

CITY OF ROCKWALL
102 East Washington
Rockwall, Texas

APPLICATION FOR ZONING CHANGE

Case No. 85-21-2 Filing Fee \$55.00 Date 3/6/85
Applicant Philip A. Williams Phone 214-364-5999
Mailing Address 6503 Ridgecrest Rd Unit "B"

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.)

5 "A", 6 "A", 7 "A" + 8 "A" of Isaac Brown Partition
~~2A~~

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

Agriculture District Classification
to - PD with District Classification

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

I think this is what the p+2 desire. SF detached zero lot lines rest from TH district

~~SA 2A~~
~~2A~~
~~2A~~

2 car garage
6 units per acre
east half 2A - parking lot built in conjunction with GP

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 Philip A. Williams

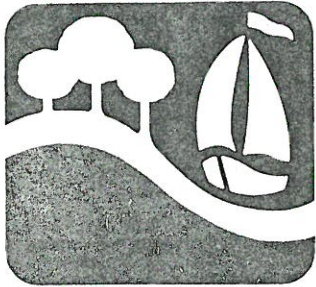
NOTE: The legal description is used to publish notice of the required hearing and in the preparation of the final ordinance granting the zoning change. The description must be sufficient so as to allow a qualified surveyor to take the description and locate and mark off the tract on the ground. Each 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)



CITY OF ROCKWALL

"THE NEW HORIZON"

March 8, 1985

Philip Williams
6503 Ridgecrest, Unit B
Dallas, Texas 75247

Subject: Rezoning Lot 8A, Brown Partition

Dear Mr. Williams:

Our Attorney has advised us that the Planning and Zoning Commission and City Council cannot consider rezoning of the above lot until you and Texas-Frates settle the boundary dispute indicated on the enclosed map. You have three options to choose from before March 14th:

1. Submit field notes for the part of Lot 8A not in dispute for consideration for rezoning.
2. Remove all of Lot 8A from consideration until the dispute is resolved.
3. Remove the entire request from consideration until the dispute is resolved.

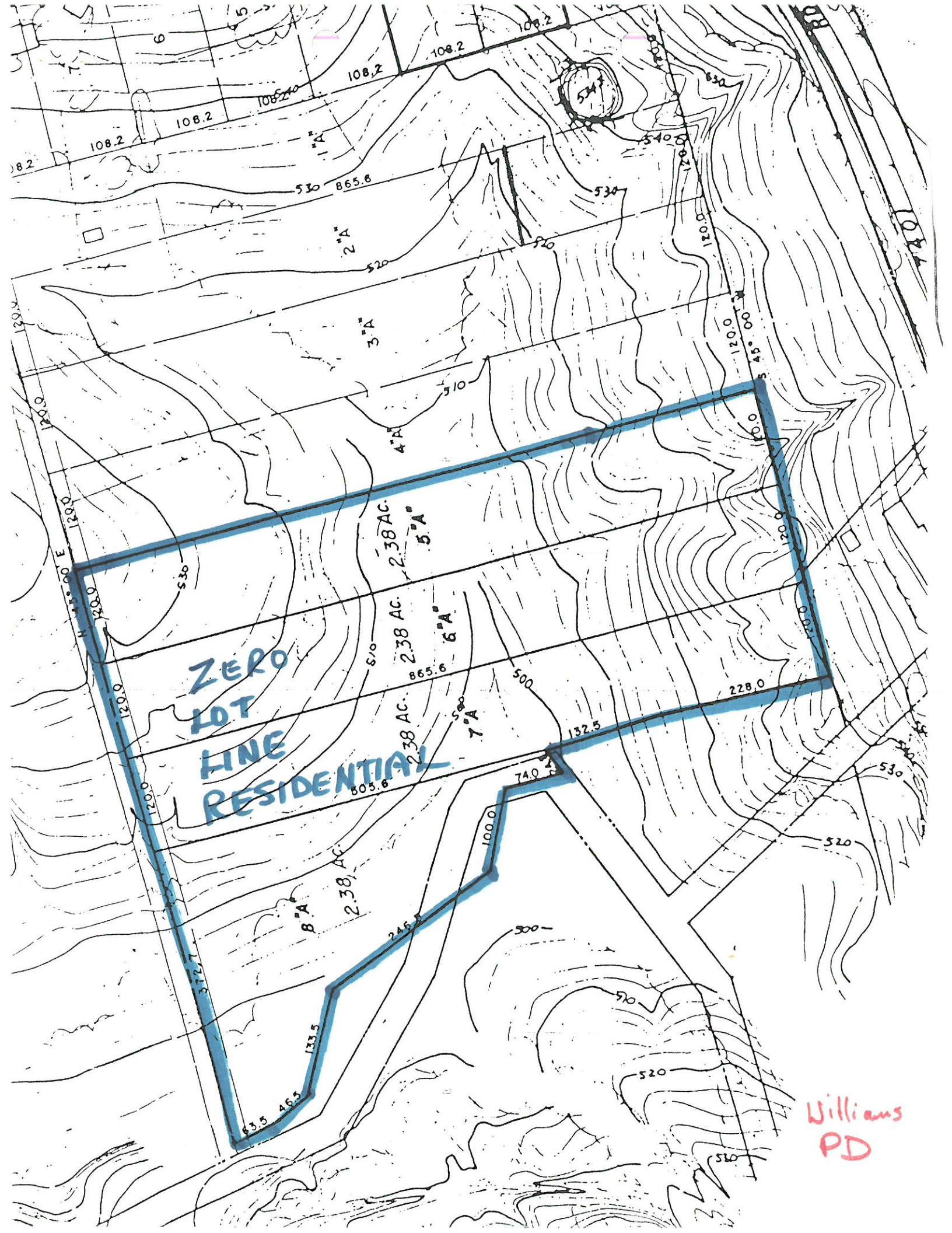
We will proceed with whichever option you choose.

Sincerely,

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

Karen Martin
Administrative Assistant

Enclosure
CC: Van Hall
KM/mmp



**ZERO
LOT
LINE
RESIDENTIAL**

Williams
PD





CITY OF ROCKWALL

"THE NEW HORIZON"
Rockwall, Texas 75087-3628

000148

205 West Rusk

(214) 722-1111
Metro 226-7885
Cash Receipt

Name Philip Williams Date 3-6-85

Mailing Address _____

Job Address _____ Permit No. _____

Check 1637 Cash Other

General Fund Revenue 01			W & S Fund Revenue 02		
DESCRIPTION	Acct. Code	Amount	DESCRIPTION	Acct. Code	Amount
General Sales Tax	3201		RCH	00-3211	
Beverage Tax	3204		Blackland	00-3214	
Building Permit	3601		Water Tap	00-3311	
Fence Permit	3602		10% Fee	00-3311	
Electrical Permit	3604		Sewer Tap	00-3314	
Plumbing Permit	3607		Reconnect Fees	00-3318	
Mechanical Permit	3610		Water Availability	33-3835	
Zoning, Planning, Board of Adj.	3616	55.00	Sewer Availability	33-3836	
Subdivision Plats	3619		Meter Deposit	00-2201	
Sign Permits	3628		Portable Meter Deposit	00-2202	
Health Permits	3631		Misc. Income	00-3819	
Garage Sales	3625		Extra Trash	00-1129	
Misc. Permits	3625				
Misc. Licenses	3613				
Misc. Income	3819				
TOTAL GENERAL			TOTAL WATER		

TOTAL DUE 55.00 Received by [Signature]

HUBBARD
RAY
LAKE

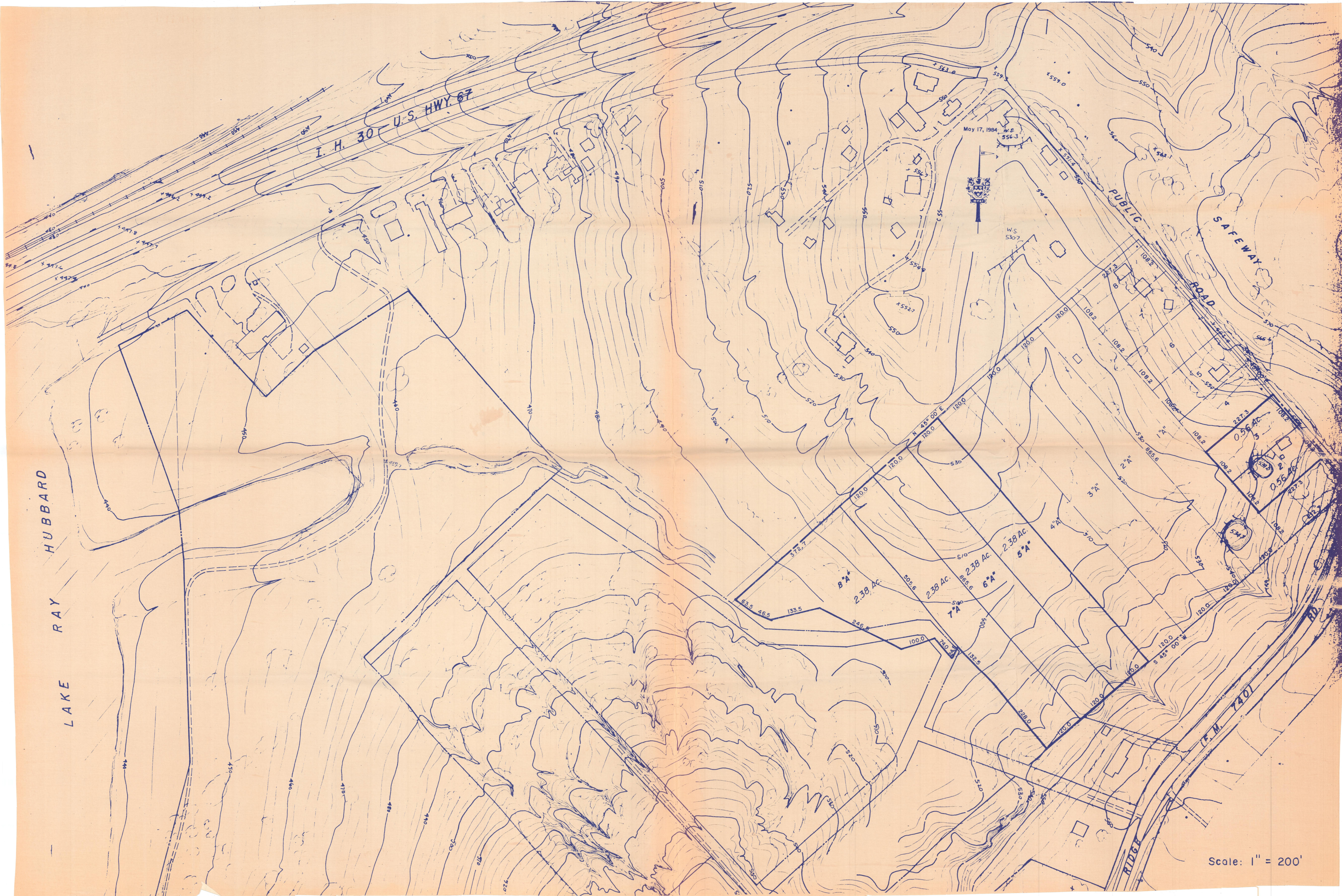
I. H. 30 U.S. HWY. 67

May 17, 1984
W.S. 556-3

PUBLIC
SAFEGWAY
ROAD

F.M. 7401

Scale: 1" = 200'



L
A
K
E

R
A
Y

H
U
B
B
A
R
D

I. H. 30 U.S. HWY. 67

May 17, 1984
W.S. 556.3

PUBLIC ROAD
SAFEWAY

Stephens
Young
Young

8^A
2.38 AC

7^A
2.38 AC

2.38 AC
5^A

6^A
2.38 AC

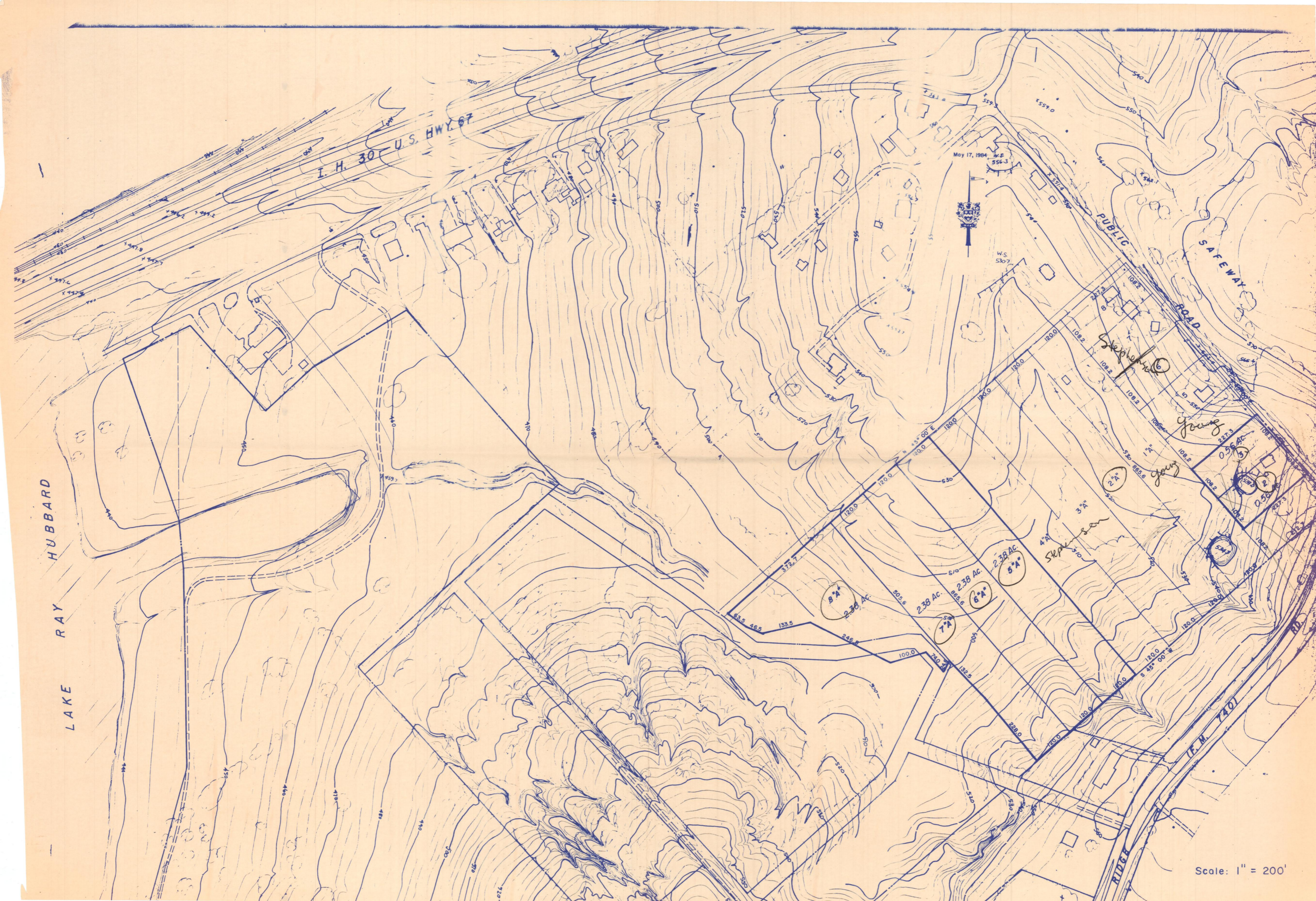
2^A
0.56 AC

3^A
0.56 AC

4^A
0.56 AC

F.M. 7401

Scale: 1" = 200'



HAROLD L. EVANS *Consulting Engineer*
2331 GUS THOMASSON ROAD P. O. BOX 28355
DALLAS, TEXAS 75228 214-328-8133

June 6, 1985

City of Rockwall
205 West Rusk Street
Rockwall, Texas 75087

Attn: Mrs. Julie Couch

Dear Julie,

We have completed a survey of the Williams Tract and compared the property lines with our survey of the Walls Tract (adjacent which belongs to Texas-Frates).

We find no conflict in the property lines between these parcels.

Yours truly,



Harold L. Evans

HLE/rb

Philip Williams
6503 Ridgcrest Unit B
Dallas, Texas 75247

FROM

CITY OF ROCKWALL
205 West Rusk Street
ROCKWALL, TEXAS 75087-3628
(214) 722-1111 • Dallas 226-7885

SUBJECT
Lots 5A - 8A Brown Partition

DATE
March 18, 1985

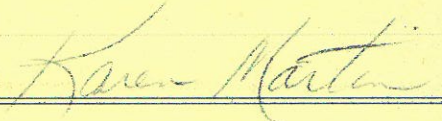
MESSAGE:
On March 14, 1985 the Planning and Zoning Commission recommended approval of a change in zoning to Planned Development for zero lot line residential with 4000 sq.ft. minimum lot area 60ft. minimum lot frontage, 5 units per acre maximum density, and 2 car garages. The City Council will consider your case on April 1, 1985.

ORIGINATOR-DO NOT WRITE BELOW THIS LINE

REPLY TO →

SIGNED

Karen Martin



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

CITY OF ROCKWALL
205 West Rusk Street
ROCKWALL, TEXAS 75087-3628
(214) 722-1111 - Dallas 226-7885

TO: Phil Williams June 3, 1985
6503 Ridgcrest, Unit B
Dallas, Tx. 75247
Subject: Lots 5A - 8A, Brown Partition

> On July 1, 1985, the City Council voted to deny your request for a change in zoning to Planned Development for zero lot line residential on the above property. No. application for rezoning on this property can be accepted for 12 months except as the request of the City Council.


Karen Martin
Administrative Assistant

DUPLICATE

TO
Philip Williams
6503 Ridgecrest Unit B
Dallas, TX 75231

FROM
CITY OF ROCKWALL
205 West Rusk Street
ROCKWALL, TEXAS 75087-3628
(214) 722-1111 • Dallas 226-7885

SUBJECT
Request for rehearing on Lots 5A-8A Brown Partition

DATE
8-12-85

MESSAGE:
On August 5, 1985 the City Council considered your request for a rehearing on a rezoning request on Lots 5A-8A Brown Partition in less than 12 months. The Council agreed to allow a rehearing on this property once the new land use plan is adopted. Currently the plan is scheduled for hearings and adoption sometime in October.

ORIGINATOR-DO NOT WRITE BELOW THIS LINE

REPLY TO → SIGNED *Karen Martin*

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

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 March, 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 Agricultural to Planned Development for Zero Lot Line
Residential

on the following described property:

Lots 5A, 6A, 7A and 8A 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. 85-21-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. 85-21-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

Tracts 5A, 6A, 7A, and 8A 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.

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

BA - BA 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~~
- ⑫ Prudence Walton et al, c/o Helen Brooks, 2249 Warren Ave,
Oakland, CA 94603

(12) Almetra Dockery, 5528 Adelene St,
Oakland, CA 94608

(13) Roberta Fields, 8633 Hanford Dr, Dallas
75231

(14) Estella Giddings, 10914 McCree Rd.,
Dallas 75238

~~(15) Londell 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 Moten Heis, c/o Alwin Moten, Rt 3 Box 422

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Karen 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. 85-21-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 F. P. Hughes
Address 2930 South Ridge Road
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
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- 2.
- 3.

Signature Philip Williams
Address 4313 Portugalita Ave

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

Thank you,
City of Rockwall