

CITY OF ROCKWALL  
102 East Washington  
Rockwall, Texas

APPLICATION FOR ZONING CHANGE

Case No. 84-96-4 Filing Fee \$320.00 Date 8/21/84

Applicant PERRY BODIN / BILL PASCHAL Phone 278-9511

Mailing Address 2114 W. KINSLEY, GARLAND, TX 75041  
2010 KRISTY LN. ROCKWALL, TX. 226-1703

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.)

SEE ATTACHED

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

MULTI-FAMILY 15 District Classification  
to COMMERCIAL District Classification

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

COMMERCIAL WILL BE MORE COMPATABLE WITH THE IMMEDIATELY ADJACENT PROPERTIES AND MULTI-FAMILY PROPERTIES CAN NOT BE DEVELOPED DUE TO MARKET OVER SATURATION.

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 CONCEPT PLAN 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 Daniel D. Beach (owner's agent)

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 8/28/84

NAME Don Boucher & Assoc.  
ADDRESS Goldencrest

Cash  Check # 122  Other

GARBAGE		
LAND FILL PERMIT		
GARAGE SALES		
SOLICATORS PERMIT		
RENT		
MISCELLANEOUS WATER SALES		
<u>Zone Charge</u>	<u>320</u>	<u>00</u>

Received By KM

**2781**  
FORM G-1

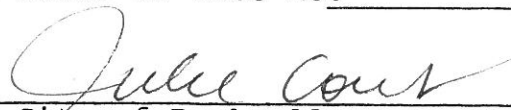
BEFORE THE PLANNING AND ZONING COMMISSION  
CITY OF ROCKWALL, TEXAS

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 Perry Bodin and Bill Paschall  
for a change in zoning from "MF-15" Multifamily Residential to  
Commercial

on the following described property:

See attached map and description.

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. 84-96-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. 84-96-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

PROPOSED ZONING CHANGE

STATE OF TEXAS  
COUNTY OF ROCKWALL

BEING a tract of land situated in the E. P. Gaines Chisum Survey, Abstract No. 64, Rockwall County, Texas, and being part of that 15.7796 acre tract of land described in deed recorded in Volume 166, Page 19, and also being a part of that tract of land conveyed to Robert S. Folsom by deed recorded in Volume 102, Page 327, Deed Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at the West corner of Rockwall Plaza, an addition to the City of Rockwall, recorded in Slide B, Page 75, Plat Records, Rockwall County, Texas;  
THENCE: North  $44^{\circ} 52' 23''$  West a distance of 1074.75 feet to a point for a corner on the Southeast line of F.M. 740;  
THENCE: North  $35^{\circ} 50' 05''$  East a distance of 152.43 feet along said Southeast line to the intersection of said line with the Southeast line of a County Road;  
THENCE: North  $44^{\circ} 35' 08''$  East a distance of 587.59 feet along said Southeast line to a point for a corner;  
THENCE: South  $44^{\circ} 24' 06''$  East a distance of 139.71 feet to the point of curvature of a circular curve to the Right having an angle of  $24^{\circ} 30' 00''$  and a radius of 800.00 feet;  
THENCE: Along said curve an arc distance of 342.09 feet to the point of reverse curvature of a circular curve to the Left having an angle of  $12^{\circ} 22' 27''$  and a radius of 1528.00 feet;  
THENCE: Along said curve an arc distance of 330.00 feet to a point for a corner on a circular curve to the Left having an angle of  $19^{\circ} 52' 31''$ , a radius of 800.00 feet, and a chord that bears North  $75^{\circ} 28' 56''$  East a distance of 276.12 feet;  
THENCE: Along said curve an arc distance of 277.51 feet to a point for a corner;  
THENCE: South  $45^{\circ} 03' 47''$  East a distance of 791.49 feet to a point for a corner;  
THENCE: South  $2^{\circ} 44' 12''$  East a distance of 83.02 feet to a point for a corner;  
THENCE: South  $5^{\circ} 24' 01''$  West a distance of 31.01 feet to a point for a corner on a circular curve to the Left having an angle of  $22^{\circ} 39' 41''$ , a radius of 450.00 feet, and a chord that bears North  $70^{\circ} 49' 16''$  West a distance of 176.83 feet;  
THENCE: Along said curve an arc distance of 177.98 feet to the point of reverse curvature of circular curve to the Right having an angle of  $24^{\circ} 00' 00''$  and a radius of 450.00 feet;  
THENCE: Along said curve an arc distance of 188.50 feet to the point of compound curvature of a circular curve to the Right having an angle of  $6^{\circ} 44' 16''$  and a radius of 1528.00 feet;  
THENCE: Along said curve an arc distance of 179.69 feet to a point for a corner on a circular curve to the Right having an angle of  $10^{\circ} 09' 42''$ , a radius of 3165.14 feet, and a chord that bears South  $64^{\circ} 24' 08''$  West a distance of 560.62 feet;  
THENCE: Along said curve, passing at an arc distance of 190.91 feet the North corner of said Rockwall Plaza and continuing a total arc distance of 561.36 feet to the Point of Beginning and Containing 21.9545 Acres of Land.

Harold L. Evans, Consulting Engineer  
August 27, 1984

SF-10

P  
A  
D  
C

MF-15

S-115

C

AREA BEING  
REZONED

C

A

C

WHITE HILLS DRIVE

C

TEXAS HWY.  
DEPARTMENT

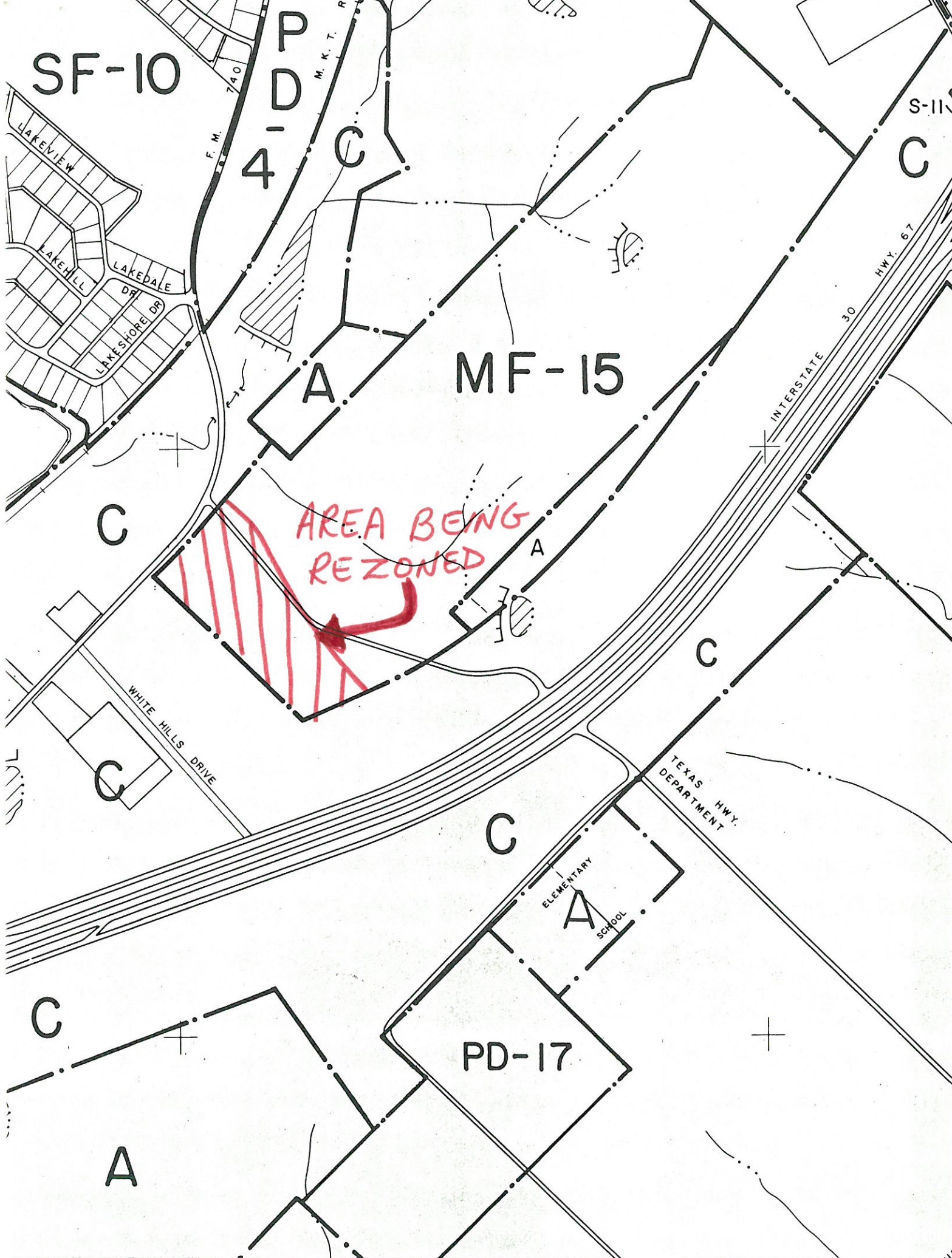
C

ELEMENTARY  
SCHOOL

A

PD-17

A



Atkins  
James Church

Ferry Bodin

- 1) Cecil Unruh, Rt 3, Box 17
- 2) Jim Hunt, Rt 5, 202 Ashbend
- 3) George Bayoud, 2636 West Walnut, Garland  
75042
- 4) Charles Prock, Rt 3, Box 22A
- 5) Wm Allen, Rt 3, Box 21
- 6) James P. Syvrud, 121 Shepards Glenn

Victor Blood  
Design Three  
3107 Cole Avenue  
Dallas, Tx. 75204

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

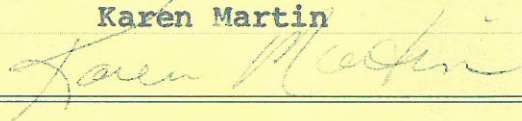
SUBJECT: Rezoning MF-15 to Commercial

DATE: 9/17/84

MESSAGE:  
— On September 13, 1984, the P&Z voted to approve your rezoning. You will be scheduled for a public hearing before the City Council on October 1st.

CC: Perry Bodin  
B Bill Paschal

Karen Martin



ORIGINATOR-DO NOT WRITE BELOW THIS LINE

REPLY TO → SIGNED

REPLY

DATE SIGNED

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

Ennis RM-858-3

ORIGINATOR'S COPY

ORIGINATOR DETACH AND FILE FOR FOLLOW UP

TO: Victor Blood  
Design 3  
3107 Cloe Ave.  
Dallas, Tx. 75204

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

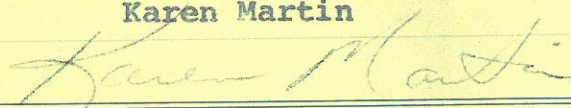
SUBJECT: Rezoning "MF-15" to Commercial

DATE: 10/3/84

MESSAGE:  
— On October 1, 1984, the City Council voted to approve your request for rezoning. The proper ordinance will be prepared by City Staff, published, and the correct alteration made to City zoning maps.

CC: Bill Paschal  
Perry Bodin

Karen Martin



ORIGINATOR-DO NOT WRITE BELOW THIS LINE

REPLY TO → SIGNED

REPLY

DATE SIGNED

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

Ennis RM-858-3

ORIGINATOR'S COPY



205 West Rusk

CITY OF ROCKWALL

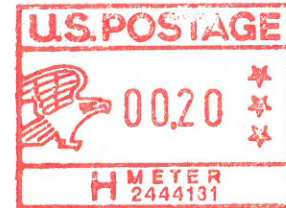
"THE NEW HORIZON"

Rockwall, Texas 75087-3793



REASON CHECKED

- Unclaimed \_\_\_\_\_ Refused \_\_\_\_\_
- Attempted-Not known \_\_\_\_\_
- Insufficient Address \_\_\_\_\_
- No such street \_\_\_\_\_ number \_\_\_\_\_
- No such office in state \_\_\_\_\_
- Do not remain in this envelope



*Fwd  
EXP*

~~William Allen  
Rt. 3, Box 21  
Rockwall, Tx. 75087~~



Paul Bid units

Hist. Society

Water bill

522-9710

Cecil Unruh

too much C without  
thorough fares

opposed