



## City of Rockwall

Planning & Zoning Department  
385 S. Goliad Street  
Rockwall, Texas 75032  
(P): (972) 771-7745  
(W): [www.rockwall.com](http://www.rockwall.com)

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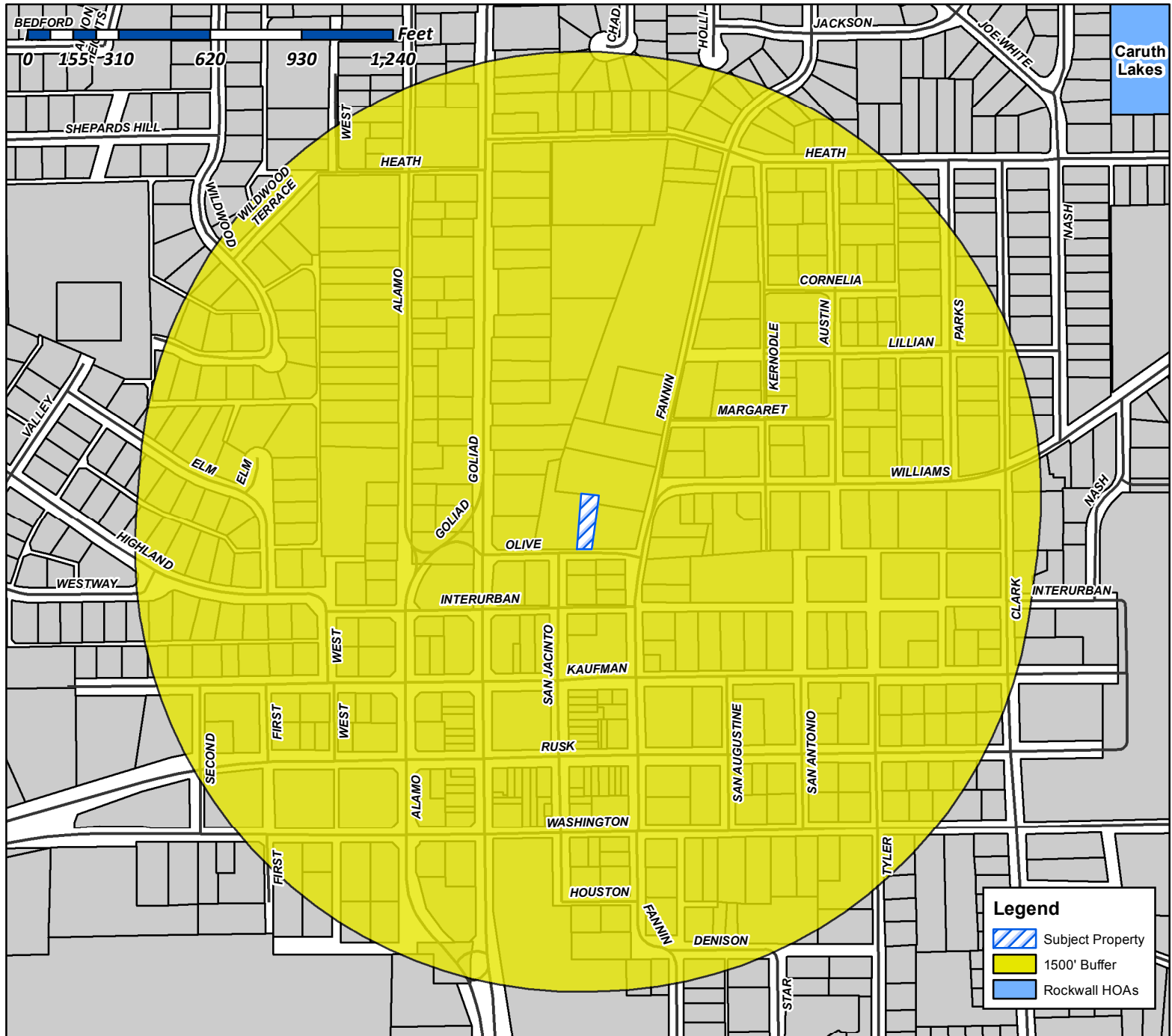
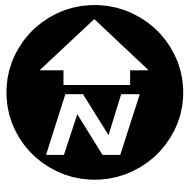




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**Case Number:** Z2017-042  
**Case Name:** Zoning Change (SF-7 to DT)  
**Case Type:** Zoning  
**Zoning:** SF-7  
**Case Address:** 201 Olive Street

**Date Created: 09/12/2017**

**For Questions on this Case Call (972) 771-7745**



## Gonzales, David

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**From:** Morales, Laura  
**Sent:** Friday, September 15, 2017 11:41 AM  
**To:** [REDACTED]  
**Cc:** Miller, Ryan; Gonzales, David; Brooks, Korey  
**Subject:** Neighborhood Notification Program: Notice of zoning request  
**Attachments:** PUBLIC NOTICE.pdf

To whom it may concern:

Per your participation in the Neighborhood Notification Program, you are receiving this notification to inform your organization and residents of a request for a zoning change that lies within 1,500 feet of the boundaries of your neighborhood or subdivision. As the primary contact for the organization, you are encouraged to share this information with the residents of your subdivision. Please find attached a map detailing the location of the subject property requesting the zoning change in relation to your subdivision boundaries. Additionally, below is a summary of the zoning request that will also be published in the Rockwall Herald Banner on **September 15, 2017**. The City of Rockwall Historical Preservation Advisory Board will hold a public hearing on **Thursday September 21, 2017**. The Planning and Zoning Commission will hold a public hearing on **Tuesday, 10/10/2017 at 6:00 p.m.**, and the City Council will hold a public hearing on **Monday, 10/16/2017 at 6:00 p.m.** These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street. If you have any questions or comments regarding this request, the contact information for the Planning Department is listed below. Additional information can also be found at <https://sites.google.com/site/rockwallplanning/development-cases>

**Z2017-041/ H2017-013- Hold a public hearing to discuss and consider a request by Mark Latham for the approval of a zoning change from a Multi-Family 14 (MF-14) District to a Downtown (DT) District for a 0.17-acre tract of land identified as part of Lots 1, 2 & 3, Block H, Eppstein Addition, City of Rockwall, Rockwall County, Texas, zoned Multi-Family 14 (MF-14) District, situated within the Historic Overlay (HOV) District, addressed as 310 S. Fannin Street, and take any action necessary.**

If this email is reaching you in error, please forward it to your HOA or neighborhood group representative and update the contact information at <http://www.rockwall.com/planning/hoa.asp>.

Sincerely,

*Laura Morales*

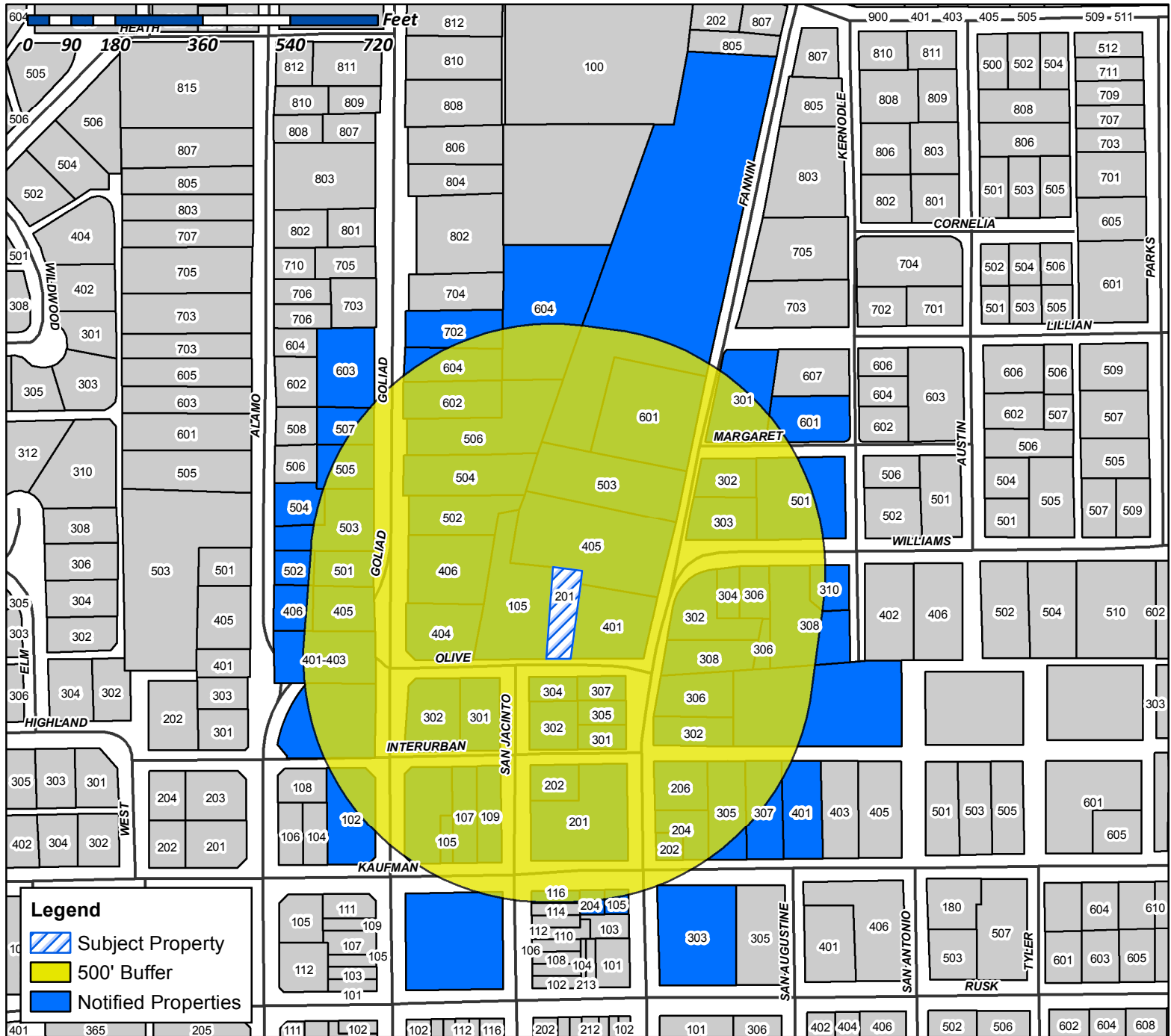
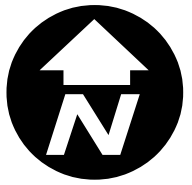
Planning & Zoning Coordinator  
City of Rockwall Planning & Zoning Department  
972-771-7745 | 972-772-6438  
[Lmorales@rockwall.com](mailto:Lmorales@rockwall.com) | <http://www.rockwall.com/planning/>



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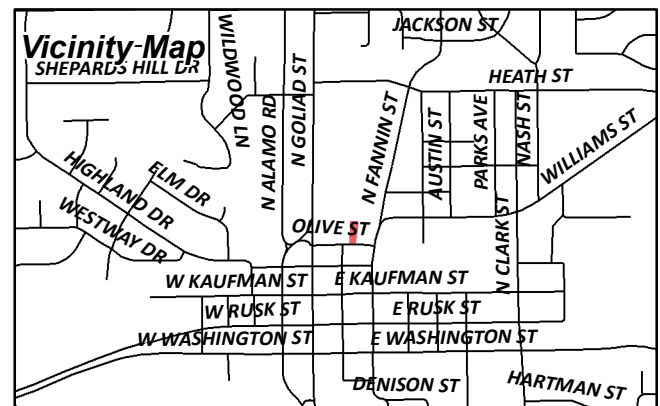
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ARISTA KAUFMAN LLC  
1010 W RALPH HALL PARKWAY SUITE 100  
ROCKWALL, TX 75032

CURRENT RESIDENT  
102 W KAUFMAN  
ROCKWALL, TX 75087

CURRENT RESIDENT  
105 OLIVE ST  
ROCKWALL, TX 75087

LOFLAND WILLIAM B  
105 E KAUFMAN ST  
ROCKWALL, TX 75087

CURRENT RESIDENT  
105 N FANNIN ST  
ROCKWALL, TX 75087

CURRENT RESIDENT  
107 E KAUFMAN  
ROCKWALL, TX 75087

CURRENT RESIDENT  
109 E KAUFMAN  
ROCKWALL, TX 75087

R & S OPERATING CO LP  
11508 ROYALSHIRE DR  
DALLAS, TX 75230

CURRENT RESIDENT  
116 N SAN JACINTO  
ROCKWALL, TX 75087

HANCE RANDA BARTON AND  
1244 E QUAIL RUN RD  
ROCKWALL, TX 75087

STAINED GLASS CREATIONS INC  
1391 ANNA CADE RD  
ROCKWALL, TX 75087

WRIGHT JOHN M & SUSAN L  
1605 SEASCAPE CT  
ROCKWALL, TX 75087

MEYERS STUART A & BRENDA S  
1614 S LAKESHORE DR  
ROCKWALL, TX 75087

CRAWFORD STEVE  
1709 GASLIGHT CT  
SEABROOK, TX 77586

ROCKWALL RUSTIC RANCH LLC  
1827 MYSTIC STREET  
ROCKWALL, TX 75032

BLACK SHIRLEY M  
193 PORT ST CLAIRE  
ARANSAS PASS, TX 78336

CURRENT RESIDENT  
201 OLIVE ST  
ROCKWALL, TX 75087

CURRENT RESIDENT  
201 E KAUFMAN  
ROCKWALL, TX 75087

CURRENT RESIDENT  
202 N FANNIN ST  
ROCKWALL, TX 75087

LAZY DALE PARTNERS LP  
202 NORTH SAN JACINTO  
ROCKWALL, TX 75087

CURRENT RESIDENT  
204 E KAUFMAN  
ROCKWALL, TX 75087

CURRENT RESIDENT  
204 N FANNIN ST  
ROCKWALL, TX 75087

LYKE 29 LLC  
206 N FANNIN ST  
ROCKWALL, TX 75087

ORTAMOND DONALD J & JANA R  
301 MARGARET ST  
ROCKWALL, TX 75087

CURRENT RESIDENT  
301 N SAN JACINTO  
ROCKWALL, TX 75087

THE MAJORS FIRM PLLC  
301 NORTH FANNIN  
ROCKWALL, TX 75087

CURRENT RESIDENT  
302 WILLIAMS ST  
ROCKWALL, TX 75087

LOFTUS GERALDINE  
302 E MARGARET ST  
ROCKWALL, TX 75087

CURRENT RESIDENT  
302 N FANNIN ST  
ROCKWALL, TX 75087

JOY LUTHERAN CHURCH  
302 N GOLIAD ST  
ROCKWALL, TX 75087

JOY LUTHERAN CHURCH  
302 N GOLIAD ST  
ROCKWALL, TX 75087

BRUCE DANA G & JEANNE L  
302 N SAN JACINTO ST  
ROCKWALL, TX 75087

PANNEL SMITH PROPERTY MANAGEMENT LLC  
3021 RIDGE RD #A-155  
ROCKWALL, TX 75032

CURRENT RESIDENT  
303 WILLIAMS ST  
ROCKWALL, TX 75087

HIS COVENANT CHILDREN INC  
303 E RUSK ST  
ROCKWALL, TX 75087

JOHNSON REVOCABLE LIVING TRUST  
303 N CLARK ST  
ROCKWALL, TX 75087

CURRENT RESIDENT  
304 WILLIAMS ST  
ROCKWALL, TX 75087

CURRENT RESIDENT  
304 N SAN JACINTO  
ROCKWALL, TX 75087

KRONTZ CHRISTIAN MICHAEL & JILLIAN ABIGAIL  
WRIGHT  
305 E KAUFMAN ST  
ROCKWALL, TX 75087

FERGUSON PROPERTIES LLC  
305 N FANNIN ST  
ROCKWALL, TX 75087

CURRENT RESIDENT  
306 N FANNIN ST  
ROCKWALL, TX 75087

RADLEY LEE JAMES AND EMILY ASHTON  
306 WILLIAMS ST  
ROCKWALL, TX 75087

CURRENT RESIDENT  
307 E KAUFMAN  
ROCKWALL, TX 75087

FERGUSON PROPERTIES LLC  
307 N FANNIN ST  
ROCKWALL, TX 75087

CURRENT RESIDENT  
308 FANNIN  
ROCKWALL, TX 75087

MAY PATRICIA A  
308 WILLIAMS ST  
ROCKWALL, TX 75087

WINES DEBORAH C  
310 WILLIAMS ST  
ROCKWALL, TX 75087

HEALDAN GROUP INC  
3460 MARRON RD SUITE 103-144  
OCEANSIDE, CA 92056

CURRENT RESIDENT  
401 E KAUFMAN  
ROCKWALL, TX 75087

CURRENT RESIDENT  
401 N FANNIN ST  
ROCKWALL, TX 75087

CURRENT RESIDENT  
401-403 N GOLIAD  
ROCKWALL, TX 75087

CURRENT RESIDENT  
404 N GOLIAD  
ROCKWALL, TX 75087

ODOM JAY & ALISON  
405 N FANNIN STREET  
ROCKWALL, TX 75087

ODOM JAY & ALISON  
405 N FANNIN STREET  
ROCKWALL, TX 75087

CURRENT RESIDENT  
405 N GOLIAD  
ROCKWALL, TX 75087

CURRENT RESIDENT  
406 N ALAMO  
ROCKWALL, TX 75087

CURRENT RESIDENT  
406 N GOLIAD  
ROCKWALL, TX 75087

BUTTGEN JAMES D  
501 KERNODLE ST  
ROCKWALL, TX 75087

CURRENT RESIDENT  
501 N GOLIAD  
ROCKWALL, TX 75087

TAMEZ SILVINO & ARACELIA  
502 N ALAMO RD  
ROCKWALL, TX 75087

CURRENT RESIDENT  
502 N GOLIAD  
ROCKWALL, TX 75087

CURRENT RESIDENT  
503 N FANNIN ST  
ROCKWALL, TX 75087

CURRENT RESIDENT  
503 N GOLIAD ST  
ROCKWALL, TX 75087

TANNER MATTHEW  
504 N ALAMO RD  
ROCKWALL, TX 75087

CURRENT RESIDENT  
504 N GOLIAD  
ROCKWALL, TX 75087

CURRENT RESIDENT  
505 N GOLIAD  
ROCKWALL, TX 75087

CURRENT RESIDENT  
506 N GOLIAD  
ROCKWALL, TX 75087

FLEMING HALLIE B  
507 N GOLIAD  
ROCKWALL, TX 75087

CAWTHON RICK  
508 NASH ST  
ROCKWALL, TX 75087

GRAY PEGGY JO  
521 KATHY DR  
MESQUITE, TX 75149

DELBOSQUE MARIO  
572 V Z C RD3411  
WILLS POINT, TX 75169

CURRENT RESIDENT  
601 KERNODLE ST  
ROCKWALL, TX 75087

HALL DOUGLAS A & MARCI  
601 N FANNIN ST  
ROCKWALL, TX 75087

CURRENT RESIDENT  
602 N GOLIAD  
ROCKWALL, TX 75087

POINTER TAYLOR & PRICE  
602 WILLIAMS ST  
ROCKWALL, TX 75087

CURRENT RESIDENT  
603 N GOLIAD  
ROCKWALL, TX 75087

CURRENT RESIDENT  
604 GOLIAD  
ROCKWALL, TX 75087

CURRENT RESIDENT  
604 N GOLIAD  
ROCKWALL, TX 75087

SMITH G DAVID  
702 N GOLIAD ST  
ROCKWALL, TX 75087

J-PEG PROPERTIES LLC  
704 N GOLIAD  
ROCKWALL, TX 75087

CRISWELL BARBARA  
7110 HUNT LANE  
ROCKWALL, TX 75087

BROWN JONATHAN R & CHRISTY A  
7814 KILLARNEY LANE  
ROWLETT, TX 75089

CULLINS KENNETH L & HEATHER D  
845 RAVENHURST DR  
ROCKWALL, TX 75087

ROCKWALL TRINITY REAL ESTATE LLC  
9 EAST SHORE BLVD  
HEATH, TX 75032

CAIN REVOCABLE FAMILY TRUST AND  
DEWAYNE CAIN TRUSTEE PO BOX 1119  
ROCKWALL, TX 75087

PANNELL SMITH PROPERTY MANAGEMENT LLC  
PMB 155 3021 RIDGE RD  
ROCKWALL, TX 75032

CONSELMAN EQUITIES LLC  
PO BOX 2284  
ROCKWALL, TX 75087

PEOPLES BILLY W  
PO BOX 35  
ROCKWALL, TX 75087

FALL C W  
PO BOX 655  
ROCKWALL, TX 75087

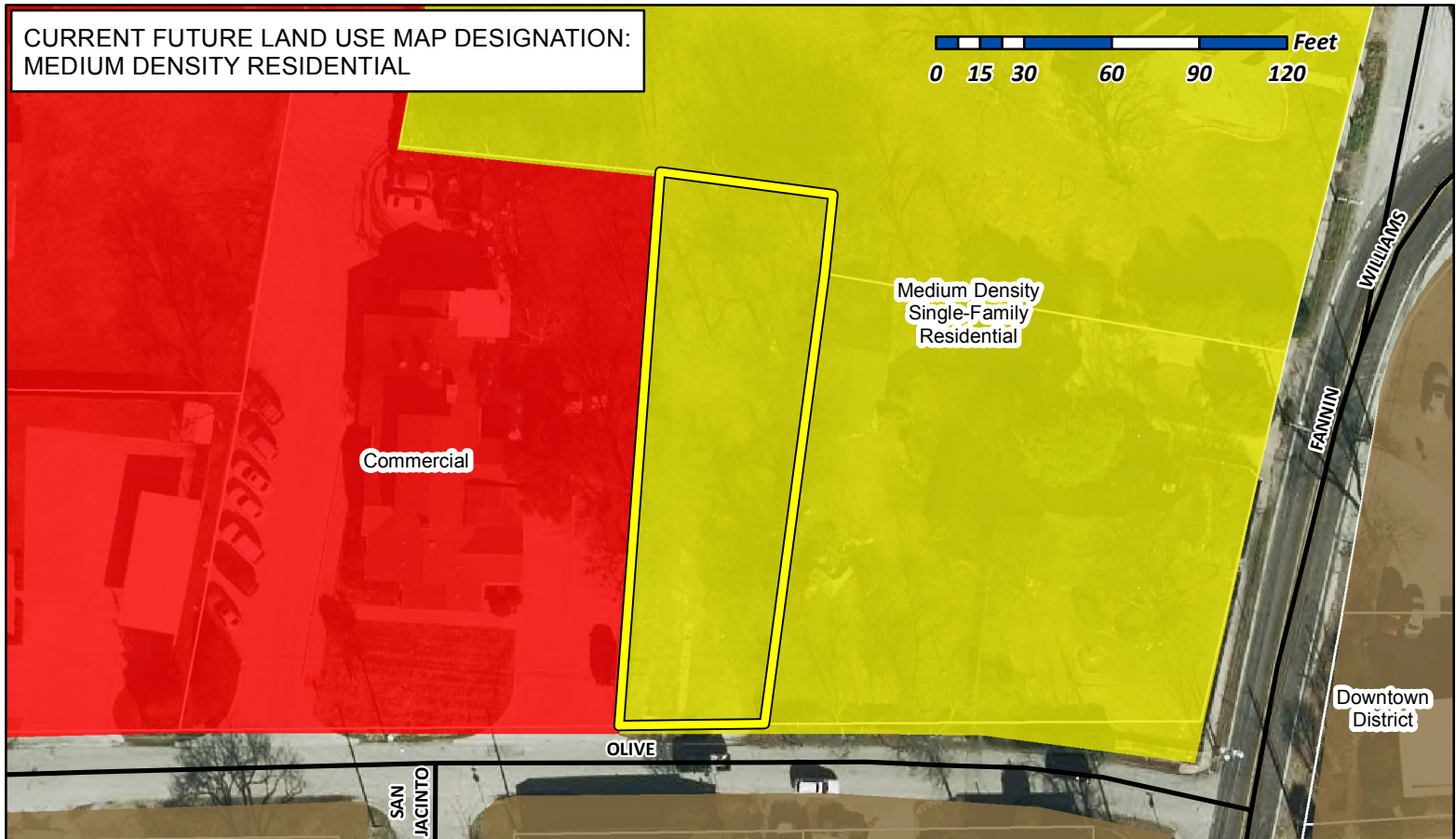
LAND HEADQUARTERS COMPANY INC  
PO BOX 69  
KEY BISCAYNE, FL 33149

RUTH DOWER LIVING TRUST  
PO BOX 871239  
MESQUITE, TX 75187



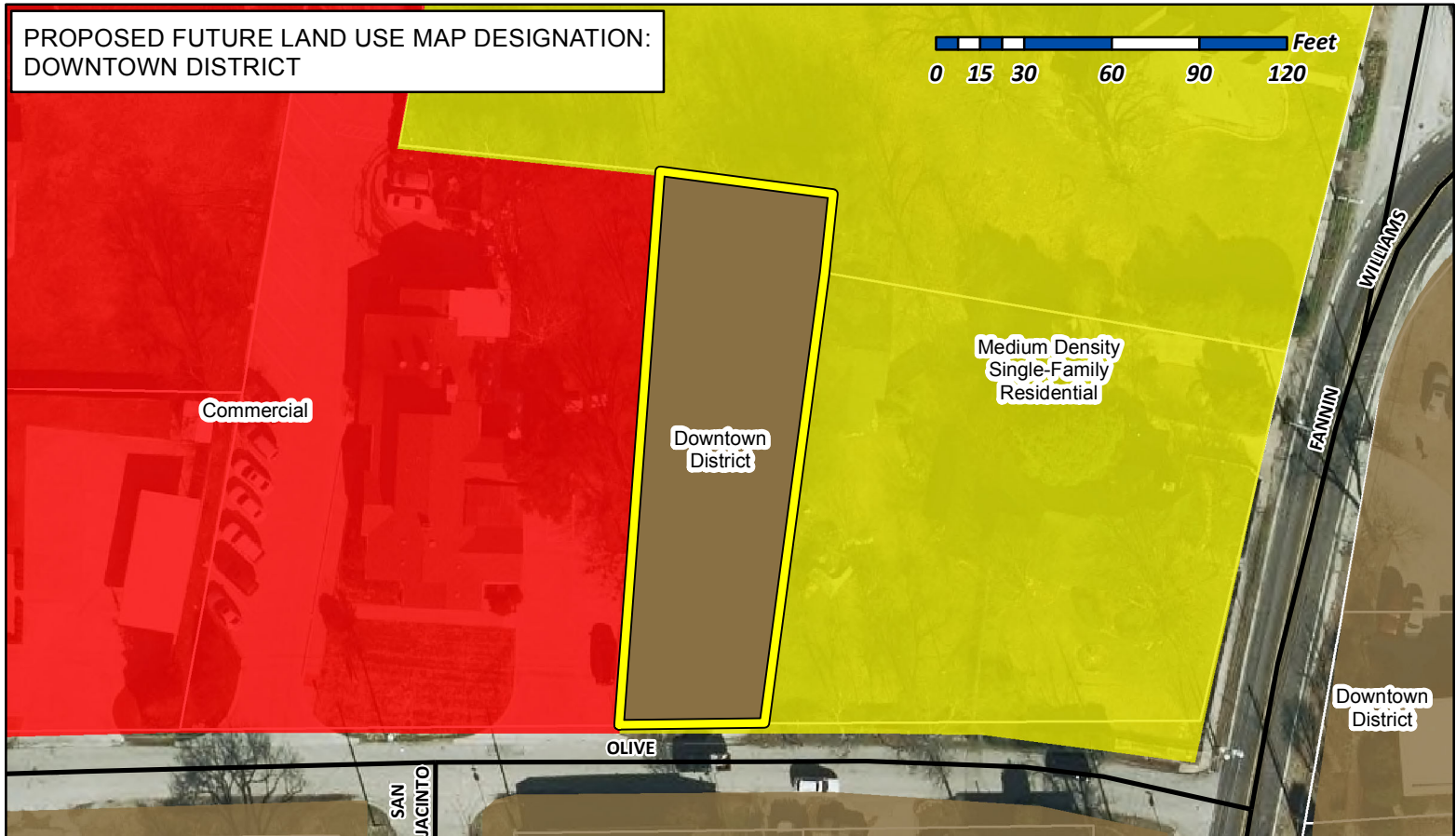
**CURRENT FUTURE LAND USE MAP DESIGNATION:  
MEDIUM DENSITY RESIDENTIAL**

0 15 30 60 90 120 Feet



**PROPOSED FUTURE LAND USE MAP DESIGNATION:  
DOWNTOWN DISTRICT**

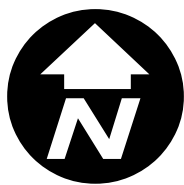
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August 23, 2017

From:

Jay Odom  
405 N Fannin St  
Rockwall, TX 75087  
214-202-4226

Re: Zoning Change Application for Vacant Lot at 201 Olive St, Rockwall, TX 750877

To: The City of Rockwall,

This letter is to explain my request to change the zoning on the lot that I own on Olive St to a commercially zoned lot. I have been a long-time owner of a Rockwall business, Rockwall Mortgage, for several years and have leased office space in the Old Downtown Square since 2002.

I feel the lot itself sits within an already existing commercial area: a clothing store, law office and other businesses across the street, and Bin 303 restaurant right next door with the parking lot of the restaurant resting on the property line to my lot. An expansion of the restaurant including a cabana/bar was recently approved by the city, bringing the restaurant even closer to the property line. Most folks that I have spoken with assumed that it was already zoned commercial, considering putting a single-family residence would be out of place in that spot.

I live at 405 N Fannin St and the rear of my lot (approximately 1 acre in size) backs up to both the subject lot and the restaurant Bin 303. This location on Olive St would be an ideal spot for me to office from. My plan is to build a small owner-occupied office on the lot.

Thank you,

A handwritten signature in black ink, appearing to read 'Jay Odom', with a long horizontal flourish extending to the right.

Jay Odom

# Permitted Land Uses in a Downtown (DT) District

Date: September 15, 2017

P: Permitted by Right; S: Permitted by Specific Use Permit; A: Permitted Accessory to the Primary Use; Blank: Not Permitted; <sup>1</sup>: Additional Requirements

Rural and Animal-Related	
Urban Agriculture-Community Garden <sup>1</sup>	S
Urban Agriculture-Urban Farm <sup>1</sup>	S

Residential & Lodging	
Bed & Breakfast Operation <sup>1</sup>	S
Caretakers Quarters/Domestic or Security Unit	P
Garage	A
Home Occupation <sup>1</sup>	P
Hotel	S
Hotel, Full Service	S
Hotel, Residence	S
Motel	S
Swimming Pool, Private	A
Townhouse	P
Urban Residential <sup>1</sup>	P

Institutional & Community Service	
Assisted Living Facility <sup>1</sup>	S
Church/House of Worship <sup>1</sup>	S
College, University, or Seminary	P
Convalescent Care Facility/Nursing Home <sup>1</sup>	S
Congregate Care Facility/Elderly Housing <sup>1</sup>	S
Day Care (7 or More Children) <sup>1</sup>	S
Government Facility	S
Library, Art Gallery or Museum (Public)	P
Post Office, Local Service	P
Public or Private School, Primary <sup>1</sup>	S
Public or Private School, Secondary <sup>1</sup>	S

Office & Professional	
Financial Institution without Drive-Through	P
Office, General	P
Office Building, less than 5,000 Sq. Ft.	P
Office Building, 5,000 Sq. Ft. or more	P

Recreation, Entertainment & Amusement	
Carnival, Circus, or Amusement Ride, Temporary <sup>1</sup>	S
Commercial Amusement/ Recreation (Inside) <sup>1</sup>	S
Community or Recreation Club, Public or Private (Accessory)	S
Fund Raising Events by Non-Profit, Indoor or Outdoor, Temporary <sup>1</sup>	P
Health Club	P
Private Club, Lodge or Fraternal Organization	P
Public Park or Playground	P
Theater	P

Retail & Personal Services	
Antique/Collectible Store	S
Astrologer, Hypnotist, or Psychic Art and Science	S
Banquet Facility	S
Beverage Service Facility, Portable <sup>1</sup>	S
Business School	P



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Date: September 15, 2017

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Catering Service	A
Christmas Tree Sales Lot & Similar Uses, Temporary <sup>1</sup>	S
Copy Center	P
Display, Incidental <sup>1</sup>	P
General Personal Service	P
General Retail Store	P
Hair Salon, Manicurist	P
Laundry, Drop-off/Pickup	P
Laundry, Self Service	P
Massage Therapist	P
Museum or Art Gallery (Private)	P
Night Club, Discoteque, or Dance Hall	S
Private Club <sup>1</sup>	P
Real Estate Sales Office, On-site, Temporary <sup>1</sup>	P
Restaurant, Less than 2000 Sq. Ft., w/o Drive-Thru or Drive-in	P
Restaurant, 2000 Sq. Ft. or more, w/o Drive-Thru or Drive-in	P
Restaurant with accessory Private Club or Brew Pub <sup>1</sup>	P
Secondhand Dealer	S
Studio - Art, Photography or Music	P
Tailor, Clothing or Apparel Shop	P
Winery <sup>1</sup>	S

Commercial & Business Services	
Electrical, Watch, Clock, Jewelry & Similar Repair	P
Locksmith	P
Shoe and Boot Repair and Sales	P
Trade School	S
Temporary On-site Construction Office <sup>1</sup>	P

Auto & Marine-Related	
Auto Repair Garage, Minor <sup>1</sup>	S
Parking, Commercial	S
Parking Lot, non-commercial	A

Utilities, Communications & Transportation	
Antenna, Commercial <sup>1</sup>	S
Antenna, Amateur Radio <sup>1</sup>	A
Antenna, Dish <sup>1</sup>	A
Antenna, Commercial, Mounted <sup>1</sup>	S
Utilities (Non-Municipally owned or Controlled), including Sanitary Landfill, Water Treatment, and Supply, and Wastewater Treatment	S
Municipally Owned or Controlled Facilities, Utilities and Uses	P
Radio Broadcasting	S
Recording Studio	S
Satellite Dish <sup>1</sup>	P
Solar Energy Collector Panels and Systems <sup>1</sup>	P
Transit Passenger Facility	S
TV Broadcasting & Other Communication Service	S
Utilities Holding a Franchise from City of Rockwall	S
Utility Installation, Other than Listed	S
Utility/ Transmission Lines	S
Wireless Communication Tower	S

