

CITY OF ROCKWALL
205 West Rusk
Rockwall, Texas

APPLICATION FOR ZONING CHANGE

Case No. 88-56-2 Filing Fee \$102.00 Date 11/10/88
Applicant CLAUDE WILKERSON JR Phone 214-721-6715
Mailing Address 405 STAR WK 722-5393
ROCKWALL TX 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.)

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

"HC" - "C" District Classification to
"SF-7" District Classification for
for the following reasons: (attach separate sheet if necessary)

IN THE NEAR FUTURE I PLAN TO TAKE DOWN OLD HOUSE & BUILD NEW ONE

There (are) (are not) deed restrictions pertaining to the intended use of the property.

Status of Applicant:² 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 concerning the importance of my submitting to the City a sufficient legal description.

Signed Claude Wilkerson Jr

Page 2 of 2

NOTE:

¹The 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.

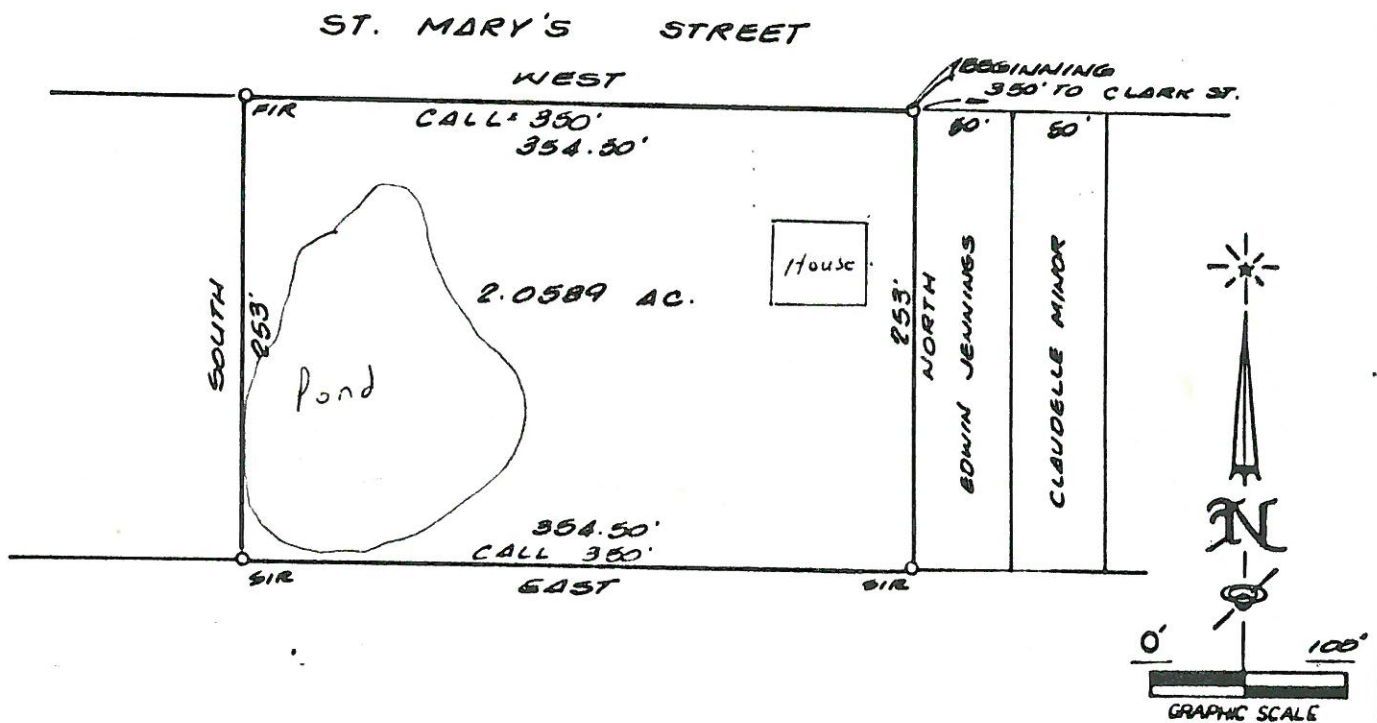
²If the applicant is someone other than the owner, written acknowledgement by the owner of the zoning request must also be submitted.

RE-SURVEY OF A TRACT OR LAND ORIGINALLY DESCRIBED AS FOLLOWS:
SURVEY PLAT

Lot, tract or parcel of land situated in Rockwall County, Texas and out of B. F. Boydston Survey, and being a part of that certain tract conveyed to Claude Wilkerson and wife, Frances Wilerson by Loudie Hartman by deed dated June 24, 1954, recorded in Volume 50 Page 263 of the Deed Records of Rockwall County, Texas, said lot herein conveyed being more particularly described as follows:

BEGINNING 50 feet West from the Northwest corner of a lot heretofore deeded by Claude Wilkerson et ux to Claudelle Minor by deed dated October 13, 1961, recorded in Volume 63 Page 514 Deed Records Rockwall County, Texas;
THENCE West 350 feet to corner;
THENCE South with old fence line 253 feet to corner;
THENCE East 350 feet with old fence to Southwest corner of Mary Ann Wilkerson's lot;
THENCE North with West line of said Mary Ann Wilkerson's lot 253 feet to corner and the place of beginning.

The conveyance evidenced by this deed is made subject to any and all easements, restrictions, covenants, conditions, and reservations of record, if any, applicable to the herein conveyed property or any part thereof.



THIS SURVEY WAS PERFORMED FOR:

JIM WALTER HOMES, INC.

I, ROBERT C. MYERS, REGISTERED PUBLIC SURVEYOR OF THE STATE OF TEXAS, DO CERTIFY THAT THIS SURVEY WAS PERFORMED ON THE GROUND UNDER MY SUPERVISION AND THE LINES AND DIMENSIONS SHOWN HEREON ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

USE OF THIS SURVEY BY ANY OTHER PARTY SHALL BE AT THEIR OWN RISK AND THE UNDERSIGNED IS NOT RESPONSIBLE TO OTHERS FOR ANY LOSS RESULTING THEREFROM.

Robert C. Myers
ROBERT C. MYERS T.R.S. NO. 3983



NAME CLAUDE W. WILKERSON, JR.
JOB NO. 11204
DATE 04-30-91
GF# _____



ROBERT C. MYERS R.P.S. 3983
(214) 272-8287

Analytical Surveys
"A PROFESSIONAL COMPANY OPERATING IN YOUR BEST INTEREST"

P.O. BOX 2797
GARLAND, TEXAS 75047



TAX STATEMENT 1988

ROCKWALL COUNTY APPRAISAL DIST
106 N SAN JACINTO
ROCKWALL TX 75087

3362

IF TAXES ARE PAID IN:	LESS (-) DISCOUNT OR PLUS (+) PENALTY / INTEREST	TOTAL TAX DUE	STATEMENT I.D.
OCT	-3	164.35	
NOV	-2	165.51	
DEC	-1	166.65	
JAN	0	167.81	
FEB	7	179.55	
MAR	9	182.91	
APR	11	186.27	
MAY	13	189.62	
JUN	15	192.99	

JURISDICTION	TOTAL ASSESSED	EXEMPTIONS	TAXABLE VALUE	TAX RATE	TAX AMOUNT
CITY OF ROCKWALL	15,000	0	15,000	0.3500	52.50
ROCKWALL ISD	15,000	0	15,000	0.7687	115.31
					167.81

13853

WILKERSON C W JR
405 STAR
ROCKWALL, TX 75087

PROPERTY DESCRIPTION
R14351 3140-0072-0000-CO-OR
B F BOYDSTON BLK 72 LOT C . 92
AC

TOTAL DUE	167.81
DISC OR PENALTY INTEREST	
AMOUNT PAID	

TAX CEILING ON OVER 65 HOMESTEAD	12.0	12.0
ANNUAL RATES DELINQUENT PENALTY		
ACCOUNTS INTEREST		

SIGNATURE	DATE PAID
CHECK NO.	

AD VALOREM TAXES ARE DUE ON OCT 1st AND BECOME DELINQUENT FEB 1st. SEE REVERSE SIDE FOR INSTRUCTIONS AND IMPORTANT INFORMATION.

IF NON BLANK, YOUR MORTGAGE COMPANY HAS BEEN NOTIFIED OF TAXES DUE.

SEND SELF ADDRESS STAMPED ENVELOPE FOR PAID RCPT

TAX STATEMENT 1988

ROCKWALL COUNTY APPRAISAL DIST
 106 N SAN JACINTO
 ROCKWALL TX 75087

STATEMENT I.D. 9674

IF TAXES ARE PAID IN:	LESS (-) DISCOUNT OR PLUS (+) PENALTY / INTEREST	TOTAL TAX DUE	VALUES
OCT	-3 -0.71	23.07	
NOV	-2 -0.47	23.31	LAND-AG-MKT 0
DEC	-1 -0.24	23.54	LAND-AG-USE 18,000
JAN	0 0.00	23.78	LAND-HOMESITE 0
FEB	7 1.65	25.43	LAND-OTHER 12,020
MAR	9 2.14	25.92	IMPROVEMENT HOME SITE 0
APR	11 2.62	26.40	IMPROVEMENT OTHER 30,020
MAY	13 3.09	26.87	TOTAL ASSESSED
JUN	15 3.57	27.35	

JURISDICTION	TOTAL ASSESSED	EXEMPTIONS	TAXABLE VALUE	TAX RATE	TAX AMOUNT
CITY OF ROCKWALL	30,020	DA 30,000	20	0.3500	0.07
ROCKWALL ISD	30,020	HS, DA 15,000	15,020	0.7687	23.71
					23.78

32129

WILKERSON CLAUDE JR
 405 STAR
 ROCKWALL, TX 75087

PROPERTY DESCRIPTION
 R19799 4420-0004-000A-00-OR
 MILL ADDITION PT BLK 4 606 ST
 MARYS ST

TOTAL DUE
 DISC OR PENALTY INTEREST
 AMOUNT PAID

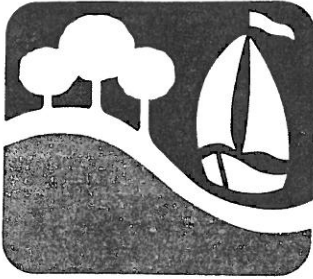
TAX CEILING ON OVER 65 HOMESTEAD	ANNUAL RATES DELINQUENT ACCOUNTS PENALTY	INTEREST
23.71	12.0	12.0

SIGNATURE
 CHECK NO. DATE PAID

AD VALOREM TAXES ARE DUE ON OCT 1st AND BECOME DELINQUENT FEB 1st. SEE REVERSE SIDE FOR INSTRUCTIONS AND IMPORTANT INFORMATION.

IF NON-BLANK, YOUR MORTGAGE COMPANY HAS BEEN NOTIFIED OF TAXES DUE.

SEND SELF ADDRESS STAMPED ENVELOPE FOR PAID RCPT



CITY OF ROCKWALL
"THE NEW HORIZON"

December 1, 1988

Mr. Claude Wilkerson
405 Star
Rockwall, Texas 75087

Dear Mr. Wilkerson:

We have received your application and filing fee of \$102.00 for your request for a change in zoning from Commercial and Heavy Commercial to "SF-7" Single Family on two lots located on St. Mary's Street north of Clark Street.

Originally, your case was scheduled to be considered by the Planning and Zoning Commission on Thursday, December 8th. This meeting has been postponed until December 15th. The Commission will consider the request on Thursday, December 15th at 7:30 P.M. in City Hall, 205 West Rusk.

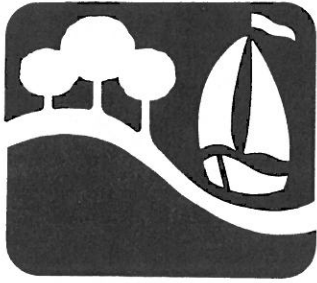
As the applicant, it is important that you are represented at this meeting. Please call me if you have any questions.

Sincerely,

Mary Nichols

Mary Nichols
Administrative Assistant

MN/mmp



CITY OF ROCKWALL
"THE NEW HORIZON"

December 28, 1988

Mr. Claude Wilkerson
405 Star
Rockwall, Texas 75087

Dear Mr. Wilkerson:

The Planning and Zoning Commission held a public hearing on December 15, 1988, and recommended approval of a change in zoning from "HC" Heavy Commercial to "SF-7" Single Family on a tract of land located generally at St. Mary's east of Bost Street.

The Rockwall City Council will hold a public hearing on Tuesday, January 3, 1989, at 7:00 P.M. in City Hall, 205 West Rusk to consider approval of your request. The Council will also consider approval of an ordinance authorizing the zone change. An ordinance of this nature must be approved at two separate meetings of Council. If approved Tuesday night, the ordinance will be considered on second reading January 16th.

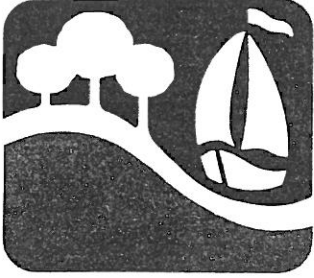
As the applicant, it is important that you attend the January 3rd meeting. Please call me if you have any questions.

Sincerely,

A handwritten signature in cursive script that reads "Mary Nichols".

Mary Nichols
Administrative Assistant

MN/mmp



CITY OF ROCKWALL
"THE NEW HORIZON"

January 9, 1989

Mr. Claude Wilkerson
405 Star
Rockwall, Texas 75087

Dear Mr. Wilkerson:

The Rockwall City Council held a public hearing on January 3, 1989, and approved your request for a change in zoning from "HC" Heavy Commercial to "SF-7" Single Family on a tract of land located at St. Mary's east of Bost.

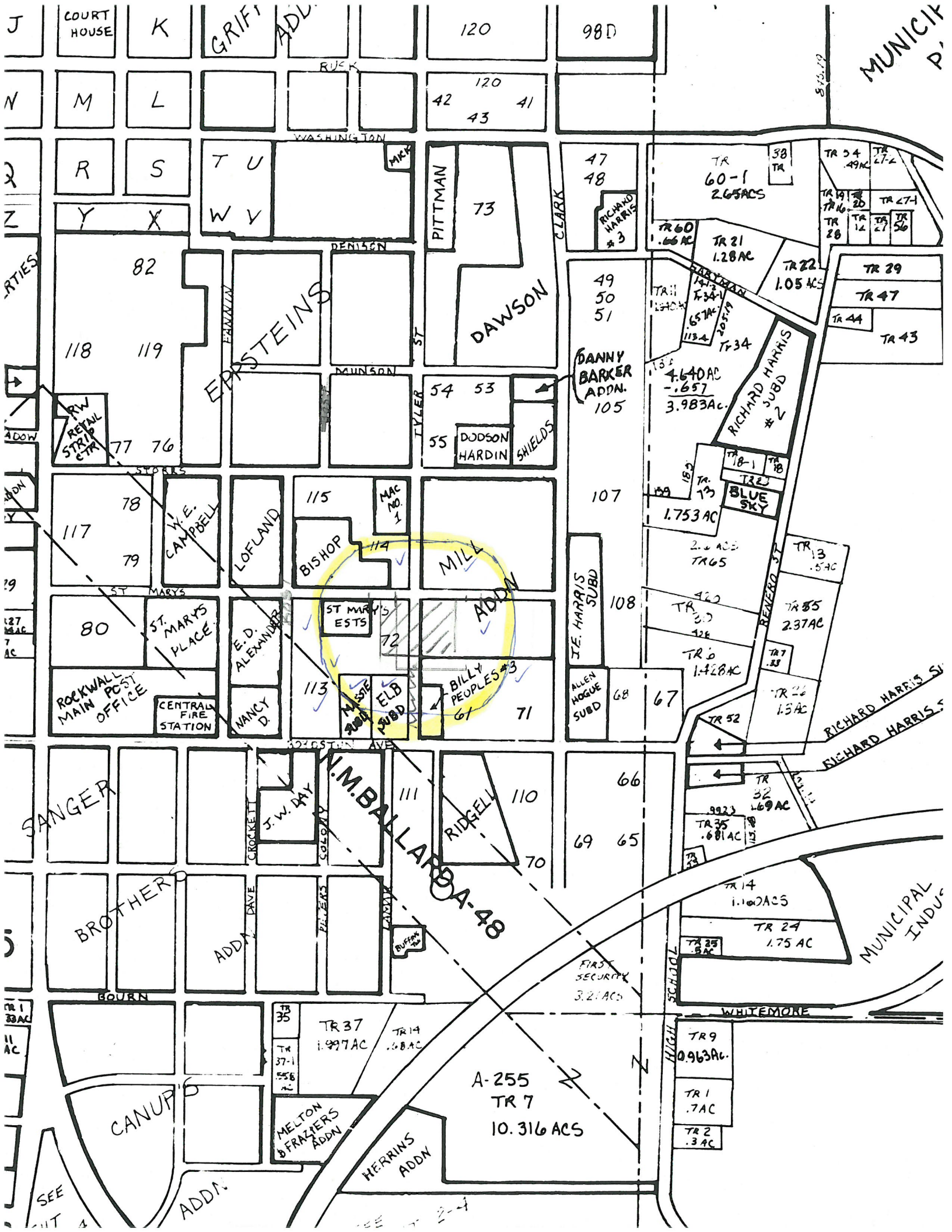
An ordinance authorizing the zone change was approved on first reading. An ordinance of this nature must be approved at two separate meetings of council. The second reading is scheduled for January 16th. It is not necessary that you attend this meeting.

Please note that prior to issuance of a building permit this property must be platted. Feel free to contact me when you're ready to proceed with the platting process.

Sincerely,

Mary Nichols
Administrative Assistant

MN/mmp



MUNICIPAL P.

J COURT HOUSE K GRIF ADU 120 98D
N M L 42 120 41
43

R S T U 47 48
Y X W V 73
PITTMAN

82
118 119
ERSTEINS
DANNEY
DAWSON

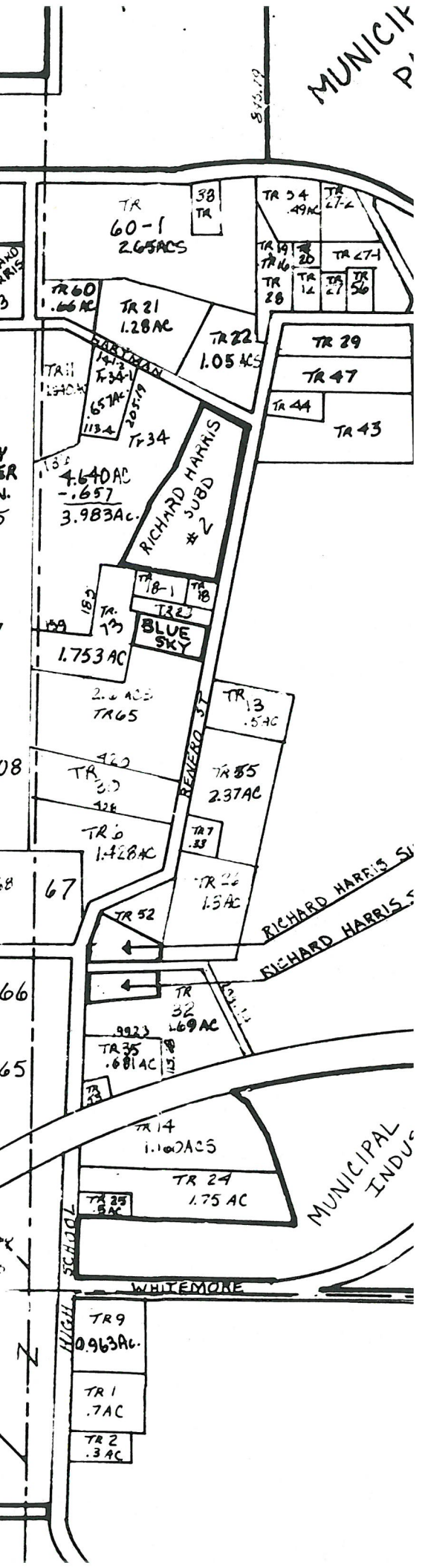
77 76
78 79
117
115
BISHOP
MILL
ADDN

80
ST. MARYS PLACE
ST. MARYS ESTS
72
113
MILL
ADDN

61 71
BILLY PEOPLES #3
66
69 65

SANGER
BROTHER
GOURN
W.M. BALLARDA-48
RIDGELL 110
70

CANUP
MELTON & FRAZERS ADDN
HERRINS ADDN
A-255 TR 7 10.316 ACS



TR 60-1 2.65 ACS
TR 21 1.28 ACS
TR 22 1.05 ACS
TR 29
TR 47
TR 43

TR 34
TR 33
TR 32
TR 31
TR 30
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TR 14
TR 13
TR 12
TR 11
TR 10
TR 9
TR 8
TR 7
TR 6
TR 5
TR 4
TR 3
TR 2
TR 1

DANNY BARKER ADDN. 105
RICHARD HARRIS #2
BLUE SKY
JE. HARRIS SUBD
ALLEN HOGUE SUBD

MUNICIPAL INDUS
WHITEMORE

TR 14 1.100 ACS
TR 24 1.75 ACS
TR 9 0.963 ACS
TR 1 .7 ACS
TR 2 .3 ACS

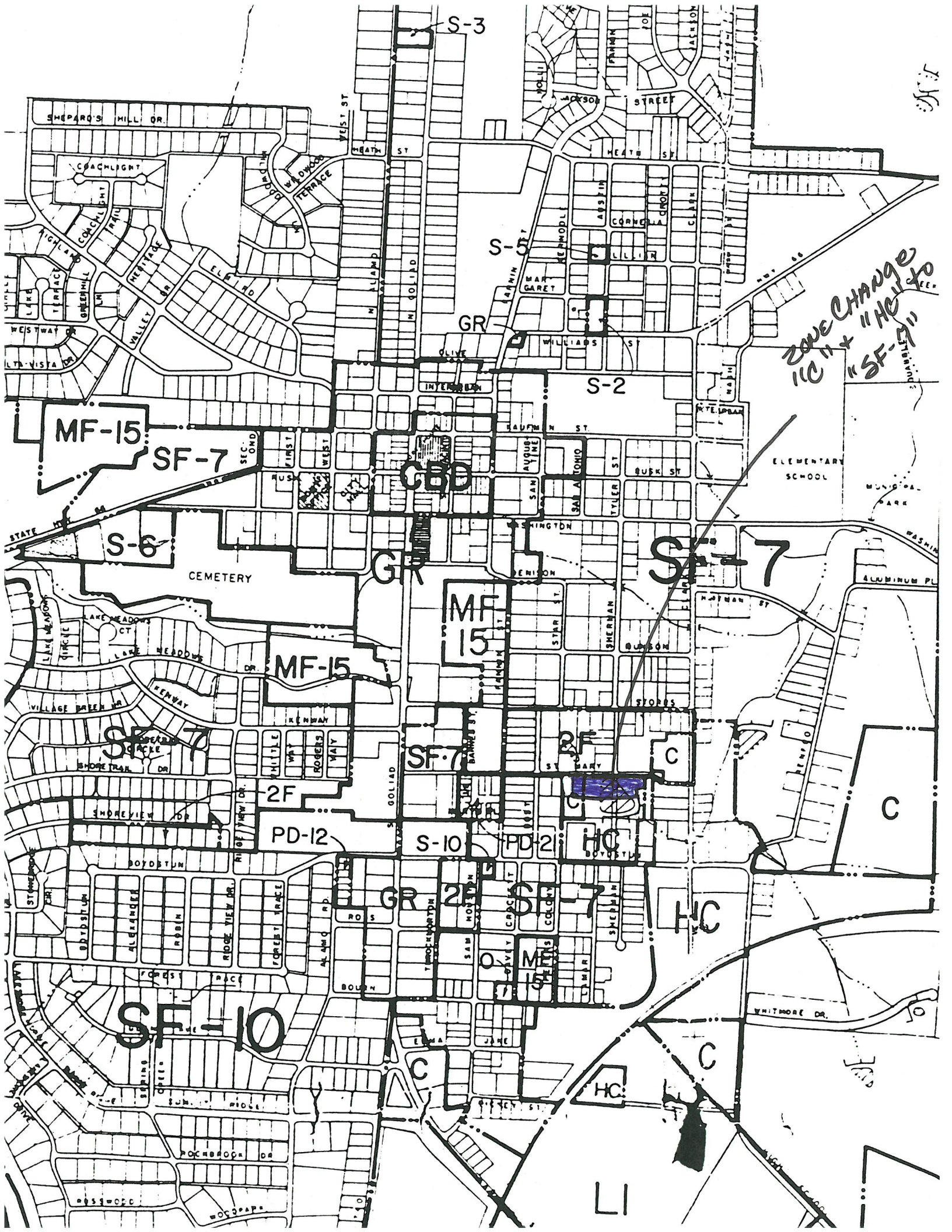
TR 35 1.69 ACS
TR 36 1.61 ACS

TR 37 1.997 ACS
TR 14 .6 ACS

TR 35 1.997 ACS
TR 14 .6 ACS

TR 37 1.997 ACS
TR 14 .6 ACS

TR 37 1.997 ACS
TR 14 .6 ACS



S-3

GR

S-1

S-2

MF-15

SF-7

S-6

CBD

GR

SF-7

MF-15

MF-15

SF-7

SF-7

2F

PD-12

S-10

PD-2

HC

GR

2F

SF-7

SF-10

C

HC

C

Zone Change
1C to SF-7

ELEMENTARY
SCHOOL

MUNICIPAL
PARK

ALUMINUM PL

C

WHITMORE DR.

5/1

5/1

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 15th day of December, 1988

in the Rockwall City Hall, 205 West Rusk Street, Rockwall, Texas, at the
request of Payne Enterprises and McCormick Industries

for a change in zoning from "PD" Planned Development to "C" Commercial

on the following described property:

A 3.3 acre tract of land located on the north service road of I-30
west of SH-205 further described as Lot 1, Block A, Newman Center

As an interested property owner, it is important that you attend this
hearing or notify the Commission of your feeling in regard to the matter
by returning the form below. The decision of the Planning and Zoning
Commission will be a recommendation for approval or denial which will be
forwarded to the City Council for a final decision. In replying please
refer to Case No. P&Z 88-55-Z

May Nichols
City of Rockwall, Texas

The following form may be filled out and returned as soon as possible to
the City Planning and Zoning Commission, 205 West Rusk Street, Rockwall,
Texas 75087.

Case No. P&Z 88-55-Z

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

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

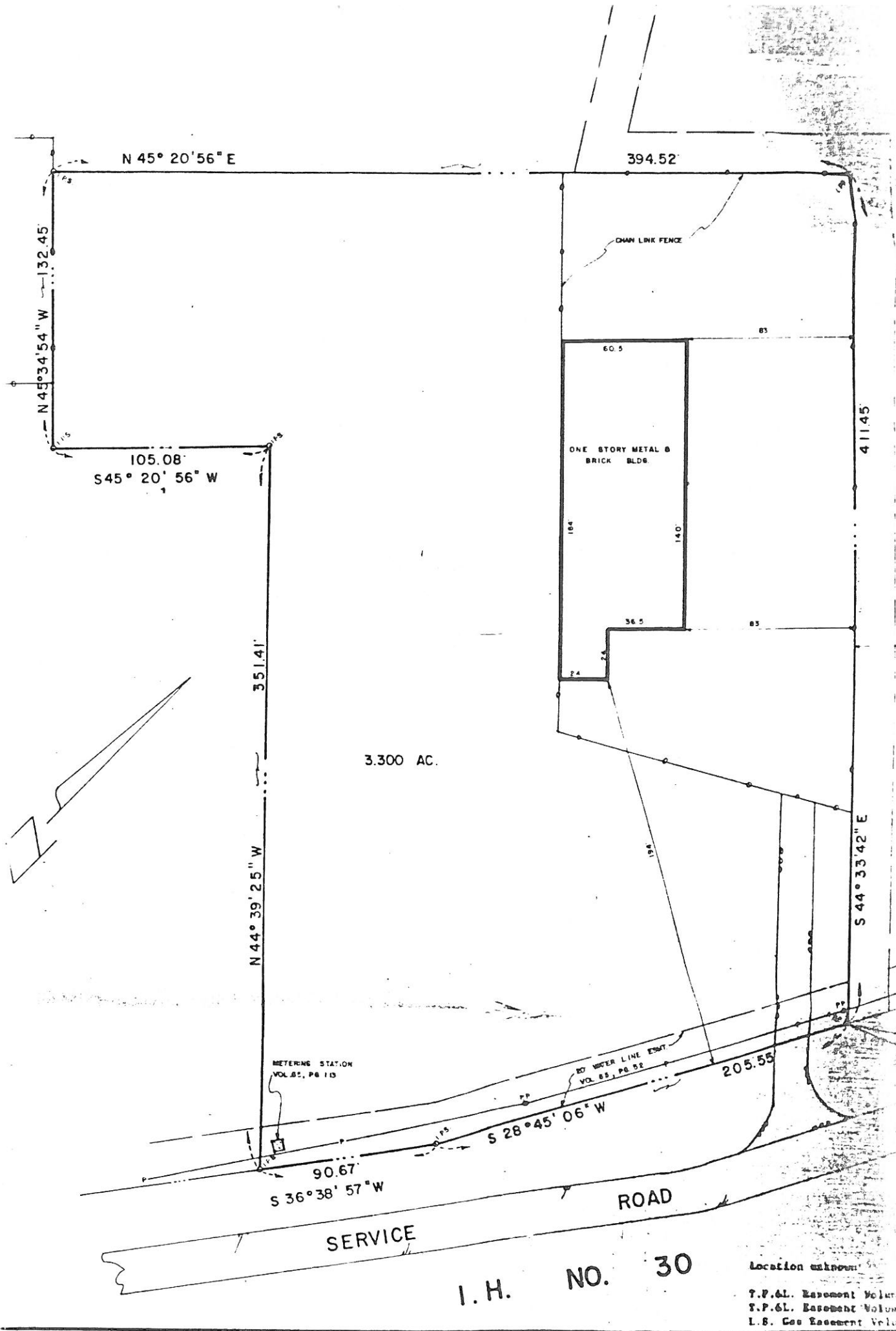
1.

2.

3.

Signature _____

Address _____



N 45° 20' 56" E

394.52'

N 45° 34' 54" W
132.45'

105.08'
S 45° 20' 56" W

CHAIN LINK FENCE

60.5

85

ONE STORY METAL &
BRICK BLDG.

184

140

411.45

351.41'

3.300 AC.

N 44° 39' 25" W

36.5

85

S 44° 33' 42" E

METERING STATION
VOL. 85, PG. 113

80" WATER LINE ES&T
VOL. 85, PG. 52

205.55'

90.67'
S 36° 38' 57" W

S 28° 45' 06" W

ROAD

SERVICE

I. H. NO. 30

Location unknown
T.P. & L. Easement Volume
T.P. & L. Easement Volume
L.S. Gas Easement Volume

Newman Center
Lot 1, Block A

TR 10 Newman Associates
TR 9 2751 S Garland Ave
Garland 75041

TR 13 Peggy Gray
521 Kathy
Mesquite 75149

TR 1 Andrews Ford Inc
P.O. Box 125

Albritton John A Albritton
P.O. Box 822

TR 16-1 Robert W Andrews
Box 125
Rockwall

TR 11 Robert C Lillard
Rt 1 Box 142-A

Walmart Properties
P.O. Box 116
Attn: Vernon Stone
Bentonville, AR 72712

Rockwall Central Shopping Center JV
16475 Dallas Parkway Suite 800
Dallas 75248

BEFORE THE PLANNING AND ZONING COMMISSION
CITY OF ROCKWALL, TEXAS

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May Nichols
City of Rockwall, Texas

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the City Planning and Zoning Commission, 205 West Rusk Street, Rockwall,
Texas 75087.

Case No. P&Z 88-55-Z

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

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

- 1.
- 2.
- 3.

Signature J. E. Newman
Address 3625 Glenbrook Ct
Garland, Tex 75041

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 15th day of December, 1988

in the Rockwall City Hall, 205 West Rusk Street, Rockwall, Texas, at the
request of Claude Wilkerson

for a change in zoning from Heavy Commercial to "SF-7" Single Family

on the following described property:

a tract of land located on St Mary east of Bost Street and
further described on the attached

As an interested property owner, it is important that you attend this
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Commission will be a recommendation for approval or denial which will be
forwarded to the City Council for a final decision. In replying please
refer to Case No. P+Z 88-56-2

Mary Nichols
City of Rockwall, Texas

The following form may be filled out and returned as soon as possible to
the City Planning and Zoning Commission, 205 West Rusk Street, Rockwall,
Texas 75087.

Case No. P+Z 88-56-2

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

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

1.

2.

3.

Signature Beverly Mummery

Address 570 Sherman

BEFORE THE PLANNING AND ZONING COMMISSION
CITY OF ROCKWALL, TEXAS

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Mary Nichols
City of Rockwall, Texas

The following form may be filled out and returned as soon as possible to
the City Planning and Zoning Commission, 205 West Rusk Street, Rockwall,
Texas 75087.

Case No. P+Z 88-56-2

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

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

1.

2.

3.

Signature P. J. Lantry

Address 605 Bost St

Rockwall Texas

The following form may be filled out and returned as soon as possible to the City Planning and Zoning Commission, 205 West Rusk Street, Rockwall, Texas 75087.

Case No. P+Z 88-56-2

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

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

1. That area had been single family for
 2. years,
 3. commercial building not likely
- Has not changed over the years.

Signature Terrence Hobbs
 Address 1224 Maple Ave.
Garland, Texas 75040

The following form may be filled out and returned as soon as possible to the City Planning and Zoning Commission, 205 West Rusk Street, Rockwall, Texas 75087.

Case No. P+Z 88-56-2

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

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

- 1.
- 2.
- 3.

Signature Al Sauter
 Address 611 St Mary St.