

CITY HALL

ROCKWALL TEXAS

APPLICATION FOR ZONING CHANGE

Case No. 77-11 Filing Fee \_\_\_\_\_ Date \_\_\_\_\_

Applicant Bailey Wayne Browning

Mailing Address Box 5 Rockwall, Tx. 75087 Phone No. 722-3193

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.)  
See Attached

I hereby request that the above described property be changed from its present zoning which is "A" Agricultural District Classification to a "LI" Light Industrial District Classification for the following reasons: (Attach separate sheet if necessary.)

- 1. Zoning needed to build desired structure.
- 2. Is adjacent to Light Industrial. (warehouse and offices)
- 3. Well suited for area.

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

STATUS OF APPLICANT: Owner Yes 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.

Bailey W. Browning  
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

Robert D. Brown  
Surveyor or Attorney for Applicant  
(Mark out one)



No. \_\_\_\_\_

DATE 9/22

RECEIVED FROM

Lakeside Gardens

fifty & no/100

DOLLARS \$ 5

FOR ZONING CASE

Amount of Account		Paid Cash	
Amount Paid <u>\$</u>	<u>516</u>	Check	<input checked="" type="checkbox"/>
Balance Due		Money Ord.	

Thank You

BY Browning Zoning  
Debbie Looce



BROWN LAND SURVEYORS  
2 S. Colled, Rockwall, Tex  
75087  
722-3036 226-7522

June 24, 1977

ZONING FIELD NOTES

LIGHT INDUSTRY  
1.2 Acres

BEING, a tract of land situated in the A.HANNA Survey, Abst.No 99, City of Rockwall, Rockwall County, Texas, and being part of a 99.958 acre tract as recorded in Volume 14, page 267, and further being part of a tract as recorded in Volume 65, page 630, Deed Records, Rockwall County, Texas, and being more particularly described as follows;

COMMENCING, at a point in the centerline of High School Lane and the centerline of a county road, said point being the northwest corner of said 99.958 acre tract, THENCE, S. 2 deg. 00 min. W., along the centerline of High School Lane a distance of 211.20 feet to the PLACE OF BEGINNING, a point for corner;

THENCE, S. 89 deg. 20 min. 19 sec. E., a distance of 204.17 feet to a point for corner.

THENCE, S 1 deg. 30 min. E., a distance of 43.50 feet to a point for corner.

THENCE, S. 20 deg. 45 min. W., a distance of 28.40 feet to a point for corner.

THENCE, S. 0 deg. 25 min. E., a distance of 97.00 feet to a point for corner.

THENCE, N. 85 deg. 55 min. W., a distance of 36.00 feet to a point for corner.

THENCE, S. 0 deg. 35 min. W., a distance of 98.00 feet to a point for corner.

THENCE, N. 89 deg. 10 min. W., a distance of 176.70 feet to a point for corner.

THENCE, N. 2 deg. 00 min. E. along the centerline of High School Lane a distance of 255.20 feet to the PLACE OF BEGINNING, and containing 1.2 more or less acres of land.

BROWN LAND SURVEYORS  
2 S. Coilad, Rockwall, Tex  
75087  
722-3036 226-7522

June 24, 1977

ZONING FIELD NOTES

LIGHT INDUSTRY  
1.2 Acres

BEING, a tract of land situated in the A.HANNA Survey, Abst.No 99, City of Rockwall, Rockwall County, Texas, and being part of a 99.958 acre tract as recorded in Volume 14, page 267, and further being part of a tract as recorded in Volume 65, page 630, Deed Records, Rockwall County, Texas, and being more particularly described as follows;

COMMENCING, at a point in the centerline of High School Lane and the centerline of a county road, said point being the northwest corner of said 99.958 acre tract, THENCE, S. 2 deg. 00 min. W., along the centerline of High School Lane a distance of 211.20 feet to the PLACE OF BEGINNING, a point for corner;

THENCE, S. 89 deg. 20 min. 19 sec. E., a distance of 204.17 feet to a point for corner.

THENCE, S 1 deg. 30 min. E., a distance of 43.50 feet to a point for corner.

THENCE, S. 20 deg. 45 min. W., a distance of 28.40 feet to a point for corner.

THENCE, S. 0 deg. 25 min. E., a distance of 97.00 feet to a point for corner.

THENCE, N. 85 deg. 55 min. W., a distance of 36.00 feet to a point for corner.

THENCE, S. 0 deg. 35 min. W., a distance of 98.00 feet to a point for corner.

THENCE, N. 89 deg. 10 min. W., a distance of 176.70 feet to a point for corner.

THENCE, N. 2 deg. 00 min. E. along the centerline of High School Lane a distance of 255.20 feet to the PLACE OF BEGINNING, and containing 1.2 more or less acres of land.



ZONING CASE 77-11

Bailey Wayne Browning

1.2 acres A. Hanna Abstract #99

From A - Agricultural to LI - Light Industry

Notices mailed 9/12/77 to:

Wm. I. Lofland, Juliana Bond, Nan Smartt  
c/o W. I. Lofland  
Box 36  
Rockwall, Tex *A*

T. F. Realty, Inc.  
Attention Pruitt & Cowden  
P. O. Box 807  
Houston, Tex. 77001

MIF, Joint Venture  
c/o Burton Shryock *A*  
301 Stonecrest  
Rockwall, Tex.

James Hall  
810 Terrell Road  
Rockwall, Tex.

S. J. Gambill *F*  
201 Glenn  
Rockwall, Tex.

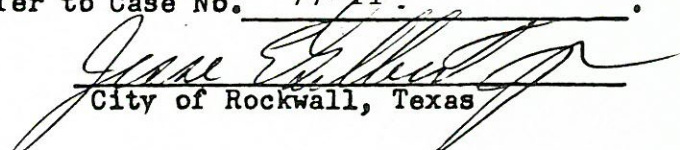
*Letters Mailed  
to above  
9/12/77*

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 29th day of  
September, 1977, in the Rockwall City Hall, Rockwall  
Texas, on the request of Bailey Wayne Browning  
for a change of zoning from "A" "Agricultural"  
District Classification to "LI" "Light Industrial"  
District Classification on the following described property:

(See Attached)

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. 77-11.

  
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: 77-11

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 905 High School Dr

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

Thank You,  
CITY OF ROCKWALL, TEXAS



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 29th day of  
September, 19 77, in the Rockwall City Hall, Rockwall  
Texas, on the request of Baily Wayne Browning  
for a change of zoning from "A" Agricultural  
District Classification to "LI" Light Industrial  
District Classification on the following described property:

(See Attached)

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. 77-11.

  
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: 77-11

Reason for Change:

I am in favor of the request for the following reasons: \_\_\_\_\_

I am opposed to the request for the following reasons: ADEQUATE INDUSTRIAL

- ZONED PROPERTY IN CITY AT PRESENT TIME.  
1. NO NEED FOR SPOT ZONING TO ACCOMMODATE  
2. INDUSTRIAL DEVELOPMENT.

3.

Signature 

Address 2944 Motley Drive  
Murphy, TX 75150

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

Thank You,  
CITY OF ROCKWALL, TEXAS

722 - 3256 - EODIE HEATH (FOR PURPOSES)

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 29th day of  
September, 1977, in the Rockwall City Hall, Rockwall  
Texas, on the request of Bailey Wayne Browning  
for a change of zoning from "A" Agricultural  
District Classification to "LI" Light Industrial  
District Classification on the following described property:

(See Attached)

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. 77-11.

*James E. ...*  
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: 77-11

Reason for Change:

I am in favor of the request for the following reasons: \_\_\_\_\_

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

1. AREA SHOULD NOT BE SPOT ZONED, IF PART CHANGED IF ALL SHOULD BE CHANGED.
2. IT WAS ORIGINALLY PLANNED TO BE ZONED MULTIFAMILY BECAUSE OF NEARNESS TO SCHOOL.
3. GREATLY DAMAGE VALUE OF REMAINING PROPERTY.

*Julian L. Bond*  
*Jan G. Smartt*

Signature *W.D. ...*  
Address \_\_\_\_\_

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

Thank You,  
CITY OF ROCKWALL, TEXAS



ZONING REPORT

Owner - Bailey Wayne Browning

Present zoning, A

Requested zoning, LI

Present use, residential

Requested use, warehouse and offices

Size of area to be zoned, 1.2 AC

255.20 frontage on High School Drive

30' Row 24' paving

Traffic is heavy on this road due to school traffic from Rockwall High School

Location in relation to other schools and the core of the City

Zoning in general area

North - LI - present use, Garden Center Retail/Warehouse

South - A - pasture

East - A - pasture and High School

West - C - residential

Water is available

Sewer is not available

Electrical overhead available

Gas available

Drainage - natural fall to street

RECOMMENDATION

- (1) Owner should be required to dedicate 15' row for future expansion of High School Drive
- (2) Owner should be required to bring sewer to property
- (3) Owner should be required to have all off street parking
- (4) Fence should be required between LI and A at off street parking area.

# Jim Toler and Company

276-9565

SUITE 307 GARLAND BANK & TRUST BUILDING  
111 SOUTH GARLAND AVENUE GARLAND, TEXAS 75040

## Builders Realtors

June 17, 1977

Mr. Ed Heath  
City of Rockwall  
102 East Washington  
Rockwall, Texas 75087

Re: Lakeside Village

Dear Ed:

Enclosed per your request is a list of items agreed upon by the Lakeside Village builders.

Please call me at 276-9565 if you need any additional information.

Sincerely,



Jesse Eggleston

JE:lh  
enc.

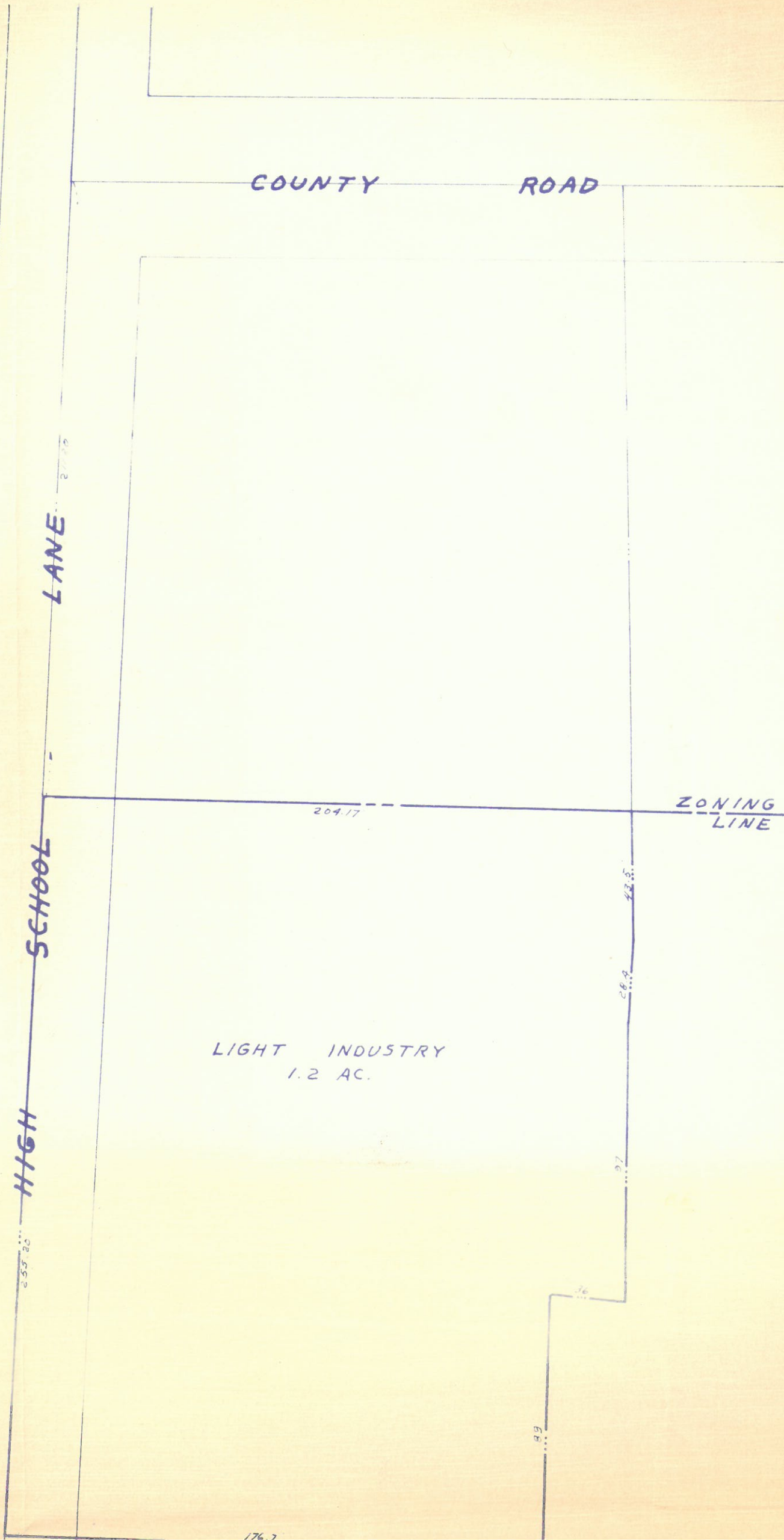




LAKESIDE VILLAGE

Notes from Builders Meeting, Thursday evening,  
April 14, 1977

1. Lots N-1, N-3, N-5, N-7, N-9, N-11, N-13, N-15, N-17, N-19, N-21, N-23, N-24, N-27, N-29, N-31, and N-33
  - A. Driveways will be allowed to enter from either Lakeside Drive or Highpoint Drive, at the option of each individual lot owner on the above lots.
  - B. Stucco and Tile Roof Design will be used in this area.
2. Stucco and Tile Roof Design Restriction will apply to all lots with the exception of Lots beginning with the prefix P or M, which will allow typical design features such as all brick, timberline or better roofing materials.
3. Single Family - Minimum Square Footage of living space will be 1500 square feet. Build Jobs or exceptions to be authorized by the Building Committee.
4. No sidewalks required.
5. Driveway Entrances (Front or Rear)
  - A. Straight In - Minimum of 20' off the curb
  - B. Swing In - Minimum of 10' off the curb
6. Side yard set backs will be ~~5'~~ <sup>5'</sup> from the property line on both sides of the house, (measured from the edge of the slab, not the roof overhang) Corner lots will be restricted only on the side which adjoins another lot.
7. Rear yard set backs on lots that back up to each other will be 7.5' from the common property line (measured from the slab, not the roof overhang). This will leave a minimum of 15' between slabs.



COUNTY ROAD

LANE

SCHOOL HIGH

HIGH

ZONING LINE

LIGHT INDUSTRY  
1.2 AC.

204.17

42.5

28.9

97

36

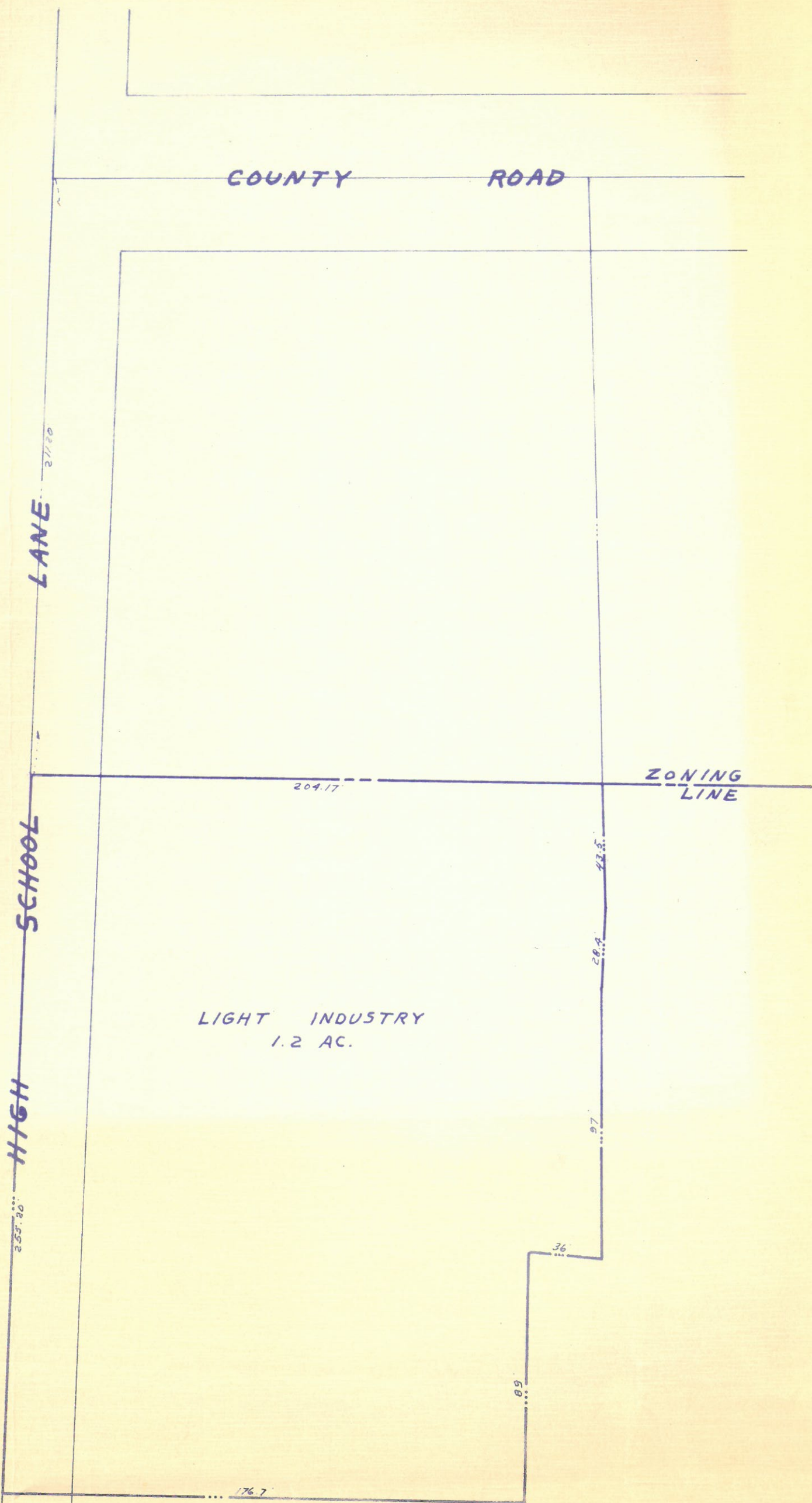
89

255.25

277.5

176.7





COUNTY ROAD

LANE

SCHOOL

HIGH

ZONING LINE

LIGHT INDUSTRY  
1.2 AC.

204.17

176.7

89

36

97

28.4

42.5

255.20

211.20





LANE 277.75

SCHOOL

HIGH

255.30

COUNTY ROAD

204.17

ZONING LINE

LIGHT INDUSTRY  
1.2 AC.

42.5

28.9

97

36

89

176.7



I did not have  
a proposed  
thorough fare map.  
to reproduce.

Perhaps we can  
zerox a copy  
to attach to EPIC.  
see you later

Alfred Wells.

ZONING CASE 77-11  
B. W. Browning - A to LI

Rejected  
Sept 1977  
p & z meeting

7

Dr 15  
2/11