
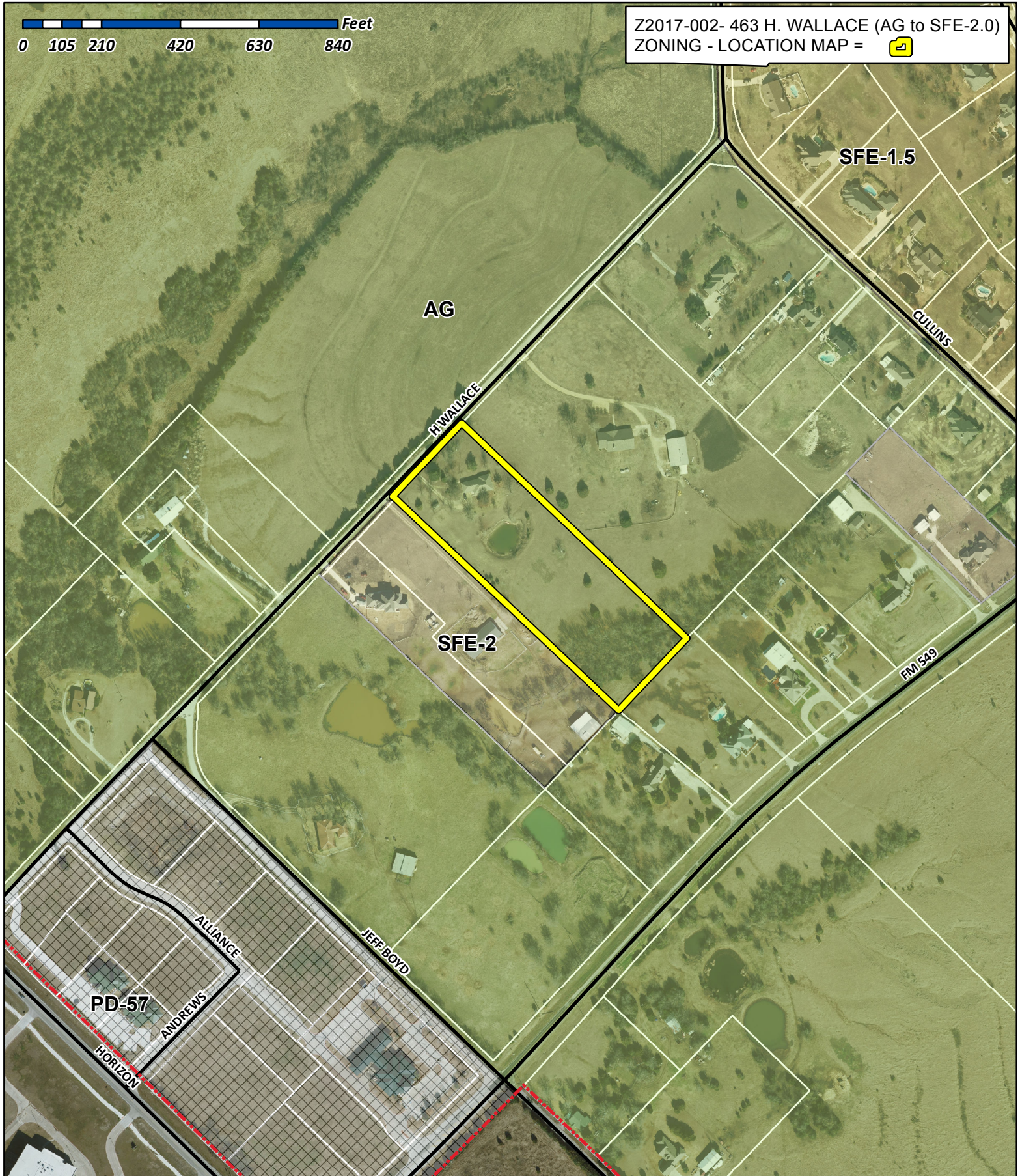


0 105 210 420 630 840 Feet

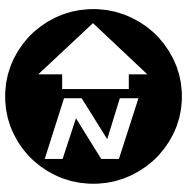
Z2017-002- 463 H. WALLACE (AG to SFE-2.0)  
ZONING - LOCATION MAP = 



## City of Rockwall

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



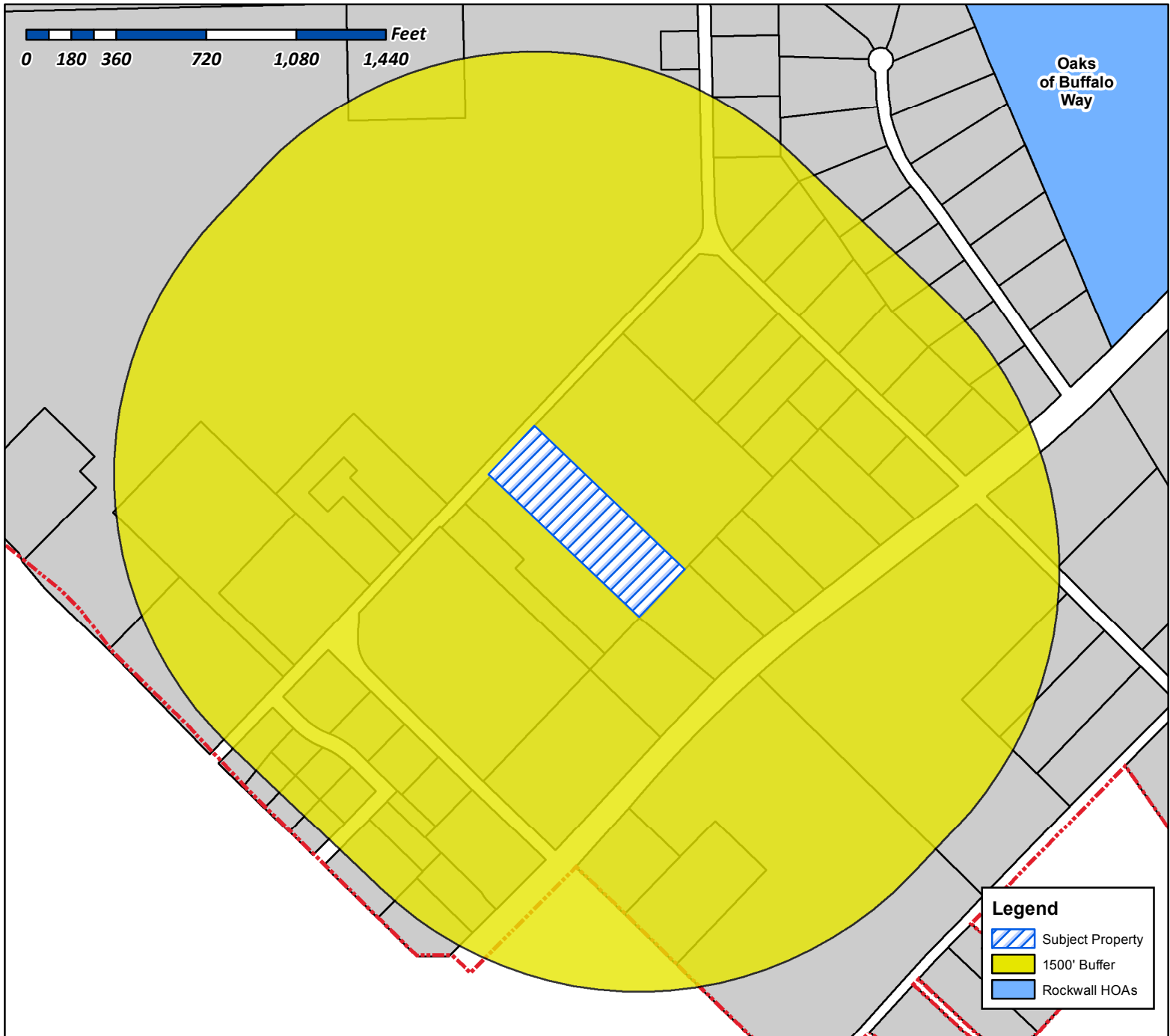




# City of Rockwall

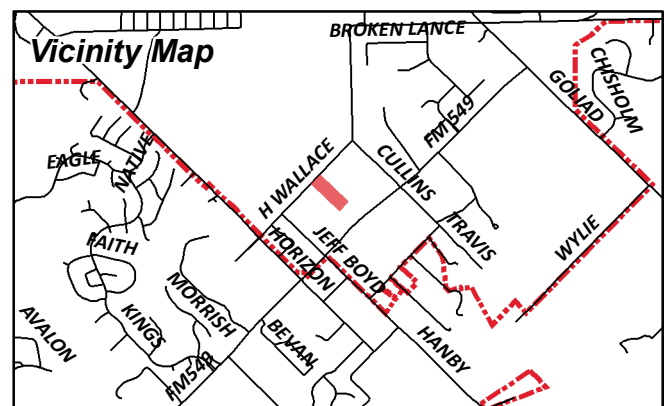
Planning & Zoning Department  
385 S. Goliad Street  
Rockwall, Texas 75087  
(P): (972) 771-7745  
(W): www.rockwall.com

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**Case Number:** Z2017-002  
**Case Name:** Zoning Change (AG to SFE 2.0)  
**Case Type:** Zoning  
**Zoning:** AG to SFE-2.0  
**Case Address:** 463 H. Wallace Lane

**Date Created:** 01/13/2017  
**For Questions on this Case Call** (972) 771-7745

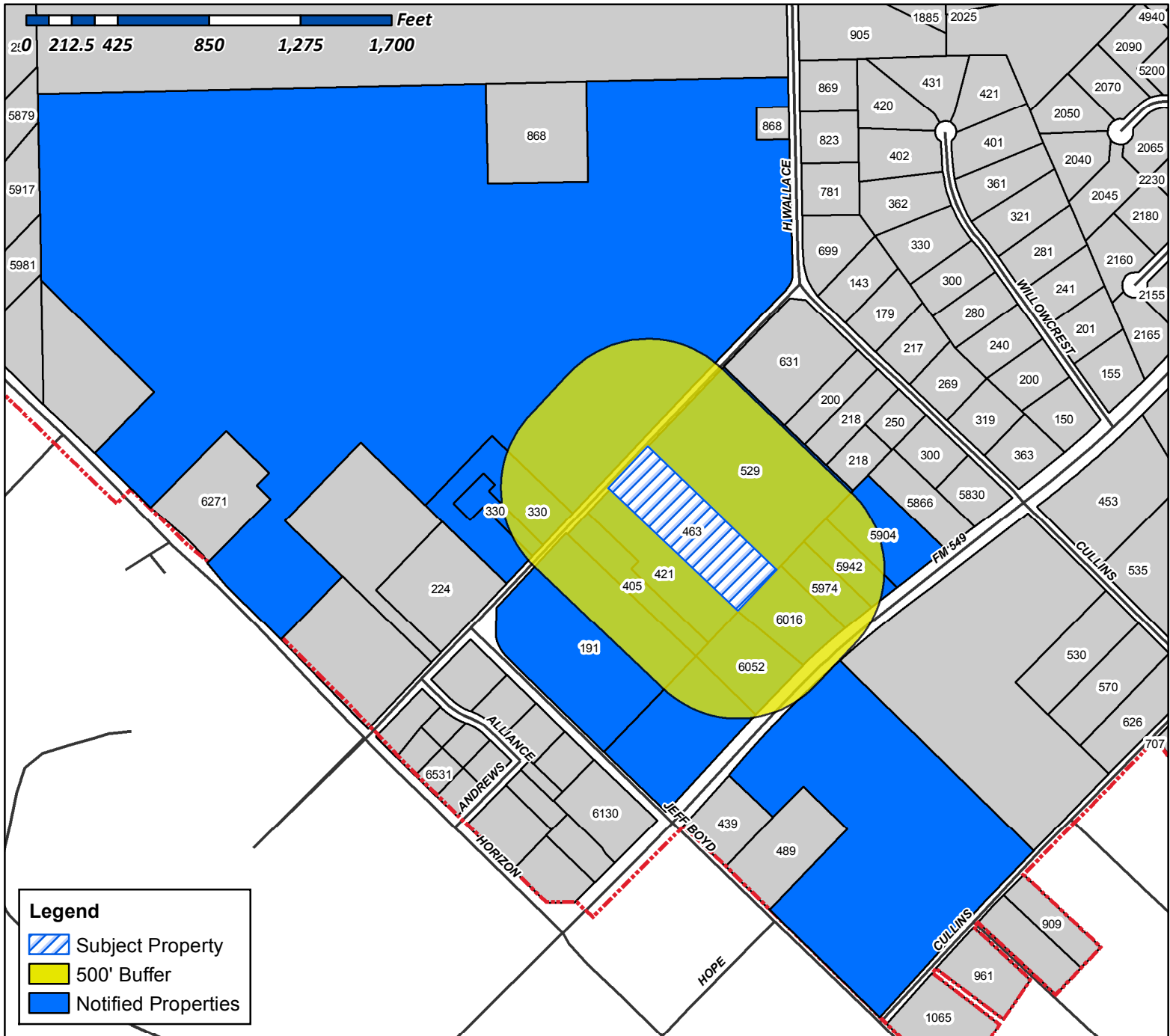




# City of Rockwall

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Rockwall, Texas 75087  
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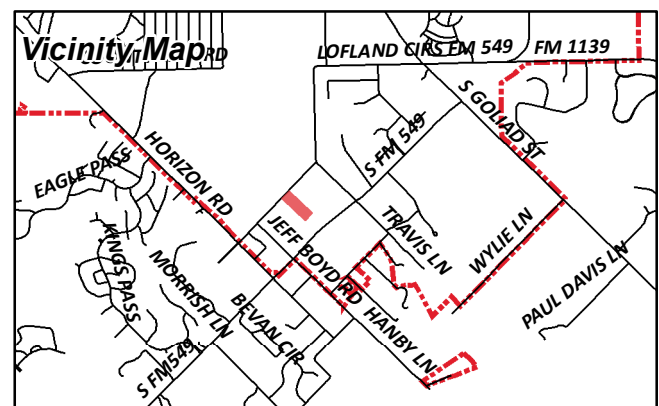
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**Case Number:** Z2017-002  
**Case Name:** Zoning Change (AG to SFE- 2.0)  
**Case Type:** Zoning  
**Zoning:** AG to SFE-2.0  
**Case Address:** 463 H. Wallace Lane

**Date Created:** 01/13/2017

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



HUNT JACKSON W JR  
191 JEFF BOYD RD  
ROCKWALL, TX 75032

WALLACE DONALD J  
330 H WALLACE LN  
ROCKWALL, TX 75032

KRECEK JANETTE C  
405 H WALLACE LANE  
ROCKWALL, TX 75032

INGHAM JULIE A AND MARK A  
421 H WALLACE LN  
ROCKWALL, TX 75032

WILCK PAUL J JR  
463 H WALLACE LN  
ROCKWALL, TX 75032

BOYD WILKIE HUGH  
489 JEFF BOYD RD  
ROCKWALL, TX 75032

MCCOSH GORDON ETUX  
529 H WALLACE LN  
ROCKWALL, TX 75032

MOODY KELLY E & KIMBERLY MOODY  
5904 S FM 549  
ROCKWALL, TX 75032

HIX PHILLIP L & JANA D  
5942 S FM 549  
ROCKWALL, TX 75032

CRAWFORD CAROL C  
5974 S FM 549  
ROCKWALL, TX 75032

SCHIFELBEIN RICHARD & YVONNE  
6016 S FM 549  
ROCKWALL, TX 75032

CRABTREE JAMES C JR & TERRY L  
6052 S FM 549  
ROCKWALL, TX 75032

WALLACE LAND PARTNERS L P  
6271 HORIZON RD  
ROCKWALL, TX 75032

Lisa Palomba  
502 Scenic Place  
Heath, TX 75032  
214-577-9638

January 12, 2017

Mr. Ryan Miller  
City of Rockwall  
Planning & Zoning Department  
385 S. Goliad Street  
Rockwall, TX 75087

RE: Letter of Explanation for Zoning Change Request for 463 H. Wallace Lane

Mr. Miller:

Please accept my request to rezone the property known as 463 H. Wallace Lane, a 5.192 acre tract of land situated in the W.W. Ford Survey, Tract 8-02, Abstract No. 80, City of Rockwall, Rockwall County, from Agricultural to Single-Family Estate 1.5. A zoning exhibit showing the entire parcel to be rezoned with legal description, proposed plat showing my intentions to subdivide the property and application with fee are included.

463 H. Wallace Lane is a 5.192 acre family owned property. My parents built their home in 1980 and plan to live out the remainder of their lives on the property. My parents and I are requesting to rezone the property from Agricultural to Single-Family Estate 1.5 with the intention of subdividing the property leaving 3.1 acres for my parents. After right-of-way dedication, the remaining 1.8 acres will be gifted to me so that I may build a home next door to my parent's existing home.

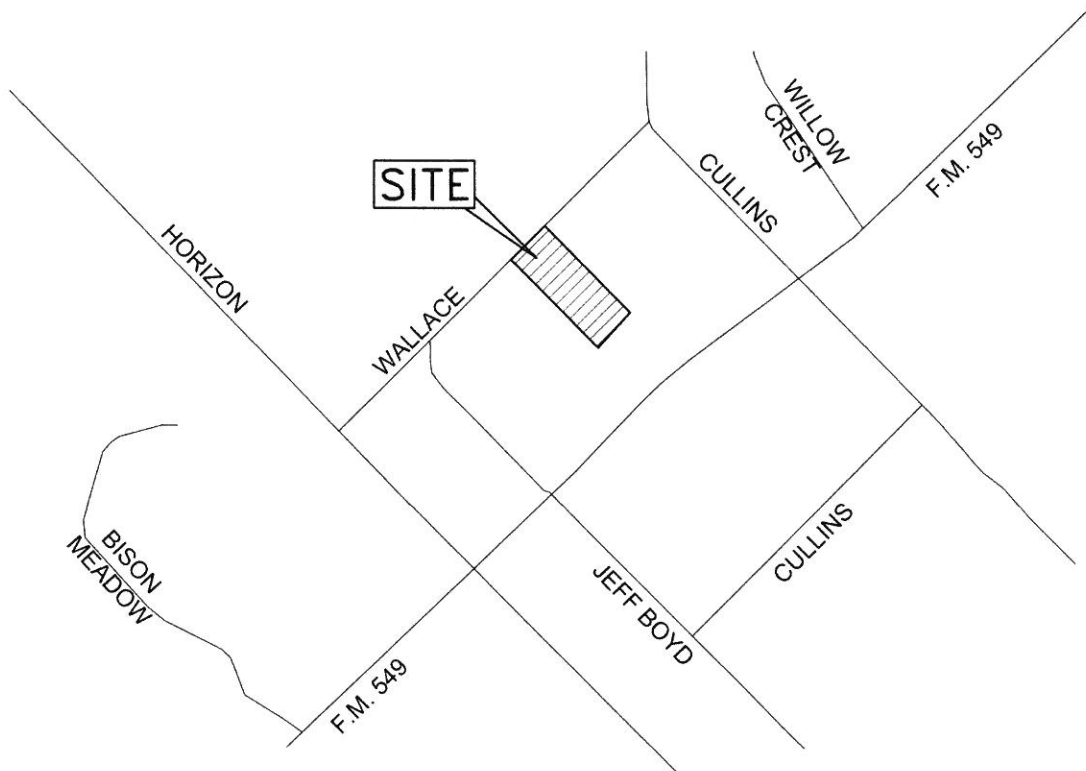
My parents are 80 years of age and are beginning to need some assistance with daily living. They do pretty well most days. However, in considering a plan for their long term care, their desire is to live out their years together in the home they built so long ago. As their only child, I would like to help them live out their lives on their own property. Living next to my parents is a good arrangement for us as they get to remain independent with my assistance (and possibly home health care when required) and I will have my own home with some privacy.

Thank you for your consideration.



Lisa Palomba  
214-577-9638  
lpalomba@verizon.net

## EXHIBIT "A"



## LOCATION MAP

ONE TRACT OF LAND SITUATED IN THE  
W.W. FORD SURVEY, ABSTRACT NO. 80  
CITY OF ROCKWALL

ROCKWALL COUNTY, TEXAS

BEING ALL OF A TRACT OF LAND TO PAUL J. WILCK, JR. AND  
WIFE, NORMA J. WILCK AS RECORDED IN VOLUME 152, PAGE  
922 OF THE DEED RECORDS OF ROCKWALL COUNTY, TEXAS.

PAGE 1 OF 3



NOT TO SCALE



Maddox Surveying &  
Mapping Inc.  
P.O. BOX 2109  
FORNEY, TEXAS 75126  
(972) 564-4416  
FIRM REG. NO. 10013200

NOTES:

1. THE BASIS OF BEARING FOR THIS SURVEY IS THE TEXAS STATE PLANE, NORTH CENTRAL ZONE (4202). GEODETIC BEARING ESTABLISHED BY GPS MEASUREMENTS TAKEN ON SITE AND REFERENCED TO THE CITY OF ROCKWALL GPS MONUMENT NETWORK.
2. THIS IS NOT A BOUNDARY SURVEY AND THIS DOCUMENT SHALL NOT BE USED FOR TITLE TRANSACTIONS OR CONSTRUCTION PERMITS.

EXHIBIT "A"

GORDON MCCOSH AND WIFE,  
SHERRYL MCCOSH  
VOLUME 514, PAGE 174  
D.R.R.C.T.

PAUL J. WILCK, JR. AND WIFE,  
NORMA J. WILCK  
VOLUME 152, PAGE 922  
D.R.R.C.T.

LOT 2  
CONOVER ADDITION  
CABINET H, PAGE 93  
P.R.R.C.T.

AROL C. CRAWFORD  
VOLUME 858, PAGE 161  
D.R.R.C.T.

RICHARD LEE AND YVONNE R. SCHIFFELBEIN  
VOLUME 810, PAGE 296  
D.R.R.C.T.

JAMES C. CRABTREE, JR. AND  
WIFE TERRY L. CRABTREE  
VOLUME 803, PAGE 128  
D.R.R.C.T.

WALLACE LAND  
PARTNERS, L.P.  
VOLUME 2017, PAGE 76  
D.R.R.C.T.

WALLACE LANE  
(VARIABLE WIDTH R.O.W.)  
N 44°45'33" E 267.65  
MAGNAIL

WALLACE LAND  
PARTNERS, L.P.  
VOLUME 2017, PAGE 76  
D.R.R.C.T.

POINT OF  
BEGINNING

S 46°14'25" E

851.77

3/8" IRF

263.72

S 44°53'44" W

851.22

1/2" IRF

N 46°30'20" W

1/2" IRF

ZONING EXHIBIT

ONE TRACT OF LAND SITUATED IN THE  
W.W. FORD SURVEY, ABSTRACT NO. 80  
CITY OF ROCKWALL

BEING ALL OF A TRACT OF LAND TO PAUL J. WILCK, JR. AND  
WIFE, NORMA J. WILCK AS RECORDED IN VOLUME 152, PAGE  
922 OF THE DEED RECORDS OF ROCKWALL COUNTY, TEXAS.

PAGE 2 OF 3

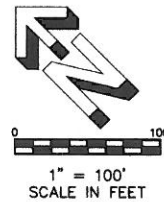
Legend of Symbols & Abbreviations

IRF = IRON ROD FOUND  
R.O.W. = RIGHT-OF-WAY  
AC = ACRES  
SF = SQUARE FEET

O.P.R.R.C.T. = OFFICIAL PUBLIC RECORDS  
ROCKWALL COUNTY, TEXAS

P.R.R.C.T. = PLAT RECORDS ROCKWALL COUNTY  
TEXAS

D.R.R.C.T. = DEED RECORDS ROCKWALL COUNTY,  
TEXAS



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FIRM REG. NO. 10013200



## EXHIBIT "A"

### TRACT 1

226,177 SQUARE FEET, OR 5.192 ACRES OF LAND

BEING a tract of land situated in the W.W. Ford Survey, Abstract No. 80, situated in the City of Rockwall, Rockwall County, Texas, being all of a tract of land to Paul J. Wilck, JR. and wife, Norma J. Wilck as recorded in Volume 152, Page 922 of the Deed Records of Rockwall County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a Mag Nail found in Wallace Lane for the west corner of said Wilck tract and the north corner of the Conover Addition, an addition to The City of Rockwall as recorded in Cabinet H, Slide 93 of the plat records of Rockwall County, Texas, said point also lying on the southerly line of a tract of land to Wallace Land Partners, L.P. as recorded in Volume 2017, Page 76 of the Deed Records of Rockwall County, Texas;

THENCE North 44 degrees 45 minutes 33 seconds East along the northwest line of said Wilck tract and the interior of said Wallace Lane, a distance of 267.65 feet to a Mag Nail set for the north corner of said Wilck tract and the west corner of a tract of land to Gordon Mccosh and wife Sherryl Mccosh as recorded in Volume 514, Page 174 of the Deed Records of Rockwall County, Texas ;

THENCE South 46 degrees 14 minutes 25 seconds East along the common line of said Wilck tract and said Mccosh tract, a distance of 851.77 feet to a 3/8 inch iron rod found for the east corner of said Wilck tract and the south corner of said Mccosh tract, said point also lying on the northwest line of a tract of land to Richard Lee and Yvonne R. Schifelbein as recorded in Volume 810, Page 296 of the Deed Records of Rockwall County, Texas;

THENCE South 44 degrees 53 minutes 44 seconds West along the common line of said Wilck tract and said Schifelbein tract, a distance of 263.72 feet to a 1/2 inch iron rod found for the south corner of said Wilck tract, the west corner of said Schifelbein tract the north corner of a tract of land to James C. Crabtree, Jr. and wife Terry L. Crabtree as recorded in Volume 603, Page 128 of the Deed Records of Rockwall County, Texas and the east corner of Lot 2 of previously mentioned Conover Addition;

THENCE North 46 degrees 30 minutes 20 seconds West along the common line of said Wilck tract and said Conover Addition, a distance of 851.22 feet to the POINT OF BEGINNING containing 226,177 square Feet, or 5.192 acres of land.



Maddox Surveying &  
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FORNEY, TEXAS 75126  
(972) 564-4416  
FIRM REG. NO. 10013200



*Brian J. Maddox*  
BRIAN J. MADDOX, R.P.L.S. #5430  
NOVEMBER 15, 2016