

CITY HALL

ROCKWALL, TEXAS

APPLICATION FOR ZONING CHANGE

Case No. 84-42-Z Filing Fee \$180.00 Date 3-5-84

Applicant Bill R. Cameron

Mailing Address 1101 Ridge Road Rockwall Texas Phone No. 722-3878

LEG:

put on a separate sheet and attached hereto.) description may be all that certain

lot, tract or parcel of land situated about 2-1/2 miles Southwest from the town of Rockwall, Rockwall County, Texas, located in the James Smith and E. P. Gaines Chisum Surveys, Being a part of a 113.3 acre tract of land conveyed to Jeff Wooldridge and Jim Bell and being 30.631 acres, the remaining part of the James A. Bell, Jr. by partition Deed of the Wooldridge-Bell land, of record in Vol. 58, Page 231, Deed Records of Rockwall County, Texas, and being the same 30.631 acre tract conveyed by Bell to Dr. C. S. McCubbin of Record in Vol. 60, Page 344 of the Deed Records of Rockwall County, Texas, described as follows:

BEGINNING at an iron pin in the South Right of Way line of U. S. Hi-way No. 67, 130.5 ft. South 71 deg. 23' West from the South intersection of said Hi-way and the East line of said 113.3 acre tract; THENCE SOUTH 34 deg. 35' East 1357.5 ft. to an iron pin in the South line of said 113.3 acre tract; THENCE SOUTH 45 deg. 00' West 1267.5 ft. to an iron pin in fence line for a corner, said point being 140 ft. North 45 deg. 00' East of the South corner of said 113.3 acre tract; THENCE 11 deg. 18' West 1887 ft., traversing said 113.3 acre tract to an iron pin in the South right of way line of said Hi-way; THENCE NORTH 71 deg. 23' East 522 ft. with said hi-way to the place of beginning containing 30.631 acres of which 9.003 acres lies in the James Smith Survey and 21.628 acres in the E.P.G. Chisum Survey, as surveyed by R.E.L. Halford, County Surveyor, 1-18-65.

SUBJECT to reservation of one-half mineral estate by Union Central Life Insurance Co. and easements and restrictions of record.

Save and Except the Northerly 500 foot Strip along and parallel to the Interstate Highway which is Zoned Commercial.

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.

Bill R. Cameron  
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.

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

CITY OF ROCKWALL  
OFFICIAL RECEIPT

DATE 3/7/04

NAME Cameron Company

ADDRESS \_\_\_\_\_

Cash  Check  Other

GARBAGE	
LAND FILL PERMIT	
GARAGE SALES	
SOLICATORS PERMIT	
RENT	
MISCELLANEOUS WATER SALES	
<u>Zoning Change</u>	<u>180.00</u>

Received By \_\_\_\_\_

**2406**  
FORM G-1

PLANNING AND ZONING COMMISSION  
ZONING CHANGE FACT SHEET

Case No: P&Z -84-42-Z

Applicant: Bill Cameron

Location of Property: I-30 east of Church on the Rock

Acreage: 21.628 (Approximate)

Current Zoning: A

Surrounding Zoning: A, C, Residential

Requested Zoning: Commercial

Reason for Request: To zone portion of land off I-30 to match frontage zoning and build Commercial park

Notices: Sent: 7

Favorable: 1

Unfavorable: 0

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Description: Property east and adjacent to Church on the Rock on I-30.  
Runs south to Windmill Ridge and the HUD duplex project.  
Frontage on I-30 already zoned Commercial.

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Staff Comments: No objections.

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Planning and Zoning Commission Recommendations:

4/12/84 - Approved

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Council Decision:

5/7/84 - Approved

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 12th day of April, 1984, in  
District Courtroom, Rockwall County Courthouse  
Rockwall, Texas, on the request of Bill Cameron  
for a change in zoning from Agricultural to Commercial

on the following described property:

(See attached sheet)

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. 84-42-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. 84-42-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

lot, tract or parcel of land situated about 2-1/2 miles Southwest from the town of Rockwall, Rockwall County, Texas, located in the James Smith and E. P. Gaines Chisum Surveys, Being a part of a 113.3 acre tract of land conveyed to Jeff Wooldridge and Jim Bell and being 30.631 acres, the remaining part of the James A. Bell, Jr. by partition Deed of the Wooldridge-Bell land, of record in Vol. 58, Page 231, Deed Records of Rockwall County, Texas, and being the same 30.631 acre tract conveyed by Bell to Dr. C. S. McCubbin of Record in Vol. 60, Page 344 of the Deed Records of Rockwall County, Texas, described as follows:

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*Save and Except the Northerly 500 foot strip along and parallel to the Interstate Highway which is zoned Commercial.*

~~Em~~  
~~Julia Jones Cameron~~

- 1) Church on the Lock, PO Box 880
- 2) J.E.R. Chilton III, PO Box 2049, Dallas, TX 75221
- 3) Archie Underwood, Rt 3, Box 120-10
- 4) Embrey Enterprises Inc. Inc., PO Box 277, Richardson 75080
- 5) Development Consultants Inc. <sup>PO Box 248</sup> 1609 West Grove Blvd. Lawton, Okla. <sup>73550</sup>
- 6) Epic Inc., 8585 N. Stemmons, #816, Dallas 75247
- 7) Centennial Homes, Inc., PO Box 277, Richardson 75080

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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.
- 2.
- 3.

Signature   
Address 8535 N. Stemmons #826  
Dallas 75297

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

Thank you,  
City of Rockwall