

CITY OF ROCKWALL  
102 East Washington  
Rockwall, Texas

APPLICATION FOR ZONING CHANGE

Case No. 84-93-2

Filing Fee 55.00

Date 8/27/84 *pd*

Applicant James R. Dudney

Phone 14/722-3338

Mailing Address P. O. Box 685, Rockwall, Texas 75087

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.)

All that certain tract or parcel of land, situated in the Town of Rockwall, Rockwall County, Texas, part of the B. F. Boydston Survey, And being a part of the B. F. Jones Estate, of record in Volume 21, Page 391, of the Deed Records of Rockwall County, Texas, and described as follows:

BEGINNING at a point 120 feet South of the Northwest corner of a tract of land conveyed by Myrtle B. Jones, et al, to Anna Dean Coates, by Deed dated August 3, 1954, as the same appears of record in the Deed Records of Rockwall County, Texas, Volume 50, Page 346;

THENCE EAST, parallel with the South Boundary Line of Storr's Street, 160 feet to a stake;

THENCE SOUTH 120 feet, a stake;

THENCE WEST 160 feet, a stake in the East Boundary Line of Goliad Street;

THENCE NORTH 120 feet to the PLACE OF BEGINNING.

*uses and increasing traffic conditions*

There <sup>(Are)</sup> (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.

Signed *James R. Dudney*

**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.

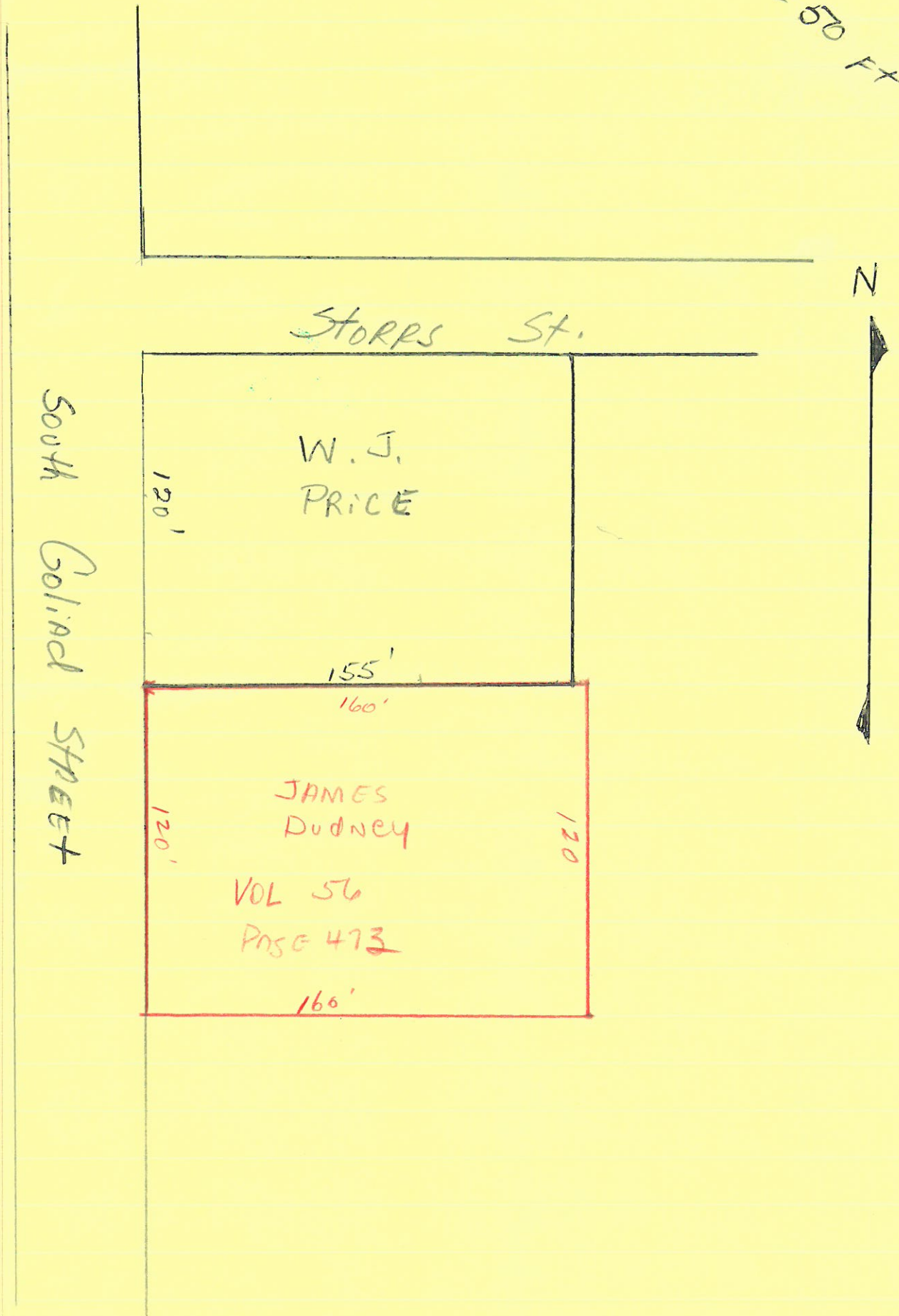
(The following Certificate may be used by the applicant to give notice to the City of the sufficiency of the legal description, however, the same is not a requirement of the Application.)

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.

*Jim L. Smith*  
~~Surveyor~~ Attorney for Applicant  
(Mark out one)

1" = 50 FT



South Colind Street

Storrs St.

W. J.  
PRICE

JAMES  
DUDNEY  
VOL 56  
PAGE 473

The State of Texas,  
County of - - ROCKWALL - -

Know All Men by These Presents:

473

That I, Anna Dean Coates, a widow,  
of the County of Rockwall State of Texas, for and in consideration  
of the sum of One Thousand Three Hundred Seventy-five and No/100 - - - -  
- - - - - (\$1,375.00) - - - - - DOLLARS  
to me, in hand paid by James Dudney,

as follows:

Cash, the receipt of which is hereby acknowledged;

WE, ROCKWALL COUNTY ABSTRACT AND  
TITLE COMPANY, Hereby certify that  
this is a true and correct copy of  
the original executed document.

BY: *[Signature]*

have Granted, Sold and Conveyed, and by these presents do Grant, Sell and Convey, unto the said  
James Dudney,

of the County of Rockwall State of Texas all that certain  
tract or parcel of land, situated in the Town of Rockwall, Rockwall County,  
Texas, part of the B. F. Bordstun Survey, and being a part of the B. F.  
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160 feet to a stake;

THENCE SOUTH 120 feet, a stake;

THENCE WEST 160 feet, a stake in the East Boundary Line of Goliad  
Street;

THENCE NORTH 120 feet to the PLACE OF BEGINNING.

TO HAVE AND TO HOLD the above described premises, together with all and singular the  
rights and appurtenances thereto in anywise belonging unto the said James Dudney, his

heirs and assigns forever and I do hereby bind myself, my  
heirs, executors and administrators, to Warrant and Forever Defend, all and singular the said premises  
unto the said James Dudney, his

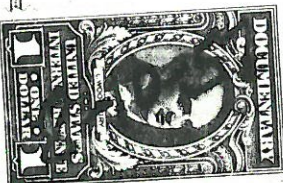
heirs and assigns, against every person whomsoever lawfully claiming, or to claim the same, or any  
part thereof.

WITNESS my hand at Greenville, Texas,

this 24th day of July 19 57.

Witnesses at Request of Grantor:

*Anna Dean Coates*  
(Anna Dean Coates)



SINGLE ACKNOWLEDGMENT

THE STATE OF TEXAS, }  
COUNTY OF - - - HUNT - - }

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Anna Dean Coates, a widow, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 24th day of July A. D. 19 57.

(L. S.)

Notary Public in and for Hunt County, Texas

WIFE'S SEPARATE ACKNOWLEDGMENT

THE STATE OF TEXAS, }  
COUNTY OF

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared , wife of , known to me to be the person whose name is subscribed to the foregoing instrument, and having been examined by me privily and apart from her husband, and having the same fully explained to her, she, the said acknowledged such instrument to be her act and deed, and she declared that she had willingly signed the same for the purposes and consideration therein expressed, and that she did not wish to retract it.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the day of A. D. 19

(L. S.)

Notary Public in and for County, Texas

JOINT ACKNOWLEDGMENT

THE STATE OF TEXAS, }  
COUNTY OF

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared and , his wife, both known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they each executed the same for the purposes and consideration therein expressed, and the said

, wife of the said having been examined by me privily and apart from her husband, and having the same fully explained to her, she, the said acknowledged such instrument to be her act and deed, and she declared that she had willingly signed the same for the purposes and consideration therein expressed, and that she did not wish to retract it.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the day of A. D. 19

(L. S.)

Notary Public in and for County, Texas.

THE STATE OF TEXAS, }  
COUNTY OF Rockwall }

I HEREBY CERTIFY that the foregoing instrument of writing with its certificate of authentication, was filed for record in my office on the 10 day of Aug., A. D. 1957 at 1 o'clock P. M., and was duly recorded by me on the 20 day of Aug. A. D. 19 57 in Vol. 56, page 473, of the Records of said County.

WITNESS MY HAND and the Seal of the County Court of said County, at my office in Rockwall, Texas the day and year last above written.

(L. S.)

DeWood Wimper County Clerk Rockwall County, Texas.

By , Deputy.

Warranty Deed

FROM

ANNA DEAN COATES, A WIDOW

TO

JAMES DUDNEY

FILED FOR RECORD

This 10 day of Aug. A. D. 1957

at 1-00 o'clock P. M.

DeWood Wimper County Clerk

By Deputy.

RECORDED

A. D. 19

In County Records

In Book, on Page

County Clerk

By Deputy.

Recording Fee \$

This instrument should be filed immediately with the County Clerk for record.



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 13th day of September, 1984 in  
the Rockwall City Hall, 205 West Rusk Street, Rockwall, Texas, at the re-  
quest of James Dudney  
for a change in zoning from "SF-7" Single Family Residential  
to General Retail

on the following described property:

(See attached page)  
503 S. Goliad

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. 84-93-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. 84-93-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

# Price and Audrey

- 1) Harold Chenault, Trustee, Rt. 5, Box 80-A
- 2) W. E. Campbell, Inc., % Equity Tax Group, Box 461246,  
Garland 75046
- 3) Clarence Seabolt, Est., 504 Barnes
- 4) J. A. Underwood, 506 Barnes
- 5) Richard Jordan, 109 St. Marys
- 6) Mrs. Nan Smartt, 603 South Goliad
- 7) George Lyons, 602 South Goliad
- 8) Hilltop Village, G.V., Ltd., % Howard C Zielke  
2 Turtle Creek Vlg. # 200  
Dallas Texas 75219
- 9) Jimmy L. Lucas, P.O. Box 64549, Dallas Texas 75206
- 10) G.S.M., P.O. Box 234, Rowlett, Texas 75088

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

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

1. INCREASES TRAFFIC PROBLEMS
2. RUINS SINGLE FAMILY NEIGHBORHOOD
- 3.

Signature Richard E. Jordan  
Address 109 ST MARY'S

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

Thank you,  
City of Rockwall

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Julie Cow  
City of Rockwall, Texas

The following form may be filled out and mailed to the City Planning and  
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I am in favor of the request for the reasons listed below. \_\_\_\_\_

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

1. If I had wanted to live in a retail area, I would
2. have purchased my home there. But more
3. important than my feelings is the safety of the  
residents of the nursing home. Please do not  
re-zone + increase the traffic in the St. Mary's,  
Barnes, Storis + Fannin St. area and increase  
the danger to these old people.

Signature Wilma Jordan

Address 109 St. Mary's St.

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

Thank you,  
City of Rockwall

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John Cow  
City of Rockwall, Texas

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Case NO. 84-93-Z

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

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

1. This request constitute spot zoning. There  
2. are sd some and one vacant lot in  
3. this block. If this request is granted  
there would be five residential lots  
and two general retail lots in the  
same block.

Signature Joe & Ann Small

Address 603 South Goliad

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

Thank you,  
City of Rockwall

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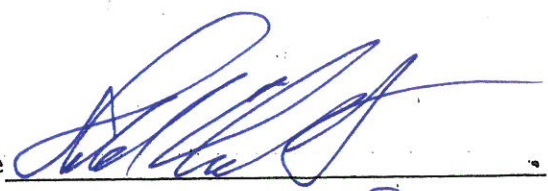
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Case NO. 84-93-Z

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 RT 5 Box 80A Rockwall

Check one item PLEASE and return the notice to this office IMMEDIATELY.  
Thank you,  
City of Rockwall

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Julie Court  
City of Rockwall, Texas

The following form may be filled out and mailed to the City Planning and  
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Case NO. 84-93-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 George Tyson  
Address 602 South Goliad

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

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City of Rockwall

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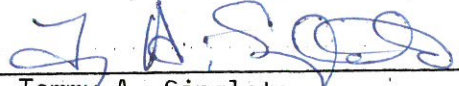
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Case NO. 84-93-Z

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I am opposed the request for the reasons listed below.

- 1.
- 2.
- 3.

Signature   
Tommy A. Singleton  
Address P.O. Box 234, Rowlett, TX 75088

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Thank you,  
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SEND WHITE & PINK COPIES INTACT. WHITE COPY WILL BE RETURNED WITH REPLY.

*Karin*

TO  
James Dudney  
P. O. Box 685  
Rockwall, Tx. 75087

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

SUBJECT  
Rezoning SF-7 tp General Retail

DATE  
9/17/84

MESSAGE:

On September 13, 1984, the P&Z voted to deny your request for rezoning. You may take your request on to City Council October 1st, but I would not expect them to go against the P&Z recommendation, especially if the Price lot is not rezoned.

Karen Martin

ORIGINATOR-DO NOT WRITE BELOW THIS LINE

REPLY TO →

SIGNED

REPLY

*Karin Martin*

Sept 21-1984

*Due to circumstances -  
I wish to withdraw my application for -  
Change of zoning.  
Thanks -*

DATE

SIGNED

*James F. Dudney*

SEND PARTS 1 AND 3 INTACT-PART 1 WILL BE RETURNED WITH REPLY

Ennis RM-858-3

RETURN TO ORIGINATOR