

CITY HALL

ROCKWALL, TEXAS

APPLICATION FOR ZONING CHANGE

Case No. 1983-002 Filing Fee _____ Date 12/29/82

Applicant GARLAND FEDERAL SAVINGS & LOAN ASSOCIATION

Mailing Address P. O. Box 401507, Garland, TX 75040 Phone No. 272-5524

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 "P.D." District

Classification to a "P.D." District

Classification for the following reasons: (Attach separate sheet if necessary.)

1. Revise site plan
- 2.
- 3.

THERE ^(ARE) (ARE NOT) DEED RESTRICTIONS PERTAINING TO THE INTENDED USE OF THE PROPERTY.

STATUS OF APPLICANT: Owner x 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.

Garland Federal Savings & Loan


APPLICANT

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

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 Attorney Applicant
(Mark out one.)

STATE OF TEXAS
COUNTY OF ROCKWALL

BEING a tract or parcel of land situated in the M. J. Barksdale Survey, Abstract No. 11, Rockwall County, Texas, and being a part of an 11.25 acre tract of land conveyed to the City of Dallas from Margaret Buchanan, et al, by deed recorded in Volume 81, Page 542, Deed Records, Rockwall County, Texas, and a part of a 69.7 acre tract of land conveyed from O. L. Steger, Sr. to Ira D. Clark by deed recorded in Volume 52, Page 274, Deed Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at an iron rod at the South corner of Lakeside Village, Phase 1, an addition to the City of Rockwall, as recorded in Volume 3, Page 19, Plat Records, Rockwall County, Texas, and on the City of Dallas Take Line for Lake Ray Hubbard, said iron rod bears South $17^{\circ} 40' 41''$ East a distance of 569.50 feet from a concrete monument marked X7-4;
THENCE: North $44^{\circ} 00' 28''$ East a distance of 486.82 feet along the Southeast line of said Lakeside Village, Phase I to an iron rod for a corner;
THENCE: North $83^{\circ} 18' 02''$ East a distance of 54.99 feet, leaving said Southeast line to an iron rod at the point of curvature of a circular curve to the left, having a central angle of $39^{\circ} 17' 34''$, and a radius of 102.50 feet;
THENCE: Along said curve an arc distance of 70.29 feet to an iron rod for a corner;
THENCE: North $44^{\circ} 00' 28''$ East a distance of 225.02 feet to an iron rod for a corner on the Southwest line of Lakeside Drive;
THENCE: South $45^{\circ} 51' 52''$ East a distance of 379.57 feet to an iron rod at the point of curvature of a circular curve to the right, having a central angle of $5^{\circ} 39' 40''$, and a radius of 1997.54 feet;
THENCE: Along said curve and said Southwest line an arc distance of 197.37 feet to an iron rod for a corner;
THENCE: South $40^{\circ} 12' 12''$ East a distance of 77.88 feet, continuing along said Southwest line to an iron rod at the point of curvature of a circular curve to the left having a central angle of $3^{\circ} 18' 05''$ and a radius of 1815.19 feet;
THENCE: Along said curve and with said Southwest line an arc distance of 104.59 feet to an iron rod on the North line of a 50-foot wide access easement from Gifco Development Company to American Marina Corporation and recorded in Volume 128, Page 472, Deed Records, Rockwall County, Texas;
THENCE: South $45^{\circ} 27' 57''$ West a distance of 1013.25 feet along the Northwest line of said easement to an iron rod at the point of curvature of a circular curve to the right, having a central angle of $64^{\circ} 26' 33''$, and a radius of 250.00 feet;
THENCE: Along said curve and with said easement line an arc distance of 281.18 feet to an iron rod at the point of compound *curvature of a* circular curve to the right, having a central angle of $5^{\circ} 54' 00''$ and a radius of 122.98 feet;
THENCE: Along said curve and with said easement line an arc distance of 12.66 feet to an iron rod for a corner on the City of Dallas Take Line for Lake Ray Hubbard;
THENCE: North $6^{\circ} 19' 37''$ West a distance of 476.44 feet along said Take Line to an iron rod for a corner;
THENCE: North $17^{\circ} 40' 41''$ West a distance of 300.10 feet, continuing along said Take Line to the Point of Beginning and Containing 19.002 Acres of Land.

The plat hereon is a true, correct, and accurate representation of the property as determined by survey; the lines and dimensions of said property being as indicated by the plat. There are no encroachments, conflicts, or protrusions, except as shown.

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- SF-3 SINGLE FAMILY DWELLING
- SF-4 SINGLE FAMILY DWELLING
- 2F TWO FAMILY DWELLING
- MF-1 MULTIPLE FAMILY
- MF-2 MULTIPLE FAMILY
- P PARKING
- O OFFICE
- NS NEIGHBORHOOD SERVICE
- GR GENERAL RETAIL
- C COMMERCIAL
- CA CENTRAL AREA
- LI LIGHT INDUSTRY
- HI HEAVY INDUSTRY
- WR WATER RECREATION
- PD PLANNED DEVELOPMENT
- S SPECIFIC USE PERMIT
- FP FLOOD PLAIN

LEGEND

- CITY LIMITS
- - - - - APPROX LOCATION OF DALLAS TAKE-LINE

FREESE and NICHOLS INC.
CONSULTING ENGINEERS
FORT WORTH-AUSTIN, TEXAS

Prepared in Cooperation With The STATE
OF TEXAS DEPARTMENT OF COMMUNITY
AFFAIRS

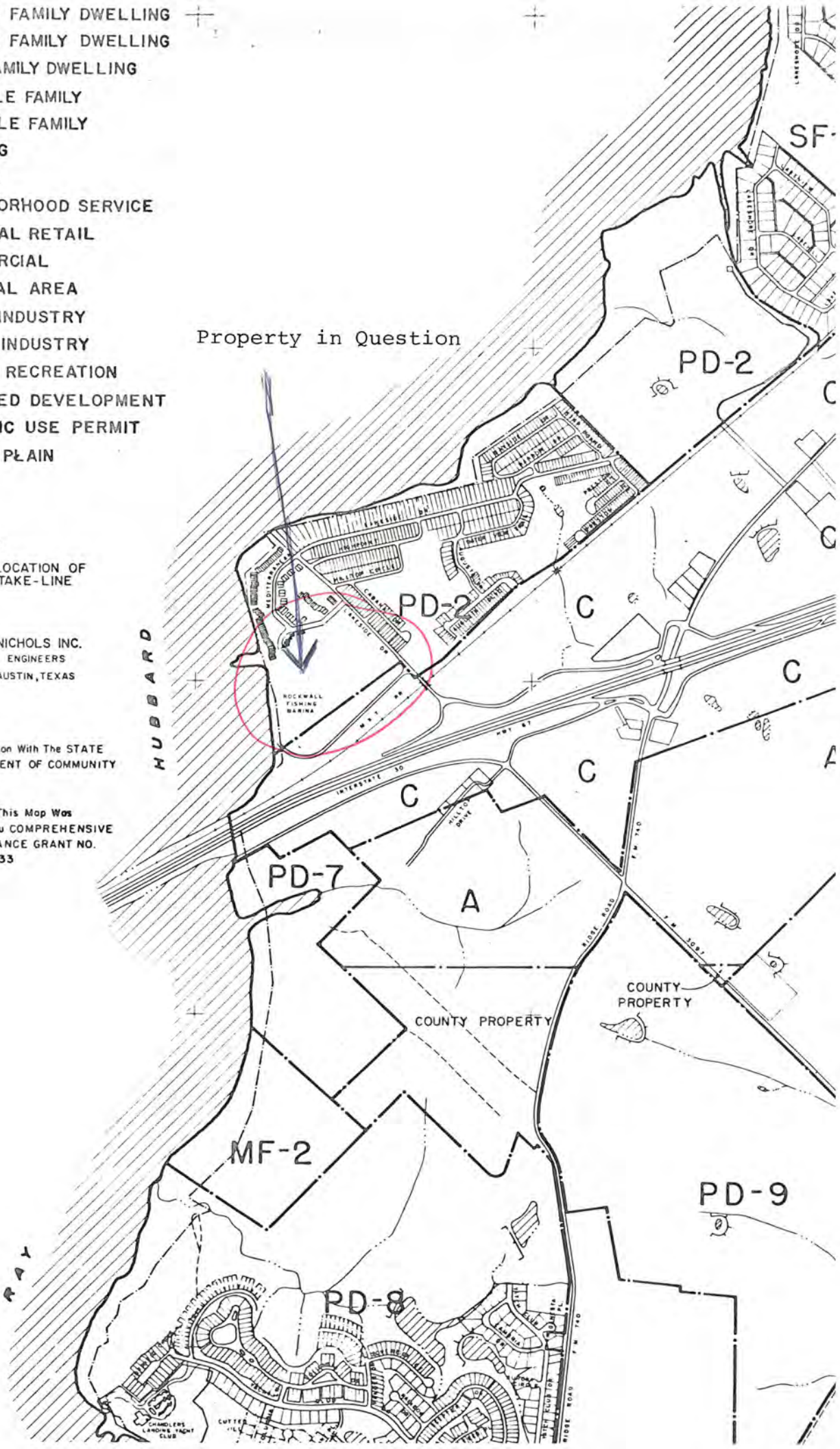
The Preparation of This Map Was
Financed in Part Thru COMPREHENSIVE
PLANNING ASSISTANCE GRANT NO.
TX-06-16-1183-33

N455,000
N452,000
N449,000
N446,000
N443,000

HUBBARD

RAY

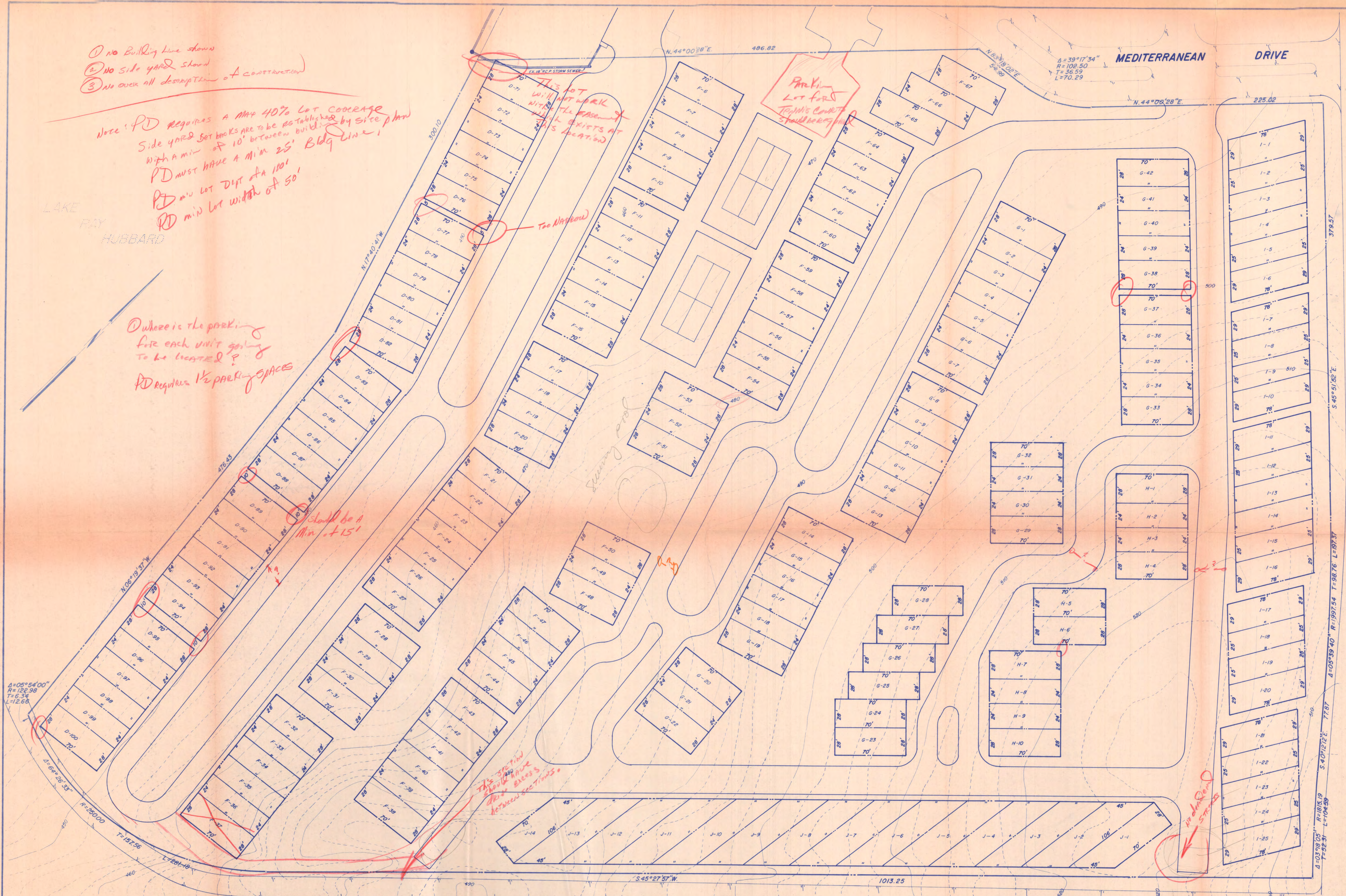
Property in Question



- ① No Building line shown
- ② No side yard shown
- ③ No over all description of construction

Note: PD requires a MIN 40% Lot Coverage
 Side yard set backs are to be established by site plan
 with a min of 10' between buildings
 PD must have a min 25' Bldg line
 PD min lot dept of 100'
 PD min lot width of 50'

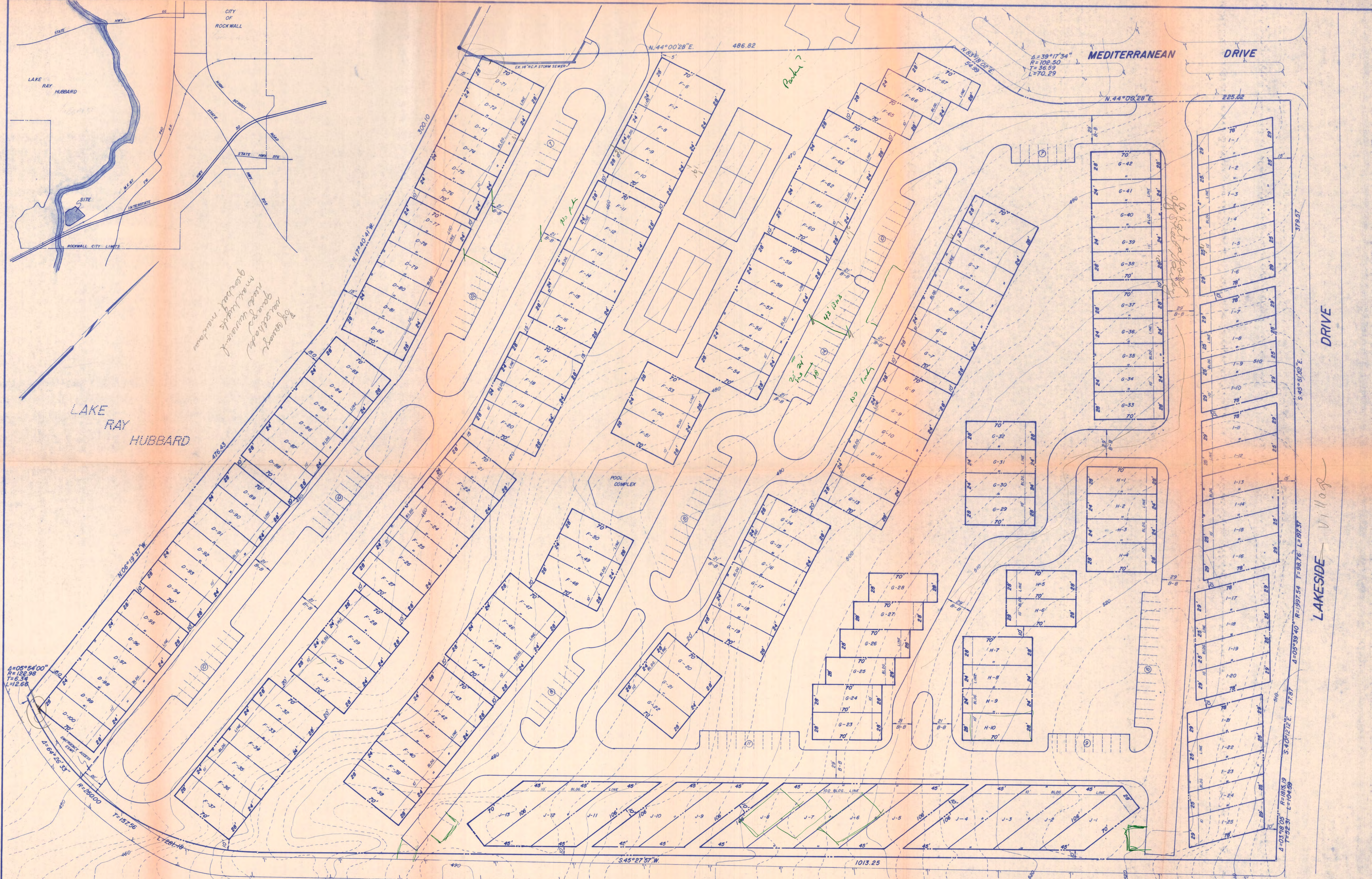
Where is the parking
 for each unit going
 to be located?
 PD requires 1/2 parking spaces



ISI Submittal

SITE PLAN		for LAKESIDE VILLAGE PHASE II	
OWNERS GARLAND FEDERAL SAVINGS & LOAN			
Design H.L.E.	Drawn M.L.P.	Scale 1"=40'	Date Dec. 29, 1982
328-8133 HAROLD L. EVANS		CONSULTING ENGINEER DALLAS	

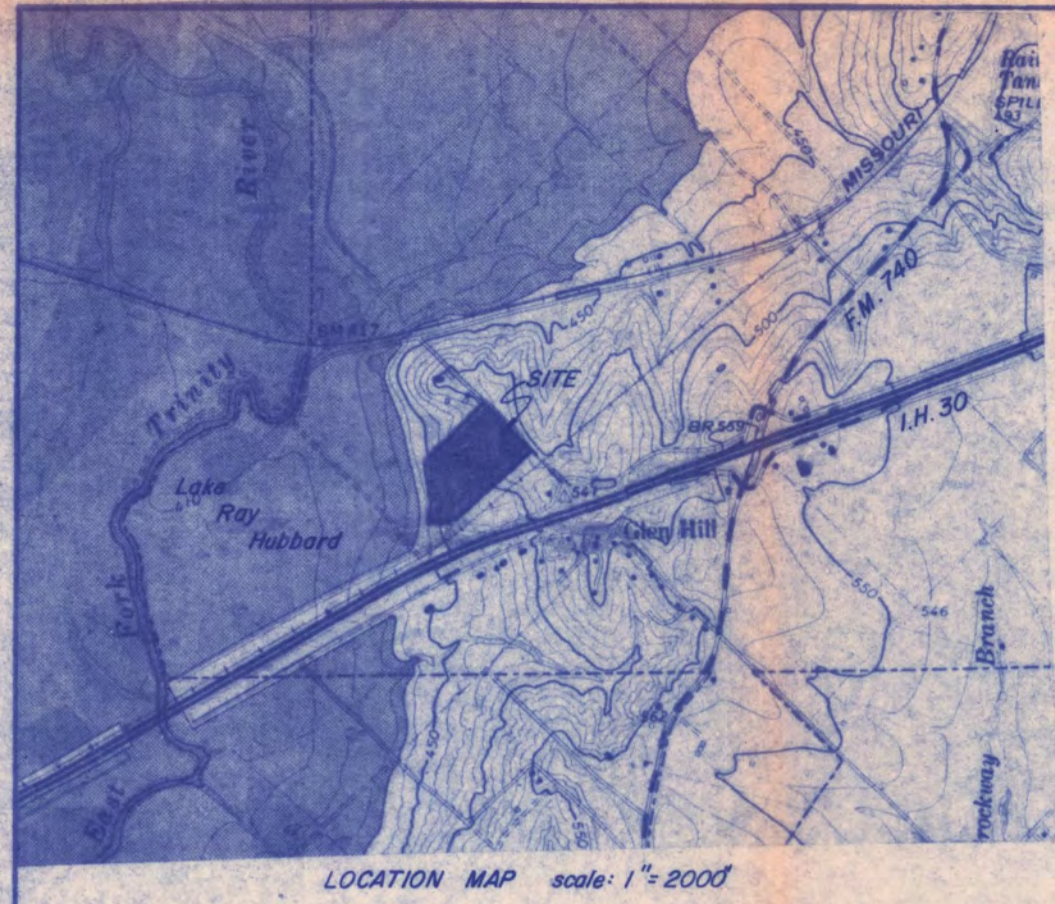
ea unit
 2 car
 garage
 181 units
 10.5 units
 per acre
 Larry Gardner
 Joe Williams
 Garland Federal



*improve approach
stream no in
interior space
7/10/1982
Lakeside*

2nd Submittal

SITE PLAN		for LAKESIDE VILLAGE PHASE II	
OWNERS GARLAND FEDERAL SAVINGS & LOAN			
Design H.L.E.	Drawn M.L.P.	Scale 1"=40'	Date Dec. 29, 1982
		326-8133 HAROLD L. EVANS CONSULTING ENGINEER DALLAS	



LOCATION MAP scale: 1" = 2000'

LAKE RAY HUBBARD

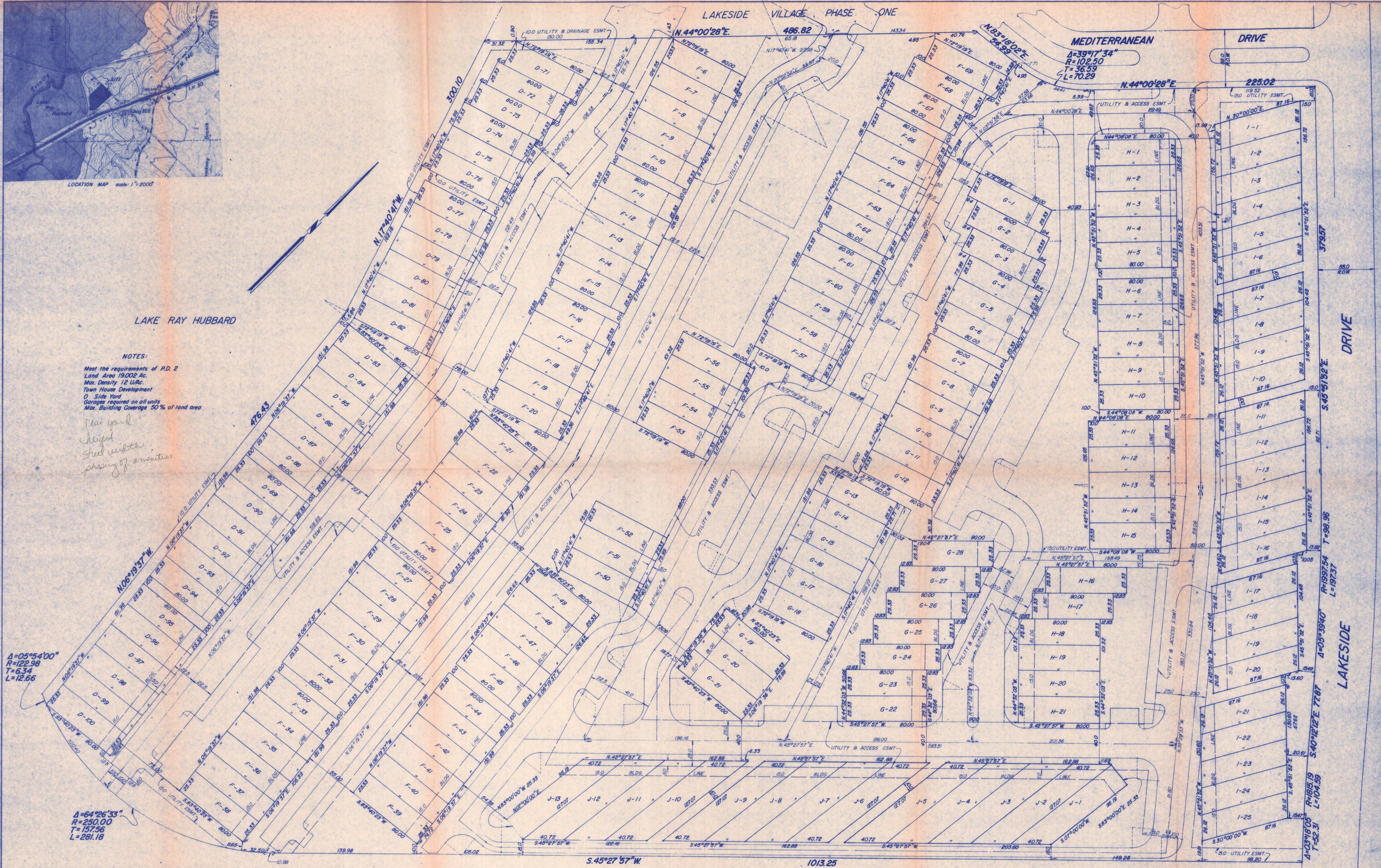
NOTES:

Meet the requirements of P.D. 2
 Land Area 19,002 Ac.
 Max. Density 12 U./Ac.
 Town House Development
 O Side Yard
 Garages required on all units
 Max. Building Coverage 50% of land area

*See yard
 height
 shed width
 privacy of amenities*

$\Delta=05^{\circ}54'00''$
 $R=122.96$
 $T=6.34$
 $L=12.66$

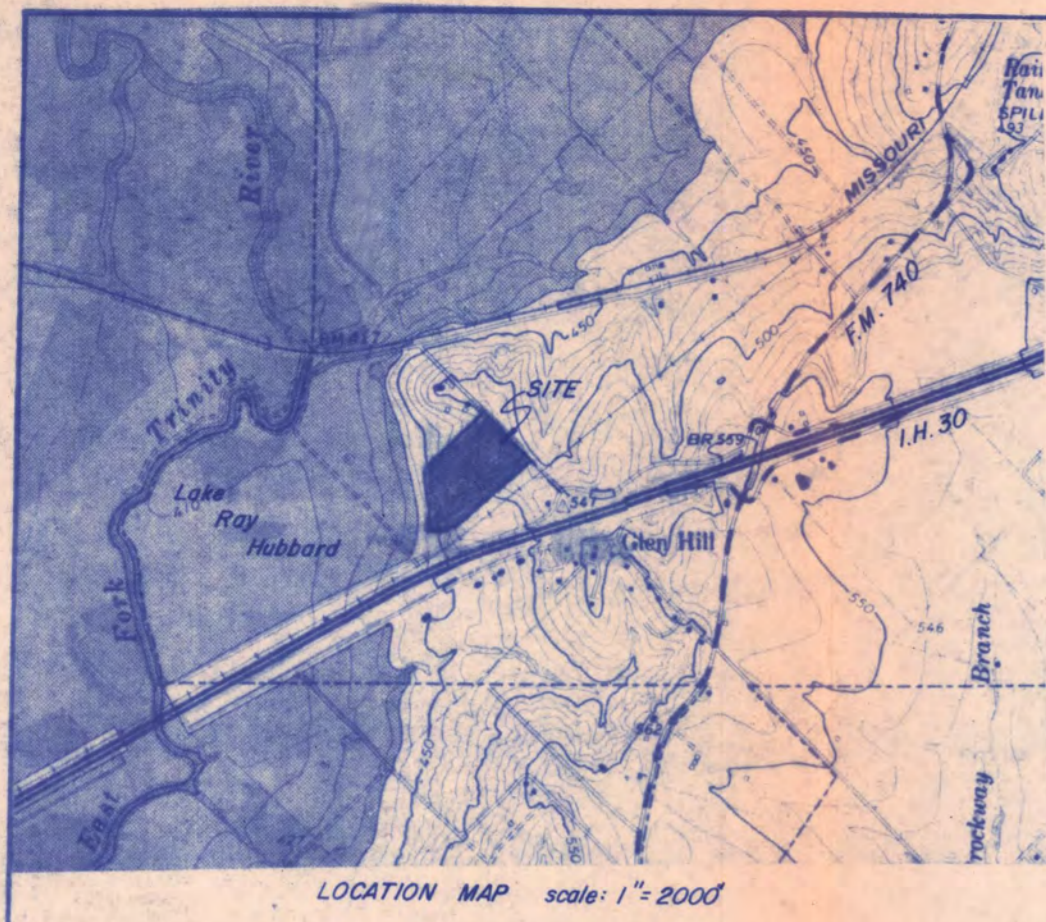
$\Delta=64^{\circ}26'33''$
 $R=250.00$
 $T=157.56$
 $L=281.18$



GIFCO DEV. CORP

3rd Submittal

SITE PLAN				for LAKESIDE VILLAGE PHASE IV	
OWNERS GARLAND FEDERAL SAVINGS & LOAN					
Design H.L.E.	Drawn M.L.P.	Scale 1" = 40'	Date March, 1963	328-8133	HAROLD L. EVANS..... CONSULTING ENGINEER DALLAS



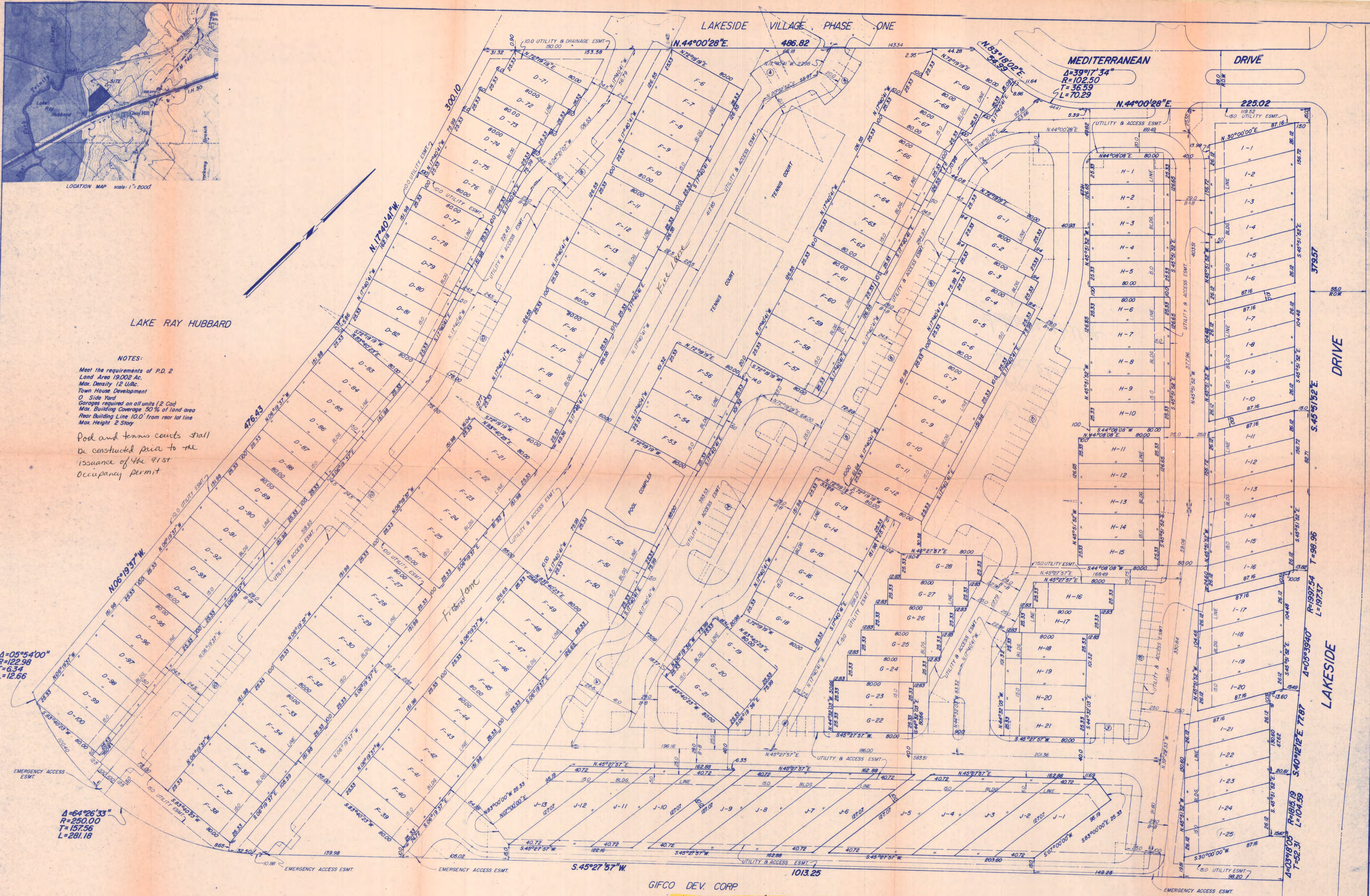
LOCATION MAP scale: 1"=2000'

LAKE RAY HUBBARD

NOTES:

- Meet the requirements of P.D. 2
- Land Area 19,002 Ac.
- Max. Density 12 U/Ac.
- Town House Development
- 0 Side Yard
- Garages required on all units (2 Car)
- Max. Building Coverage 50% of land area
- Rear Building Line 10.0' from rear lot line
- Max. Height 2 Story

Pool and tennis courts shall be constructed prior to the issuance of the 91st Occupancy permit



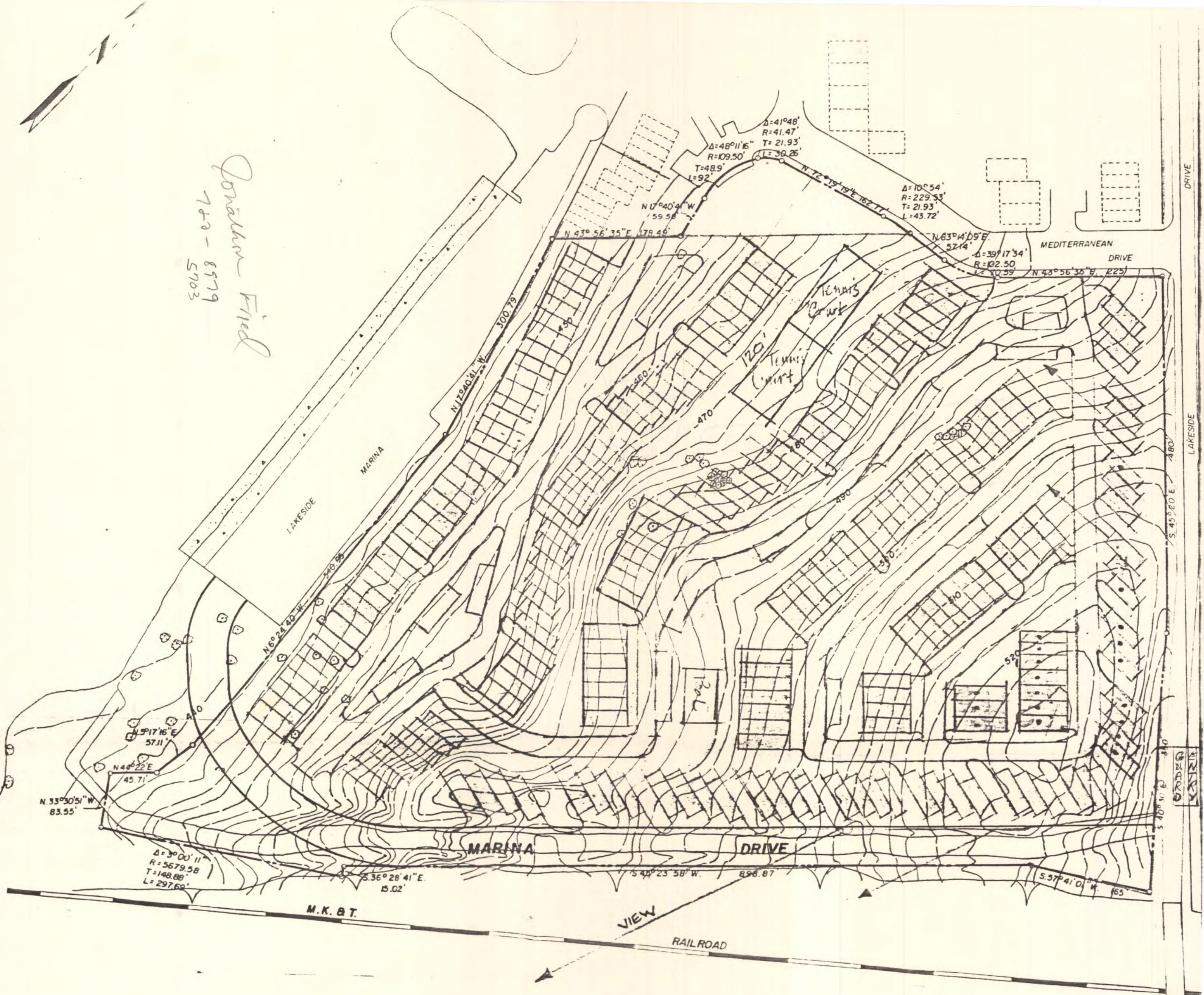
GIFCO DEV. CORP.

Approved (4th Sub.)

SITE PLAN				OWNERS		for	
				GARLAND FEDERAL SAVINGS & LOAN		LAKESIDE VILLAGE PHASE I	
Design	Drawn	Scale	Date				
H.L.E.	M.L.P.	1"=40'	March, 1963				
				328-833	HAROLD L. EVANS		CONSULTING ENGINEER
				DALLAS			

LAKE
HUBBARD

Jonathan Fried
740-8579
5703



N. 33° 30' 51" W
83.55'

N. 46° 22' E
45.71'

N. 51° 16' E
57.11'

N. 69° 24' 40" W
240.98'

N. 12° 04' W
59.58'

N. 43° 56' 35" E
178.46'

N. 17° 40' 4" W
59.58'

Δ=48° 11' 16" T=21.93'
R=109.50' L=39.26'
T=48.9' L=92'

Δ=41° 04' R=41.47'

Δ=10° 54' R=229.53'
T=21.93' L=43.72'

N. 63° 4' 09" E
57.14'

Δ=39° 17' 34" R=102.50'
L=10.59'

N. 43° 56' 35" E
225'

Δ=3° 00' 11" R=5679.58'
T=148.88' L=297.66'

S. 36° 28' 41" E
15.02'

S. 45° 23' 58" W
896.87'

S. 57° 41' 01" W
165'

M.K.B.T.

VIEW
RAILROAD

DRIVE
LAKESIDE

DRIVE
LAKESIDE

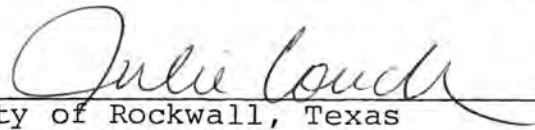
BEFORE THE PLANNING AND ZONING COMMISSION
CITY OF ROCKWALL, TEXAS

The Planning and Zoning Commission will hold a public hearing at 7:30
o'clock P.M., on the 10th day of February, 1983, in
the District Courtroom, Rockwall County Courthouse
Rockwall, Texas, on the request of Garland Federal Savings & Loan Ass'n.
for a Revision to the Approved Site Plan for PD-3, Lakeside Village
(See attached project description)

on the following described property:

See attached field notes and location map.

As an interested property owner, it is important that you attend this hearing or notify the Commission of your feeling in regard to the matter by returning the form below. In replying, please refer to Case No. 83-2


City of Rockwall, Texas

The following form may be filled out and mailed to the City Planning and Zoning Commission, 102 East Washington, Rockwall, Texas 75087.

Case No. 83-2

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 _____

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

Thank you,
City of Rockwall

Lakeside Village

19.573 of Barksdale Survey Abt. 11

- 1) Thomas Freeman, 4004 Mediterranean
- 2) Betty G. Lanier, PO Box 691
- 3) Linda G. Baird, 4008 Mediterranean
- 4) Robert E. Massey, 4010 Mediterranean
- 5) Belvin A. Simmons, 4012 Mediterranean
- 6) Michael & Barringer, P.O. Box 91
- 7) Karen Rose King Vinson, 4016 Mediterranean
- 8) Woodnote Town Homes, ^{of Century Bank & Trust} Josh White, PO Box 100 Garland ⁷⁵⁰⁴⁰
- 9) Citizens Bank, Real Estate Tax Service, ^{Dallas 75240} Box 401886
- 10) Lakeside Homeowners Assn., 4100 Village Dr.
- 11) Associated Properties Inc., Box 36126, Houston ⁷⁷⁰³⁶
- 12) Dale L. Shebilsky, 4218 Village Dr.
- 13) Home Savings of America, 5151 Bellline, Dallas ⁷⁵²⁴⁰
- 14) Epic Assoc. XXXIV, Equity Programs Div. Corp., 4214 Village
- 15) Harold L. Lea, 3802 Cabana Court
- 16) Marjorie L. McEntyre, ^{6060 N. Central} % Mike McCauley, ^{Su. 608} Dallas ⁷⁵²⁰⁶
- 17) Espley-Fras Group Inc., Peters, Gast & Miller, ^{712 Commercial} 5th Floor, Dal. ⁷⁵²⁰²
- 18) David A. Sawtelle, 4108 Village
- 19) Dean Couch, Jr., Couch Mtg Co., ^{Houston 77036} 6401 Southwestern Frewy.
- 20) Paul A. Myers, 4107 Cabana
- 21) Decuster Herman, ^{% Rene Floren} Hoogstraatsweg 212, ^{2171 Lorenhout} (Wuustwezel) ^{Belgium}
- 22) William S. Steele, 4103 Cabana
- 23) Billy C. Harrison, 3911 Mediterranean
- 24) Gilbert F. Moon, 3913 Mediterranean
- 25) William R. Gorman, 3915 Mediterranean
- 26) Luther Westerfield, 3917 Mediterranean

- 27) Juanita P. Norton, 3927 Roma Court
- 28) William E. Callanan, 3925 Roma Court
- 29) Connie B. Lane, 3923 Roma Court
- 30) H. G. Isom, Jr., 3921 Roma Court
- 31) Jeannine Hartley, 3919 Roma Court
- 32) Lewis J. Willis, 3917 Roma Court
- 33) Norman Coleman, 3915 Roma Court
- 34) Shirley A. Levine, 3911 Roma Court
- 35) Bobby A. Haulwas, 3907 Roma Court
- 36) William E. Mickus, 3903 Roma Court
- 37) Don E. Vierling, 3911 Village
- 38) Gerhard Necht, 3909 Village
- 39) Ruby G. Baker, 3907 Village
- 40) Jerry L. Loveless, 9320 Redondo, Dallas 75218
- 41) Michael S. Hendrickson, 3903 Village
- 42) Dodson Carmichael, 3610 Lakeside
- 43) Dick Feagin, Lakeside Marina, ^{Lakeside} Village
- 44) M. K. I. Railroad, Tax Dept., 701 Commerce Dallas ⁷⁵²⁰¹
- 45) Joe Lily N.G., % China Inn, 6521 E. NW Hwy, Dallas
- 46) Michael A. Stephenson, 2300 Stemmons ^{Su 5F30} Dallas 75207

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Julie Couch
City of Rockwall, Texas

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Case No. 83-2

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

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

1. There are more than enough townhouses in Lakeside Village now and the latest ones (on Mediterranean) are already taking on a slum aspect.
2. I do not want to see anything built in the proposed area and I consider commercial development highly unlikely.
- 3.

Signature William E. Ballam

Address 3925 Roma Ct.

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

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Julie Couch
City of Rockwall, Texas

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Case No. 83-2

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 Lawrence Salcausk FIRST CITY BANK
Address PO BOX 308, RICHARDSON FDK OF RICHARDSON
(FORMERLY CITIZENS BANK)

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

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City of Rockwall

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Case No. 83-2

I am in favor of the request for the reasons listed below. X
I am opposed to the request for the reasons listed below. _____

1. I feel that the area should be exclusively residential.
2. There is ample room on Ridge Road for commercial.
3. _____

Signature Wm R Gorman
Address 3915 Mediterranean

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

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- 1.
- 2.
- 3.

Signature B.C. Garrison

Address 3911 Mediterranean Drive

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Thank you,
City of Rockwall

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THENCE: South 40 degrees 12 feet 12 inches East a distance of 77.88 feet, continuing along said Southwest line to an iron rod at the point of curvature of a circular curve to the left having a central angle of 3 degrees 18 feet 05 inches and a radius of 1815.19 feet;

THENCE: Along said curve and with said Southwest line an arc distance of 104.59 feet to an iron rod on the North line of a 50 foot wide access easement from Gifco Development Company to American Marina Corporation and recorded in Volume 128, Page 472, Deed Records, Rockwall County, Texas;

THENCE: South 45 degrees 27 feet 57 inches West a distance of 1013.25 feet along the Northwest line of said easement to an iron rod at the point of curvature of a circular curve to the right, having a central angle of 64 degrees 26 feet 33 inches, a radius of 250.00 feet;

THENCE: Along said curve and with said easement line an arc distance of 281.18 feet to an iron rod at the point of compound curvature of a circular curve to the right, having a central angle of 5 degrees 54 feet 00 inches and a radius of 122.98 feet;

THENCE: Along said curve and with said easement line an arc distance of 12.66 feet to an iron rod for a corner on the City of Dallas Take Line for Lake Ray Hubbard;

THENCE: North 6 degrees 19 feet 37 inches West a distance of 476.44 feet along said Take Line to an iron rod for a corner;

THENCE: North 17 degrees 40 feet 41 inches West a distance of 300.10 feet, continuing along said Take Line to the Point of Beginning and

3. A request from Garland Federal Savings and Loan for a revision to the approved site plan for Lakeside Village, PD-2, for the construction of townhouse units on the following described tract of land (see attached map):

BEING a tract or parcel of land situated in the M.J. Barksdale Survey, Abstract No. 11, Rockwall County, Texas, and being a part of an 11.25 acre tract of land conveyed to the City of Dallas from Margaret Buchanan, et