

CITY OF ROCKWALL
205 West Rusk
Rockwall, Texas

APPLICATION FOR ZONING CHANGE

Case No. 86-30-2 Filing Fee \$170.00 Date 3-18-86
Applicant Johnnie W. Ray Phone 722-5353
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.)

See Attached

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

Part Agriculture/part Unzoned District Classification
to Commercial District Classification
for the following reasons: (attach separate sheet if necessary)

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

Status of Applicant: Owner XXX 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 _____

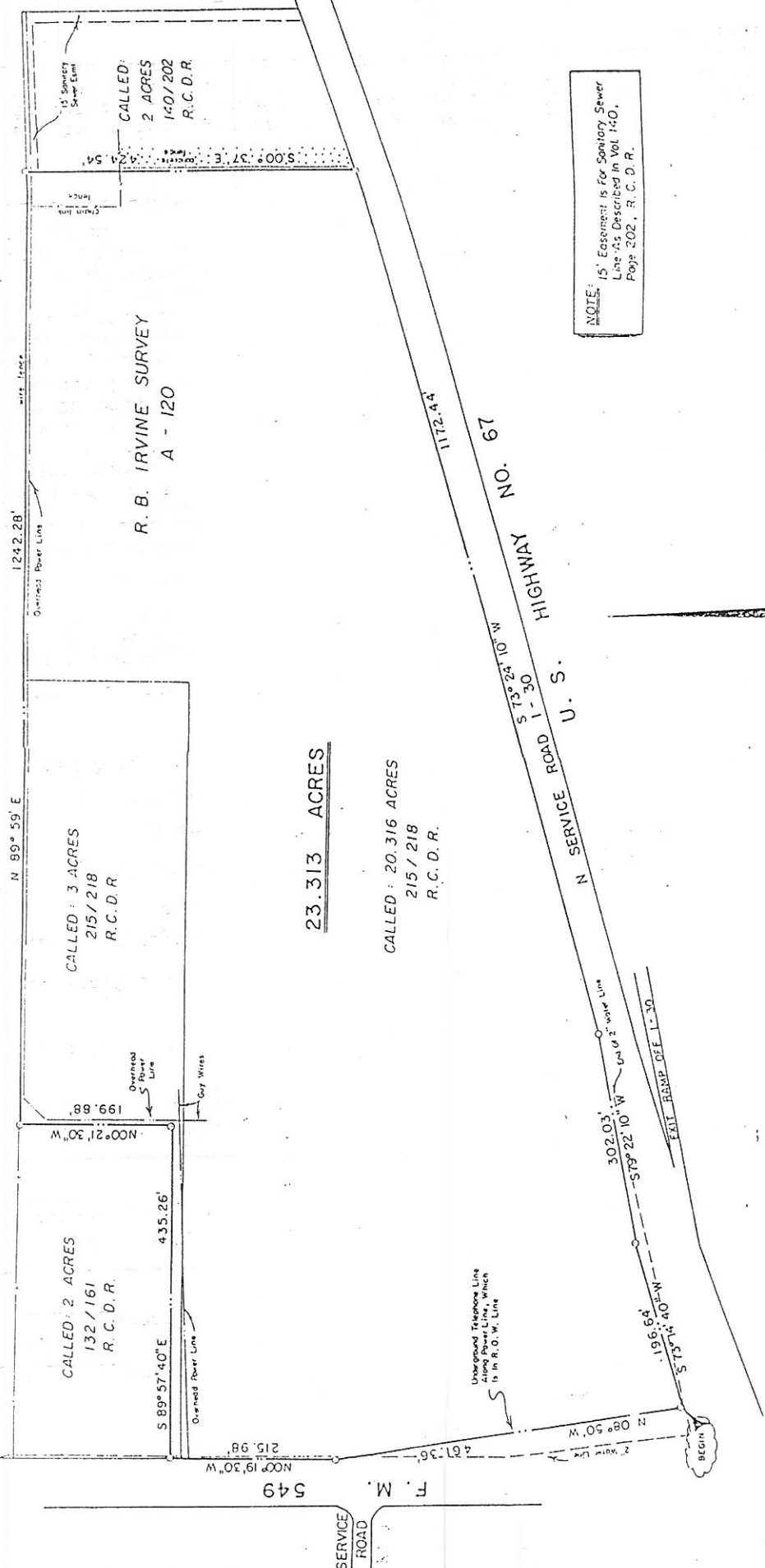
NOTE: The legal description is used to publish notice of the required hearing and in the preparation of the final ordinance granting the zoning change. The description must be sufficient so as to allow a qualified surveyor to take the description and locate and mark off the tract on the ground. Each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

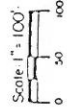
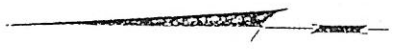
CERTIFICATE

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)



NOTE: 15' Easement is for Sanitary Sewer Line As Described in Vol. 140, Page 202, R. C. D. R.



The plat as shown hereon is a true and accurate representation, to the best of my knowledge and belief, of the property as determined by an on-the-ground survey performed under my supervision during the month of February, 1985.

11 February 1985

NOTE: Blockland Water Supply Line Taken From Engineers Data 1966. Check With Water Supply Corp. For Any Changes Or Additions Since 1966.

Dale B. Ramsey
 R. P. S. No. 4172

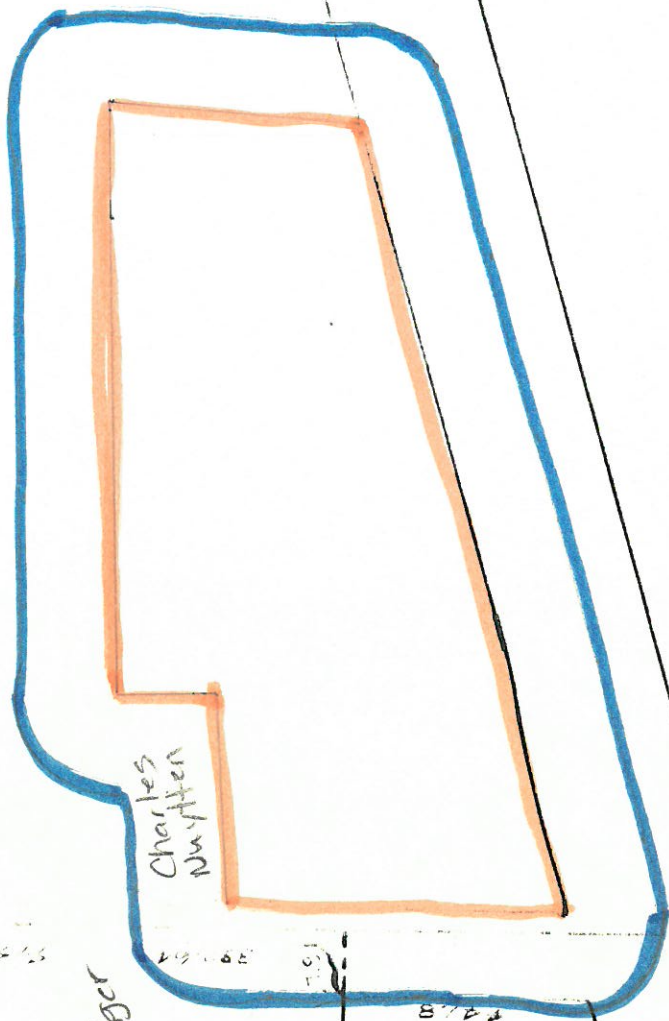
BOUNDARY SURVEY
 PART OF THE R. B. IRVINE SURVEY, A - 120
 ROCKWALL COUNTY, TEXAS

VANNOY & ASSOC., INC.
 Surveyors / Planners

809 W. Nash
 Box 2
 Terrell, Texas 75160
 Maps 226-0180
 (214) 563-7101

OFFICE	PROJECT	OWNER	CHECK	SCALE	DATE	PAGE
T	B 30	C. K. S.	D. B. R.	1" = 100'	2/11/85	1/1

RIDING CLUB Rd.



Quida
Springer
TR 5

Charles
Nuyffen

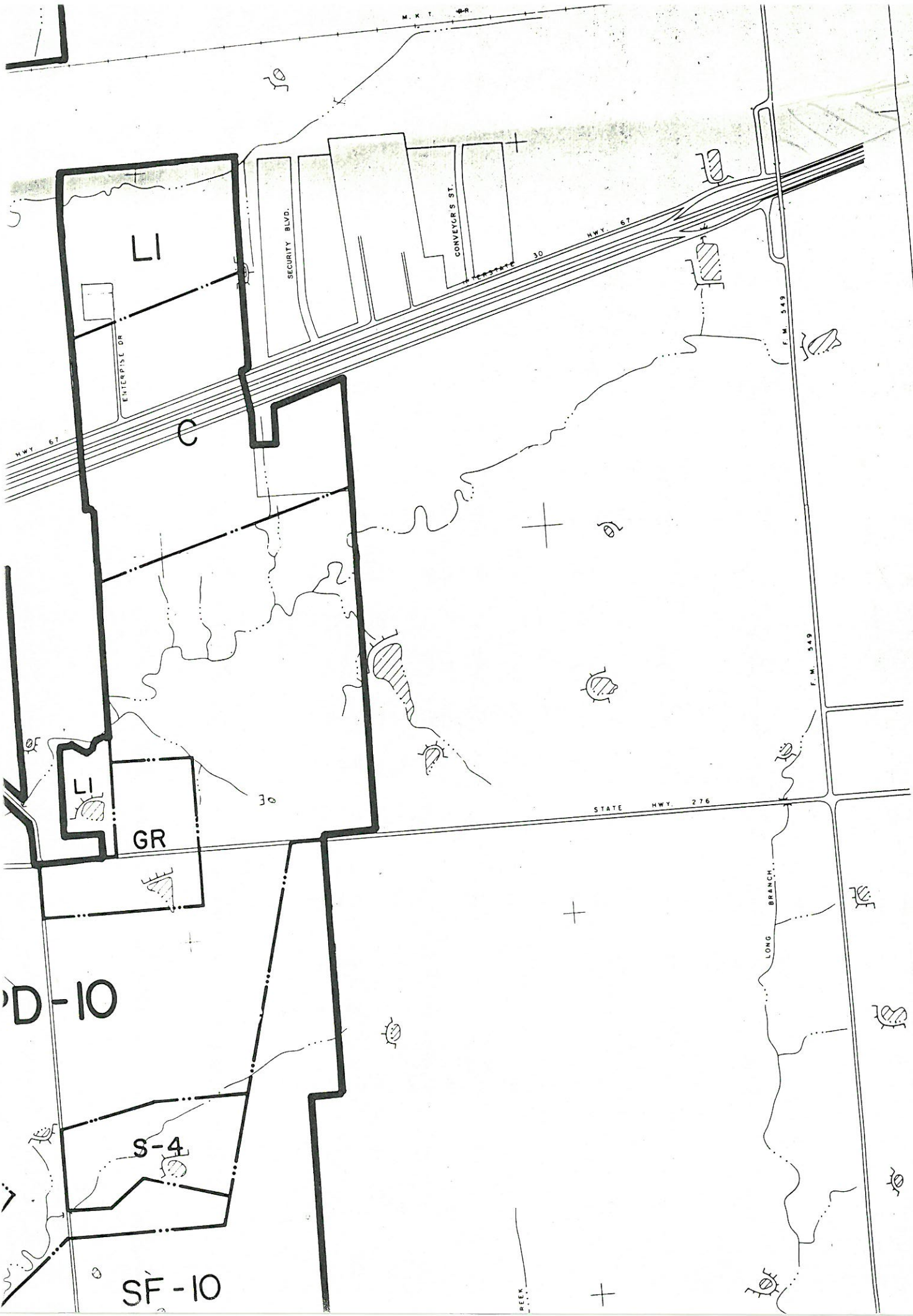
TR - 50

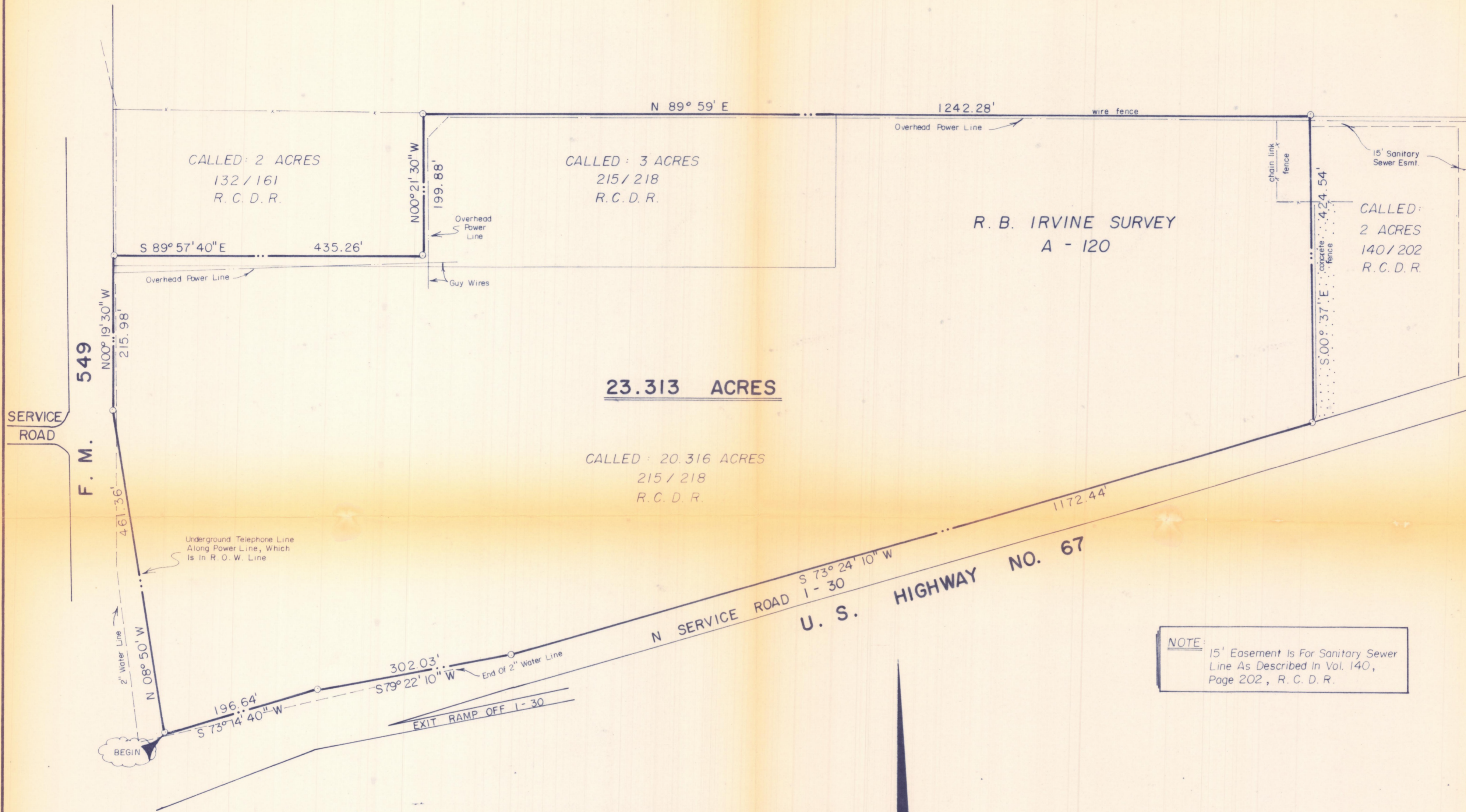
TR 6

580'

SCALE 1" = 400'
DRAWN BY NJR

AI DISTRICT





23.313 ACRES

CALLLED: 20.316 ACRES
215 / 218
R.C.D.R.

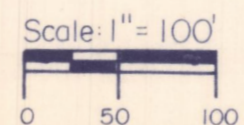
NOTE:
15' Easement Is For Sanitary Sewer Line As Described In Vol. 140, Page 202, R.C.D.R.


The plat as shown hereon is a true and accurate representation, to the best of my knowledge and belief, of the property as determined by an on-the-ground survey performed under my supervision during the month of February, 1985.

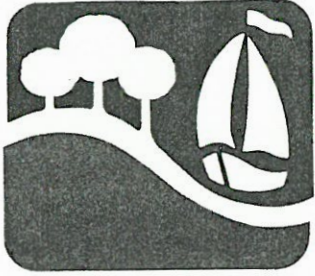
11 February 1985

NOTE:
Blackland Water Supply Line Taken From Engineers Data 1966. Check With Water Supply Corp. For Any Changes Or Additions Since 1966.

Dan B. Ramsey
R. P. S. No. 4172



BOUNDARY SURVEY						
PART OF THE R.B. IRVINE SURVEY, A - 120 ROCKWALL COUNTY, TEXAS						
 VANNOY & ASSOC., INC. Surveyors / Planners						
809 W. Nash Box 2 Terrell, Texas 75160				Metro 226-0180 (214) 563-7101		
OFFICE	PROJECT	DRAWN	CHECK	SCALE	DATE	PAGE
T	830	C. K. S.	D. B. R.	1" = 100'	2/11/85	1 / 1



CITY OF ROCKWALL
"THE NEW HORIZON"

April 28, 1986

file

Johnny

Johnny W. Ray
P. O. Box 98
Rockwall, Texas 75087

OK

Re: P&Z 86-30-Z

Dear Mr. Ray:

On April 10, 1986, the Rockwall Planning and Zoning Commission recommended approval of your request for a zone change from Agricultural to Commercial on the 23.313 acre tract of land located at the intersection of the North I-30 Service Road and FM-549.

The Rockwall City Council will hold a public hearing and consider approval of your request on May 5, 1986, beginning at 7:30 P.M. at the City Hall located at 205 West Rusk.

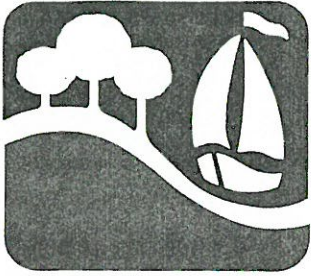
If you have any questions regarding this matter of the meeting schedule, please do not hesitate to call.

Sincerely,

Jennifer L. Jarrett

Jennifer Jarrett
Administrative Aide

JJ/mmp



CITY OF ROCKWALL
"THE NEW HORIZON"

May 28, 1986

Mr. Johnnie W. Ray
P. O. Box 98
Rockwall, Texas 75087

Dear Mr. Ray:

On May 5, 1986, the Rockwall City Council voted to approve your request for a zone change from "A" Agricultural to "C" Commercial classification on the 23.313 acre tract of land located at the intersection of North I-30 Service Road and FM-549.

If you have any questions regarding the above, please do not hesitate to contact me.

Sincerely,

A handwritten signature in cursive script that reads "Jennifer Jarrett".

Jennifer Jarrett
Administrative Aide


CC: Bldg. Insp.
JJ/mmp

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. _____

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

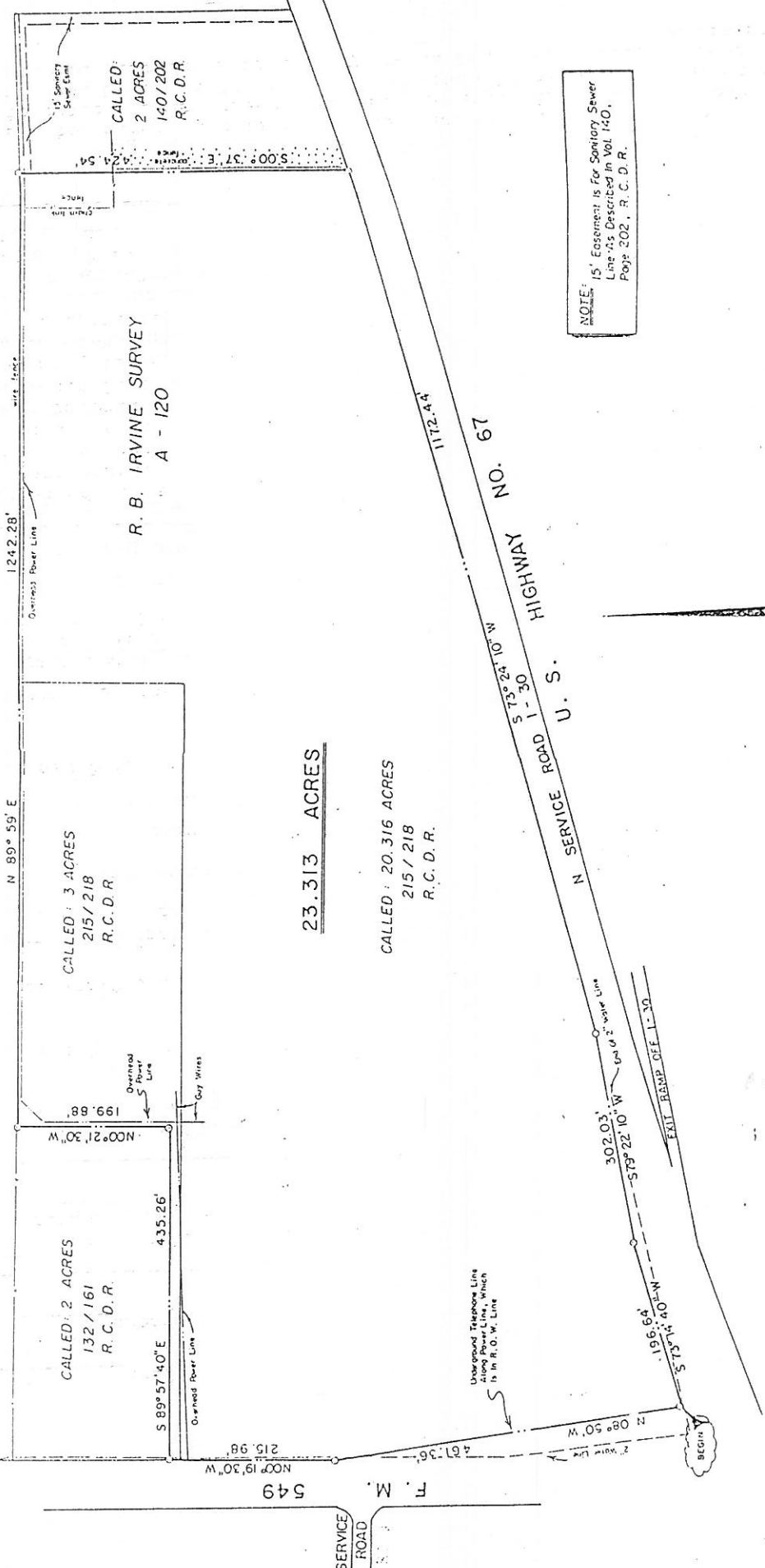
- 1.
- 2.
- 3.

Signature _____

Address _____

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

Thank you,
City of Rockwall



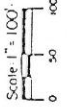
NOTE: 15' Easement is For Sanitary Sewer Line as Described in Vol. 140, Page 202, R. C. D. R.

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11 February 1985

NOTE: Blocked Water Supply Line Taken From Engineers Data 1966. Check With Water Supply Corp. for Any Changes Or Additions Since 1966.

Dan B. Ramsey
R. P. S. No. 4172



BOUNDARY SURVEY			
PART OF THE R. B. IRVINE SURVEY, A - 120			
ROCKWALL COUNTY, TEXAS			
VANNOY & ASSOC., INC. Surveyors / Planners			
OFFICE	PROJECT	DATE	SCALE
T	B 30 C K S D B R	2/11/85	1" = 100'
809 W. Nash Box 2 Farrist, Texas 75160		Map No. 226-0180 (214) 563-7101	

Richard Harris + Bill Ray I-30

R. B. Irvine TR 10-1	Charles H. Nuytten P.O. Box 762 Rockwall 75087	TR 5 Barbara A. Smith 426 ² Rt. 2, Box 17-C Rockwall
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Em Elliott TR. 5	MRS Ouida Springer 2180 Airport Rd. Rockwall	TR 6 Jim Hunt 3218 Hwy 67 North Suite 201 Mrs. 75150
---------------------	--	---

R. B. Irvine TR. 1	Lowe's Inv. Corp. % Brian Robbins Real Est. Dept. P.O. Box 1111 W. Wilkesboro, NC. 28656	TR. 6-1 William H. Way Rt. 4, Box 105-A Rockwall
-----------------------	---	--

TR. 2	Frank Springer Rt. 1, Box 258 Springer Ln. Rockwall	TR. 6-2 Jack W. Woodard Co 2602 Industrial Ln. Gar. 75041
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TR 3	JNO F Carssow 12124 Drujon Ln. Dal. 75234	TR 6-3 William Pearson TR. 4043 Flintridge Dal. 75244
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TR 3-1	Charles Craig Pinnell 704 Alexander Ln. Rockwall	TR 7 Albert Curfman % Michael Scott P.O. Box 212 Rockwall
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TR 499 417	California Texas Prop. Inc. % Associated Prop. Tax 310 E. I-30 Ste. 102 A Gar. 75043	(TR 8) Paul M. Easley 3504 Dal rock Rowlett 75088
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TR 4-1	Cash Water Supply Corp. Rt. 4, Box 100-A Greenville 75401	(TR 10) First State Bank 935 201 E. Kaufman Rockwall
--------	--	--

R.B. Irvine
TR. 10-2

James L. Gang
13716 Glennville.
Dal. 75085

~~TR 21 Rockwall Riding Club
P.O. Box 260
Rockwall~~

TR 11-1

Donald R. Stodghill
1424 Highland Rd.
Dal. 75128

TR. 22 549 Comm. Park
+ 24 301 E I-30
Rockwall

TR 13

Dudley Jordan
Rt. 1, Box 265 J
Rockwall

TR 22-1 SWB Enterprises Inc.
301 E I-30
Rockwall

TR. 14

Amos Dee Minter
6214 Baymar Ln.
Dal. 75252

TR. 22-2 James R. Pearce
3909 Keystone
Garland. 75041

TR 15

Ann M. Green
Box 293
Ferris, 76126

TR 23 Richard G. Fagan
6612 Mossvine Cir.
Dal. 75240

TR 16

Eduardo Murillo
3617 Pruitt Ave
Dal 75227

TR. 23-1 Herschell Bestharse
23-2 2543 Klondike DR.
Dal. 75228

TR 19

G.L. Payne
Rt. 2, Box 18A
Rockwall

TR. 23-3 Benjamin E. Gillispie
P.O. Box 659
Rockwall

TR 20

Mrs. Edward Rave
Rt. 1, Box 200 C-3
Shallowater, Tx. 79363

TR. 25 Mrs. John D. Curfman
% R.R. Hidell
P.O. Box 9026
Austin 78766

R.B. Irvine

- TR 31-1 Rockwall County Vet.
Rt 2, Box 17J
Rockwall
- TR. 41-1 Michael Scott
Rt. 1, Box 265
Rockwall
- TR 34
34-1 W.W. Stodghill
Rt. 1, Box 14X
Rockwall
- TR 42 James B. Vaughn
Rt. 1, Box 179
Rockwall
- TR 34-2 William C. Baldwin
1230 Fm 549
Rockwall
- TR. 43 Veals Inc.
% W.B. Monzingo
114 W. 11th St.
Kansas City, Mo. 64105
- TR. 34-3 Dennis P. Thompson
156 W. Springcreek Dr.
Richardson 75081
- TR. 45 Lonnie C. Campbell
P.O. Box 634
Rockwall
- TR 36
37-1 Robert L. Trimble
P.O. Box 802087
Dal. 75380-2087
- TR. 37,
38 ~~Cambridge Co. Inc.
% Route 66
16660 Dal. Hwy #2000
Dal. 75248~~
- TR. 39 James R. Godbe
% Equity Tax Group
P.O. Box 1400
Rowlett 75088
- TR 41 James O. Vance
Rt. 1, Box 265R
Rockwall

16
14
1/8

R.B. Irvine
TR. 263

Betty I. Dublin
623 E. Ridgewood
Gar. 75641

TR 264

Tim Ghormley
Rt. 1, Box 268 B
Rockwall

TR 27
28

Michael Scott
% Albert Curfman
Rt. 1
Rockwall

TR. 29

Robert J. Grand-Lienard JR.
Rt. 1, Box 265 X
Rockwall

TR 29-1

Frank J. Nickelson
12220 Spring Branch
Balch Springs, Tx. 75180

TR 292

Lucille Bell
P.O. Box 682
Rockwall

TR 30

~~Mrs. Ouida R. Springer
2180 Airport Rd.
Rockwall~~

TR 31
+ 32

Wm. G. A. Stevenson
Rt. 2 Box 18
Rockwall

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.

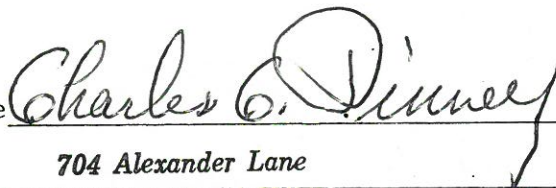
Case NO. P&Z 86-30-Z

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

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

- 1.
- 2.
- 3.

Signature



Address

704 Alexander Lane
Rockwall, Texas 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. X

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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CITY OF ROCKWALL, TEXAS

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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. _____

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

1. *The land is an attractive piece in a highly visible location and its use as agricultural land helps preserve the image of*
2. *rural charm that attracts so many residents & businesses*
3. *to Rockwall. The I30 area already has developed indus-
trial properties that are sitting empty, & the possibility
of another would place a greater burden on the
already overtaxed police & fire depts.*

Signature Lisa Stevenson

Address Rt 2 Box 179 - Rockwall

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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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. _____

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

1. As we wrote on March 8th, the property described is not that owned by Mrs. John D. Curfman.
2. Mrs. Curfman's land is not for sale and there no intentions of selling it.
3. As written before, Mrs. Curfman is 87 years of age and in very poor health and can not attend any meeting. She lives in her daughter's care in Austin, Texas.

Signature Charles C. Hidell
Charles Curfman Hidell
Address P.O. Box 9026
Austin, Texas 78766

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

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 Johnnie W. Ray
for a change in zoning from "A" Agricultural to "C" Commercial on approxi-
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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 86-16-Z/SP


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 86-16-Z/SP

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

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

1. PLEASE SEE ATTACHED COPY
- 2.
- 3.


Signature Caroline L. Snythen
Address P.O. Box 402
Rockwall Tx 75087

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

Thank you,
City of Rockwall

March 13, 1986

CARTER --- HOLLEY --- ROCHESTER



P.O. Box 762 I-30 and 549 Business Park Rockwall, Texas 75087
(214) 722-8333

Chuck & Caroline Nuytten are opposed to case number P&Z 86-16-Z/SP for the following reasons:

1. The land in question is already covered by restrictive covenants (on file at the Rockwall County Courthouse) which restrict the land to:
 - a. Non-residential uses
 - b. all masonry or steel buildings shall have walls that are brick faced as to any walls fronting on FM 549 or I-30.
2. The restrictive covenants have been challenged in court in 1983 and the court upheld their validity. We as owners of the adjacent land will continue to uphold these restrictions.
3. The city can not offer any services which are not currently available to the developers in this area. Any improvements which the city would impose are going to have to be paid for by the developers of the land. The city regulates the improvements and causes the developers to incur a greater cost which in our opinion would slow down the development of this area. There is presently available to the area:
 - a. Three phase/440 volt electric service.
 - b. Gas pipeline.
 - c. Six inch Blackland water mains.
 - d. Sewage pumping station at the rear corner of the land.
4. The present owners of the land in question (John W. Ray, Wm. Way, Richard Harris) do not want to develop the land. Mr Ray, in a recent phone conversation, stated to me that his only concern was to sell the land to a land development company in Dallas. I would much rather the city of Rockwall wait to approve any extension of city limits of the land in question until a plan of development has been introduced.

Charles Nuytten