

CITY OF ROCKWALL  
102 East Washington  
Rockwall, Texas

APPLICATION FOR ZONING CHANGE

Case No. 85-22-Z Filing Fee \_\_\_\_\_ Date \_\_\_\_\_

Applicant Philip A. Williams Phone 214-368 5999

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.)

2 "A"

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

Agriculture District Classification

to PD for residential use & parking District Classification for the following reasons: (attach separate sheet if necessary)

Highest and best use of property  
2LL - detached SF w/2 car garage 6 units per acre  
rest TH stand alone  
parking - in conjunction with GR on FM-740

There <sup>(Are)</sup> <sub>(Are Not)</sub> 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

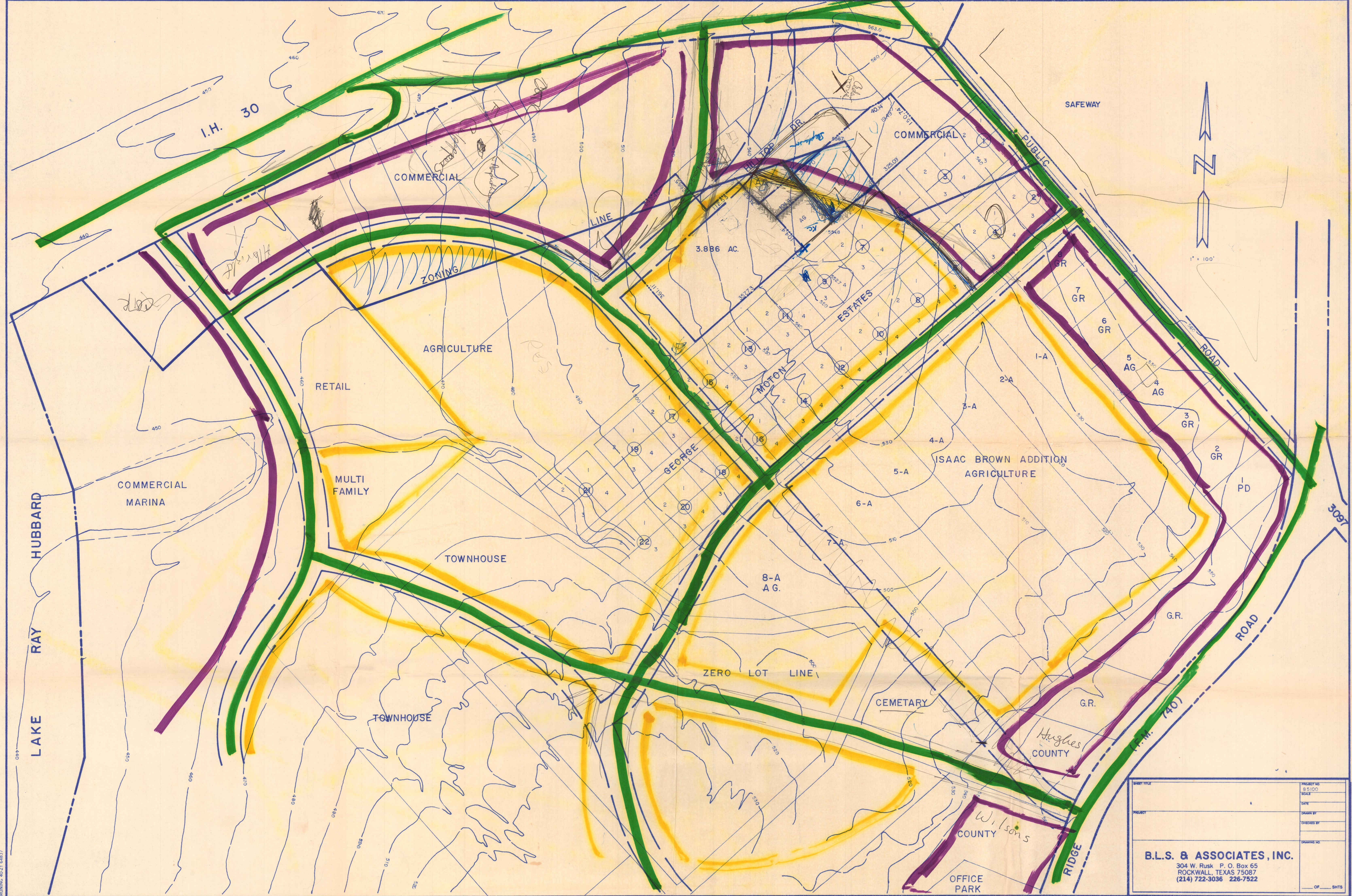
NOTE: The legal description is used to publish notice of the required hearing and in the preparation of the final ordinance granting the zoning change. The description must be sufficient so as to allow a qualified surveyor to take the description and locate and mark off the tract on the ground. Each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



BRUNING 40-21 64837

SHEET TITLE	PROJECT NO.
	85100
PROJECT	SCALE
	DATE
	DRAWN BY
	CHECKED BY
	DRAWING NO.
<b>B.L.S. &amp; ASSOCIATES, INC.</b>	
304 W. Rusk P. O. Box 65 ROCKWALL, TEXAS 75087 (214) 722-3036 226-7522	
	OF ____ SHTS

COMMUNITY

as

COMPREHENSIVE

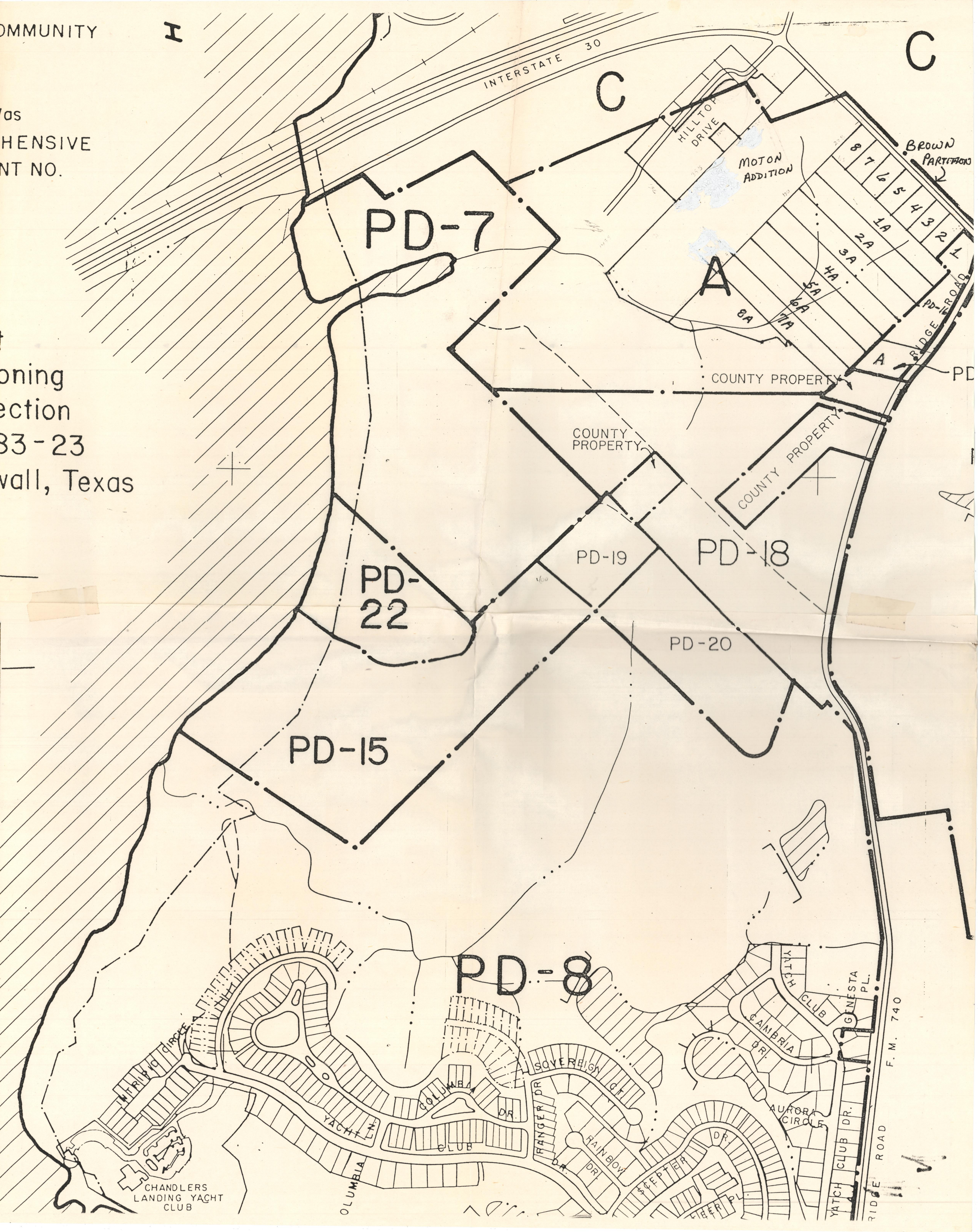
PLANT NO.

Planning

Section

33-23

Wall, Texas



COMMUNITY

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ection  
33-23  
wall, Texas

H

INTERSTATE 30

BROWN PARTITION

PD-7

MOTON ADDITION

8 7 6 5 4 3 2 1

1A

2A

3A

4A

5A

6A

7A

8A

A

COUNTY PROPERTY

COUNTY PROPERTY

COUNTY PROPERTY

PD-18

PD-19

PD-20

PD-22

PD-15

PD-8

F.M. 740

RIDGE ROAD

YATCH CLUB DR.

AURORA CIRCLE

GENESTA PL.

CAMBRIA DR.

YATCH CLUB

SOVEREIGN CT.

RAINBOW DR.

FRANGER DR.

COLUMBIA CLUB

YATCH LN.

COLUMBIA CLUB

CHANDLERS LANDING YACHT CLUB

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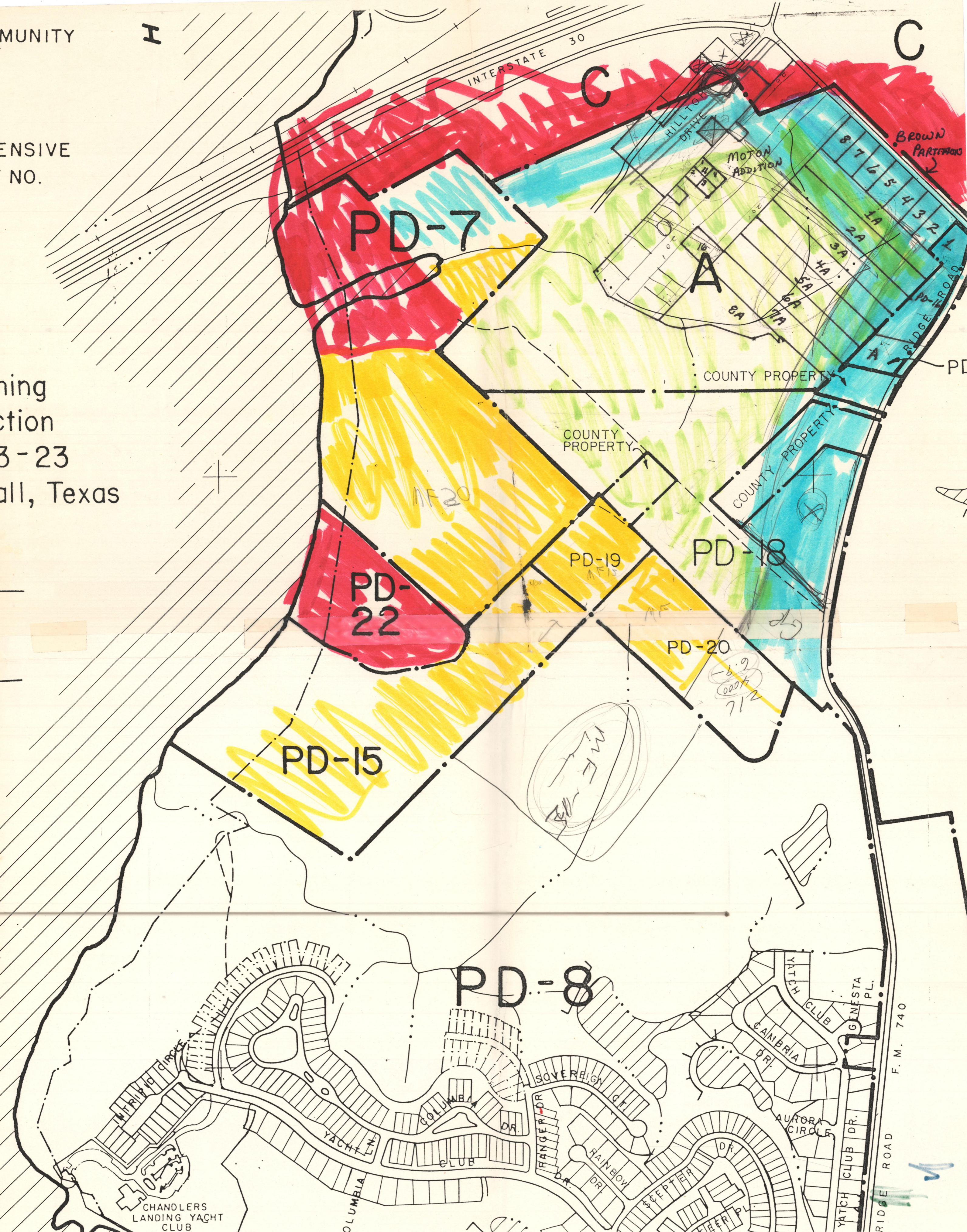
YATCH CLUB

YATCH CLUB

COMMUNITY

COMPREHENSIVE  
MAP NO.

Planning  
Section  
33-23  
Wall, Texas



COMMUNITY

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A

MOTON  
ADDITION

BROWN  
PARTITION

8 7 6 5 4 3 2 1

COUNTY PROPERTY

COUNTY PROPERTY

COUNTY PROPERTY

PD-22

PD-19

PD-18

PD-20

PD-15

PD-8

CHANDLERS  
LANDING YACHT  
CLUB

COLUMBIA

CLUB

SOVEREIGN

DR

RANGER DR

RAINBOW

DR

SEPTER

FEER PL

AURORA  
CIRCLE

YATCH CLUB DR.

YATCH CLUB

GENESTA PL.

F. M. 740

RIDGE ROAD

ROCKWALL  
FISHING  
MARINA

M. K. T.

RR

HWY. 67

INTERSTATE 30

C

C

PD-7

A

COUNTY PROPERTY

COUNTY PROPERTY

COUNTY PROPERTY

PD-16

COUNTY PROPERTY

PD-22

PD-19

PD-18

PD-20

PD-15

PD-

**CURRENT ZONING**

PD-8

F. M. 740

YATCH CLUB

CAMBRIA DR.

GENESTA PL.

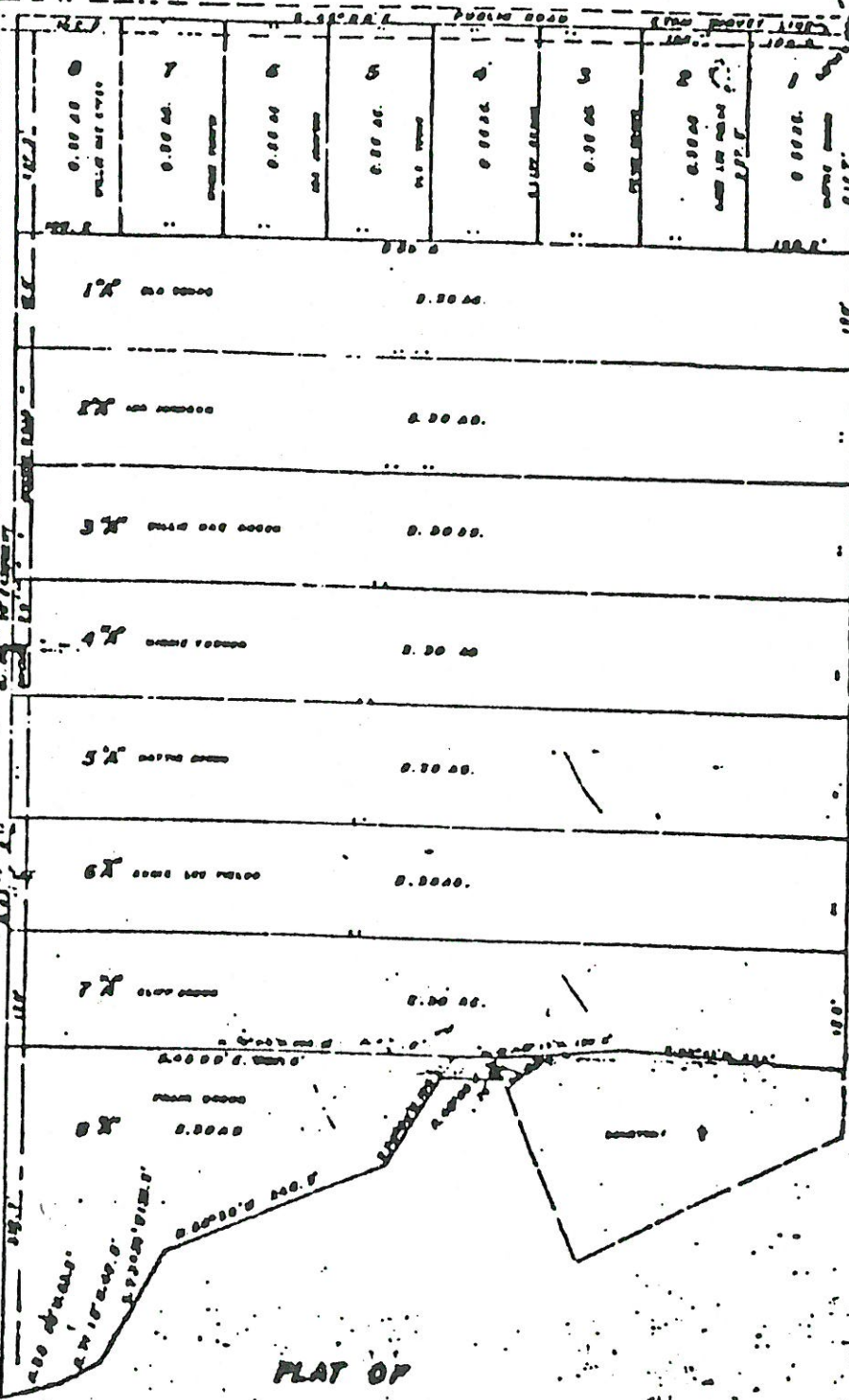
**SECTION PLAN AND FIELD NOTES:**  
**ISAAC BROWN 20.24 ACRES, S. 11.11. SURVEY.**

All these sections Sec. 1, cont. in several of  
 lots 1717, in the County of York, Ill.,  
 State of Iowa, known as WILLIAM BROWN and  
 being 20.24 acres of land conveyed to  
 Isaac Brown out of a 67 1/2 acre tract by  
 John Brown et al, and Ed. Brown the  
 7th day of January 1888 of Record in Vol.  
 11, page 235 Deed Records of Rockwall Co.  
 County Texas, described as follows:

Beginning at a stake in the Northeast  
 line of said S. 11.11. Survey at the later  
 section of J. K. Road 20.240 East right of  
 way line.  
 THENCE: South 20 deg. 00' West 12.00 ft. to  
 a stake;  
 THENCE: South 45 deg. 00' West 11.00 ft.  
 with old fence line to a stake in fence  
 line at the Northeast corner of a corner;  
 THENCE: North 45 deg. 00' East 12.00 ft. to  
 an angle in line, containing South 45 deg.  
 15' East 12.00 ft. to an iron pin for a  
 corner;  
 THENCE: South 20 deg. 00' East 24.00 ft.  
 to an iron pin for a corner;  
 THENCE: with its bearings of a small creek  
 course directed and surveyed, 2.4' S. 45  
 deg. 00' W. 2.75 deg. 00' W. 2.10 ft.,  
 4.00 deg. 00' W. 2.00 ft., 2.75 deg. 00' W.  
 1.25 ft., N. 75 deg. 10' W. 4.25 ft.,  
 S. 20 deg. 10' W. 24.00 ft. to an iron pin  
 in the Northeast corner of said 1717.  
 This point being the Southwest corner  
 of the Brown land.  
 THENCE: North 45 deg. 00' East 12.00 ft. to  
 a stake in public road and survey line;  
 THENCE: South 45 deg. 00' East 23.00 ft.  
 with road and survey line to the place  
 of beginning containing 20.24 acres to  
 be divided into 12 tracts as shown hereon.

1-14-1907  
 R. E. L. HALFORD  
 County Surveyor.

In the course of the above described  
 property, to hereby mark the foregoing  
 line and place pins of record for the  
 sole purpose of affording the owners of  
 said property a legal means of describing  
 and locating their tracts of land above  
 shown.



**FLAT OF**  
**ISAAC BROWN'S LAND PARTITIONED TO HIS HEIRS,**  
**EDWARD TEAL SURVEY, ROCKWALL COUNTY TEXAS.**  
 1-14-1907  
 SCALE 1"=100'

R. E. L. HALFORD  
 COUNTY SURVEYOR.

*Isaac Brown*  
*Edward Teal*  
 Isaac Brown, Heirs of Isaac  
 Brown, et al, County of Rockwall,  
 Texas.



DESCRIPTION --- LOT 2A

BEING a survey of a tract of land in the Edward Teal Survey Abst. No. 207, Rockwall County, Texas; and being in the City of Rockwall; and being all of Lot 2A of Isaac Browns Land Partition to His Heirs as recorded in Vol. 1, pg. 57 of the Deed Records of Rockwall County, Texas; and being more particularly described as follows:

BEGINNING at an iron rod at the North corner of said Lot 2A, said Beginning Point being in the Northwest line of said Partition, S 44°40'00" W, 347.3 ft. from the North corner of said Partition, a point in a public road;

THENCE S 45°00'00" E, along the Northeast line of said Lot 2A, 865.05 ft. to an iron rod at the East corner of said Lot, a point in the Northwest line of Lot 28 of Lake Ridge Estates Addition, an addition to the City of Rockwall as filed on 5-8-61, DRRCT;

THENCE S 44°40'00" W, along the Northwest line of said Addition and along a fence, 120.0 ft. to an iron rod at the South corner of said Lot 2A;

THENCE N 45°00'00" W, along the Southwest line of said Lot, 865.05 ft. to an iron rod at the West corner of said Lot, a point in the centerline of a 40' Road Easement;

THENCE N 44°40'00" E, along the Northwest line of said Lot and of said Partition and the centerline of said Easement, 120.0 ft. to the POINT OF BEGINNING and containing 2.3830 Acres of land.

NOTES:-----

1. Vacant.
2. Fences as shown.
3. 20' Road Esmt.

DESCRIPTION --- LOT 6

BEING a survey of a tract of land in the Edward Teal Survey Abst. No. 207, Rockwall County, Texas; and being in the City of Rockwall; and being all of Lot 6 of Isaac Browns Land Partition to His Heirs as recorded in Vol. 1, pg. 57 of the Deed Records of Rockwall County, Texas; and being more particularly described as follows:

BEGINNING at an iron rod at the North corner of said Lot 6, a point in the centerline of a Public Road that is S 45°00'00" E, 216.4 ft. from the North corner of said Partition;

THENCE S 45°00'00" E, continuing along the centerline of said Road, 108.2 ft. to an iron rod at the East corner of said Lot 6;

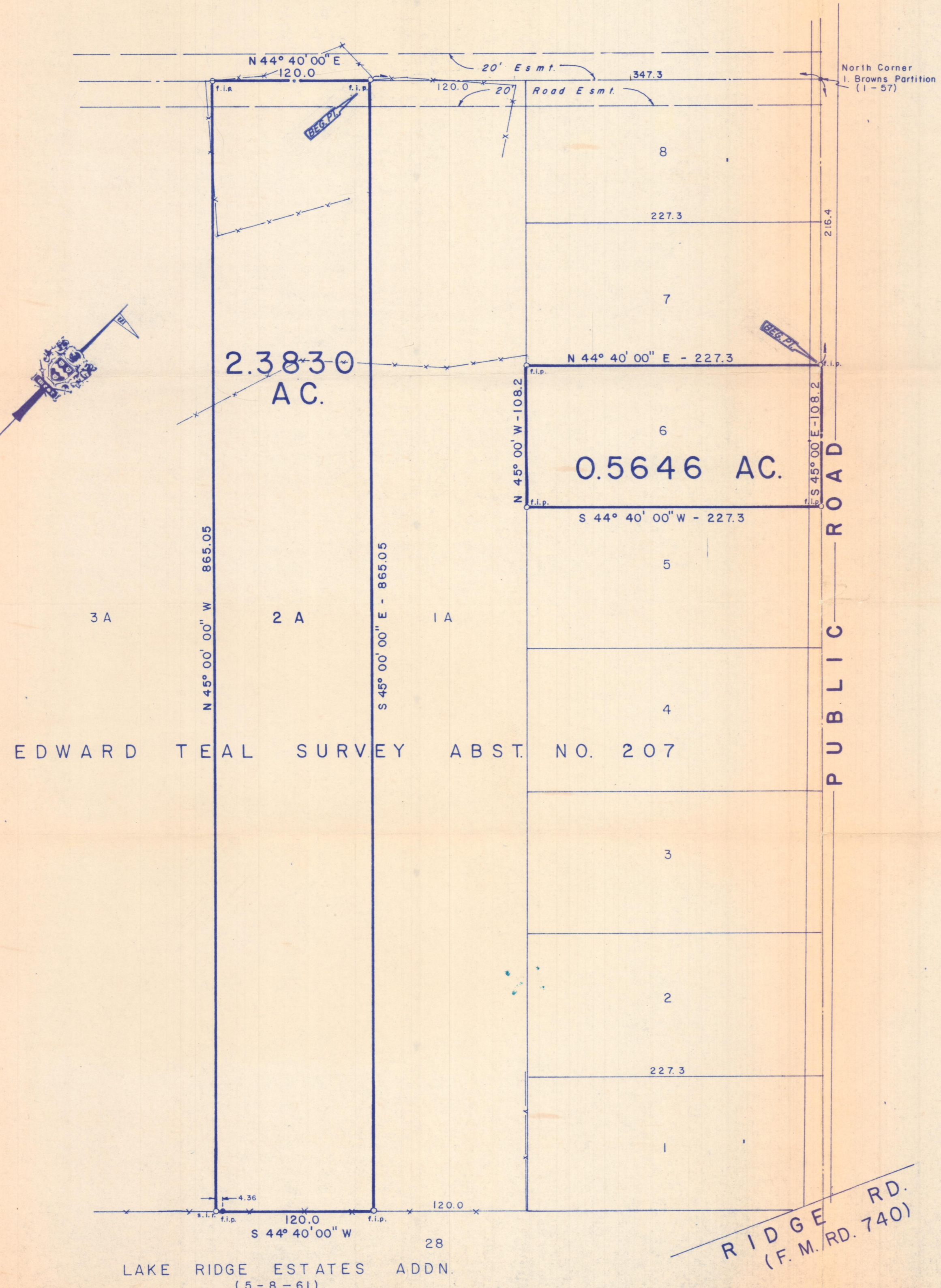
THENCE S 44°40'00" W, 227.3 ft. to an iron rod at the South corner of said Lot 6;

THENCE N 45°00'00" W, 108.2 ft. to an iron rod at the West corner of said Lot 6;

THENCE N 44°40'00" E, 227.3 ft. to the POINT OF BEGINNING and containing 0.5646 Acres of land.

NOTES:-----

1. Vacant.
2. Public Road along Northeast Lot line.



SCALE: 1" = 60'

Iron Pin  
 Monument  
 Property Line  
 Centerline  
 Fence  
 Power Line  
 Survey Line  
 City Limit Line  
 County Line  
 Conflict, etc.  
 (000.0) Deed Call

SURVEY FOR: <b>WILLIAMS, Phil</b>		c/o		Phone: <b>321-0572</b>
Address: <b>1624 Highland Rd., Dallas 75218</b>		Owner:		
LOT NO(s): <b>2A &amp; 6</b>	BLK. NO.:	CITY BLK. NO.:		
ADDITION: <b>Isaac Browns Land Partition to His Heirs</b>		Vol. <b>1</b>	Pg. <b>57 DRRCT</b>	
PROPERTY ADDRESS:		CITY: <b>Rockwall, TX</b>		
AREA: <b>2.383 &amp; 0.5646 Acres</b>	SURVEY: <b>Edward Teal</b>		ABST. NO. <b>207</b>	
<b>WEST LAND SURVEYORS</b> REPRESENTING "WEST" SURVEYORS IN DALLAS COUNTY SINCE 1845 7918 HANOVER AVE. DALLAS, TX. 75225 <b>363-5111</b>				

DATE: **9-28-84**

REV.	
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**ROBT. H. WEST**  
 REGISTERED PUBLIC SURVEYOR NO. 682  
 LICENSED STATE LAND SURVEYOR  
 COUNTY SURVEYOR 1944-1982

**SURVEYORS CERTIFICATE**

I, Robt. H. West, do hereby certify that this survey was made on the ground under my personal supervision and that this plat is a true, correct and accurate representation of the facts as found at the time of the survey and that this professional service conforms to the current Texas Surveyors Association Standards and Specifications for a Category **IA** Condition **II** Survey; and, more specifically, I do hereby certify that this survey conforms to the conditions and stipulations as checked (x) below:

- (x) 1. The boundary lines, dimensions and area of the land indicated hereon and each individual parcel thereof indicated hereon is correct;
- (x) 2. Iron pins are set at each property corner unless otherwise indicated hereon;
- (x) 3. The distance from the nearest intersecting street, road or other point of reference is as shown hereon;
- (x) 4. Correctly shows the location and dimension of all alleys, streets, roads, rights-of-way, easements and other matters of record of which the surveyor has been advised affects the subject property (each) has been identified by instrument volume and page number if available;
- (x) 5. Except as shown, there are no visible easements, rights-of-way, party walls or conflicts; further, this survey is subject to any easements or rights-of-way not visible on the ground;
- (x) 6. The location of all buildings, structures and other improvements or visible items, if shown, are as indicated hereon;
- (x) 7. Except as shown, there are no visible protrusions onto adjoining premises, streets or alleys by any building, structure or other improvement situated on the subject property;
- (x) 8. Except as shown, there are no visible encroachments onto the subject property by any building, structure or other improvement situated on adjoining premises;
- (x) 9. Correctly shows the location of and acres contained in all portions of the subject property which are located in an area designated as a "flood prone area" as defined by the U.S. Department of Housing and Urban Development pursuant to the Flood Disaster Act of 1973;
- (x) 10. This survey is not for construction purposes;
- (x) 11. Correctly shows the location of all streets and roads visibly providing access to and from the subject property;
- (x) 12. If required by the contract, this survey correctly sets forth the number of net acres contained in the property exclusive of any land lying within the right-of-way of any alleys, streets, roads, railroads or within the boundary lines of any easements or within the bed of any creek, river or other water course, or within any flood prone area as defined hereinabove.

LAKE RIDGE ESTATES ADDN. (5-8-61)

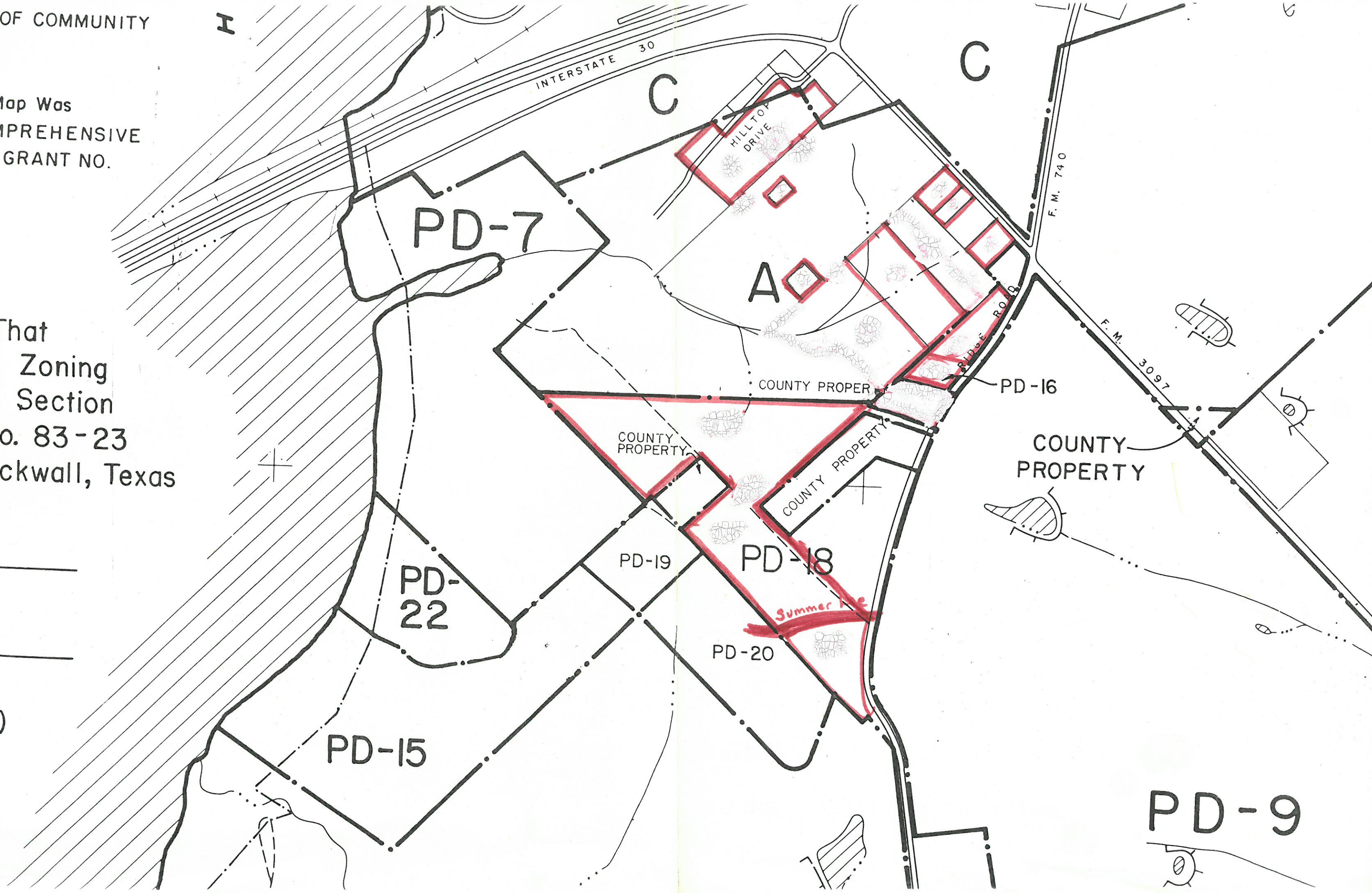
**RIDGE RD.**  
**(F.M. RD. 740)**

T OF COMMUNITY

Map Was  
COMPREHENSIVE  
E GRANT NO.

That  
al Zoning  
n Section  
No. 83-23  
ockwall, Texas

3)



PD-9




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 and Parking Lot

on the following described property:

Lot 2A of the Brown Partition off Horizon Rd.  
(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. 85-22-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. 85-22 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

Tract 2A 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.

243, Brown  
11B  
6, 2A

10

- 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,  
14325 Regans, Ste W-141, Dallas 75238~~
- ~~⑤ Castle 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 Lander & Cooper, 615 W. Garland, Garland 75040
- ⑩ Wardell Bowman et ux, 6001 Skillman, Bldg 4  
Ste 230, Dallas 75231

⑩ John Buffington, 509 E. Bourn

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

~~⑬~~

BEFORE THE PLANNING AND ZONING COMMISSION  
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(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. 85-22-Z

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. 85-22 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 [Signature]  
Address 9533 Lasa, Dallas 75218

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

Thank you,  
City of Rockwall



TO  
Philip Williams  
6503 Ridgecrest Unit B  
Dallas, Texas 75247

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

SUBJECT  
Lot 2A 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 40 ft. 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

REPLY TO →

SIGNED Karen Martin *Karen Martin*

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: Philip Williams  
6503 Ridgecrest, Unit B  
Dallas, Texas 75247

April 2, 1985

Re: Lot 2A, Brown Partition

As you requested, the City Council did not consider your rezoning on April 1st. The public hearing on the above case has been re-scheduled for 7:30 P.M. on May 6, 1985, at City Hall.

*Karen Martin*

DUPLICATE


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

TO: ■ Philip Williams  
■ 6503 Ridgecrest, Unit B  
■ Dallas, Texas 75247  
■

■ July 3, 1985  
■  
■

Subject: Lot 2A, Brown Partition

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

  
Karen Martin  
Administrative Assistant

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DUPLICATE