

\$100.00 + 1.00 /
acre

CITY OF ROCKWALL
205 West Rusk
Rockwall, Texas

APPLICATION FOR ZONING CHANGE

Case No. 89-26-2 Filing Fee \$101.00 Date 8/1/89
Applicant LARRY DALE Cleghorn Phone 771-0579
Mailing Address 1720 Hwy 276
Rockwall Tx 75074
424-6563

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

"C" Commercial District Classification to
"HC" Heavy 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

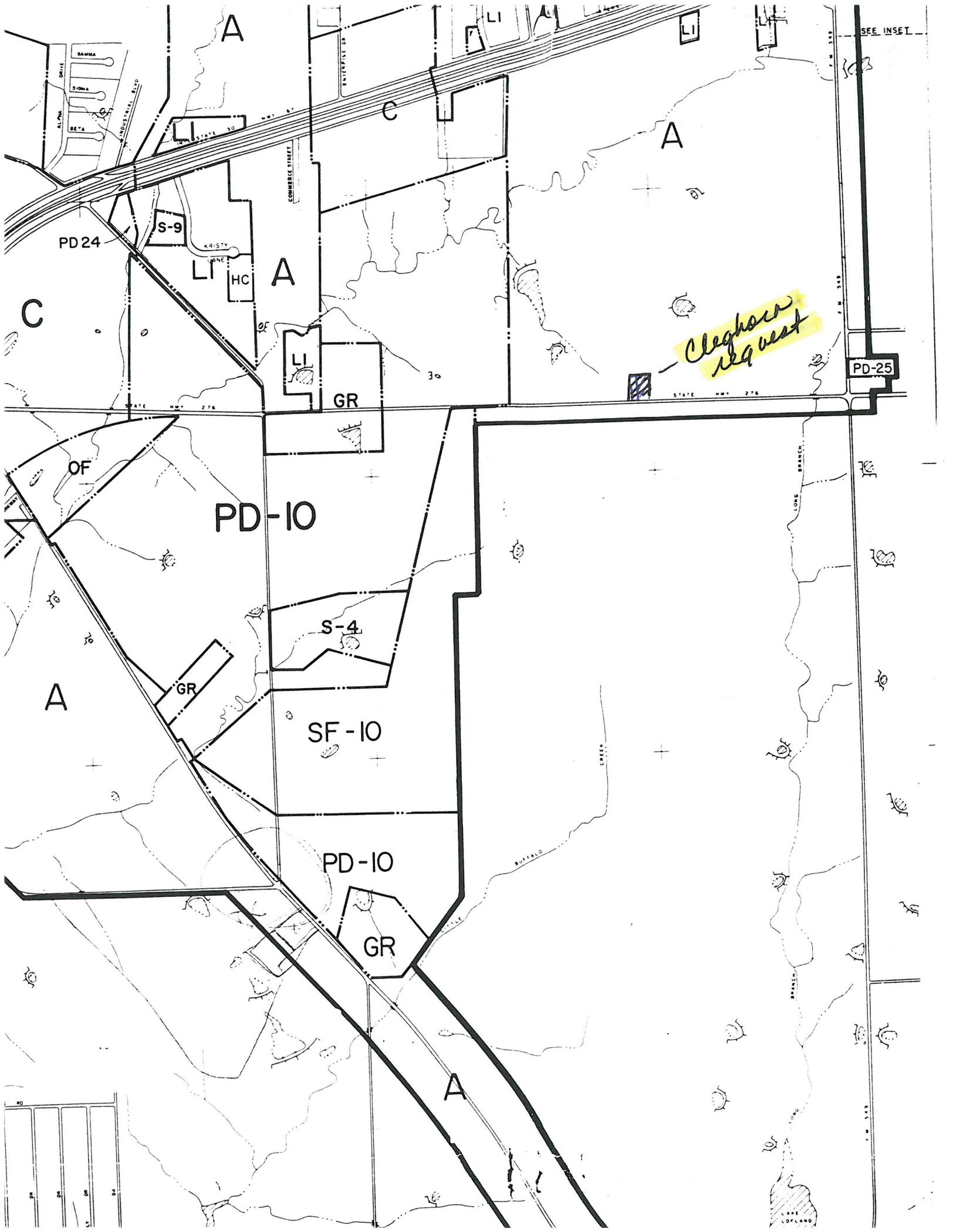
I have attached hereto as Exhibit "A" a plat showing the property which is the subject of this requested zoning change and have read the following concerning the importance of my submitting to the City a sufficient legal description.

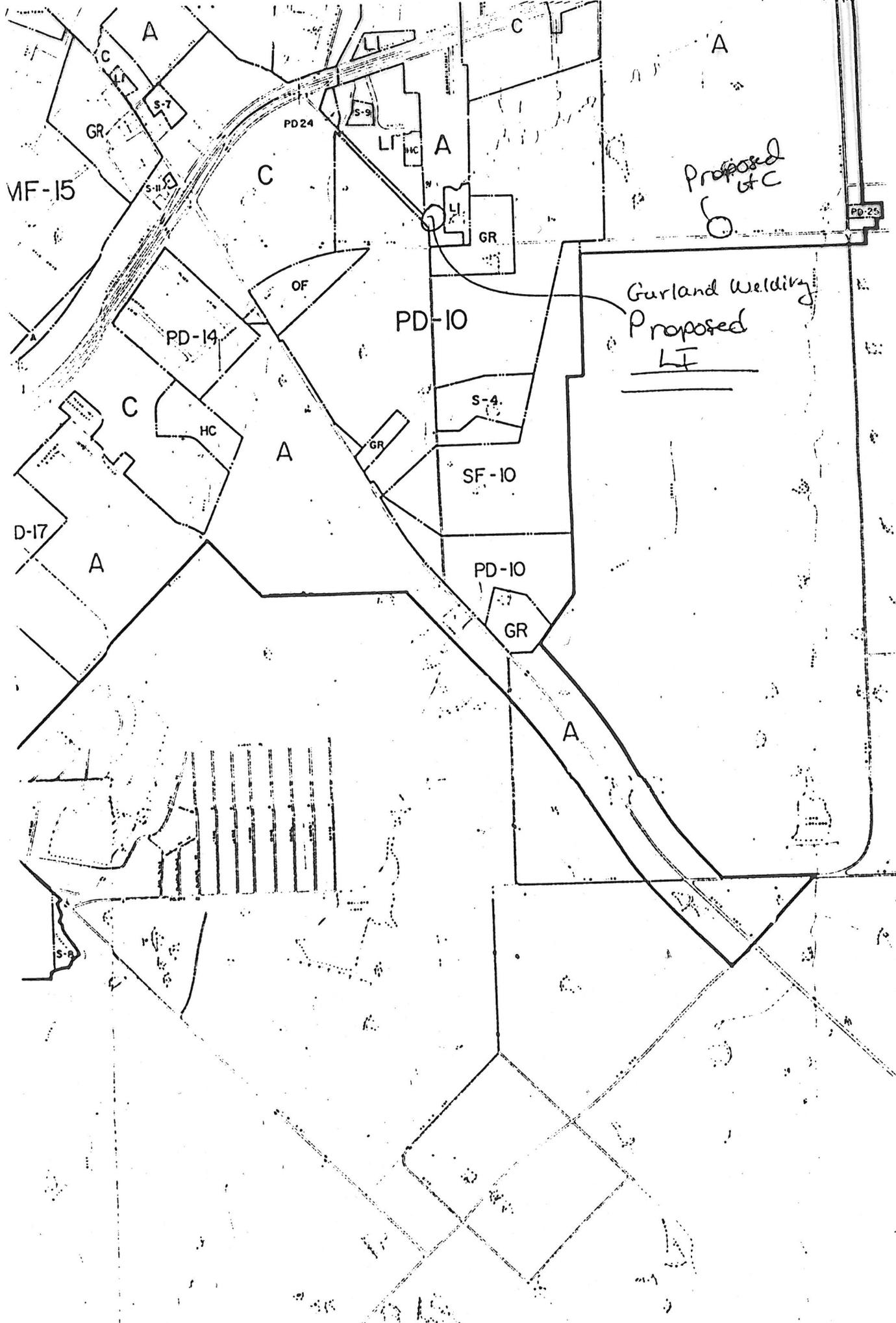
Signed Larry Dale Cleghorn

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.





MF-15

D-17

A

C

A

C

PD24

PD-14

HC

A

PD-10

SF-10

PD-10

GR

A

GR

LI

HC

A

S-4

GR

GR

S-7

S-9

Proposed
LI

PD-25

Gurland Welding
Proposed
LI

**CITY OF ROCKWALL
PLANNING AND ZONING COMMISSION**

AGENDA DATE:

September 14, 1989

AGENDA NO: III.B.

AGENDA ITEM:

P&Z 89-26-Z - Hold Public Hearing and Consider Approval of a Request from Larry Cleghorn for a Change in Zoning from "C" Commercial to "HC" Heavy Commercial on a Tract of Land Located on SH-276

ITEM GENERATED BY: Larry Cleghorn

ACTION NEEDED: Hold hearing and consider recommending approval or denial of request

BACKGROUND INFORMATION:

Approximately 6 months ago this tract was zoned from Agricultural to Commercial. This is where Oscar's Restaurant used to be located. The restaurant was annexed into the City as an existing use. When the restaurant ceased operations an antique shop wanted to located on the site. A change in land use could not occur without bringing the zoning into compliance. The owner made application for commercial and this was approved.

The user has determined that in order for the business to be successful she is going to need to sell estates as well as general antiques. The building is too small to adequately house both her routine merchandise and the estate merchandise. She wants to be able to display outside several days a week, depending on when she gets an estate to sell. In order to utilize outside storage in this manner the property would have to be zoned Heavy Commercial. The owner has made application for this zoning. As the Commission is aware, if Heavy Commercial is granted any use authorized in HC could locate on this site.

ATTACHMENTS:

1. Location map

AGENDA ITEM:

Cleghorn zone change "C" to HC"

ITEM NO: III.B.

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 14th day of September, 1989
in the Rockwall City Hall, 205 West Rusk Street, Rockwall, Texas, at the
request Larry Cleghorn
for a change in zoning from "C" Commercial to "HC" Heavy Commercial

on the following described property:

See Attached Description

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. 86-26-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. 86-26-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 _____

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 Carroll Ponderstein
17440 Dallas Pkwy #103
Dallas TX 75252
(Ab 2 Tr 3)

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