

CITY OF ROCKWALL
102 East Washington
Rockwall, Texas

APPLICATION FOR ZONING CHANGE

Case No. 83-33-SP

Filing Fee \$795.00

Date August 9, 1983

Applicant Independent Community Financial Corporation Phone 722-8361

Mailing Address P.O. Box 129, 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.)

A tract of land out of the D. Atkins Survey in the City of Rockwall, and being a portion of a tract of land recorded in Volume 78, Page 322, and being approximately 150 feet fronting on FM 740, and a depth of approximately 290.4 feet out of the northwest corner of a 12.5 acre tract conveyed to Ted Cain.

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

Approval of site plan on PD-1 District Classification

to _____ 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 xx 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  _____
Robert L. Taylor, President

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)

APPLICATION AND FINAL PLAT CHECKLIST

Date: 7-28-83

Name of Proposed Subdivision INDEPENDENT COMMUNITY FINANCIAL CORP. ADDITION

Name of Subdivider Paul E. Lokey

Address 2002 S. Goliad Phone 722-8361

Owner of Record Independent Community Financial Corp.

Address 2002 S. Goliad Phone

Name of Land Planner/Surveyor/Engineer Brown Land Surveyors

Address 304 W. Rusk P.O. Box 65 Rockwall, Texas Phone 722-3036

Total Acreage 1.00 ac. Current Zoning P.D-1

Number of Lots/Units 1 Signed [Signature]

The final Plat shall generally conform to the Preliminary Plat, as approved by the City Council and shall be drawn to legibly show all data into a satisfactory scale, usually not smaller than one inch equals 100 feet.

The following Final Plat Checklist is a summary of the requirements listed under Section VIII of the Rockwall Subdivision Ordinance. Section VIII should be reviewed and followed when preparing a Final Plat. The following checklist is intended only as a reminder and a guide for those requirements.

INFORMATION

Provided or Not Shown on Plat Applicable

- 1. Title or name of subdivision, written and graphic scale, north point, date of plat, and a key map
2. Location of the subdivision by City, County and State
3. Location of subdivision tied to a USGS monument, Texas highway monument, or other approved benchmark
4. Accurate boundary survey and property description with tract boundary lines indicated by heavy lines.
5. Accurate plat dimensions with all engineering information necessary to reproduce plat on the ground

18. Plan profiles for streets and
utilities

_____ _____
Taken by _____ File No. _____

Date _____

Fee _____

Receipt _____

1040

CITY OF ROCKWALL OFFICIAL RECEIPT

DATE 8-10-83
NAME Rockwell Bank
ADDRESS _____

Cash Check Other

GARBAGE		
LAND FILL PERMIT		
GARAGE SALES		
SOLICATORS PERMIT		
RENT		
MISCELLANEOUS WATER SALES		
<u>Property on FM 740</u>		
<u>P+Z</u>		<u>110.00</u>

1978

FORM G-1

Received By

CITY OF ROCKWALL OFFICIAL RECEIPT

DATE 8-24-83
NAME Bob Brown
ADDRESS _____

Cash Check Other

GARBAGE		
LAND FILL PERMIT		
GARAGE SALES		
SOLICATORS PERMIT		
RENT		
MISCELLANEOUS WATER SALES		
<u>Plat Fee</u>		<u>135.00</u>

2011

FORM G-1

Received By

CITY OF ROCKWALL OFFICIAL RECEIPT

DATE 8-10-83
NAME Rockwell Bank
ADDRESS _____

Cash Check Other

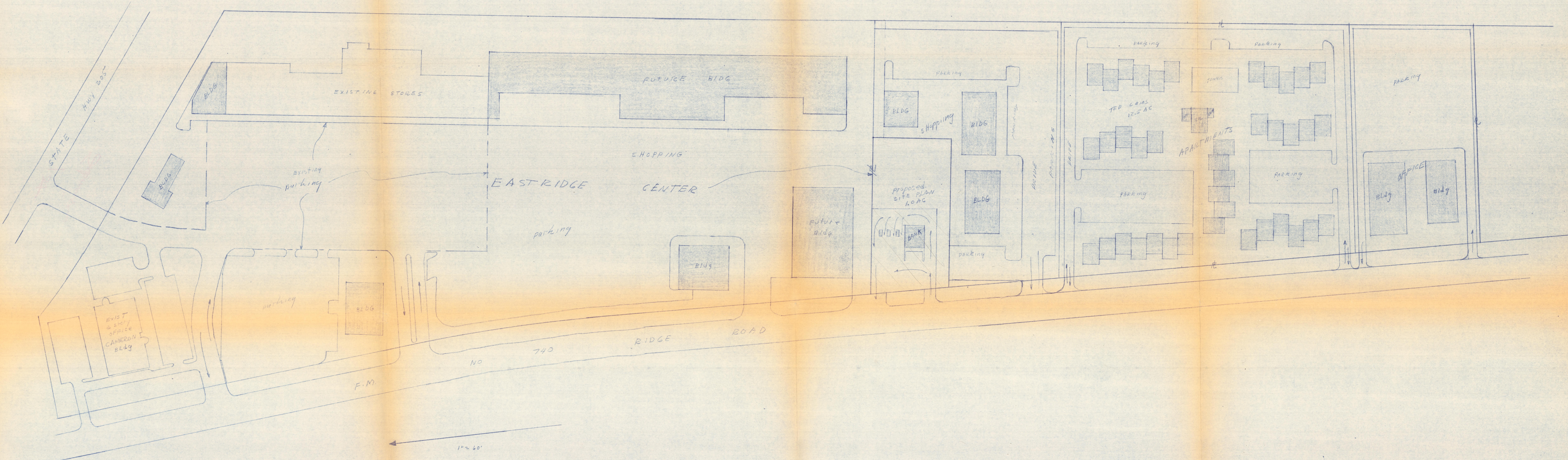
GARBAGE		
LAND FILL PERMIT		
GARAGE SALES		
SOLICATORS PERMIT		
RENT		
MISCELLANEOUS WATER SALES		
<u>Boarding Adly.</u>		<u>500</u>

1979

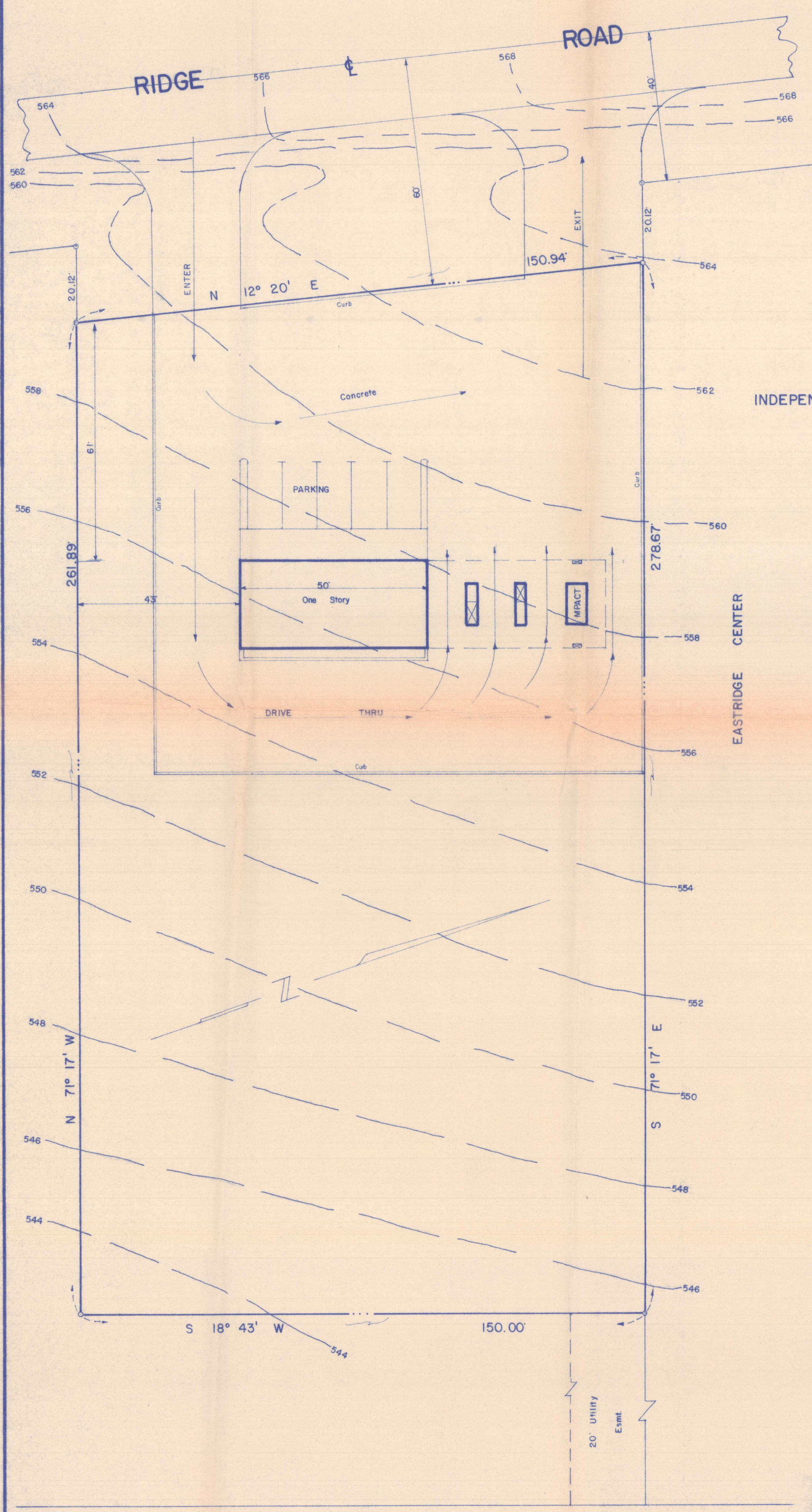
FORM G-1

Received By

M. K. & T. R.R.



CONCEPT PLAN

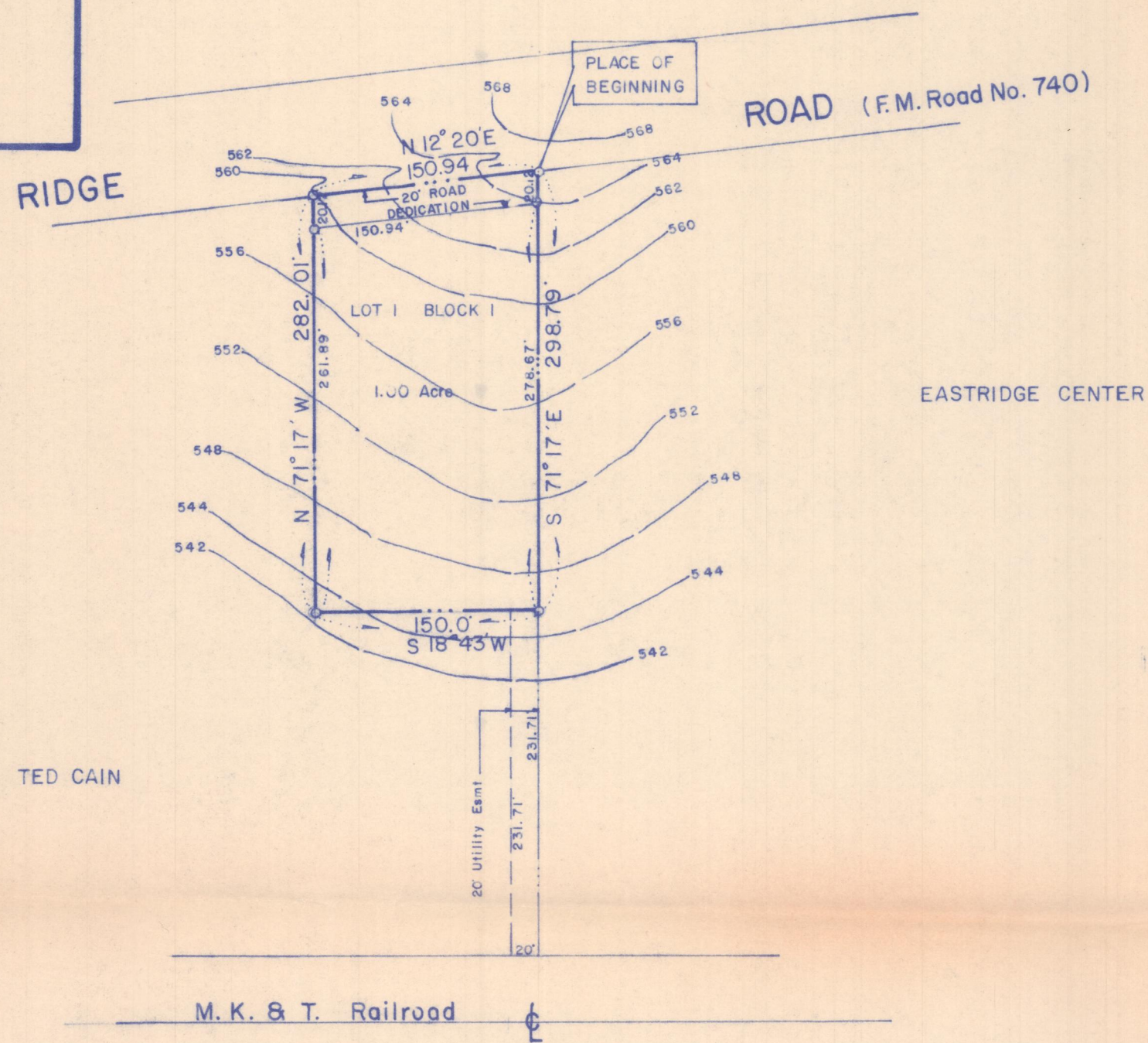
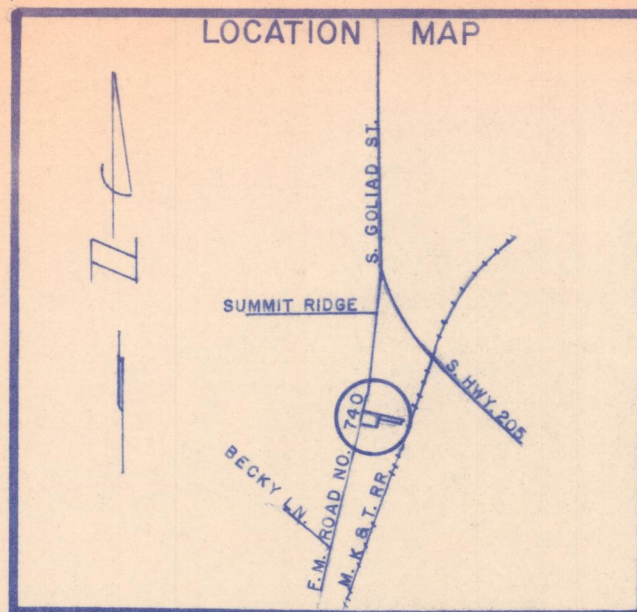


PROPOSED
 SITE PLAN
 LOT 1 BLOCK 1
 INDEPENDENT COMMUNITY FINANCIAL
 CORPORATION ADDITION
 ROCKWALL, TEXAS
 SCALE 1" = 20'

M. K. & T. RAILROAD

BROWN LAND SURVEYORS
 304 W. Rusk P. O. Box 65
 ROCKWALL, TEXAS 75087
 (214) 722-3036 226-7522

Job No
 7115
 OF _____ SHTS



INDEPENDENT COMMUNITY FINANCIAL CORPORATION ADDITION
CITY OF ROCKWALL

D. ATKINS SURVEY ABSTRACT NO. 1
ROCKWALL COUNTY TEXAS

OWNERS
INDEPENDENT COMMUNITY FINANCIAL CORPORATION
2002 SOUTH GOLIAD ROCKWALL, TEXAS 75087

BROWN LAND SURVEYORS
304 W. RUSK P.O. BOX 65 ROCKWALL, TEXAS 75087
SCALE 1"=100' JULY 26, 1983

TED CAIN

OWNERS CERTIFICATE

STATE OF TEXAS
 COUNTY OF ROCKWALL

WHEREAS, Independent Community Financial Corporation is the owners 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 D. Atkins Survey, Abstract No. 1, City of Rockwall, Rockwall County, Texas, and being part of that tract as recorded in Volume 77, Page 403, and Volume 78, Page 322, Deed Records, Rockwall, Rockwall County, Texas, and being more particularly described as follows:
 BEGINNING, at a point on the East Line of (F.M. Road No. 740) Ridge Road, said point being the Southwest Corner of Eastridge Center, as addition to the City of Rockwall, recorded in Volume 5, Page 15 & 16, Slide A, Page 263 & 264, Map and Plat Records, Rockwall County, Texas, a 1/2" iron stake found for corner;
 THENCE, S. 71° 17' E., leaving the said East Line of Ridge Road, and along the South Line of Eastridge Center, a distance of 298.79 feet to a 1/2" iron stake set for corner;
 THENCE, S. 18° 43' W., a distance of 150.00 feet to a 1/2" iron stake set for corner;
 THENCE, N. 71° 17' W., a distance of 282.01 feet to a point on the East Line of Ridge Road, a 1/2" iron stake set for corner;
 THENCE, N. 12° 20' E., along the East Line of Ridge Road, a distance of 150.94 feet to the PLACE OF BEGINNING, and containing 1.00 acres of land.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENT:

That, Independent Community Financial Corporation, Being owners does hereby adopt this plat designating the herein above described property as INDEPENDENT COMMUNITY FINANCIAL CORPORATION ADDITION, to the City of Rockwall, Rockwall County, Texas, and does hereby dedicate to the public use forever the streets and alleys shown thereon and does hereby reserve the right-of-way and 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, tree shrubs or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective systems on any of the right-of-way and easement strips; and any public utility shall have the right of ingress and egress to, from and upon the said right-of-way and easement strips for the purpose of construction, reconstruction, 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 establishments of grades of streets in this addition.

WITNESS our hand at Rockwall, Texas this _____ day of _____ A.D. 1983

INDEPENDENT COMMUNITY FINANCIAL CORPORATION

By _____
 Paul E. Lokey President

STATE OF TEXAS
 COUNTY OF ROCKWALL

Before me, the undersigned Notary Public, in and for the State of Texas, on this day personally appeared Paul E. Lokey, 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. 1983

Notary Public for the State of Texas
 My Commission Expires _____

SURVEYORS CERTIFICATE

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That I, Bob O. Brown, 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.

Bob O. Brown, Registered Public Surveyor No. 1744

STATE OF TEXAS
 COUNTY OF ROCKWALL

Before me, the undersigned Notary Public, in and for the State of Texas, on this day personally appeared Bob O. Brown, 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 therein expressed.

GIVEN under my hand and seal of office this _____ day of _____ A.D. 1983

Notary Public in and for the State of Texas
 My Commission Expires _____

RECOMMENDED FOR FINAL APPROVAL

City Administrator _____ Date _____

APPROVED:

Chairman Planning and Zoning Commission _____ Date _____

I hereby certify that the above and foregoing plat of the Independent Community Financial Corporation Addition, to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall, Texas on the _____

_____ day of _____ 1983.

Witness our hand this _____ day of _____ 1983.

Mayor

City Secretary

V B 2

PLANNING AND ZONING COMMISSION
SITE PLAN AND FINAL PLAT FACT SHEET

Applicant: Independent Community Financial Corporation

Proposed Subdivision: PD-1

Acreage: 1 acre

Number of Lots: 1 lot

Current Zoning: PD-1

Description: Bank with drive through facility.

Staff Comments:

Commission Recommendation:

Approval

Council Decision:

Approved
10/3/83

PLANNING AND ZONING COMMISSION

SITE PLAN FACT SHEET

V.B.I

Case No.: P&Z 83-33-SP

Applicant: Independent Community Financial Corporation and Ted Cain

Proposed Development: PD-1

Staff Comment: Cain sold 1 acre to ICFC for a Rockwall bank with a drive-in facility. This development is also on the Agenda. Cain was requested to bring in a Site Plan for the balance of the property to show proposed uses, such as banking, retail, and office. All these uses are allowed in PD-1. The remainder of the property has not been planned as yet.

Notices: Sent 21
Favorable 3
Unfavorable 1

Commission Recommendation:

Approved with one entrance of up to 50 ft. in width with a landscaped island around the fire hydrant in the middle (subject to approval of the Texas Highway Department) on the drive-in bank lot.

Council Decision:

Approved
10/3/83



INDEPENDENT COMMUNITY FINANCIAL CORPORATION

A Bank Holding Corporation

August 9, 1983

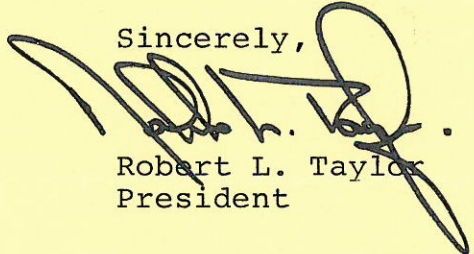
Board of Adjustments
City of Rockwall
Rockwall, Texas 75087

Gentlemen:

The Independent Community Financial Corporation hereby requests two (2) approaches to the property on 740 which Rockwall Bank is going to construct an Express Bank. One (1) approach will be an entrance to the Bank and the second will be the exit from the Bank. It is necessary to have two (2) approaches due to the fact cars can not efficiently and safely enter and exit from the same approach.

Customers will enter the entrance approach and circle around the Express Bank, go through the Drive-In and exit on the opposite side of the Bank. This is necessary to prevent confusion and accidents.

Sincerely,



Robert L. Taylor
President

RLT/cj

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 8th day of September, 1983, in
District Courtroom, Rockwall County Courthouse

Rockwall, Texas, on the request of Ted Cain & Independent Community Finance Corporation
for a approval of a site plan for "PD-1" Planned Development for the
construction of a bank with drive-in facilities and future retail and
office development. The zoning on this property is already approved.
Applicant is now asking for approval of the site plan utilizing the
approved zoning.

on the following described property:

See Attached property description

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. 83-33-SP



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. 83-33-SP

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

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THENCE, S. 71°17'E., leaving the said East line of Ridge Road, and along the South line of Eastridge Center, a distance of 298.79 feet to a ½" iron stake set for corner;

THENCE, S. 18°43' W., a distance of 150.00 feet to a ½" iron stake set for corner;

THENCE, N. 71°017' W., a distance of 282.01 feet to a point on the East line of Ridge Road, a ½" iron stake set for corner;

THENCE, N. 12°20' E., along the East line of Ridge Road, a distance of 150.94 feet to the PLACE OF BEGINNING, and containing 1.00 acres of land.

21
740
Property

Jed Cain

B. J. T. Lewis / Atkins Survey
12.50 a/c

- 1) Raymond Cameron, 301 Lake Terrace Box 36425
- 2) Folsom Inv., Property Tax Analysts Inc., Dallas 75235
- 3) James P. Svarud, Rt. 4, 122 Shepard Glenn Rd.,
- 4) Richard Cullins, PO Box 764
- 5) Ellen Edwards Renniker, Rt 3, Box 12
- 6) Billy Peoples, PO Box 35
- 7) Owen L Mitchell, Rt 3, Box 14
- 8) A.C. Williams, Rt 3, Box 15
- 9) Gordon Peterson, Rt 3, 1406 Ridge Road
- 10) M.C. Parks, Box 123 ¹³²
- 11) Ed Eubanks, Rt 3, 1410 Ridge Road
- 12) Paige Bayoud, 6211 W. Northwest Hwy., Dallas ⁷⁵²²⁵
- 13) A. L. White, Box 598, Lewisville, Ark.
- 14) Kenneth Jones, Rt 3, Box 19
- 15) Cecil J. Unruth, Rt 3, Box 17
- 16) O. K. Copeland, Rt. 3, Box 18
- 17) James Ridinger, Rt 3, 1412 Ridge Road
- 18) Marilyn Bucheck, Rt 3, 1502 Ridge Rd.
- 19) Bob Lackland, Rt 3, 1504 Ridge Road
- 20) J. E. Clay, 340 35th SE., Paris 75460
- 21) MKT Railroad

BEFORE THE PLANNING AND ZONING COMMISSION

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on the following described property:

See Attached property description

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. 83-33-SP

Julie Cooper
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. 83-33-SP

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. There are too many so called banks
3. in Rockwall now,

Signature Billy W. Pugh
Address 1308 Ridge Road

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

Thank you,
City of Rockwall

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City of Rockwall, Texas

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Case No. 83-33-SP

I am in favor of the request for the reasons listed below. _____

I am opposed to the request for the reasons listed below. _____

1. AMPLE DRIVEWAY TO HANDLE RUSH BANK TRAFFIC,
2. BLOCKAGE OF 740 - TRAFFIC
3. NEEDS TRAFFIC LOADING IMPACT STUDY.
4. FITS IN WITH NEIGHBORHOOD?

Signature Ed Suber

Address 1810 RIDGE ROAD,

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

Thank you,
City of Rockwall

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Julie Cooper
City of Rockwall, Texas

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Case No. 83-33-SP

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 Paul Munk

Address RT 3 Box 17

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

Thank you,
City of Rockwall

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Case No. 83-33-SP

I am in favor of the request for the reasons listed below. _____

I am opposed to the request for the reasons listed below. _____

1. Good development
- 2.
- 3.

Signature Papi Bayard MD
Address 6211 W. Northway Dr
Dallas
75225

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

Thank you,
City of Rockwall

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Case No. 83-33-SP

I am in favor of the request for the reasons listed below. ✓

I am opposed to the request for the reasons listed below. _____

1. A bank is better than a fast food
- 2.
- 3.

Signature Ellen Edwards Renneker

Address 1306 Ridge Rd

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

Thank you,
City of Rockwall

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