

CITY OF ROCKWALL
205 West Rusk
Rockwall, Texas

APPLICATION FOR ZONING CHANGE

Case No. _____ Filing Fee 25⁰⁰ Date 12-31-84
Applicant JPATEX/PATRICK STEPHENSON JOINT VENTURE Phone 214-631-5620
Mailing Address 1129 CONVEYOR LANE - DALLAS, TEXAS 95247

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.)
TRACTS 3A & 4A of the ISAAC BROWN'S LAND PARTITIONED TO HIS HEIRS.

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)

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 Sam Shively, Trustee

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 1/2/85
NAME Gary Shultz
ADDRESS Brown Partition + Moton Add.

Cash Check 257 Other

GARBAGE		
LAND FILL PERMIT		
GARAGE SALES		
SOLICITORS PERMIT		
RENT		
MISCELLANEOUS WATER SALES		
<u>Zoning</u>	<u>95</u>	<u>00</u>

Received By

[Signature]

3049

FORM G-1

R A W PRINTING CO. · ROCKWALL TX 75087 71338-B

*Shared with
85-2-~~7~~*

Tracts 3A, 4A, 5A, 6A, 7A, and 8A of that certain lot, tract or parcel 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:

BEGINNING at a stake in the Northeast line of said E. Teal Survey at the intersection of F. M. Road No. 740 West right-of-way line:

THENCE: South $13^{\circ} 08'$ West 15 ft. to a stake;

THENCE; South $45^{\circ} 00'$ West 1139 ft. with old fence line to a stake in fence line at the Northeast corner of a cemetery;

THENCE: North $42^{\circ} 43'$ West 228 ft. to an angle in line, continuing North $49^{\circ} 15'$ West 132.5 ft. to an iron pin for a corner;

THENCE: South $23^{\circ} 00'$ West 24.8 ft. to an iron pin for a corner;

THENCE: with the meanders of a small creek average distances and courses, North $45^{\circ} 00'W$. 74 ft.; South $70^{\circ} 00'$ West 100 ft.; South $66^{\circ} 30'$ West 246.5 ft.; South $73^{\circ} 30'$ West 133.5 ft.; North $71^{\circ} 15'W$. 46.5 ft.; North $58^{\circ} 10'$ West 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 $45^{\circ} 00'$ East 1440 ft. to a stake in public road and survey line;

THENCE: South $45^{\circ} 00'$ East 855.5 ft. with road and survey line to the place of beginning containing 23.52 acres to be divided into 16 tracts.

11:00 F, E, S, B, S

3A - 8A Brown

- ① E. M. Young, Rte 3 Box 424
- ② Texas - Frates, One Commodore Plaza
- ③ F. P. Hughes, Rte 4, Box 36
- ④ Ernest Fields, 9676 Elmira Circle,
Sacramento, CA 95827
- ⑤ Landers + Cooper
615 West Garland, Garland 75040
- ⑥ Wendell Bowman, 6001 Skillman, Bldg 4
Ste 230, Dallas 75231
- ⑦ John Buffington, 509 E. Bourn Ave.
- ⑧ Lula + Iola Fields c/o Norma Wright,
Rt 3 Box 421
- ⑨ Doyle Cain c/o Equity Tax Group Inc.
PO Box 461246, Garland 75046
- ⑩ Alvin Motor, Rt 3 Box 422
- ~~⑪ Edna Hunter
Texas~~
- ⑪ Prudence Walton et al, c/o Helen Brooks, 2249 Warren Ave,
Oklahoma CA 94603

- (12) Almetra Dockery, 5528 Adeline St,
Oakland, CA 94608
- (13) Roberta Fields, 8633 Hanford Dr, Dallas
75231
- (14) Estella Siddings, 10914 McCree Rd.,
Dallas 75238
- ~~(15) Rondell Seastrom, 2154 W. 27th St,
Los Angeles, CA 90018~~
- (16) Isaac Williams, 4313 Metropolitan,
Dallas 75210
- (17) Thenia Williams, 6212 Concerto Lane,
Dallas, 75241
- (18) Gus Moton Heiss, c/o Alwin Moton, Rt 3 Box 422

BEFORE THE PLANNING AND ZONING COMMISSION
CITY OF ROCKWALL, TEXAS

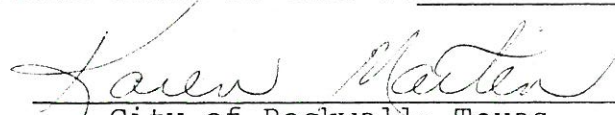
The Planning and Zoning Commission will hold a public hearing at 7:30
o'clock P. M. on the 14 th day of February, 1985 in
the Rockwall City Hall, 205 West Rusk Street, Rockwall, Texas, at the re-
quest of Spatex/Patrick Stephenson JV and Philip Williams
for a change in zoning from Agricultural to Townhouse

on the following described property:

Lots 3A, 4A, 5A, 6A, 7A, and 8A, Brown Partition

(Legal description 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. 85-1/84-125-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. 85-1/84-125-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

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Laura 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. 85-1/84-125-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.
- 2.
- 3.

Signature J.P. Hughes
Address Route 4 Box 36 Rockwall Tx.
75087

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

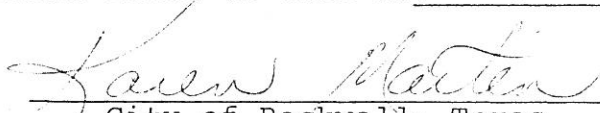
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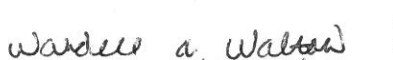
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I am opposed the request for the reasons listed below.

- 1.
- 2.
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Signature Pauline Watton
Address 2249 Warner Ave. Oakland, Ca

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Loren Martin
City of Rockwall, Texas

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Case NO. 85-1/84-125-Z

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

I am opposed the request for the reasons listed below.

1. would like to keep area undeveloped
2. would not like townhouses in area
3. this is homestead property

Signature Emmitt Young
Address 2880 Horizon Rd.

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

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

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

1. Request conforms to PD-18 usage
2. Is contiguous with request by Texas-Frates on property south
3. This land is too valuable to be anything different

Signature Van R. Hall
Address ONE Commodore Plaza

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

Thank you,
City of Rockwall

CITY OF ROCKWALL

205 West Rusk Street


ROCKWALL, TEXAS 75087-3628

(214) 722-1111 -- Dallas 226-7885

TO: ■ Gary Shulz ■ March 6, 1985
■ Spatex/Patrick Stephenson JV ■
■ 1127 Conveyor Lane ■
■ Dallas, Tx. 75247 ■

Subject: Lots 3A and 4A of the Brown Partition Rezoning

>
On March 4, 1985, the City Council voted to deny your change in zoning on the above property without prejudice. This means you can reapply for a zoning change anytime in the future.


Karen Martin

Zoning Violation Notice