

(APPENDIX FORM B)

Case No. _____

Date 7-23-73

REQUEST FOR ZONING AMENDMENT
TO THE CITY COUNCIL AND PLANNING AND ZONING COMMISSION
CITY OF ROCKWALL, TEXAS

Application is hereby made to the City Council to amend the Zoning Ordinance and to change the Zoning District Map of the City of Rockwall as hereinafter set forth, and in support of such request the following facts are shown:

APPLICANT Mary Francis Guthrie 915 W. Goliad
(name) (mailing address)

DESCRIPTION OF PROPERTY Lot 29, Garner Addition - 1/2 acre

has fenced in rear yard

LOT 29 Garner Addl. BLOCK _____ STREET NO. _____

FRONTAGE IN FEET 100 ft. ON Goliad St. STREET

DEPTH IN FEET 208 ft.

APPLICANT'S INTEREST IN PROPERTY owner
(owner, agent, lease, option, etc.)

CHANGE REQUESTED FROM Day Nursery DISTRICT TO _____ DISTRICT

REASON FOR REQUEST To comply with zoning ordinance

PROPOSED USE OF PROPERTY Day Nursery

SETBACKS, YARDS, PARKING SPACES, ETC., PROPOSED Parking for 6 cars plus
double ~~front~~ driveway from front to rear of lot.
(plan may be attached)

ARE THERE DEED RESTRICTIONS WHICH WOULD PREVENT THIS PROPERTY BEING USED IN
THE MANNER HEREIN PROPOSED? No -

Mary Francis Guthrie
(signature of applicant)

7-23-73
(date)

8/17/73

LEGAL NOTICE

NOTICE IS HEREBY GIVEN THAT A PUBLIC HEARING WILL BE HELD ON SEPTEMBER 4, 1973, IN THE CITY HALL, IN THE CITY OF ROCKWALL, TEXAS, AT 7:30 P.M., BY THE CITY COUNCIL TO DETERMINE IF A SPECIFIC USE PERMIT SHALL BE GRANTED FOR THE OPERATION OF A DAY NURSERY AT 915 NORTH GOLIAD STREET.

Galen Williams,
City Secretary

(1TC)

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN THAT A PUBLIC HEARING WILL BE HELD BY THE CITY COUNCIL ON SEPTEMBER 4, 1973, at 7:30 P.M., IN THE CITY HALL, TO DETERMINE IF THE PROPERT Y DESCRIBED BELOW SHALL BE REZONED. THIS NOTICE IS GIVEN IN COMPLIANCE WITH THE LAWS OF THE STATE OF TEXAS.

1. Curtis Adams
911 N. Saliad
 2. Ethel Barringer
909 N. Saliad
 3. Peter Winkler
918 N. Alamo
 4. O. E. Chafford
917 N. Saliad
 5. W. J. Collins
Rt 2
 6. J. W. Jayroe, Est
C/o Jayroe
Elm Dr.
 7. E. W. Jayroe
505 Munson
 8. Carl Samples
Rt 1
Apple Point
 9. J. O. Graem
909 N. Alamo
 10. W. D. Austin Est.
C/o Mrs. W. T. Bailey
912 N. Saliad
-

City of Rockwall

102 EAST WASHINGTON

ROCKWALL, TEXAS 75087

PUBLIC HEARING NOTICE

NOTICE IS HEREBY GIVEN THAT A PUBLIC HEARING WILL BE HELD ON AUGUST 1, 1973, IN THE CITY HALL, IN THE CITY OF ROCKWALL, TEXAS, AT 7:30 P.M., BY THE CITY PLANNING AND ZONING COMMISSION TO DETERMINE IF A SPECIFIC USE PERMIT SHALL BE GRANTED FOR THE OPERATION OF A DAY NURSERY AT 915 N. GOLIAD STREET.

Galen Williams
City Secretary

City of Rockwall

102 EAST WASHINGTON

ROCKWALL, TEXAS 75087

PUBLIC NOTICE

NOTICE IS HEREBY GIVEN THAT A PUBLIC HEARING WILL BE HELD ON SEPTEMBER 4, 1973, IN THE CITY HALL, IN THE CITY OF ROCKWALL, TEXAS, AT 7:30 P.M., BY THE CITY COUNCIL TO DETERMINE IF A SPECIFIC USE PERMIT SHALL BE GRANTED FOR THE OPERATION OF A DAY NURSERY AT 915 NORTH GOLIAD STREET.

City Secretary

Galen Williams
City Secretary

City of Rockwall

102 EAST WASHINGTON

ROCKWALL, TEXAS 75087

MEETING OF THE ROCKWALL PLANNING AND ZONING COMMISSION HELD

August 8, 1973

The Rockwall Planning and Zoning Commission met in a recess meeting, rescheduled from August 1, 1973, due to lack of a quorum, at 7:30 P.M. on August 8, 1973, in the City Hall. Members present were: Kenneth Glasscock, Chairman, Kenneth Smith, Wayne Rogers and Bob May.

Others present were: Bob Hollin and John Deibel of First Continental Enterprises, Inc., Jim Vaughn and Harold Evans for Gifco, Ray Ratcliff, Larry Delzell, Mike Neitzel and Larry Mullins of R. S. Folsom Co., Burks Payne, Jr., Burks Payne, Sr., Mary F. Guthrie, Mary E. Guthrie, Teresa Vaughn, Mr. & Mrs. O. E. Crawford and Cecil Unruh.

Mr. Bob Hollin presented, on behalf of First Continental Enterprises, a request for rezoning of a 529.329 acre tract of land out of the S. S. McCurry Survey from a and SF-3 to P.D.

Burks Payne, Jr. and Burks Payne, Jr. were under the impression that their land was include in teh requested zoning change and were° present to express objection to having the zoning changed.

Mr. Hollin presented the proposed thoroughfare plan, land use plan showing two school sites and pointed out in detail the proposed use of each area. After quite lengthy discussion, Rogers moved that the requested zoning be recommended. Mr. Smith seconded this motion and the Commission voted unanimous approval.

A request by Gifford-Hill Co. for rezoning of a ~~33.15~~^{33.15} 53.67 acre tract of land out of the William Blevins and James Smith Surveys for a change in zoning from A to P.D. was presented by Harold Evans and Jim Vaughn. After a thorough explanation of the proposed land use, Mr. May made a motion that the requested zoning change be recommended. Mr. Rogers seconded this motion and the Commission approved by unanimous vote.

A request by Gifford-Hill Co. for a zoning change from A to C for a portion of a 36.7137 acre tract out of the William Blevins Survey was presented. After it was determined that this tract is bounded on three sides by commercially zoned property and M.K.T. Railroad on the fourth side. Mr. Smith made a motion that the requested zoning be recommended. Mr. Rogers seconded this motion and the Commission voted unanimously in favor.

A request for rezoning of a 94.87 acre tract out of the B.J.T Lewis, J. D. McFarland and Daniel Atkins Surveys from A to GR and MF-1 was presented by Ray Ratcliff and Larry Delzell. Mr. Ratcliff and Mr. Delzell discused in detail the planned use of the property.

change
Mr. Rogers moved that the requested zoning/be recommended. Mr. May seconded this motion which received unanimous approval by the Commission.

Mrs. Mary Frances Guthrie's request for a specific use permit to operate a day nursery at her home on North Goliad in an area zoned single family residence was presented. Mr. & Mrs. Crawford were present to request that Mrs. Guthrie be required to fence the play area to confine the children. It was determined that adequate parking space is provided. The Commission voted to recommend the permit be granted, after a motion by Mr. May was seconded by Mr. Smith.

A request for a change in zoning of a 24.65 acre tract out of the B.J.T. Lewis Survey and owned by Amanda Rochell from A to MF-1 was reviewed by the Commission. It was determined that such zoning would conform to adjacent zoning. Mr. Rogers moved that the requested zoning change be granted. Mr. Smith seconded this motion which carried by unanimous vote of the Commission.

No further business came before the Commission, and the meeting was adjourned.

Galen Williams
City Secretary

change and adoption of Ordinance No. 73-33. Alderman Kuh seconded this motion, and the Council approved by unanimous vote.

Lakeside Village Phase VI development plan was presented for approval by the Council. It was determined that the Free Nichols' recommendations concerning this plan had been complied with the exception of one street intersection with a 75 ft. radius, the cul-de-sac ending at the Lake Ray Hubbard tank and over-sized sewer force main through the addition.

The matter of City participation in the cost of over-size water and sewer lines was discussed. Mr. Abston of Gifco, developer of Lakeside Village, stated that these over-sized lines would be without cost to Rockwall.

The Council voted unanimously in favor of a motion by Alderman Tate to approve the plan with the following stipulations: Allow the 75 ft. radius street intersection and cul-de-sac shown on the plat; Oversized water and sewer mains be installed as recommended by Freese and Nichols, financed solely by G.

9/4/73 { Alderman Knight moved that Mrs. Mary Guthrie be granted a specific use permit to operate a day nursery at her residence on North Goliad Street, effective when the play area at the rear of the residence is fenced. Alderman McCallum seconded this motion, and the Council voted unanimously in favor.

Ordinance No. 73-34, rezoning 2 tracts, totaling 24.65 acres out of the B.J.T. Lewis Survey and owned by Amanda Rochell was adopted by unanimous vote of the Council, after a motion by Alderman Kuhlman was seconded by Alderman Gheen.

The matter of deleting the requirement for ground protection devices from the electrical code revision was discussed. The Council voted to follow the Board's recommendation, and a motion by Alderman Gheen was seconded by Alderman Tate. Alderman Gheen agreed to arrange a meeting with electrical board and inspectors to discuss this matter.

The Council by unanimous vote agreed to obtain new property appraisals from the school tax assessor rather than employ Southwestern Appraisal Company to do such appraisals. After a motion by Alderman Kuhlman was seconded by Alderman Gheen.

Alderman Kuhlman made a motion that the Council adopt a resolution authorizing North Central Texas Council of Governments to purchase radio equipment for the City of Rockwall. Alderman Gheen seconded this motion, and the Council voted unanimous approval.

Construction of a street from Nash Street to the school property on which a new middle school is being built was discussed. The Council agreed that the estimated cost should be obtained prior to any action on the matter.

September 17, 1973

Mrs. Mary F. Guthrie
915 N. Goliad
Rockwall, Texas 75087

Dear Mrs. Guthrie:

The City Council voted unanimously in favor of granting you a specific use permit to operate a day nursery in your residence at 915 North Goliad, effective upon completion of the installation of a fence around the play area at the rear of the residence.

Yours very truly

Galen Williams
City Secretary

GW/BSW