

[Handwritten scribbles]

CITY HALL

ROCKWALL, TEXAS

APPLICATION FOR ZONING CHANGE

Case No. 83-64-Z Filing Fee 330.00 Date 10-20-83

Applicant JAMES HUDSON

Mailing Address 4200 EDMONDSON, DALLAS 75205 Phone No. 521-1666

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.)

U SEE ATTACHED SHEET

I hereby request that the above described property be changed from its present zoning which is "AG" AGRICULTURAL District Classification to a "SF-7 46.46" SINGLE FAMILY District Classification for the following reasons: (Attach separate sheet if necessary.)

- 1. HIGHEST & BEST USE.
- 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.

X JAMES HUDSON
James Hudson
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.

Harold L. Evans, P.E., R.P.S.

X *[Signature]*
Surveyor ~~or~~ Attorney for Applicant
(Mark out one.)

CITY HALL

ROCKWALL, TEXAS

APPLICATION FOR ZONING CHANGE

Case No. _____ Filing Fee _____ Date November 17, 1983

Applicant JAMES HUDSON

Mailing Address 4200 EDMONDSON, DALLAS 75205 Phone No. 521-1666

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 SHEET

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

Classification to a "SF-7 & SF-10" SINGLE FAMILY District

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

1. HIGHEST & BEST USE.
- 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.

JAMES HUDSON

X James Hudson
APPLICANT

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(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.

Harold L. Evans, P.E., R.P.S.

X Harold L. Evans
Surveyor or ~~Attorney~~ for Applicant
(Mark out one.)

STATE OF TEXAS Ø
COUNTY OF ROCKWALL Ø

BEGINNING at an iron stake in Northeast corner of the Thomas Dean Survey;
THENCE: North 89° 30' East 1381 feet in the centerline of a country road to an iron stake;
THENCE: North 1° West 35 feet to a concrete highway right-of-way marker;
THENCE: North 89° 30' East 61 feet to the right-of-way line of State Highway No. 205;
THENCE: North 1° West 594 feet to point of curve;
THENCE: North 2° West 200 feet;
THENCE: North 3° West 200 feet;
THENCE: North 5° 30' West 200 feet;
THENCE: North 10° West 200 feet;
THENCE: North 12° West 200 feet;
THENCE: North 13° 30' West 233 feet to an iron stake in the center of a public road;
THENCE: South 89° 30' West 338 feet;
THENCE: South 0° 30' East 1674 feet to the Place of Beginning and Containing 55.79 Acres as surveyed by R. Lee Halford, County Surveyor of Rockwall County, Texas, on February 14, 1955.

The above described tract being SF-7, Save and Except that portion of said tract which is to be SF-10, said Save and Except portion being more particularly described as follows:

BEGINNING a 300 foot wide strip of land, measured at right angles from the West line of the above described tract, and a 300 foot wide strip of land, measured at right angles, from the most Westerly North line of the above described tract, and a 300 foot wide strip of land, measured at right angles, from the most Easterly North line of the above described tract.

U

PLANNING AND ZONING COMMISSION
ZONING CHANGE FACT SHEET

Case No: P&Z 83-64-Z

Applicant: James Hudson

Location of Property: SH-205 and FM-552

Acreage: 55.79

Current Zoning: in County, not zoned

Surrounding Zoning: in County, not zoned

Requested Zoning: SF-7 and GR

Reason for Request: Asking for annexation at same time. Wants to build 173 single family homes and a neighborhood shopping center.

Notices: Sent: 14 14

Favorable: 1 1

Unfavorable: 0 1

Description: Rectangular tract north of FM-552 between SH-205 and Heritage Heights. This tract was the proposed site of a trailer park some time ago. Now Hudson and adjoining property owners are petitioning for annexation and he is asking for SF-7 zoning to build a single family subdivision with General Retail for a shopping center on the southeast corner.

Staff Comments: SF-7 would be appropriate for this area adjacent to Heritage Heights. The corner of SH-205 and FM-552 is logical for retail.

Planning and Zoning Commission Recommendations:

11/10/83 - Deny

Council Decision:

PLANNING AND ZONING COMMISSION
ZONING CHANGE FACT SHEET

Case No: P&Z 83-64-Z

Applicant: James Hudson

Location of Property: SH-205 east of Heritage Heights

Acreage: 55.79

Current Zoning: "A" Agricultural

Surrounding Zoning: Agricultural

Requested Zoning: "GR", "SF-7", and "SF-10"

Reason for Request: Recently annexed. Want to build 154 single family residences and reserve an area for shopping center.

Notices: Sent: First
14

Favorable: 1

Unfavorable: 0

Description: Resubmitted after denial of SF-7 and GR on 11/10/83. Now proposes GR on corner of SH-205 and FM-552, SF-7 surrounding GR, and SF-10 for 300 feet along west and north sides.

Staff Comments: Logical location for retail and residential. SF-10 would buffer Heritage Heights. Need field notes for SF-7, SF-10; GR boundaries.

Planning and Zoning Commission Recommendations:

12/8/83 - Approval

Council Decision:

1/9/84 - Approve GR and SF-10

HARLAN PARK ESTATES

FIELD NOTES OF A SF-10 TRACT (10,000 S.F. LOTS)

STATE OF TEXAS I
COUNTY OF ROCKWALL I

BEGINNING at an iron stake in the Northeast corner of the Thomas Dean Survey;
THENCE: North 89° 30' East a distance of 950.00 feet in the centerline of a
country road to a point for a corner;
THENCE: North 2° 18' West a distance of 870.00 feet to a point for a corner;
THENCE: North 89° 30' East a distance of 490.00 feet to the right-of-way line of
State Highway No. 205, said point being on a curve to the left, having a central
angle of 17° 24' 18", and a radius of 2815.03 feet;
THENCE: Along the arc of said curve an arc distance of 764.00 feet to a point of
tangency;
THENCE: North 22° 32' West a distance of 235.00 feet to a point for a corner;
THENCE: South 89° 30' West a distance of 338.00 feet to a point for a corner;
THENCE: South 0° 30' East a distance of 167.00 feet to a point for a corner;
THENCE: South 89° 30' West a distance of 847.00 feet to a point for a corner;
THENCE: South 0° 30' East a distance of 1674.00 feet to the Place of Beginning
and Containing 46.79 Acres of Land.

HAROLD L. EVANS, Consulting Engineer
January 30, 1984

HARLAN PARK ESTATES
FIELD NOTES OF A 9-ACRE RETAIL TRACT

STATE OF TEXAS I
COUNTY OF ROCKWALL I

BEGINNING at a point for a corner located North 89° 30' East a distance of 950.00 feet from the Northeast corner of the Thomas Dean Survey;
THENCE: North 2° 18' West a distance of 870.00 feet to a point for a corner;
THENCE: North 89° 30' East a distance of 490.00 feet to the right-of-way line of State Highway No. 205, said point being on a curve to the right, having a central angle of 4° 41', and a radius of 2815.03 feet;
THENCE: Along the arc of said curve an arc distance of 230.1 feet to a point of tangency;
THENCE: South 2° 18' East a distance of 610.00 feet to a point for a corner;
THENCE: South 89° 30' West a distance of 500.00 feet, more or less, to the Point of Beginning and Containing 9.00 Acres of Land.

HAROLD L. EVANS, Consulting Engineer
January 30, 1984

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, 198 , in
District Courtroom, Rockwall County Courthouse

Rockwall, Texas, on the request of James Hudson
for a rezoning upon annexation from "A" Agricultural to "SF-7"
Single Family Residential and "GR" General Retail

on the following described property:

Between SH-205 and Heritage Heights
(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. 83-64-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. 83-64-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

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Julie Cochran
City of Rockwall, Texas

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Case No. 83-64-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.

PROGRESS !!

Signature R. J. Latham

Address Plato, TX

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

Thank you,
City of Rockwall

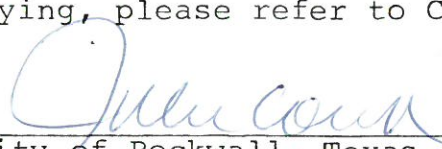
BEFORE THE PLANNING AND ZONING COMMISSION
CITY OF ROCKWALL, TEXAS

The Planning and Zoning Commission will hold a public hearing at 9:30
o'clock P.M., on the 8th day of December, 1983, in
the District Courtroom, Rockwall County Courthouse

Rockwall, Texas, on the request of James Hudson
for a rezoning from "A" Agricultural to "SF-10" Single Family Residential
a minimum
along the northern and western edges/300 ft. deep, "SF-7" Single Family
Residential for the central portion, and "GR" Gen. Retail for the south-
eastern most 9.33 acres
on the following described property:

Between SH-205 and Heritage Heights
(See attached page)

As an interested property owner, it is important that you attend this
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I am opposed to the request for the reasons listed below. _____

- 1.
- 2.
- 3.

Signature _____

Address _____

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Residential for the central portion, and "GR" Gen. Retail for the south-
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City of Rockwall, Texas

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Case No. 83-64-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. SF7 not consistent with neighborhood
- 2.
- 3.

Signature Lenora Whitten

Address 803 W Dalton Rd

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

Thank you,
City of Rockwall

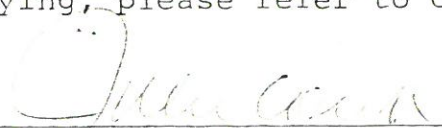
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City of Rockwall, Texas

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Case No. 83-64-Z

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. *Need for retail shopping center in that area.*
2. *Low land in Heritage Heights.*
3. *We need more single family homes + not more condos.*

Signature _____

Address _____

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

Thank you,
City of Rockwall

200' of Nelson Ann'd. property
(North of Town)

- 1) ^{W.W.} Caruth, Jr, P.O. Box 31179, Dallas 7523
- 2) Bruce ^{A.} Clark, Rt 2, Box 45 AA
- 3) Mrs. Maple Galton, 511 Munson
- 4) Wm E. Summers, 7102 Odell, Rt 2.
- 5) R. L. Hunt, Rt. 4, Terrell 75160
- 6) Frank Onorato, 1532 Vernon, Modesto, Ca. ⁹⁵³⁵¹
- 7) Bobby Calhoun, Rt 2, 406 Mc-Kenzie Rd.
- 8) John A. Park, 7104 Odell, Rt 2.
- 9) Ronald J. Latham, Rt 4, Box 60 D.
- 10) Forrest Whitten, Rt 2, Box 51, Dallas 75248
- 11) Cambridge Co., 16660 Dallas Parkway, #2000
- 12) H. Leon Wade, Rt 2, Box 50.
- 13) Home Savings of America, 5151 Beltline Dallas ⁷⁵²⁴⁰
- 14) Ellen Hunt #1400 E. IH-30, Garland 75043

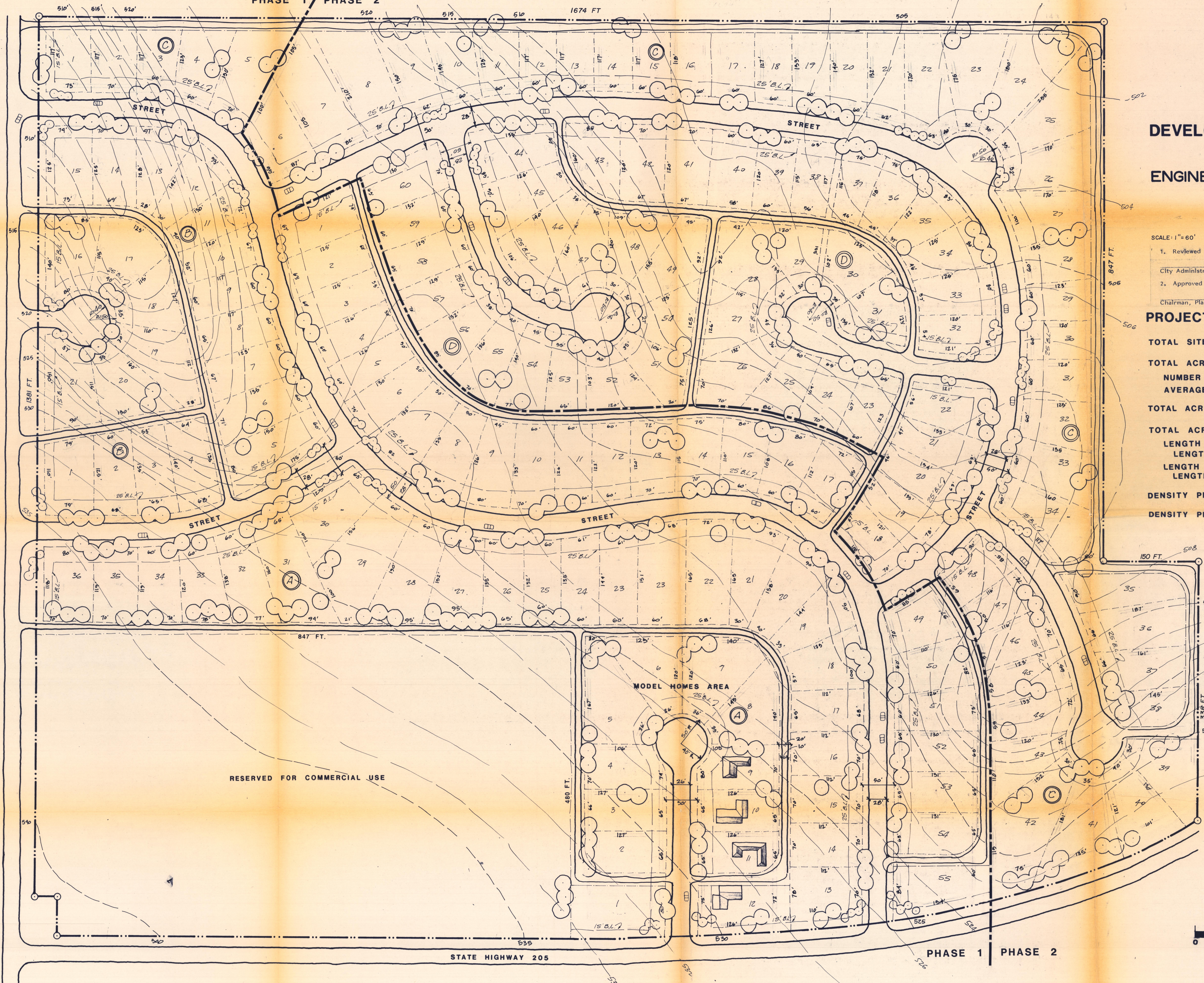
SAVINGS OF AMERICA

CAMBRIDGE CO.

PHASE 1 PHASE 2

HERITAGE HEIGHTS

1674 FT



HARLAN PARK ESTATES

DEVELOPER: JAMES HUDSON
4200 EDMONDSON - DALLAS, TX. 75205

ENGINEER: HAROLD L. EVANS
CONSULTING ENGINEER
2331 GUS THOMASSON DALLAS, TX. 75228

SCALE: 1" = 60'

DATE: 10-24-83

1. Reviewed for Preliminary Approval:

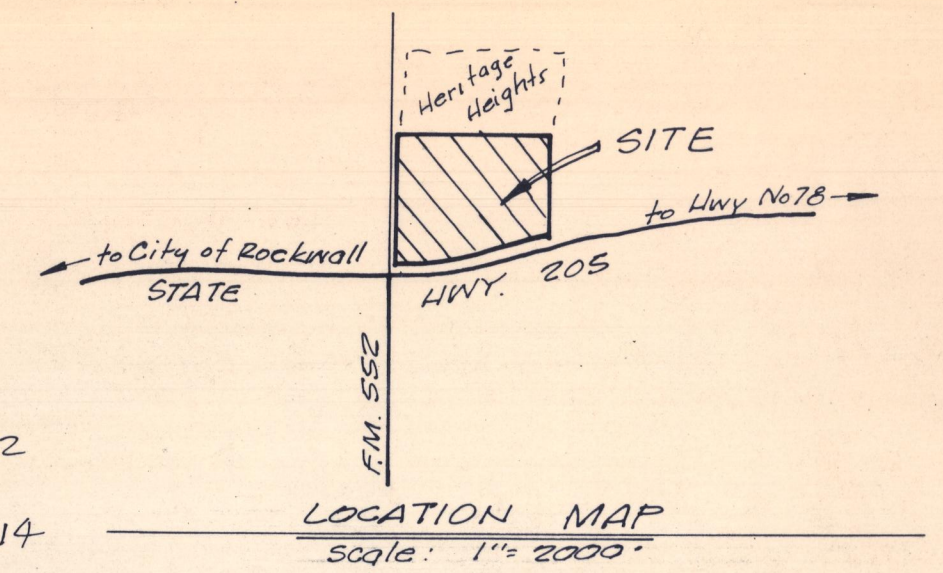
City Administrator _____ Date _____

2. Approved for Preparation of Final Plat:

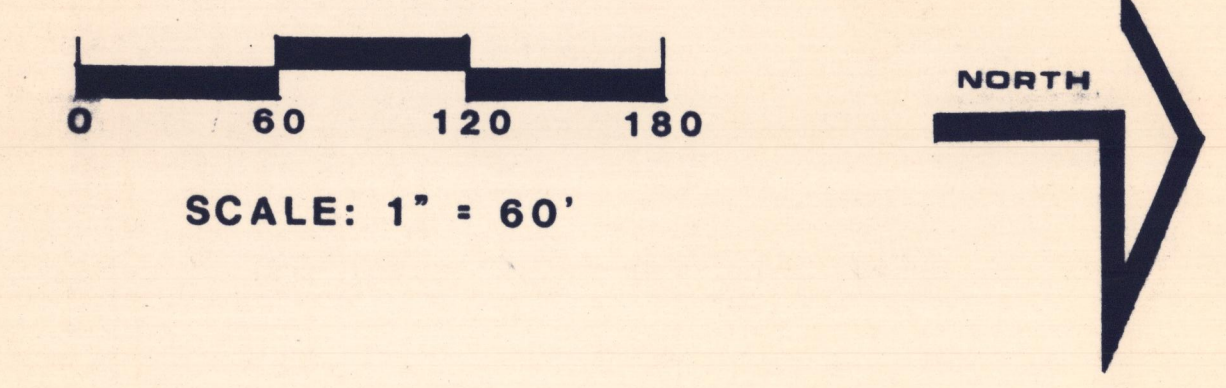
Chairman, Planning & Zoning Commission _____ Date _____

PROJECT DATA

TOTAL SITE ACREAGE	55.79
TOTAL ACRES - LOTS	35.19
NUMBER OF LOTS - 173	
AVERAGE LOT SIZE - 8860 S.F.	
TOTAL ACRES - COMMERCIAL USE	9.1
TOTAL ACRES - R.O.W.	11.5
LENGTH OF STREET - 5865 FT.	
LENGTH OF STREET/LOT - 34 FT.	
LENGTH OF ALLEY - 5660 FT.	
LENGTH OF ALLEY/LOT - 33 FT.	
DENSITY PER NET ACRE	4.9 DU/AC
DENSITY PER GROSS ACRE	3.1 DU/AC



george r. hunt associates
LANDSCAPE ARCHITECTS
1008 STONEWALL SUITE #E
GARLAND, TX. 75043 214-840-0888



SITE PLAN

906 # 2-213