

CITY OF ROCKWALL
102 East Washington
Rockwall, Texas

APPLICATION FOR ZONING CHANGE

Case No. 83-7 Filing Fee 50.00 Date 2-7-83
Applicant James R. Dudney Phone 722-3338
Mailing Address 503 S. Goliad - P.O. Box 685 Rockwall, Texas 75087

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 separate sheet

I hereby request that the above described property be changed from its present zoning which is

A-Agricultural District Classification
to C-Commercial District Classification
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: 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.

Signed James R. Dudney

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.

Bob O. Brewer
Surveyor ~~XXX ATTORNEY~~ for Applicant
(Mark out one)

240 Units
Pebblebrook Apts
under construction
here (FOR SOM INVTMS)
3/79

PATRICK'S
Conv. Store
Pizza
Hut

Rockwall
Bank Nat. Assn

WAL-MART
Dept. Store
under Const.
3/79

Gulf

Dairy
Queen

76 Truck
Stop

MUNICIPAL INDUSTRIAL PARK

Rockwall
High School

YELLOW JACQUET LANE

HIGH SCHOOLS DRIVE

Approx. 20 Acres

10.05
ACRES

Garland
Fed S&L

Grandma's
Chicken

Vet Clinic

FINA

Lakeside Chevrolet

K-BOB
Steak
House

Shell

I.H. 30

U.S. 67

394'

109'

394'

10/11/79

YELLOW JACKET LANE

N 45° 16' 25" E 497.74'

136.08

1/2" I.P.S.

P.P.

P.P.
1/2" I.P.S.

1131.60'

586.65'

DRIVE

5.44° 48' 30" E

1/2" I.P.S.

P.P.

S 69° 56' 30" E
SC HOOT

3.513 AC

15.557 AC.

N 44° 53' 17" W

6.5M

136.83

P.P.

1/2" I.P.S.

F.H.

P.P.

P.P.

P.P.

SERVICE ROAD

ROAD

INTERSTATE

HIGHWAY

D = 13° 10' 49"

R = 3014.93'

T = 348.31'

CITY OF ROCKWALL
OFFICIAL RECEIPT

NAME James Dickey DATE 2-16-83
ADDRESS _____

Cash Check Other

GARBAGE		
LAND FILL PERMIT		
GARAGE SALES		
SOLICATORS PERMIT		
RENT		
MISCELLANEOUS WATER SALES		
<u> zoning Application</u>	<u>500</u>	

Received By _____ **1707**
FORM G-1

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 10th day of March, 1983, in
THE District Courtroom, Rockwall County Courthouse

Rockwall, Texas, on the request of Edward Graner, James Dudley & Ross Stroble
for a change in zoning from "A" Agricultural District Classification
to "C" Commercial District Classification

on the following described property:

See Attached Property Descriptions

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. In replying, please refer to Case No. 83-6

83-7

83-8

Julie Couch
City of Rockwall, Texas

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

Case No. 83-6, 83-7, & 83-8

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 _____

Check one item PLEASE and return the notice to this office IMMEDIATELY.

Thank you,
City of Rockwall

TRACT I

BEING a tract of land situated in the J. Cadle Survey, Abstract No. 65, City of Rockwall, Rockwall County, Texas and also being part of a 32.5 acre tract as conveyed to James R. Dudney, recorded in Volume 48, Page 122, Deed Records, Rockwall County, Texas and being more particularly described as follows;

BEGINNING at a point on the Northwest line of Interstate Highway No. 30, said point being the East corner of a 10.00 acre tract conveyed to Rosser Joseph Stroble recorded in Volume 89, Page 332, Deed Records, a point for corner;

THENCE N. 44° 53' 17" W., leaving the said Northwest line of Interstate Highway No. 30, a distance of 1117.93 feet to a point on the Southeast line of Yellow Jacket Lane, a point for corner;

THENCE N. 45° 16' 25" E., along the Southeast line of Yellow Jacket Lane a distance of 136.08 feet to a point for corner;

THENCE S. 44° 53' 17" E., leaving the said Southeast line of Yellow Jacket Lane a distance of 1131.60 feet to a point on the Northwest line of Interstate Highway No. 30, a point for corner;

THENCE along the Northwest line of Interstate Highway No. 30, and around a curve to the left having a central angle of 2° 36' 01" and a radius of 3014.93 feet, a distance of 136.83 feet to the PLACE OF BEGINNING and containing 3.513 acres of land.

3145-20
I-30-310

^{11.10}
Audney, Struble & Stephenson

J. Cade Survey

- 1) Richard Ellis, 104 S. San Jacinto
- 2) Rockwall S.W., 801 E Washington
- 3) Raymond Cameron, 301 Lake Terrace
- 4) K. Bobov Rockwall % Billy Jones, Rt 1, Box 173 M
- 5) Eugene C. Carmack, 4151 Sarcanac, Dallas, Tex.
- 6) A. C. Roffino, Box 2774, Richardson 75080
- 7) Richard Collins, PO Box 764
- 8) Jimmy J. Jones, 1920 Lakeshore
- 9) Lakeside Chevrolet Co., PO Box B
- 10) U-Gas-St-Co, Inc., % Harper P.O. Drawer 1568, Sherman 75399
- 11) Rockwall Vet. Clinic, % J. Loftis D.V.M. 2001 S Galina
- 12) Garland Fed. Sav. & Loan, PO Box 1507, Garland
- 13) James M. Brown, Rt 3, Box 412
- 14) Gerald Houser, 308 Lake Terrace
- 15) Owen L. Mitchell, Rt 3, Box 14.

3145-
-022
-021
-007

10.16 - 10.05

16.70 - 15.557 - 10 x 497.74

3.91 - 3.513 - 10 x 136.08

30.77 a/c 29.12 a/c

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 10th day of March, 1983, in
THE District Courtroom, Rockwall County Courthouse

Rockwall, Texas, on the request of Edward Graner, James Dudley & Ross Strobl
for a change in zoning from "A" Agricultural District Classification
to "C" Commercial District Classification

on the following described property:

See Attached Property Descriptions

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. In replying, please refer to Case No. 83-6

83-7
83-8

Julie Couch
City of Rockwall, Texas

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

Case No. 83-6, 83-7, & 83-8

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 Garland Fed 50 L
Address P.O. Box 401507 Garland TX 75040

Check one item PLEASE and return the notice to this office IMMEDIATELY.

Thank you,
City of Rockwall

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 10th day of March, 1983, in
THE District Courtroom, Rockwall County Courthouse

Rockwall, Texas, on the request of Edward Graner, James Dudney & Ross Strobl
for a change in zoning from "A" Agricultural District Classification
to "C" Commercial District Classification

on the following described property:

See Attached Property Descriptions

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. In replying, please refer to Case No. 83-6

83-7
83-8

Julie Over
City of Rockwall, Texas

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

Case No. 83-6, 83-7, & 83-8

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 Ms. J. J. Jones, Sr.
Address 1514 Lakeshore Dr.

Check one item PLEASE and return the notice to this office IMMEDIATELY.

Thank you,
City of Rockwall

cccc
18, 1983

TRACT II

BEING a tract or parcel of land situated in the Joseph Cadle Survey, Abstract No. 65, Rockwall County, Texas, being the same tract conveyed to Rosser Joseph Stroble and wife, Ione D. Stroble, by deed, Recorded in Volume 89, Pg. 332, Deed Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at an iron rod for a corner on the Southeast line of Yellowjacket Lane, 666.5 feet South 45 degrees 00' West and 40 feet South 45 degrees 17' East of the North corner of the Joseph Cadle Survey;

THENCE: South 45 degrees 16' 43" East 1116.54 feet to an iron rod for a corner on the Northwest Right-of-Way line of Interstate Highway 30;

THENCE: With the Northwest right-of-way line as follows:

South 48 degrees 34' 33" West 94.51 feet to an iron rod for corner; South 46 degrees 19' 34" West 100.01 feet to an iron rod for a corner; South 44 degrees 34' 34" West 200.02 feet to an iron rod for a corner on the centerline of a 40 feet access easement;

THENCE: North 45 degrees 17' 17" West along said centerline 1109.86 feet to an iron rod for a corner on the Southeast line of Yellowjacket Lane;

THENCE: North 45 degrees 00' 26" East along said lane 394.47 feet to the Point of Beginning and containing 10.05 acres of which 0.51 acres are in an access easement.

TRACT III

BEING a tract of land situated in the J. Cadle Survey, Abstract No. 65 and the N.M. Ballard Survey, Abstract No. 24, City of Rockwall, Rockwall County, Texas, and being part of a tract of land as recorded in Volume 108, Page 667, Deed Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at the point of intersection of the North line of Interstate Highway No. 30 with the Southwest line of said tract recorded in Volume 108, Page 667, a 1/2" iron stake set for corner;

THENCE: N. 44 degrees 53' 17" W., leaving the North line of Interstate Highway No. 30, a distance of 1131.60 feet to a point on the Southeast line of Yellowjacket Lane, a 1/2" iron stake set for corner;

THENCE: N. 45 degrees 16' 25" E., along the Southeast line of Yellowjacket Lane, a distance of 497.74 feet to the point of intersection of the Southeast line of Yellowjacket Lane with the Southwest line of High School Drive, a 1/2" iron stake set for corner;

THENCE: along the Southwest line of High School Drive the following: S. 44 degrees 48' 30" E., a distance of 586.65 feet to a 1/2" iron stake set for corner; S. 69 degrees 56' 59" E., a

3. Hold public hearing to consider approval of a request from Edward Graner, James Dudney, and Ross Stroble for a change in zoning from "A" Agricultural to "C" Commercial on three tracts of land

Public Notice

3/3/83

The Planning and Zoning Commission will hold a public hearing at 7:30 p.m., March 10, 1983, at the District Courtroom, Rockwall County Courthouse, Rockwall, Texas, to consider the following requests:

1. A request from James Dudney, Edward Graner, and Ross Stroble for a change in zoning from "A" Agriculture to "C" Commercial for three tracts of land containing 29.12 acres located at the southwest intersection of Yellowjacket Lane and High School Road.

2. A request from Joyce Walters for approval of a site plan for "PD-21" - Planned Development for the construction of 14 zero lot line single family dwelling units on 1.598 acres located at the southwest intersection of Fannin and St. Marys Streets.

3. A request from Ted Cain for approval of a temporary site plan and the addition of office uses to "PD-1" Planned Development, a 12.5 acre tract located on the east side of FM-740 south of Ridge Road Shopping Center.

(1tc-R)

3. Hold public hearing to consider approval of a request from Edward Graner, James Dudney, and Ross Stroble for a change in zoning from "A" Agricultural to "C" Commercial on three tracts of land containing 3.513 acres, 10.05 acres, and 15.557 acres of land, for a total of 29.12 acres located at the southwest intersection of High School Drive and Yellowjacket Lane, being more particularly described as follows:

TRACT I

BEING a tract of land situated in the J. Cadle Survey, Abstract No. 65, City of Rockwall, Rockwall County, Texas and also being part of a 32.5 acre tract as conveyed to James R. Dudney, recorded in Volume 48, Page 122, Deed Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a point on the Northwest line of Interstate Highway No. 30, said point being the East corner of a 10.00 acre tract conveyed to Rosser Joseph Stroble recorded in Volume 89, Page 332, Deed Records, a point for corner;

THENCE: N. 44 degrees 53' 17" W., leaving the said Northwest line of Interstate Highway No. 30, a distance of 1117.93 feet to a point on the Southeast line of Yellowjacket Lane, a point for corner;

THENCE: N. 45 degrees 16' 25" E., along the Southeast line of Yellowjacket Lane, a distance of 136.08 feet to a point for corner;

THENCE: S. 44 degrees 53' 17" E., leaving the said Southeast line of Yellowjacket Lane, a distance of 1131.60 feet to a point on the Northwest line of Interstate Highway No. 30, a point for corner;

THENCE along the Northwest line of Interstate Highway No. 30, and around a curve to the left having a central angle of 2 degrees 36' 01" and a radius of 3014.93 feet, a distance of 136.83 feet to the PLACE OF BEGINNING and containing 3.513 acres of land.

Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at the point of intersection of the North line of Interstate Highway No. 30 with the Southwest line of said tract recorded in Volume 108, Page 667, a 1/2" iron stake set for corner;

THENCE: N. 44 degrees 53' 17" W., leaving the North line of Interstate Highway No. 30, a distance of 1131.60 feet to a point on the Southeast line of Yellowjacket Lane, a 1/2" iron stake set for corner;

THENCE: N. 45 degrees 16' 25" E., along the Southeast line of Yellowjacket Lane, a distance of 497.74 feet to the point of intersection of the Southeast line of Yellowjacket Lane with the Southwest line of High School Drive, a 1/2" iron stake set for corner;

THENCE: along the Southwest line of High School Drive the following: S. 44 degrees 48' 30" E., a distance of 586.65 feet to a 1/2" iron stake set for corner; S. 69 degrees 56' 59" E., a distance of 428.49 feet to a 1/2" iron stake set for corner; S. 50 degrees 49' 56" E. a distance of 294.83 ft. to a point on the N. line of I-30, a 1/2" iron stake set for corner;

THENCE: along the North line of Interstate Highway No. 30 the following: S. 8 degrees 46' 42" W., a distance of 45.73 feet to the beginning of a curve to the left having a central angle of 13 degrees 10' 49" and a radius of 3014.93 feet, a 1/2" iron stake set for corner; and around said curve a distance of 693.55 feet to the PLACE OF BEGINNING and containing 15.557 acres of land. This description is based on the Land Title Survey and Plat made by Kenneth E. Brown, Registered Public Surveyor on October 10, 1980, and revised on October 31, 1980.

(1tc-R)