

CITY OF ROCKWALL
102 East Washington
Rockwall, Texas

APPLICATION FOR ZONING CHANGE

Case No. 85-9-1 Filing Fee \$ Date 2/14/85
Applicant Philip Williams Phone
Mailing Address 1624 Highland Rd

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.)

2A + C Brown Partition

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

A District Classification
to GR 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 Philip G. 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)

CITY OF ROCKWALL
102 East Washington
Rockwall, Texas

APPLICATION FOR ZONING CHANGE

Case No. 85-9-12 Filing Fee _____ Date 2/14/85

Applicant Philip Williams Phone _____

Mailing Address 1624 Highland Rd., Dallas

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.)

2+3, Brown Partition

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

A District Classification

to GR District Classification

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

There (Are) (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 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.

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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)

Tracts 2 and 3 of that certain lot, tract or parcel of 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;

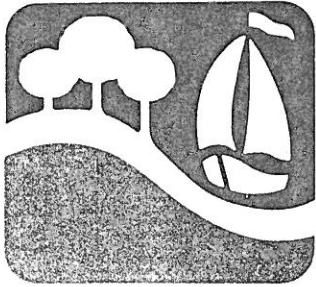
THENCE: North $42^{\circ} 43'$ West 228 ft. to an angle in line, continuing North $49^{\circ} 15'$ West 132.5 ft. to an iron pin for a corner;

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 $45^{\circ} 00'$ West 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 $71^{\circ} 15'$ West 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.



CITY OF ROCKWALL

"THE NEW HORIZON"

February 20, 1985

Philip Williams
6503 Ridgecrest Rd. Unit B
Dallas, Texas 75231

Subject: Rezoning

On February 14, 1985 the Planning and Zoning Commission made the following recommendations on your requests:

Approval:

1. Part of Lot 28, Lake Ridge Estates - General Retail
2. Lots 2,3,&6 Brown Partition - General Retail
3. 4.399 acres on Hilltop Drive - General Retail

Denial:

1. Lot 2A, Brown Partition - General Retail
2. Lots 5A,6A,7A and 8A Brown Partition - Townhouse
3. Lot 1, Block 7 & Lot 2, Block 13 Moton Addition - Townhouse

The approved requests will be scheduled for the March 4 City Council meeting. Lots 2A, 5A, 6A, 7A and 8A will be considered by the P & Z under your new application on March 14. Lot 1, Block 7 and Lot 2, Block 13 have been withdrawn as you requested.

A handwritten signature in cursive script that reads "Karen Martin".

Karen Martin
Administrative Assistant

KM/sle

CITY OF ROCKWALL

205 West Rusk Street

ROCKWALL, TEXAS 75087-3628

(214) 722-1111 — Dallas 226-7885

TO: ■ Philip Williams
6503 Ridgecrest Road, Unit B
■ Dallas, Tx. 75231
■

■ March 6, 1985
■
■

> Subject: Lots 2, 3, & 6, Brown Partition Rezoning

On March 4, 1985, the City Council voted to change the zoning on the above property to General Retail. The property must be platted before it can be developed.


Karen Martin

DUPLICATE

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 14th day of February, 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 General Retail

on the following described property:

Part of Lot 28, Lake Ridge Estates

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. 85-8-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. 85-8-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

~~Interfirst~~

~~PD 927~~

PD-16

① Independent Community Financial Corp.,
PO Box 129
Interfirst Bank Dallas, PO Box 83798,
Dallas 75283

11

② Emily Sue Whitehead & O L Steger Jr,
304 Highland Dr.

~~③ Safeway ^{Stores} of Jim Corvine, 11325 Pegasus,
Bldg W-141, Dallas 75238~~

④ Carlisle Property Co. - Retail, PO Box 832310
Richardson, TX 75083

1A

~~⑤ Ola Young~~ E M Young, Rt 3 Box 424

3A

⑥ Michael Stephenson, 2300 Stemmons, Ste 5-F-30
Dallas, TX 75027

4A

⑦ Bobbie Williams, 5614 Pickfair, Dallas, 75230

5A

⑧ William Douglas ETUX ETAL, 7446 E. Grand Ave.,
Dallas, 75214

⑨ Texas - Frates, One Commodore Plaza

⑩ F. P. Hughes, Rte 4 Box 36

⑪ Ola Young c/o E M. Young Rt 3 Box 424

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CITY OF ROCKWALL, TEXAS

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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. 85-8-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. Request zones fills a gap adjacent to Gen. Retail
2. Request conforms to PD-16 usage
3. Texas-Frates (owner) wishes the zoning along 740 to Chandlers to be Gen. Retail.

Signature Jan R. Hall

Address One Commission Plaza

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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Case NO. 85-8-Z

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

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

1. not ready to relocate.
2. Homestead property.
3. opposed to extremely rapid growth.

Signature Emmett Young
Address 2880 Horizon Road

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. 85-8-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.

INDEPENDENT COMMUNITY FINANCIAL
CORPORATION

Signature Paul E. Lokey
By: Paul E. Lokey, Chairman of the Board
Address P.O. 129 Rockwall

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

Thank you,
City of Rockwall

BEFORE THE PLANNING AND ZONING COMMISSION
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Karen Martin
City of Rockwall, Texas

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Case NO. 85-8-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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quest of Philip Williams and Spatex/Patrick Stephenson JV
for a change in zoning from Agricultural to General Retail

on the following described property:

Lots 2, 3, 6, 7 8 and 2A of the Brown Partition

(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. 85-9/10/17-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. 85-9/10/17-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

2 + 3, ^{6, 7, 8} Brown

① Independent Community Financial Corp,
P. O. Box 129

② Ola Young c/o E.M. Young, Rt 3 Box 424

③ E. M. Young, Rt. 3 Box 424

④ Safeway Stores, c/o Jim Cervine,
11325 Reganus, Ste W-141, Dallas 75238

⑤ Carlisle Property-Retail, PO Box 832310,
Richardson 75083

⑥ Clarence J. Laws, 4611 Heatherbrook,
Dallas 75234

⑦ Prudence Walton Et al, c/o Helen Brooks,
2249 Warner Ave, Oakland, CA 94603

⑧ Earnest Fields, 9676 Elmira Circle,
Sacramento, CA 95827

⑨ Landers & Cooper, 615 W. Garland, Garland 75040

⑩ Wardell Bowman et ux, 6001 Skillman, Bldg 4
Ste 230, Dallas 75231

⑩ John Buffington, 509 E. Boun

⑫ Lula Fields + Iola Rollins, Co Norma Wright,
Rt 3 Box 421

~~⑬~~

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Jane 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. 85-9/10/10-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 for area to remain Residential
2. Opposed because of uneven rapid growth
3. Unable to relocate

Signature E. Minnie Young
Address 2880 Horizon Rd

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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Jane 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. 85-9/10/17-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 Wardner a. Walton Jerris Walton
Pauline Walton
Address 2249 Warner ave. Oakland, Ca.

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

Thank you,
City of Rockwall

BEFORE THE PLANNING AND ZONING COMMISSION
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James 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. 85-9/10/17-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.

INDEPENDENT COMMUNITY FINANCIAL
CORPORATION

Signature Paul E. Lokey
By: Paul E. Lokey, Chairman of the Board
Address P.O. 129 Rockwall

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

Thank you,
City of Rockwall

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Case NO. 85-9/10/17-Z

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

I am opposed the request for the reasons listed below.

1. *Should represent better utilization of subject property.*
2. *Should increase value of property*
3. *could enhance beauty of that area*

Signature 
Address 461 Heatherbrook Dr
Dallas, TX 75244

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

Thank you,
City of Rockwall