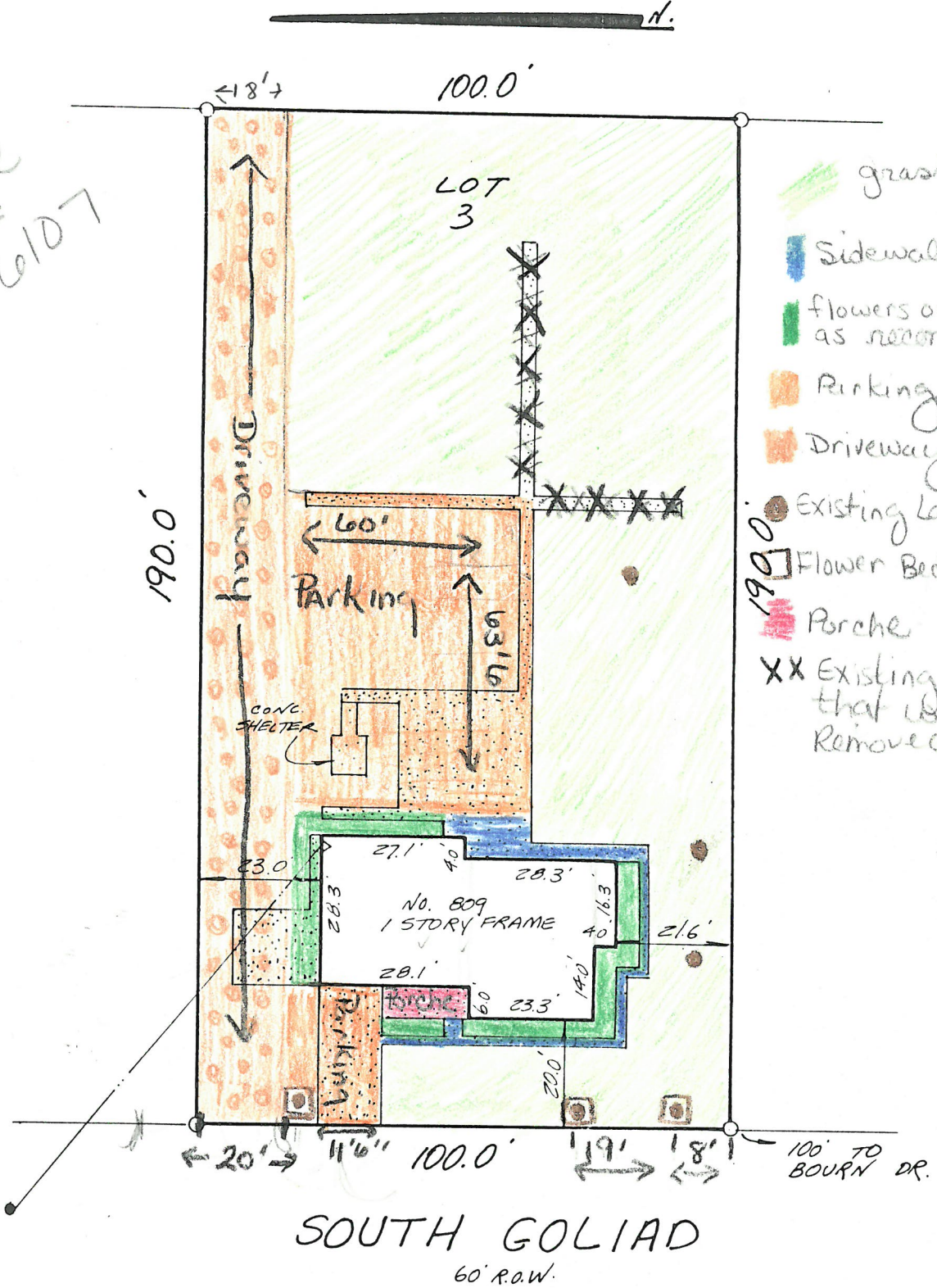


*Doug Connally*  
**DOUG CONNALLY & ASSOC., INC.**  
 9726 SKILLMAN STREET  
 DALLAS, TEXAS 75243  
 PHONE: (214) 349-9485  
 FAX: (214) 349-2216

# SURVEY PLAT

This is to certify that I have, this date, made a careful and accurate survey on the ground of property located at No. 809 SOUTH GOLIAD in the city of ROCKWALL, Texas, Lot No. 3 Block No. L of SANGER BROTHERS ADDITION an addition to the City of ROCKWALL, ROCKWALL COUNTY, Texas, according to the MAP recorded in Volume 9 at Page 100 of the DEED Records of ROCKWALL COUNTY, TEXAS.

*Kymie  
Hm #  
771-6107*



- grass
- Sidewalk
- flowers or shrubs as recommended
- Parking
- Driveway
- Existing large trees
- Flower Beds
- Porche
- XX Existing Sidewalk that will be Removed.

NOTE: According to the F.I.R.M. in Community Panel No. 480547005 C, this property does lie in Zone X and does not lie within the 100 year flood zone.

To ROCKWALL COUNTY ABSTRACT Title Company in connection with the transaction described in G.F. 93071720. Use of this survey by any other parties and/or for other purposes shall be at user's own risk and any loss resulting from other use shall not be the responsibility of the undersigned. And the plat hereon is a correct and accurate representation of the property lines and dimensions as indicated; location and type of buildings are as shown; and EXCEPT AS SHOWN, all improvements are located within the boundaries the distances indicated and there are no visible and apparent encroachments or protrusions on the ground.

Drawn by: K.M.  
 Scale: 1"=30'  
 Date: 7-13-93  
 Borrower: \_\_\_\_\_  
 Job No. 93-2865

LEGEND		
○ IRON ROD FOUND	● POWER POLE	■ BRICK COLUMN
⊗ IRON ROD SET	— X — X —	■ CHAIN LINK FENCE
○ IRON PIPE FOUND	— // — //	■ WOOD FENCE
□ FENCE POST CORNER	— / / / — / / /	■ BARBED WIRE
⊠ "X" FOUND IN CONCRETE	— / / / — / / /	■ IRON FENCE
▲ UNDERGROUND ELECTRIC	■ CONCRETE	
△ OVERHEAD ELECTRIC	■ COVERED PORCH, DECK OR CARPORT	
	— — — — —	OVERHEAD ELECTRIC SERVICE LINE
	— — — — —	OVERHEAD POWER LINE



*Doug Connally*  
**DOUG CONNALLY & ASSOC., INC.**  
 9726 SKILLMAN STREET  
 DALLAS, TEXAS 75243  
 PHONE: (214) 349-9485  
 FAX: (214) 349-2216





# CITY OF ROCKWALL

"THE NEW HORIZON"

## PUBLIC NOTICE

The Rockwall Planning and Zoning Commission will hold a public hearing on August 12, 1993, at 7:00 P.M., in City Hall 205 W. Rusk, and the Rockwall City Council will hold a public hearing on August 16, 1993, at 7:00 P.M. in City Hall, 205 W. Rusk, to consider approval of a request from Jack Crew to consider approval of a Conditional Use Permit in a "GR" General Retail Zoning Classification for a structure that does not meet exterior building materials requirements on a tract of land located at 809 S. Goliad and further described as Lot 3, Block L, Sanger Addition. As an interested property owner, you are invited to attend this meeting or make your feelings known in writing by returning the form below.

*Jelie Lovick*  
\_\_\_\_\_  
City Secretary *ncp*

---

Case No. PZ-93-33-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.
- 2.
- 3.

Signature \_\_\_\_\_

Address \_\_\_\_\_

## PUBLIC NOTICE

The Rockwall Planning and Zoning Commission will hold a public hearing on August 12, 1993 at 7:00 p.m., in City Hall, 205 W. Rusk, and the Rockwall City Council will hold a public hearing on August 16, 1993 at 7:00 p.m. in City Hall, 205 W. Rusk, to consider:

1. a request from GAR Enterprises, Inc. for approval of a conditional use permit for outside display of large inventory items in a Highway Commercial Zoning Classification for a retail mobile homes sales lot on a 3.2931 acre tract of land located on the south side of I-30, east of SH 205, and further described below:

See Attached Description

2. a request from Jack Crew for a CUP for a building not meeting the exterior materials requirements in a General Retail zoning classification on a tract of land located at 809 S. Goliad and further described as Block L, Lot 3, Sanger Brothers Addition.

All interested persons are encourage to attend.

P + Z  
JACK CREW 809 S. GOLIAD

1. AL MORLEY  
801 S. GOLIAD
2. APRIL HUDDLETON  
1006 1/2 W. MAIN  
WAKAHACHIE, TX.
3. J. R. FALLS  
P.O. BOX 870087  
MERQUITE, TX. 75150-9791
4. DONALD GARDNER  
# 12 PARK RIDGE ESTATES  
ROCKWALL
5. DALE TROUT  
208 MEADOWDALE
6. C. W. FALLS  
1216 SMIRL DR.  
ROCKWALL
7. TED CAIN  
206 ROCKBROOK
8. VESTER ALEXANDER  
808 SAM HOUSTON
9. NELL PAPPAS  
807 THROCKMORTON
10. JAMES TODD  
620 W. 48<sup>th</sup> ST. APT. # 5  
LOS ANGELES, CA. 90037
11. MARIA BATRES  
202 BOURN
12. R. T. MOTON  
203 E. BOURN
13. ELIZABETH SEARS  
901 S. GOLIAD
14. ROCKWALL FLOOR COVERING  
903 S. GOLIAD
15. ARCHIE JONES  
308 BOURN
16. HELEN JONES  
902 DAVY CROCKETT

17. WILLENE DAVIS  
306 BOURN

24. CLED WILLIAMS  
C/O BEATRICE DOUGLAS  
905 SAM HOUSTON

18. GEORGIA COOK  
4015 PAPER  
KANSAS CITY, MO. 64110

25. PAUL DAVIS SR.  
P.O. BOX 1747  
ROCKWALL

19. NEFAME SPENCER  
6138 SINGING HILLS  
DALLAS, TX. 75241

26. D + H LEASING CO.  
208 W. HEATH

20. RICHARD HOWARD  
C/O EVA ALLAN  
208 BOURN

27. SALVADOR BATTES  
202 BOURN

21. LEOLA OGILBERT  
C/O FANNIE BUFFIN  
421 CARVER  
GARLAND, TX. 75040

28. MRS. W. H. ANDREW  
906 S. GOLIAD

22. BEATRICE DOUGLAS  
905 SAM HOUSTON

23. LORENZA CRENSHAW  
1021 HIGHTMEADOW  
GARLAND, TX 75040