

272-5524  
1st Coaland.  
Ada Henricks (6/87)

CITY OF ROCKWALL  
205 West Rusk  
Rockwall, Texas

APPLICATION FOR ZONING CHANGE

Case No. 1989-6-Z Filing Fee \$102.00 Date Jan. 24, 1989  
Applicant Church of Highest Praise Phone 771-0744  
Mailing Address 1995 F.M. 549  
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.)<sup>1</sup> Tract of land recorded in Volume 114, Page 637, Deed Records of Rockwall County, Tx.  
(see attached paper)

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

RESTAURANT ONLY District Classification to

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

Church

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

Status of Applicant:<sup>2</sup> 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 Pastor Bill Camp

NOTE:

<sup>1</sup>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.

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

## Description

Beginning, at the point of intersection of the South line of Springer Road with the East line of F.M. Road No. 549, a  $\frac{1}{2}$ " iron stake found for corner.

Thence, N.  $89^{\circ} 09' 15''$  E. along the South line of Springer Rd., a distance of 741.52 feet to a  $\frac{1}{2}$ " iron stake for corner.

Thence, S.  $0^{\circ} 50' 45''$  E. leaving Springer Rd. a distance of 352.99 feet to a  $\frac{1}{2}$ " iron stake for corner.

Thence, S.  $89^{\circ} 09' 15''$  W., a distance of 739.64 feet to a point on the East line of F.M. Road No. 549, a  $\frac{1}{2}$ " iron stake found for corner.

Thence, N.  $1^{\circ} 05' 34''$  W., along the East line of F.M. Road No. 549, a distance of 304.57 feet to a R.O.W. Marker for corner.

Thence, N.  $1^{\circ} 30' 48''$  W., a distance of 48.24 feet to the Place of Beginning & containing 6.00 acres of land. This description is based on the Land Title Survey and Plat made by Kenneth E. Brown, Registered Public Surveyor on July 9, 1985.

422.48

7.47  
ACS

2038.9

TR 7

4.967  
ACS

Tr 7-1  
52.61Ac.

Tr 2

147.51Ac

2539.47

TR  
15-2  
1.55 AC

Tr 15 2Ac  
Tr 15-1 20.8 Ac.  
2038.9

Tr 2-10  
0.93Ac.

Tr 2-9  
3.07Ac.

360.7

Tr 2-3  
2.5Ac.

PANNELL SUBD

176.64

Tr 2-6  
5Ac.

50.089  
129.25  
183.37  
Tr 2-8  
1Ac.  
130.01  
Tr 2-7  
1.5Ac.  
185.08

Tr 2-2  
1.29Ac.

Tr 2-11  
2.71Ac.

361.4

2328.03

140.34

85

Tr 2-12  
0.75Ac.

1100

Tr 2-1

82.969ACS

70 ACS

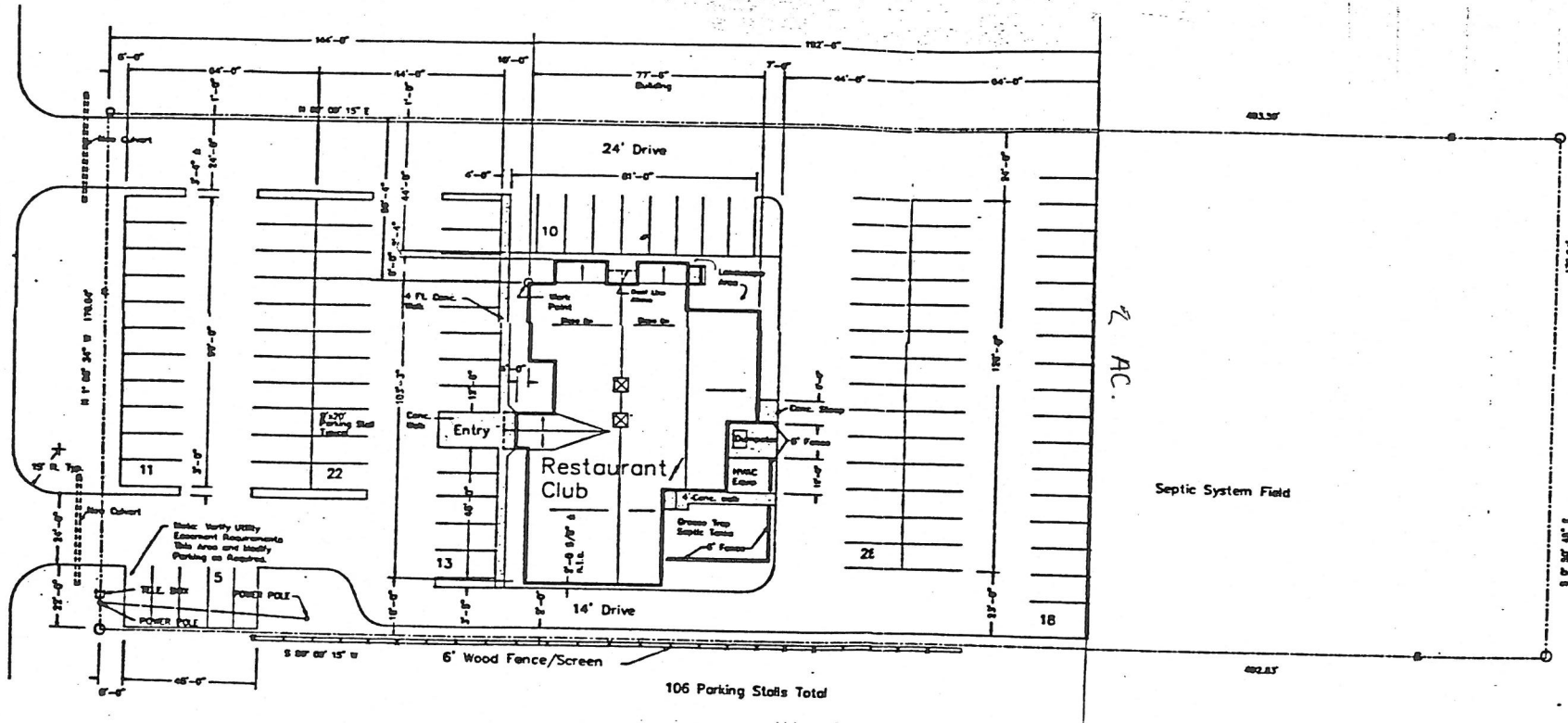
1840.20

F M 549

143.1

147.0

F.M. ROAD NO. 549





CITY OF ROCKWALL

"THE NEW HORIZON"  
Rockwall, Texas 75087-3628

(214) 771-1111

MP 11171

Cash Receipt

Name City of Rockwall Date 1-24-89

Mailing Address \_\_\_\_\_

Job Address \_\_\_\_\_ Permit No. \_\_\_\_\_

Check  121 Cash  Other

DESCRIPTION	Acct. Code	Amount	DESCRIPTION	Acct. Code	Amount
Building Permit	01-3601		Water Tap	02-3311	
Fence Permit	01-3602		10% Fee	02-3311	
Electrical Permit	01-3604		Sewer Tap	02-3314	
Plumbing Permit	01-3607		Water Availability	33-3835	
Mechanical Permit	01-3610		Sewer Availability	34-3836	
Zoning, Planning, Board of Adj.	01-3411	10200	Meter Deposit	02-2201	
Subdivision Plats	01-3412		Portable Meter Deposit	02-2202	
Sign Permits	01-3628		Misc. Income	02-3819	
Health Permits	01-3631		NSF Check	02-1128	
Misc. Permits	01-3625		Meter Rent	02-3406	
Misc. Income	01-3819		Penalties	20-3117	
Sale of Supplies	01-3807		Hanger Rent	20-3406	
Municipal Pool	01-3402		Tie Down Fees	20-3407	
Cemetery Receipts	10-3830		Land Lease	20-3804	
Hotel/Motel Tax	15-3206		Sale of Supplies	20-3807	
Marina Lease	08-3810		Exxon Payment	20-1132	
Street Assessment	25-3828		Fuel Sales	20-3809	
TOTAL OF COLUMN			TOTAL OF COLUMN		

TOTAL DUE 102.00 Received by \_\_\_\_\_

# City of Rockwall Planning and Zoning Applicant Receipt

Date 1/24/89

Applicant Bill Camp Phone \_\_\_\_\_

Address \_\_\_\_\_

Development Church of Highest Praise

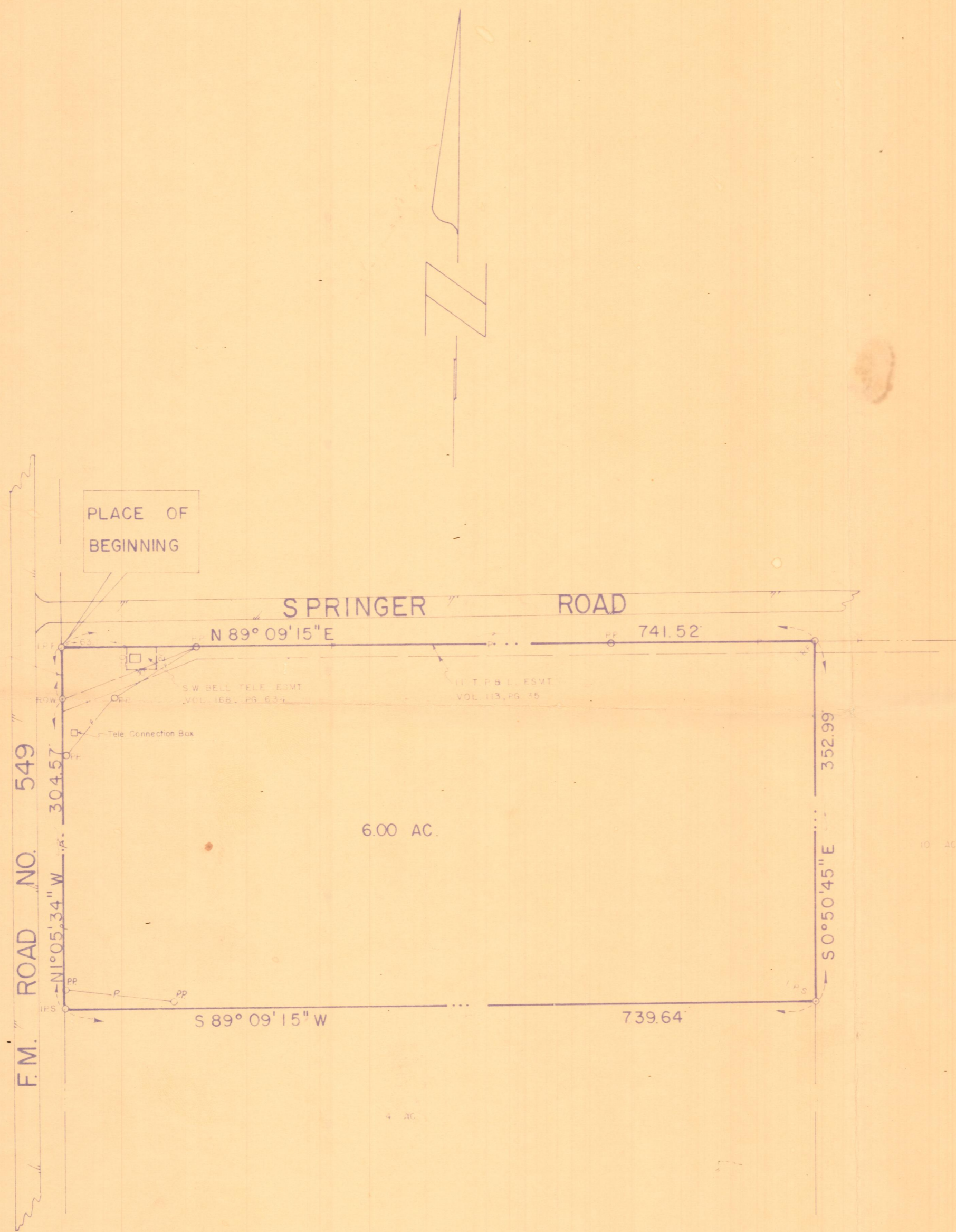
The following items have been received on this date by the City of Rockwall Administrative Office:

- Site Plan Application
- Prel. Plat Application
- Final Plat Application
- Zone Change Application
- Sign Board Application
- Board of Adj. Application
- Front Yard Fence Application
- CUP Application 10200
- ( ) sets/site plans - Submission # \_\_\_\_\_
- ( ) sets/prel. plats - Submission # \_\_\_\_\_
- ( ) sets/final plats - Submission # \_\_\_\_\_
- ( ) sets/executed final plats/mylars
- ( ) sets/engineer drawings - Submission # \_\_\_\_\_
- Filing fee \$ 102.00
- Other \_\_\_\_\_

*Council  
March 6  
7:00 P.M.*

With this application, you are scheduled to appear before the  
Planning & Zoning Commission  
on February # 9, 1989  
at 1:30 P.M. at City Hall, 205 W. Rusk, Rockwall,  
Texas.

Received By: Mary Nichols



DESCRIPTION

BEING, a tract of land situated in the J.A. Ramsey Survey Abstract No. 186, Rockwall County, Texas, and being part of that tract recorded in Volume 114, Page 637, Deed Records, of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING, at the point of intersection of the South line of Springer Road with the East line of F.M. Road NO. 549, a 1/2" iron stake found for corner.

THENCE, N. 89° 09' 15" E., along the South line of Springer Road, a distance of 741.52 feet to a 1/2" iron stake found for corner.

THENCE, S. 0° 30' 45" E., leaving Springer Road, a distance of 352.99 feet to a 1/2" iron stake found for corner.

THENCE, S. 89° 09' 15" W., a distance of 739.64 feet to a point on the East line of F.M. Road NO. 549, a 1/2" iron stake found for corner.

THENCE, N. 1° 05' 34" W., along the East line of F.M. Road No. 549, a distance of 304.57 feet to a R.O.W. Marker for corner.

THENCE, N. 1° 30' 48" W., a distance of 48.24 feet to the PLACE OF BEGINNING and containing 6.00 acres of land. This description is based on the Land Title Survey and Plat made by Kenneth E. Brown, Registered Public Surveyor on July 9, 1985.

CERTIFICATION

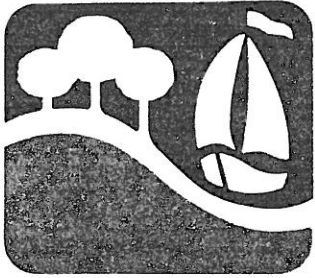
I, Kenneth E. Brown, do hereby certify that this survey was made on the ground, under my direction, that this plat correctly represents the facts found at the time of survey and that all corners are marked as shown and there are no visible conflicts or encroachments other than shown and that this service conforms to the current Texas Surveyors Association Standards and Specifications for a category 1-a condition 3 survey. This plat is for the exclusive use of Rockwall County Abstract and Title Co. wherein Dallas Carrier, grantor, conveyed the subject property to Jim Evans Const. Co. grantees, and the undersigned surveyor is not responsible to any others.

*Kenneth E. Brown*  
 Kenneth E. Brown, Registered Public Surveyor  
 No. 2062



SHEET TITLE		PROJECT NO.
LAND TITLE SURVEY		85161
J.A. RAMSEY SUR ABST NO 186		SCALE
ROCKWALL COUNTY, TX		1" = 100'
PROJECT		DATE
6.00 AC.		7-9-85
		DRAWN BY
		D.B.
		CHECKED BY
		NOTES
		K.B.
		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





**CITY OF ROCKWALL**  
"THE NEW HORIZON"

March 8, 1989

Mr. Bill Camp  
Church of the Highest Praise  
1995 FM-549  
Rockwall, TX 75087

Dear Mr. Camp:

On March 6, 1989, the Rockwall City Council held a public hearing and approved a change in zoning from "PD" Planned Development to "C" Commercial on the six acre tract of land described as Lot 1, Block A, Pannell Subdivision located at FM-549 and SH-276. The Council approved an ordinance changing the zoning on this tract. The zoning will not take effect until the ordinance has been approved by Council on second reading. The second reading will be considered on March 20, 1989.

Please feel free to call me if you have any questions.

Sincerely,

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

Mary Nichols  
Administrative Assistant

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 9th day of February, 1989,  
in the Rockwall City Hall, 205 West Rusk Street, Rockwall, Texas, at the  
request \_\_\_\_\_ of the Church of the Highest Praise  
for a change in zoning from "PD" Planned Development to \_\_\_\_\_  
"C" Commercial \_\_\_\_\_

on the following described property:

a six acre tract of land located on FM-549 south of I-30, further  
described on the attached

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 89-5-Z

Julie Coock (miss)  
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 89-5-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 \_\_\_\_\_

Pannell Subdivision

J. A. Ramsey

186

Ab ~~125~~ 2-2

Roland E Cobb Jr  
Rt 1, Box 253

2-10

Robert J. Evans Jr  
1230 Ridge Road

2-9

3.07 acres

Robert Evans

2-11

2.71 acres

Roland E Cobb Jr

Ab 2 Tr 2

147.51  
acres

D. L. Faulkner

1785 E I-30

Coarland 75043