

CITY OF ROCKWALL

205 West Rusk
Rockwall, Texas

APPLICATION FOR CONDITIONAL USE PERMIT

Case No. 1986-10-37 CUP Date Submitted 1-9-86
Filing Fee \$ 55.00
Applicant Maddelyn J. Anderson
Address 4114 Southridge Phone Number 475-3987
Rowlett, Texas 75088
Owner _____ Tenant _____ Prospective Purchaser ☒

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):

Lots 1-6 Forec Addition

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

Use as a day care center

The current zoning on this property is residential.
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.

Signed Maddelyn J. Anderson

Note: 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.

(The following Certificate may be used by the applicant to give notice to the City of the sufficiency of the legal description; however, the same is not a requirement of the Application.)

CERTIFICATE

I hereby certify that I have checked the legal description of the property described in this Application and the same describes the tract of land shown on the Plat attached hereto as "Exhibit A" and said description is sufficient to allow qualified surveyor to locate and mark off said tract on the ground.

Surveyor or Attorney for Applicant

#5502

SITE PLAN APPLICATION

Date: 1.27.86

NAME OF PROPOSED DEVELOPMENT The Learning Tree - a Daycare & Learning

NAME OF PROPERTY OWNER/DEVELOPER Madelyn Anderson / Center Randy Sparks

ADDRESS 103 N. First PHONE 722-5366

NAME OF LAND PLANNER/ENGINEER John R. Lindsey

ADDRESS 103 S Sam Jacinto PHONE 722-8271

TOTAL ACREAGE .9 CURRENT ZONING SF-7

NUMBER OF LOTS/UNITS 6 lots comprise site

Signed 

Following is a checklist of items that may be required as a part of the site plan. In addition, other information may be required if it is necessary for an adequate review of a specific development proposal.

Provided or Shown
on Site Plan

Not
Applicable

1. Location of all existing and planned structures on the subject property and approximate locations of structures on adjoining property within 100 ft.

✓

2. Landscaping, lighting, fencing and/or screening of yards and set-back areas

✓

3. Design and location of ingress and egress

✓

4. Off-street parking and loading facilities

✓

5. Height of all structures

✓

6. Proposed Uses

✓

7. Location and types of all signs, including lighting and heights

✓

8. Elevation drawings citing proposed exterior finish materials

Provided or Shown
on Site Plan

Not
Applicable

✓

9. Street names on proposed streets

10. The following additional information:

If the site plan is required as a preliminary or development plan under a Planned Development Zoning Classification, the attached applicable items specified for preliminary plans or development plans must be included.

Taken by: _____

File No. _____

Date: _____

Fee: _____

SITE PLAN REVIEW

Date Submitted _____

Scheduled for P&Z 2/13/86

Scheduled for Council _____

Applicant/Owner Madeira Anderson

Name of Proposed Development The Learning Tree

Location HWY 66 - Clark St - Crotty St

Total Acreage .9 acres Number Lots/Units N/A

Current Zoning SF-7

Special Restrictions CUP for Day Care Center

Surrounding Zoning SF-7

	<u>Yes</u>	<u>No</u>	<u>N/A</u>
<u>Planning</u>			
1. Is the site zoned properly?	_____	<u>✓</u>	_____
2. Does the use conform to the Land Use Plan	_____	_____	<u>✓</u>
3. Is this project in compliance with the provisions of a Concept Plan?	_____	_____	<u>✓</u>
4. Is the property platted?	<u>✓</u>	_____	_____
5. If not, is this site plan serving as a preliminary plat?	_____	_____	<u>✓</u>
6. Does the plan conform to the Comprehensive Zoning Ordinance or PD Ordinance			
a. Lot size <i>* would have to get a variance to lot lines if built</i>	<u>✓</u>	_____	_____
b. Building line	<u>✓</u>	_____	_____
c. Buffering <i>provides Buffer to rear - not to sides</i>	_____	_____	<u>✓</u>
d. Landscaping	_____	_____	<u>✓</u>
e. Parking	<u>✓</u>	_____	_____
f. Lighting	_____	_____	<u>✓</u>
g. Building height	<u>✓</u>	_____	_____
h. Building Materials	_____	_____	<u>✓</u>

	<u>Yes</u>	<u>No</u>	<u>N/A</u>
7. Does the site plan contain all required information from the application checklist?	<u>✓</u>	<u> </u>	<u> </u>
8. Is there adequate access and circulation? *	<u>✓</u>	<u> </u>	<u> </u>
9. Are street names acceptable?	<u> </u>	<u> </u>	<u>✓</u>
10. Was the plan reviewed by a consultant? (If so, attach copy of review.)	<u> </u>	<u>✓</u>	<u> </u>
11. Does the plan conform to the Master Park Plan?	<u> </u>	<u> </u>	<u>✓</u>

Comments: with current plans major improvements would be needed on Clark - have suggested that both entrance & exit to the site on Croftly were improvements to Croftly and 66.

Building Codes

1. Do buildings meet setback requirements?	<u>✓</u>	<u> </u>	<u> </u>
2. Do buildings meet fire codes?	<u> </u>	<u> </u>	<u> </u>
3. Do signs conform to Sign Ordinance?	<u> </u>	<u> </u>	<u>✓</u>

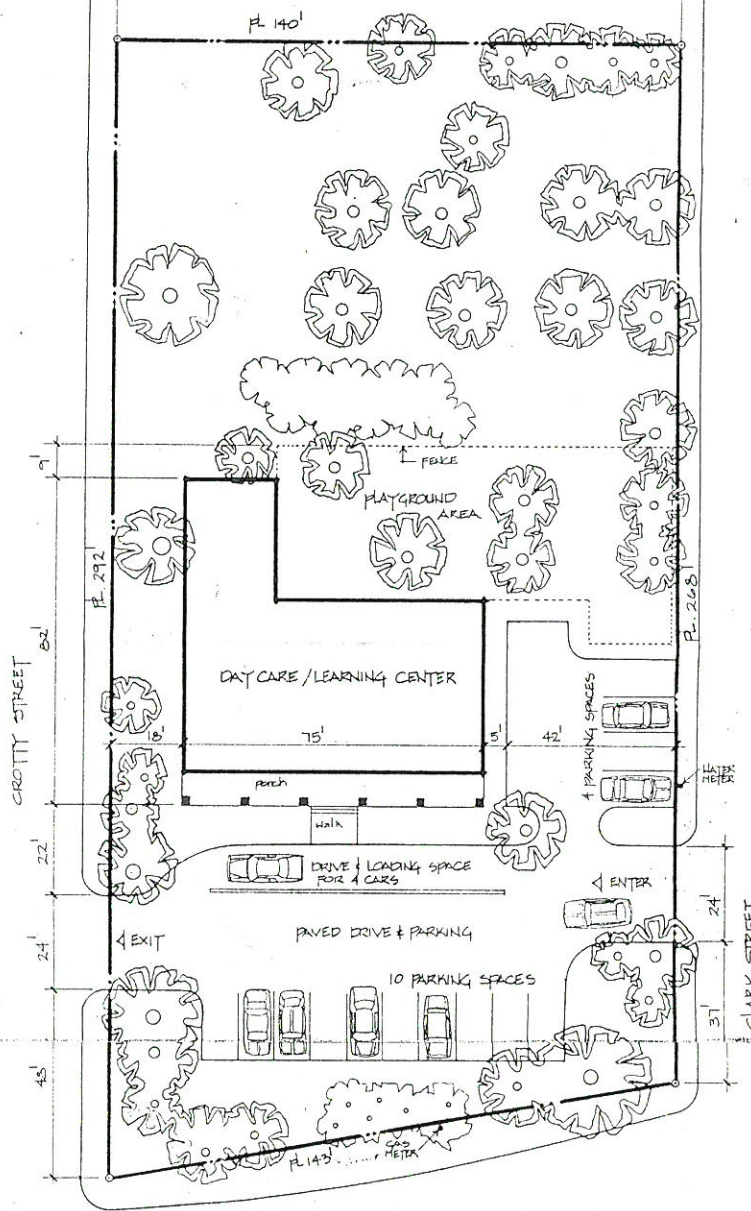
Comments:

Engineering

1. Does plan conform to Thoroughfare Plan?	<u> </u>	<u> </u>	<u>✓</u>
2. Do points of access align with adjacent ROW?	<u> </u>	<u> </u>	<u>✓</u>
3. Are the points of access properly spaced?	<u>✓</u>	<u> </u>	<u> </u>
4. Does plan conform with Flood Plain Regulations?	<u> </u>	<u> </u>	<u>✓</u>
5. Will escrowing of funds or construction of substandard roads be required?	<u>✓</u>	<u> </u>	<u> </u>

Time Spent on Review

<u>Name</u>	<u>Date</u>	<u>Time Spent (hours)</u>
<u>Julius Cook</u>	<u>2-5-86</u>	<u>45 min</u>
<u> </u>	<u> </u>	<u> </u>
<u> </u>	<u> </u>	<u> </u>
<u> </u>	<u> </u>	<u> </u>



ITE PLAN

SCALE 1" = 20.0'

CITY OF ROCKWALL

'THE NEW HORIZON'

Rockwall, Texas 75087-3628

003039

205 West Rusk

(214) 722-1111

Metro 226-7885

Cash Receipt

Name

Date _____

Mailing Address

Job Address

Permit No.

Check

Cash

Other

7

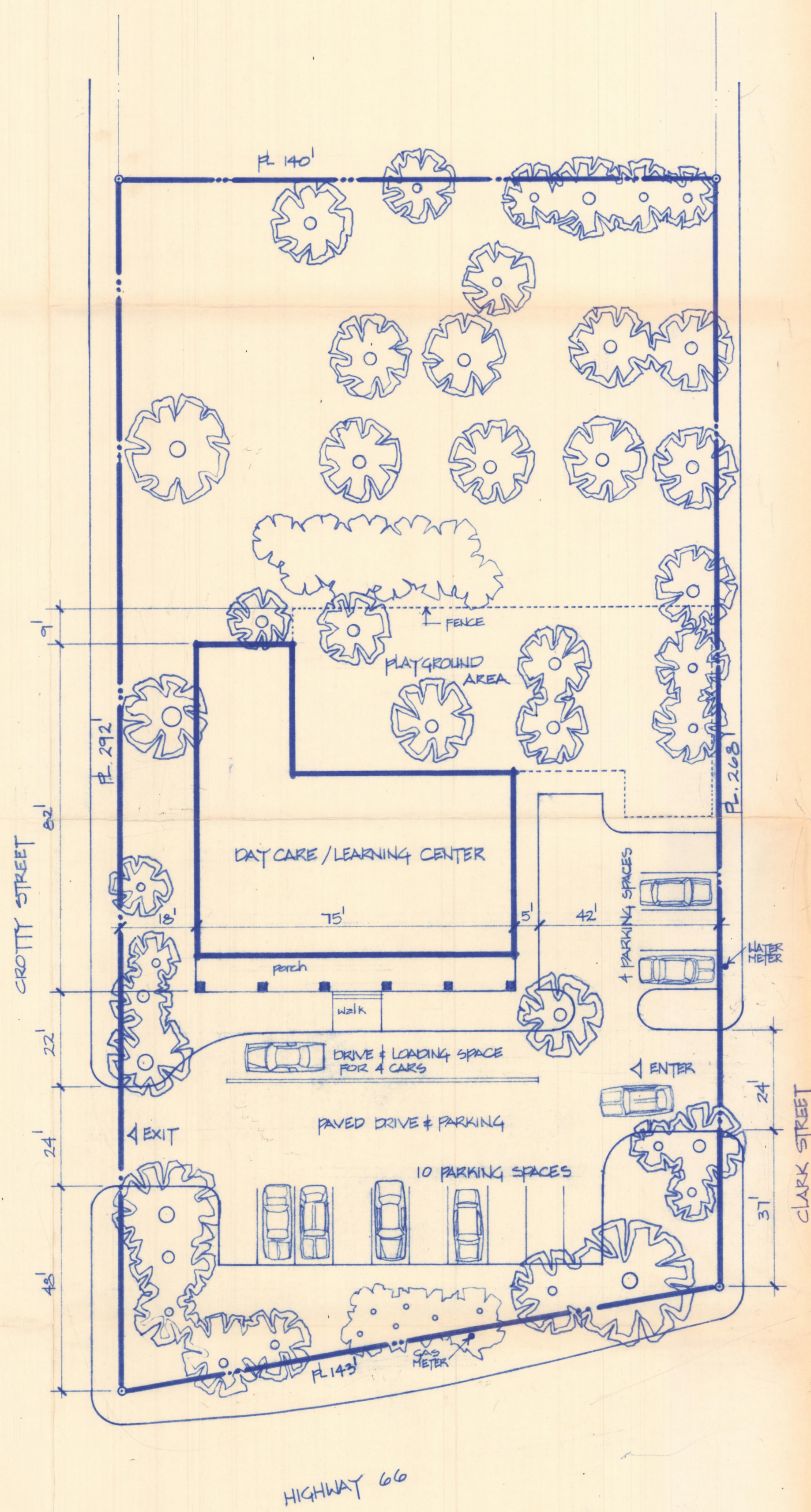
General Fund Revenue 01				W & S Fund Revenue 02			
DESCRIPTION	Acct. Code	Amount		DESCRIPTION	Acct. Code	Amount	
General Sales Tax	3201			RCH	00-3211		
Beverage Tax	3204			Blackland	00-3214		
Building Permit	3601			Water Tap	00-3311		
Fence Permit	3602			10% Fee	00-3311		
Electrical Permit	3604			Sewer Tap	00-3314		
Plumbing Permit	3607			Reconnect Fees	00-3318		
Mechanical Permit	3610			Water Availability	33-3835		
Zoning, Planning, Board of Adj.	3616	5500		Sewer Availability	33-3836		
Subdivision Plats	3619			Meter Deposit	00-2201		
Sign Permits	3628			Portable Meter Deposit	00-2202		
Health Permits	3631			Misc. Income	00-3819		
Garage Sales	3625			Extra Trash	00-1129		
Misc. Permits	3625						
Misc. Licenses	3613						
Misc. Income	3819						
TOTAL GENERAL				TOTAL WATER			

TOTAL DUE

Received by

- ① Improve Clark Street alley to standard concrete street with up to entrance
- ② curbed gutter all the way around property
- ③ Fill in on 66-3 sidewalk
- ④ Buffering on Crotty Street
- ⑤ Type of fence
- ⑥ Separate that anything other than residential from multiple use sound w/ residential w/ sound screen fence reference

SITE PLAN



PROGRAM

SITE = .9 ACRES ZONED S.F.T.
 PROPOSED USE - DAYCARE/LEARNING CENTER
 ENCLOSED BUILDING - SINGLE STORY 4000 #
 FENCED PLAYGROUND AREA = 4240 #
 PARKING = 14 SPACES 9'x18' PAVED
 OFF STREET DRIVE & LOADING = 4 SPACES
 ALL TREES INDICATED ON THIS SITE ARE EXISTING.
 ALLOCATED SPACE FOR STUDENTS = 2983 #

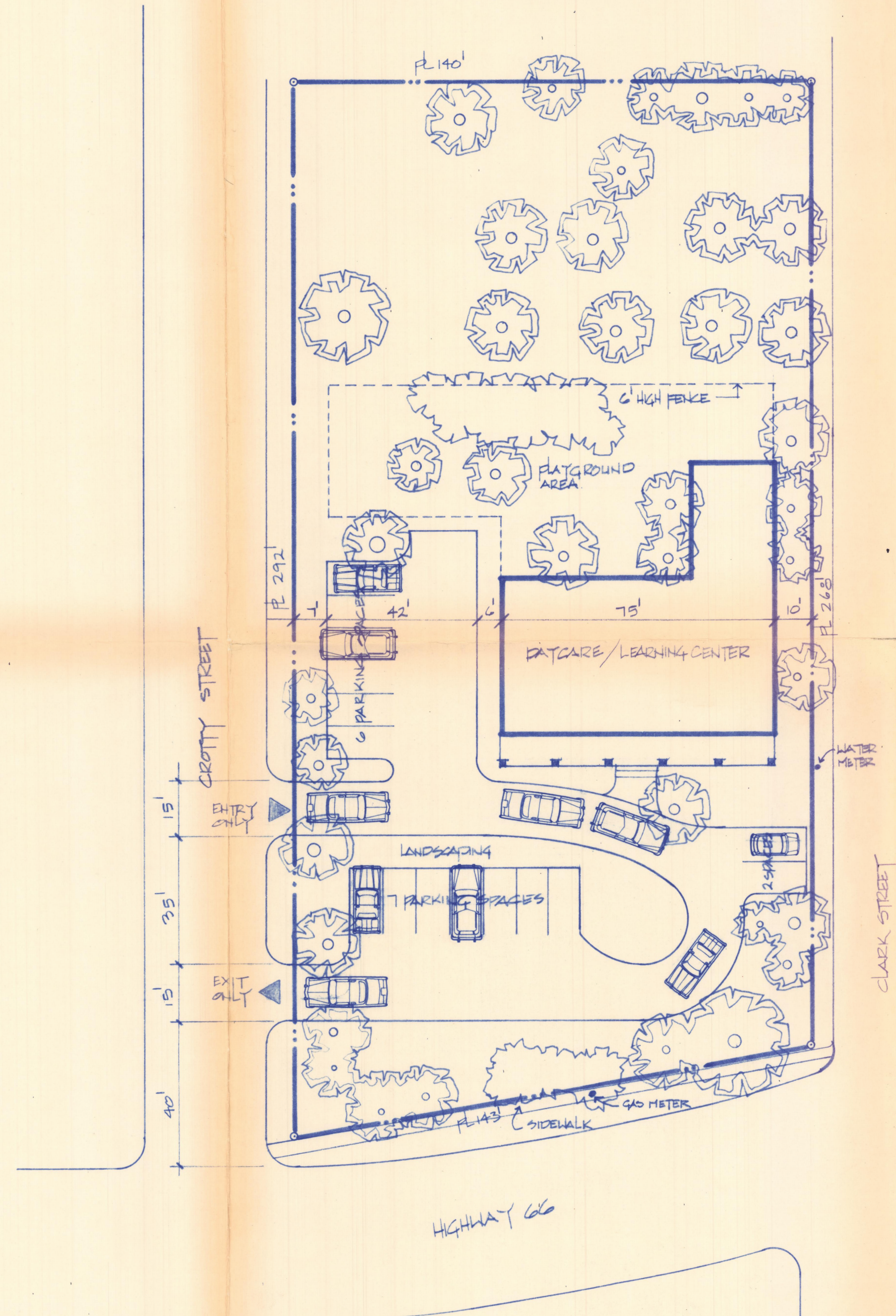


1st Submission

THE LEARNING TREE - A DAYCARE / LEARNING CENTER - ROCKWALL, TEXAS			
SCALE: AS NOTED		APPROVED BY:	
DATE: 1-27-86		DRAWN BY:	
		REVISED:	
OWNER: DR RANDY SPARKS MADOLYN ANDERSON			
JOHN R. LINDSEY & ASSOCIATES 103.0 SAN JACINTO, ROCKWALL, TEXAS			DRAWING NUMBER 36013

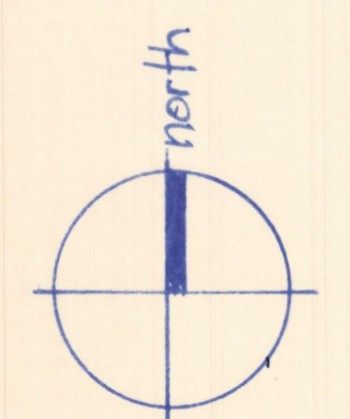
SCALE 1" = 20.0'

PROGRAM	
SITE = .9 ACRES	ZONED SF. 7
PROPOSED USE - DAYCARE/LEARNING CENTER	
ENCLOSED BUILDING - SINGLE STORY	4000 [#]
FENCED PLAYGROUND AREA	= 4640 [#]
PARKING = 15 SPACES	9'x18' PAVED
OFF STREET DRIVE & LOADING	= 5 SPACES
ALL TREES INDICATED ON THIS SITE ARE EXISTING	
ALLOCATED SPACE FOR STUDENTS	= 2983 [#]



SITE PLAN

SCALE = 1" = 20.0'

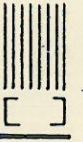


2nd submission

THE LEARNING TREE - A DAYCARE/LEARNING CENTER - ROCKWALL, TEXAS		
SCALE: AS NOTED	APPROVED BY:	DRAWN BY:
DATE: 1-27-86		REVISED 2-13-86
OWNER: DR. RANDY SPARKS MADOLYN ANDERSON		
JOHN R. LINDBY & ASSOCIATES 103 S. SAN JACINTO, ROCKWALL, TEXAS		DRAWING NUMBER 86 013

JOHN R. LINDSEY & ASSOCS.

103 S. SAN JACINTO, ROCKWALL, TEXAS
214-722 8271



Feb. 27, 1986

City of Rockwall,

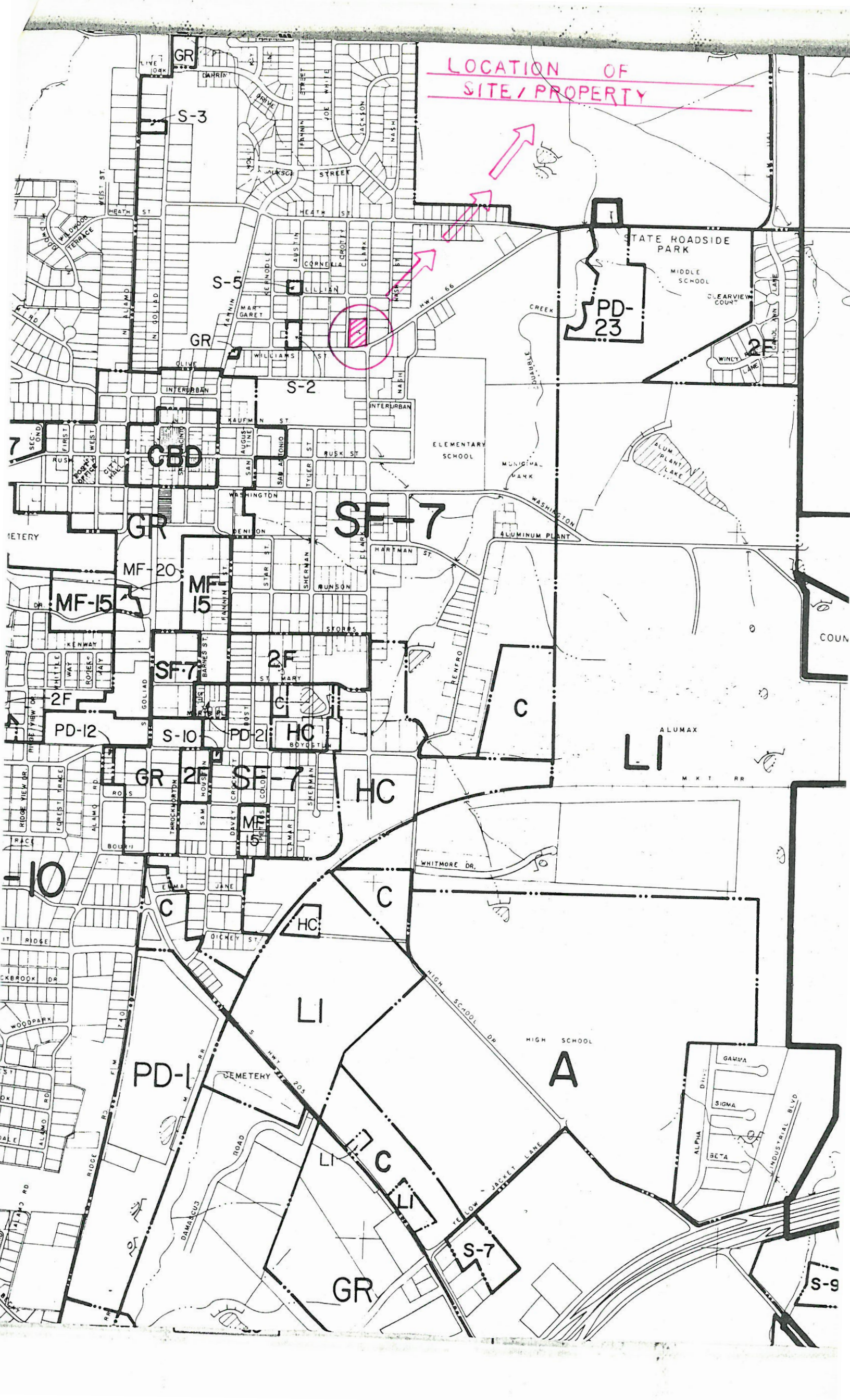
Re: Conditional Use Permit for Day Care Center
owners, Dr. Randy Sparks & Madolyn Anderson

My clients have advised me that they are
not interested in persueing the application
for a Conditional Use Permit for a Day Care
Center on the property @ S.H. 66, Clark St.
and Crotty St.

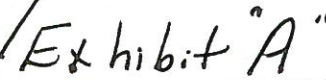
This letter is notice to remove application,
and not be put on the agenda for next
Council meeting.

Thank you,
John R. Lindsey

LOCATION OF SITE / PROPERTY



city limits.



- III. B. P&Z 86-10-CUP/SP - Hold Public Hearing and Consider Approval of a Request from Madolyn Anderson/Randy Sparks for a "CUP" Conditional Use Permit and a Site Plan for a Day Care and Learning Center to be Located on Lots 1 - 6 of the Foree Addition (.9 Acres) at the Northeast Corner of Williams and Crotty Streets

We have received a request from Madolyn Anderson who wishes to operate a day care learning center located at the northeast intersection of Crotty Street and SH-66. The property is currently zoned "SF-7" as is the remainder of the area in all four directions. The use proposed is to be located on a State highway. Highway 66 in our Thoroughfare Plan in this location is proposed to be downgraded to a collector someday and the 66 designation would be relocated. However, this is a number of years down the road. The property is platted. IF the Conditional Use Permit is approved prior to construction the applicants will have to appear before the Board of Adjustments for a variance to build over lot lines. This is currently in the Foree Addition which was subdivided into lots approximately 140 ft. by 50 ft.

The site plan as it is shown in your packet provides for the day care facility to be faced toward SH-66 with an entrance located off of Clark Street and an exit located off Crotty Street. There would be no proposed exit on SH-66. This is a better access than having an entrance on SH-66 and would provide for less backup. They do have some stack space both within the property, as well as on Clark Street for those vehicles entering the facility off of SH-66. The parking is adequate for the space provided. They are proposing to do nothing with the rear property which is approximately 140 ft. by 100 ft. Until something is done with that property it does provide a good buffer between this development and the houses located down Crotty Street.

Some of the concern that we had regarding the proposed site plan was the condition of the existing streets, that being Crotty Street, Highway 66 and Clark Street. Based on the plan as submitted we would have recommended that they curb and gutter along the length of the property on Crotty Street and tie the paving into the new curb, that they curb and gutter and replace the sidewalk along SH-66 and tie the existing paving along SH-66 into the curb line. And then, along Clark Street our initial recommendation would have been that they pave a standard City street 29 ft. from the back of the curb to the back of the curb from the entrance on SH-66 to the rear of their entrance into the property. However, after reviewing these recommendations and the condition of Clark Street, we can see some problems with this. There is currently only 32 ft. of right-of-way along Clark Street north of SH-66. Although it is dedicated right-of-way, it is not used as a street and no houses front onto it. It is paved only in gravel and barely serves as an alley. We also have an existing 8 in. sewer main and an existing 6 in. water main in place down this section of Clark Street. If we were to require the property owner to pave Clark Street up to the rear of their entrance, it would possibly involve the additional dedication of right-of-way, as well as the relocation of utilities.

III. B. Cont'd.

We can't have our utilities in place under pavement. In addition to these items, by putting their only entrance onto Clark Street, they would be generating some additional traffic along that length of Clark Street to Lillian by people wanting to avoid getting on SH-66. You would therefore generate additional traffic on a street that is not designed to carry it. It also puts more of a conflict at the intersection of Clark Street and SH-66 going south toward the school. After reviewing these concerns with the applicant, they are going to draft an alternative that would put both the entrance and the exit on Crotty Street and not put an entrance on Clark Street. This would accomplish several things. First of all, it would eliminate having to put traffic on that section of Clark Street that is not designed for it. It would also reduce the conflict with the school traffic trying to turn south on Clark Street and the day care traffic trying to turn north on Clark Street. The disadvantages to moving the entrance onto Crotty is that it puts all of the traffic into the property on Crotty Street which, at this point, is a residential street with bar ditches on both sides. If this alternative is considered, we would recommend that not only do they curb and gutter and tie in the paving on their side of Crotty Street, but that they also construct the curb and gutter and tie in the street opposite their property up to their entrance and/or exit into the property. We believe this is a reasonable requirement if they are going to be putting additional traffic on Crotty Street. A third alternative for access would be to put the entrance and exit onto SH-66. While this would eliminate the problem of additional traffic on Crotty Street, it does create some additional traffic problems along SH-66. This is the point where SH-66 is just coming out of a curve which is not a good location to have a lot of cars having to stop in SH-66. Again, it is also very close to the intersection of South Clark and SH-66 which generates a lot of traffic in the mornings and afternoons for school. An entrance on SH-66 at this location would just enhance that problem. The applicant is aware of all of these concerns and is going to prepare an alternative for you to look at Thursday night which would provide for the entrances on Crotty Street.

Some of the other concerns that have been expressed by the residents in the area in the notices we have received back have included concerns about noise from the children when they are playing outside. As you can see from the proposed site plan, they do have a fenced playground area behind the building itself. They are proposing to construct a 6 ft. wood fence and place shrubbery around the inside of that fence to further buffer noise that might be generated.

One additional condition we would put on the Conditional Use Permit if the P&Z considers recommending approval would be that if anything were proposed for the back area of the property which is currently unplanned other than converting it into straight residential, that they be required to come back for a site plan review at that time.

One other question that was raised at the Work Session was the width of right-of-way along SH-66. There is at least 50 ft. of right-of-way,

III. B. Cont'd.

and there may be more if the State has acquired any additional right-of-way since the initial dedication. The Thoroughfare Plan shows SH-66 in this location to be downgraded to a collector which would be a 60 ft. right-of-way. There is the potential that the City might also have to acquire an additional 5 ft. of right-of-way from this side of the road when this section of the road is improved. As has already been mentioned, this property has already been platted, and that is the City's usual mechanism for acquiring the dedication of right-of-way when property develops. We will try to further verify the width of the right-of-way prior to tomorrow night.

Attached is a copy of the original site plan as submitted.

MINUTES OF THE PLANNING AND ZONING COMMISSION

February 13, 1986

The meeting was called to order at approximately 7:35 P.M. by Chairman Tom Quinn. Other members present were J. D. Jacobs, Teddy Carlaw, Don Smith, Hank Crumbley, Leigh Plagens and Norm Seligman.

The first item considered was the Consent Agenda consisting of the following:

1. Approval of minutes dated January 16, 1986
2. Approval of final plat for Northshore, Phase II-B.

Carlaw made a motion to approve the Consent Agenda with the following name corrections on the minutes of January 16, 1986: 1) Vernie Miller, 2) Rex Reavis, 3) George Lubke. The motion was seconded by Jacobs, the same was voted on and passed unanimously.

Next the Commission held a public hearing and considered approval of a request from Whittle Development for a change in the preliminary plan for "PD-9" to include the land uses of General Retail, "SF-7", "SF-22.5", "SF-15", and "MF-14", with area requirements on approximately 288 acres of land located between FM-740 and FM-3097. Staff briefly detailed the case. The public hearing was opened. The developer, Rob Whittle, then approached the Commission stating the details of his request and offering to answer any questions that the Commission or others might have. Next, Mr. Jim Seglee, an adjacent property owner, approached the Commission requesting to ask Mr. Whittle various questions and stated his concerns regarding the request. As there was no further discussion, the public hearing was closed. The Commission then discussed the following items: 1) Office/Warehouse versus Office/Showroom; 2) the breaking up of large tracts into small sections; 3) the timetable for the development plan; 4) the land that is to be developed in the City of Heath; 5) the ownership of land; 6) the timetable for developing the property; 7) utilities; 8) the sewer treatment plant. A motion was made by Seligman to approve the request for the "PD-9" to include the land uses of General Retail, "SF-22.5", "SF-12.5", "SF-10" with the area requirements, amenities, and guidelines as submitted on the plan to the Commission. Crumbley seconded the motion. The motion was voted on and passed unanimously.

The Commission then held a public hearing and considered approval of a request from Madolyn Anderson/Randy Sparks for a Conditional Use Permit and a site plan for a day care and learning center to be located on Lots 1 - 6 of the Forsee Addition. Staff detailed the case. The public hearing was opened. Mr. John Lindsey, representing Anderson/Sparks, then approached the Commission, outlining the request. The following residents of the Forsee Addition approached the Commission with their opposition to this request: Sue Roan, Alvin Hunter, Pete Nelson, Craig Fox, Sherry Eperson, Henry Dryer, Joe Niel, David Dorotik. Mrs. Anderson, the applicant, then approached the Commission explaining her request. After Mrs. Anderson's statements, the following residents again came before the Commission opposing the request: W. B. Lowe, Bob Speights, Rick Lemley, Mary Tarvin. The public hearing was then closed. The Commission then discussed at length the following

items: 1) deliveries to the center; 2) traffic; 3) sewer and water lines; 4) hours that the center would be open; 5) the number of children that would be expected in the center. A motion was then made by Smith to deny the request, with Plagens seconding the motion. The motion was voted on and passed six to one, with Crumbley voting against and all others voting in favor.

The Commission then held a public hearing and considered approval of a request from Larry Cleghorn for a Conditional Use Permit for the temporary location of one mobile home located on 66.26 acres of land. Staff detailed the case. The public hearing was opened. Mr. Cleghorn then approached the Commission, outlining his request and offering to answer any questions the Commission or others might have. With no one wishing to discuss the issue, the public hearing was closed. The Commission then discussed with Mr. Cleghorn several items. A motion was made by Plagens to approve the request for a one-year Conditional Use Permit with Seligman seconding the motion. Smith then amended the motion by stating that the motion should be subject to the applicable conditions of City ordinances. The motion was voted on and passed unanimously.

The Commission then considered approval of a final plat for Harbor Landing, Phase I, a 21 lot single family subdivision located in Chandlers. Smith noted to the Commission that the preliminary plat for this request had not been before the Council at this time. Smith then made a motion to approve the request subject to the Council's action on the preliminary plat. Plagens seconded the motion, the same was voted on and passed unanimously.

The Commission then considered approval of a final plat for the Lee Rhoades Addition, a one-lot subdivision located on Summit Ridge. A motion was made by Plagens to approve the request. Smith seconded the motion, the same was voted on and passed unanimously.

The item to consider approval of a vacation of plat and a replat of the Goldencrest Subdivision containing 49.943 acres of land located east of FM-740 was withdrawn from the Agenda by the applicant.

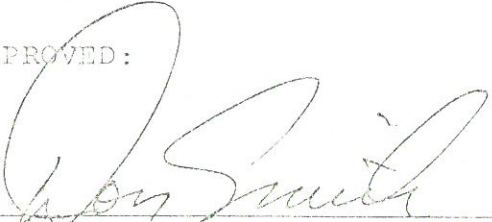
Next, the Commission considered approval of a site plan for the 740 Gulf Station located at the northwest corner of FM-740 and I-30 Service Road. After several remarks by the Commission, a motion was made by Smith to approve the request as submitted, with Jacobs seconding the motion. The motion was voted on and passed unanimously.

The item to consider approval of a revised site plan/preliminary plat of the Chenault Retail Center located at the north corner of Storrs Street and SH-205 was withdrawn from the Agenda by the applicant.

The Commission then considered approval of a request from Melvin Cooley to build a front yard fence on Lot 19, Block D of the Windmill Ridge Subdivision, Phase 2-A (201 Mapleridge Drive). After a short discussion by the Commission, a motion was made by Plagens to approve the request and was seconded by Seligman. The motion was voted on and passed six to one, with Smith voting against and all others voting in favor.

With no other business to come before the Commission, the meeting was adjourned.

APPROVED:


Chairman

ATTEST:


City Secretary

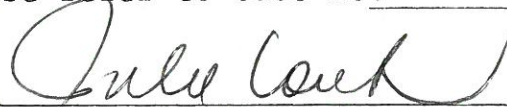
BEFORE THE PLANNING AND ZONING COMMISSION
CITY OF ROCKWALL, TEXAS

The Planning and Zoning Commission will hold a public hearing at 7:30
o'clock P. M. on the 13th day of February, 1986 in
the Rockwall City Hall, 205 West Rusk Street, Rockwall, Texas, at the re-
quest of Madolyn Anderson/Randy Sparks
for a "CUP" Conditional Use Permit and Approval of a Site Plan for a Day
Care and Learning Center

on the following described property:

Lots 1-6 of the Foree Addition (.9 Acres) at the northeast inter-
section of Williams and Crotty Streets. (See attached location map.)

As an interested property owner, it is important that you attend this hear-
ing or notify the Commission of your feeling in regard to the matter by re-
turning the form below. In replying, please refer to Case No. P&Z 86-10 CUP/SP



City of Rockwall, Texas

The following form may be filled out and mailed to the City Planning and
Zoning Commission, 205 West Rusk Street, Rockwall, Texas 75087.

Case NO. P&Z 86-10-CUP/SP

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

I am opposed the request for the reasons listed below. _____

- 1.
- 2.
- 3.

Signature _____

Address _____

Check one item PLEASE and return the notice to this office IMMEDIATELY.

Thank you,
City of Rockwall

44

R A Gaines - 601 Williams

✓ Elmer A. Payne
605 Crotty
Rockwall.

✓ Jack B. Coleman
501 Nash
Rockwall

✓ Richard C. Laymon
601 Crotty
Rockwall

Billy Lamb
503 Nash
Rockwall

✓ David Dorotik
509 Crotty
Rockwall

✓ Richard Earl Easternwood
505 Nash
Rockwall

✓ F. U. Drvin
507 Crotty
Rockwall

✓ Jane Bounds
507 Nash
Rockwall

Henry E. Dreyer
3210 Country Club
Garland 75043

Mrs. Alvin L. Richardson
504 Nash
Rockwall

Ronald R. Hedblom
507 Williams
Rockwall

✓ Jerry D. Sanett
506 Nash
Rockwall

Joe C. Neel
548 Valley Jr.
Rockwall

✓ Clifford W. Sanett
508 Nash
Rockwall

John Robert Epperson
804 Williams
Rockwall

✓ W. C. Isacss
602 Nash
Rockwall

✓ R. S. Speights
602 Williams
Rodwall

Billie C. Gaines
Box 188
Dublin, Tex. 76446

✓ ~~Lois~~ Bell Edwards
510 Williams
Rodwall

See Roan
501 Williams
Rodwall

Donna Watkins
703 Village Green
Rodwall

✓ Michael Traver
505 Williams
Rodwall

Keyn Collins
P.O. Box 764
Rodwall

Robert Dofland
702 Interurban

✓ A. Al Stovall
704 Williams
Rochwal

Cyndi R. Happel
706 Williams
Rochwall

Johnny L. Johnson
303 Clark St.
Rochwall

✓ Jeanne M. Forte
306 Clark
Rochwall

Joseph Capparelli
604 Nash
Rockwall

Weldon F. Daniel
506 Lillian
Rockwall

Warren Crawford
605 Nash
Rockwall

W.F. Daniel
504 Lillian
Rockwall

Barbara Bray
607 Nash
Rockwall

Mary Evelyn Seay
602 Austin
Rockwall

✓ J. E. Harris
510 Crotty
Rockwall

Richard Harris
Box 279
Rockwall

✓ Ray Lee Singleton
602 Crotty
Rockwall

✓ Alvin M. Hunter
506 Austin
Rockwall

✓ Ray M. Parks
604 Crotty
Rockwall

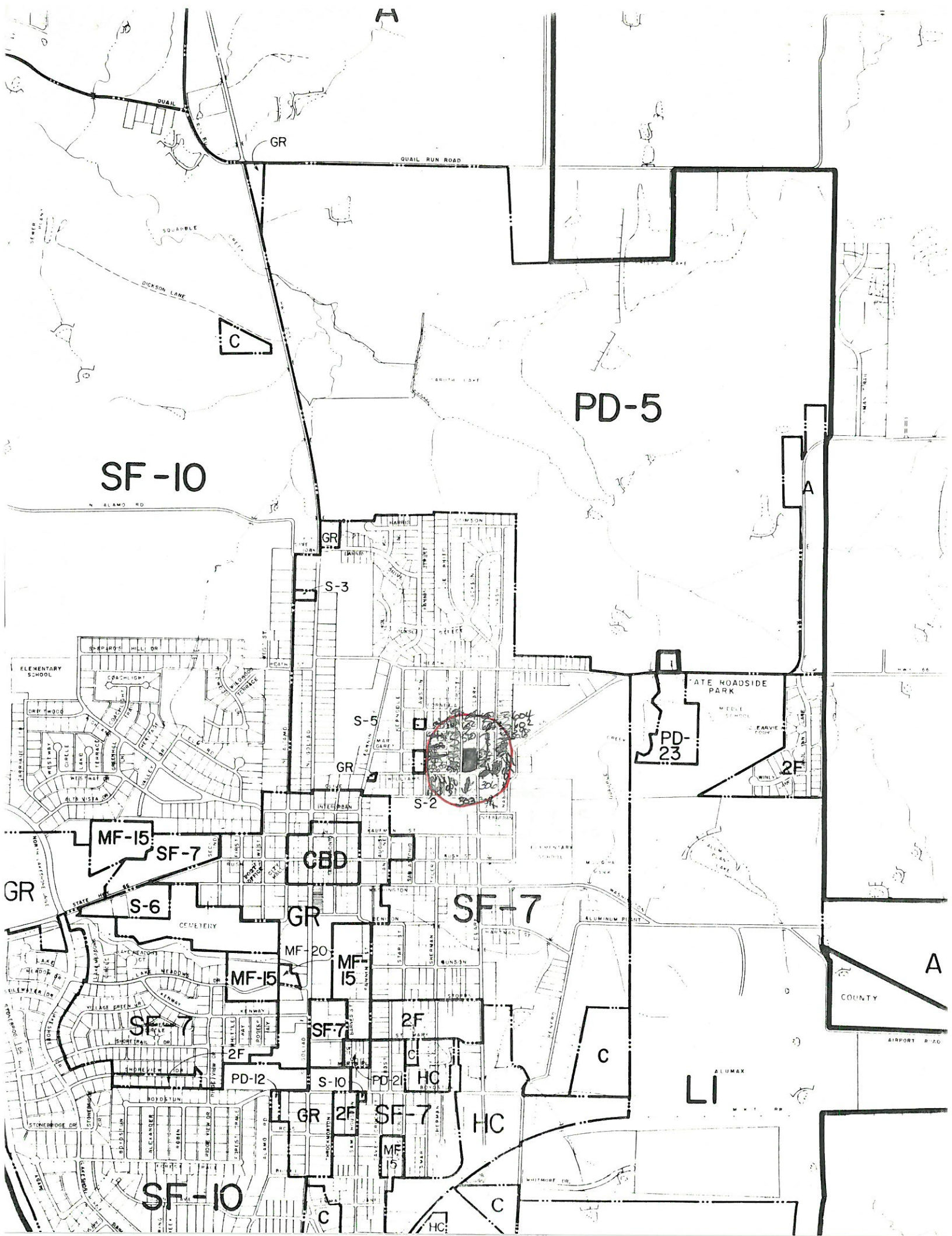
Texas Commerce Bank
P.O. Box 1285
Irving 75060

Jack W. Franzen
503 Cornelia
Rockwall

✓ Alfred Peter Nelson
502 Williams
Rockwall

Buford Hale
505 Cornelia
Rockwall

✓ Gene McSee Atkins
504 Williams
Rockwall



F.C. City Limits

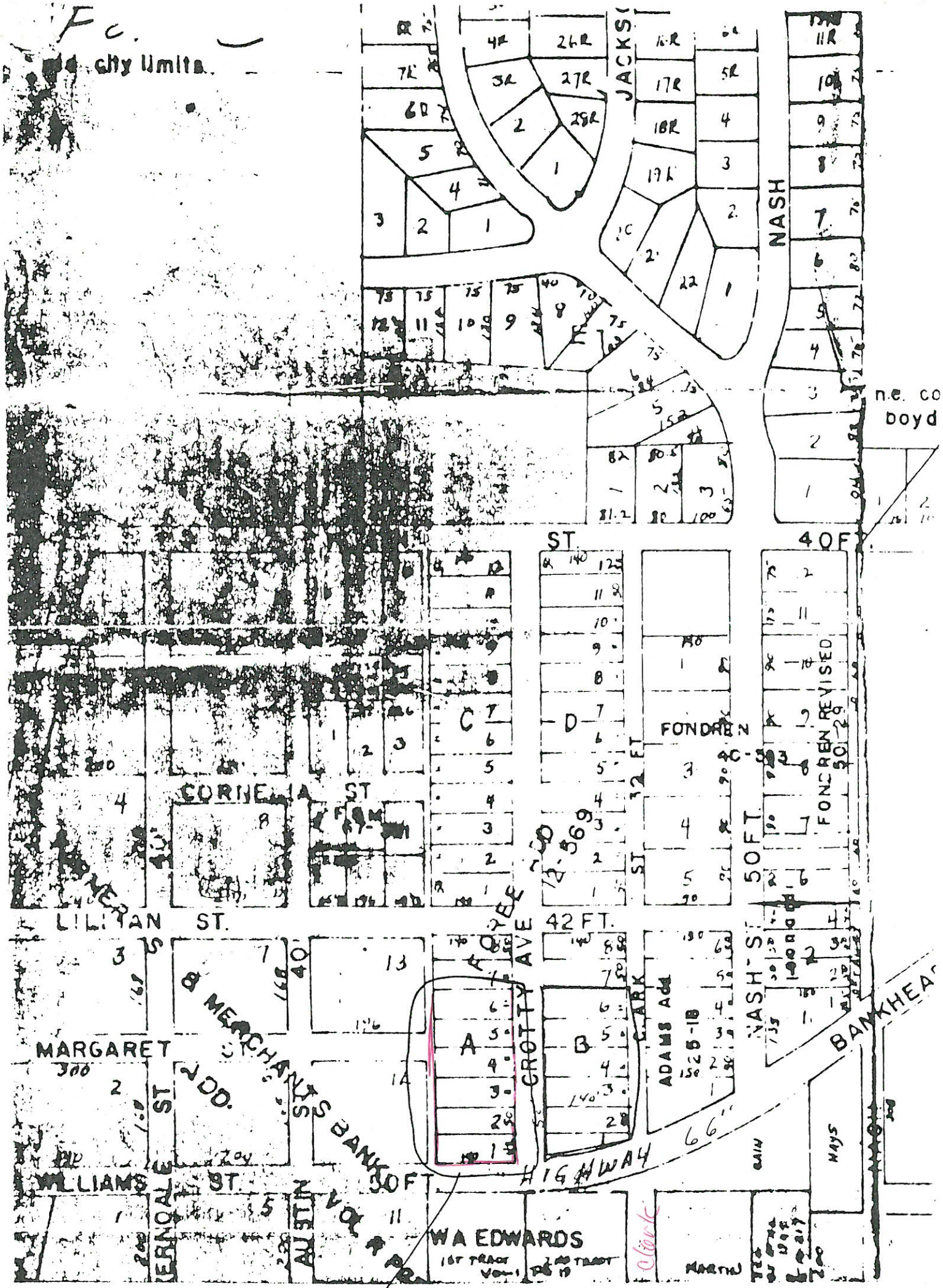


Exhibit "A"

E.O. Gaines Estate
lots 1-6 Block A, Force Addition

BEFORE THE PLANNING AND ZONING COMMISSION

CITY OF ROCKWALL, TEXAS

The Planning and Zoning Commission will hold a public hearing at 7:30
o'clock P. M. on the 13th day of February, 1986 in
the Rockwall City Hall, 205 West Rusk Street, Rockwall, Texas, at the re-
quest of Madolyn Anderson/Randy Sparks
for a "CUP" Conditional Use Permit and Approval of a Site Plan for a Day
Care and Learning Center

on the following described property:

Lots 1-6 of the Foree Addition (.9 Acres) at the northeast inter-
section of Williams and Crotty Streets. (See attached location map.)

As an interested property owner, it is important that you attend this hear-
ing or notify the Commission of your feeling in regard to the matter by re-
turning the form below. In replying, please refer to Case No. P&Z 86-10 CUP/SP

Julie Cook

City of Rockwall, Texas

The following form may be filled out and mailed to the City Planning and
Zoning Commission, 205 West Rusk Street, Rockwall, Texas 75087.

Case NO. P&Z 86-10-CUP/SP

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

I am opposed the request for the reasons listed below. X

1. Increased Traffic flow. It's hard to get out of the driveway now.
2. The lots their going to sell will be cupied with no use plan.
3. They're going to tear-down that old house. I bought this old house
to restore and new building in this area would take away from
the historic look of the area.
4. Would help the area
go commercial,

Signature Michael W. Farver

Address 505 Williams

Check one item PLEASE and return the notice to this office IMMEDIATELY.

Thank you,
City of Rockwall

BEFORE THE PLANNING AND ZONING COMMISSION

CITY OF ROCKWALL, TEXAS

RECEIVED FEB 07 1986

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July Cook

City of Rockwall, Texas

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

I am opposed the request for the reasons listed below. ✓

*We love Madolyn and Randy but we are opposed
to the center because of too much traffic
on our narrow street. It is difficult
to get out onto Williams Street most of the
time because of closeness to these schools.
We don't want this
street going commercial.*

Signature Amy Sparks
Randy Sparks

Address 604 Crotty St.

Check one item PLEASE and return the notice to this office IMMEDIATELY.

Thank you,
City of Rockwall

BEFORE THE PLANNING AND ZONING COMMISSION

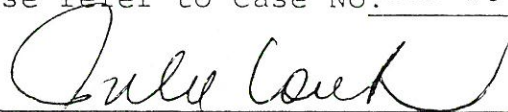
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I am in favor of the request for the reasons listed below. _____

I am opposed the request for the reasons listed below. ✓

1. INCREASE OF TRAFFIC IN AREA WHICH IS ALREADY TO BUSY
2. OPEN DOOR TO OTHER BUSINESSES IN RESIDENTIAL AREA.
3. NOISY CHILDREN WOULD DESTROY MY BACK YARD PRIVACY

Signature 

Address 505 NASH

Check one item PLEASE and return the notice to this office IMMEDIATELY.

Thank you,
City of Rockwall

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

I am opposed the request for the reasons listed below. ✓

1. *We love our neighborhood and would like to see it preserved as a residential neighborhood.*
2. *Traffic would be greatly increased.*
3. *A Beautiful, Historical home will be destroyed.*

Signature Pete Nelson

Address 502 Williams

Check one item PLEASE and return the notice to this office IMMEDIATELY.

Thank you,
City of Rockwall

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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. ☒

1. *Already-existing sewer problems would be further strained*
2. *Too much increased traffic from parents of children in day care*
3. *The noise factor*
4. *If one exception is made for a commercial venture, it would
be an invitation to further commercial development and thus
change the ambience of
our neighborhood*

Signature Mrs. Jack Coleman

Address 501 Nash

Check one item PLEASE and return the notice to this office IMMEDIATELY.

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Case NO. P&Z 86-10-CUP/SP

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

I am opposed the request for the reasons listed below. ✓

1. Traffic Congestion - would be directly across the street from our property.
2. Noise Factor - With 100 Children directly across the street
3. Devaluation of residential property surrounding the day care. Our property would be substantially reduced in value with a day care directly across street.

Signature Harry Dreyer

Address 505 Crotty

Check one item PLEASE and return the notice to this office IMMEDIATELY.

Thank you,
City of Rockwall

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Case NO. P&Z 86-10-CUP/SP

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

I am opposed the request for the reasons listed below. ✓

1. *Reduce Property Values*
2. *Congestion of Traffic*
3. *Safety problems - busy street*

Signature Joe C Neal

Address 548 Valley Trail Heath

Check one item PLEASE and return the notice to this office IMMEDIATELY.

Thank you,
City of Rockwall

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Case NO. P&Z 86-10-CUP/SP

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

I am opposed the request for the reasons listed below. Opposed -

1. Too Much Traffic on this Street already.
2. Value of property goes down instantly.
3. Our children won't be safe on the streets, with so many strangers on the streets.
4. We lived across the street from Jack and Jill Child-Care Center - the early morning noise is unreal. And cars in and out with no

Signature Lusie M. Roan

Address 504 Williams St.
Rockwall, Texas.

Check one item PLEASE and return the notice to this office IMMEDIATELY.

regards for other people,

Thank you,
City of Rockwall

BEFORE THE PLANNING AND ZONING COMMISSION

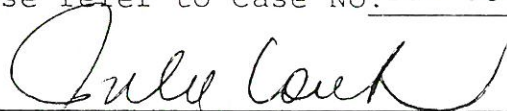
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Case NO. P&Z 86-10-CUP/SP

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

I am opposed the request for the reasons listed below. ✓

1. THIS WOULD ADVERSELY AFFECT THE VALUES OF THE RESIDENCES IN THE AREA NEARBY.
2. IT WOULD MAKE THE AREA A LESS DESIRABLE PLACE TO LIVE.
3. CREATION OF A PROJECT OF THIS SIZE WOULD GIVE THE OTHER PROPERTY OWNERS THE MANY DISADVANTAGES OF BEING NEAR A COMMERCIAL SITE, WITHOUT GIVING THEM THE POSSIBLE ADVANTAGE OF COMMERCIAL ZONING ON THEIR OWN PROPERTIES.

Signature Lene M. Atkins (Mrs.)

Address 504 Williams St.

Check one item PLEASE and return the notice to this office IMMEDIATELY.

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City of Rockwall

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July Cook

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Zoning Commission, 205 West Rusk Street, Rockwall, Texas 75087.

Case NO. P&Z 86-10-CUP/SP

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

I am opposed the request for the reasons listed below. ✓

1. Traffic on ~~bb~~ bb ~~carpiss~~ is already bad, this would make it worse.
2. The Gains home is a landmark - I would like to see it restored not
~~destroyed~~
3. ~~we~~ we feel a day care center would lower the value of our
property.

Signature

Jim & Pat Lutzger

Address

501 Kennel

Check one item PLEASE and return the notice to this office IMMEDIATELY.

Thank you,
City of Rockwall

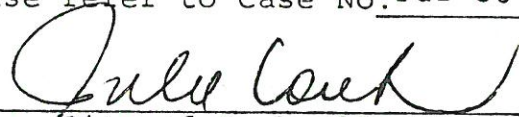
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Zoning Commission, 205 West Rusk Street, Rockwall, Texas 75087.

Case NO. P&Z 86-10-CUP/SP

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

I am opposed the request for the reasons listed below. ✓

1. TRAFFIC

2.

3.

Signature Gildardo Barron

Address 505 Lillian

Check one item PLEASE and return the notice to this office IMMEDIATELY.

Thank you,
City of Rockwall

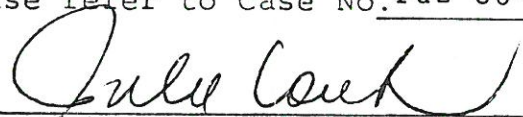
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City of Rockwall, Texas

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Case NO. P&Z 86-10-CUP/SP

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

I am opposed the request for the reasons listed below. ✓

1. LOCATION FOR A BUSINESS SHOULD NOT BE PLACED IN A
RESIDENTIAL AREA.
2. INCREASED TRAFFIC.
3. INCREASED NOISE.

Signature Graig Fox

Address 606 CROTTY

Check one item PLEASE and return the notice to this office IMMEDIATELY.

Thank you,
City of Rockwall

BEFORE THE PLANNING AND ZONING COMMISSION

CITY OF ROCKWALL, TEXAS

The Planning and Zoning Commission will hold a public hearing at 7:00
o'clock P. M. on the 30th day of January 1986 in
the Rockwall City Hall, 205 West Rusk Street, Rockwall, Texas, at the re-
quest of Rockwall South Joint Venture
for a change in the Preliminary Plan for Chandlers Landing, PD-8 on a portion of a
tract commonly known as "1-A" from PD "SF-7", PD "SF-10" single family designa-
tion to PD Zero Lot Line detached single family designation, approval of develop-
ment plan/preliminary plat, and approval of area requirements (see attached
Summary of change) on the property described on the attached sheet.

As an interested property owner, it is important that you attend this hear-
ing or notify the Commission of your feeling in regard to the matter by re-
turning the form below. In replying, please refer to Case No. 85-94-PD


City of Rockwall, Texas

The following form may be filled out and mailed to the City Planning and
Zoning Commission, 205 West Rusk Street, Rockwall, Texas 75087.

Case NO. 85-94-PD

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

I am opposed the request for the reasons listed below. X

1. There would be crowd housing!
2. Reduce property values of existing homes
3. There could be a drastic change in the community concerns.

Signature RCM ack
Address 329 YACHT CLUB DR.

Check one item PLEASE and return the notice to this office IMMEDIATELY.

Thank you,
City of Rockwall

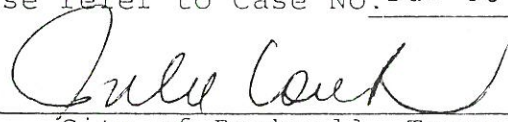
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City of Rockwall, Texas

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Zoning Commission, 205 West Rusk Street, Rockwall, Texas 75087.

Case NO. P&Z 86-10-CUP/SP

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

I am opposed the request for the reasons listed below. X

1. DANGEROUS CURVE FRONTAGE DOES NOT NEED ADDITIONAL TRAFFIC CONGESTION.
PRESENT SAFETY HAZARDS FOR CHILDREN AT SCHOOL CROSSING ARE IN NEED OF ATTENTION AS IS.
AND INTERFERENCE IN RESIDENTIAL AREAS
2. WE WISH TO RETAIN THIS AS A S-F Z, AS RECORDED. OTHER PROPERTIES ARE AVAILABLE
IN WHICH SPECIAL USE PERMITS WOULD NOT BE REQUIRED, AND ARE MORE SUITABLE.
3. AESTHETIC HISTORICAL SIGNIFICATION OF THIS LOCATION OUGHT TO BE RECOGNIZED BY
CITY & COUNTY GOVERNMENTS & IDENTIFIED AS "HISTORICAL DISTRICT".

Signature Robert J. Sprights

Address 602 Williams

Check one item PLEASE and return the notice to this office IMMEDIATELY.

Thank you,
City of Rockwall

BEFORE THE PLANNING AND ZONING COMMISSION
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Gule Cook
City of Rockwall, Texas

The following form may be filled out and mailed to the City Planning and
Zoning Commission, 205 West Rusk Street, Rockwall, Texas 75087.

Case NO. P&Z 86-3-P

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

I am opposed the request for the reasons listed below. 1-2-3

1. Who is going to pay to put an interchange on I 30 big enough
to handle the traffic?
2. There is no mention of the park & school needed for the "2400"
people that will live there.
3. MAKE the developer give the school property for the
new school.

P.S. I want to change MY ZONE
so I can have MULTIFAMILY TOO.
If they can so can I!

Signature Gerry Ottaway
Address 105 Windmill Ridge Dr

Check one item PLEASE and return the notice to this office IMMEDIATELY.

Thank you,
City of Rockwall

BEFORE THE PLANNING AND ZONING COMMISSION
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Julie Cook
City of Rockwall, Texas

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Case NO. P&Z 86-10-CUP/SP

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

I am opposed the request for the reasons listed below. ✓

1. more Traffic
2. lower property values
- 3.

Signature *Mattie Lou Greene*
Address *205 N. Clark*

Check one item PLEASE and return the notice to this office IMMEDIATELY.

Thank you,
City of Rockwall

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section of Williams and Crotty Streets. (See attached location map.)

As an interested property owner, it is important that you attend this hear-
ing or notify the Commission of your feeling in regard to the matter by re-
turning the form below. In replying, please refer to Case No. P&Z 86-10 CUP/SP

Julie Cook
City of Rockwall, Texas

The following form may be filled out and mailed to the City Planning and
Zoning Commission, 205 West Rusk Street, Rockwall, Texas 75087.

Case NO. P&Z 86-10-CUP/SP

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

I am opposed the request for the reasons listed below. ✓

1. Too much traffic - need no more.
2. Too much noise.
3. Property value will drop.

Signature *Foy L. McEvoy*
Address *406 Williams*

Check one item PLEASE and return the notice to this office IMMEDIATELY.

Thank you,
City of Rockwall

BEFORE THE PLANNING AND ZONING COMMISSION
CITY OF ROCKWALL, TEXAS

The Planning and Zoning Commission will hold a public hearing at 7:30
o'clock P. M. on the 13th day of February, 1986 in
the Rockwall City Hall, 205 West Rusk Street, Rockwall, Texas, at the re-
quest of Madolyn Anderson/Randy Sparks
for a "CUP" Conditional Use Permit and Approval of a Site Plan for a Day
Care and Learning Center

on the following described property:

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section of Williams and Crotty Streets. (See attached location map.)

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Gule Cook
City of Rockwall, Texas

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Zoning Commission, 205 West Rusk Street, Rockwall, Texas 75087.

Case NO. P&Z 86-10-CUP/SP

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

☒ I am opposed the request for the reasons listed below. _____

1. rezoning will mean tearing down apart of this city's history
2. rezoning would mean, who knows what after a daycare.
3. I want my neighborhood to remain residential. would Randy Sparks or Madolyn Anderson want this for their neighborhood? No, obviously not.

Signature Rita Isaacs

Address 602 Nash St.

Check one item PLEASE and return the notice to this office IMMEDIATELY.

Thank you,
City of Rockwall

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Gulley Cook
City of Rockwall, Texas

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Zoning Commission, 205 West Rusk Street, Rockwall, Texas 75087.

Case NO. P&Z 86-10-CUP/SP

RECEIVED FEB 0 5 1986

I am in favor of the request for the reasons listed below. NO

I am opposed the request for the reasons listed below. Yes

1. There ~~is~~ ^{is} too much traffic on Hwy. 66 and all side streets as it is.
During school you can hardly get out on to 66.
2. Do not need a nother special use permit in our neighborhood
3. Do not need the noise from care trucks or children coming
and going.

Signature Mrs. Alvin Hunter
Address 506 Austin St.

Check one item PLEASE and return the notice to this office IMMEDIATELY.

Thank you,
City of Rockwall

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CITY OF ROCKWALL, TEXAS

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Gule Cook
City of Rockwall, Texas

The following form may be filled out and mailed to the City Planning and
Zoning Commission, 205 West Rusk Street, Rockwall, Texas 75087.

Case NO. P&Z 86-10-CUP/SP

Madolyn Anderson/Randy Sparks

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

I am opposed the request for the reasons listed below. _____

1. Traffic is Heavy on Crotty St. ~~and~~ which Williams St.
2. Would Cause much more Traffic
3. And I think it is a Bad place for Small Children

Signature Elmer A. Payne

Address 605 Crotty St.
Rockwall, Texas 75087

Check one item PLEASE and return the notice to this office IMMEDIATELY.

Thank you,
City of Rockwall

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PLANNING AND ZONING ACTION SHEET

Applicant Madolyn Anderson / SPARKS Case No. 86-10-SP
Property Description lots 1-6 FT ADDITION
Case Subject Matter site PLAN

CASE ACTION

Approved Disapproved Tabled
Date to P&Z 2-13-86 _____
Conditions _____

Date to City Council _____
Conditions _____

Ordinance no. _____ Date _____

ITEMS IN FILE