


0 50 100 200 300 400 Feet

Z2018-036 - ZONING CHANGE (AG TO SF-1)
ZONING - LOCATION MAP = 

SFE-4

AG

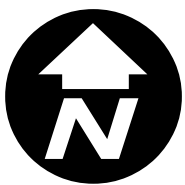
ZION HILLS



City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.





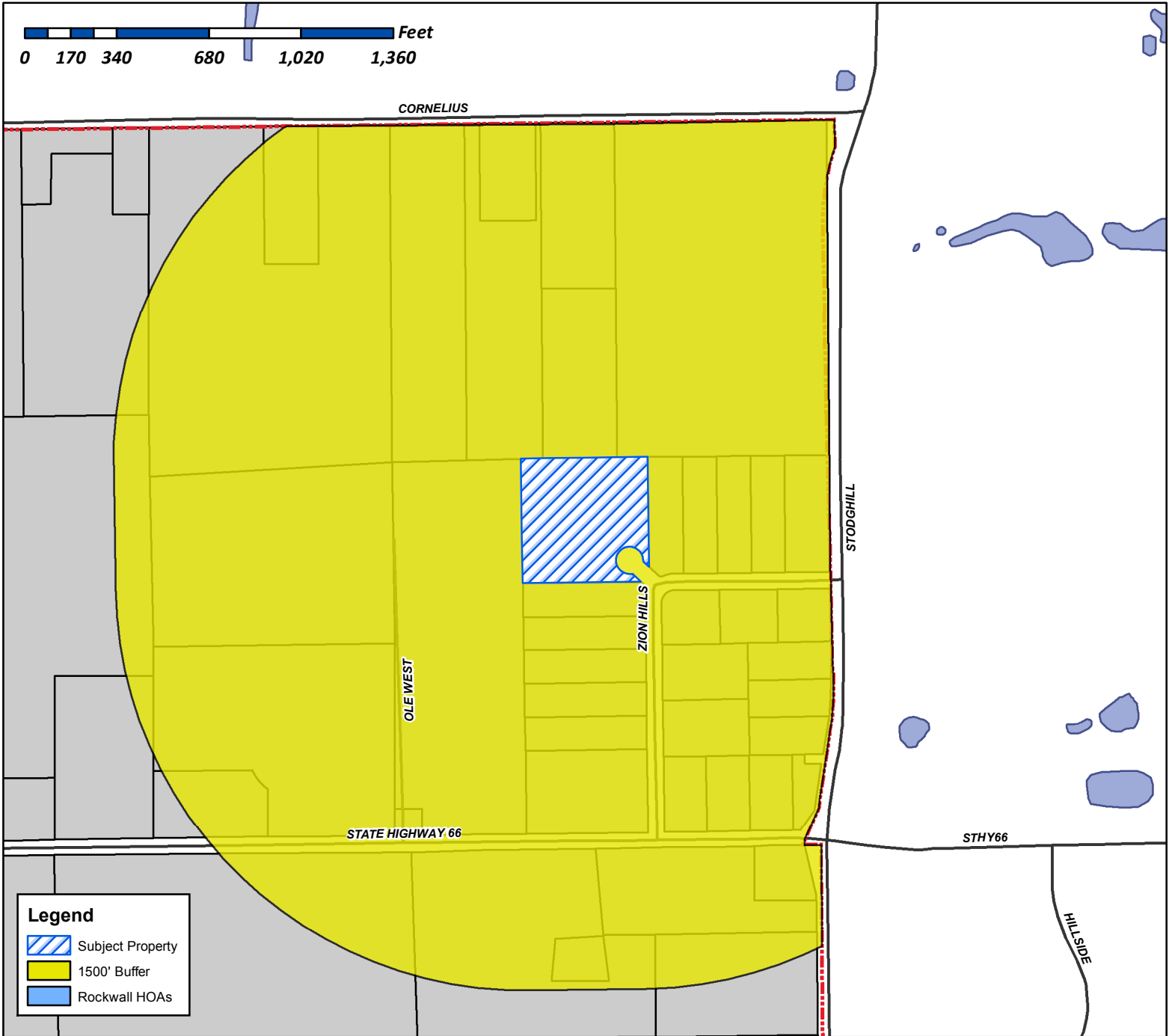
City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

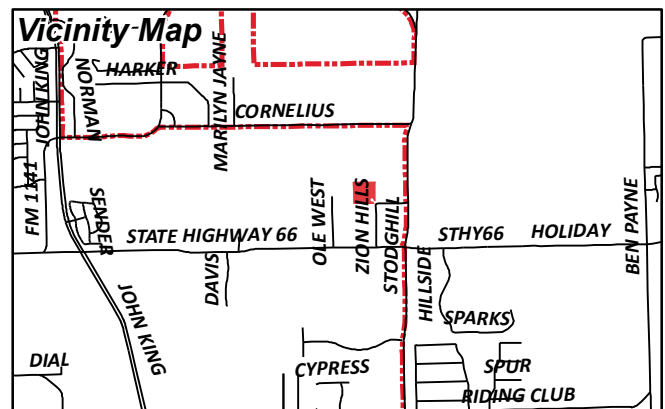
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0 170 340 680 1,020 1,360 Feet



Case Number: Z2018-036
Case Name: Zoning Change (AG to SF-1)
Case Type: Zoning
Zoning: Agriculture (AG) District
Case Address: 825 Zion Hill Circle



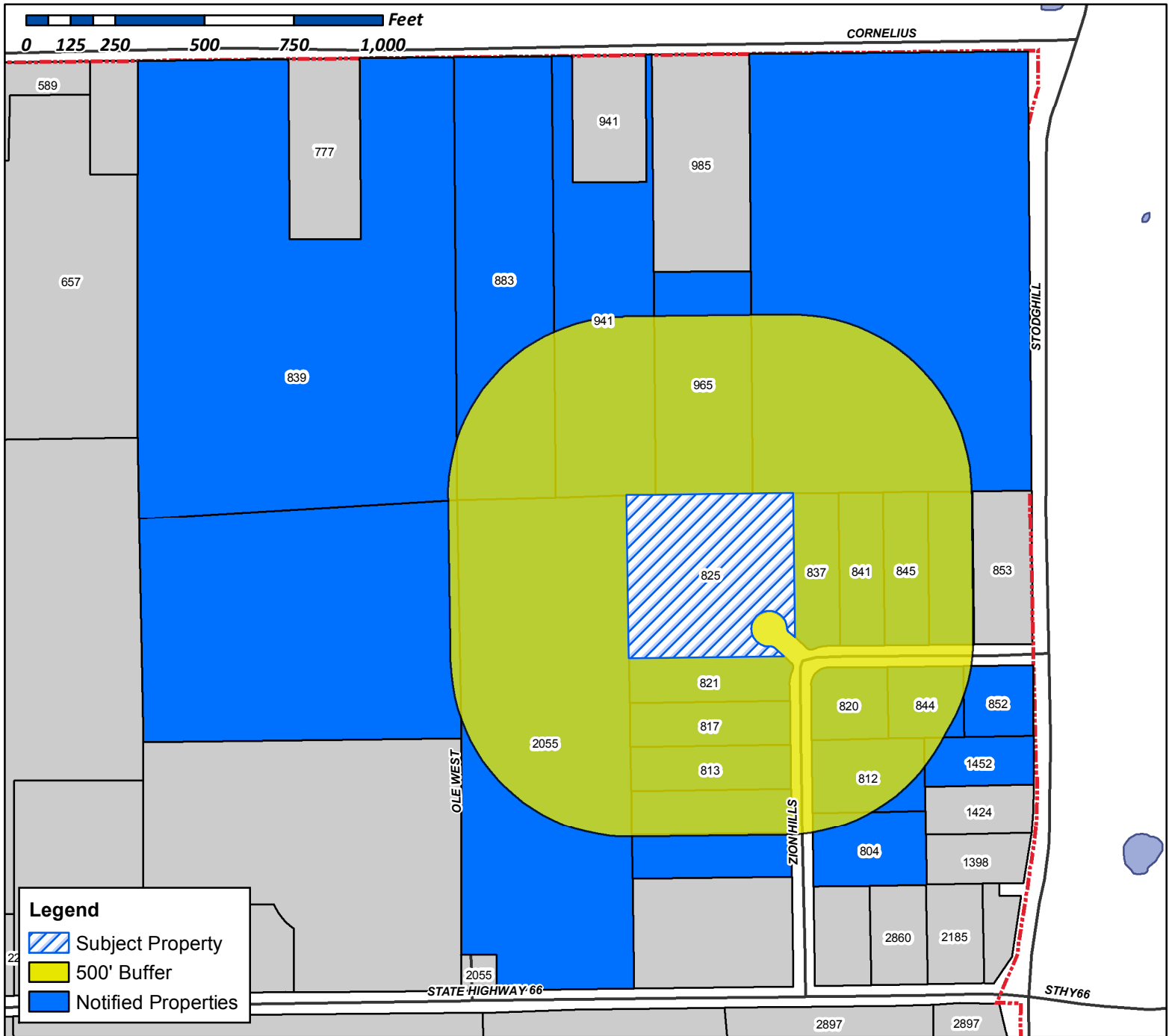
Date Created: 8/21/2018
For Questions on this Case Call (972) 771-7745



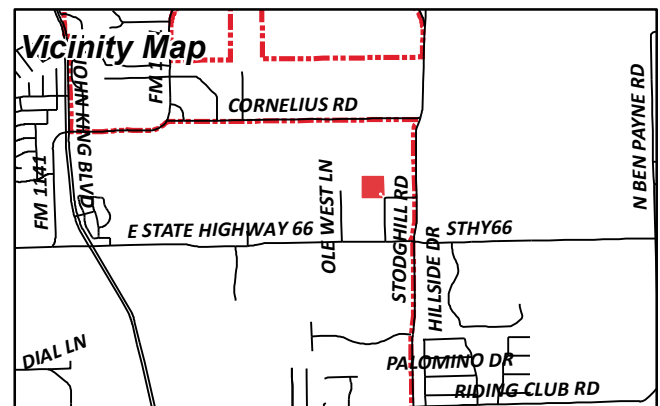
City of Rockwall

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Case Address: 825 Zion Hill Circle



Date Created: 08/14/2018

For Questions on this Case Call (972) 771-7745

CURRENT RESIDENT
1452 FM3549 STODGHILL RD
ROCKWALL, TX 75087

BROWN JEFFREY C & LISA
1452 FM 3549 STODGHILL RD
ROCKWALL, TX 75087

BRIMELOW TIM
2055 WILLIAMS ST
ROCKWALL, TX 75087

E V S R (D) LLC
305 STONEBRIDGE DR
ROCKWALL, TX 75087

CODY OLIVIA L & STEPHEN H
3424 SPRUCE ST
ROYSE CITY, TX 75189

WILLIAMS ERSKINE JR ETAL
4501 EDMONDSON AVE
DALLAS, TX 75205

KEMP MARY CAYCE ERSKINE WILLIAMS
4501 EDMONDSON AVE
DALLAS, TX 75205

WILLIAMS MARY MARNIE WARRINER
4501 EDMONDSON AVE
DALLAS, TX 75205

LAKE RAY HUBBARD BIBLE CHURCH
801 ZION HILL CIR
ROCKWALL, TX 75087

ROCKWALL BIBLE CHURCH
801 ZION HILL CIR
ROCKWALL, TX 75087

WHITE CHRISTOPHER AND CLAUDIA
804 ZION HILL CIR
ROCKWALL, TX 75087

KIRK JEREMY C AND STEPHANIE A
812 ZION HILL CIR
ROCKWALL, TX 75087

LE THAO THI PHUONG HONG
813 ZION HILL CIR
ROCKWALL, TX 75087

CURRENT RESIDENT
817 ZION HILL CIR
ROCKWALL, TX 75087

FITZPATRICK ORAL L & BARBARA
820 ZION HILL CIR
ROCKWALL, TX 75087

MILLER CHARLES E & BETTY M
821 ZION HILL CIR
ROCKWALL, TX 75087

CURRENT RESIDENT
825 ZION HILL CIR
ROCKWALL, TX 75087

MURPHY ROCKY SR & DEBRA J
837 ZION HILL CIR
ROCKWALL, TX 75087

CURRENT RESIDENT
839 CORNELIUS RD
ROCKWALL, TX 75087

HOLCOMB FRED G & CAROL
841 ZION HILL CIR
ROCKWALL, TX 75087

CHOATE DAVID E ET UX
844 ZION HILL CIR
ROCKWALL, TX 75087

AKARD DANNY ETUX
845 ZION HILL CIR
ROCKWALL, TX 75087

CURRENT RESIDENT
852 ZION HILL CIR
ROCKWALL, TX 75087

BROWN DAVID C & LINDA K
852 ZION HILL CIR
ROCKWALL, TX 75087

HAMMOND SCOTT H SR & DEBORAH
883 CORNELIUS RD
ROCKWALL, TX 75087

OLLOM GREGORY D
941 CORNELIUS RD
ROCKWALL, TX 75087

BRIZENDINE MICHAEL LEE
965 CORNELIUS ROAD
ROCKWALL, TX 75087

CAIN CEMETERY CORP
PO BOX 1119
ROCKWALL, TX 75087

WOODY TOMMIE J
PO BOX 315
FATE, TX 75132

HARLE REUBIN E
PO BOX 912
ROCKWALL, TX 75087

10 August 2018

City of Rockwall
385 S. Goliad
Rockwall, Texas 75087

Attention: Mr. Korey Brooks, ACIP

Dear Mr. Korey:

By way of background, I am a resident of Rockwall of some 44 years, my wife and family having moved from Dallas in 1974 to enjoy small town country living and quality school education for our children. At the time of our move we were securely in the county with only county services. The City has now annexed our property with the value added services you provide, for which we appreciate.

For many years we had anticipated building what we referred to as "our barn" on our property to house our growing collection of vintage automobiles and serve as general storage for all the things one collects over a lifetime.

In order to now achieve this, we understand it is necessary for us to first make application for and change our agricultural zoning to residential zoning and thereafter apply for a Special Use Permit (SUP) in order to apply for a building permit to construct our barn.

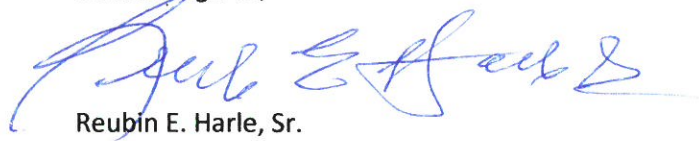
Therefore, the purpose of this application is to comply with the zoning regulations of the City of Rockwall with the end purpose being to construct our barn. The barn will be a 50ft x 60ft professionally built metal building manufactured by Mueller or of similar quality.

We will engage a reputable contractor licensed in Rockwall to construct the barn. I am just retired from Houston based real estate developer Hines, having spent my career as project construction manager building many of their buildings, most recently a 60-story office tower in Shanghai China, and feel I have the expertise to oversee the construction of our barn to ensure compliance with the building codes and achieve the quality of construction we seek.

We are mindful of the appearance of the barn and our property and plan to use materials and colors that will complement our house. At present we have some storage buildings that we will demolish and consolidate the stored contents in the new barn, thus "cleaning-up" the appearance of our property.

It would be our hope you will favorably consider both our rezoning and SUP application in order that we may realize our dream.

Kindest regards,

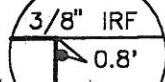


Reubin E. Harle, Sr.
825 Zion Hill Circle
Rockwall, Texas 75087
Home: 972 771-8426
Mobile: 214 808-5769

NOW OR FORMERLY
DENNIS R. AND
SARAH J. LUCKEY
VOL. 813, PG. 296
D.R.R.C.T.

NOW OR FORMERLY
MICHAEL AND LORI BEZENDINE
VOL. 1230, PG. 1
D.R.R.C.T.

NOW OR FORMERLY
ERKSTINE
WILLIAMS, JR, et al
VOL. 1122, PG. 15
D.R.R.C.T.

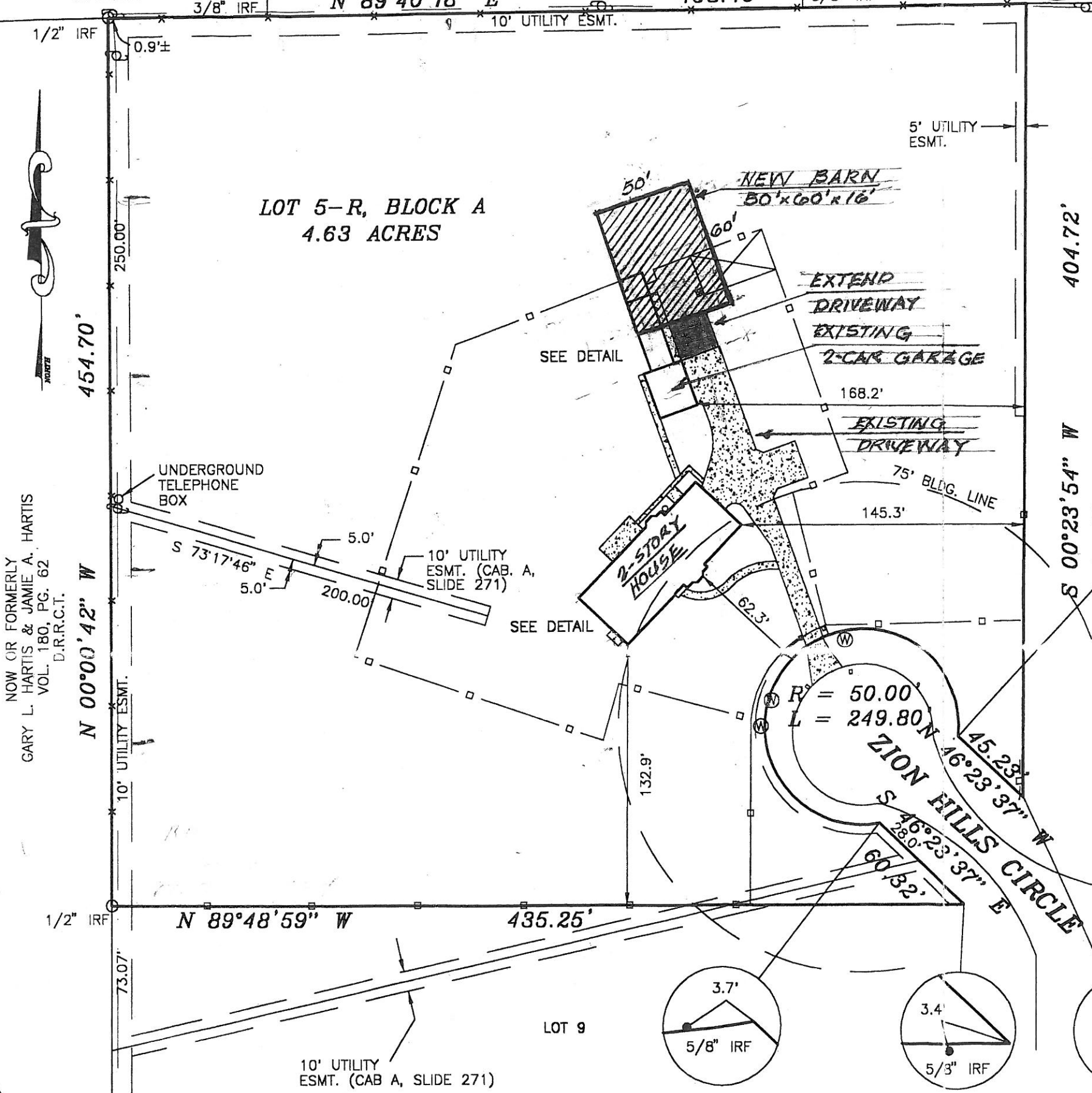


TO ALL PARTIES INTERESTED IN PREMISES SURVEYED:
This is to certify that I have, this date, made a careful and accurate survey on the ground of property located at 825 ZION HILLS CIRCLE in the County of ROCKWALL, Texas, described as follows:

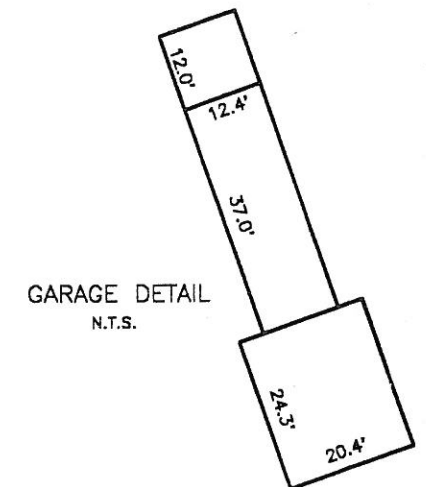
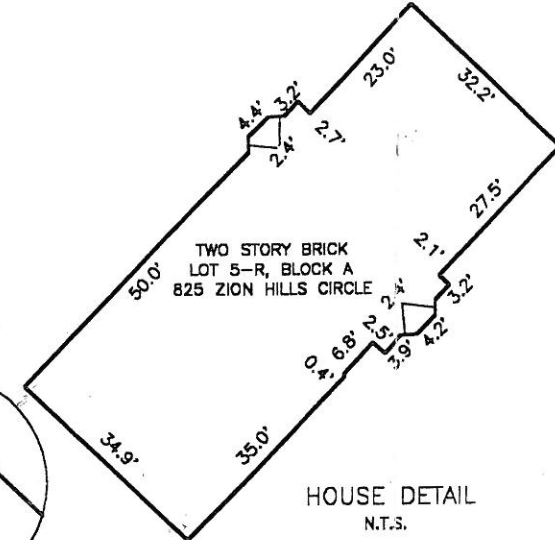
BEING LOT 5-R, BLOCK A, OF ZION HILLS ESTATES, AN ADDITION TO THE COUNTY OF ROCKWALL, TEXAS, ACCORDING TO THE RE-PLAT RECORDED IN CABINET C, SLIDE 151, MAP OR PLAT RECORDS OF ROCKWALL COUNTY, TEXAS.

THIS PROPERTY IS NOT LOCATED IN A 100 YEAR FLOOD PLAIN ACCORDING TO THE FLOOD PLAIN MAP OF ROCKWALL COUNTY UNINCORPORATED AREAS COMMUNITY PANEL NO. 480543 035 B, MAP DATED 9/17/80 (ZONE "C").

LOT 5-R, BLOCK A
4.63 ACRES



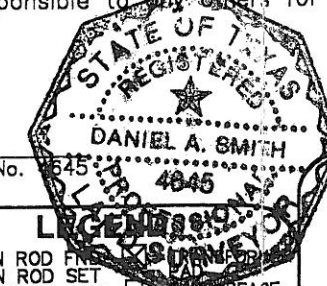
404.72'
S 00°23'54" W



TO THE BEST OF MY KNOWLEDGE THE FOLLOWING EASEMENTS ARE BLANKET EASEMENTS:
1) VOLUME 126, PAGE 101, R.R.R.C.T.
2) VOLUME 76, PAGE 460, R.R.R.C.T.
3) VOLUME 68, PAGE 395, R.R.R.C.T.
TO THE BEST OF MY KNOWLEDGE THE FOLLOWING EASEMENTS DO NOT AFFECT THIS PROPERTY:
1) VOLUME 16, PAGE 86, R.R.R.C.T.
2) VOLUME 54, PAGE 243, R.R.R.C.T.

BEARINGS BASED ON PLAT.
THERE ARE NO ENCROACHMENTS, CONFLICTS OR PROTUSIONS, EXCEPT AS SHOWN.
The plat hereon is a representation of an on the ground survey as dated thereabove, the lines and dimensions of said property being indicated, the size, location and type of buildings and improvements are as shown, all improvements being within the boundaries of the property set back from property lines the distance indicated, all easements and other matters of record of which I have been advised are as shown hereon. This survey was performed in connection with the transaction described in G.F. No. 200301091 of ROCKWALL CO. ABSTRACT. Use of this survey for any other purpose or by any other parties shall be at their own risk and the undersigned is not responsible to any others for any loss resulting therefrom.

Registered Professional
Land Surveyor
Daniel A. Smith
Daniel A. Smith, R.P.L.S. No. 645



Monuments as shown found or set are references to the recorded Plat corners.

Daniel A. Smith Land Surveying, Inc.
309 N. Galloway, Suite 107
Mesquite, Texas 75149
(972) 216-3334 fax (972) 216-9922

- LEGEND
- IRF = IRON ROD FINISH
 - IRS = IRON ROD SET
 - IPF = IRON PIPE FINISH
 - = SURFACE
 - ⊕ = POWER POLE
 - ⊖ = ELECTRIC BOX
 - Δ = GAS METER
 - ⊙ = WATER METER
 - = CHAIN-LINK FENCE
 - ▨ = WOOD FENCE
 - ▤ = BARBED-WIRE FENCE
 - ⊠ = IRON FENCE
 - = OVERHEAD ELECTRIC LINE(S)

Job No. 7166
Date: 2/7/03
Scale: 1" = 60'
Drawn by: JWR