

CITY OF ROCKWALL
102 East Washington
Rockwall, Texas

APPLICATION FOR ZONING CHANGE

Case No. 84-83-2 Filing Fee \$60.00 Date 6-27-84

Applicant Philip A. Williams Phone ²¹⁴ 321 0372

Mailing Address 1624 Highland Rd Dallas Tx

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.)

Lot 6, and Lots 2 and 3 of Isaac Brown Land Partition
to his Edward Teul Survey see Attached

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

Agricultural District Classification

to Commercial District Classification

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

commercial zoning now existing across rock road.

There (Are) deed restrictions pertaining to the intended use of the property.

Status of Applicant: Owner of Lots 2 & 3 Tenant Prospective Purchaser out lot 6

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 Philip A. Williams

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 Philip Williams DATE 7-5-84
ADDRESS _____

Cash Check Other

GARBAGE		
LAND FILL PERMIT		
GARAGE SALES		
SOLICATORS PERMIT		
RENT		
MISCELLANEOUS WATER SALES		
<u>fees</u>	<u>160</u>	<u>00</u>

Received By

2656

FORM G-1

HUBB

ROCKWALL FISHING MARINA

INTERSTATE 30

HWY 67

F.M. 740

F.M. 3097

PD-

PD

PD

C

C

2F

2F

C

PD-16

COUNTY PROPERTY

COUNTY PROPERTY

COUNTY PROPERTY

PD-19

PD-18

C

HOTEL PD-22

PD 15

PD 20 RESIDENTIAL

PD-9
CONCEPT PLAN
V. A. & B.

Safeway Shopping Center

Rockwall Bank

Purpose Office Bld.

Decated Road
County Easement

MIX OF RESIDENTIAL

RESIDENTIAL

MIX OF SINGLE FAMILY ZERO LOT LINE TOWN HOUSE DUPLEX

MIX OF SINGLE FAMILY ZERO LOT LINE TOWN HOUSE DUPLEX

COUNTY PROPERTY

COUNTY PROPERTY

Tract B OFFICE

Tract C

Tract D

Tract E

Tract F

HILSTON DRIVE

Decated Road

22711

2400

C.P. Mr. Hughes

40'

cemetary

AS

All that certain lot, tract or parcel of land lying in the County of Rockwall, State of Texas, EDWARD TEAL SURVEY and being 23.52 acres of land conveyed to Isaac Brown out of a 87½ acre tract by John Martin et ux, and G.W. Moton the 7th day of January 1905 of record in Vol. 31, page 235 Deed Records of Rockwall County Texas, described as follows:

BEGINNING at a stake in the Northeast line of said E. TEAL SURVEY at the intersection of R.M. Road NO. 740 West right of way line:

THENCE: South 13 deg. 08' west 15 ft. to a stake:

THENCE: South 45 deg. 00' west 1139 ft.

~~7th day of January 1905 of record in Vol. 31, page 235 Deed Records of Rockwall County Texas, described as follows:~~

~~BEGINNING at a stake in the Northeast line of said E. TEAL SURVEY at the intersection of R.M. Road NO. 740 West right of way line:~~

~~THENCE: South 13 deg. 08' west 15 ft. to a stake:~~

~~THENCE: South 45 deg. 00' west 1139 ft.~~

~~with old fence line to a stake in fence line at the Northeast corner of a cemetery;~~

~~THENCE: North 42 deg. 45' West 228 ft. to an angle in line, continuing North 49 deg. 15' West 132.5 ft. to an iron pin for a corner;~~

~~THENCE: South 23 deg. 00' west 24.8 ft. to an iron pin for a corner;~~

~~THENCE with the meanders of a small creek average distances and courses, N. 45 deg. 00' W. 74 ft.; S. 70 deg. 00' W. 100 ft.; S. 66 deg. 30' W. 246.5 ft.; S. 73 deg. 30' W. 133.5 ft.; N. 71 deg. 15' W. 46.5 ft.;~~

~~N. 58 deg. 10' W. 63.5 ft. to an iron pin in the Southwest corner of said tract, Said point being also the southeast corner of the Moton land;~~

~~THENCE: North 45 deg. 00' East 1440 ft. to a stake in public road and survey line;~~

~~THENCE: South 45 deg. 00' East 855.5 ft. with road and survey line to the place of beginning containing 23.52 acres to be divided into 16 tract as shown hereon.~~

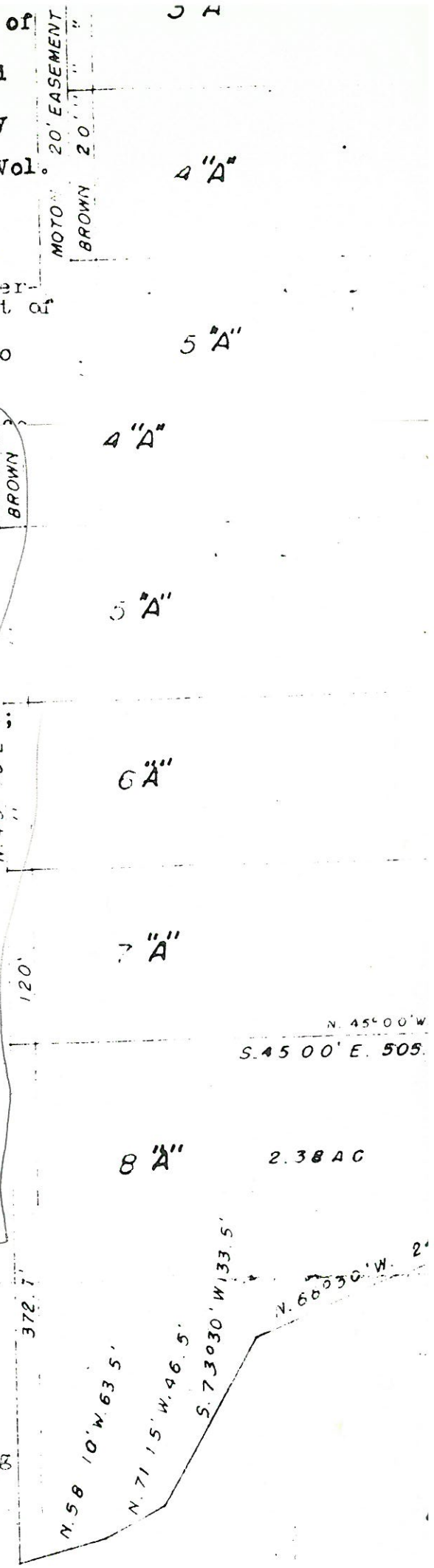
1-14-1967

R. E. Halford
R. E. Halford
County Surveyor.

We, the owners of the above described property, do hereby adopt the foregoing plan and place same of record for the sole purpose of affording the owners of said property a legal means of describing and locating their tracts of land shown hereon.

For the heirs of Isaac Brown

witness:

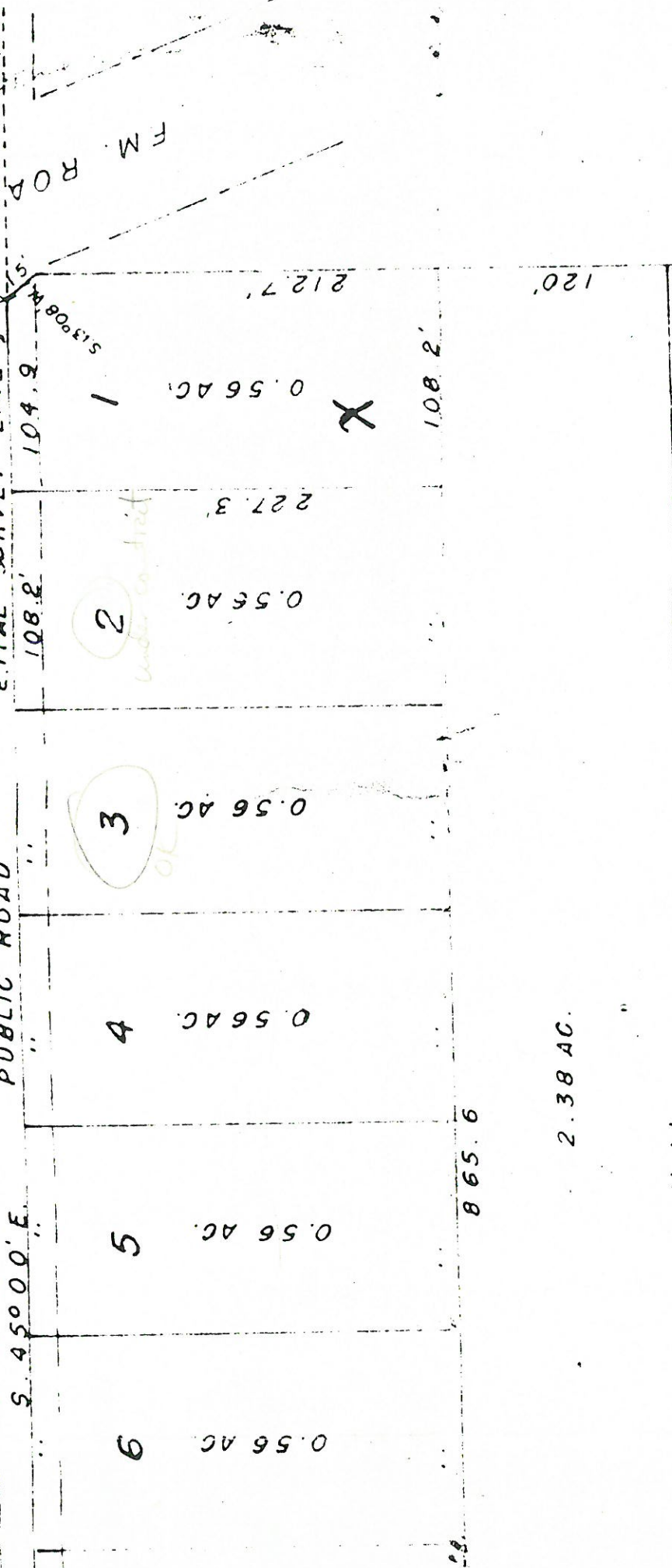


ISAAC BROWN'S LAND
EDWARD TEAL SURVEY
1-14-1967

SC

F.M. ROAD NO. 740
BEGINNING

ETFAI SURVEY LINE



2.38 AC.

Williams on 740

Ola Young, % E. W. Young, Rt 3, Box 424
Independent Community Fin Corp, Box 129

Annice Fields Est, % Phillip Williams
1624 Highland Rd
Dallas, TX 75216

~~Phillip Williams, 1624 Highland Rd Dallas 75216~~

~~Edna Murlee, % Phillip Williams, 1624 Highland Rd
Dallas 75216~~

~~Michael Stephenson, 2300 Simmons St. 5-F-30
Dallas 75227~~

Bebbie Williams, 5614 Pickford, Dallas 75235

William Douglas, 7446 E. Inwood, Dallas 75214

Murray Williams, 4819 Cowan, Dallas 75209

J. P. Hughes, Rt 4, Box 36

J. L. Wilson, 400 Chaparral Ln.
Rt 4

Emily S. Whitehead / Oh Steger Co, 304 Highland St

Interfirst Bank Dallas No. Ancillary Trust

PO Box 83798 Dallas 75283

~~Brown
Cemetery?~~

BEFORE THE PLANNING AND ZONING COMMISSION
CITY OF ROCKWALL, TEXAS

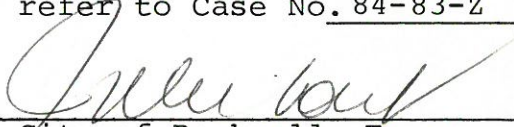
The Planning and Zoning Commission will hold a public hearing at 7:30
o'clock P. M. on the 9th day of August 1984 in
the Rockwall City Hall, 205 West Rusk Street, Rockwall, Texas, at the re-
quest of Philip Williams
for a a change in zoning from Agricultural to Commercial

on the following described property:

Tracts 2 and 3 of the Isaac Brown Partition between
FM-740 and Hill Top Drive

(See Attached)

As an interested property owner, it is important that you attend this hear-
ing or notify the Commission of your feeling in regard to the matter by re-
turning the form below. In replying, please refer to Case No. 84-83-Z



City of Rockwall, Texas

The following form may be filled out and mailed to the City Planning and
Zoning Commission, 205 West Rusk Street, Rockwall, Texas 75087.

Case NO. 84-83-Z

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

I am opposed 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

Tracts 2 and 3 of that certain lot, tract or parcel of land lying in the County of Rockwall, State of Texas, Edward Teal Survey and being 23.52 acres of land conveyed to Isaac Brown out of a 87.5 acre tract by John Martin et ux, and G. W. Moton the 7th day of January 1905 of record in Vol. 31, page 235 Deed Records of Rockwall County Texas described as follows:

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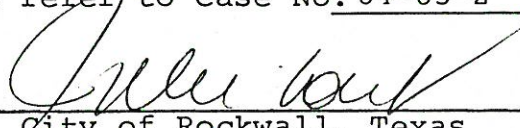
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- 1.
- 2.
- 3.

Signature John Buffin City

Address 509 Bowin Ave Rockwall, Tx

8-3-84

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

Thank you,
City of Rockwall

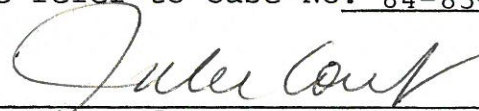
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CITY OF ROCKWALL, TEXAS

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Signature _____

Address _____

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Thank you,
City of Rockwall

Lot 3 & 6 "A" Brown Add.

- 1). Earnest Fields
9676 Elmira Circle, Sacramento Ca., 95827
- 2). Landers & Cooper
615 West Garland, Garland 75040
- 3). Wendell Bowman
6001 Skillman Bldg 4 #230, Dallas 75231
- 4). John Buffington, 509 E. Bourn Pt 3
- 5). Lula & Lola Fields, % Norma Wright, Box 421
11659 Park Rd Dallas 75228
- 6). Michal Stephenson, 2300 Stammers Hwy Suite 5F
Dallas 75207
- 7). Doyle Cain, % Equity Tax Gr. Inc., Box 461246 - 75046
Garland
- 8). Alvin Motow Pt 3, Box 422
- 9). Texas - States' - #1 Commodore Plaza
- 10). Safeway Stores Inc., (Betty will call on address,
Fin Crowe)
- 11). Edna Nunlee, 28500 Sumpter, New Boston,
Michigan 48164

Fin Crowe

Safeway
~~635 Quinter Landers Bldg~~
Suite W-141
11325 Pegasus
Dallas 75238

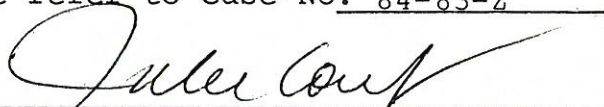
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Case NO. 84-83-Z

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

I am opposed the request for the reasons listed below. _____

- 1.
- 2.
- 3.

Signature Maria A. Spence
Address 1206 Valencia
Tustin CA. 92680 -

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

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I am opposed the request for the reasons listed below. _____

- 1.
- 2.
- 3.

Signature _____

Address _____

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Thank you,
City of Rockwall

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CITY OF ROCKWALL, TEXAS

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Loren Martin
City of Rockwall, Texas

The following form may be filled out and mailed to the City Planning and
Zoning Commission, 205 West Rusk Street, Rockwall, Texas 75087.

Case NO. 84-83-Z

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

I am opposed the request for the reasons listed below. ✓

1. Homestead
2. I am opposed to rapid growth
3. The utilities & all public services are not prepared for this zoning change.

Signature Emmet Young
Address Pf 3 Box 424

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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Soren Martin
City of Rockwall, Texas

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Zoning Commission, 205 West Rusk Street, Rockwall, Texas 75087.

Case NO. 84-83-Z

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

I am opposed the request for the reasons listed below. _____

- 1.
- 2.
- 3.

INDEPENDENT COMMUNITY FINANCIAL
COIRPORATION

Signature Paul E. Lokey

By: Paul E. Lokey, Chairman of the Boar
Address 9533 Losa Drive
Dallas, Texas 75218

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

Thank you,
City of Rockwall

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- 2). Landers & Cooper
615 West Garland, Garland 75040
- 3). Wendell Bowman
6001 Killman Bldg 4 #230, Dallas 75231
- 4). John Buffington, 509 E. Bourn Pt 3
- 5). Lula & Lola Fields, % Norma Wright, Box 421
2300 Stemmons Hwy. Suite 5F30
- 6). Michael Stephenson, Dallas 75207
- 7). Doyle Coiv, % Equity Tax Gr. Inc., Box 461246 - 75046
Garland
- 8). Alvin Motow, Pt 3, Box 422
- 9). Texas - Indies - #1 Comodore Plaza
- 10). ~~Safeway Stores Inc., (Betty will call on address)~~
- 11). Edna Nunlee, 28500 Sumpter, New Boston,
Michigan 48169

(10) Safeway
635 Jupiter Garden Bldg
Suite W-141
11325 Pegasus
Dallas 75238

(12) Carbale Property Co. Retail PO Box
832310, Richardson, TX 75083

2 & 3 Brown Partition

① Jim Cerone 11325 Pegasus, ~~Ste~~ Bldg W-141
Safeway Stores, ~~855 Jupiter~~
Dallas, 75238

② Carlisle Property Co. - Retail, PO Box 932310
Richardson, TX 75083

③ Rockwall Village Ltd, 7007 Preston Rd Ste 515,
Dallas, 75205

③ ~~③~~ Emily Sue Whitehead & Or Steger Jr.,
304 Highland Dr

④ ~~④~~ ~~Interfirst Bank~~ 2300 Stemmons Ste 5-F-30
Michael Stephenson, c/o Mitchell Bookkeeping
~~Service 1215 Westwood, Irving 75061~~
Dallas, TX 75027

~~4 Brown~~
~~3A Brown~~
~~3A Brown~~
⑤ Independent Community Financial Corporation,
PO Box 129

⑥ Emmett Young, Rt 3 Box ~~8~~ 424

⑦ Ola Young c/o EM Young, Rt 1

TO

Philip Williams
1624 Highland Road
Dallas, Tx. 75218

FROM

CITY OF ROCKWALL
15 West Rusk Street
ROCKWALL, TEXAS 75087-3793
(214) 722-1111 • Dallas 226-7885

SUBJECT

Rezoning

DATE

8/13/84


MESSAGE:

On August 9, 1984, the Planning and Zoning Commission voted to recommend denial of your request for rezoning to Commercial. Your appeal to the Council will be September 10th.

The Planning and Zoning Commission voted to continue the public hearing on your request for rezoning to duplex until you submit a revised Concept Plan showing land uses and circulation in the area zoned Agricultural with input from neighboring owners. If you want to appear on September 13th, we must have the Concept Plan by August 27th.

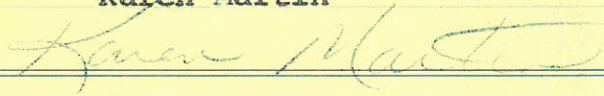
Karen Martin

ORIGINATOR-DO NOT WRITE BELOW THIS LINE

REPLY TO 

SIGNED

REPLY



TO

Philip Williams
1624 Highland Road
Dallas, Tx. 75218

FROM

CITY OF ROCKWALL
205 West Rusk Street
ROCKWALL, TEXAS 75087-3793
(214) 722-1111 • Dallas 226-7885

SUBJECT

Commercial Rezoning

DATE

9/12/84

MESSAGE:

On September 10, 1984, the City Council voted to deny your request for Commercial Zoning, instructing you to return to the Planning and Zoning Commission with a Concept Plan for the area. Because of legal notification requirements this rezoning cannot be considered by the Commission on September 13th. Please advise the City by September 24th if you wish to continue with this rezoning at the next Commission meeting October 11th.

ORIGINATOR-DO NOT WRITE BELOW THIS LINE

REPLY TO 

SIGNED

Karen Martin

REPLY



TO

Philip Williams
1624 Highland Road
Dallas, Tx. 75218

FROM

CITY OF ROCKWALL
205 West Rusk Street
ROCKWALL, TEXAS 75087-3793
(214) 722-1111 • Dallas 226-7885

SUBJECT

Duplex and Commercial Rezoning

DATE

12/4/84

MESSAGE:

On December 3, 1984, the City Council allowed you to withdraw your application for rezoning on these two properties. If you wish to re-apply for these two zonings, please submit a new zoning application and pay the appropriate filing fees. After submission of the application and filing fees you will be scheduled for the next available Planning and Zoning Commission meeting.

Karen Martin

ORIGINATOR-DO NOT WRITE BELOW THIS LINE

REPLY TO SIGNED 

REPLY



205 West Rusk

CITY OF ROCKWALL

"THE NEW HORIZON"

Rockwall, Texas 75087-3793

Sam Nelson
Ola Young
c/o E.M. Young
Rt. 1-
Rockwall, Texas 75087



REASON CHECKED
Unclaimed _____
Attempted - Not known _____
Insufficient Address _____
No such street _____ number _____
No such office in state _____
Do not re-mail in this envelope