

CITY OF ROCKWALL
205 West Rusk
Rockwall, Texas

APPLICATION FOR ZONING CHANGE

Case No. 8A-126-2 Filing Fee \$295.00 Date 12-6-84
Applicant Philip A. Williams Phone 366-5999
Mailing Address 1624 Highland Ad

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.)

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

PD-16 District Classification
to Commercial District Classification

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

Highest and best use of property

There (Are) deed restrictions pertaining to the intended use of the property.
(Are Not)

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 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)

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 10th day of January, 1985 in
the Rockwall City Hall, 205 West Rusk Street, Rockwall, Texas, at the re-
quest of Philip Williams
for a Change in Zoning from PD-16 General Retail to Commercial

on the following described property:

Part of Lot 28, Lake Ridge Estates (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. 84-126-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. 84-126-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

F I E L D N O T E S

BEING a survey of a tract of land in the EDWARD TEAL SURVEY ABST. NO. 207, Rockwall County, Texas; and being a part of Lot 28 of the Lake Ridge Estates Addition, an addition to the City of Rockwall, Texas as recorded on 5-8-1961 in the Deed Records of Rockwall County, Texas; and being more particularly described as follows:

COMMENCING at an iron rod at the North corner of Lot 1 of Isaac Brown's Land Partition to His Heirs as recorded in Vol. 1, pg. 57, DRRCT, a point in a public road in the Northeast line of said Teal Survey; Thence S 45°00'00" W, along the Northwest line of said Lot 1, 227.3 ft. to an iron rod at the West corner of a certain 0.843 acre tract; THENCE S 45°00'00" E, along the Southwest line of said Lot 1 and of said 0.843 acre tract, 108.2 ft. to an iron rod at the South corner of said Lot 1, a point in the Northwest line of said Lot 28, Lake Ridge Estates Addition and the POINT OF BEGINNING of the tract herein described:

THENCE S 45°00'00" E, along the Southwest line of said 0.843 acre tract, 114.61 ft. to an iron rod at the South corner of said 0.843 acre tract, a point in the Westerly line of Ridge Road (F.M. Rd. 740);

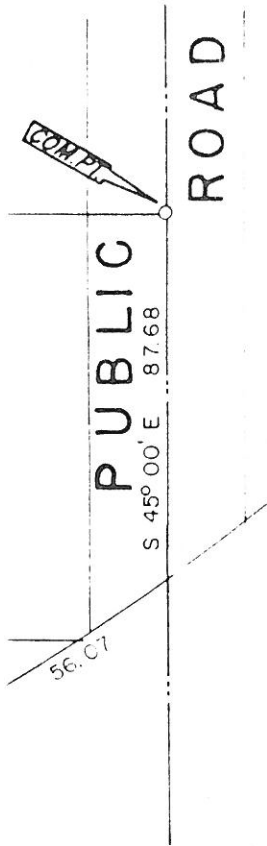
THENCE Southwesterly along the Westerly line of said Ridge Road as follows: 1st. along a curve to the right that has a Central Angle of 00°34'03", a Radius of 2824.93 ft. (the Radial Bearing at this point being N 71°30'03" W), a Tangent of 13.99 ft. and for a Distance of 27.99 ft.; 2nd. S 19°04'00" W, 6.35 ft. to the beginning of a curve to the right that has a Central Angle of 19°16'00", a Radius of 533.69 ft., and a Tangent of 90.59 ft.; 3rd. Around said curve to the right, 179.46 ft.; 4th. S 38°20'00" W, 181.59 ft. to an iron rod for a corner at the South corner of said Lot 28;

THENCE N 79°55'22" W, along the Southwest line of said Lot 28, 245.09 ft. to an iron rod at the West corner of said Lot a point in the Southeast line of said Isaac Brown's Partiti

THENCE N 45°00'00" E, along the Northwest line of said Lot 28 (the Southeast line of said Partition), 522.92 ft. to the POINT OF BEGINNING and containing 1.828 acres (79,646 Sq. Ft.) of land.

NOTES:::::

1. Vacant.
2. Fences as shown.
3. Power line, Pole and guy anchor as shown.



~~PD-16~~
PD-16

~~SPD 97~~

- ① Independent Community Financial Corp.,
PO Box 129
- ①① Enterfirst Bank Dallas, PO Box 83798,
Dallas 75283
- ② Emily Sue Whitehead & O L Steger Jr,
304 Highland Dr.
- ③ Safeway ^{store}, c/o Jim Corvine, 11325 Pegasus,
Bldg W-141, Dallas 75238
- ④ Carlisle Property Co. - Retail, PO Box 832310,
Richardson, TX 75083
- 1A ⑤ Ola Young c/o EM Young, Rt 1
- 3A ⑥ Michael Stephenson, 2300 Stemmons, Ste 5-F-30
Dallas, TX 75027
- 4A ⑦ Bobbie Williams, 5614 Pickfair, Dallas, 75235
- 5A ⑧ William Douglas ETUX ETAL, 7446 ^{E.M.} Grand Ave.,
Dallas, 75214
- ⑨ Texas - Frates, One Commodore Plaza
- ⑩ F. P. Hughes, Rte 4 Box 36

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CITY OF ROCKWALL, TEXAS

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o'clock P . M. on the 10th day of January, 1985 in
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Karen Martin
City of Rockwall, Texas

1-7-85
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. 84-126-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
- engineered so that any change to the location
- such as fill and concrete does not
- damage or affect the value of my property

Signature J.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

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Karen Martin
City of Rockwall, Texas

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

Case NO. 84-126-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 SAFEWAY PROJECT HAS SET THE TREND.
2. THE REQUEST IS IN HARMONY WITH PD-16 USE CASE.
3. THE AREA ALONG 740 DOWN TO CONROVERS SHOULD BE COMMERCIAL AND/OR GENERAL RETAIL

TEXAS FRATES COMPANY
Signature Van P. Hall
Address #1 Commodore Plaza

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

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- 1.
- 2.
- 3.

INDEPENDENT COMMUNITY FINANCIAL
CORPORATION

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

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

Thank you,
City of Rockwall



CITY OF ROCKWALL

"THE NEW HORIZON"

205 West Rusk

Rockwall, Texas 75087-3793



Interfirst Bank Dallas Na Ancillary Tr.

P.O. Box 83798

Dallas, Texas 75283

not EBP



CITY OF ROCKWALL

"THE NEW HORIZON"

205 West Rusk

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

Young
Ola Young

c/o E.M. Young

Rt. 1

Rockwall, Texas 75087