

CITY OF ROCKWALL
102 East Washington
Rockwall, Texas

APPLICATION FOR ZONING CHANGE

Case No. 86-53-2 Filing Fee _____ Date JULY 17, 1986

Applicant GENE BURNS Phone 722-6708

Mailing Address 603 WOODEN TRAIL, ROCKWALL, TX.

LEGAL DESCRIPTION OF PROPERTY SOUGHT TO BE REZONED: (if additional space is needed for description, the description may be put on a separate sheet and attached hereto.)

SEE ATTACHED.

I hereby request that the above described property be changed from its present zoning which is

S.F. - 10 District Classification

to G.R. District Classification

for the following reasons: (attach separate sheet if necessary)

1. TO DEVELOP ENTIRE PROPERTY INTO A BUSINESS USE.
2. THIS PRESENT S.F.-10 ZONING ON THE 0.5 AC. TRACT IS NOT IN CONFORMITY WITH ZONING ON THE MAJOR PROPERTY TO BE DEVELOPED.
3. SHAPE OF THE PARCEL CREATES UNDESIRABLE USE EXCEPT TO BE A PART OF THE LARGE PARCEL.

There ~~(Are)~~ (Are Not) deed restrictions pertaining to the intended use of the property.

Status of Applicant: Owner ☒ Tenant _____ Prospective Purchaser _____

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

Signed GENE BURNS
By Van R. Hall

NOTE: The legal description is used to publish notice of the required hearing and in the preparation of the final ordinance granting the zoning change. 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

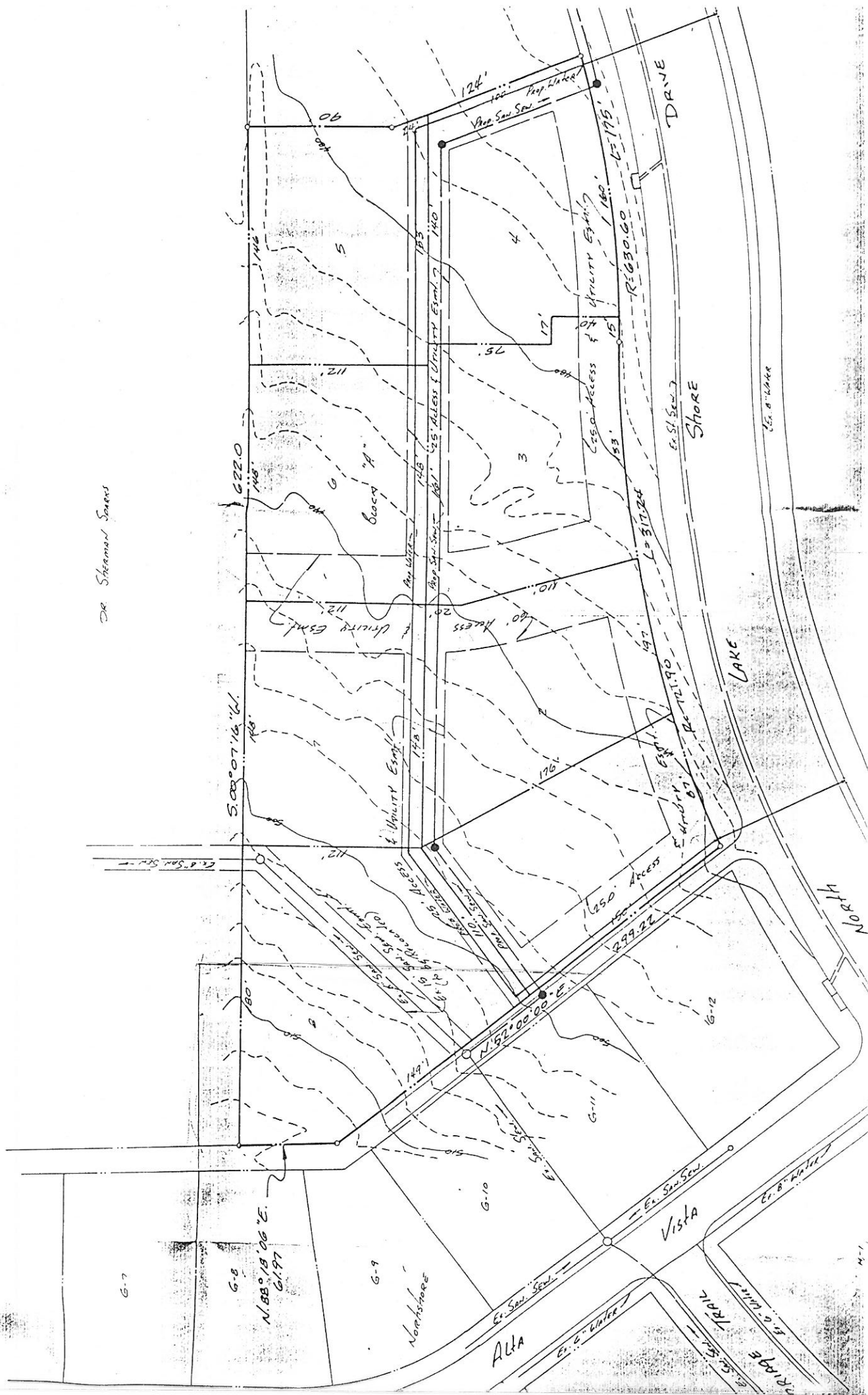
I hereby certify that I have checked the legal description of the property described in this Application and the same describes the tract of land shown on the Plat attached hereto as Exhibit "A" and said description is sufficient to allow qualified surveyor to locate and mark off said tract on the ground.

Van R. Hall
Surveyor ~~or Attorney~~ for Applicant
(Mark out one)





DR. STEPHEN SOARES



SITE PLAN APPLICATION

Date: July 23, 1986

NAME OF PROPOSED DEVELOPMENT Northshore Plaza

NAME OF PROPERTY OWNER/DEVELOPER Gene Burks

ADDRESS 603 Wooded Trail, Rockwall, Tex PHONE 722-6708

NAME OF LAND PLANNER/ENGINEER H. Evans

ADDRESS Garland, Texas PHONE _____

TOTAL ACREAGE _____

CURRENT ZONING _____

NUMBER OF LOTS/UNITS 8

Signed Gene Burks

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 setback 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 _____

Scheduled for Council _____

Applicant/Owner Gene Banks

Name of Proposed Development Northshore Develop Plaza

Location N. Lakeshore Dr & Hwy 66

Total Acreage 3.3 acres

Number Lots/Units 8

Current Zoning GR-SF-10

Special Restrictions _____

Surrounding Zoning SF-10, GR, MF-15

Planning

- | | Yes | No | N/A |
|--|-------------------------------------|-------------------------------------|-------------------------------------|
| 1. Is the site zoned properly? <u>app has been made</u> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 2. Does the use conform to the Land Use Plan | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 3. Is this project in compliance with the provisions of a Concept Plan? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> |
| 4. Is the property platted? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 5. If not, is this site plan serving as a preliminary plat? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 6. Does the plan conform to the Comprehensive Zoning Ordinance or PD Ordinance | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| a. Lot size | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| b. Building line | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| c. Buffering - <u>show a 6' masonry screen fence along the alley - also need</u> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| d. Landscaping <u>and along sidewalk - shop. doesn't indicate total on site plan</u> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| e. Parking - <u>adequate for office</u> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| f. Lighting - <u>needs to be addressed</u> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| g. Building height - <u>cannot exceed 36 feet</u> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| h. Building Materials - <u>need cup for slatted material</u> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

	<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:

Building Codes

1. Do buildings meet setback requirements? <i>all out exterior lot lines unless have fire ret. wall</i>	<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? <i>one needs to be closed</i>	<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

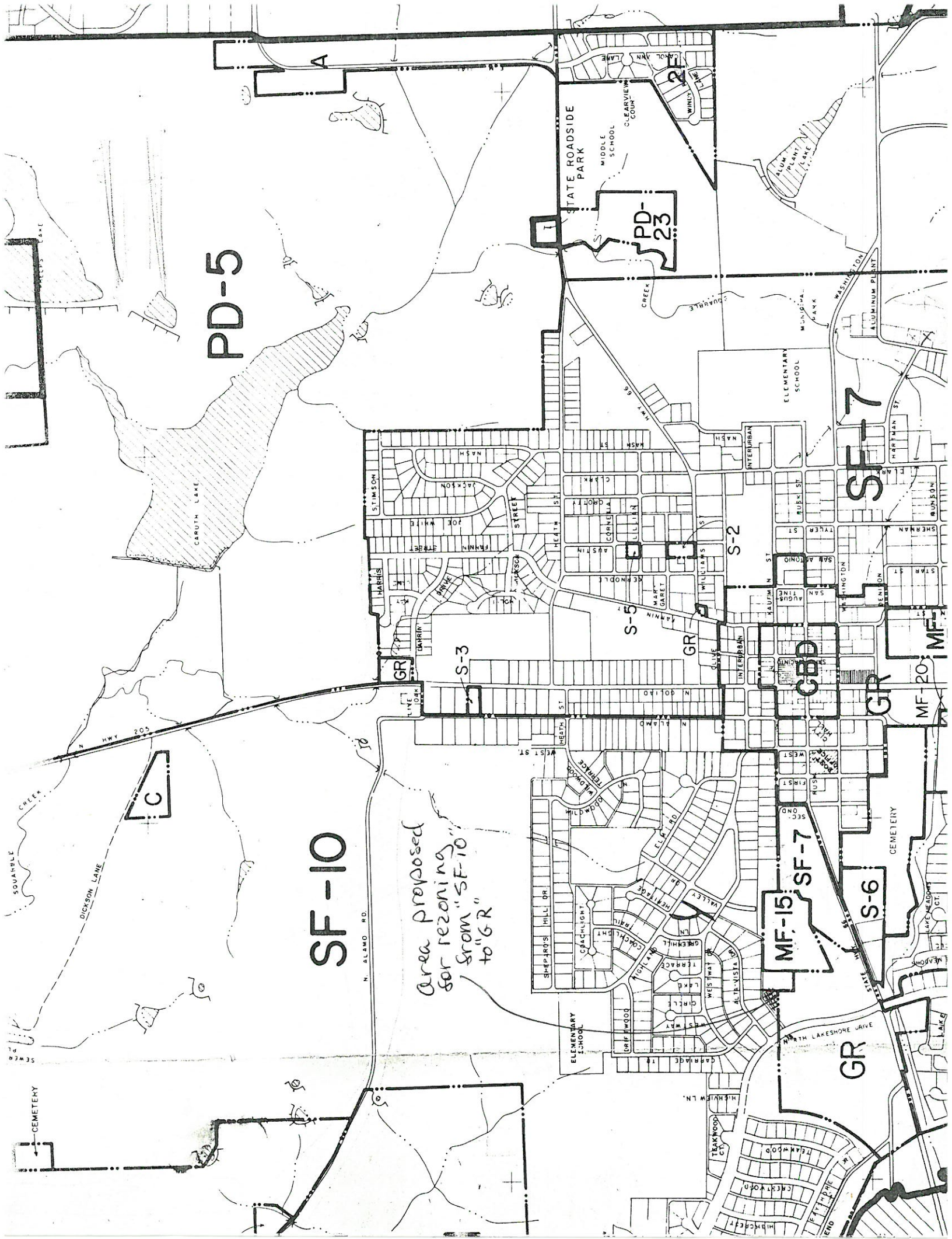
<u>Name</u>	<u>Date</u>	<u>Time Spent (hours)</u>
<u>Julia Cook</u>	<u> </u>	<u>1 hour</u>
<u> </u>	<u> </u>	<u> </u>
<u> </u>	<u> </u>	<u> </u>
<u> </u>	<u> </u>	<u> </u>

PROPOSED ZONING

STATE OF TEXAS
COUNTY OF ROCKWALL

BEING a tract or parcel of land situated in the B.F. Boydston Survey, Abstract No. 14, City of Rockwall, Rockwall County, Texas, and being a part of that tract of land conveyed to Billy Ray Cameron by deed dated December 6, 1961, and recorded in Volume 64, Page 457, Deed Records, Rockwall County, Texas, and being more particularly described as follows:

COMMENCING at a point for a corner at the intersection of the Northeast line of North Lake Shore Drive and the most westerly South line of Northshore Phase One, an addition to the City of Rockwall, according to the plat recorded in Slide A at Page 181 of the plat records of Rockwall County, Texas, THENCE: North $52^{\circ} 00' 00''$ East a distance of 59.78 feet along the Southerly line of said addition to the point of beginning; THENCE: North $52^{\circ} 00' 00''$ East a distance of 239.44 feet along the Southerly line of said addition to an angle point in said addition line; THENCE: North $88^{\circ} 18' 06''$ East a distance of 61.97 feet to the Northeast corner of said Cameron tract and the Northwest corner of a tract of land owned by Dr. Sherman Sparks; THENCE: South $0^{\circ} 07' 16''$ West a distance of 149.25 feet with the East line of said Cameron tract and West line of said Sparks tract to a point for a corner; THENCE: West a distance of 250.30 feet to the point of beginning and containing 23,071 square feet or 0.5296 acres of land.





"THE NEW HORIZON"

Rockwall, Texas 75087-3628

№ 4614

(214) 722-1111

Metro 226-7885

Cash Receipt

Name Captain Sullivan Date 7-20-04

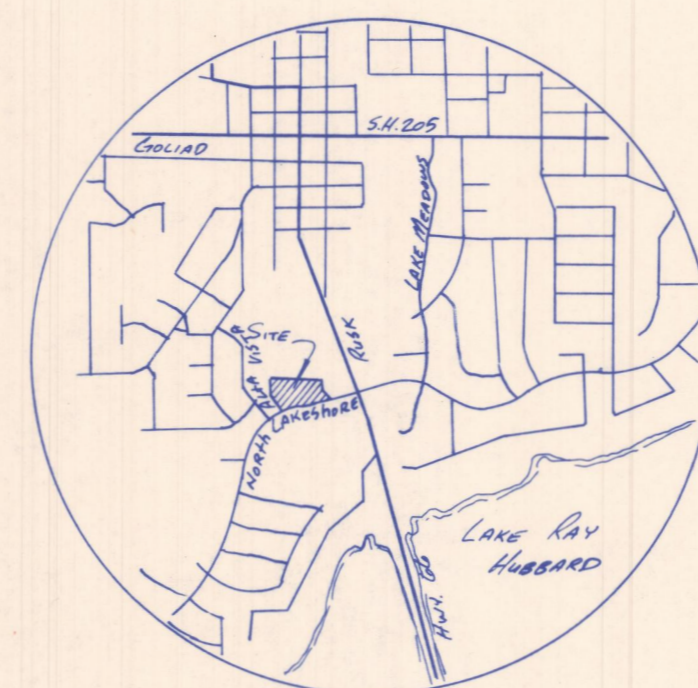
Mailing Address 4344 10th St, Richmond

Job Address _____ Permit No. _____

Check ☐ Cash ☐ Other ☐

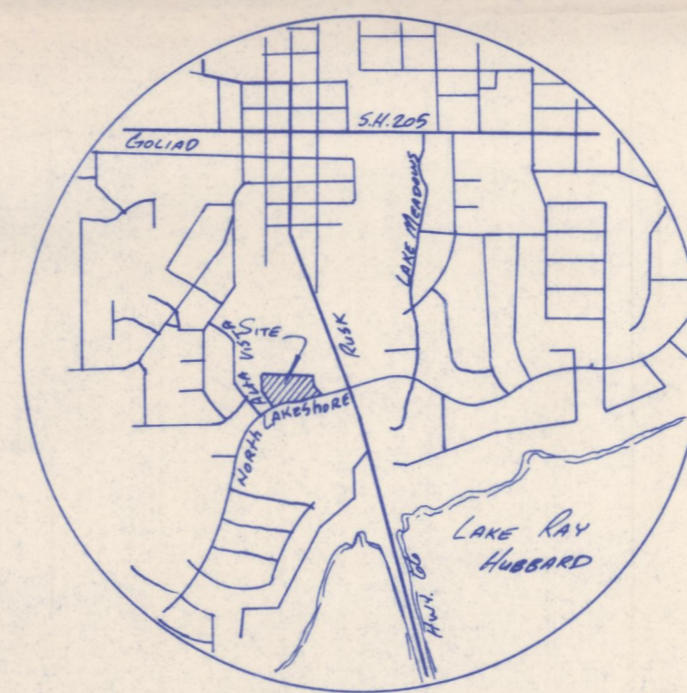
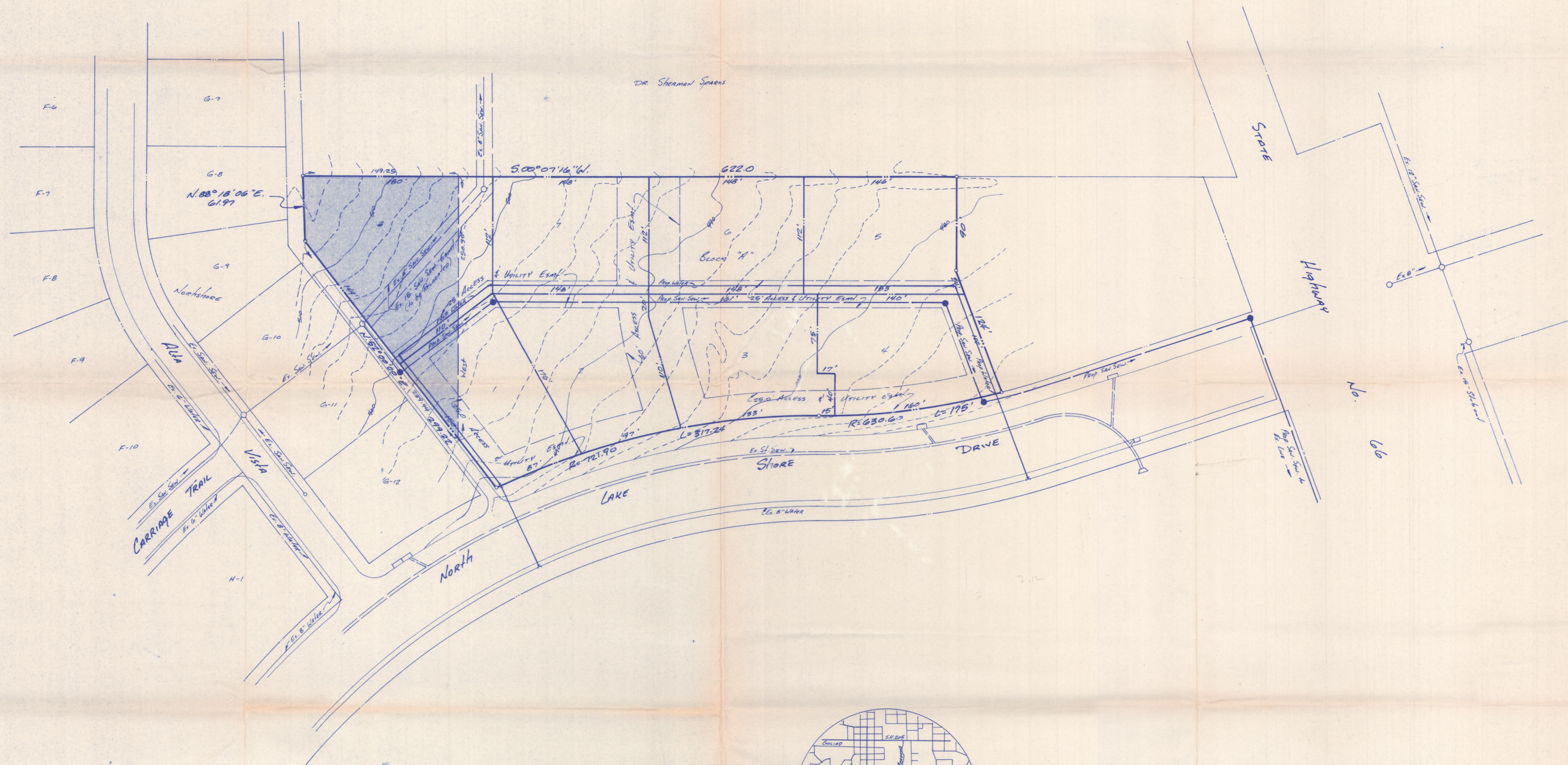
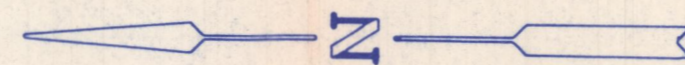
General Fund Revenue 01				W & S Fund Revenue 02			
DESCRIPTION	Acct. Code	Amount		DESCRIPTION	Acct. Code	Amount	
General Sales Tax	00-00-3201			RCH	00-00-3211		
Beverage Tax	00-00-3204			Blackland	00-00-3214		
Building Permit	00-00-3601			Water Tap	00-00-3311		
Fence Permit	00-00-3602			10% Fee	00-00-3311		
Electrical Permit	00-00-3604			Sewer Tap	00-00-3314		
Plumbing Permit	00-00-3607			Reconnect Fees	00-00-3318		
Mechanical Permit	00-00-3610			Water Availability	33-00-3835		
Zoning, Planning, Board of Adj.	00-00-3616	110.00		Sewer Availability	34-00-3836		
Subdivision Plats	00-00-3619			Meter Deposit	00-00-2201		
Sign Permits	00-00-3628			Portable Meter Deposit	00-00-2202		
Health Permits	00-00-3631			Misc. Income	00-00-3819		
Garage Sales	00-00-3625			Extra Trash	00-00-1129		
Misc. Permits	00-00-3625			Check Charge	00-00-3819		
Misc. License	00-00-3613			NSF Check	00-00-1128		
Misc. Income	00-00-3819						
Sale of Supplies	00-00-3807						
TOTAL GENERAL				TOTAL WATER			

TOTAL DUE 110.00 Received by [Signature]



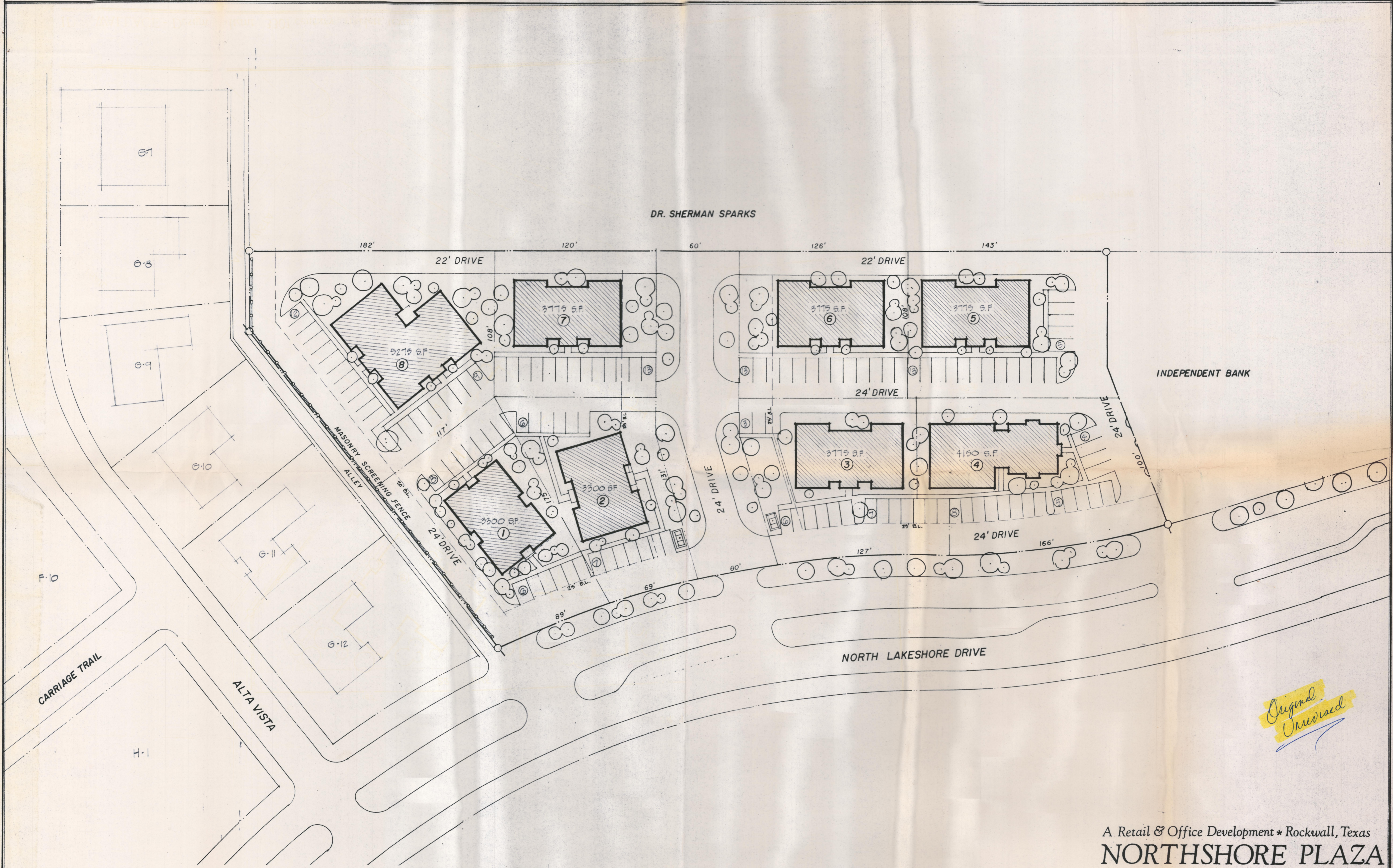
"PRELIMINARY PLAT"

HAROLD L. EVANS CONSULTING ENGINEER 2331 GUS THOMASSON RD., SUITE 102 DALLAS, TEXAS 75228 PHONE (214) 328-8133			Northshore Plaza B.F. Boydston Survey Abstract No. 14 City of Rockwall Rockwall County, Texas GENE BURNS OWNER 803 WOODED TRAIL ROCKWALL, TX 75087	
SCALE	DATE	JOB NO.		
1"=50'	6-23-86	86106		



"PRELIMINARY PLAN"

HAROLD L. EVANS CONSULTING ENGINEER 2331 GUS THOMASSON RD. SUITE 102 DALLAS, TEXAS 75228 PHONE (214) 328-8133			NORTHSHORE PLAZA	
SCALE 1"=50'			B.F. BOYDSTON SURVEY Abstract No. 14	
DATE 6-23-86			City of Rockwall, Rockwall County, Texas	
JOB NO. 86106			OWNER	
			Gene Burris, 805 Wooded Trail, Rockwall, TX 75087	

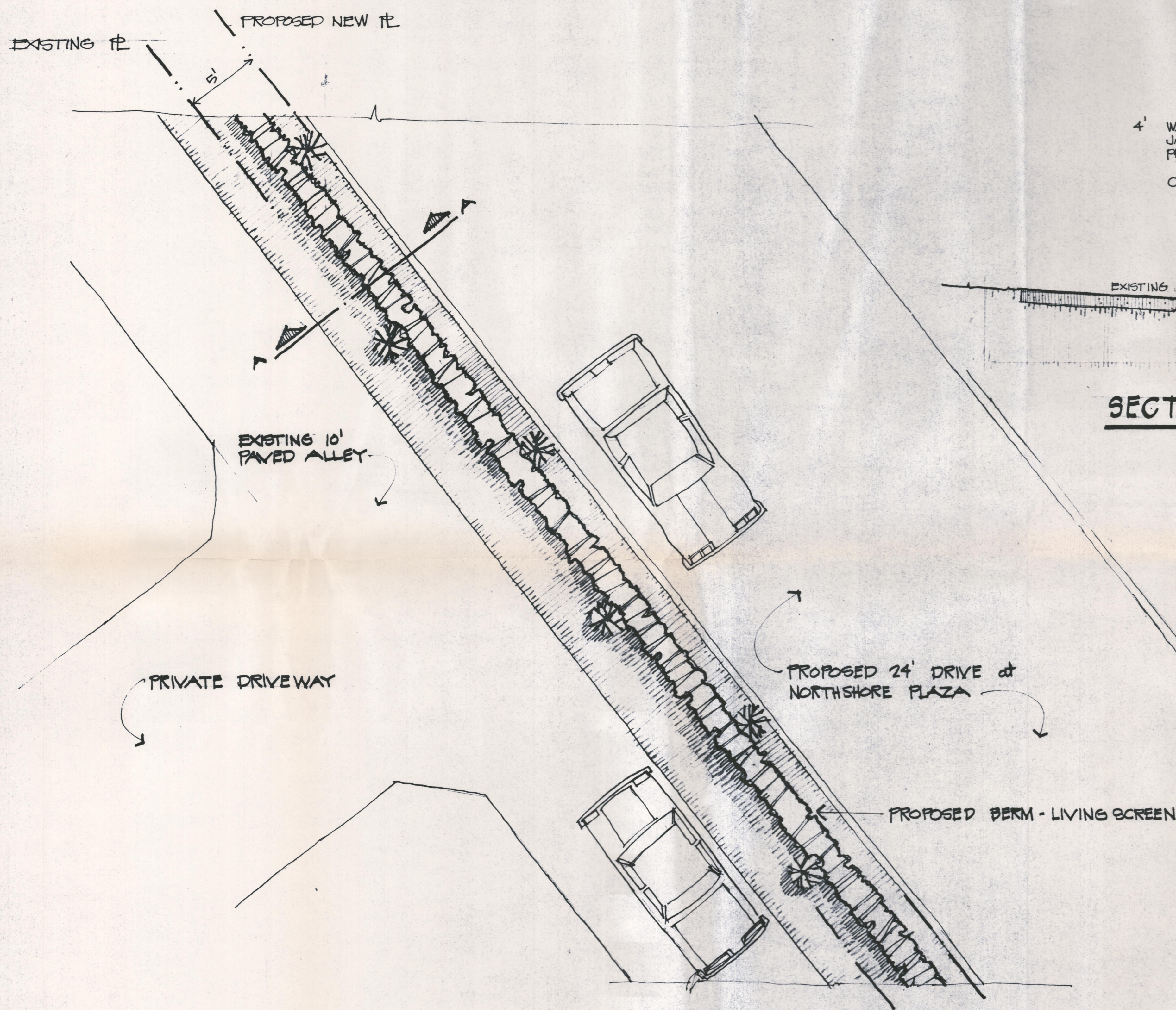


*Original
Unrevised*

A Retail & Office Development • Rockwall, Texas
NORTHSHORE PLAZA

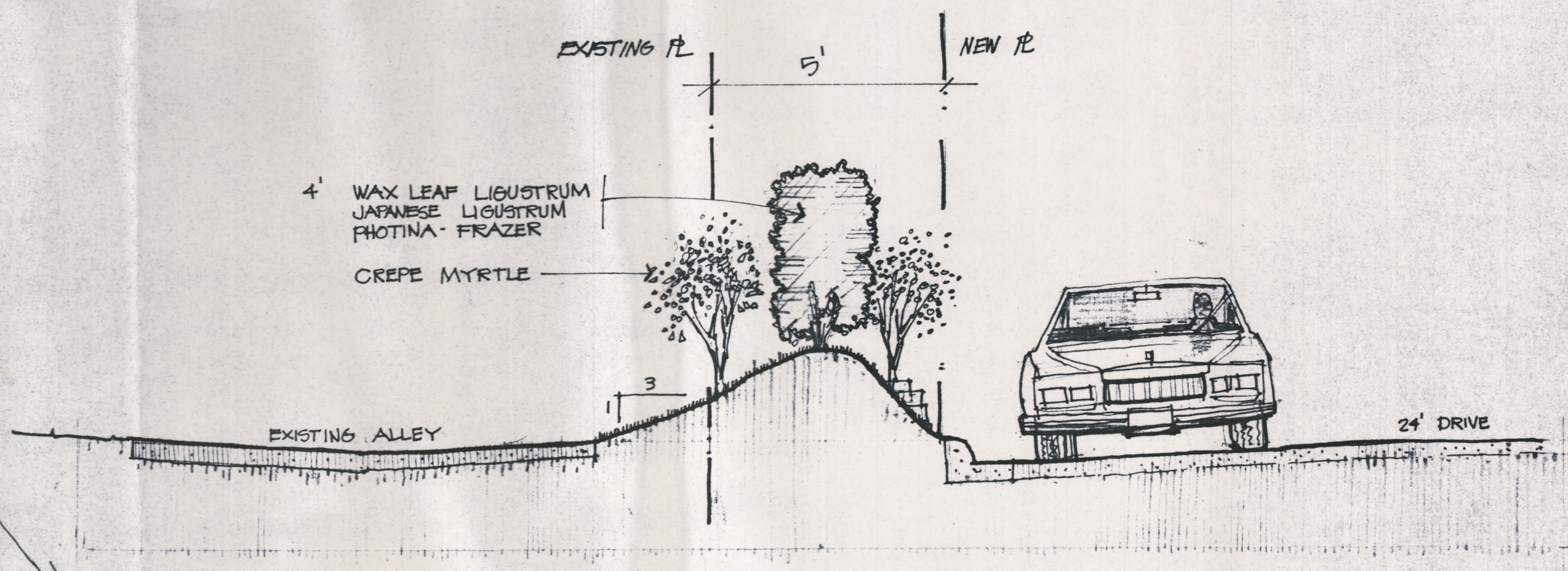
SITE PLAN





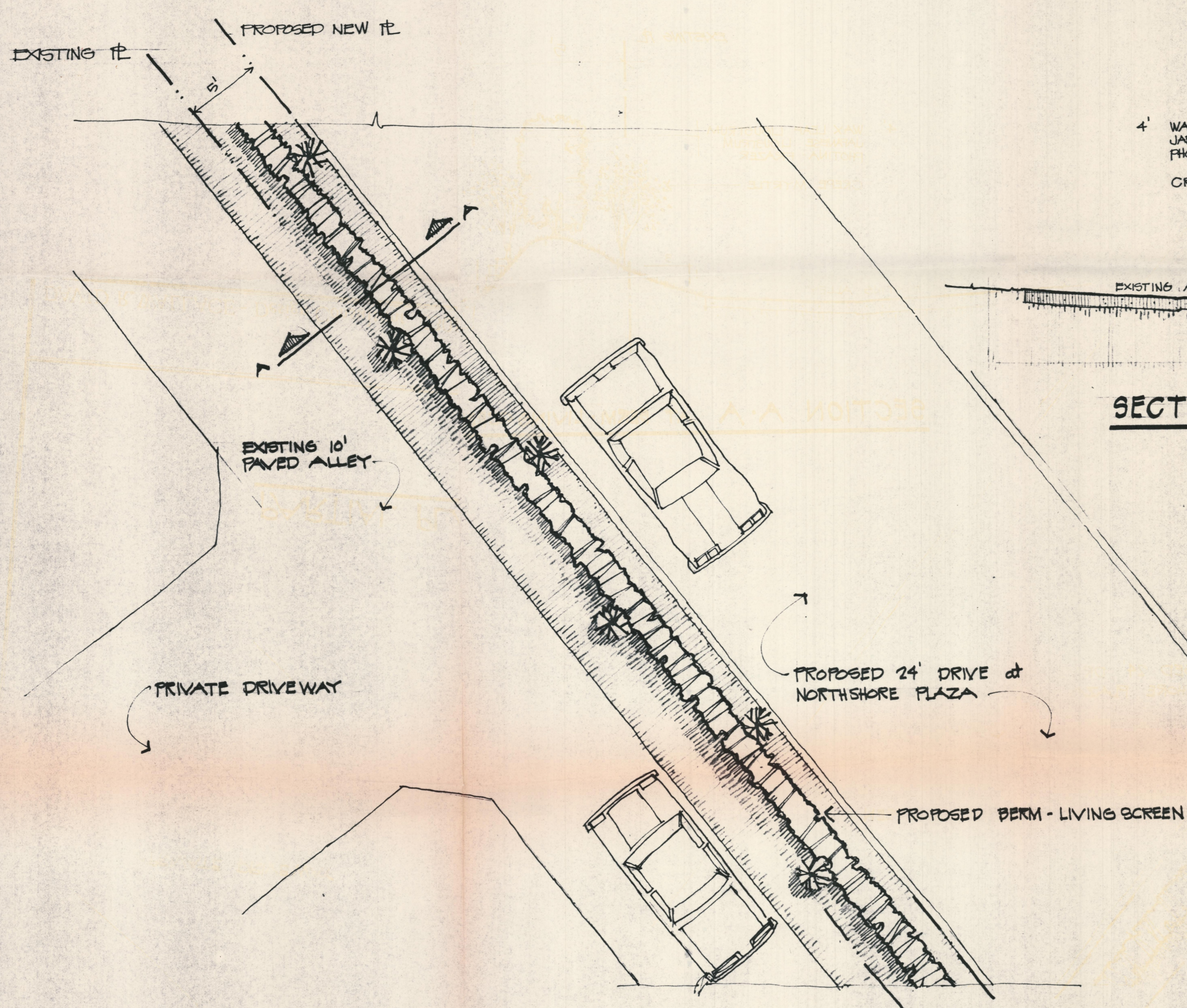
PARTIAL PLAN AT BERM-LIVING SCREEN

1/4" = 1'-0"



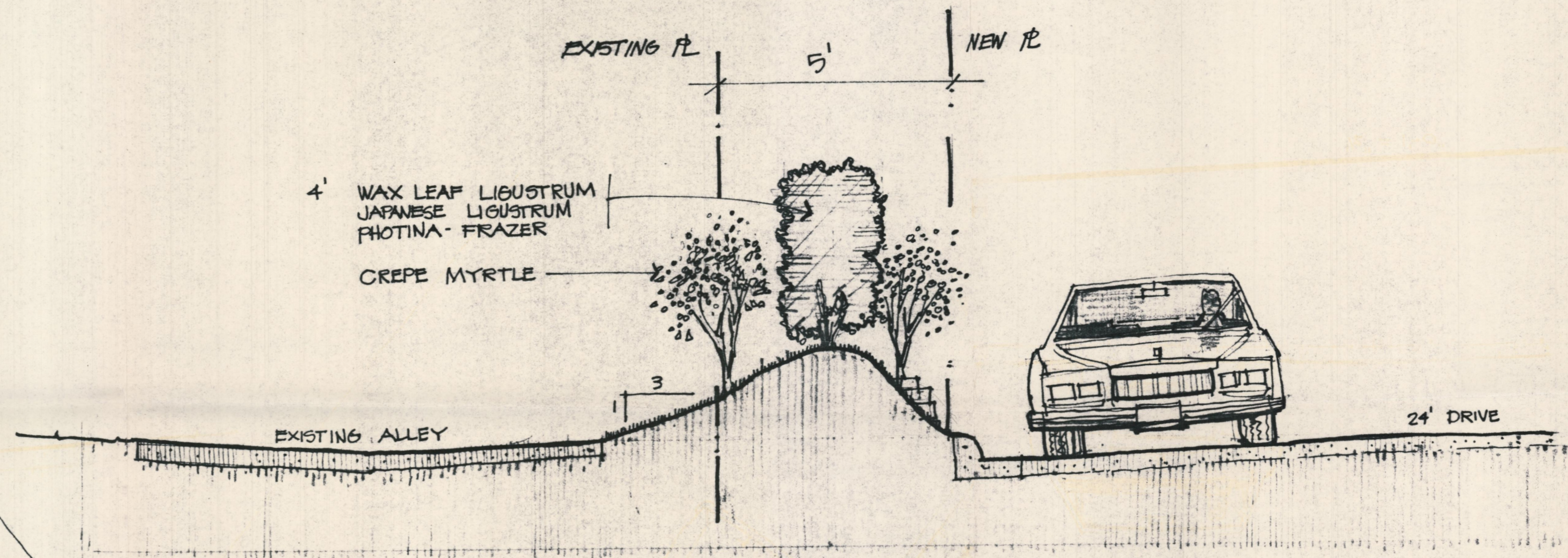
SECTION A-A AT BERM-LIVING SCREEN

1/2" = 1'-0"



PARTIAL PLAN AT BERM-LIVING SCREEN

1/4" = 1'-0"



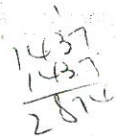
SECTION A-A AT BERM - LIVING SCREEN

1/2" = 1'-0"

A Retail & Office Development • Rockwall, Texas

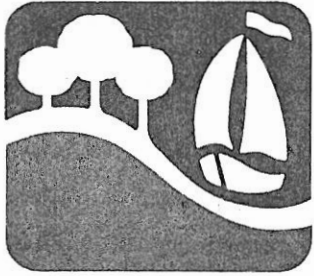
NORTHSHORE PLAZA

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need 2,874 in front of Bldg

has at least 3,261



CITY OF ROCKWALL

"THE NEW HORIZON"

September 10, 1986

Mr. Gene Burks
603 Wooded Trail
Rockwall, Texas 75087

Dear Mr. Burks:

On September 8, 1986, the Rockwall City Council considered your request for a change in zoning from "SF-7" Single Family to "GR" General Retail on a .5296 acre tract of land located off North Lakeshore Drive and considered approval of a site plan and preliminary plat on approximately 6 acres.

In order to give further consideration to the site plan Council decided to continue the public hearing until 7:30 P.M. September 15, 1986, at the City Hall, 205 West Rusk, at which time they will consider action on your request. We recommend that you be present at this meeting.

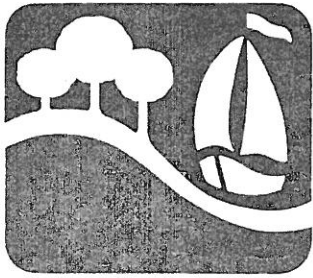
Please feel free to call if you have any questions.

Sincerely,

Mary Nichols

Mary Nichols
Administrative Aide

MN/mmp



CITY OF ROCKWALL

"THE NEW HORIZON"

September 16, 1986

Mr. Gene Burks
603 Wooded Trail
Rockwall, Texas 75087

Dear Mr. Burks:

On September 15, 1986, the Rockwall City Council voted to approve your request for a change in zoning from "SF-10" Single Family to "GR" General Retail on a .5296 acre tract of land located off North Lakeshore Drive.

On same said date, the Rockwall City Council also approved a site plan for the proposed development of Northshore Plaza with the following conditions:

1. A total of 12 1/2 feet from the property line must be dedicated to landscaping.
2. The berm must begin not less than five feet from pavement; not less than two and one half feet from the property line.

Please submit four copies of the site plan reflecting the aforementioned requirements within twenty days.

If you have any questions, please do not hesitate to call.

Sincerely,

Mary Nichols
Administrative Assistant

MN/mmp

III. Hold Public Hearing and Consider Approval of a Request from Gene Burks for a Change in Zoning from "SF-10" Single Family to "GR" General Retail on a .5296 Acre Tract of Land Located Off of North Lakeshore Drive and Approval of a Site Plan on Approximately 6 Acres

As you will recall, at the last meeting the Commission reviewed a preliminary plat on a tract of land located at the corner of SH-66 and North Lakeshore south of Alta Vista in the Northshore Subdivision. The bulk of the property is already zoned General Retail. A small corner of the property located to the rear along the northernmost property line is still zoned Single Family "SF-10". As a condition of the preliminary plat the Commission required that an application to rezone that parcel be submitted for consideration along with the site plan. The applicant has submitted a site plan consistent with the Concept Plan shown at your last meeting, and he has submitted his request for a zone change on this small parcel. The parcel as it exists is not useable for "SF-10" by itself. It is cut off from the existing residential by the alley to the north, and by itself has no street access for construction of single family dwellings. Attached you will find a copy of the location map, site plan and returned notices we have received to date.

- III. B. P&Z 86-51-P - Continue Public Hearing and Consider Approval of a Request from Gene Burks for a Change in Zoning from "SF-10" Single Family to "GR" General Retail on a .5296 Acre Tract of Land Located off North Lakeshore Drive and Approval of a Site Plan on Approximately 6 Acres and Preliminary Plat

The Council also continued the public hearing and tabled this item until Monday night as well. The Council requested that the applicant review his site plan to look at possibly providing additional buffering along the north end of the property between the alley behind Alta Vista and the Commercial development. Mr. Burks, who plans to be at the meeting Monday night, has proposed some additional setback and that is reflected on the attached revised site plan. Mr. Burks has presented some information dealing with possible extension of the proposed main entrance into his property through Dr. Sparks' property as a public street and tying into the existing Kaufman Street. Attached also is a proposed route for this possible street. Mr. Burks has provided a proposed future street width of 60 ft. which would be more than adequate to provide for a street. His concern about shifting his development down much will be the effect it might have on the ultimate alignment of the extension of the street.

Gene Burks

MINUTES OF THE ROCKWALL CITY COUNCIL
September 15, 1986

Mayor Leon Tuttle called the meeting to order at 7:30 P.M. with the following Councilmembers present: Nell Welborn, Ken Jones, Jean Holt, John Bullock, Bill Fox and Frank Miller.

Council first considered approval of the minutes of September 8, 1986. Welborn made a motion to approve the minutes. Holt seconded the motion. The motion was voted on and passed unanimously.

The Mayor reopened a public hearing on a request from Davenport/Smith for a change in zoning from "SF-7" Single Family to "GR" General Retail on a lot at Storrs and South Goliad (501 South Goliad).

Bullock verified with Staff that no additional homeowner responses had been received since the previous meeting. Fox pointed out that two out of five homeowners were opposed. There being no one present who wished to be heard on this matter, Tuttle closed the public hearing. Welborn stated that due to lack of response from adjacent homeowners, she felt that the homeowners realized that General Retail would be the direction property fronting on Goliad was ultimately going and made a motion to approve the request. Dr. Miller seconded the motion. Holt added that homeowners she had spoken with agreed that General Retail was probably the ultimate use of the property in that vicinity. Miller pointed out the invalidity of the two objections received. The motion was voted on and passed unanimously.

Holt and Miller stated that they would abstain from participating in the next item due to a conflict of interest and both members left the room. Council then continued a public hearing on a request from Gene Burks for a change in zoning from "SF-10" Single Family to "GR" General Retail on a .5296 acre tract of land located off North Lakeshore Drive and approval of a site plan on approximately 6 acres and preliminary plat.

Van Hall, Consulting Engineer for the applicant, addressed previous questions Council had raised regarding the site plan and introduced David Wallace, project designer. Wallace explained the proposed buffer, maintenance plans, and stated that the project was allowing for a ten foot buffer zone. Fox confirmed with Wallace that the proposed berm would start at the property line, two and one half feet from the pavement. Fox then addressed the previous proposition which was to build a brick wall five feet from the pavement. He added that the

berm was recommended by the Planning and Zoning Commission as opposed to the wall because of the smaller risk involved for a motorist who might back into the berm. Council discussed with Wallace and Burks at what distance from the pavement the berm should begin and what distance would be in the best interest of the adjacent homeowners. Jones stated agreement with Fox that two and one half feet more should be dedicated, making the berm begin five feet from the pavement. Bill Eisen, City Manager, clarified that the property did not necessarily have to be dedicated; an additional two and one half foot setback requirement would be of equal effect. Welborn clarified the slope of the berm and commended his choice of foliage. She then questioned the mixture of Office and General Retail, the location of the sewer line and the amount of control there would be over the landscaping if the property was sold. Wallace indicated retail would probably be in the front of the property and explained his intentions for the construction of the berm. Hall stated that the sewer line would be relocated. There being no one else wishing to speak, Tuttle closed the public hearing. Fox made a motion to approve the rezoning. Bullock seconded the motion. The motion was voted on and passed unanimously. Fox then made a motion to approve the site plan with the condition that an additional two and one half feet be allowed from the property line to the beginning of the berm and that the berm retain the maximum height. Bullock seconded the motion. Welborn made a motion to amend Fox's motion to add that a total of twelve and one half feet be allocated for landscaping, that it be irrigated, and that the berm begin no less than five feet from the pavement. Jones seconded the motion to amend. The motion to amend was voted on and passed unanimously. The amended main motion was then voted on and passed unanimously. At this time Holt and Miller returned to the room.]

Eisen then addressed Council and gave a brief report regarding the completion of the downtown parking lot and the upcoming meeting of the Public Utility Commission where he anticipated a decision on Rockwall's EAS case.

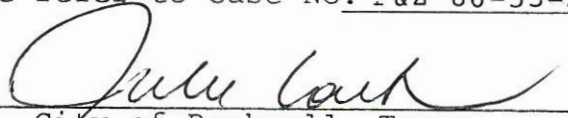
Council then considered recommendations by the Sign Review Committee for revisions of the Sign Ordinance. Eloise Cullum addressed Council to explain the careful consideration given to both homeowners and businessmen's interests during the Committee's evaluation. Welborn made a motion to table the review in order that Council members be given time to review the recommendations more thoroughly. Miller seconded the motion. The motion was voted on and passed, with all members voting in favor except Bullock who was opposed. Eisen explained to Council that the Committee's recommendations would not change the current requirement that billboards may only be located in a Light Industrial zoning category. Cullum added that each

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 19th day of August, 1986 in
the Rockwall City Hall, 205 West Rusk Street, Rockwall, Texas, at the re-
quest of Gene Burks
for a change in zoning from "SF-10" Single Family to "GR" General
Retail on the following described tract:

See attached property description
and 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 86-53-Z



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 86-53-Z

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

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

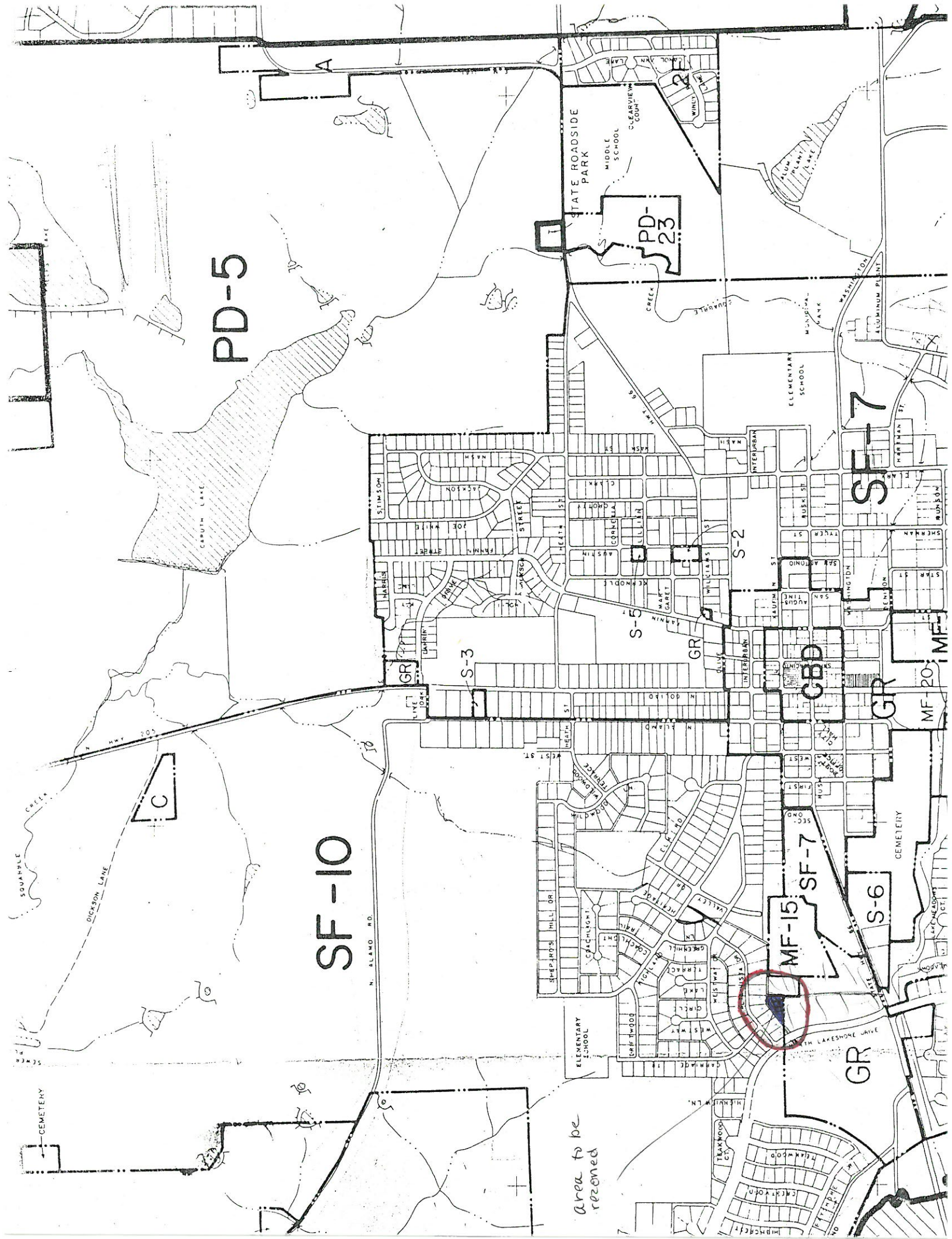
- 1.
- 2.
- 3.

Signature _____

Address _____

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

Thank you,
City of Rockwall



Gene Burks

(11) - 15 raised
2 non
3 responses
1 son
2 opp 1 weekend opp

Dr. Sherman Sparks
224 Alta Vista
Rockwall

Richard Petersen, Jr.
216 Alta Vista
Rockwall

First Texas Savings
Attn: Bill Corbin
P.O. Box 4248
Dallas, 75208

Leslie E. Horuath
218 Alta Vista
Rockwall

Vonny G. & Sharyn Grace
204 Alta Vista
Rockwall

Logan M. Gray
207 Alta Vista
Rockwall

Bobby J. Carroll
206 Alta Vista
Rockwall

John E. Lewis
209 Alta Vista
Rockwall

Robert Leland Miller
~~Mattie L. Mays~~
208 Alta Vista
Rockwall

Gary L. Little
211 Alta Vista
Rockwall

Mattie L. Mays
210 Alta Vista
Rockwall

Gale R. Jones
213 Alta Vista
Rockwall

Orlando E. Oliver
212 Alta Vista
Rockwall

L. P. MacFarland
215 Alta Vista
Rockwall

Russell Phelps
214 Alta Vista
Rockwall

Wade K. Brown
217 Alta Vista
Rockwall

Gene Burks

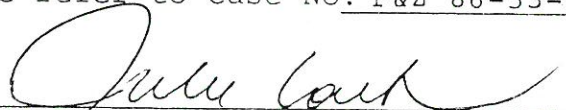
Terry Dale Harp
301 Carriage Tr.
Rockwall

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 19th day of August, 1986 in
the Rockwall City Hall, 205 West Rusk Street, Rockwall, Texas, at the re-
quest of Gene Burks
for a change in zoning from "SF-10" Single Family to "GR" General
Retail on the following described tract:

See attached property description
and 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 86-53-Z


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 86-53-Z

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

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

1. *Will reduce property value of adjacent residential properties*
2. *Will lower quality of life for neighborhood*
3. *Retail business in the area, particularly those backing up to the alley will mean additional trash, filth, rodents, etc. There should be a buffer between residential and retail areas. I recommend that the property be left as is.*

Signature Bob Carroll
Address 206 Alta Vista

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

Mr. & Mrs. B. J. Carroll
206 Alta Vista
Rockwall, TX 75087

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

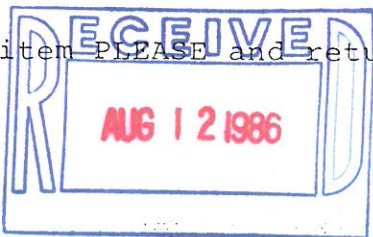
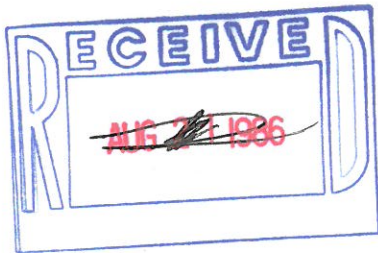
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Case NO. P&Z 86-53-Z

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

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

1. The adjacent property is so zoned
2. _____
3. _____



Signature Gene Burks

Address 224 ATA Vista +
510 W Rusk

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

Thank you,
City of Rockwall

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July Clark
City of Rockwall, Texas

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

Case NO. P&Z 86-53-Z

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

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

1. Too Close To Northshore Residential Area.
2. This is within 200 Yds. of my Home. No Businesses.
3. I Thought my property was protected by codes and restrictions.

Signature Wade K Brown
Address 217 Alta Vista, Rockwall

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

Thank you,
City of Rockwall

PLANNING AND ZONING ACTION SHEET

Applicant Gene Banks Case No. _____
 Property Description 3.3 acres
 Case Subject Matter Remove 5.2 acres ST-10 to GR of
site plan 3.3 acres

CASE ACTION

Approved Disapproved Tabled
 Date to P&Z 8/19/86 ✓
 Conditions approve w/ ① deed rest. filed w/ final plat for approval, ②
st to be dedicated for alley ③ elevations be approved as submitted except
actual facade materials, ④ site plan be amended to show screening on
MF side
 Date to City Council 9/8/86
 Conditions _____

Ordinance no. _____ Date _____

ITEMS IN FILE

Zoning Cases

✓ Application
 ✓ Site Plan
 ✓ Filing Fee
 _____ Notice to Paper
 ✓ Notice to Residents
 ✓ List of Residents Notified
 ✓ Residents' Responses
 N/A Consultant's Review
 _____ Agenda Notes prc
 ✓ Minutes
 ✓ Ordinance
 ✓ Correspondence

Plat/Site Plan Cases

✓ Application
 ✓ Filing Fee
 ✓ Plat/Plan
 N/A Engineer's Review
 N/A Consultant's Review
 _____ Agenda Notes prc
 _____ Minutes
 _____ Correspondence
 _____ County File Number

17 sent
 1/24/87
 2-940
 1-507