

CITY OF ROCKWALL
102 East Washington
Rockwall, Texas

APPLICATION FOR ZONING CHANGE

Case No. 83-7 -Z

Filing Fee 55.00

Date Nov 21 -53

Applicant DONALD R WHITFORD

Phone 722-5521

Mailing Address 1407 S GOLIAD ROCKWALL

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

C District Classification

to LI District Classification

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

There (Are) 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.

Signed Don Whitford

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)

CITY OF ROCKWALL
OFFICIAL RECEIPT

NAME Don Anderson DATE 11-21-23

ADDRESS _____

Cash Check Other

GARBAGE		
LAND FILL PERMIT		
GARAGE SALES		
SOLICITORS PERMIT		
RENT		
MISCELLANEOUS WATER SALES		
<u>Garage Sale</u>	<u>55.00</u>	

Received By _____

2191
FORM G-1

That in consideration of the payment in full according to the face and terms of a certain promissory note in the principle sum of Twenty Thousand Dollars and no cents. (\$20,000.00) Executed by Donald Richard Whitford and Margie Whitford, on May 16, 1972,

described in a certain Deed of Trust

executed by Donald Richard Whitford and Margie Whitford

to N. Frank Smith, Trustee

dated the 16th day of May, 1972, and recorded in Vol. 51 on page 960 of the records of Deeds of Trust of Rockwall County, Texas,

The First State Bank

a Corporation, duly organized and existing under the Laws of the State of Texas

the owner and holder of said note, does hereby release the Deed of Trust

lien shown by said instrument to exist upon the following described property, to secure payment of said note, viz.:

all that certain lot, tract or parcel of land, located about one mile Southeast of the City of Rockwall, being a tract of land 208.7 ft. by 100 ft. in size out of a tract of land in the name of Mrs. Amanda Rochell, a part of the J.R. Lofland homestead tract, located in the B.J. T. Lewis Survey, Rockwall County, Texas, described as follows: BEGINNING at an iron pin in the North right of way line of State Hi-Way No. 205, the Southwest corner of a 1 1/2 acre tract conveyed to Charles Atkins, as of record in Vol. 56, Page 356, Deed Records of Rockwall County, Texas. THENCE North 42 deg. 09' West 100 ft. with said North right of way line of said Hi-Way No. 205; THENCE North 46 deg. 09' East 208.7 ft. to an iron pin for a corner; THENCE South 42 deg. 09' East 100 ft. to an iron pin in the Northwest corner of said Atkins lot; THENCE South 40 deg. 09' West 208.7 ft. with Atkins tract West line to the place of beginning containing 0.479 acres.

this _____ day of _____, A. D. 19 _____

Attest:

The First State Bank, Rockwall, Texas

[Handwritten Signature]

By

Secretary.

[Handwritten Signature]

(Seal)

President.

CORPORATION ACKNOWLEDGMENT

PLANNING AND ZONING COMMISSION

ZONING CHANGE FACT SHEET

Case No: P&Z 83-75-Z

Applicant: Don Whitford

Location of Property: SH-205 north of Rockwall Manufacturing

Acreage: .479

Current Zoning: Commercial

Surrounding Zoning: LI to south, C to north and east, GR to west

Requested Zoning: Light Industrial

Reason for Request: Wants to lease space to a marble table maker.

Notices: Sent: 4

Favorable: 0

Unfavorable: 0

Description: Whitford's property is just north of Rockwall Manufacturing. He currently leases to the Sub Shop and a beauty shop. He operates his body shop in the back. When the question of how to classify the marble table maker came up, he asked for LI zoning in case the tenant would not be allowed in a Commercial Dist.

Staff Comments: Light Industrial is a clean district, with manufacturing and storage inside. The choice is whether to continue extending LI along the east side of SH-205 or to maintain the C district. Mr. Whitford's property does not abut the "LI" District.

Planning and Zoning Commission Recommendations:

1/12/84 - Approval

Council Decision: 2/6/84 - Continue

3/5/84 - Grant

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 December, 1983, in
District Courtroom, Rockwall County Courthouse

Rockwall, Texas, on the request of Don Whitford
for a rezoning from "C" Commercial to "LI" Light Industrial

on the following described property:

SH-205 just north of Rockwall Manufacturing

(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. 83-75-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. 83-75-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.

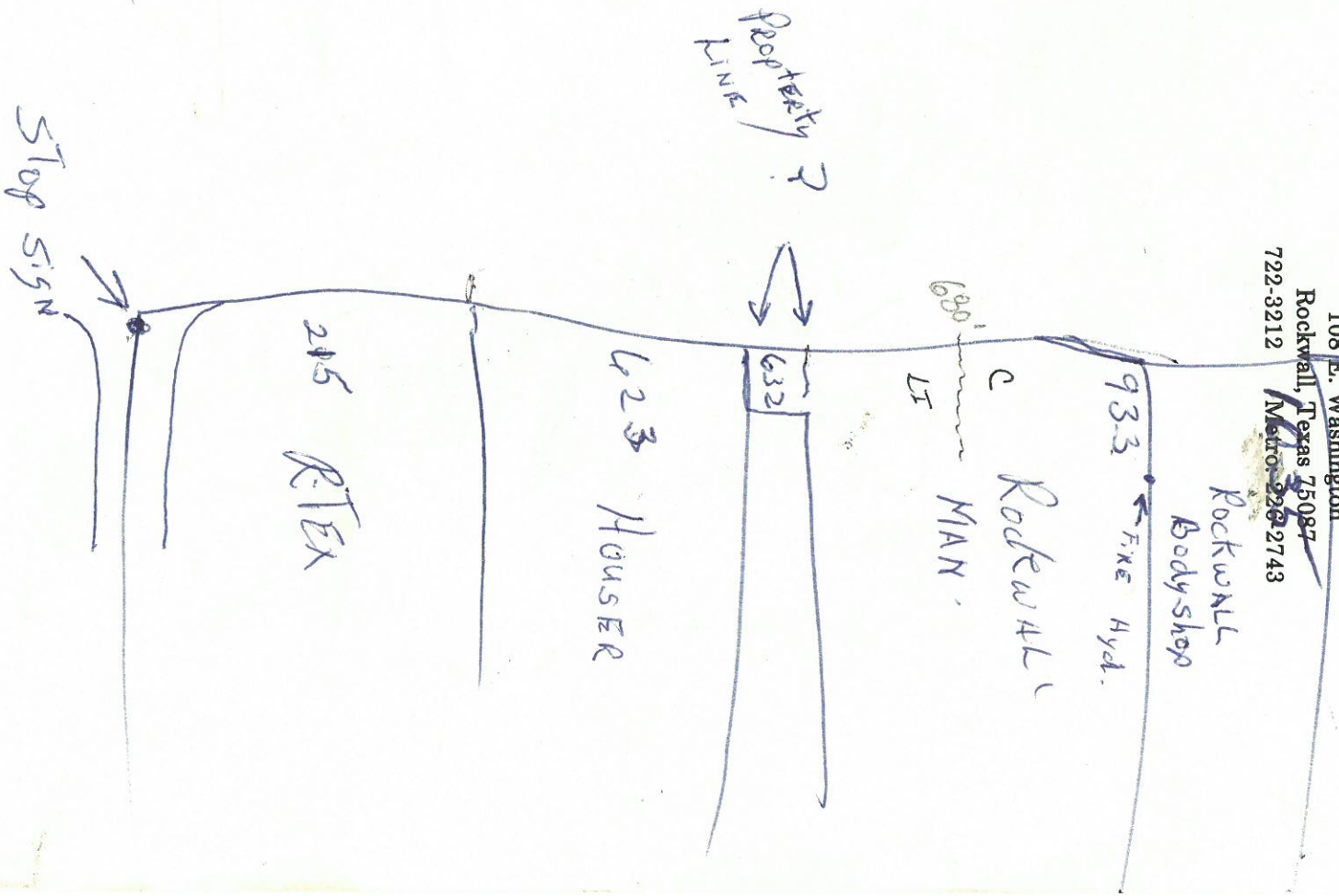
Thank you,
City of Rockwall

Whitford

Charles Atkins, 709 La Alamo
Raymond Cameron Cam Alky -
Robert Folsom Inv. - 16475 D Phway such 800
H. L. Williams 411 Valley 75248

Williams Lumber Company

108 E. Washington
Rockwall, Texas 75087
722-3212
Metro: 929-2743



LI to
680' from
center line
of Street
Yellow

LAW OFFICES
OF
RALPH M. HALL
207 E. RUSK ST.
ROCKWALL, TEXAS 75087

RALPH M. HALL
DON R. STODGHILL
CHARLES HOLT, JR.
BRETT HALL
J. BLAKELEY HALL

TELEPHONE:
ROCKWALL: A/C 214: 722-5192
METRO: 226-1556

February 16, 1984

Karen Martin
Administrative Assistant
City of Rockwall
102 East Washington
Rockwall, Texas 75087

Re: Don Whitford, Zoning Change

Dear Karen:

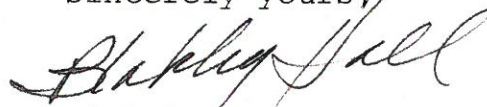
Thanks for your February 14, 1984, letter, and I apologize for not appearing on Mr. Whitford's behalf. Your continuance of this matter to your next regular meeting was more than kind. I appreciate it. I have March 5, 1984, marked for 7:30 p.m. on my calendar, and you need not trouble yourself with another letter.

As you may know, Mr. Whitford was involved in a serious car wreck this past Christmas in New England and has been unable to travel. I will, therefore, appear on his behalf on March 5, 1984.

Thanks again for your help.

With kindest regards, I am

Sincerely yours,



Blakeley Hall

JBH:jj