

CITY OF ROCKWALL
205 West Rusk
Rockwall, Texas

APPLICATION FOR ZONING CHANGE

Case No. 1989-12-2 Filing Fee \$101.00 Date 3-27-89
Applicant LARRY DALE Cleghorn Phone 771-0579
Mailing Address RT 1 Box 145C W- 424-6563
ROCKWALL, TX 75087

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.)¹

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

Agricultural District Classification to
Commercial District Classification for
for the following reasons: (attach separate sheet if necessary)

There (are) (are not) deed restrictions pertaining to the intended use of the property.

Status of Applicant:² Owner Tenant
Prospective Purchaser

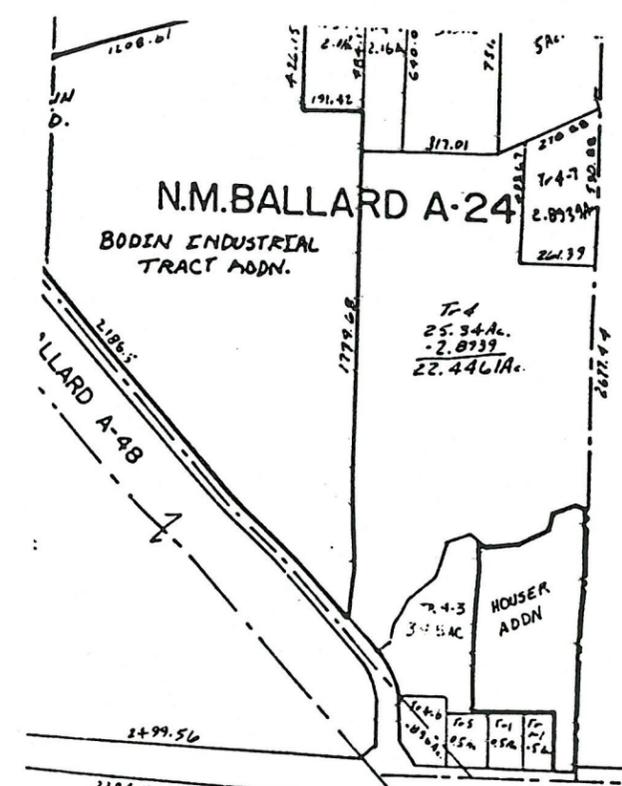
I have attached hereto as Exhibit "A" a plat showing the property which is the subject of this requested zoning change and have read the following concerning the importance of my submitting to the City a sufficient legal description.

Signed Larry Dale Cleghorn

NOTE:

¹The 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.

²If the applicant is someone other than the owner, written acknowledgement by the owner of the zoning request must also be submitted.



Tr 3
121.69Ac.

J.M. ALLEN A-2
Tr 1 3.25Ac.
Tr 1-1 60.04Ac.
Tr 1-2 1.0Ac.

Tr 2
147.51Ac.

Larry Kleghern
Request

HWY 276

Tr 2-1
72.455Ac.

Tr 1
99.62Ac.

Tr 5 18540 ACS

Tr 5-1 155070 ACS

Tr 2 1Ac
Tr 2-1 14.03Ac.

Tr 2-2
7.47
ACS

Tr 7
4.967
ACS

Tr 7-1
52.61Ac.

Tr 15-2
1.55Ac

Tr 15 2Ac
Tr 15-1 20.8Ac.
26.38Ac.

Tr 2-10
0.99Ac.

Tr 2-9
3.01Ac.

Tr 2-6
5Ac.

Tr 2-3
2.5Ac.

Tr 2-2
1.29Ac.

Tr 2-11
2.71Ac.

Tr 2-12
0.15Ac.

Tr 2-1
82.969ACS

W.H. BAIRD A-2

Tr 1
43.54Ac.



CITY OF ROCKWALL

No 11716

"THE NEW HORIZON"

Rockwall, Texas 75087-3628

(214) 771-1111

Cash Receipt

Name Larry Dale Clegham Date 3-27-89

Mailing Address

Job Address Permit No.

Check [x] 5999 Cash [] Other []

Table with 6 columns: DESCRIPTION, Acct. Code, Amount, DESCRIPTION, Acct. Code, Amount. Rows include Building Permit, Fence Permit, Electrical Permit, Plumbing Permit, Mechanical Permit, Zoning, Planning, Board of Adj. (100.00), Subdivision Plats, Sign Permits, Health Permits, Misc. Permits, Misc. Income, Sale of Supplies, Municipal Pool, Cemetery Receipts, Hotel/Motel Tax, Marina Lease, Street Assessment, and TOTAL OF COLUMN.

TOTAL DUE 101.00 Received by [Signature]

City of Rockwall Planning and Zoning Applicant Receipt

Date 3/27/89
Applicant Larry Cleghorn Phone _____
Address _____
Development _____

The following items have been received on this date by the City of Rockwall Administrative Office:

- _____ Site Plan Application
- _____ Prel. Plat Application
- _____ Final Plat Application
- Zone Change Application
- _____ Sign Board Application
- _____ Board of Adj. Application
- _____ Front Yard Fence Application
- _____ CUP Application
- _____ () sets/site plans - Submission # _____
- _____ () sets/prel. plats - Submission # _____
- _____ () sets/final plats - Submission # _____
- _____ () sets/executed final plats/mylars
- _____ () sets/engineer drawings - Submission # _____
- Filing fee \$ 101.08
- _____ Other _____

*City Council
April 17
7:00 pm*

With this application, you are scheduled to appear before the
Planning & Zoning Commission
on April 13, 1989
at 7:30 1989 P.M. at City Hall, 205 W. Rusk, Rockwall,
Texas.

Received By: _____

Cleghorn

Description

Beginning, A TRACT OF LAND SITUATED IN THE J. M. ALLEN SURVEY, ABSTRACT No. 2, ROCKWALL COUNTY, TEXAS, AND BEING PART OF A 66.26 ACRE TRACT AS RECORDED IN VOLUME 82, PAGE 87 Deed Records, ROCKWALL COUNTY, TEXAS.

Beginning AT A POINT ON THE NORTH LINE OF STATE HIGHWAY 276 SAID POINT beginning the Southeast corner of TRACT CONTAINING 66.26 acre TRACT, A $\frac{1}{2}$ " IRON STAKE FOUND FOR CORNER

Thence, N. $89^{\circ} 44' 04''$ W Along the North line of STATE HIGHWAY No. 276 A DISTANCE OF 170 FEET TO A $\frac{1}{2}$ " IRON STAKE SET FOR CORNER

Thence, N. $0^{\circ} 30' 10''$ W leaving the NORTH line of STATE HIGHWAY No. 276 A DISTANCE OF 110 FEET TO A $\frac{1}{2}$ " IRON STAKE SET FOR CORNER

Thence, S. $89^{\circ} 44' 04''$ E A DISTANCE OF 170 FEET TO A $\frac{1}{2}$ " IRON STAKE SET FOR CORNER

Thence, S. $0^{\circ} 30' 10''$ E A DISTANCE OF 110 FEET TO THE PLACE OF BEGINNING AND CONTAINING APPROX $\frac{1}{2}$ ACRE TRACT

COMMERCIAL ZONING REVIEW CHECKLIST

* Applicant Larry Cleghorn
 * Current Zoning A Land Use Plan Indicates C1
 * Proposed Zoning C
 * Location SH-074

There are only two reasons why zoning should be changed. Either the original zoning was applied in error or conditions have changed to warrant a change in land use in the area. Any changes must be in accordance with the Comprehensive Plan.

I. Planning and Engineering

	<u>Yes</u>	<u>No</u>
A. Is the proposed zoning (development) strip development?	_____	_____
1. Is the parcel(s) too shallow? (200 foot depth minimum)	_____	_____
2. Is the parcel(s) owned in small pieces by different owners?	_____	_____✓
3. Is there a potential for an excess of curb cuts?	_____	_____✓
C. Is the proposed commercial use incompatible with existing adjacent land uses, or existing commercial uses in the area?	_____	_____✓
D. Will the proposed activities disturb adjacent residential areas, or depreciate surrounding property with noise, pollution, traffic or other factors?	_____	_____✓
E. Does the proposed rezoning or development disrupt the orderly development of adjacent neighborhoods?	_____	_____✓
F. Is the buffering inadequate and/or is the parcel too small to allow for adequate open space, landscaping and buffering?	_____	_____
	<i>need to check</i>	

- G. Is the parcel too small for the proposed use with inadequate parking and/or truck loading areas?
need to check _____
- H. Does the proposed development force commercial traffic through residential neighborhoods or onto residential sized streets? _____ ✓
- I. Does the proposed development mix traffic generated from retail activity with wholesale trucking operations? _____ ✓
- J. Is the overall transportation system adequate to handle the additional traffic? ✓ _____
- K. Are the public facilities and services inadequate to support such development i.e., sewer, water, drainage, electricity, fire protection? *F* _____ ✓
 - 1. If public facilities are not adequate, is the parcel outside an active growth area and not adjacent to existing facilities and services? _____
- L. Are there any pollution or environmental hazards and other objectionable hazards affecting the proposed use? _____ ✓
- M. Does the proposed rezoning significantly alter the desired percentage of land uses? _____ ✓
- N. Is the proposed zoning change in conflict with the Master Plan? _____ ✓
- O. Has there been a lack of significant change since the Master Plan Update was adopted that would favor approval of the request though not in conformance with the existing Master Plan? (Substantial zoning changes dictate modification of the Master Plan.) _____ ✓

P. Could the request be considered premature? (Are other things required to happen before the use recommended becomes viable?)

II. Existing Zoning Pattern (Neighborhood)

A. What is the existing zoning adjacent to site? A

1. What is the predominant zoning in the area? A

2. Is the area developed the same as it is zoned?

B. Is the requested zoning incompatible with the existing zoning pattern?

C. Will the requested change alter a logical transition between zoning types?

D. Will the proposed use change the stability of the zoning pattern?

E. Could this property be effectively utilized without the zoning being changed?

F. Is there another, less intense zoning classification that permits the proposed use? GR

G. Are there any "peculiarities" of the proposed new use that are likely to affect neighboring properties? i.e., unusual or long hours, heavy "come and go" traffic, lights, trash?

If "yes", what are they? _____

Comments: 1. need to determine if site is deep enough
2. need to take pictures

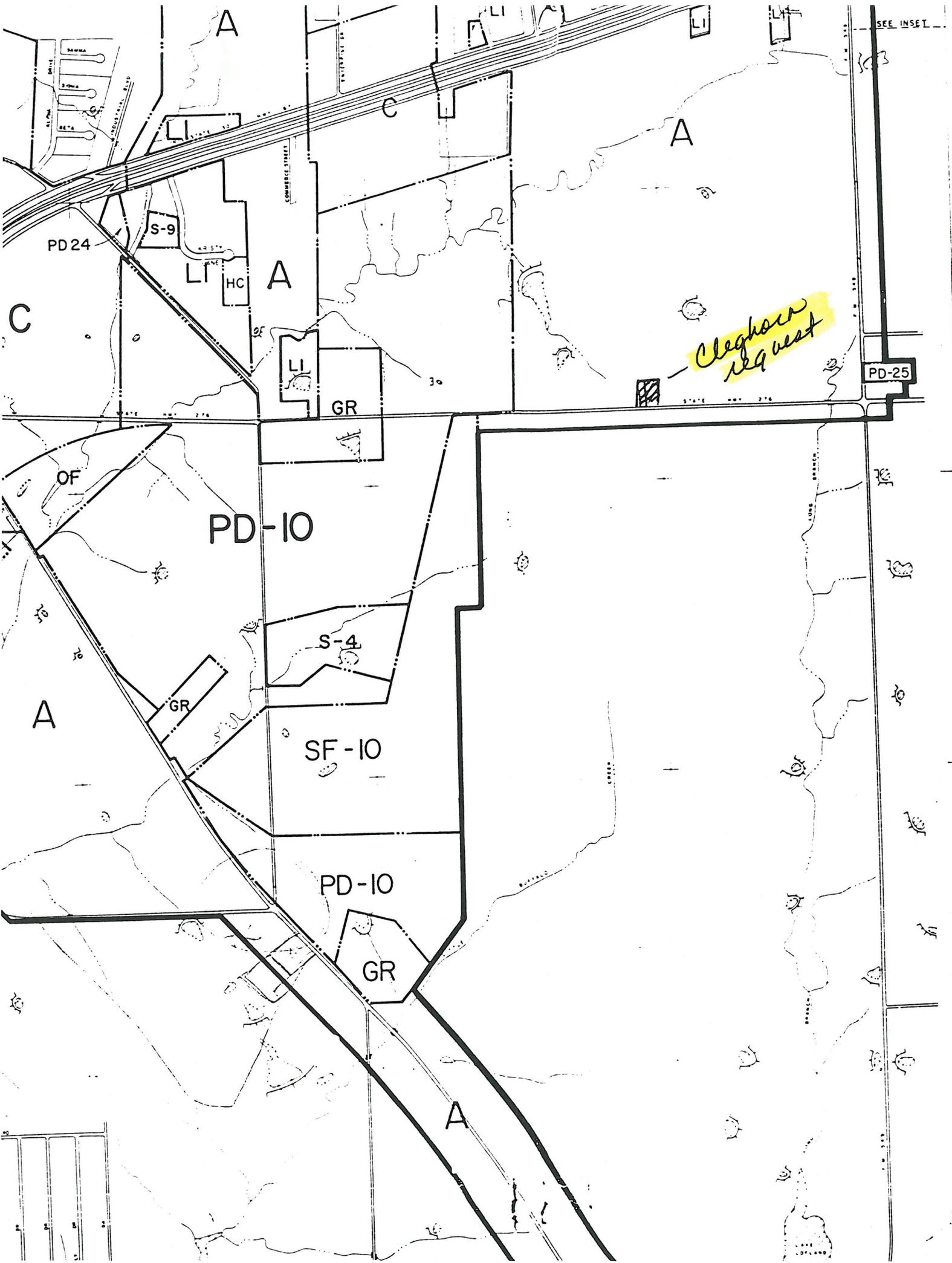
Larry Cleghorn
.5 acres

Jenny Clarke Cleghorn
Rt 1 Box 145-C
Rockwall TX 75087
(Ab 2 Tr 1, 1-1, 1-2)

D. L. Faulkner
1785 E I-30
Coaland TX 75043
(Ab 2 Tr 2)

Cambridge Properties Inc
c/o Cassatt Penderfer
17440 Dallas Pkwy #103
Dallas TX 75252
(Ab 2 Tr 3)

Chapel View
Attn: B McKnight
2911 Little Creek Blvd
Suite 1400
Dallas TX 75219
(Ab 25 TR 5)



SEE INSET

A

A

PD 24

S-9

C

A

Clegston request

PD-25

GR

PD-10

OF

S-4

A

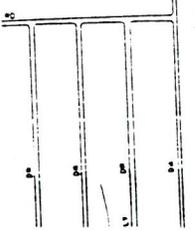
GR

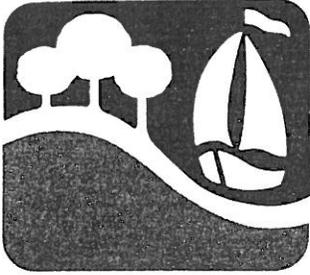
SF-10

PD-10

GR

A





CITY OF ROCKWALL
"THE NEW HORIZON"

April 4, 1989

Mr. Larry Cleghorn
Rt 1, Box 145C
Rockwall, TX 75087

Dear Mr. Cleghorn:

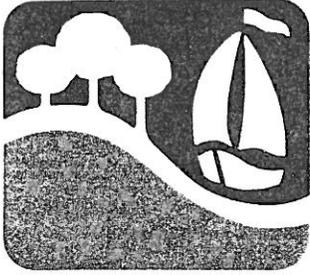
Your application for a change in zoning from "A" Agricultural to "C" Commercial on .5 acres of land has been scheduled for consideration by the Planning and Zoning Commission at a public hearing on Thursday, April 13, 1989, at 7:30 P.M. in City Hall, 205 W Rusk. The Commission will make a recommendation to the City Council and the Council will consider approval of your request at a public hearing on Monday, April 17, 1989, at 7:00 P.M. in City Hall.

As the applicant, it is important that your interests are represented at both of these meetings. Please feel free to call me if you have any questions.

Sincerely,

A handwritten signature in cursive script that reads "Mary Nichols".

Mary Nichols
Administrative Assistant



CITY OF ROCKWALL
"THE NEW HORIZON"

May 2, 1989

Mr. Larry Dale Cleghorn
Rt 1, Box 145C
Rockwall, TX 75087

Dear Mr. Cleghorn:

On may 1, 1989, the Rockwall City Council approved an ordinance on second reading which changed the zoning on .5 acres of land located on SH-276 from "A" Agricultural to "C" Commercial. Although your zoning is now appropriate for the use you propose, should you need to make any major repairs or expansions or should you decide to replace the existing building, you will be required to site plan and plat the property. Please feel free to contact me if you have any questions.

Sincerely,

A handwritten signature in cursive script that reads "Mary Nichols".

Mary Nichols
Administrative Assistant

Tr 2
12.44 Ac.

617
381.1

682.54

750.49

282.46

1099

1926.55

1986.11

Tr 3
121.69 Ac.

J.M. ALLEN A-2

Tr 1 3.25 Ac.
Tr 1-1 60.0 Ac.
Tr 1-2 1.0 Ac.

2650.97

2659.57

170' x 110'



1986.11

HWY 27

3845.90

TR 5 18.540

TR 5-11

Ac.

1979.70

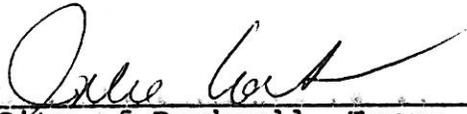
BEFORE THE PLANNING AND ZONING COMMISSION
CITY OF ROCKWALL, TEXAS

The Planning and Zoning Commission will hold a public hearing at _____
7:30 o'clock P.M. on the 13th day of April, 1989,
in the Rockwall City Hall, 205 West Rusk Street, Rockwall, Texas, at the
request of Larry Cleghorn
for a change in zoning from "A" Agricultural to "C" Commercial

on the following described property:

.5 Acres located on SH-276 east of SH-205,
further described on the attached

As an interested property owner, it is important that you attend this hearing or notify the Commission of your feeling in regard to the matter by returning the form below. The decision of the Planning and Zoning Commission will be a recommendation for approval or denial which will be forwarded to the City Council for a final decision. In replying please refer to Case No. P&Z 89-12-Z



City of Rockwall, Texas

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

Case No. P&Z 90-12-Z

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

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

1.

2.

3.

Signature _____

Address _____

BEFORE THE ROCKWALL CITY COUNCIL
CITY OF ROCKWALL, TEXAS

The Rockwall City Council will hold a public hearing at 7:00
o'clock P.M. on the 17th day of April, 1989
in the Rockwall City Hall, 205 West Rusk Street, Rockwall, Texas, at
the request of Larry Cleghorn
for a change in zoning from "A" Agricultural to "C" Commercial

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City of Rockwall, Texas

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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.
- 2.
- 3.

Signature _____

Address _____

BEFORE THE PLANNING AND ZONING COMMISSION
CITY OF ROCKWALL, TEXAS

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Jill West
City of Rockwall, Texas

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Case No. P&Z 90-12-Z

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

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

- 1.
- 2.
- 3.

Mormandy, Inc
Signature *By Nancy Reynolds*
Address *2911 Turtle Creek LB213*
Dallas 75219

BEFORE THE ROCKWALL CITY COUNCIL
CITY OF ROCKWALL, TEXAS

The Rockwall City Council will hold a public hearing at 7:00
o'clock P.M. on the 17th day of April, 1989
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Mary Nichols
City of Rockwall, Texas

The following form may be filled out and returned as soon as possible to the City Council, 205 West Rusk Street, Rockwall, Texas 75087

Case No. P&Z 90-12-Z

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

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

- 1.
- 2.
- 3.

Signature Merrimack Inc.
Address 2911 Smith Creek
Dallas 75213 #B213
Chapel View previously