

CITY OF ROCKWALL  
205 West Rusk  
Rockwall, Texas

APPLICATION FOR ZONING CHANGE

Case No. 1986-16-Z Filing Fee \$170.00 Date 2-21-86  
Applicant Johnnie W. Ray Phone 722-5353  
Mailing Address P.O.Box 98 Rockwall, Texas 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.)

See Attached

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

Part Agriculture/Part Unzoned District Classification  
to Commercial District Classification  
for the following reasons: (attach separate sheet if necessary)

There ~~(XXX)~~ (Are Not) deed restrictions pertaining to the intended use of the property.

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

Signed 

NOTE: 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.

(The following Certificate may be used by the applicant to give notice to the City of the sufficiency of the legal description, however, the same is not a requirement of the Application.)

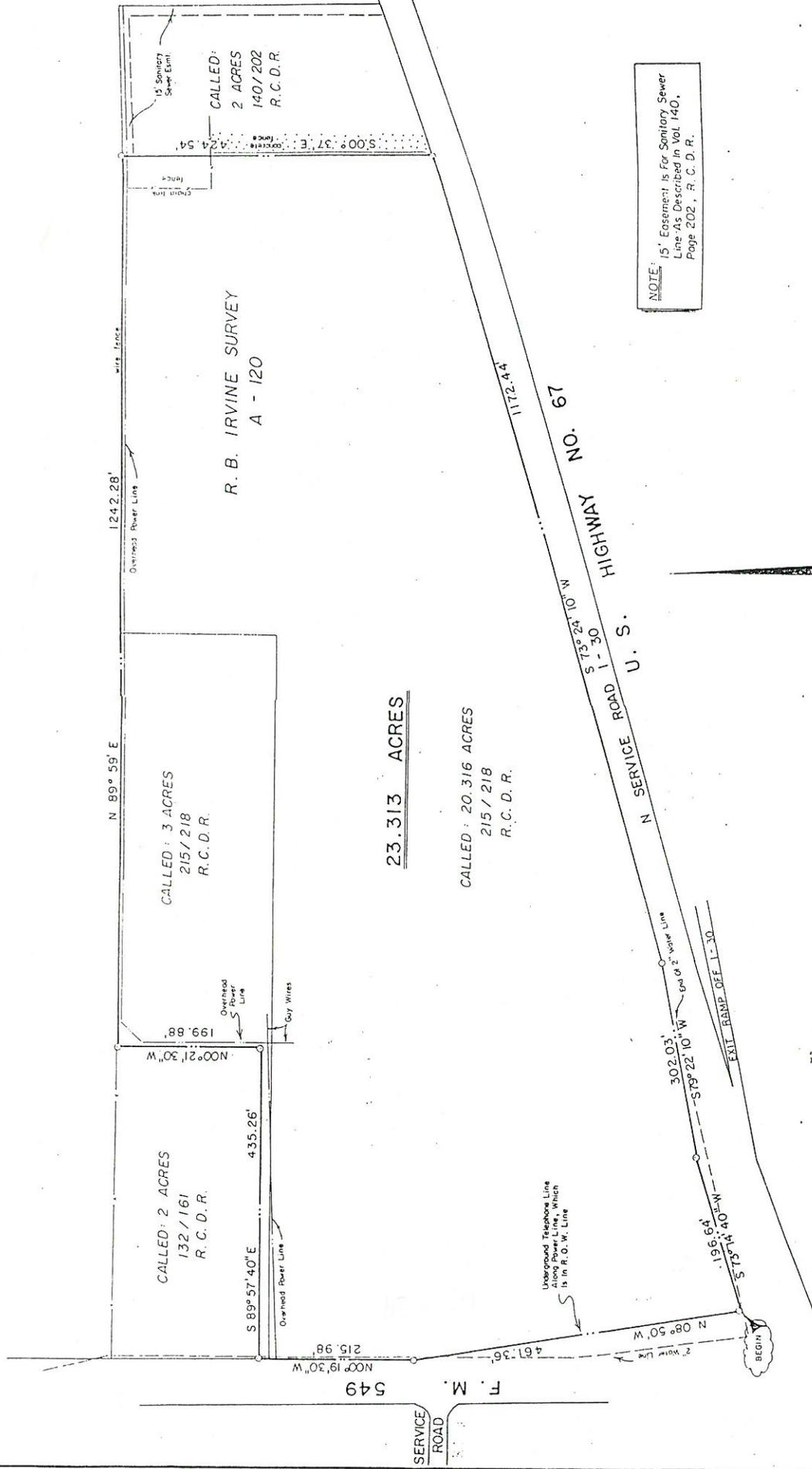
CERTIFICATE

I hereby certify that I have checked the legal description of the property described in this Application and the same describes the tract of land shown on the Plat attached hereto as Exhibit "A" and said description is sufficient to allow qualified surveyor to locate and mark off said tract on the ground.

\_\_\_\_\_  
Surveyor or Attorney for Applicant  
(Mark out one)

ATTACHMENT

We have currently requested total annexation of approximately 23.313 acres of land into the City of Rockwall. Approximately half ( $\frac{1}{2}$ ) of this property has already been annexed into the City of Rockwall. We are requesting Commercial Zoning for the entire piece of land. The property fronts Interstate 30. The highest and best use for the property would be for commercial use. Several tracts in the surrounding area are currently being used for commercial purposes.



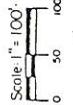
**NOTE:** 15' Easement is For Sanitary Sewer Line-As Described in Vol. 140, Page 202, R. C. D. R.

The plat as shown hereon is a true and accurate representation, to the best of my knowledge and belief, of the property as determined by an on-the-ground survey performed under my supervision during the month of February, 1985.

11 February 1985

Dan B. Ramsey  
R. P. S., No. 4172

**NOTE:** Blockland Water Supply Line Taken From Engineer's Data 1966. Check With Water Supply Corp. for Any Changes Or Additions Since 1966.



<b>BOUNDARY SURVEY</b>					
PART OF THE R. B. IRVINE SURVEY, A - 120 ROCKWALL COUNTY, TEXAS					
<b>VANNOY &amp; ASSOC., INC.</b> Surveyors / Planners					
Memo 226-0180 (214) 563-7101					
OFFICE	PROJECT	DRAWN	CHECK	SCALE	DATE
T	830	C. K. S.	D. B. R.	1" = 100'	2/11/85
					PAGE
					1 / 1



# CITY OF ROCKWALL

"THE NEW HORIZON"

Rockwall, Texas 75087-3628

86-16-  
2/SP  
003305

(214) 722-1111

Metro 226-7885

Cash Receipt

205 West Rusk

Name Johnnie W. Ray

Date 2-24-86

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

Job Address \_\_\_\_\_

Permit No. \_\_\_\_\_

Check

243

Cash

Other

### General Fund Revenue 01

### W & S Fund Revenue 02

DESCRIPTION	Acct. Code	Amount	DESCRIPTION	Acct. Code	Amount
General Sales Tax	3201		RCH	00-3211	
Beverage Tax	3204		Blackland	00-3214	
Building Permit	3601		Water Tap	00-3311	
Fence Permit	3602		10% Fee	00-3311	
Electrical Permit	3604		Sewer Tap	00-3314	
Plumbing Permit	3607		Reconnect Fees	00-3318	
Mechanical Permit	3610		Water Availability	33-3835	
Zoning, Planning, Board of Adj.	3616	170.00	Sewer Availability	33-3836	
Subdivision Plats	3619		Meter Deposit	00-2201	
Sign Permits	3628		Portable Meter Deposit	00-2202	
Health Permits	3631		Misc. Income	00-3819	
Garage Sales	3625		Extra Trash	00-1129	
Misc. Permits	3625				
Misc. Licenses	3613				
Misc. Income	3819				

TOTAL GENERAL

TOTAL WATER

TOTAL DUE

170.00

Received by

*[Signature]*

- IV. G. P&Z 86-16-Z - Hold Public Hearing and Consider Approval of a Request from Johnnie W. Ray for a Zone Change from "AG" Agricultural to "C" Commercial Classification on a 23.313 Acre Tract of Land Located at the Intersection of FM-549 and North I-30 Service Road

Action Needed: Approval or denial of a zone change from "AG" Agricultural to "C" Commercial

As the Commission is aware, the City recently completed an annexation which extended the City Limits to FM-549 south of the railroad and extended it somewhat beyond FM-549 along I-30. Currently there is 300 ft. of depth on either side of the Interstate in the City east of FM-549, a distance of 1,120 ft. on the north side of the freeway, and a distance of 1,820 ft. on the south side of the Interstate. In this annexation we brought in a portion of the tract located at the northeast intersection of FM-549 and I-30. Bill Ray, the owner of the property, has petitioned for annexation for the balance of the property, which totals approximately 23 acres. They are asking simultaneously that the property be rezoned from Agricultural, as it comes into the City, to Commercial, as its permanent classification. The City's proposed Land Use Plan does not at this time extend beyond FM-549 as we did not anticipate we would be extending our City Limits and our planning area quite this far when we initially started the Land Use Plan process. We have asked our Planner to amend the Plan to include the additional planning area beyond FM-549. However, it does appear that Commercial at this location will be appropriate with the Land Use Plan. It is shown to be Commercial at both intersections on the west side of FM-549 and it is logical that it would continue to show that on the east side, with FM-549 being a 6-lane divided thoroughfare and intersecting with the Interstate. A copy of a location map is attached.

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 13th day of March, 1986 in  
the Rockwall City Hall, 205 West Rusk Street, Rockwall, Texas, at the re-  
quest of Johnnie W. Ray  
for a change in zoning from "A" Agricultural to "C" Commercial on approxi-  
mately 23.313 acres of land located at the intersection of north I-30  
Service Road and FM-549  
on the following described property:

See attached property description

As an interested property owner, it is important that you attend this hear-  
ing or notify the Commission of your feeling in regard to the matter by re-  
turning the form below. In replying, please refer to Case No. P&Z 86-16-Z/SP

  
City of Rockwall, Texas

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

Case NO. P&Z 86-16-Z/SP

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

I am opposed the request for the reasons listed below. \_\_\_\_\_

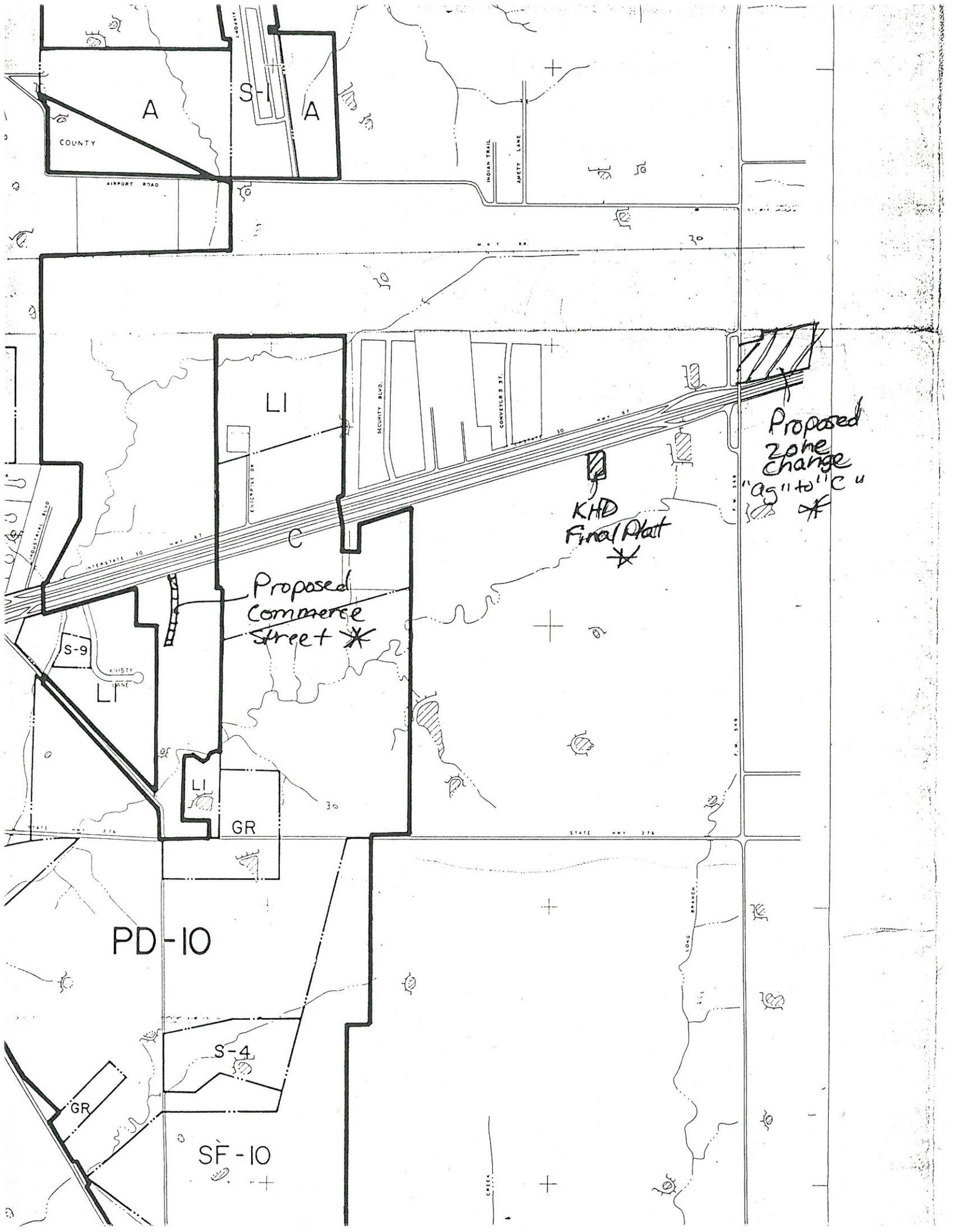
- 1.
- 2.
- 3.

Signature \_\_\_\_\_

Address \_\_\_\_\_

Check one item PLEASE and return the notice to this office IMMEDIATELY.

Thank you,  
City of Rockwall



A

S-1

A

COUNTY

AIRPORT ROAD

INDIAN TRAIL

SMETTY LAKE

LI

SECURITY BLVD.

CONVEYER'S ST.

Proposed  
Zone  
Change  
"as" to "cu"  
\*

KHD  
Final Plat  
\*

Proposed  
Commerce  
Street \*

S-9

KRISTY  
LAKE

LI

GR

PD-10

S-4

GR

SF-10

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

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

1. I feel we have enough business in the area
2. This is a residential area & should be kept that way
3. Texas Power & Light high school is sufficient at this time & would be a hazard for children depending on what was put in

Signature Barbara Smith

Address RT # 2 - Box 176

Check one item PLEASE and return the notice to this office IMMEDIATELY.

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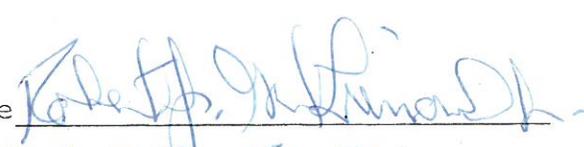
I am opposed the request for the reasons listed below. \_\_\_\_\_

We believe the property should be zoned Commercial and Light-Industry.

Rockwall would be able to attract Hi-Tech Industries and highly  
skilled people.

3.

RECEIVED MAR 4 1986

Signature   
Address 2455 I-30

Check one item PLEASE and return the notice to this office IMMEDIATELY.

Thank you,  
City of Rockwall

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

I am opposed the request for the reasons listed below. \_\_\_\_\_

1. This property is along I-30 and has the best and
2. highest use as Commercial.
- 3.

Signature   
Address Rt 4 Rockwall

Check one item PLEASE and return the notice to this office IMMEDIATELY.

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I am opposed the request for the reasons listed below. \_\_\_\_\_

- 1.
- 2.
- 3.

Signature \_\_\_\_\_  
Address \_\_\_\_\_

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

I am opposed the request for the reasons listed below. \_\_\_\_\_

- 1.
- 2.
- 3.

Signature Mrs Edward Rane

Address Rt 1 Box 200 C3

Shallowater, Tx 79368

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City of Rockwall

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

1. Location of land stated above is not that of land owned by Mrs. Curfman.
2. The acreage of land differs from that of land owned by Mrs. Curfman.
3. Mrs. Curfman's land is not for sale for commercial use.
4. Mrs. Curfman's land is not in the city.
5. See attached letter.

Signature Johnnie W. Ray (Curfman)  
Ethel Curfman  
By Charan Curfman Adell  
Address P.O. Box 7026 daughter  
Austin, Texas 78766

Check one item PLEASE and return the notice to this office IMMEDIATELY.

Thank you,  
City of Rockwall

Charles Hidell  
P. O. Box 9026  
Austin, Texas 78766

Planning and Zoning Commission  
City of Rockwall, Texas  
attn: Mr. J. L. Jarrett,

Gentlemen:

Mrs John D. Curyman, who is  
87 years of age and in a very  
weakened state of health, is unable  
to attend a meeting on March 13,  
1986. She lives in Austin to be in  
the care of her daughter, Mrs.  
Charles Curyman Hidell

Your form is Completed and  
attached.

March 8, 1986

Sincerely,  
Charles Curyman Hidell