

Z2018-022 - 506 BARNES STREET (SF-7 to RO)
ZONING - LOCATION MAP =

DT
GOLIAD

STORRS

SF-7

BARNES

MF-14

GR

ST MARYS

R-O

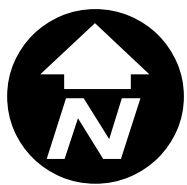
PD-21



City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.

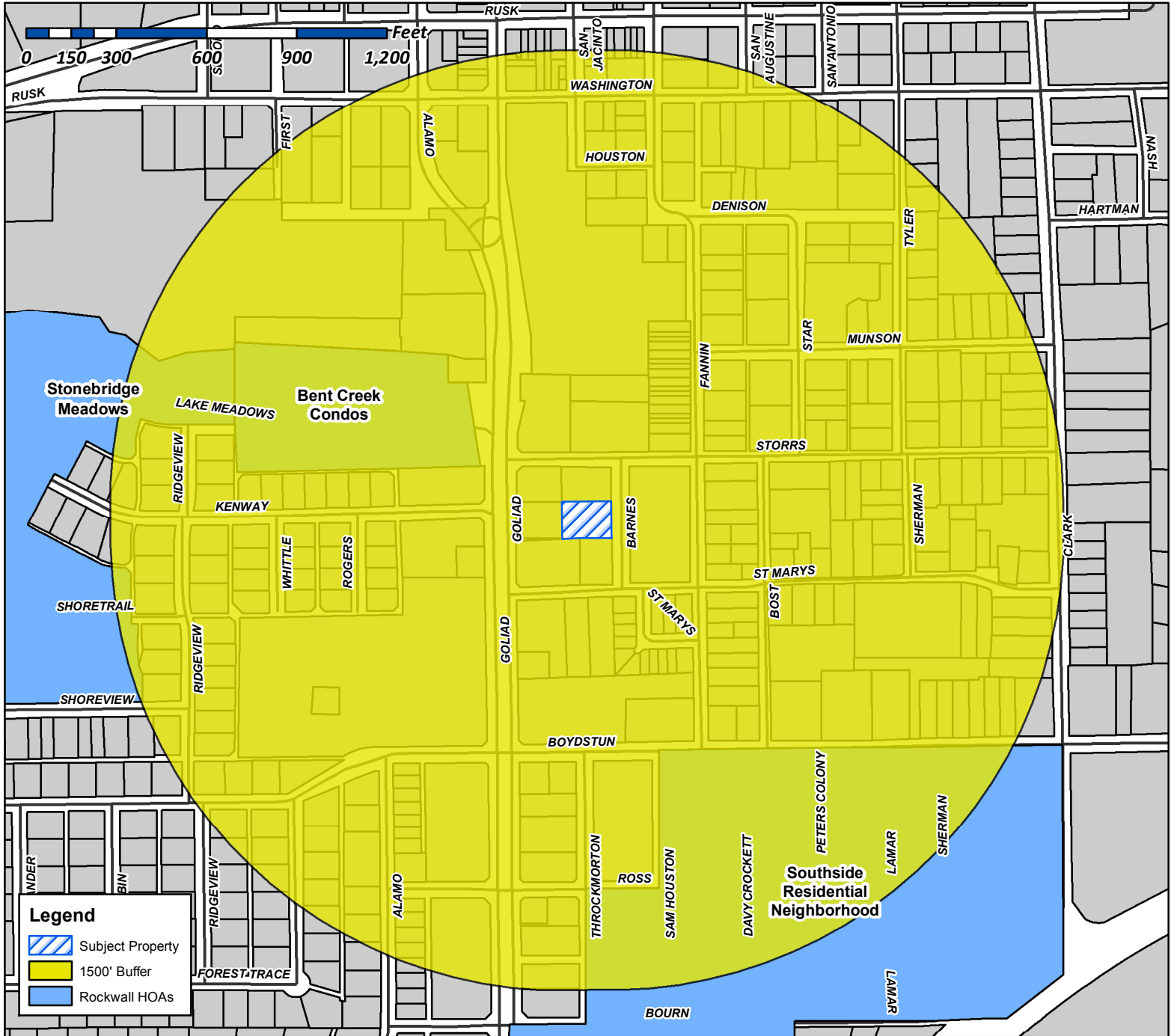




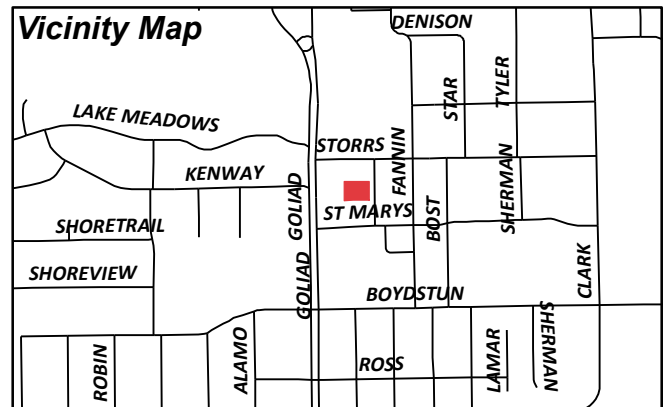
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Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
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Case Number: Z2018-022
Case Name: Zoning Change (SF-7 to RO)
Case Type: Zoning
Zoning: SF-7
Case Address: 506 Barnes Street



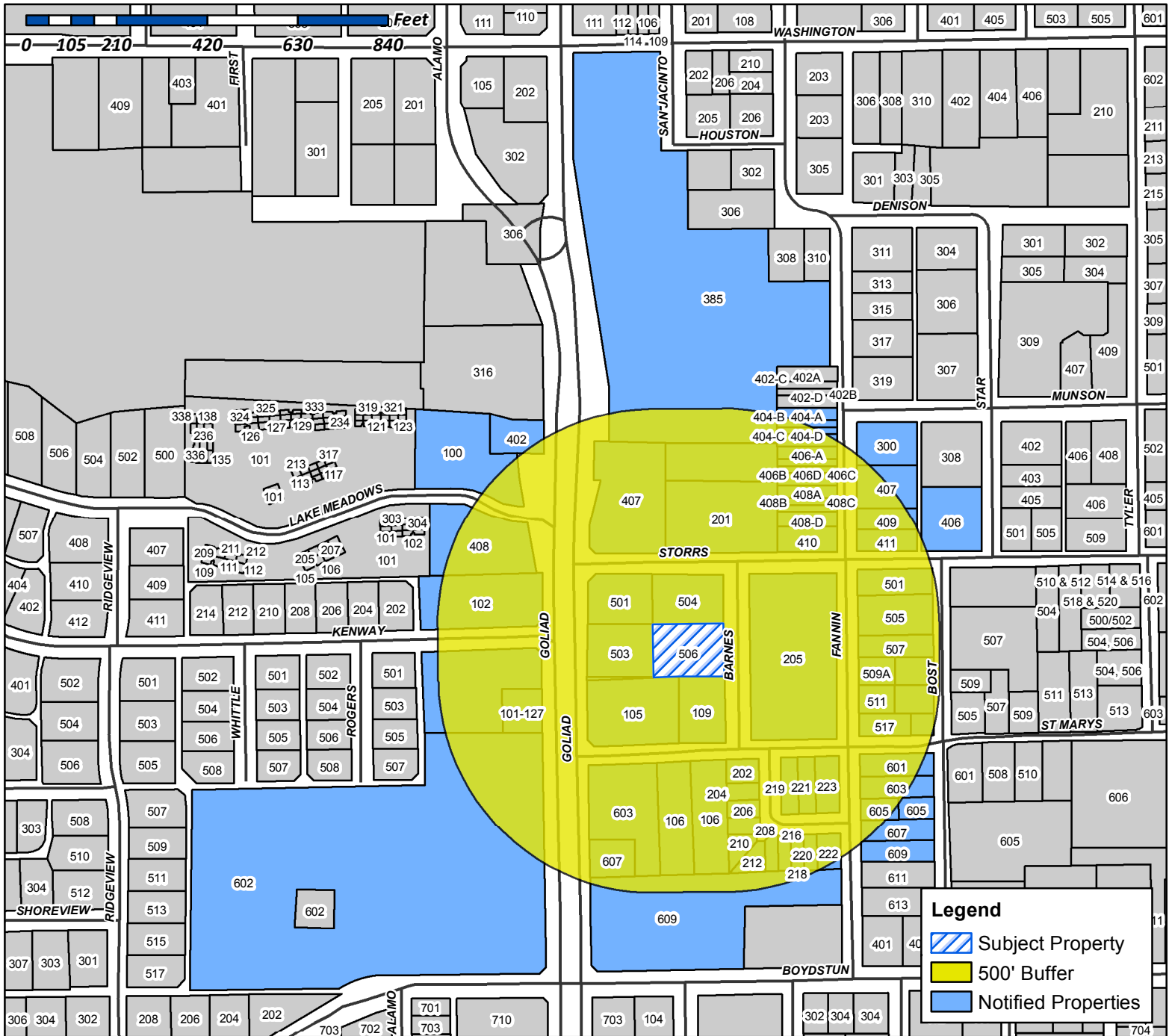
Date Created: 05/23/2018
For Questions on this Case Call (972) 771-7745



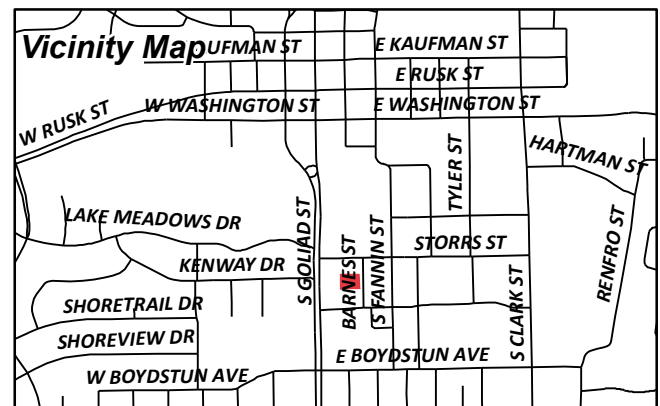
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CURRENT RESIDENT
100 LAKE MEADOWS
ROCKWALL, TX 75087

CURRENT RESIDENT
103 KENWAY DR
ROCKWALL, TX 75087

CURRENT RESIDENT
105 KENWAY DR
ROCKWALL, TX 75087

CURRENT RESIDENT
107 KENWAY DR
ROCKWALL, TX 75087

CURRENT RESIDENT
109 KENWAY DR
ROCKWALL, TX 75087

CURRENT RESIDENT
111 KENWAY DR
ROCKWALL, TX 75087

CURRENT RESIDENT
117 KENWAY DR
ROCKWALL, TX 75087

CURRENT RESIDENT
119 KENWAY DR
ROCKWALL, TX 75087

CURRENT RESIDENT
121 KENWAY DR
ROCKWALL, TX 75087

CURRENT RESIDENT
123 KENWAY DR
ROCKWALL, TX 75087

CURRENT RESIDENT
127 KENWAY DR
ROCKWALL, TX 75087

CURRENT RESIDENT
102 KENWAY DR
ROCKWALL, TX 75087

ALBRIGHT & HILL PROPERTIES LLC
105 SAINT MARY ST #100
ROCKWALL, TX 75087

CURRENT RESIDENT
106 ST MARY
ROCKWALL, TX 75087

SPRAGUE CHRIS AND IVONNE
109 ST MARYS ST
ROCKWALL, TX 75087

ST MATTHIAS OLD CATHOLIC CHURCH
116 KENWAY ST
ROCKWALL, TX 75087

HEATH RENTAL PROPERTIES LLC
1309 MORAIN PLACE
HEATH, TX 75032

BALL JUSTIN D
1370 FAIRLAKES POINTE
ROCKWALL, TX 75087

COLLINS KIMBERLY B -MCCREA
1401 VISTA VERDE ST
DENTON, TX 76210

PRITCHARD GARY W & DONNA C
1610 SHORES BLVD
ROCKWALL, TX 75087

PLISKA KAREN
1685 PLUMMER DR
ROCKWALL, TX 75087

SWAFFORD STEPHEN
1829 KELLY LN
ROCKWALL, TX 75087

CURRENT RESIDENT
201 STORRS ST
ROCKWALL, TX 75087

RICKARDS NATALIE
202 ST MARY'S PL
ROCKWALL, TX 75087

MOORE GLEN & JACKIE
2026 SUNNY CIR
ROCKWALL, TX 75032

FALONE MARY ELLEN
204 ST MARYS PL
ROCKWALL, TX 75087

NBN COMMERCIAL GROUP LLC
2040 N BELT LINE RD STE 400
MESQUITE, TX 75150

CURRENT RESIDENT
205 ST MARYS PL
ROCKWALL, TX 75087

MORKEN PETER & GAY ANDERSON
GILMA L MORKEN LIFE ESTATE
206 SAINT MARYS PL
ROCKWALL, TX 75087

CAMPBELL W E
C/O RW SCC, LLC
206 STORRS ST
ROCKWALL, TX 75087

CURRENT RESIDENT
208 ST MARYS PL
ROCKWALL, TX 75087

CURRENT RESIDENT
210 ST MARYS PL
ROCKWALL, TX 75087

HARRIS RICHARD
210 GLENN AVE
ROCKWALL, TX 75087

COLLICHIO KIMBERLY ANN
210 RAINBOW CIR
ROCKWALL, TX 75032

CURRENT RESIDENT
212 ST MARYS PL
ROCKWALL, TX 75087

BECERRA LUPE A
214 SAINT MARYS PL
ROCKWALL, TX 75087

CURRENT RESIDENT
216 ST MARYS PL
ROCKWALL, TX 75087

CURRENT RESIDENT
218 ST MARYS PL
ROCKWALL, TX 75087

CURRENT RESIDENT
219 ST MARYS PL
ROCKWALL, TX 75087

MCGEE DWONE
220 ST MARYS PL
ROCKWALL, TX 75087

CURRENT RESIDENT
221 ST MARYS PL
ROCKWALL, TX 75087

THOMPSON MAVIS Y
222 ST MARYS PLACE
ROCKWALL, TX 75087

CANTRELL KAREN DEE
2223 W FM 455
ANNA, TX 75409

CURRENT RESIDENT
223 ST MARYS PL
ROCKWALL, TX 75087

SPAMPINATO MICHELE AND KACI D
300 MUNSON ST
ROCKWALL, TX 75087

CLARK TROY & JANICE
3025 N GOLIAD ST
ROCKWALL, TX 75087

MCKINNEY TERRY W & LINDA A
308 MUNSON ST
ROCKWALL, TX 75087

HAMANN BRENT
315 ROLLIN MEADOWS CIRCLE
ROCKWALL, TX 75087

CULLINS JAMES &
SHARON DAY
315 S FANNIN
ROCKWALL, TX 75087

DAY SHARON K
315 S FANNIN
ROCKWALL, TX 75087

DAVIS LISA M
402 S GOLIAD ST
ROCKWALL, TX 75087

IVIE VIRGINIA
404 S FANNIN ST APT A
ROCKWALL, TX 75087

DUFRAINE JANET
404 S FANNIN ST APT C
ROCKWALL, TX 75087

DAVIS BEVERLY
404 SOUTH FANNIN STREET D
ROCKWALL, TX 75087

CURRENT RESIDENT
404-B S FANNIN ST
ROCKWALL, TX 75087

ESTES NOLAN
406 STARR ST
ROCKWALL, TX 75087

CURRENT RESIDENT
406-A S FANNIN ST
ROCKWALL, TX 75087

CURRENT RESIDENT
406B S FANNIN ST
ROCKWALL, TX 75087

CURRENT RESIDENT
406C S FANNIN ST
ROCKWALL, TX 75087

CURRENT RESIDENT
406D S FANNIN ST
ROCKWALL, TX 75087

CURRENT RESIDENT
407 S FANNIN ST
ROCKWALL, TX 75087

CURRENT RESIDENT
407 S GOLIAD
ROCKWALL, TX 75087

WANDERER KATHY L
408 S FANNIN ST APT D
ROCKWALL, TX 75087

CURRENT RESIDENT
408 S GOLIAD
ROCKWALL, TX 75087

CURRENT RESIDENT
408A S FANNIN ST
ROCKWALL, TX 75087

CURRENT RESIDENT
408B S FANNIN ST
ROCKWALL, TX 75087

CURRENT RESIDENT
408C S FANNIN ST
ROCKWALL, TX 75087

MARLOW SHIRLEY A
409 S FANNIN ST
ROCKWALL, TX 75087

CURRENT RESIDENT
410 S FANNIN ST
ROCKWALL, TX 75087

CURRENT RESIDENT
411 S FANNIN ST
ROCKWALL, TX 75087

CONFIDENTIAL
4595 E FM 552
ROCKWALL, TX 75087

CURRENT RESIDENT
501 S FANNIN ST
ROCKWALL, TX 75087

RIDDELL SHANNON MCCORD
501 S GOLIAD
ROCKWALL, TX 75087

SAINT JOSEPH BUILDING LLC
503 SOUTH GOLIAD
ROCKWALL, TX 75087

MERRITT CRAIG
504 BARNES ST
ROCKWALL, TX 75087

VELEZ HENRRY AND CEDYS
505 S FANNIN ST
ROCKWALL, TX 75087

FOR HIS GLORY MANAGEMENT LLC
506 BARNES ST
ROCKWALL, TX 75087

SALINAS ANTONIO & ELISA
507 S FANNIN ST
ROCKWALL, TX 75087

CURRENT RESIDENT
509A S FANNIN ST
ROCKWALL, TX 75087

HEAD TIM
510 MARIPOSA
ROCKWALL, TX 75087

CURRENT RESIDENT
511 S FANNIN ST
ROCKWALL, TX 75087

CURRENT RESIDENT
517 S FANNIN ST
ROCKWALL, TX 75087

DOLAN JOHNNY O & VICKI L
555 RS COUNTY ROAD 1278
EMORY, TX 75440

ROCKWALL NH REALTY LTD
600 N PEARL ST STE 1100
DALLAS, TX 75201

CURRENT RESIDENT
601 S FANNIN ST
ROCKWALL, TX 75087

CURRENT RESIDENT
602 S GOLIAD
ROCKWALL, TX 75087

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603 S FANNIN ST
ROCKWALL, TX 75087

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607 S GOLIAD
ROCKWALL, TX 75087

CURRENT RESIDENT
609 S FANNIN ST
ROCKWALL, TX 75087

CURRENT RESIDENT
609 S GOLIAD
ROCKWALL, TX 75087

FIRST BAPTIST CHURCH OF ROCKWALL
610 S GOLIAD ST
ROCKWALL, TX 75087

BECKER CHRISTOPHER
7809 STONEHAVEN LN
ROWLETT, TX 75089

WAY FAMILY MANAGEMENT LLC
8441 S FM 549
ROCKWALL, TX 75032

HORTON DARJUAN CORTEZ AND NATALIE
8614 SCOONER ST
ROWLETT, TX 75089

GREEN MAUREEN & MICKEY R
945 BREEZY HILL LN
ROCKWALL, TX 75087

SLAUGHTER RICHARD E JR
PO BOX 1717
ROCKWALL, TX 75087

PEOPLES BILLY W SR
PO BOX 35
ROCKWALL, TX 75087

PEOPLES BILLY W
PO BOX 35
ROCKWALL, TX 75087

ROCKWALL ROTARY FOUNDATION
PO BOX 446
ROCKWALL, TX 75087

UNITED STATES POSTAL SERVICES
PO BOX 667160
DALLAS, TX 75266

From: [Tara Migneault](#)
To: [Brooks, Korey](#)
Subject: 506 Barnes
Date: Friday, May 11, 2018 2:28:20 PM

My husband who recently passed away on April 5th 2018 started when Migneault Properties over 25 years ago and purchased 506 Barnes over 15 years ago to run the business. 15 years ago the city told him that he couldn't put a sign out and he couldn't have visitors coming in and out of the property since it was zoned residential and of course my husband would do anything to follow the law and there has been no issue. When he first purchased the property it was appraised as commercial and there was never any issue with the business being ran out of there until this year. My husband has done an amazing job keeping the house looking beautiful and there has never been incoming traffic...all we ask is that you would allow us to continue doing business so please allow us to rezone it commercial so we can move forward. Thank you

Tara Migneault
God Bless You





Permitted Land Uses in a Residential-Office (RO) District

Date: May 30, 2017

P: Permitted by Right; S: Permitted by Specific Use Permit; A: Permitted Accessory to the Primary Use; Blank: Not Permitted; ¹: Additional Requirements

Rural & Animal-Related	
Agricultural Uses on Un-Platted Land	P
Urban Agriculture-Community Garden ¹	S
Urban Agriculture-Urban Farm ¹	S

Residential & Lodging	
Accessory Building ¹	P
Bed & Breakfast Operation ¹	P
Convent or Monastery	P
Garage	A
Home Occupation ¹	P
Residential Care Facility	S
Single Family, Detached ¹	P
Single Family, Zero Lot Line ¹	P
Swimming Pool, Private	A
Tennis Court Private	S
Townhouse	P

Institutional & Community Service	
Assisted Living Facility ¹	P
Convalescent Care Facility/Nursing Home ¹	P
Congregate Care Facility/Elderly Housing ¹	S
Day Care (7 or More Children) ¹	S
Group or Community Home ¹	P
Halfway House ¹	S
Library, Art Gallery or Museum (Public)	P

Office & Professional	
Office, General	P
Office Building, less than 5,000 Sq. Ft.	P
Office Building, 5,000 Sq. Ft. or more	S

Recreation, Entertainment & Amusement	
Fund Raising Events by Non-Profit, Indoor or Outdoor, Temporary ¹	P

Retail & Personal Services	
Astrologer, Hypnotist, or Psychic Art and Science	P
General Retail Store	S
Hair Salon, Manicurist	S
Massage Therapist	P
Museum or Art Gallery (Private)	P
Restaurant, Less than 2000 Sq. Ft., w/o Drive-Thru or Drive-in	S
Studio - Art, Photography or Music	P

Commercial & Business Services	
Shoe and Boot Repair and Sales	S

Utilities, Communications & Transportation	
Antenna, Accessory ¹	P
Antenna, Commercial ¹	S
Antenna, Amateur Radio ¹	A
Antenna, Dish ¹	A



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Utilities (Non-municipally Owned or Controlled), Including Sanitary Landfill, Water Treatment and Supply, and Wastewater Treatment	S
Municipally Owned or Controlled Facilities, Utilities and Uses	P
Private Streets	S
Railroad Yard or Shop	S
Satellite Dish ¹	P
Solar Energy Collector Panels and Systems ¹	P
Transit Passenger Facility	S
Utilities Holding a Franchise From City of Rockwall	S
Utility Installation, Other Than Listed	S
Utility/Transmission Lines	S
Wireless Communication Tower	S

