



City of Rockwall

Planning & Zoning Department
 385 S. Goliad Street
 Rockwall, Texas 75032
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J BR2 LLC
2701 SUNSET RIDGE DR SUITE 610
ROCKWALL, TX 75032

HOME BOY ENTERPRISES INC
460 LAWRENCE DR
HEATH, TX 75032

AMYX LEIF AND TERRY LORENZ
5070 BEAR CLAW LN
ROCKWALL, TX 75032

SANDERS SABRINA SMITH AND CLINT JASON
5075 BEAR CLAW LN
ROCKWALL, TX 75032

JONAH NELSON O
5090 BEAR CLAW LN
ROCKWALL, TX 75032

COX ANTHONY S & DANNAI M
5120 BEAR CLAW LN
ROCKWALL, TX 75032

ZEB MOHIUDIN DR &
NASREEN ZEB
5128 S STATE HIGHWAY 205
ROCKWALL, TX 75032

CURRENT RESIDENT
5133 S FM549
ROCKWALL, TX 75032

BALEY ROBIN E
5135 BEAR CLAW LANE
ROCKWALL, TX 75032

USMAN ASIM & HUMA RASHID
5140 BEAR CLAW LN
ROCKWALL, TX 75032

CURRENT RESIDENT
5155 BEAR CLAW LN
ROCKWALL, TX 75032

PHILIP LIVING TRUST
5160 BEAR CLAW LN
ROCKWALL, TX 75032

YOUNG BRIAN E & PATTI D
5165 BEAR CLAW LANE
ROCKWALL, TX 75032

CURRENT RESIDENT
5170 BEAR CLAW LN
ROCKWALL, TX 75032

BLACKWOOD SCOTT W & GLENITA G
5205 S FM 549
ROCKWALL, TX 75032

ENLOE THOMAS AND NICOLE
5297 FM 549
ROCKWALL, TX 75032

THURMOND KATHRYN ESTATE
KENN KAPP INDEPENDENT EXECUTOR
5606 POLO RD
COLLEGE STATION, TX 77845

ROCKWALL HIGHGATE LTD
C/O SCOTT ASBURY
6210 PRESTON CREEK DR
DALLAS, TX 75240

GROOM ROGER
PO BOX 1150
MABANK, TX 75147

February 15, 2016

Mr. & Mrs. Scott W. Blackwood
5205 South FM 549
Rockwall, Texas 75032

RE: ZONING CHANGE REQUEST
A0080 TRACT 17-14, ACREAGE: 12.493
5205 SOUTH FM 549
ROCKWALL, TEXAS 75032

Rockwall City Council
835 Goliad Street
Rockwall, Texas 75087

Dear Sirs:

We are making a formal request for rezoning of our property, indicated above, from Agricultural (Ag) District to General Retail (GR) District.

After numerous attempts at selling our home and property, two or three common concerns continue to dissuade buyers from purchasing our property as a homesite. The first concern is the adjacent property, which has been zoned commercial (General Retail). It is currently being used for multiple business and recreational purposes, both indoors and out, and has the potential for other future business uses, which would further harm the sale of our property to another homebuyer. Secondly, increasing traffic along FM 549 in front of our home often makes access into and out of our property difficult and dangerous, especially when trying to pull out onto the road with a line of vehicles blocking the view of approaching traffic from Hwy 205. The third most common concern is noise levels, primarily from the highways, which have dramatically increased as more and more development and growth have occurred in our area during the 13 years we've lived here.

In May, 2014, we applied for a zoning change and were denied because of opposition from neighbors who are no longer here and an opinion of the city council that "the time was not right" for the change. Our new neighbors, however, have already expressed they would not oppose the zoning change.

As previously mentioned, we have tried to sell our home numerous times over the past seven years, and prospective buyers and realtors alike have given our home excellent reviews, but not even updates to the home and listing it well below market value have been able to overcome the unavoidable negatives of a rapidly developing area. The FM 549 extension through Hwy 205, with commercial properties on all four immediate corners, proposed road widening projects, and adjacent commercial property all indicate to us that the time for the zoning of our property to be changed to General Retail is finally right.

Sincerely,



Scott & Glenita Blackwood

Exhibit 'A':
Legal Description

BEING 12.498 acres of land situated in the W.W. FORD SURVEY, ABSTRACT No. 80 and being a part of a tract of land described in a deed to Mark Lanning as recorded in Volume 983, Page 114, Real Estate Records, ROCKWALL County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found on the Southeast right of way line of F.M. Road No. 549, said iron rod being the North corner of a tract of land described in a deed to C. Van Walker et ux Carol Miller Walker as recorded in Volume 1202, Page 202 of said Real Estate Records;

THENCE North 44 deg 47 min 35 sec East, along the Southeast right of way line of F.M. Road No. 549, a distance of 322.90 feet to a 1/2 inch iron rod found for corner, said iron rod being the beginning of a curve to the right having a central angle of 01 deg 57 min 18 sec, radius 6337.94 feet, and chord bearing North 45 deg 52 min 08 sec East, 216.26 feet;

THENCE continuing along the Southeast right of way line of said F.M. Road No. 549, an arc distance of 216.26 feet to a 1/2 inch iron rod found, said iron rod being the West corner of a tract of land described in a deed to Kenneth M. Urban and wife, Patricia Urban as recorded in Volume 1252, Page 300 of said Real Estate Records;

THENCE South 45 deg 12 min 25 sec East, along the Southwest line of said Urban's tract, and the Southwest line of a tract of land described in a deed to Dr. Mohiudin Zeb and Nasreen Zeb as recorded in Volume 1059, Page 14, of said Real Estate Records, a distance of 1005.94 feet to a 1/2 inch iron rod found for corner, said iron rod being the South corner of said Zeb's tract;

THENCE South 44 deg 47 min 35 sec West, a distance of 539.11 feet to a 1/2 inch iron rod found for corner, said iron rod being the East corner of aforesaid Walker's tract;

THENCE North 45 deg 12 min 25 sec West, along the Northeast line of said Walker's tract a distance of 1010.00 feet to the POINT OF BEGINNING and containing 12.493 acres.