

CITY OF ROCKWALL
205 West Rusk
Rockwall, Texas

APPLICATION FOR ZONING CHANGE

Case No. EA-120-2 Filing Fee \$120.00 Date 11/27/84

Applicant Texas Fractals Phone _____

Mailing Address _____

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 27, Tract 6 Lake Ridge Estates

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

_____ District Classification

to _____ 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 *Carey McKibben*

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

DATE 11/27/04
NAME McKibben & Cook
ADDRESS Fm-740

Cash Check 5520 Other

GARBAGE		
LAND FILL PERMIT		
GARAGE SALES		
SOLICITORS PERMIT		
RENT		
MISCELLANEOUS WATER SALES		
<u>zone change and</u>		
<u>site plan</u>	<u>120</u>	<u>00</u>

Received By Km

2985

FORM G-1

PLANNING AND ZONING

FACT SHEET

Case No. 84-120-Z

Applicant: MCA Partnerships

Name of Project: MCA Professional Bldg

Location: Fm-740 south

Acreage: _____

Current Zoning: Agricultural

Request: Change zoning to Office to use with part of PB-16 to develop office

Notices: Sent _____

Favorable _____

Unfavorable _____

Comments: Property to north is PD for General Retail. Adjoining property to south is county residence. Frontage on major roadway appropriate for office district

P & Z Recommendation: _____

Council Decision: _____

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 December, 1984 in
the Rockwall City Hall, 205 West Rusk Street, Rockwall, Texas, at the re-
quest of MCA Partnership
for a change in zoning from Agricultural to Office and a development
plan for PD-16

on the following described property:

Lot 27 and part of Lot 28, Lake Ridge Estates on FM-740

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. 84-120-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. 84-120-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

BEFORE THE PLANNING AND ZONING COMMISSION
CITY OF ROCKWALL, TEXAS

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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. In favor provided my property is not affected by the
development such as water runoff, etc.
- 2.
- 3.

Signature F.P. Hughes
Address Route 4 Box 36 Rockwall TX
75087

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

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I am opposed the request for the reasons listed below.

- 1.
- 2.
- 3.

Signature 

Address 7446 E. Grand Ave.

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Julie Couer
City of Rockwall, Texas

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Case NO. 84-120-Z

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

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

1. THE SAFEBWAY PROJECT HAS SET THE TREND. THIS SHOULD BE COMMERCIAL
2. THIS REQUEST CONFORMS TO THE PD-18 USEAGE.
3. THE AREA ALONG 740 DOWN TO CHANDLER SHOULD BE COMMERCIAL
AND/OR GENERAL RETAIL
4. AS ADJACENT LAND OWNERS -
WE SUPPORT THIS REQUEST.

TEXAS PROTES Co.
Signature Van R. Hall
Address #1 Commissioners Plaza

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

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Case NO. 84-120-Z

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

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

- A family Homestead
- a minimum amount of growth
- A Suburban Rural area

Signature E. M. Young
Address Rt 3

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

The Planning and Zoning Commission will hold a public hearing at 7:30
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Signature _____

Address _____

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Thank you,
City of Rockwall

Interfirst

~~PO 93~~

MCA

Williams on 740

Ola Young, % E.M. Young, Rt 3, Box
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 Murrell, % Phillip Williams 1624 Highland Rd
Dallas 75216

Michael Stephenson, 2300 Simmons St 5-F-30
Dallas 75027

Bebbie Williams, 5614 Pickfair, Dallas 75235

William Douglas, 7446 E. Grand, Dallas 75214

Murray Williams, 4819 Cowan, Dallas 75209

A.P. Hughes, Rt 4, Box 36

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

Emily S. Whithead / Dr. Steger Co, 304 Highland Dr

Interfirst Bank Dallas No. Ancillary Tr.
PO Box 83798 Dallas 75283

~~Brazos~~
~~Cemetery?~~

Texas Frades, One Commodore Plaza

BEFORE THE PLANNING AND ZONING COMMISSION
CITY OF ROCKWALL, TEXAS

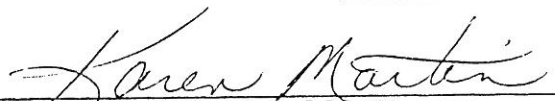
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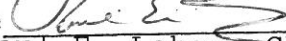
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I am opposed the request for the reasons listed below.

- 1.
- 2.
- 3.

INDEPENDENT COMMUNITY FINANCIAL
CORPORATION

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

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

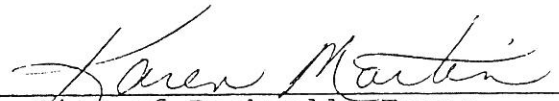
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Signature 

Address _____

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Karen Martin
City of Rockwall, Texas

1-7-85
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Zoning Commission, 205 West Rusk Street, Rockwall, Texas 75087.

Case NO. 84-120-Z

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

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

1. I have no objection if the development is properly
2. engineered so that any change to elevation such
3. as fill and concrete does not damage or affect
the value of my property.

Signature F.P. Hughes

Address Route 4 Box 36
Rockwall, Texas 75087

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

Thank you,
City of Rockwall



205 West Rusk

CITY OF ROCKWALL

"THE NEW HORIZON"

Rockwall, Texas 75087-3793



Interfirst Bank Dallas

P.O. Box 83798

Dallas, Texas 75283

not EPO