

CITY HALL

ROCKWALL TEXAS

APPLICATION FOR ZONING CHANGE

Case No. \_\_\_\_\_ Filing Fee \$50 rec'd by applicant Date 11-4-76

Applicant Crow-Coker Realty Company

Mailing Address 2001 Bryan Tower, Suite 3232 Phone No. (214) 742-1550  
Dallas, Texas 75201

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.)

Refer to plat of Stone Bridge Meadows I

I hereby request that the above described property be changed from its present zoning which is "MF-2" Multi-Family District Classification  
to a "WR" "Water Recreational  
2F Duplex District Classification  
to a "SF-2" Single-Family District Classification

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

1. Crow-Coker Realty Company, acting through Baker-Crow Company, intends to develop and sell this property as Single-Family lots. Simultaneous with this application
2. for zoning change, the owner is seeking approval of the final plat for this proposed single-family development.
- 3.

THERE ~~(ARE)~~ (ARE NOT) DEED RESTRICTIONS PERTAINING TO THE INTENDED USE OF THE PROPERTY.

STATUS OF APPLICANT: Owner x 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.

[Signature]  
APPLICANT Vice President  
Crow-Coker Realty Company

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

[Signature]  
Surveyor or Attorney for Applicant  
(Mark out one)

DATE

Nº 14429

11/9/76

GENERAL FUND RECEIPT

Rezoning Fee

~~00~~  
\$50

TOTAL AMOUNT

NAME

Crew. Coker Realty

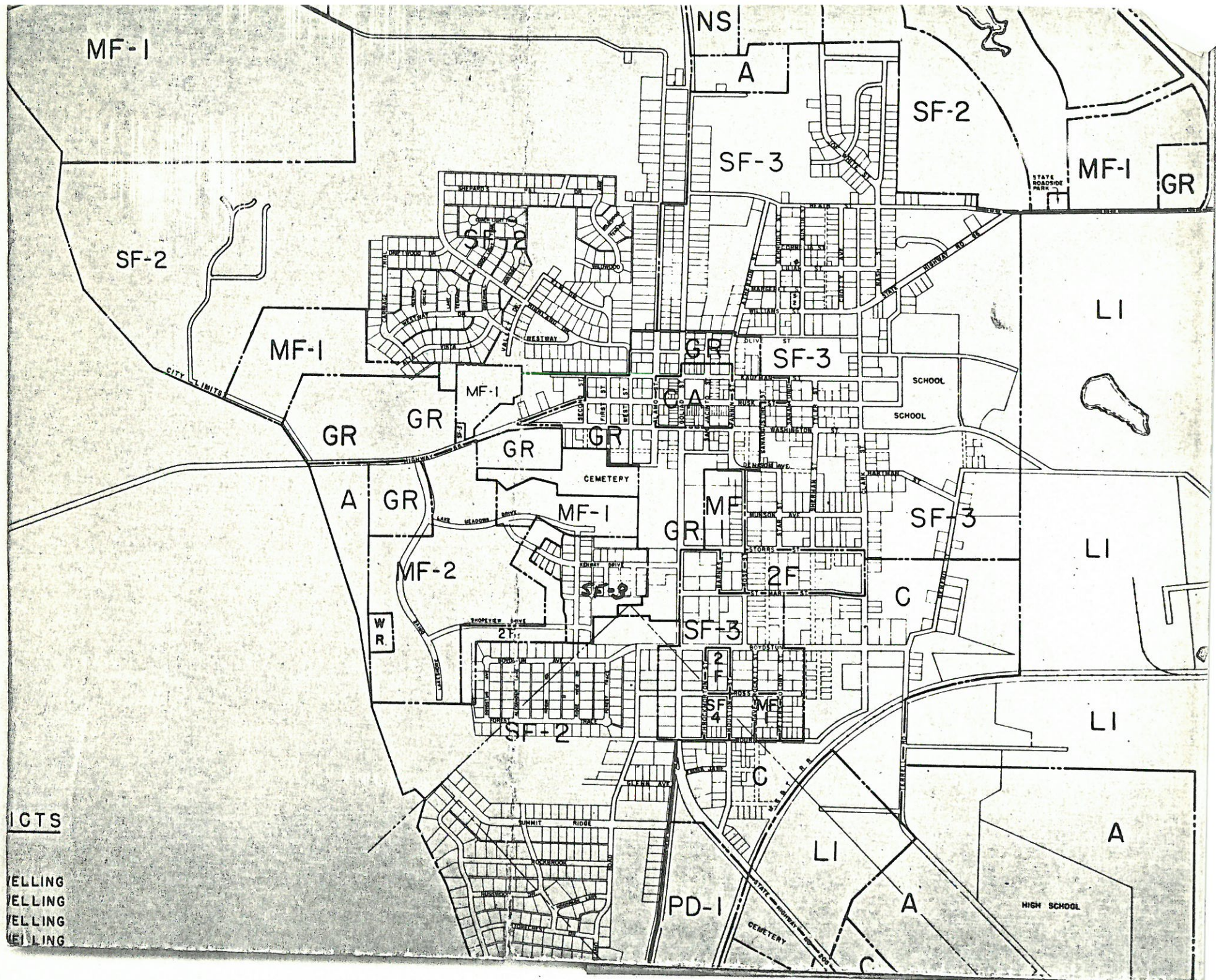
ACCOUNT NO.

ADDRESS

**CITY OF ROCKWALL**

Rockwall, Texas





MF-1

NS

A

SF-2

SF-3

MF-1

GR

STATE  
ROADSIDE  
PARK

SF-2

CITY LIMITS

MF-1

MF-1

GR

SF-3

SCHOOL

LI

GR

GR

GR

GR

CA

SCHOOL

A

GR

CEMETERY

MF-1

GR

MF

SF-3

LI

MF-2

SF-3

2F

C

W  
R

2F

SF-3

2F

LI

SF-2

SF-4

MF

A

ICTS

SUMMIT RIDGE

LI

ELLING  
ELLING  
ELLING  
ELLING

PD-1

A

HIGH SCHOOL

CEMETERY

C



STATE OF TEXAS  
COUNTY OF ROCKWALL

5<sup>A</sup> OWNERS CERTIFICATE

WHEREAS CROW-COKER REALTY COMPANY is the owner of a tract of land in the County of Rockwall, State of Texas, said tract being described as follows:

BEING a tract of land situated in the B. F. Boydston Survey, Abstract No. 14 and in the City of Rockwall, Rockwall County, Texas and also being part of that certain tract of land conveyed to Crow-Coker Realty Company and being more particularly described as follows:

BEGINNING at an iron pipe in the west line of High Ridge Estates, an addition to the City of Rockwall, recorded in Volume 3, Page 11, Rockwall County Deed Records, said iron pipe also being located N. 10° 29' 14" W., 172.74 feet from the intersection of the said west line of High Ridge Estates and the south right-of-way line of Forest Trace (a 50 foot right-of-way), said iron pipe also being the northeast corner of Royal Park Place, an addition to the City of Rockwall recorded in Plat Book 4, Page 37, Rockwall County;

THENCE N. 89° 42' 51" W., 1015.00 feet with the north line of said Royal Park Place to a concrete monument (number AA-36-1, AA-33-1) on the City of Dallas take line for Lake Ray Hubbard also being the northwest corner of said Royal Park Place;

THENCE N. 7° 47' 04" W., 570.00 feet with said City of Dallas take line to a point for a corner;

THENCE N. 82° 12' 56" E., 120.00 feet, perpendicular to said City of Dallas take line, to a point for a corner;

THENCE N. 7° 47' 04" W., 29.45 feet, parrallel to and 120 feet from said City of Dallas take line to a point for a corner;

THENCE N. 82° 12' 56" E., 170.00 feet to a point which is the point of tangency of a circular curve to the left having a central angle of 20° 53' 56" and a radius of 525.42 feet;

THENCE with said curve an arc length of 191.65 feet to a point of tangency;

THENCE N. 61° 19' 00" E., 172.58 feet to a point which is the point of tangency of a circular curve to the right having a central angle of 21° 06' 15" and a radius of 1132.51 feet;

THENCE with said curve an arc length of 417.15 feet to a point for a corner;

THENCE S. 7° 34' 45" E., 135.00 feet, and radial to the previous curve, to a point in the north right-of-way line of Shoreview Drive (a 50 foot right-of-way) said point being in a circular curve to the right having a tangent bearing of N. 82° 25' 15" E., said curve having a central angle of 4° 19' 28" and a radius of 997.51 feet;

THENCE with said curve and the north right-of-way line of Shoreview Drive an arc length of 75.29 feet to a point for a corner;

THENCE S. 3° 15' 17" E., 50.00 feet and radial to the previous curve, to a point in the south right-of-way line of Shoreview Drive and also being the northeast corner of Shoreview Addition as recorded in Plat Book 4, Page 26 & 27, Rockwall County;

THENCE S. 0° 09' 00" W., 138.33 feet with the west line of said Shoreview Addition to a point which is the southwest corner of Shoreview Addition and the northwest corner of High Ridge Estates;

THENCE S. 1° 15' 00" W., 595.00 feet with the west line of said High Ridge Estates to the Point of Beginning and containing 18.111 acres of land.



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~~NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS~~



# *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 Rockwall will hold a Public Hearing at 7:30 P.M. on the 7th day of February 1977, at City Hall, Rockwall, Texas, to consider the granting of SF-2 "Single Family District" zoning classification on the following described property:

(SEE ATTACHED FIELD NOTES)



Galen Williams, City Secretary  
January 6, 1977



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

Case No. 76-7

Reason for Change:

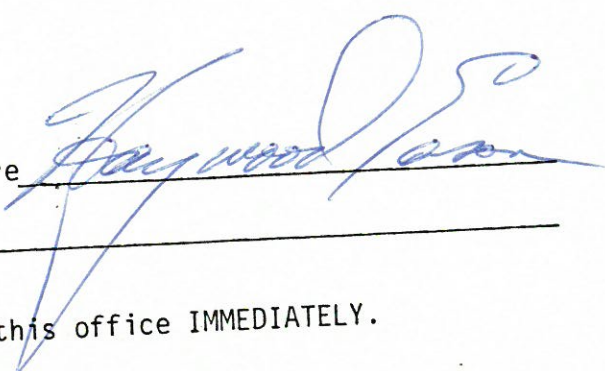
I am in favor of the request for the following reasons: ✓

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



PUBLIC HEARING  
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 23rd day of November, 1976, in the Rockwall City Hall  
Rockwall, Texas, on the request of Crow-Coker Realty Company, Trammel Crow, V. Pres.  
for a change of zoning from:

- MF-2 - Multi-Family District Classification
- WR - Water Recreational District Classification
- 2F - Duplex District Classification

To:

SF-2 - Single Family District Classification

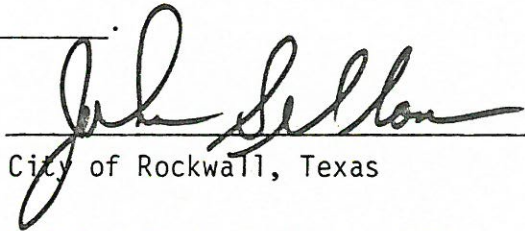
on the following described property:

This is bounded on the west by the City of Dallas shoreline property on Lake Ray Hubbard, on the south by Royal Park Place, on the east by High Ridge Estates and Shoreview Addition, and on the north by Stone Bridge Meadows acreage.

(See attached sheet containing field notes)

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 form below.

In replying, please refer to Case No. 76-7.

  
\_\_\_\_\_  
City of Rockwall, Texas

-----  
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Case No. 76-7

Reason for Change:

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

I am opposed to the request for the following reasons: \_\_\_\_\_

1.

2.

3.

Signature Clifton Rastman

Current Address 4822 Chilton

Dallas 75227

Check one item Please and return this Notice to this office IMMEDIATELY.

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THENCE S. 1° 15' 00" W., 595.00 feet with the west line of said High Ridge Estates to the Point of Beginning and containing 18.111 acres of land.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That Crow-Coker Realty Company being owner does hereby adopt this plat designating the hereinabove described property as Stone Bridge Meadows, Phase One, Rockwall County, Texas, and does hereby dedicate to the public use forever the streets and alleys shown thereon, and does hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall have the right of ingress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective systems without the necessity of at any time, procuring the permission of anyone. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grades of streets in this subdivision.

Witness my hand this \_\_\_\_\_ day of \_\_\_\_\_ 1976.

CROW-COKER REALTY COMPANY

By:

Trammell Crow - Vice President

STATE OF TEXAS  
COUNTY OF DALLAS

Before me, the undersigned Notary Public, in and for the said County and State, on this day personally appeared \_\_\_\_\_ known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration herein expressed.

GIVEN under my hand and seal of office this \_\_\_\_\_ day of \_\_\_\_\_, A.D., 1976.

Notary Public in and for Dallas County, Texas

Commission expires \_\_\_\_\_

ENGINEERS CERTIFICATE

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That I, J. G. Threadgill, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.

J. G. Threadgill, Registered Professional Engineer

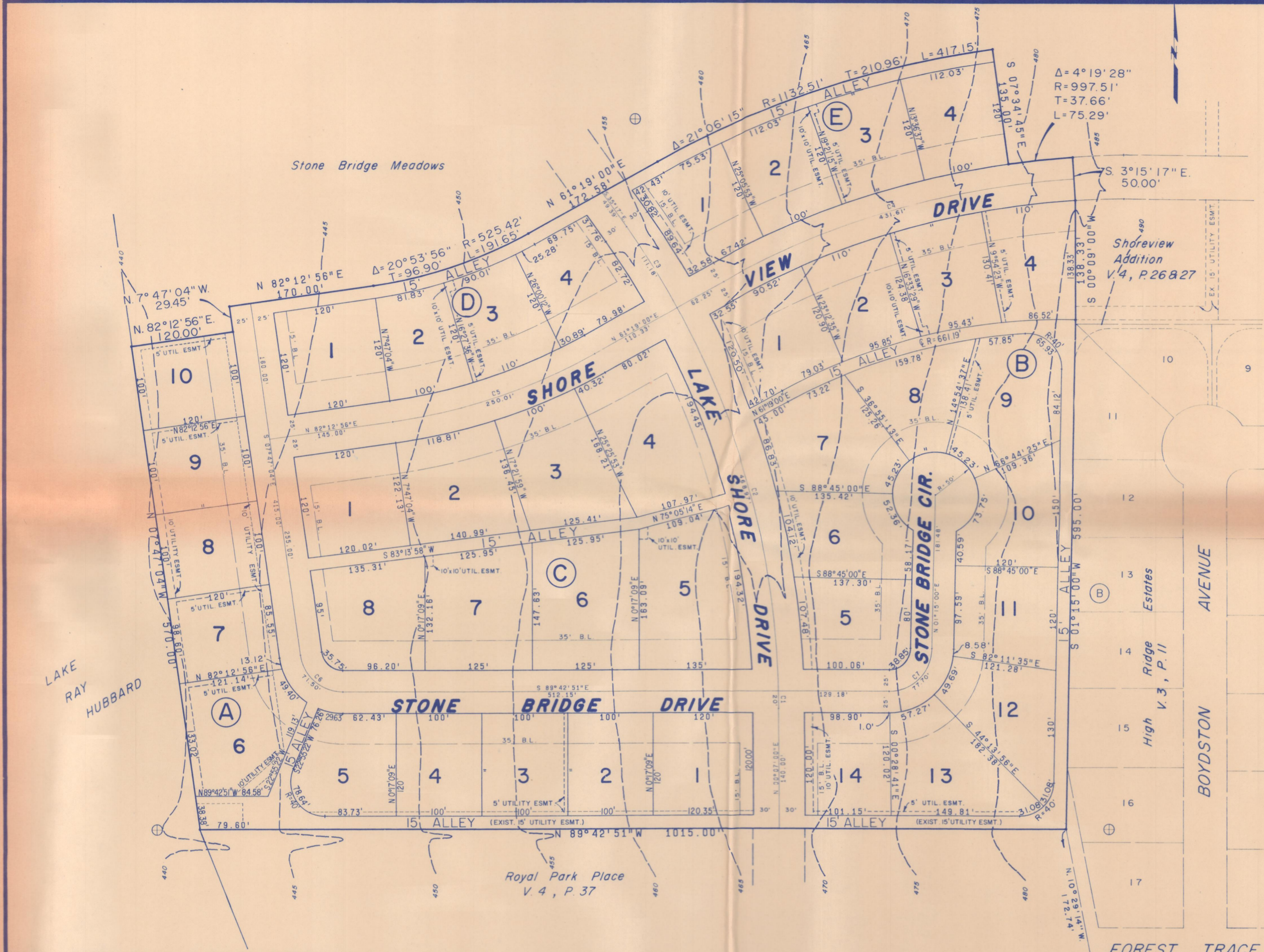
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STREET CURVE DATA				
NO.	ANGLE	RADIUS	TANGENT	LENGTH
1	1° 10' 48"	971.36'	10.00'	20.00'
2	27° 39' 43"	971.36'	239.15'	468.97'
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4	25° 25' 43"	972.51'	219.42'	431.61'
5	20° 53' 56"	685.42'	126.41'	250.01'
6	81° 55' 47"	50.00'	43.41'	71.50'
7	89° 02' 09"	50.00'	49.17'	77.70'

Recommended for Final Approval:

Date \_\_\_\_\_

City Administrator

I hereby certify that the above and foregoing plat of Stone Bridge Meadows, Phase One, an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the \_\_\_\_\_ day of \_\_\_\_\_, 1976.

Witness our hand this \_\_\_\_\_ day of \_\_\_\_\_, 1976.

Mayor

City Secretary, City of Rockwall

APPROVED:

Chairman, Planning and Zoning Commission

Date \_\_\_\_\_

## STONE BRIDGE MEADOWS PHASE ONE

AN ADDITION TO THE  
CITY OF ROCKWALL  
B. F. BOYDSTON SURVEY — ABSTRACT NO. 14  
ROCKWALL COUNTY, TEXAS

SCALE: 1" = 100' DATE: NOV., 1976

Crow-Coker Realty Company — Owner  
% Baker-Crow Company  
2001 Bryan Tower - Suite 3232 Dallas, Texas

Threadgill - Dowdey & Assoc. — Engineer  
4639 Insurance Ln. Dallas, Texas



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By: Trammell Crow - Vice President

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COUNTY OF DALLAS

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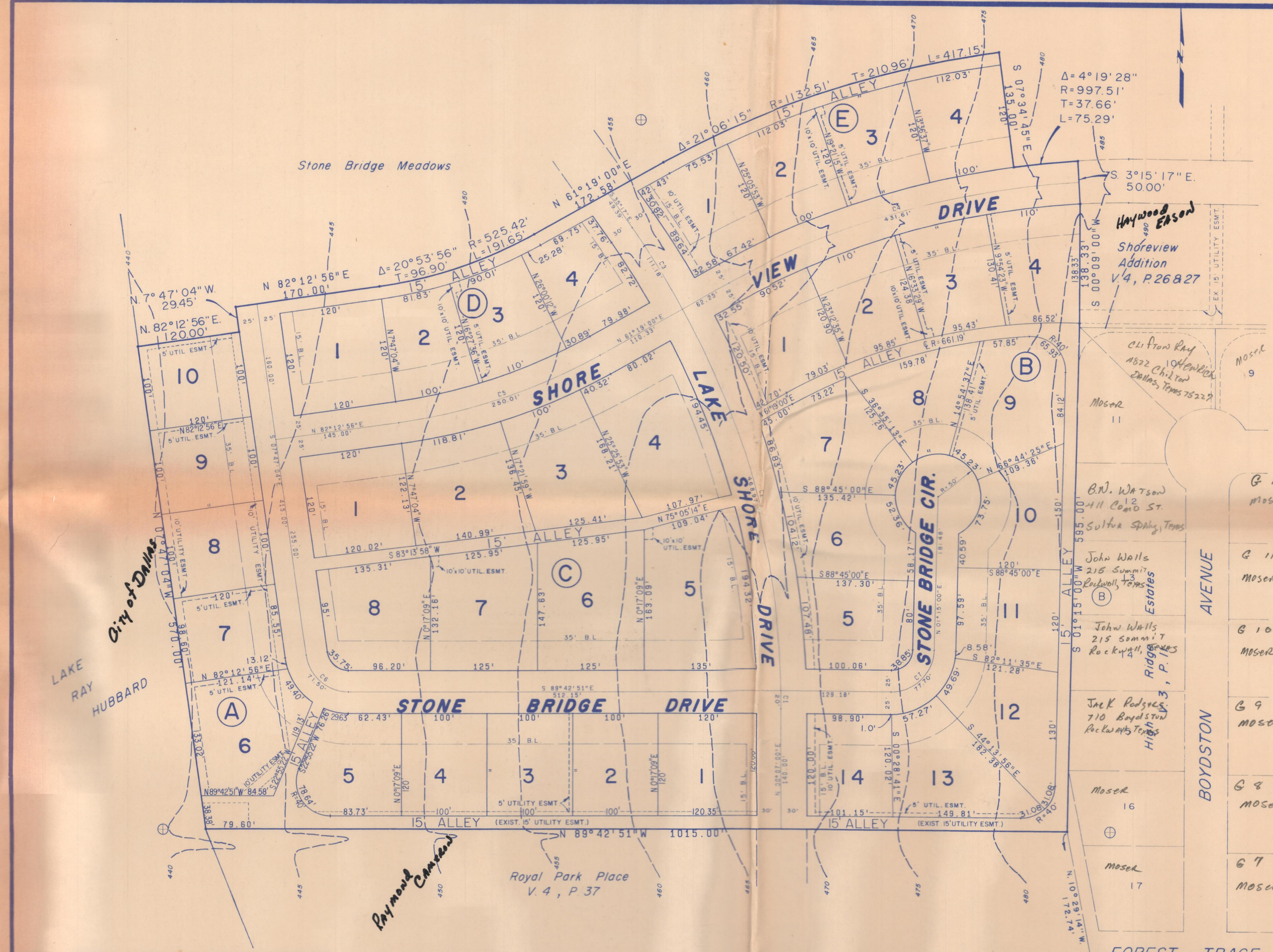
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City Secretary, City of Rockwall

APPROVED:

Chairman, Planning and Zoning Commission

Date \_\_\_\_\_

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2001 Bryan Tower - Suite 3232 Dallas, Texas

Threadgill - Dowdey & Assoc. — Engineer  
4639 Insurance Ln. Dallas, Texas



Att: John Sellen



# *City of Rockwall*

102 EAST WASHINGTON

ROCKWALL, TEXAS 75087

December 13, 1976


Mr. Larry Peebles  
Baker-Crow  
2001 Bryan , Suite 3232  
Dallas, Texas 75201

Dear Larry:

With the development of your first phase of Stonebridge Meadows imminent, it is necessary to remind you of the commitment made at the time your preliminary plat was approved by the City Council. This commitment involved the payment by the developers of the sum of \$7,500 for the necessary improvement of the lift station and/or the adjacent sewer line system.

The engineers are still working on various options for this necessary improvement, so the actual receipt of the money is not immediately required. I would expect that we would begin some type of improvements during the first quarter of 1977.

Sincerely yours,

  
John Sellon  
City Administrator

JS/mmp

*Handwritten initials*

# *City of Rockwall*

102 EAST WASHINGTON

ROCKWALL, TEXAS 75087

December 21, 1976

Mr. Larry W. Peebles  
Baker-Crow Company  
2001 Bryan Street, Suite 3100  
Dallas, Texas 75201

Larry:

I am enclosing copies of three letters dated May 6, 1976, which I believe will explain the basis for my request for the \$7,500 for the lift station. The basic design for this new 8" force main has been completed, but we have found that there are additional problems which need to be solved that could run the cost of required improvements to well over \$13,000. Whatever we do at this lift station will be done reluctantly, because the ultimate plan for our sewage along the shoreline is to send it south into Buffalo Creek. By doing this we would then completely eliminate the 66 lift station. But in the meantime, growth that is suddenly hitting that particular area is making it absolutely essential that some kind of improvements be made, and we know that they will involve more than the 8" force main. I did speak to you about this during or at the conclusion of the preliminary hearing, but made no record of it and did not find any reference to it in the minutes of any of the meetings.

I recognize it is an important detail to you and I regret that I did not make it clear or did not follow up to see that you were given all of the information. The Roca Villa payment of \$5,600, which has been made, comes out to \$56.00 per unit. These apartment units on the average will use less water and therefore create less sewage than the quality of single family home that you anticipate building in your development. In our administrative discussions we considered the basis of the total charge to be approximately \$60.00 per residential unit. For the forty units that you are building this would come to only \$2,400, but as you can see from the total \$13,000 would be insufficient to cover our costs for this force main. We would credit you for additional lots up to the amount of \$7,500 at a \$60.00 per lot charge.



Please let me know if you need additional information or wish to review or discuss any part of this letter.

Sincerely yours,

John Sellon  
City Administrator

CC: Harry F. Myers  
Galen Williams  
Ed Heath

JS/mmp

BAKER-CROW COMPANY

2001 BRYAN STREET, SUITE 3100

DALLAS, TEXAS 75201

214 - 742-1550

January 20, 1977

Mr. John Sallon  
City Administrator  
City of Rockwall  
102 East Washington  
Rockwall, Texas 75087

Dear John:

Please consider this letter as our request for a temporary batch plant to be used by Texas Bitulithic Company in connection with the paving of Phase I and II of Stonebridge Meadows.

I will place the batch plant on our property, giving due consideration to proximity to the job as well as dust problems in relation to prevailing winds.

I would appreciate your taking this letter to the Rockwall City Council for their consideration on the February 7th, 1977 agenda.

Thank you for your cooperation in this matter.

Sincerely,

*Larry W. Peebles*  
Larry W. Peebles

LWP:wfr

O.K.



# *City of Rockwall*

102 EAST WASHINGTON

ROCKWALL, TEXAS 75087

February 8, 1977

Mr. Bob Baker  
Saner, Jack, Sallinger and Nichols  
1200 Republic National Bank Building  
Dallas, Texas 75201

Bob:

Enclosed is a copy of the application from Crow-Coker Realty Company acting through Baker Crow Company for the change in zoning as described. Also attached are the field notes specifically describing this tract of land. Please prepare a zoning ordinance change in accordance with this information. It was approved for ordinance change at the February 7th Council meeting.

Sincerely yours,

John Sellon  
City Administrator

Enclosures  
JS/mmp

*City of Rockwall*

102 EAST WASHINGTON

ROCKWALL, TEXAS 75087

February 9, 1977

Mr. Larry W. Peebles  
Baker-Crow Company  
2001 Bryan Street, Suite 3100  
Dallas, Texas 75201

Larry:

The City Council, as you heard, approved your request for a batch plant on your property to pave both Phase I and Phase II of Stonebridge Meadows. The permit fee will be our minimum fee of \$5.00. Ed Heath, our Chief Building Inspector, will confirm and note the location on the permit and also the route to be used for the trucks hauling the supplies.

Sincerely yours,

John Sellon  
City Administrator

CC: Ed Heath  
JS/mmp



AN ORDINANCE OF THE CITY OF ROCKWALL, TEXAS

ORDINANCE NO. 77-2

AN ORDINANCE OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF ROCKWALL, AS HERETOFORE AMNEDED, SO AS TO CHANGE THE ZONING ON A TRACT OF LAND FROM "MF-2" MULTIPLE-FAMILY DISTRICT CLASSIFICATION, "WR" WATER RECREATIONAL DISTRICT CLASSIFICATION AND "2F" DUPLEX DISTRICT CLASSIFICATION TO "SF-2" SINGLE-FAMILY DISTRICT CLASSIFICATION; SAID TRACT BEING MORE FULLY DESCRIBED AS FOLLOWS: BEING A TRACT OF LAND SITUATED IN THE B. F. BOYDSTUN SURVEY, ABSTRACT NO. 14, AND IN THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AND ALSO BEING PART OF THAT CERTAIN TRACT OF LAND CONVEYED TO CROW-COKER REALTY COMPANY AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT AN IRON PIPE IN THE WEST LINE OF HIGH RIDGE ESTATES, AN ADDITION TO THE CITY OF ROCKWALL, RECORDED IN VOL. 3, PG. 11, ROCKWALL COUNTY DEED RECORDS, SAID IRON PIPE ALSO BEING LOCATED N.  $10^{\circ} 29' 14''$  W., 172.74 FEET FROM THE INTERSECTION OF THE SAID WEST LINE OF HIGH RIDGE ESTATES AND THE SOUTH RIGHT-OF-WAY LINE OF FOREST TRACE (A 50-FOOT RIGHT-OF-WAY), SAID IRON PIPE ALSO BEING THE NORTHEAST CORNER OF ROYAL PARK PLACE, AN ADDITION TO THE CITY OF ROCKWALL RECORDED IN PLAT 4, PG. 37, ROCKWALL COUNTY, TEXAS; THENCE N.  $89^{\circ} 42' 51''$  W., 1015.00 FEET WITH THE NORTH LINE OF SAID ROYAL PARK PLACE TO A CONCRETE MONUMENT (NO. AA-36-1, AA-33-1) ON THE CITY OF DALLAS TAKE LINE FOR LAKE RAY HUBBARD, ALSO BEING THE NORTHWEST CORNER OF SAID ROYAL PARK PLACE; THENCE N.  $7^{\circ} 47' 04''$  W., 570.00 FEET WITH SAID CITY OF DALLAS TAKE LINE TO A POINT FOR A CORNER; THENCE N.  $82^{\circ} 12' 56''$  E., 120.00 FEET, PERPENDICULAR TO SAID CITY OF DALLAS TAKE LINE TO A POINT FOR A CORNER; THENCE N.  $7^{\circ} 47' 04''$  W., 29.45 FEET, PARALLEL TO AND 120 FEET FROM SAID CITY OF DALLAS TAKE LINE TO A POINT FOR A CORNER; THENCE N.  $82^{\circ} 12' 56''$  E., 170.00 FEET TO A POINT WHICH IS THE POINT OF TANGENCY OF A CIRCULAR CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF  $20^{\circ}$

53' 56" AND A RADIUS OF 525.42 FEET; THENCE WITH SAID CURVE AN ARC LENGTH OF 191.65 FEET TO A POINT OF TANGENCY; THENCE N. 61° 19' 00" E., 172.58 FEET TO A POINT WHICH IS THE POINT OF TANGENCY; THENCE N. 61° 19' 00" E., 172.58 FEET TO A POINT WHICH IS THE POINT OF TANGENCY OF A CIRCULAR CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 21° 06' 15" AND A RADIUS OF 1132.51 FEET; THENCE WITH SAID CURVE AN ARC LENGTH OF 417.15 FEET TO A POINT FOR A CORNER; THENCE S. 7° 34' 45" E., 135.00 FEET, AND RADIAL TO THE PREVIOUS CURVE, TO A POINT IN THE NORTH RIGHT-OF-WAY LINE OF SHOREVIEW DRIVE (A 50-FOOT RIGHT-OF-WAY) SAID POINT BEING IN A CIRCULAR CURVE TO THE RIGHT HAVING A TANGENT BEARING OF N. 82° 25' 15" E., SAID CURVE HAVING A CENTRAL ANGLE OF 4° 19' 28" AND A RADIUS OF 997.51 FEET; THENCE WITH CURVE AND THE NORTH RIGHT-OF-WAY LINE OF SHOREVIEW DRIVE AN ARC LENGTH OF 75.29 FEET TO A POINT FOR A CORNER; THENCE S. 3° 15' 17" E., 50.00 FEET AND RADIAL TO THE PREVIOUS CURVE, TO A POINT IN THE SOUTH RIGHT-OF-WAY LINE OF SHOREVIEW DRIVE AND ALSO BEING THE NORTHEAST CORNER OF SHOREVIEW ADDITION AS RECORDED IN PLAT BOOK 4, PGS. 26 & 27, ROCKWALL COUNTY, TEXAS; THENCE S. 0° 09' 00" W., 138.33 FEET WITH THE WEST LINE OF SAID SHOREVIEW ADDITION TO A POINT WHICH IS THE SOUTHWEST CORNER OF SHOREVIEW ADDITION AND THE NORTHWEST CORNER OF HIGH RIDGE ESTATES; THENCE S. 1° 15' 00" W., 595.00 FEET WITH THE WEST LINE OF SAID HIGH RIDGE ESTATES TO THE POINT OF BEGINNING AND CONTAINING 18.111 ACRES OF LAND; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO HUNDRED DOLLARS (\$200.00) FOR EACH OFFENSE; AND DECLARING AN EMERGENCY.

DULY PASSED by the City Council of the City of Rockwall, Texas, on the 7 day of March, 1977.

APPROVED:

  
MAYOR

ATTEST:

  
CITY SECRETARY



Pc Z STONEBRIDGE MEADOWS  
Reasoning

Phase  
76-7 I