

CITY HALL  
ROCKWALL, TEXAS  
APPLICATION FOR ZONING CHANGE

Case No. 83-60-2 Filing Fee 60.00 Date October 17, 1983

Applicant Hank Crumbley

Mailing Address 2000 Goliad St. Rockwall Phone No. 722-6347

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.) 1.58 acres on corner of Highway 205 north and Quail Run Road. See attached legal description.

I hereby request that the above described property be changed from its present zoning which is "A-1" District Classification to a "GR 1" District Classification for the following reasons: (Attach separate sheet if necessary.)

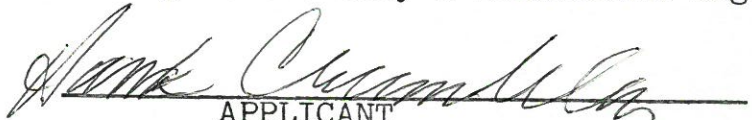
Adjoining property is zoned the same

- 1.
- 2.
- 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.

  
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.)



PUBLIC ROAD  
S 85° 59' W 847.0'

205

HIGHWAY

762.53

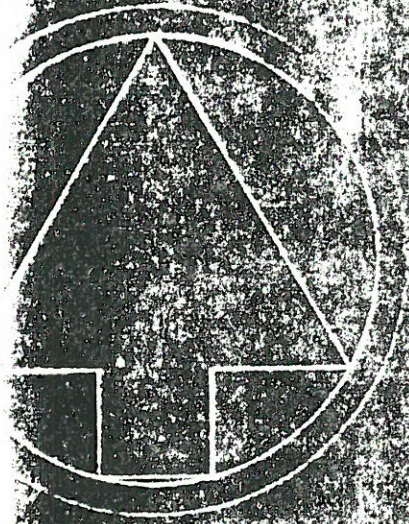
S 18° 42' E

N 1° 42' W 742.53

STATE

100 ft

100 ft



SCALE=60  
AUG-12-1964



PLANNING AND ZONING COMMISSION

ZONING CHANGE FACT SHEET

Case No: P&Z 83-60-Z

Applicant: Hank Crumbley

Location of Property: SH-205 & Quail Run Road

Acreage: 1.58

Current Zoning: A

Surrounding Zoning: A to north, PD-5 to east & south, SF-10 to west

Requested Zoning: GR

Reason for Request: To develop as adjacent property in PD-5

Notices: Sent: 5

Favorable: 1

Unfavorable: 0

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Description: Triangle of land south of Quail Run Road and east of SH-205 which contains Mr. Crumbley's house and shop. The area to the south is in PD-5 and is zoned a neighborhood service center.

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Staff Comments: Mr. Crumbley understands that he could not expand or rebuild his house if the land is rezoned. He would eventually move off the property. This would make the General Retail Zone extend to the corner of SH-205 and Quail Run Road. We would suggest Crumbley not rezone yet unless he has plans to develop soon.

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Planning and Zoning Commission Recommendations:

11/10/83 - Continue

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Council Decision:

1/9/84 - Approve

ZONING CHANGE/PD PRELIMINARY DEVELOPMENT PLAN

Action Record

Case No. P&Z <u>83-60-2</u>	Application/Plan Submitted <u>10/83</u>
CC _____	Approved by P&Z _____
	Approved by Council _____
File Created	<u>✓</u>
Case Number Assigned	<u>✓</u>
Application Reviewed	<u>✓</u>
Filing Fee Paid/receipt in file	<u>✓</u>
Review form prepared	<u>✓</u>
Circulated Review through:	
Administrator	_____
Asst. Administrator	_____
Community Services	_____
Building Official	_____
Engineering	_____
Planning	_____
Scheduled for P&Z meeting	<u>✓</u>
Notice Sent:	
Newspaper	<u>✓</u>
Surrounding property owners	_____
Tallied responses	_____
Prepared notes & fact sheet for P&Z	_____
If approved:	
Scheduled for City Council	_____
Notice sent to newspaper	_____
Prepared notes & fact sheet for Council	_____
If approved:	
Updated Office map	_____
Sent description of change to engineers	_____

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 November, 1983, in  
District Courtroom, Rockwall County Courthouse

Rockwall, Texas, on the request of Hank Crumbley  
for a Change in zoning from "A" Agricultural to "GR" General Retail

on the following described property:

SH-205 and Quail Run Road  
(See attached page)

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. 83-60-Z

  
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. 83-60-Z

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

real property situated in Rockwall County,

Texas, to-wit: A tract of land located on State Highway No. 205, Rockwall, Rockwall County Texas and being out of the J. H. B. Jones Survey, Abstract No. 124 and being a part of a 57.40 acre tract conveyed to W. T. Collins by deed as recorded in Vol. 59, Page 456 of the Deed Records of Rockwall County, Texas and being more particularly described as follows:

BEGINNING at the center line of a public road with its intersection with the R. O. W. of said State Highway 205 said point being described in R. O. W. Deed to the State of Texas as recorded in Vol. 32 at Page 525 of the Deed Records of Rockwall County, Texas and being the Northeast corner of said 2.6 acres conveyed to State of Texas:

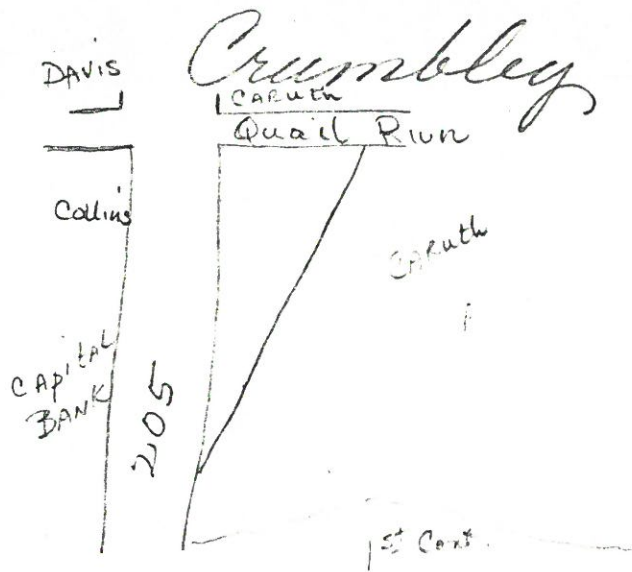
THENCE: South 15 deg. 42 min. East R. O. W. of said State Highway No. 250, 762.53 feet to iron stake for corner, set in fence line of the East R. O. W. of said Highway 205:

THENCE: North 1 deg. 42 min. West with the center line of an old abandoned road, 747.33 feet to iron stake for corner set in the centerline of a 35 feet public road;

THENCE South 85 deg. 59 min. West with centerline of said 35 foot public road, 184.70 feet to place of beginning, and containing 1.58 acres of land with 0.10 acres contained in public and private roads as surveyed by Thomas M. Daniels, R. P. E. No. 15927, August 12, 1964.



# Jones Survey



- 1). Granville Davis, 3009 N Goliad
- 2). Bill Collins, 2001 N. Goliad
- 3). Capital Bank, PO Box 64639, Dallas, 75206
- 4). Caruth Inc., PO Box 31179, Dallas, 75231
- 5). First Contl. Ent., Inc., % Ken E Andrews & Co Leagorville  
Box 495  
75159

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Julie Couch  
City of Rockwall, Texas

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Case No. 83-60-Z

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.

CAPITAL BANK  
Signature By: James C. Schmidt, EVP  
Address P.O. Box 64639, DALLAS, TX 75206

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

Thank you,  
City of Rockwall



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I am in favor of the request for the reasons listed below. X  
I am opposed to the request for the reasons listed below. \_\_\_\_\_

1. a property owner and tax payer should be
2. able to use their property as they see fit
3. \_\_\_\_\_

Signature W.J. Collins  
Address 2001 N. Toland

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

Thank you,  
City of Rockwall