

CITY OF ROCKWALL
205 West Rusk
Rockwall, Texas

APPLICATION FOR ZONING CHANGE

Case No. 1986-18-2 Filing Fee \$95.00 Date 2-19-85

Applicant Johnnie W. Ray Phone _____

Mailing Address P.O.Box 98 Rockwall, Texas 75087

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.)

This property is currently zoned Multi-Family. The elevation and location of this 5 acre tract of land makes this piece of land a very desirable commercial tract.

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

Multi-Family District Classification

to Commercial District Classification

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

This property is currently zoned Multi-Family. The property located directly north is zoned Commercial and fronts Interstate 30. The elevation and location of this tract of land makes this piece of land a very desirable Commercial Tract.

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

Status of Applicant: Owner _____ Tenant _____ Prospective Purchaser XX

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 _____

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"
 Rockwall, Texas 75087-3628

86-18-
 2/58
 003306

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

205 West Rusk

Name Emerald Park Development Date 2-24-86

Mailing Address _____

Job Address _____ Permit No. _____

Check 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	95.00	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

95.00

Received by

[Signature]

AN ORDINANCE OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF ROCKWALL AS HERETOFORE AMENDED SO AS TO CHANGE THE ZONING ON A TRACT OF LAND WHICH IS MORE FULLY DESCRIBED HEREIN FROM Agricultural To Commercial classification CORRECTING THE OFFICIAL ZONING MAP;

PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF ONE THOUSAND DOLLARS (\$1,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area and in the vicinity thereof, the governing body in the exercise of its legislative discretion has concluded that the Comprehensive Zoning Ordinance of the City of Rockwall should be amended as follows:

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Rockwall, Texas:

Section 1. That the Comprehensive Zoning Ordinance of the City of Rockwall, as heretofore amended, be and the same is hereby amended by amending the zoning map of the City of Rockwall so as to give Commercial ^{district} classification to the tract of land described in Exhibit "A".

Section 2. That the property described in Exhibit "A" shall be used only in the manner and for the purposes provided for in the Comprehensive Zoning Ordinance of the City of Rockwall as heretofore amended, as amended herein by granting of this zoning change, and as may be amended in the future.

Johanne W Ray 86-18-2

Section 3. That the official zoning map of the City be corrected to reflect the changes in zoning described herein.

Section 4. Any person, firm or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of ONE THOUSAND DOLLARS (\$1,000.00) for each offense and each and every day such offense shall continue shall be deemed to constitute a separate offense.

Section 5. If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation or circumstance, nor shall adjudication affect any other section or provision of the Comprehensive Zoning Ordinance of the City of Rockwall, Texas, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable.

Section 6. That all ordinances of the City of Rockwall in conflict with the provisions of this be and the same are hereby repealed, and all other ordinances of the City of Rockwall not in conflict with the provisions of this ordinance shall remain in full force and effect.

Section 7. That this ordinance shall take effect immediately from and after its passage and the publication of the caption of said ordinance as the law in such cases provides.

DULY PASSED AND APPROVED this day of , 1985.

APPROVED: _____

MAYOR

ATTEST: BY _____

1st Reading — 2nd Reading — _____

April 7, 1986

Julie Couch
Rockwall City Hall
Rockwall, Texas 75087

Dear Ms. Couch:

Please withdraw our request for rezoning of 8.762 acres of land in Rockwall, Texas. We wish to thank you for all your help in this matter.

Sincerely,

A handwritten signature in blue ink, appearing to read "Michael W. Belt". The signature is fluid and cursive, with a long horizontal stroke at the end.

Michael W. Belt
/bk

Agenda Notes
P&Z - 3/13/86

- IV. F. P&Z 86-18-Z - Hold Public Hearing and Consider Approval of a Request from Johnnie Ray for a Zone Change from "MF-15" Multifamily to "C" Commercial Classification on a 8.762 Acre Tract of Land Located on Kyle Drive, North of I-30, South of Yellowjacket Lane and West of SH-205

Action Needed: Approval or denial of a zone change from "MF-15" Multifamily to "C" Commercial Classification.

As mentioned earlier, this is a tract of land located in the area between SH-205 and FM-740 where the Goldencrest Subdivision is currently being constructed. This tract of land is a portion of a tract currently owned by Bill Ray and Richard Harris. The entire tract extends from I-30 all the way to Yellowjacket Lane. The front of the tract, which is adjacent to the I-30 Service Road, is currently zoned Commercial for approximately 500 ft. of depth. The remainder of the property to Yellowjacket is currently zoned "MF-15". The applicants are proposing to construct an office building on the interior portion which will have direct access onto Kyle Drive which is currently being built as a part of the Goldencrest development. They are requesting to rezone the center portion of the tract from "MF-15" to Commercial. Again, this is in conformance with the Land Use Plan as it is currently drafted. A copy of the location map is attached.

Agenda Noes
P&Z - 4/10/86

III. C. Hold Public Hearing and Consider Approval of a Request from Johnnie W. Ray for a Zone Change from "A" Agricultural to "C" Commercial on a 23.313 Acre Tract of Land Located at the Intersection of North I-30 Service Road and FM-549

Action Needed: Approval or denial for a zone change from Agricultural to Commercial

Last month we had a request for a zone change on this tract from Agricultural to Commercial at the intersection of FM-549 and I-30. At that time the property was not yet annexed into the City, and we did have a property owner in the area present at the meeting who was raising questions concerning the appropriateness of the annexation, not necessarily of the zoning. At that time the Commission voted to deny the zone change, subject to the property being annexed into the City. The second reading of the annexation ordinance will be considered on Tuesday night, and the property will have been finally annexed into the City when you consider the request on April 10th. The applicant has maintained the same request for a zone change from Agricultural to Commercial. Again, we do think that this is consistent with what the Land Use Plan indicates on the northwestern and southwestern corners of the intersection of I-30 and FM-549, and we believe that the addition to the Land Use Plan for this additional planning area would reflect Commercial at this location.

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 13th day of March, 1986 in
the Rockwall City Hall, 205 West Rusk Street, Rockwall, Texas, at the re-
quest of Emerald Park Development
for a zone change from "MF-15" Multifamily to "C" Commercial on a 8.762 Acre tract
of land located on Kyle Drive, North of I-30, south of Yellowjacket Lane
and west of SH-205.

on the following described property:

See attached legal description

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. P&Z 86-18-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. P&Z 86-18-Z

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

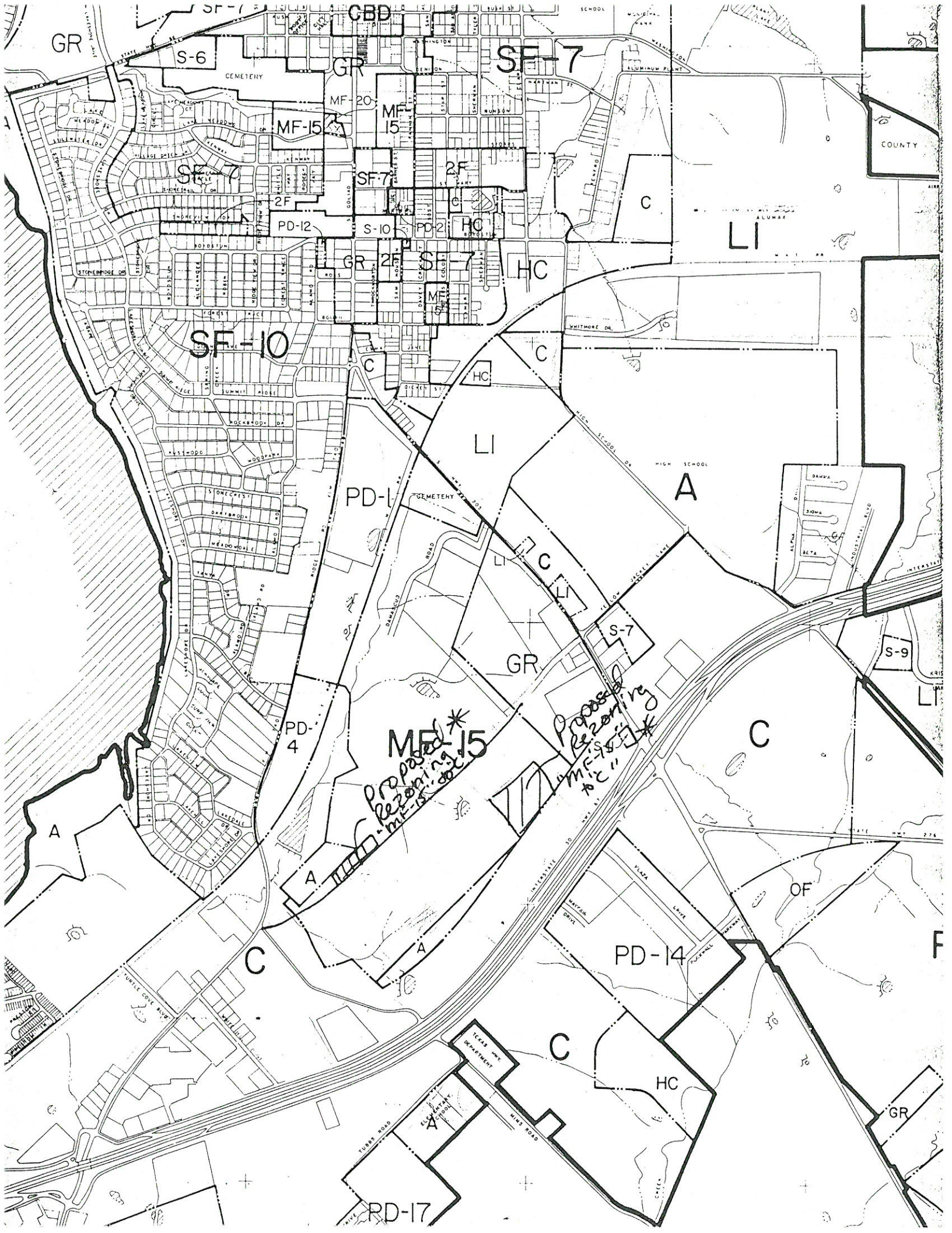
I am opposed the request for the reasons listed below. _____

- 1.
- 2.
- 3.

Signature  _____
Address _____

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

Thank you,
City of Rockwall



GR

S-6

CBD

SF-7

CEMETERY

GR

MF-15

MF-20

MF-15

SF-7

SF-7

2F

PD-12

S-10

PD-2

HC

C

LI

SF-10

GR

2F

SF-7

HC

HC

HC

LI

PD-1

CEMETERY

A

C

GR

S-7

Proposed
Rezoning
MF-15

Proposed
Rezoning
MF-15 to
C-1

PD-4

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OF

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RD-17

TEXAS MILK
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COUNTY

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PROPOSED YELLOWJACKET LANE (90' R.O.W.)

PROPOSED PD OFFICE/COMMERCIAL DISTRICT
(CURRENTLY MF)

PROPOSED 60' R.O.W.

PROPOSED KYLE DRIVE (60' R.O.W.)

N 44°49'25" W 1128.82'

SUGGESTED 8.2 ACRES OFFICE SITE

S 44°39'17" E 1493.83'

"C" COMMERCIAL ZONING DISTRICT

N 44°30'11" W 490.43'

S 36°28'42" W 858.32'

PROPO

Goldcrest

George Bayoud

Bob Andrews

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Richard Harris

McFarland TR. 16 Smartt - F-30 So. Rockwall JV
90 Real Est. Tax Service
P.O. Box 832310
Richardson, Tx. 75083-2310

McFarland TR. 2 George Bayoud
2636 W. Walnut
Garland, 75042


McFarland TR. 10 Goldencrest JV
4817 Rowlett
Suite B
Rowlett, 75086

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 April, 1986 in
the Rockwall City Hall, 205 West Rusk Street, Rockwall, Texas, at the re-
quest of Johnnie W. Ray
for a change in zoning from "A" Agricultural to "C" Commercial on approxi-
mately 23.313 acres of land located at the intersection of North I-30
Service Road and FM-549
on the following described property:

See attached property description

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. P&Z 86-30-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. P&Z 86-30-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 
Address 2490 I-30 - Rockwall TX
75087

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

Thank you,
City of Rockwall

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Case NO. P&Z 86-30-Z

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

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

1. a part of this tract is already in the city.
2. The city needs all the control they can get
3. along the freeway to promote cleaner and
more uniform growth.

Signature 

Address _____

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

Thank you,
City of Rockwall

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Jennifer L. Garrison
City of Rockwall, Texas

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

Case NO. P&Z 86-30-Z

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

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

- 1.
- 2.
- 3.

Signature John F. Carrsow
Address 1539 E. I-30
Rockwall, Texas

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

Thank you,
City of Rockwall

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Jennifer L. Garrill
City of Rockwall, Texas

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

Case NO. P&Z 86-30-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.W.B. ENTERPRISES INC
Address Rockwall, Texas 75087

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

Thank you,
City of Rockwall

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City of Rockwall, Texas

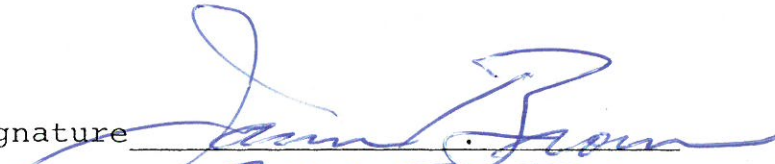
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Zoning Commission, 205 West Rusk Street, Rockwall, Texas 75087.

Case NO. P&Z 86-30-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 
Address 301 E. I-30

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

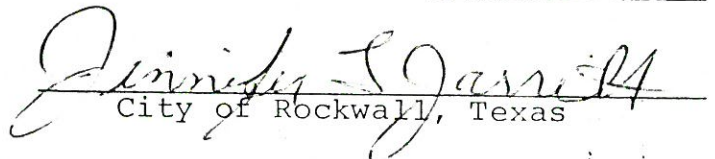
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Case NO. P&Z 86-30-Z

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

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

1. I feel that we have enough building in this residential area. If we keep
on its going to really make Rockwall not have nice areas.
2. This is a rural area. We are having the Texas Power & Lt. there with
3. the possibilty of the high school and who knows what kind of bussiness
would come in if it were zoned commercial.

Signature BA Smith

Address Rt. # 2 - Box 17 C

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

Thank you,
City of Rockwall