

CITY OF ROCKWALL  
102 East Washington  
Rockwall, Texas

APPLICATION FOR ZONING CHANGE

Case No. 03-72-2 Filing Fee \$80.00 Date \_\_\_\_\_

Applicant Richard Harris Phone \_\_\_\_\_

Mailing Address \_\_\_\_\_

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.)

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

\_\_\_\_\_ District Classification  
to GR - 1.97 acres District Classification  
SF-7 - 3.30 acres

for the following reasons: (attach separate sheet if necessary)

There (Are) deed restrictions pertaining to the intended use of the property.  
(Are Not)

Status of Applicant: Owner \_\_\_\_\_ Tenant \_\_\_\_\_ Prospective Purchaser X

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.

*mabel williams 7/95*  
*Louis Arnold 2/95*

Signed Richard Harris

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)



PLANNING AND ZONING COMMISSION  
ZONING CHANGE FACT SHEET

Case No: P&Z 83-72-Z

Applicant: Richard Harris

Location of Property: SH-205 across from Live Oak

Acreage: 5.33

Current Zoning: Agricultural

Surrounding Zoning: PD-5 to north, SF-7 to South & East, SF-10 to west

Requested Zoning: GR for 1.97 acres on SH-205, SF-7 for 3.36 acres behind

Reason for Request: To continue single family development from east  
and give second access to subdivision.

Notices: Sent: 13

Favorable: 5

Unfavorable: 0

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Description: Two months ago you approved a single family subdivision and rezoning to the east of this property. Harris has gotten acreage to SH-205 for an extension of this subdivision and a second access to this subdivision. He would like the frontage on SH-205 to be zoned General Retail 200 ft. deep.

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Staff Comments: The SF-7 is a logical extension of an existing residential zone. Retail is shown on our land use plan where SH-205 and a future thoroughfare cross to the north of this property. We do not want a retail strip and this may be too close for two separate retail areas.

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Planning and Zoning Commission Recommendations:

11/10/83 - Approval

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Council Decision:

1/9/84 - Approval



BEFORE THE PLANNING AND ZONING COMMISSION  
CITY OF ROCKWALL, TEXAS

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\_\_\_\_\_  
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. 83-72-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

FOURTH TRACT: A part of the S S McCurry survey lying north of and adjoining the W.D. Austin addition to the town of Rockwall; Beginning at a stake in the center of the road in the bed of branch which is 75 yaras east of the Northwest corner of the W.D. Austin addition Thence East with the center of road 216 feet; Thence North 30 feet, to stake or corner in center of branch; Thence with the meanders o branch 216 feet to corner; Thence on another branch is southerly direction to the place of beginning, same having a frontage of 216 feet on the street North of the W.D. Austin Addition and a depth of 300 feet to a branch.

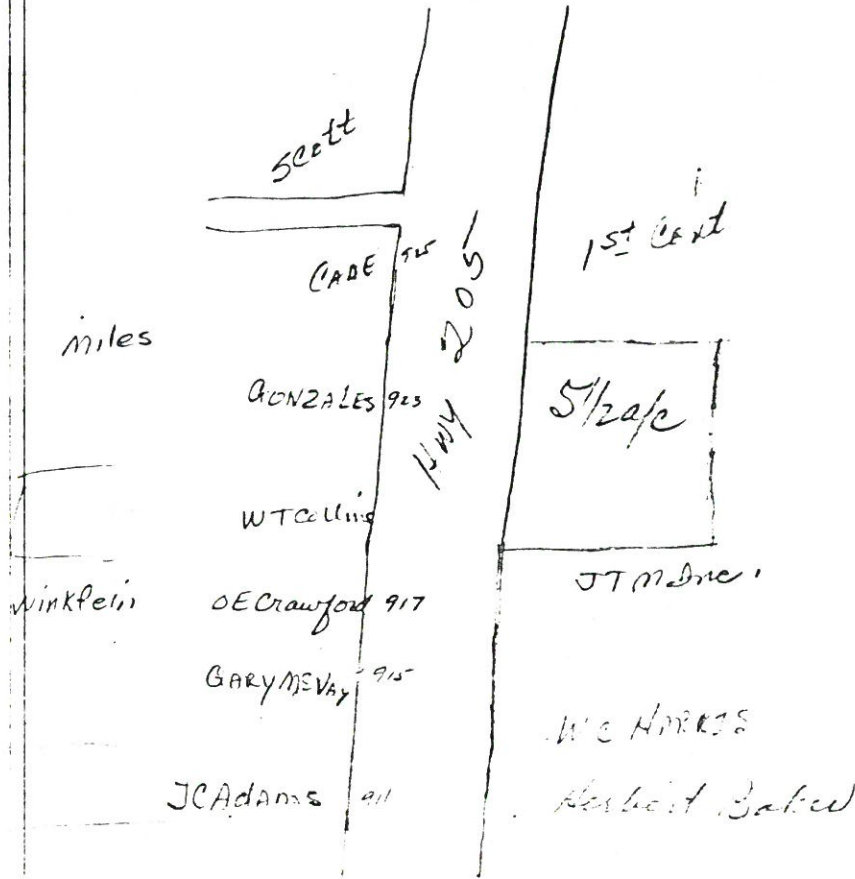
FIFTH TRACT: Beginning at the Southeast corner of the above described tract; Thence East with the center of road to F A Hewitt southwest corner; Thence North with said Hewitt west line to corner in branch; Thence down said branch with its meanders to the Northeast corner of the tract last above described; Thence South with the East line of said tract to the place of beginning.

SIXTH TRACT: Part of the S S McCurry survey; about  $\frac{1}{4}$  miles North from the Court House in the town of Rockwall, Beginning at the S W corner of the N B Willis home tract (being the last above described two tracts) corner in middle of road; Thence west with road 240 feet to corner in the west side of Goliad Street; Thence N  $\frac{1}{4}$  W crossing street and Thence with the East line of O.O. Scott lot and fence 409 feet to the N E corner of Scott's lot; Thence West 14 feet of the S E corner of Willcollins tract; Thence N  $19\frac{1}{4}$  W with fence and Collins line  $42\frac{1}{4}$  feet to a stake for corner; Thence West 642 feet to a stake for corner in road; Thence S  $4$  W 191 feet to corner under the East end of bridge of branch; Thence down said branch and the North line of the aforesaid Willis lot N 70 W 374 feet to corner; Thence S  $\frac{1}{4}$  E with fence and west line of Willis lot 357 feet to the place of beginning containing 3.60 Acres of land. Being the same tract of land conveyed to Theodore Willis, Mabel Willis, Ethel Willis, James Willis and Horace Willis by deed dated Oct. 7, 1930 by J.E. Adamson et al and recorded in Vol 28 page 570 Deed records of Rockwall County, Texas. Our undivided interest in the following described land situated in Rockwall County, Texas, being a part of the R. Ballard 320 acre survey and being off of the west end of said Ballard. survey and beginning on the E bank of the E Fork of river and being the Northwest corner of said Ballard survey; Thence South 475 varas; Thence East 301 varas; Thence North 575 varas to the bank of the said East fork; Thence down said river as follows; S 80 W 39 varas, Thence N 52 W 64 varas; N 1 W 82 vrs; S 67 W 107 vrs S 19 W 120 vrs; S 40 W 65 vrs, S 25 W 28 vrs to beginning, containing  $31\frac{1}{4}$  acres. TO HAVE AND TO HOLD the above described premises, together with all and singular, the rights and appurtenances there to in anywise belonging unto the said N.C. Willis, Ethel Willis, their heirs and assigns forever; and we do hereby bind ourselves, our heirs, executors and administrators to Warrant and forever defend all and singular the said premises unto the said N.C Willis, Mabel Willis, and Ethel Willis their heirs and assigns, against every person whomsoever lawfully claming or to claim the same or any part thereof,



SSM: [unclear]  
Survey

# Richard Harris Witness Property



- 1) Hubert B. Baker, Jr. 912 N. Goliad
- 2) W.C. Harris, 916 N. Goliad
- 3) J.T.M. Inc., 210 Casa Linda Suite 453 Dallas 75218
- 4) First Cont. Ent. Inc., 1/4 Ken Andrews, Box 495, Keagoville 75159
- 5) Hugh Scott, 6713 Hwy 66 Rowlett 75088
- 6) Nathan L. Cade, 925 N. Goliad
- 7) Guillermo Gonzalez, 507 S. Fannin
- 8) W.T. Collins, Rt 2
- 9) O.E. Crawford, 917 N. Goliad
- 10) Peter Winkfein, 918 N. Alamo
- 11) Rita Muler, 924 N. Alamo
- 12) Gary Mc Vay, 915 N. Goliad
- 13) J.C. Adams Est. 911 N. Goliad

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for a change in zoning from "A" Agricultural to "SF-7" Single Family  
residential and "GR" General Retail

on the following described property:  
SH-205 across from Live Oak  
(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. 83-72-Z

Julie Cook  
City of Rockwall, Texas

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Case No. 83-72-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 Aita Mills  
Address 924 Alamo St Rockwall Tex

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. ✓

I am opposed to the request for the reasons listed below. \_\_\_\_\_

1. There is a need for suitable housing in our neighborhood.
- 2.
- 3.

Signature Mrs J. C. Adams

Address 911 N. Goliad

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

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Cherie Couch  
City of Rockwall, Texas

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Case No. 83-72-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.
- 2.
- 3.

Signature Hugh Scott  
Address 6713 Hwy 46 Rowlett Texas 75088

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

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City of Rockwall

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Orlinda Couch  
City of Rockwall, Texas

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Case No. 83-72-Z

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

I am opposed to the request for the reasons listed below. \_\_\_\_\_

1. Rockwall needs more homes to
2. rent or buy
3. \_\_\_\_\_

Signature W. C. Harris

Address 916 N. Galiaad

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

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City of Rockwall, Texas

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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. The property has been used as housing
2. having has 2 houses on it
3. \_\_\_\_\_

Signature W.J. Collins  
Address 2001 N. Goland

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

Thank you,  
City of Rockwall



STATE OF TEXAS  
COUNTY OF ROCKWALL

BEING two tracts of land situated in the S. S. McCurry Survey, Abstract No. 146, Rockwall County, Texas, and being a part of a tract of land conveyed to Rockwall Land Ltd. No. 1 from Helen Pelton and Maebelle Pelton McKune by deed as recorded in Volume 105, Page 355, Deed Records, Rockwall County, Texas; also being part of that tract of land conveyed to Phillip M. Robertson, Trustee, from Joe F. Spafford, Sr. and wife, Christine Spafford, by deed recorded in Volume 115, Page 785, Deed Records, Rockwall County, Texas; and also being part of all of the 4th Tract, all of the 5th Tract, and part of the 6th Tract conveyed from Theodore Willis and wife, Gladys Willis, to H. C. Willis, Mabel Willis, and Ethel Willis by deed as recorded in Volume 30, Page 513 of the Deed Records of Rockwall County, Texas, and being more particularly described as follows:

TRACT 1 - TO BE ZONED SF-7

BEGINNING at the point of intersection of the present East line of a tract zoned Agricultural with the North line of said Robertson tract, said point assumed to be 200.00 feet West of the West line of the Wade Addition;  
THENCE: South 428.62 feet to a point for a corner;  
THENCE: North 88° 53' 44" West traversing said Robertson, Pelton, and Willis tracts a distance of 800.01 feet to a point for a corner;  
THENCE: North 42° 48' East a distance of 447.22 feet to the North line of said Willis tract;  
THENCE: South 89° 40' 40" East a distance of 359.88 feet to a point for a corner;  
THENCE: North 10° 35' 30" East a distance of 68.64 feet to a point for a corner;  
THENCE: North 89° 55' 20" East a distance of 421.80 feet to the Place of Beginning and Containing 8.96 Acres of Land.

TRACT 2 - CHAIN RETAIL

BEGINNING at the point of intersection of the South line of said Willis tract with the Westerly right-of-way line of State Highway No. 205;  
THENCE: With said right-of-way line North 3° 03' 12" East a distance of 78.90 feet to the beginning of a curve to the left, said curve having a central angle of 5° 25' 05" and a radius of 3869.72 feet;  
THENCE: Along the arc of said curve an arc distance of 365.93 feet to the North line of said Willis tract;  
THENCE: Along said North line South 89° 40' 40" East a distance of 190.00 feet to a point for a corner;  
THENCE: South 0° 42' 48" West a distance of 447.22 feet to a point on the South line of said Willis tract;  
THENCE: North 88° 53' 44" West a distance of 190.87 feet to the Place of Beginning and Containing 1.91 Acres of Land.

HAROLD L. EVANS, Consulting Engineer  
January 30, 1984



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( Being that some tract of land Located between the  
FIRST CONTINENTAL <sup>Co</sup> tract and that 9.894 here tract fronting on )?  
S. Highway 205 - OWNED BY TOMMY SINGLETON.

~~All of said tract being~~

The tract herein describes contains approximately 6 Acres of Land, All to be zoned S.R. - 7 Save the except its front 200 feet <sup>depth</sup> which is requested to be noted.