

CITY OF ROCKWALL
205 West Rust
Rockwall, Texas

APPLICATION FOR ZONING CHANGE

Case No. 92-34-2/PP Filing Fee \$387.00 Date 8/21/92
Applicant(s) JOEL STEED and Kerry Mason Phone Joe: (H) 699-3436 (W) 691-0643
Kerry Mason Kerry: (H) 270-0711 (W) 681-2552
Mailing Address: 5611 VINEWOOD
Garland Texas 75043

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.)
TRACT I: BEING LOT 1, Block "A" of Smith Addition, an addition to the city of Rockwall, Rockwall County Texas; and
TRACT II: BEING LOT 1 Block "A" of Chenault addition, an addition to the city of Rockwall, Rockwall County Texas.

* METES and BOUNDS Description attached as EXHIBIT A.

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

Agriculture District Classification to

SF16 District Classification for the following reasons: (attach separate sheet if necessary) creation of 4 lots, construction of street and construction of 1 home initially.

There (are) (are not) 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 concerning the importance of my submitting to the City a sufficient legal description.

Signed Joel Steed / Kerry Mason

Note:

1

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.

2

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

EXHIBIT "A"

Page 1 of 2 pages

THIS EXHIBIT "A" is attached to and made a part of a SPECIAL WARRANTY DEED dated July ²¹~~21~~, 1992, executed by THE AMERICAN NATIONAL BANK OF TERRELL to KERRY MASON and JOEL J. STEED conveying the following described real property:

TRACT I:

BEING Lot 1, Block "A" of Smith Addition, an addition to the City of Rockwall, Texas, according to the Plat thereof recorded in Slide B, page 289, Plat Records of Rockwall County, Texas, and being described by metes and bounds as follows:

BEGINNING at a 3/8" iron rod set for corner in the West R.O.W. line of State Highway 205, said point being the Southeast corner of said Smith Addition, also the Northeast corner of the Chenault Addition an addition to the City of Rockwall recorded in Slide B, page 205;

THENCE North 89 degrees 49 minutes 44 seconds East along the South line of said Smith Addition, a distance of 1438.68 feet to a 3/8" iron rod set for corner said point being the Southwest corner of Lot 1, Block A of said Smith Addition;

THENCE North 00 degrees 20 minutes 54 seconds East along the West line of said Smith Addition, a distance of 303.15 feet to a 3/8" iron rod set for corner;

THENCE North 89 degrees 49 minutes 44 seconds East along the North line of said Smith Addition, a distance of 1432.75 feet to a 3/8" iron rod set in the West R.O.W. line of State Highway 205;

THENCE South 02 degrees 27 minutes 05 seconds East along said R.O.W., a distance of 87.17 feet to a 3/8" iron rod set for corner;

THENCE South 00 degrees 05 minutes 40 seconds East along said R.O.W., a distance of 216.03 feet to the PLACE OF BEGINNING and containing 10.0 acres of land.

TRACT II:

BEING Lot 1, Block "A" of Chenault Addition, an addition to the City of Rockwall, Texas, according to the Plat thereof recorded in Slide B, page 205, Plat Records of Rockwall County, Texas, and being situated in the W.G.Deweese Survey, Abstract No. 71, Rockwall County, Texas, and being part of a 47.26 acre tract of land described in deed recorded in Volume 102, page 800, Deed Records, Rockwall County, Texas, and being described by metes and bounds as follows:

BEGINNING at a 1/2" iron rod found at the Southeast corner of said 47.26 acre tract on the West line of State Highway 205, said iron rod being located opposite Texas Highway Department Station 113+29.80;

THENCE North 89 degrees 55 minutes 03 seconds West, a distance of 1441.87 feet to a 1/2" iron rod found for corner;

THENCE North 00 degrees 20 minutes 54 seconds East, a distance of 412.33 feet to a 3/8" iron rod set for corner;
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on the West line of State Highway 205;

THENCE South 00 degrees 05 minutes 40 seconds East, a distance of 418.70 feet to the PLACE OF BEGINNING and containing 13.739 acres of land.

SIGNED FOR IDENTIFICATION:

THE AMERICAN NATIONAL BANK OF TERRELL

BY

 R C Hickey


APPLICATION AND PRELIMINARY PLAT CHECKLIST

Date 8-25-92

NAME OF PROPOSED SUBDIVISION Mason - Steel Addition

NAME OF SUBDIVIDER Kerry Mason - John Steel

ADDRESS 5611 Vinewood, Garland 75043 Phone 681-2552

OWNER OF RECORD Same

ADDRESS PHONE

NAME OF LAND PLANNER/SURVEYOR/ENGINEER H. L. Evans P.E.

ADDRESS P.O. Box 28355, Dallas 75228 PHONE 328-8135

TOTAL ACREAGE 22.7 CURRENT ZONING AG

NO. OF LOTS/UNITS 4

SIGNED [Signature]

The Following Preliminary Plat Checklist is a summary of the requirements listed under Section VII of the Rockwall Subdivision Ordinance. Section VII should be reviewed and followed when preparing a Preliminary Plat. The following checklist is intended only as a reminder and a guide for those requirements. Use the space at the left to verify the completeness of the information you are submitting. If an item is not applicable to your plan, indicate by placing a check mark.

Provided or Shown Not On Plat Applicable

I. General Information

- A. Vicinity map
B. Subdivision Name
C. Name of record owner, subdivider, land planner/engineer
D. Date of plat preparation, scale and north point

ii. Subject Property

✓ _____

A. Subdivision boundary lines

✓ _____

B. Identification of each lot and block by number or letter

✓ _____

C. Dimensions, names and description of all public rights-of-ways, improvements, easements, parks and open spaces, both existing and proposed. Locate and identify existing and/or proposed median openings and left turn channelization

✓ _____

D. Proposed land uses, and existing and proposed zoning categories

✓ _____

E. Approximate acreage

✓ _____

F. Typical lot size; lot layout; smallest lot area; number of lots

~~_____~~

G. Building set-back lines adjacent to street

✓ _____

H. Topographical information and physical features to include contours at 2' intervals, outlines of wooded areas, drainage areas and 50 and 100 year flood limit lines, if applicable

_____ ✓

I. Location of City Limit lines, contiguous or within plat area

✓ _____

J. Location and sizes of existing utilities

✓ _____

K. Intended water source and sewage disposal method whether inside City Limits or in extraterritorial jurisdiction

III. Surrounding Area

✓

- A. The record owners of contiguous parcels of un subdivided land; names and lot pattern of contiguous subdivisions; approved concept plans or preliminary plat

- B. The approximate location, dimension and description of all existing or proposed lots and blocks, public rights-of-way and easements, parks and open spaces. Specifically indicate how the proposed improvements would relate to those in the surrounding area.

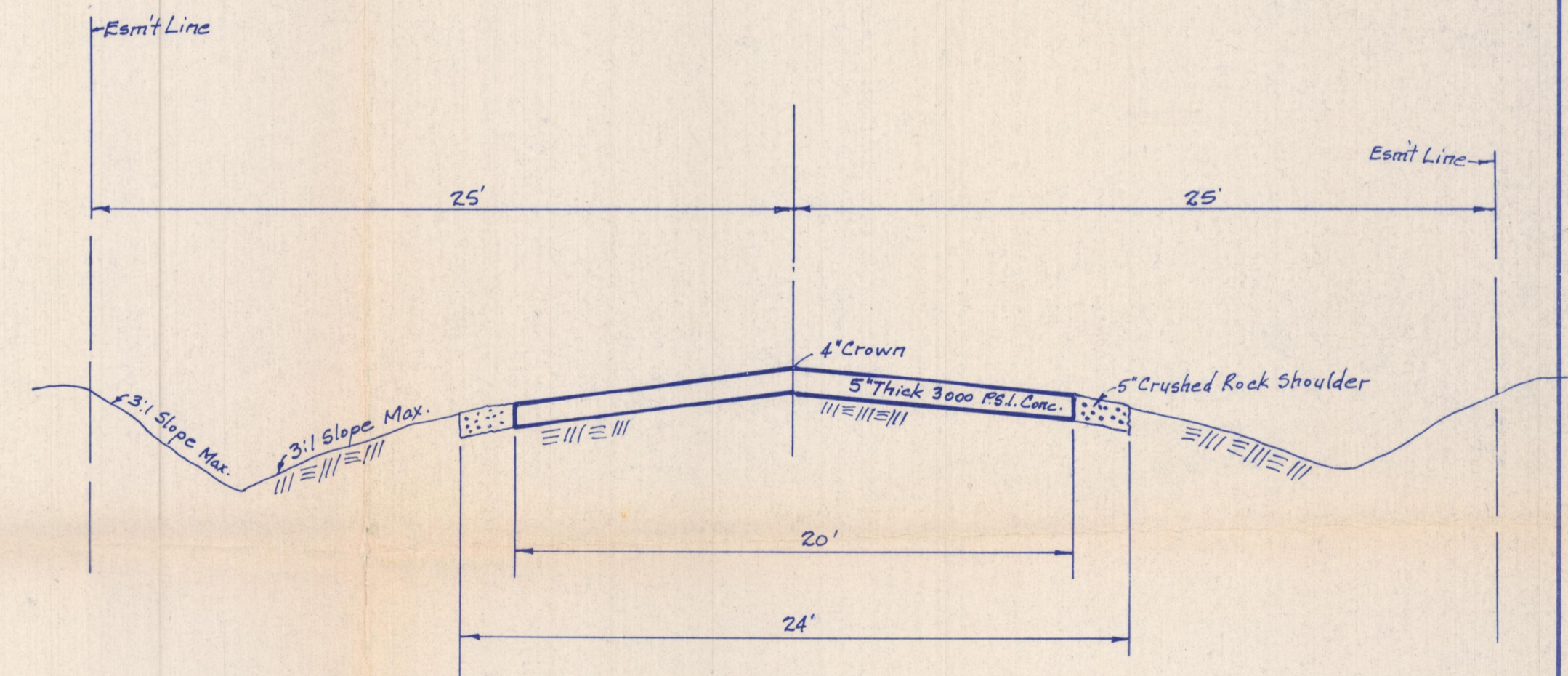
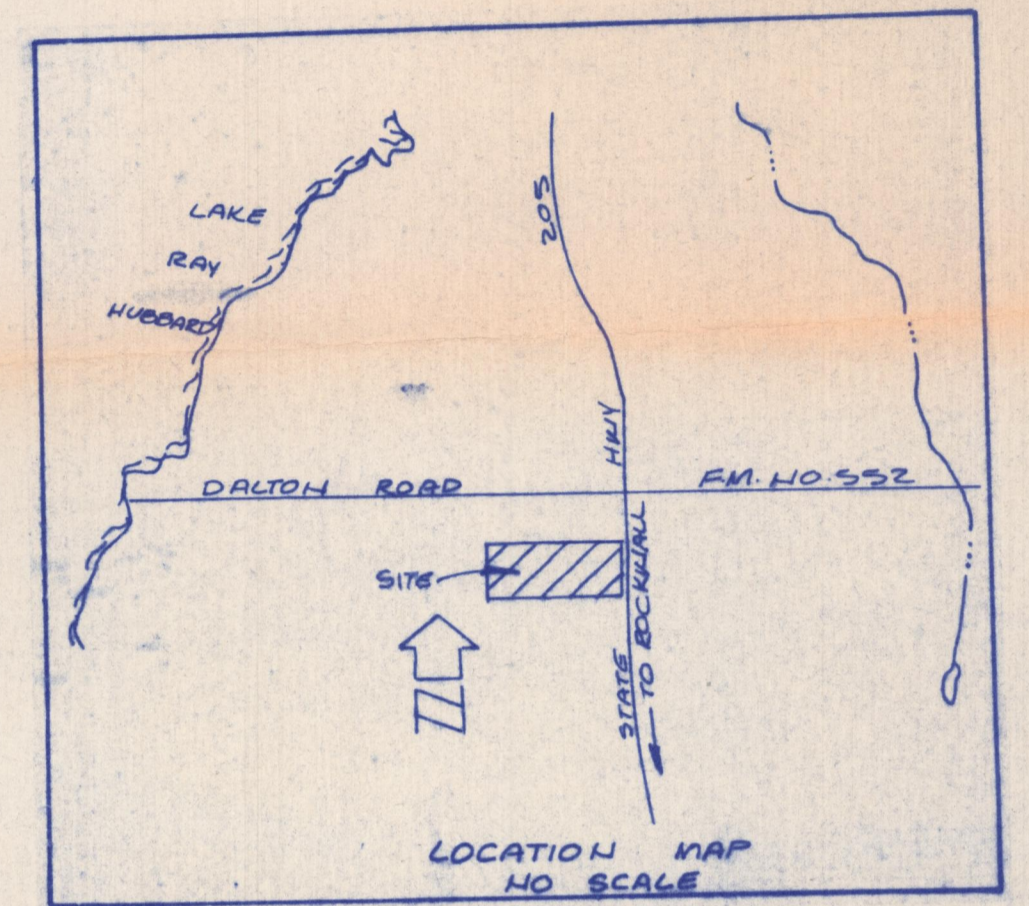
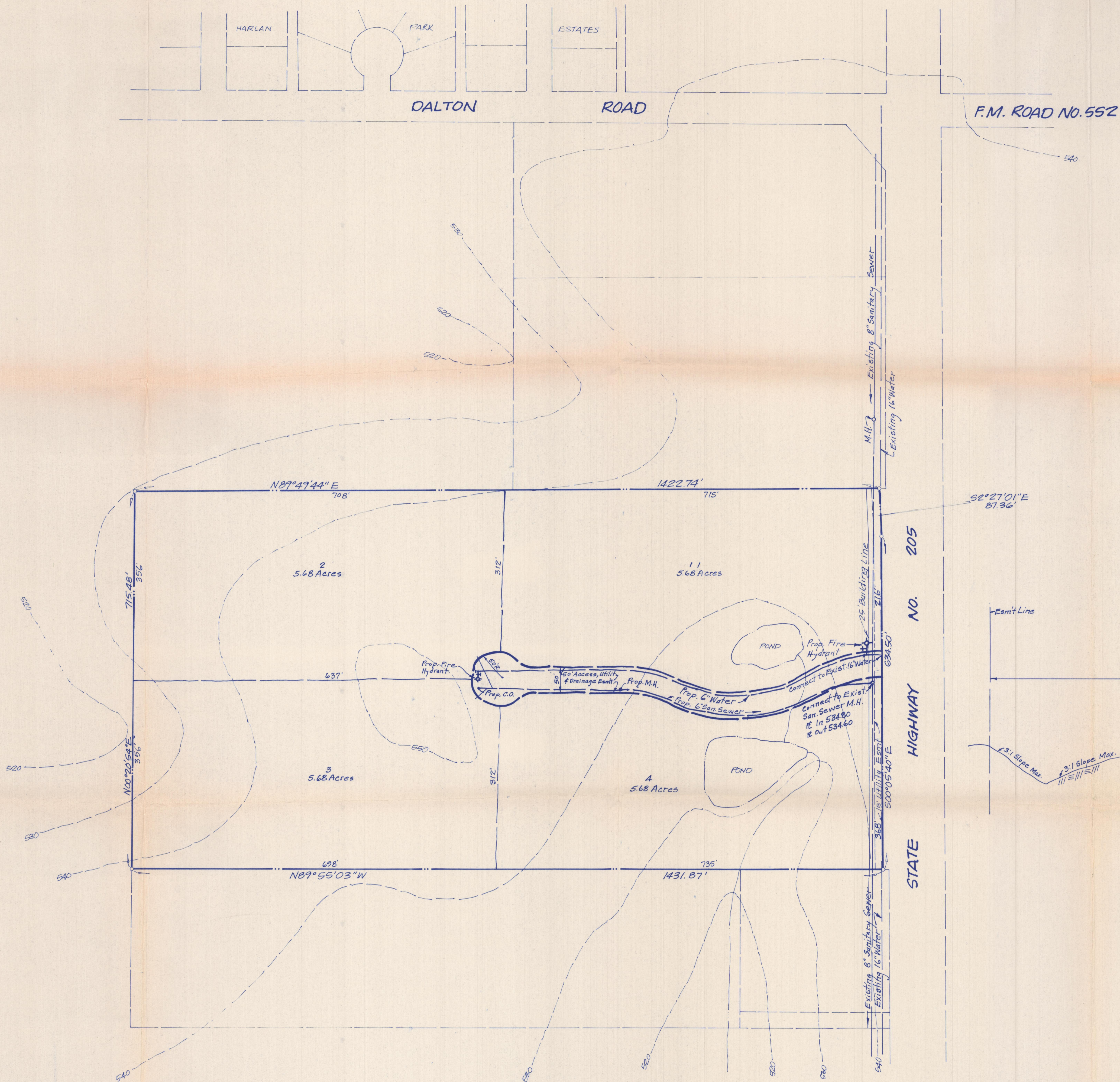
Taken by _____

File No. _____

Date _____

Fee _____

Receipt No. _____



MASON - STEED ADDITION

PRELIMINARY PLAT

W.G. DEWEESE SURVEY, ABSTRACT NO. 71
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

REVISION DESCRIPTION			
DATE	SCALE	DESIGN	DRAWN
8-05-92	1" = 100'	H.L.E.	L.G.

HAROLD L. EVANS
Consulting Engineer
P.O. Box 28455
2331 Gus Thomasson Road, Suite 122
Dallas, Texas 75228 (214) 328-8133

Kerry Mason - 5611 Vinewood - Owners (Joe) J. Steed - 5910 N. Central Exp. Suite 450
Garland, Texas 75043 Tel: 681-2552 Dallas, Texas 75206 - Tel: 691-0643

SHEET NO.
JOB NO.
9279

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CITY OF ROCKWALL
"THE NEW HORIZON"

September 18, 1992

Mr. Kerry Mason
Mr. Joel Steed
5611 Vinewood
Garland, TX 75043

Dear Mr. Mason and Mr. Steed:

On Monday, September 21, 1992 at 7:00 p.m., the City Council will consider your request for a change in zoning from "A" Agriculture to "SF-16" Single Family zoning classification on a 23 acre tract of land on SH-205 south of Dalton Road and approval of a preliminary plat. This letter serves as a reminder that you or your representative must be present at this meeting. Should you have any questions please do not hesitate to call me at 771-7700 extension 103.

Sincerely,

Hilda Crangle
Hilda Crangle
City Secretary

CITY OF ROCKWALL
Planning and Zoning Agenda

Agenda Date: September 10, 1992

Agenda No: III. A.

Agenda Item: P&Z 34-Z/PP - Hold Public Hearing to Consider Recommending Approval of a Request for a Change in Zoning from "A" Agricultural to "SF-16" Single Family Zoning Classification on a 23 Acre Tract of Land Located on SH-205 South of Dalton Road and a Preliminary Plat

Item Generated By: Property owners, Kerry Mason and Joel Steed

Action Needed: Hold public hearing and consider approval of the zoning and preliminary plat.

Background Information:

We have received a request for a change in zoning and preliminary plat on this tract of land. It is located on the west side of SH-205 south of Dalton Road. This area is shown as low density residential and SF-16 is an appropriate zoning district. The lots as proposed far exceed the minimum lot size.

The preliminary plat proposes to create four lots of 5.86 acres each. They are proposing to construct a private street to provide access to the two rear lots and they are asking to vary from the City's minimum street standards. Under our street standards all streets, public or private, must meet our requirements unless approved by the Commission and City Council. Our standard residential street is 29 feet wide from the back of curb to the back of curb, and curb and gutters are required. They are asking for a 20 street with open bar ditches rather than curb and gutter. They are also asking for a reduced paving standard from 6 inches of concrete to 5 inches, for no alleys and no sidewalks. Given the large size of the lots proposed we have no problem with the request as submitted, however, we do recommend that the following conditions be placed on the plat:

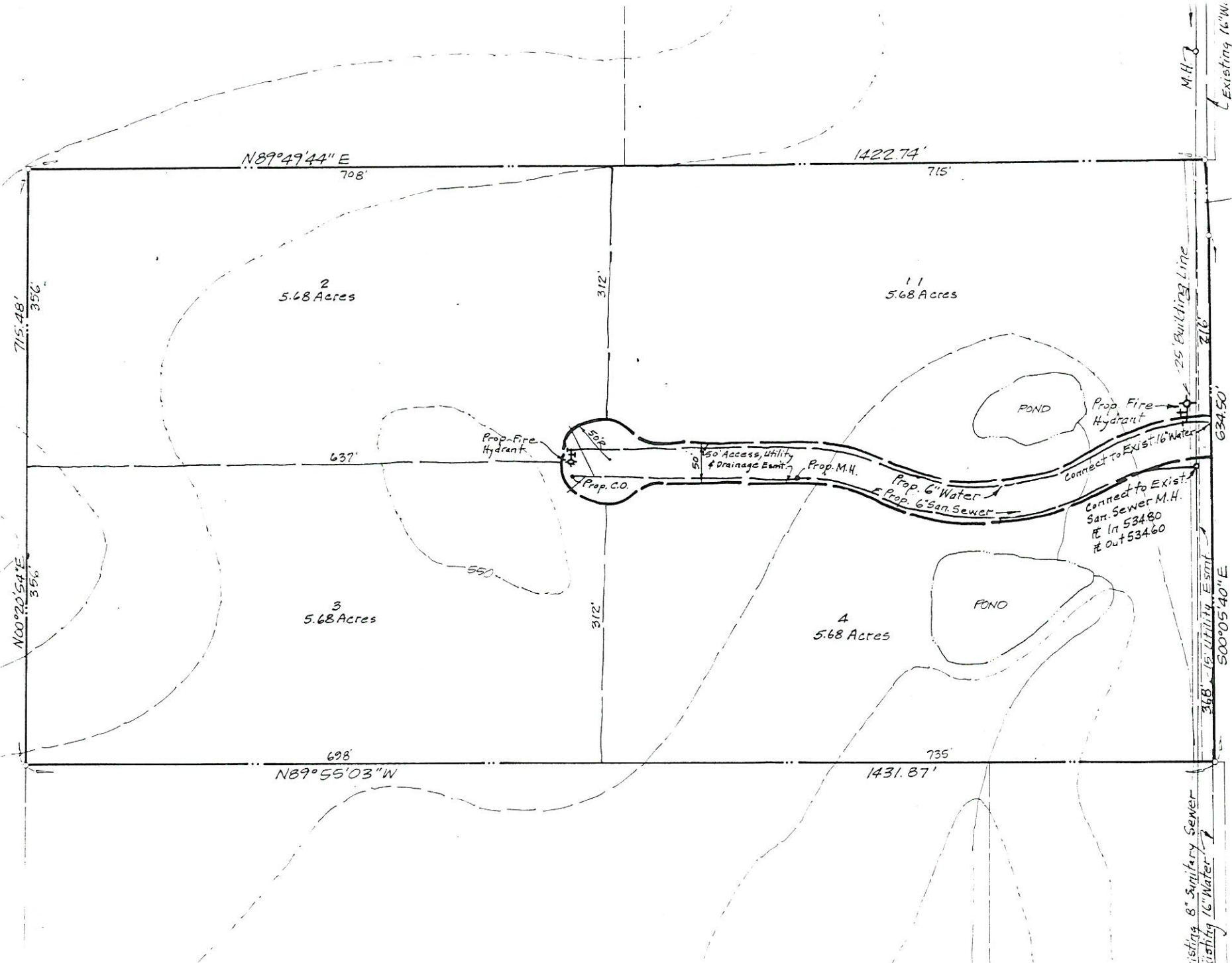
1. That a facilities agreement be entered into at the time of final plat which would stipulate that should all or a portion of the subdivision be replatted into smaller lots that the streets, sidewalks, and alleys shall be constructed to City standards.
2. That a fire lane the full length of the private drive shall be provided and maintained by the property owners in the subdivision and no parking shall be allowed on the private street.
3. That 10 feet of right of way be dedicated along SH-205.

Attachments:

1. Copy of preliminary plat
2. Location map

Agenda Item: Zoning A to SF-16 and Preliminary Plat

Item No: III. A.



STATE

HIGHWAY

NO. 205

Existing 8" Sanitary Sewer
Existing 16" Water

368' - 15' Utility E. smt

500'05'40" E

25' Building Line

M.H. 3

Existing 16" W.

634.50'

716'

715'

708'

715.48'

356'

356'

356'

312'

312'

698'

735'

1431.87'

1422.74'

N89°49'44" E

N89°55'03" W

637'

502'

50'

50'

500'

500'

500'

2
5.68 Acres

11
5.68 Acres

3
5.68 Acres

4
5.68 Acres

POND

Prop. Fire Hydrant

Connect to Exist. 16" Water

POND

Connected to Exist. San Sewer M.H.
In 53480
Out 53460

Prop. C.O.

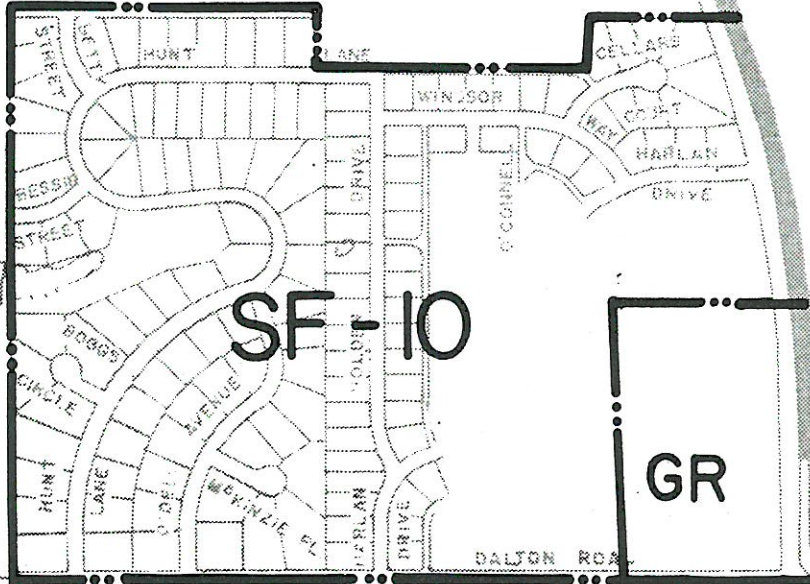
50' Access, Utility & Drainage E. smt

Prop. M.H.

Prop. 6" Water

Prop. 6" San Sewer

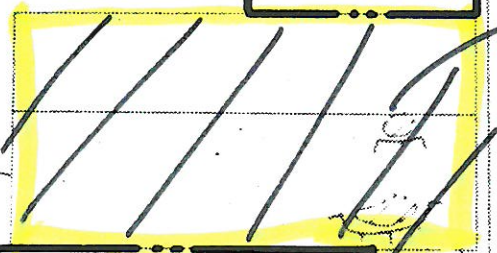
A



SF-10

GR

SF-16



SF-16

Mason-
Steed
Property

WILLOW RIDGE

CITY OF ROCKWALL
City Council Agenda

Agenda Date: September 21, 1992

Agenda No: V.I.

Agenda Item: P&Z 34-Z/PP - Hold Public Hearing to Consider Approval of an Ordinance Granting a Request for a Change in Zoning from "A" Agricultural to "SF-16" Single Family Zoning Classification on a 23 Acre Tract of Land Located on SH-205 South of Dalton Road and a Preliminary Plat (1st Reading)

Item Generated By: Property owners, Kerry Mason and Joel Steed

Action Needed: Hold public hearing and consider approval of the zoning and preliminary plat.

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2. That a fire lane the full length of the private drive shall be provided and maintained by the property owners in the subdivision and no parking shall be allowed on the private street.
3. That 10 feet of right of way be dedicated along SH-205.

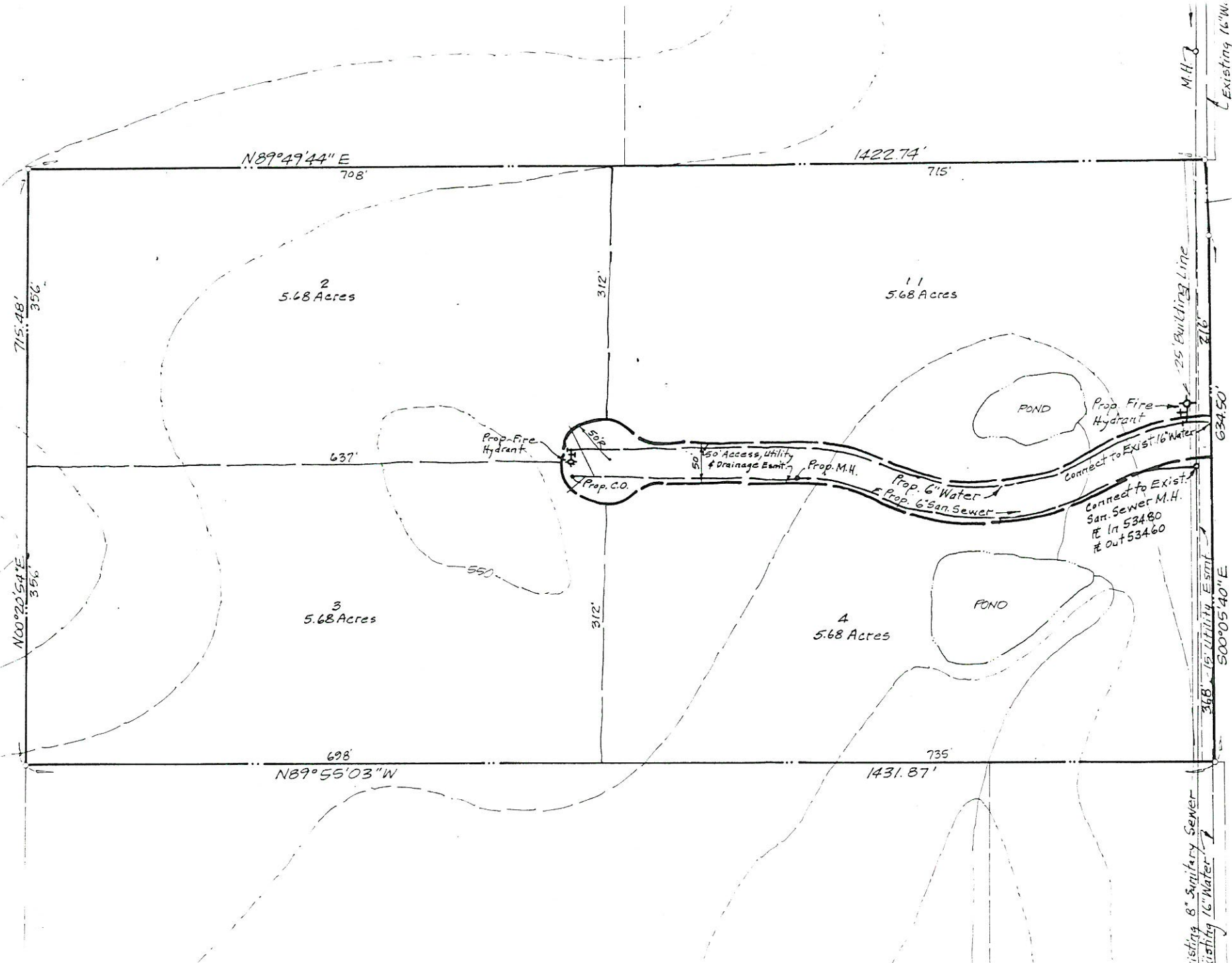
The Commission has recommended approval of the request with the conditions as stated above.

Attachments:

1. Copy of preliminary plat
2. Location map

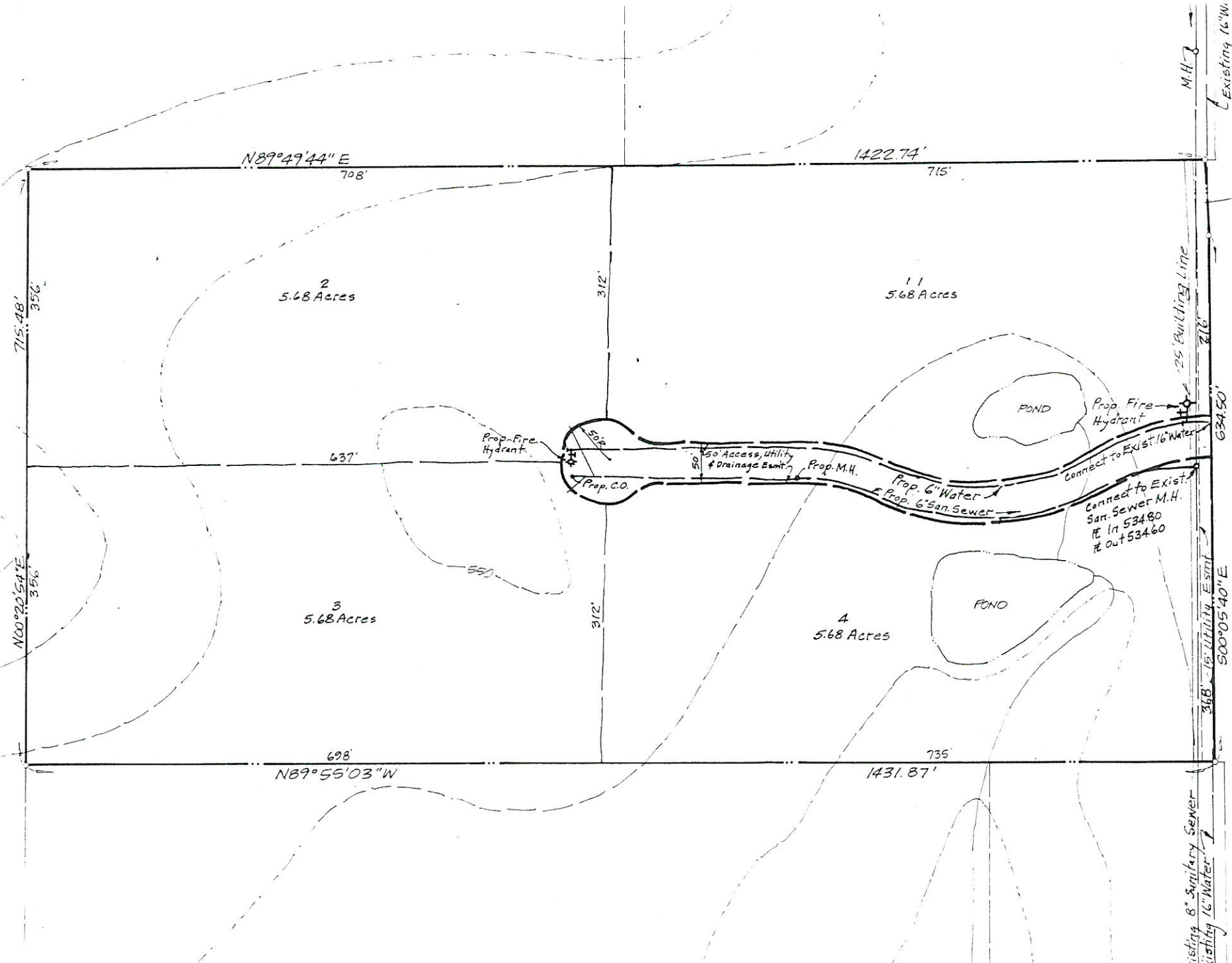
Agenda Item: Zoning A to SF-16 and Preliminary Plat

Item No: V. I.



STATE HIGHWAY NO. 205

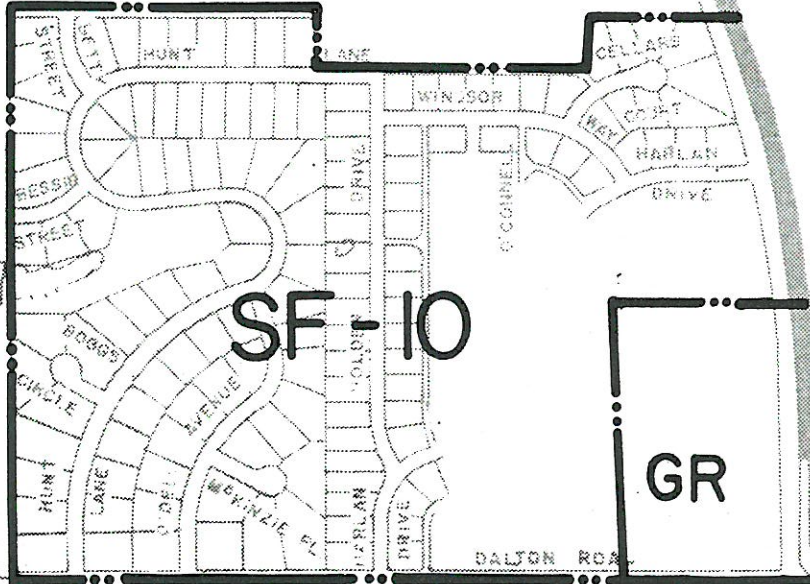
Existing 16" W. M.H. 3
 Existing 16" W. 3
 25' Building Line 316
 634.50'
 15' Utility E. Smt 368
 500'05'40" E
 Existing 8" Sanitary Sewer
 Existing 16" Water 3



STATE HIGHWAY NO. 205

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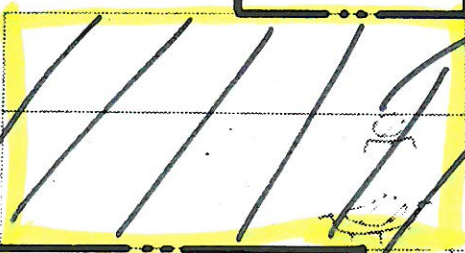
A



SF-10

GR

SF-16



SF-16

Mason-
Steed
Property

WILLOW RIDGE




CITY OF ROCKWALL

"THE NEW HORIZON"

PUBLIC NOTICE

The Rockwall Planning and Zoning Commission will hold a public hearing on September 10, 1992 at 7:00 p.m. in City Hall, 205 W. Rusk, and the Rockwall City Council will hold a public hearing on September 21, 1992 at 7:00 p.m. in City Hall, 205 W. Rusk, to consider approval of a request from Joel Steed and Kerry Mason for a change in zoning from "A" Agriculture to "SF-16" Single Family zoning classification on a 23 acre tract of land located on SH-205 south of Dalton Road and further described on the attached legal description. As an interested property owner, you are invited to attend this meeting or make your feelings known in writing by returning the form below:


City Secretary

Case No. PZ-92-34-PP/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 _____

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SOUTH OF DALTON ROAD

1. The Shores Country Club, Inc.
c/o Leonard Margolis
5429 LBJ, #890
Dallas, Texas 75240-2627

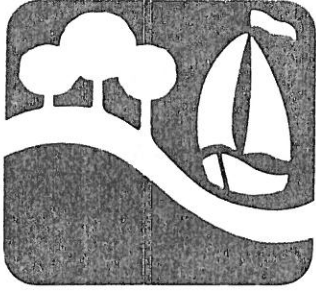
2. Richard Peterson
803 Dalton Road
Rockwall, Texas 75087

3. Nick Woodall
P.O. Box 1599
Rockwall, Texas 75087

4. Richard Dirkse
206 E. I-30
Rockwall, Texas 75087

5. W.W. Caruth, Jr.
5803 Greenville Ave.
Dallas, Texas 75206-2997

6. Laura Chenault
3057 N. Goliad
Rockwall, Texas 75087



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

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

1. *I own the land north of them.*
2. *I think this area should be zoned residential.*
- 3.

Signature Rich Woodall

Address 107 TEAKWOOD
(I OWN THE 3 1/2 ACRES NORTH OF THESE TWO MEN.)

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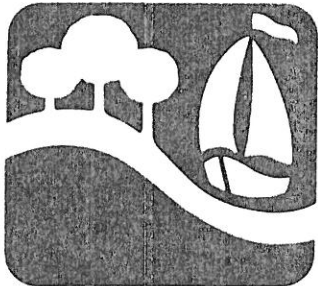
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Hilda Crangle
City Secretary

Case No. PZ-92-34-PP/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. All Acreage Around Property is SF-16
2. My Land Next to their property will contain A single Family residence.
3. Best use of property.

Signature Rick Duke

Address 207 E I-30
Rockwall Tx.
75087

TRACT I:

BEING Lot 1, Block "A" of Smith Addition, an addition to the City of Rockwall, Texas, according to the Plat thereof recorded in Slide B, page 289, Plat Records of Rockwall County, Texas, and being described by metes and bounds as follows:

BEGINNING at a 3/8" iron rod set for corner in the West R.O.W. line of State Highway 205, said point being the Southeast corner of said Smith Addition, also the Northeast corner of the Chenault Addition an addition to the City of Rockwall recorded in Slide B, page 205;

THENCE North 89 degrees 49 minutes 44 seconds East along the South line of said Smith Addition, a distance of 1438.68 feet to a 3/8" iron rod set for corner said point being the Southwest corner of Lot 1, Block A of said Smith Addition;

THENCE North 00 degrees 20 minutes 54 seconds East along the West line of said Smith Addition, a distance of 303.15 feet to a 3/8" iron rod set for corner;

THENCE North 89 degrees 49 minutes 44 seconds East along the North line of said Smith Addition, a distance of 1432.75 feet to a 3/8" iron rod set in the West R.O.W. line of State Highway 205;

THENCE South 02 degrees 27 minutes 05 seconds East along said R.O.W., a distance of 87.17 feet to a 3/8" iron rod set for corner;

THENCE South 00 degrees 05 minutes 40 seconds East along said R.O.W., a distance of 216.03 feet to the PLACE OF BEGINNING and containing 10.0 acres of land.

TRACT II:

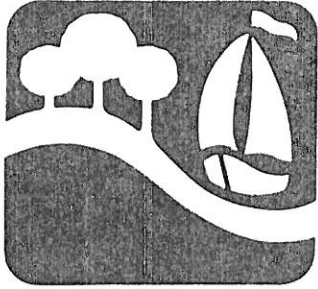
BEING Lot 1, Block "A" of Chenault Addition, an addition to the City of Rockwall, Texas, according to the Plat thereof recorded in Slide B, page 205, Plat Records of Rockwall County, Texas, and being situated in the W.G.Deweese Survey, Abstract No. 71, Rockwall County, Texas, and being part of a 47.26 acre tract of land described in deed recorded in Volume 102, page 800, Deed Records, Rockwall County, Texas, and being described by metes and bounds as follows:

BEGINNING at a 1/2" iron rod found at the Southeast corner of said 47.26 acre tract on the West line of State Highway 205, said iron rod being located opposite Texas Highway Department Station 113+29.80;

THENCE North 89 degrees 55 minutes 03 seconds West, a distance of 1441.87 feet to a 1/2" iron rod found for corner;

THENCE North 00 degrees 20 minutes 54 seconds East, a distance of 412.33 feet to a 3/8" iron rod set for corner;
THENCE South 89 degrees 49 minutes 44 seconds West, a distance of 1438.68 feet to a 3/8" iron rod set for corner on the West line of State Highway 205;

THENCE South 00 degrees 05 minutes 40 seconds East, a distance of 418.70 feet to the PLACE OF BEGINNING and containing 13.739 acres of land.



CITY OF ROCKWALL

"THE NEW HORIZON"

PUBLIC NOTICE

The Rockwall Planning and Zoning Commission will hold a public hearing on September 10, 1992 at 7:00 p.m. in City Hall, 205 W. Rusk, and the Rockwall City Council will hold a public hearing on September 21, 1992 at 7:00 p.m. in City Hall, 205 W. Rusk, to consider approval of a request from Joel Steed and Kerry Mason for a change in zoning from "A" Agriculture to "SF-16" Single Family zoning classification on a 23 acre tract of land located on SH-205 south of Dalton Road and further described on the attached legal description. As an interested property owner, you are invited to attend this meeting or make your feelings known in writing by returning the form below:

Hilda Crangle
City Secretary

Case No. PZ-92-34-/PP/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 *Joel Steed*
Address 803 Dalton
Rockwall TX
75087

TRACT I:

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