

CITY HALL

ROCKWALL TEXAS

APPLICATION FOR ZONING CHANGE

Case No. _____ Filing Fee \$50.00 Date 7/12/76

Applicant J.L. Peoples Family

Mailing Address Box 35 Rockwall, Tex Phone No. 722-5324

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.)

Complete Legal attached

I hereby request that the above described property be changed from its present zoning which is "Agiculture" District Classification to a "Light Industry" District Classification

for the following reasons: (Attach separate sheet if necessary.)

- 1. Adjoining property is zoned Light Industry all other in the area zoned Commercial*
- 2. All the property along the highway should be LI, i.e. Commercial*
- 3.*

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.

Beyon Peoples
APPLICANT

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

Surveyor or Attorney for Applicant
(Mark out one)



No. _____

DATE 7/12

RECEIVED FROM

Billy Peoples

DOLLARS \$ 100.

FOR

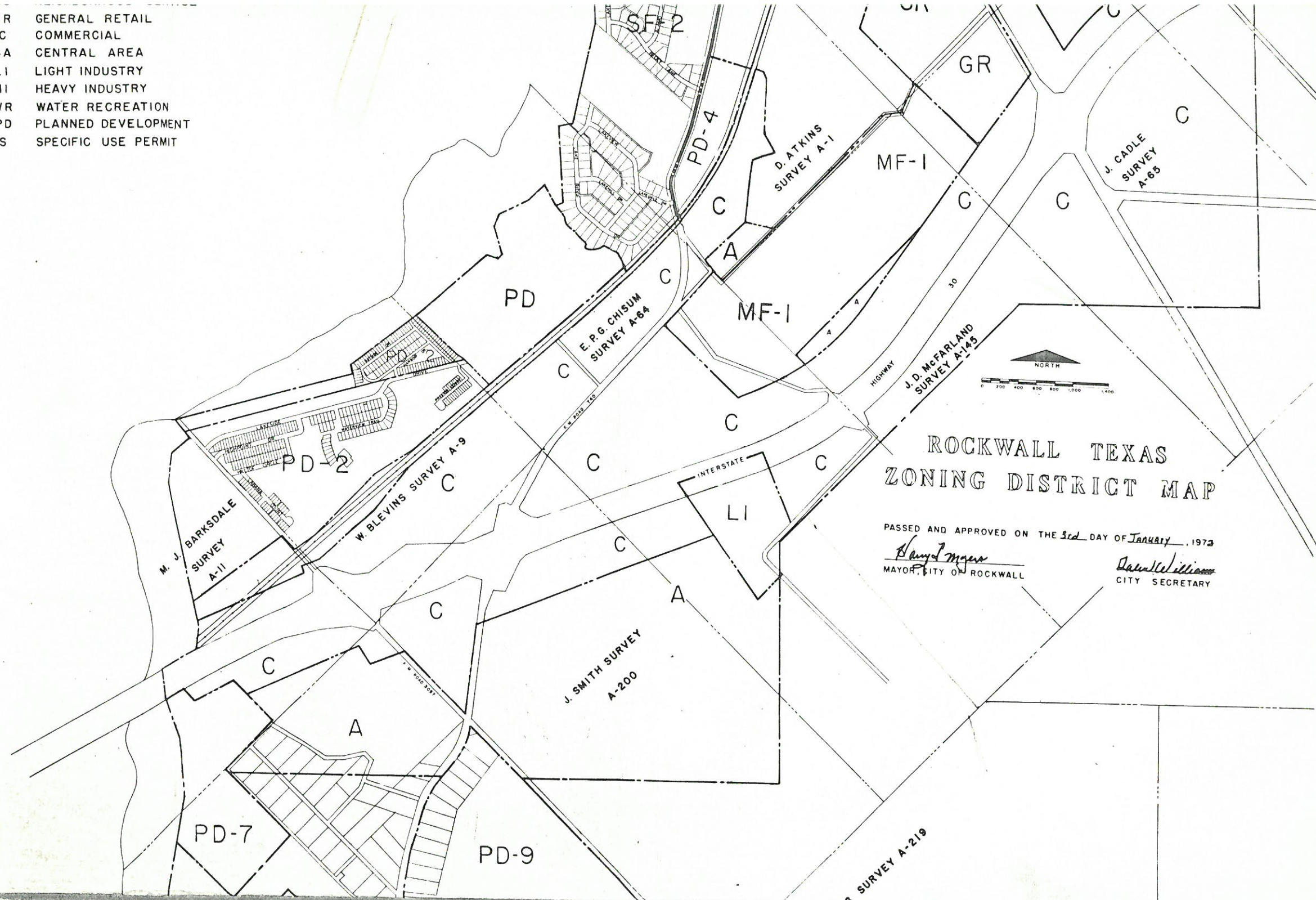
Living change application for 2 TRACTS

Amount of Account			Paid Cash	
Amount Paid			Check	
Balance Due			Money Ord.	

Thank You

BY Ed Heath

- GR GENERAL RETAIL
- C COMMERCIAL
- CA CENTRAL AREA
- LI LIGHT INDUSTRY
- HI HEAVY INDUSTRY
- WR WATER RECREATION
- PD PLANNED DEVELOPMENT
- S SPECIFIC USE PERMIT



ROCKWALL TEXAS
ZONING DISTRICT MAP

PASSED AND APPROVED ON THE 3rd DAY OF January, 1973

Samuel Myers
MAYOR, CITY OF ROCKWALL

Darrell Williams
CITY SECRETARY

TRACT ONE:

Situated in the County of Rockwall, State of Texas, and being out of the GLOVER WELLS SURVEY, being a part of a tract of land deeded to J. L. Parker by Frank Kendall, by deed dated June 24, 1955, of record in the Deed Records of Rockwall County, Texas, and being the same property deeded to J. L. Peoples by deed recorded in Volume 52, Page 230 Deed Records Rockwall County, Texas, the property hereby conveyed is described by metes and bounds as follows:

BEGINNING at a stake in public road on the Northwest line of the Glover Wells Survey, 15 feet North 45° East of a twin Bois d'arc tree in fence

2
564.

THENCE North 47° East 1207 feet to a post being the Northwest corner of the Glover Wells Survey;

THENCE South 7° West 1529 feet to post and with old fence line for a corner, being the southwest corner of the J. O. Wallace tract;

THENCE North 45° West 976 feet to the place of beginning, containing 13.046 acres of land.

TRACT TWO:

All that certain tract or parcel of land, situated in Rockwall County, Texas, out of the E. P. GAINES CHISUM SURVEY, described in Four Tracts:

First Tract;

Beginning in the South corner of a tract of land formerly owned by W. Z. Harris; THENCE North 45° East 224 varas to corner; THENCE South 45° East 1009 varas to the E. P. Gaines Chisum S. E. line, which point is 409 1/2 varas South 45° West from the East corner of the original survey; THENCE South 45° West 224 varas to a stake for corner, G. Wells North West line; THENCE North 45° West 1009 varas to the place of beginning, containing 40 acres of land.

Second Tract:

Beginning at the N. W. Corner of the above described 40 acre tract; THENCE North 45° East 56 Varas to a Stake in division line of W. E. Harris tract of 100 acres; THENCE South 45° East 1009 varas to a stake in the S. E. Line of the E. P. Gaines Chisum Survey, THENCE South 45° West 56 varas to a stake; THENCE North 45° West 1009 varas to the place of beginning, containing 10 acres of land.

Third Tract:

Beginning at the North corner of a 100 acre tract owned by E. Davis; THENCE South 45° West 159 vara; THENCE South 45° East 891.8 varas, N. W. line of G. Wells Survey, and 72 varas North 45° East of the corner between Ed Davis and E. B. Ashurst; THENCE North 45° East 159 varas, W. H. Barnes's South corner; THENCE North 45° 891.8 varas to Place of Beginning, containing 25 acres of land.

Fourth Tract:

Beginning 159 varas South 45° West from the North corner of "Third Tract"; THENCE South 45° West 159 varas; THENCE South 45° East 891.8 varas; THENCE North 45° East 159 varas; THENCE North 45° West 891.8 varas to the place of beginning, containing 25 acres of land.

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in anywise belonging unto the said GRANTEES, GRANTEE'S

By *June Mansie*

2 564
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By Jane Mumpsee Deputy.

89
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BEGINNING at a stake in public road on the Northwest line of the Glover Wells Survey, 15 feet North 45° East of a twin Bois d'arc tree in fence line;

~~Beginning at the north corner of a 100 acre tract owned by~~

this the _____ day of _____ A. D. 19____

(L. S.)

Notary Public in and for _____

County, Texas

THE STATE OF TEXAS, {
COUNTY OF *Rockwall*

I HEREBY CERTIFY that the foregoing instrument of writing with its certificate of authentication, was filed for record in my office on the *30th* day of *Nov*, A. D. 19 *73* at *3:40* o'clock *P. M.*, and was duly recorded by me on the *3rd* day of *Dec*, A. D. 19 *73* in Vol. *111*, page *563*, of the Records of said County.

WITNESS MY HAND and the Seal of the County Court of said County, at my office in *Rockwall* the day and year last above written.

ELMER A. PAYNE
COUNTY CLERK

County, Texas

City of Rockwall

102 EAST WASHINGTON
ROCKWALL, TEXAS 75087

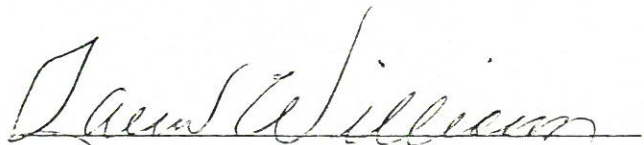
LEGAL NOTICE

NOTICE OF PUBLIC HEARING

TO ALL INTERESTED PERSONS AND PROPERTY OWNERS:

You are hereby notified that the City Council of the City of Rockwall will hold a Public Hearing at 7:30 P.M. on the 4th day of October 1976 at the City Hall, Rockwall, Texas, to consider the granting of a LI - "Light Industrial District Zoning Classification" on the following described property:

SEE ATTACHED FIELD NOTES



Galen Williams
City Secretary
September 14, 1976

City of Rockwall

102 EAST WASHINGTON
ROCKWALL, TEXAS 75087

LEGAL NOTICE

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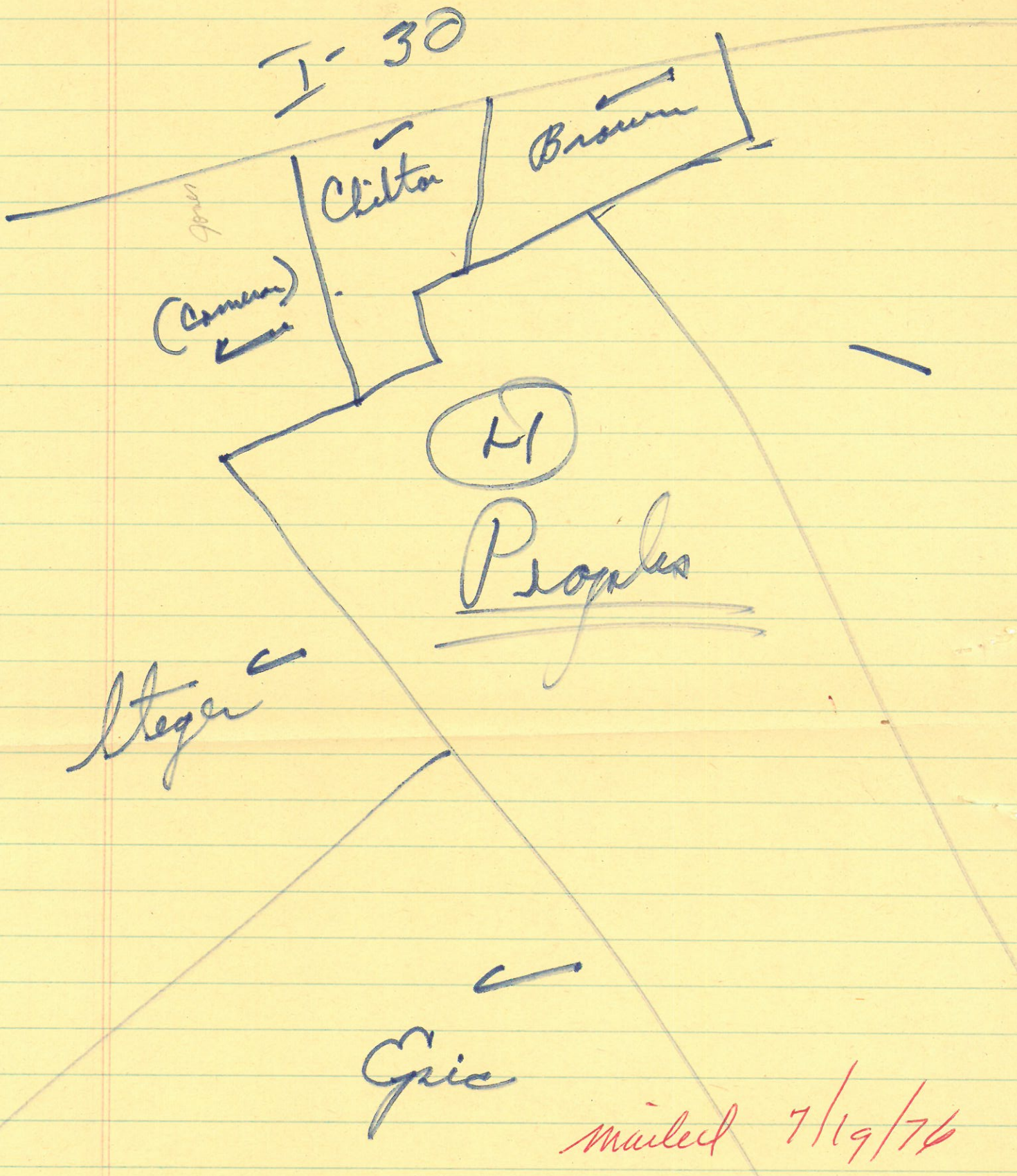
TO ALL INTERESTED PERSONS AND PROPERTY OWNERS:

You are hereby notified that the City Council of the City of Rockwall will hold a Public Hearing at 7:30 P.M. on the 7th day of September 1976 at the City Hall, Rockwall, Texas, to consider the granting of a LI - "Light Industrial District Zoning Classification" on the following described property:

SEE ATTACHED FIELD NOTES



Galen Williams
City Secretary
August 17, 1976



1. Julian Jones Trustee
% Cameron Bldg.
1101 Ridge Rd
2. J.E.R. Chilton III
2819 Fulstugh
Dallas 75221
3. Mitchell Brown
Rt. 1, Box 218
4. Steger & Whitehead
504 W. Rusk
5. Epic Inc.
% American Title Co.
Box 538
Dallas Tex 75201

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 28th day of
July, 1976, in the Rockwall City Hall, Rockwall
Texas, on the request of J. L. Peoples Family
for a change of zoning from "A" "Agriculture
District Classification to "LI" "Light Industrial
District Classification on the following described property:

113 acres more or less located in the Grover Wells and Gaines Chisum
Surveys approximately 1,500 feet south of I-30 on the County Road back
to Lake Rockwall on the south end.

As an interested property owner, it is important that you attend this hearing
or notify the committee of your feeling in regard to the matter by returning
the below form. In replying, please refer to Case No. 76-5.

[Handwritten Signature]
City of Rockwall, Texas

The following form may be filled out and mailed to the City Planning & Zoning
Commission, 102 E. Washington, Rockwall, Texas 75087.

Case Number: 76-5

Reason for Change:

I am in favor of the request for the following reasons: _____

I am opposed to the request for the following reasons: _____

- 1.
- 2.
- 3.

Signature _____

Address _____

Check one item PLEASE and return this Notice to this Office IMMEDIATELY.

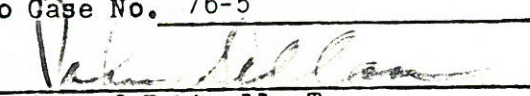
Thank You,
CITY OF ROCKWALL, TEXAS

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for a change of zoning from "A" Agriculture
District Classification to "LI" Light Industrial
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Case Number: 76-5

Reason for Change:

I am in favor of the request for the following reasons: ✓

I am opposed to the request for the following reasons: _____

1. adjoints similar zoned acreage
- 2.
- 3.

Signature J. L. Peoples

Address _____

Check one item PLEASE and return this Notice to this Office IMMEDIATELY.

Thank You,
CITY OF ROCKWALL, TEXAS

City of Rockwall

102 EAST WASHINGTON

ROCKWALL, TEXAS 75087

August 17, 1976

Mr. Billy Peoples
Box 35
Rockwall, Texas 75087

Billy:

Your annexation and zoning requests for the I-30 property, as well as the zoning request for the Fannin-Williams corner, will be on the Council Agenda for September 7th at 7:30 P.M. at City Hall. Procedure to be followed is that the Council will consider these requests and if they are approved, the motion will be to have the City attorney prepare the formal ordinance amendments for the zoning and annexation ordinances. These ordinances must contain the correct field notes for the perimeter of the property involved.

On the I-30 property your legal description consists of two tracts with the second tract containing four tracts. The property at Fannin and Williams does not show the property description that exists since there have been alterations to that corner by the State Highway Department. It will be necessary for you to submit to the City correct perimeter field notes for both tracts prior to the preparation of the formal ordinances by the City attorney. Pat Pressley worked on the City limit boundary when the Epic property was annexed, which adjoins your property on I-30 to the south, and possibly he could do the fastest and quickest job on that tract since he has already surveyed the City limit line. The I-30 tract will have to have two sets of field notes, one covering the whole tract for the zoning and one covering the tract with the exception of the small portion which is already within the City limits.

After the formal ordinances are prepared by the City attorney and if the field notes can be prepared in time, they will normally be approved at the Council meeting following the Public Hearing.

Billy, if this is confusing, and it probably is, please give me a call or stop by the office and I will show you exactly what this means.

Sincerely yours,

John Sellon
City Administrator

City of Rockwall

102 EAST WASHINGTON

ROCKWALL, TEXAS 75087

December 3, 1976

Mr. Billy Peoples
P. O. Box 35
Rockwall, Texas 75087

Dear Billy:

Pat Presley has not yet submitted the set of field notes for the 113 acres that are necessary for both the annexation ordinance and the zoning ordinance for that piece of property. Therefore, the annexation and zoning is still not a fact and cannot be until these ordinances have been approved by the City Council.

In addition to the field notes, the City Attorney has advised me that since you are not the sole owner of the property, it will be necessary for the purposes of annexation to have a letter signed by all of the owners requesting this annexation before the annexation can be officially submitted in ordinance form for Council approval.

Would you please follow up on both this ownership letter and the field notes so that we may draw this to a conclusion.

Sincerely yours,

John Sellon
City Administrator

JS/mmp

J. M. Peoples family A to LI
property at I-30