

people  
25 Dverage

CITY OF ROCKWALL  
102 East Washington  
Rockwall, Texas

APPLICATION FOR CONDITIONAL USE PERMIT

Case No. P&Z 83-61 - CUP

Date Submitted 10-19-83

Filing Fee 130.00

Applicant W. E. Campbell, Inc

Desoto 223-6241

Address 206 Stormis Rockwall

Phone 722-8101

Owner  Tenant  Prospective Purchaser

Legal description of property for which Conditional Use Permit is requested (if additional space is needed, the description may be typed legibly on a separate sheet and attached hereto):

Attached + Lot 1 R.S. Lofland Subdivision

I hereby request that a Conditional Use Permit be issued for the above described property for:

expansion of nursing home in MF-15 with parking lot that does not meet zoning ordinance requirements  
existing nursing home 22,179 sq ft  
new addition 14,581

The current zoning on this property is MF-15 and 2-F. There are/are not deed restrictions pertaining to the intended use of this property.

I have attached hereto as Exhibit A a plat showing the property which is the subject of this requested Conditional Use Permit and have read the following note concerning the importance of my submitting to the City a sufficient legal description.

Signed William E. Campbell

Note: The legal description is used to publish the notice of the required hearing and in the preparation of the final ordinance granting the Conditional Use Permit. 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)

ZONING CHANGE/PD PRELIMINARY DEVELOPMENT PLAN

Action Record

Case No. P&Z 83-61-cup  
CC \_\_\_\_\_

Application/Plan Submitted 10/83

Approved by P&Z \_\_\_\_\_

Approved by Council \_\_\_\_\_

File Created ✓

Case Number Assigned ✓

Application Reviewed ✓

Filing Fee Paid/receipt in file ✓

Review form prepared ✓

Circulated Review through:

Administrator \_\_\_\_\_

Asst. Administrator \_\_\_\_\_

Community Services \_\_\_\_\_

Building Official \_\_\_\_\_

Engineering \_\_\_\_\_

Planning \_\_\_\_\_

Scheduled for P&Z meeting ✓

Notice Sent:

Newspaper ✓

Surrounding property owners \_\_\_\_\_

Tallied responses \_\_\_\_\_

Prepared notes & fact sheet for P&Z \_\_\_\_\_

If approved:

Scheduled for City Council \_\_\_\_\_

Notice sent to newspaper \_\_\_\_\_

Prepared notes & fact sheet for Council \_\_\_\_\_

If approved:

Updated Office map \_\_\_\_\_

Sent description of change to engineers \_\_\_\_\_

CONDITIONAL USE PERMIT  
FACT SHEET

Case No.: 83-61-CUP

Applicant: W. E. Campbell

Location of Property: Storrs Street

Current Zoning: MF-15/2F

Surrounding Zoning: MF-15 & SF-7 to north, 2-F to east, 2-F, SF-7 & PD-21 to south, SF-7 to west

Proposed Use: Nursing Home expansion, head-in parking around home, and parking lot across Fannin at Storrs

Reason for Request: Want to expand. New Ordinance requires permit.

Notices: Sent: 40

Favorable: 4

Unfavorable: 8

Additional Information: This is a permit for two lots. One lot contains Rockwall Nursing Home. The Home is expanding on this lot and adding some head-in parking. The second lot, on the corner of Fannin and Storrs, will be a parking lot screened with shrubery. The Nursing Home is putting a duplex on the second lot between this parking lot and neighboring houses.

Staff Comments: The Nursing Home currently has approximately 40 off street head-in parking spaces. With this addition their total requirement would total 55. They are proposing to have 63 spaces with the addition of the parking lot. Without this lot they would only have 39 spaces and would not meet our requirements. Technical Comments: 1. Need to add fire hydrants for improved fire protection. ~~2. Designate parking lot for visitors.~~ ~~3. May require sidewalks.~~ 4. Improved pedestrian crossing on Fannin from parking lot. 5. ~~Best and Storrs Streets could use improvements to handle traffic from parking lot.~~

Planning and Zoning Commission Recommendations:

11/10/83 - Approval with parking lot reserved for visitors, lighting compatible with the neighborhood, and a sidewalk on Fannin Street from the parking lot entrance to Storrs St.

City Council Decision:

12/5/83 - Approve subject to engineers working out curb and gutter to correct drainage problem, with landscaping as shown, trash dumpsters and collection as deemed necessary by the Building Inspector, the parking lot reserved for visitors, lighting compatible with the neighborhood, and a sidewalk from the parking lot to Storrs.

TO: KAREN MARTIN

FROM: LARRY KING

DATE: OCTOBER 27, 1983

SUBJECT: ROCKWALL NURSING HOME REVIEW & DUPLEX REVIEW

In reviewing the submitted site plan relative to the necessary parking for Rockwall Nursing Home, the following items were noted:

- A. The total estimated patient-bed total will be 180 (maximum). With this in mind and using the formula for figuring required parking spaces, the following will result:
  1. 180 bed maximum
  2. Required parking space per 6 (six) beds = one space; using this formula the total number of beds allowed for proposed and existing parking area would be 378; this is well above required planned.
  3. We must also figure one (1) parking space per employee, but with a difference of 198 beds, I don't think there will be a problem here.
  
- B. DUPLEX - there appears to be no problem with the proposed duplex. The following will illustrate the result of the review:
  1. Lot Area = 8,686 square feet  
Required Area = 7,000 square feet
  
  2. Dwelling Minimum Footage =  
Unit A = 1,163 square feet  
Unit B = 1,400 square feet  
  
Required Area = 800 square feet
  
  3. Lot Depth = 173 feet  
Required Depth = 100 feet
  
  4. Lot Frontage = 50 feet  
Required Frontage = 60 feet
  
  5. Side Setback = 6'12"  
Required Setback = 6' minimum
  
  6. Front Setback = 24'6"  
Required Setback = 20' by Z.O.
  
  7. Building Coverage = 45%  
Lot Area = 8,650 square feet  
Coverage Allowed = 3,908  
Coverage Derived = 2,563

# LKK Architects Inc.

25 October, 1983

City of Rockwall  
102 E. Washington  
Rockwall, Texas 75087

Attention: Karen Martin

Re: Proposed Duplex for  
W. E. Campbell Inc.  
Rockwall, Texas

Dear Ms. Martin:

As per your conversation with Ed Campbell, enclosed please find one copy of the proposed landscape plan for the above-mentioned project.

I hope this satisfies your request. Should you have any questions or need any additional information, please feel free to contact me.

Sincerely,



Les Karako  
President

Encl.

cc: Ed Campbell

LK/g

BEING, a tract of land situated in the B. F. Boydston Survey, Abstract No. 14, City of Rockwall, Rockwall County, Texas, and being that tract as recorded in Volume 66, Page 448, Deed Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING, at the point of intersection of the South line of Storrs Street with the East line of Barnes Street, an iron stake for corner;

THENCE S.  $89^{\circ}58'58''$  E., along the South line of Storrs Street, a distance of 200.00 feet to an iron stake for corner;

THENCE, S.  $0^{\circ}08'28''$  W., along the West line of Fannin Street, a distance of 394.93 feet to an iron stake for corner;

THENCE, West, along the North line of St. Mary's Street, a distance of 200.00 feet to an iron stake for corner;

THENCE, along the East line of Barnes Street, the following:

N.  $0^{\circ}05'35''$  E., a distance of 195.00 feet to an iron stake for corner;

N.  $0^{\circ}11'16''$  E., a distance of 200.00 feet to the PLACE OF BEGINNING

and containing 1.814 acres of land.

and Lot 1, R. F. Lofland Subdivision.

Yarning, Campbell - St Mary's St

109 3

Map  
Kingston  
Opposite  
St Mary's  
All numbered

15  
Cate

11  
Meyer

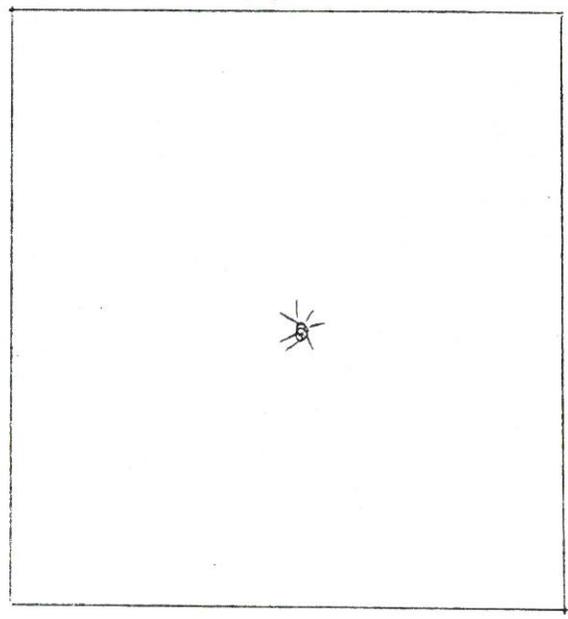
Meyhomer  
Barnett  
10  
9

8  
7 Eagle  
6 Robert  
5 Lillard

STORPS

6 Price  
17 Munday  
8 Smith  
12  
13  
14  
Sabbell  
Wardwood  
Gordon

BARNES



FANNIN

4 Burke  
3A Under  
gables  
3 Gonzales  
2 Judy  
Clark  
1 Lay

ST MARY'S

19  
19  
20  
21  
22  
Holland  
Paindexter  
McKee  
Walters

23 Peoples  
24 Mr Daniel  
25 Larson  
26 Batch

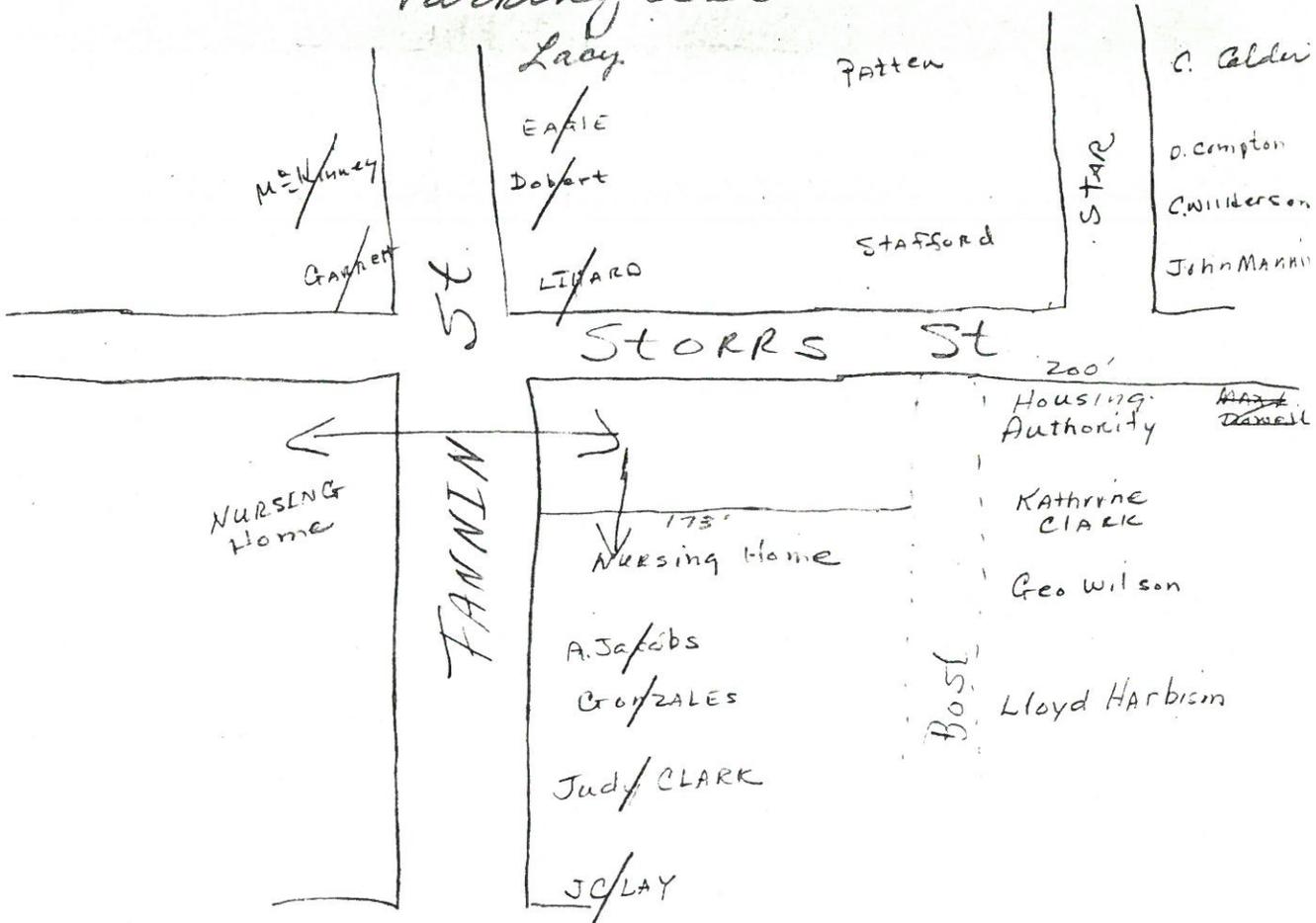
see attached list for address's

- ① J. C. Lay, 517 S. Fannin
- ② Judy Clark, 801 S. Goliad
- ③ Guillermo Gonzales, 507 S. Fannin
- ③A Andy Jacobs, PO Box 186
- ④ Henry Burke, 501 S. Fannin
- ⑤ Mrs. W. S. Lillard, 411 S. Fannin
- ⑥ E. A. Dobert, 409 S. Fannin
- ⑦ Mrs. Mable Eagle, 407 S. Fannin
- ⑧ Kenneth Garrett, 329 Shepards Hill
- ⑩ Kent McKimney, 201 Hartbrook
- ⑪ Raymond Myers, 201 Storrs
- ⑫ Dorothy Seabolt, 504 Barnes
- ⑬ J. A. Underwood, 506 Barnes
- ⑭ Richard Jordan, 109 St. Marys
- ⑮ Frances Cate, Rt 1, Box 70E, Plano, Tx. 75074
- ⑯ Mrs. W. J. Price, 501 S. Goliad
- ⑰ James Hudney, 503 S. Goliad
- ⑱ Nan Smartt, 603 S. Goliad
- ⑲ N. L. Lofland Est., 603 S. Goliad
- ⑳ Mark Pindexter, 106 St. Marys
- ㉑ Doris McKee, 108 St. Marys
- ㉒ Joyce Walters, PO Box 217
- ㉓ Dorothy Peoples, 601 S. Fannin
- ㉔ Lois McDaniel, 603 S. Fannin
- ㉕ Bessie Dawson, 605 S. Fannin
- ㉖ James W. Batch, 607 S. Fannin
- ㉗ Carl Brooks, 607 S. Goliad

Cont. next pg.

Get  
Jeff

# Campbell - Nursing Home 383 Parking lot.



- 1) Housing Authority, % J. Daniels, PO Box 39
- 2) ~~Max L. Sewell, 504 Storrs~~
- 3) Kathrine Clarke, 507 Bost
- 4) Geo. A. Wilson, 509 Bost
- 5) Lloyd Harbison, 505 St. Mansp
- 6) Michael Stafford, 406 Star
- 7) Charles Patten, 308 Munson
- 8) Earl J. Lacy, % R. Senn, 201 Summit Ridge
- 9) Curtis H. Calder, 402 Munson
- 10) Dale Compton, 411 Star
- 11) Claude Wilkerson Jr, 405 Star
- 12) John Manning, 505 Storrs
- 13) Odene Love, 509 S. Fannin

MEMO

TO: Ed Heath, Julie Couch  
FROM: JE  
REF: Rockwall Nursing Home  
DATE: September 27, 1985

The following conditions exist at the Nursing Home:

1. No landscaping at parking lot area
2. Parking lot not built as shown on landscape plan with provisions for plants along edges.
3. Staff and dump truck on parking lot which was to be used for visitors only.
4. No sidewalk was constructed as required in ordinance.

All of the above is a B.J.E. please advise of action you want taken.

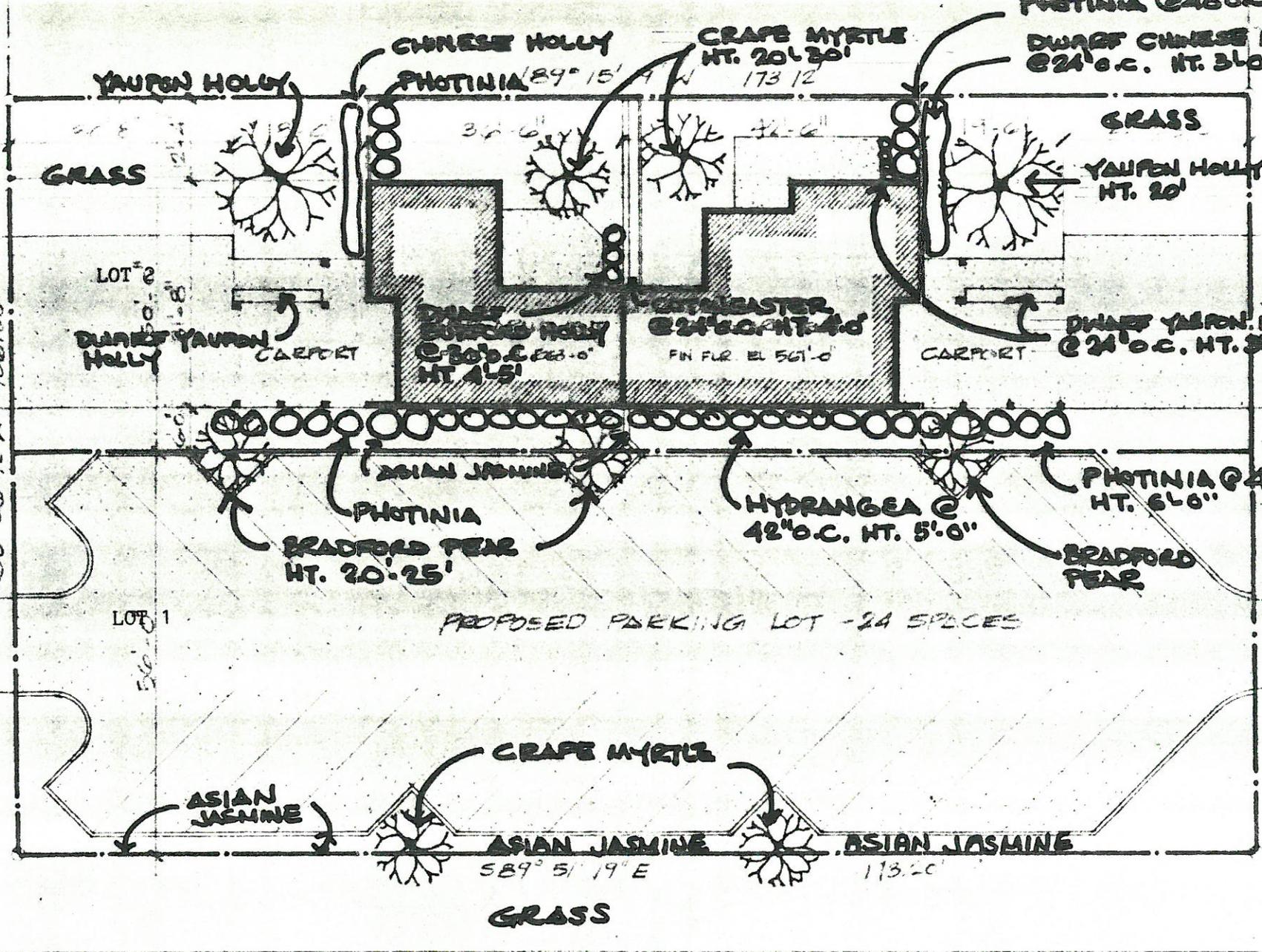
C.C. Files

BOST STREET

FANNIN STREET

50°06'12"W 106.00'

50°05'10"E 106.00'



**SITE PLAN**

SCALE 1" = 20'-0"

**LANDSCAPE PLAN**

FOR W. E. CAMPBELL, INC.

The Council then considered a site plan/preliminary plat for Village Creek Addition, submitted by Gene Burks. Dickson made a motion to deny the preliminary/site plan based upon the need for sewer engineering information in the area. Kuhlman seconded the motion. The motion was voted on and carried unanimously.

The Mayor opened a public hearing on a request from Dewayne Cain for a change in zoning from "LI" to Duplex on 17.861 acres on SH-66. There being no one to speak to the Council, the Mayor closed the public hearing. Kuhlman made a motion to table the request for rezoning until a sewer engineering study is done on the area. Dickson seconded the motion. Dewayne Cain asked the Council what other developments might be located on the sewer line in question. Staff explained that the line in that area served most of the old part of Rockwall and ran into the Squabble Creek sewage treatment plant. Staff estimated again that it would take 30 to 60 days to do a study. The motion was voted on and carried unanimously.

Council then considered a site plan/preliminary plat for 78 duplex lots on SH-66 submitted by Dewayne Cain. Dickson made a motion to deny the site plan/preliminary plat based on the need for a sewer study. Slaughter seconded the motion. The motion was voted on and carried unanimously.

The Mayor opened a public hearing on a request from W. E. Campbell, Inc., for a Conditional Use Permit for a Nursing Home in an "MF-15" Multifamily Residential District and an accessory parking lot in a "2-F" Duplex District. Ed Campbell explained his proposed expansion of the Nursing Home and the plans for a parking lot across the street from the home. Councilmen discussed the responses from neighbors in the area, including delivery trucks, trash collection and traffic. Slaughter suggested the Nursing Home might make improvements to curb and gutter on Storrs Street. The Council discussed the impact the new part of the Nursing Home would have on sewers in the area. Campbell explained that the new part of the Nursing Home would empty into the sewer line tying into the new line down Clark Street, while the old part of the Nursing Home would remain on the existing line. The Mayor closed the public hearing. Slaughter made a motion to approve the Conditional Use Permit for a nursing home in a Multifamily Residential District and an accessory parking lot in a Duplex District for Rockwall Nursing Home with the condition that their engineers work out with the City's engineers a curb and gutter program to correct drainage problems in the area, with landscaping as shown on the site plan submitted for the parking lot, with fire hydrants to bring the area up to City standards, with trash pickup and the number of dumpsters deemed necessary by the Building Inspector, lighting on the parking lot consistent with the neighborhood, a sidewalk from the parking lot entrance to Storrs Street, and a designation on the parking lot as reserved for visitor parking. Kuhlman seconded the motion. Phelps explained that he did not like to see the expansion of the Nursing Home in a bad location. Kuhlman pointed out that the State must see a need for the expansion if they issued a Certificate of Need to the Nursing

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        November       , 1983, in  
       District Courtroom, Rockwall County Courthouse

       Rockwall, Texas, on the request of        W. E. Campbell  
for a        Conditional Use Permit for Expansion of Rockwall Nursing Home  
       in an "MF-15" Multifamily Residential District and a parking lot on  
       the north end lot of Storrs, Fannin, and St. Marys Streets in a "2-F"  
       Duplex District  
on the following described property:

On Storrs Street  
(See Attached Page)

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. 83-61-CUP

        
       Julie Couell  
       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. 83-61-CUP

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

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

Case No. 83-61-CUP

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

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

1. need expansion -

2.

3.

Signature Robbin Walters Prop. Assn

Address St. Mary's Place

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

Thank you,  
City of Rockwall

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

Case No. 83-61-CUP

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 J. Earl Kay

Address 401 So. Fannin

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

Thank you,  
City of Rockwall



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

Case No. 83-61-CUP

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. *with the 14 units being built on Fannin and St Mary's streets, more parking on St. Mary's St. will cause*
2. *more congestion in the area.*

3. *Originally a Conditional Use permit was issued for a Doctor's office and a ten bed hospital on 1/4 of a block. Now, the Nursing Home is asking to expand to*

Signature N. L. DeFland Jr. et al

Address 104 St. Mary's St.

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

*1 1/2 blocks. This is too much in a residential area.*

Thank you,  
City of Rockwall

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

Case No. 83-61-CUP

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.
- 2.
- 3.

Signature K. P. Clarke

Address 507 Bost

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

Thank you,  
City of Rockwall

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

Case No. 83-61-CUP

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

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

1. AREA TOO CONGESTED ALREADY FOR SAFETY OF THE RESIDENTS OF THE NURSING HOME
2. SEWER SYSTEM INADEQUATE
- 3.

Signature Richard D. Jordan  
Wilma Jordan

Address 109 ST MARY'S

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

Thank you,  
City of Rockwall

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

Case No. 83-61-CUP

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

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

1. To much traffic ~~area~~ for such narrow streets
2. To much noise not a place for parking
3. To much Congestion on this corner already.

Signature Mrs Dottie M. Lillard

Address 411 S. Fannin

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

Thank you,  
City of Rockwall

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

Case No. 83-61-CUP

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. *Too much congestion in this area.*
2. *Dont need any more parking on St. Mary's St.*
- 3.

Signature *Man Smart*  
Address *603 S. Solid*

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

Thank you,  
City of Rockwall

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

Case No. 83-61-CUP

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

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

1. *The sewerage system is overloaded now.*
2. *The Nursing Home does not have enough help to take care of the patients they now have like they should be.*
3. *The duplex will add to the density and traffic.*

Signature *Louis Mc Kee*  
Address *108 St. Mary's*

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

Thank you,  
City of Rockwall

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

Case No. 83-61-CUP

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

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

1. They cannot contain the trash from present facility so how could they if it is increased.
2. \_\_\_\_\_
3. The present sewerage lines are overloaded as is, so what would it be if increased?

Signature Dorothy Seibert

Address 504 Barnes

*I am opposed to the parking lot but would not object to using part of Javatec lot for parking.*

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

Thank you,  
City of Rockwall

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

Case No. 83-61-CUP

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. We do not want the parking lot, it is directly in front of our place, at times, our driveway is blocked, not by visitors or workers, but by trucks delivering merchandise.
2. The Nursing Home trash blows in our yards on Barnes St, more rooms, more trash to pick up. The Nursing Home sewer blocks the sewer on Barnes St sometimes now, more rooms will be worse.
3. Please consider what we already have to contend with, we do not want more.

Signature Mr. & Mrs. J. A. Underwood

Address 506 Barnes

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

Thank you,  
City of Rockwall

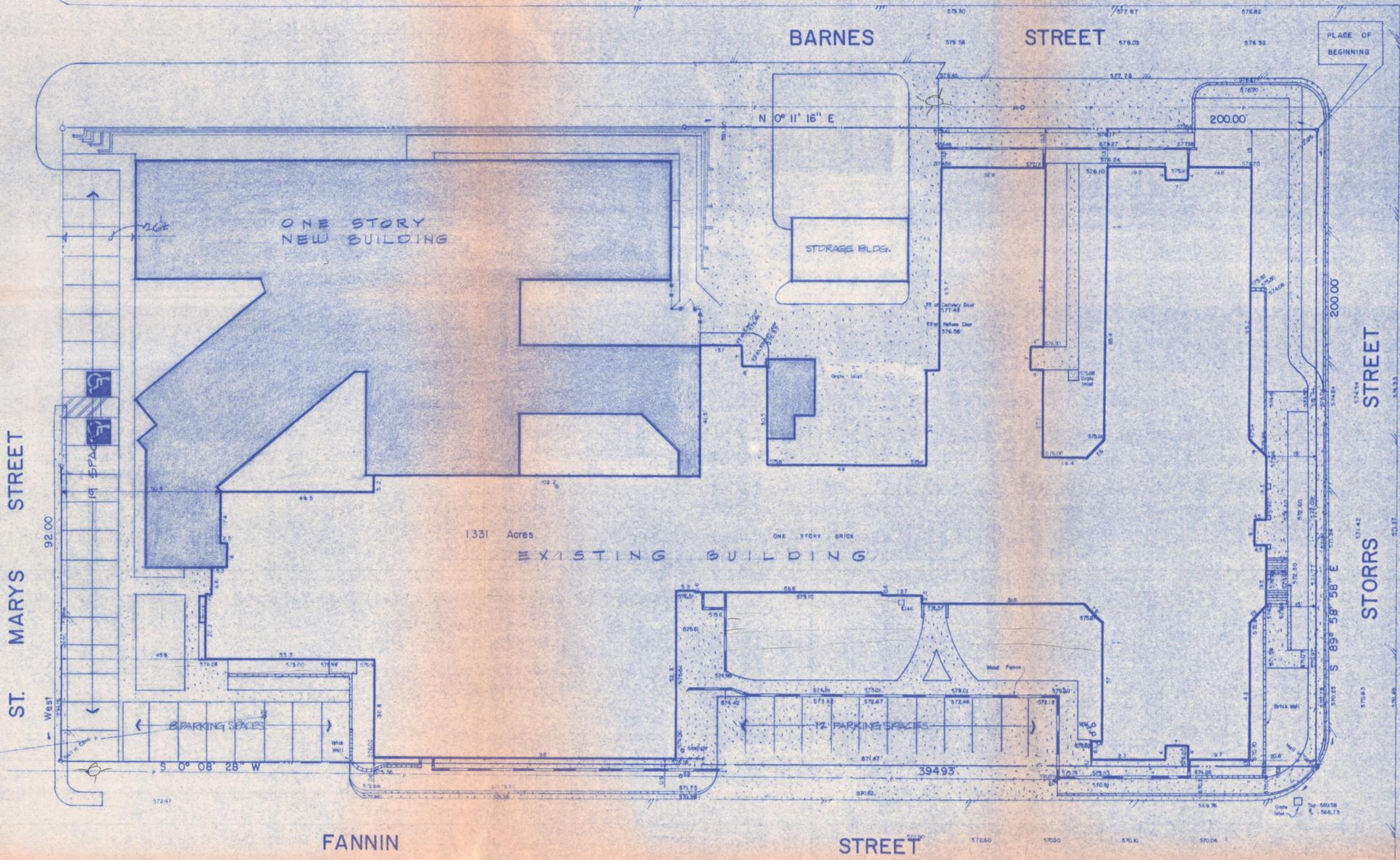
City Rockwell

11-10-83

Since you said PLEASE  
I'll reiterate for you the  
following feeling in regard to  
Case No 83-61-CUP -

The 500 block - East  
Street is to those who have driven  
it - practically a one car  
road - as one portion has a  
deep ditch - Check it out.





FANNIN STREET

STREET

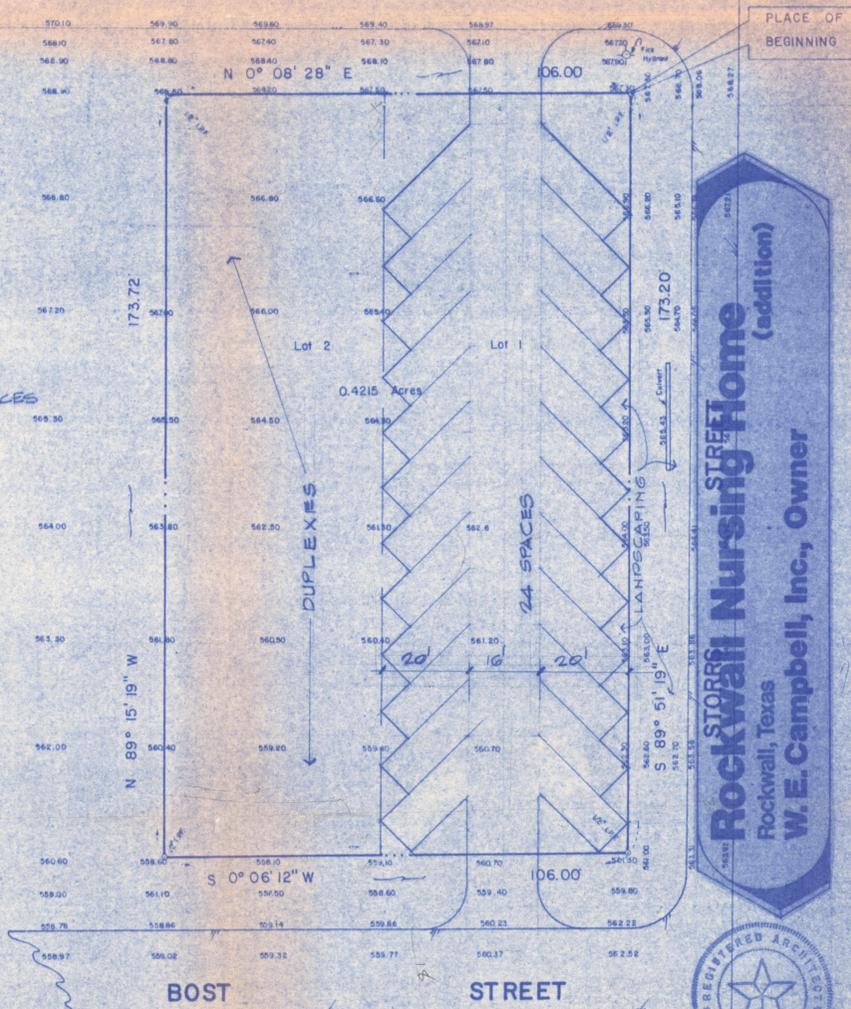


SITE PLAN



NO. PARKING ..... 63 SPACES

- (1) PARKING on St Marys & FANNIN must back into traffic  
move PARKING into property as much as possible
- (2) FIRE PROTECTION must be increase
- (3) sidewalk should be required from PARKING AREA to site
- (4) IMPROVE ADJACENT ROADWAYS 26'
- (5) SCREENING AROUND PARKING LOT on three sides
- (6) Need BOB count to determine parking spaces



PLACE OF BEGINNING

**Rockwall Nursing Home**  
Rockwall, Texas  
W. E. Campbell, Inc., Owner  
(addition)

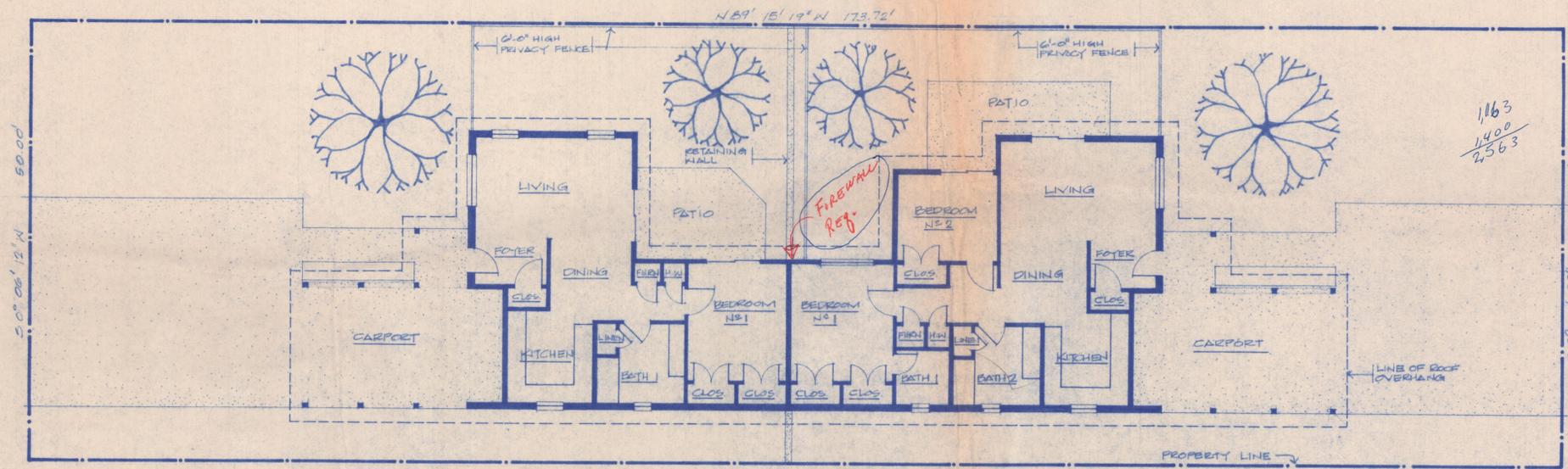


**norman wayne DOUGLAS**

ARCHITECT/ENGINEER/PLANNER

AIA P.E.

2,160



LOT AREA 8683 SQ. FT.  
 LOT DESCRIPTION  
 NORTH 50'-0" OF LOT 2  
 R.S. LOFLAND SUBDIVISION  
 ROCKWALL, TEXAS  
 VOLUME 48, PAGE 539

BUILDING DESCRIPTION:  
 TWO-BEDROOM APARTMENT  
 1080 SQ. FT. LIVING AREA  
 320 SQ. FT. CARPORT  
 ONE BEDROOM APARTMENT  
 843 SQ. FT. LIVING AREA  
 320 SQ. FT. CARPORT

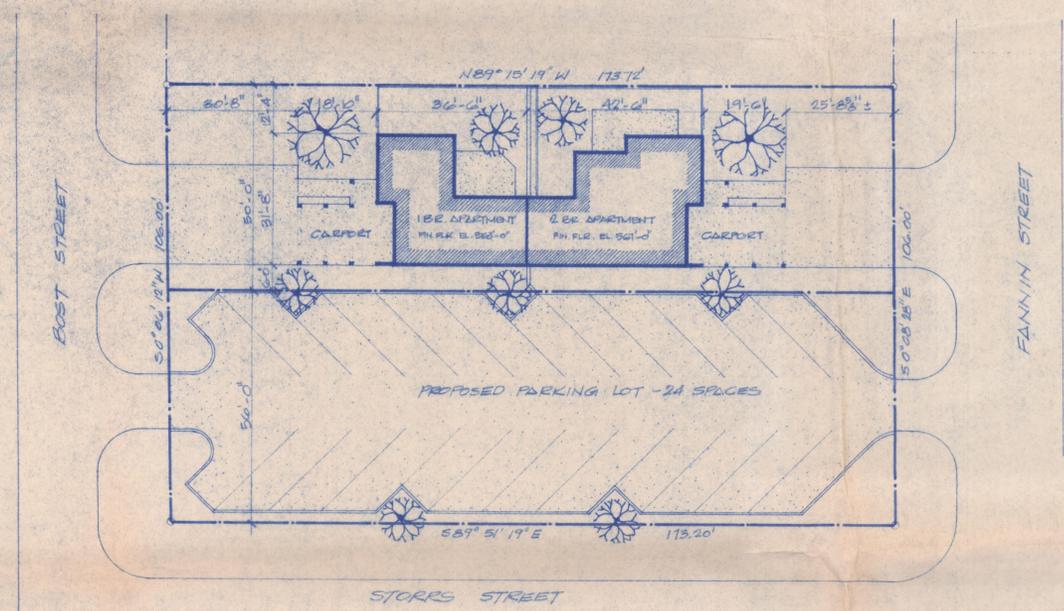
1163  
 1400  
 2563

FLOOR PLAN  
 SCALE 1/8" = 1'-0"

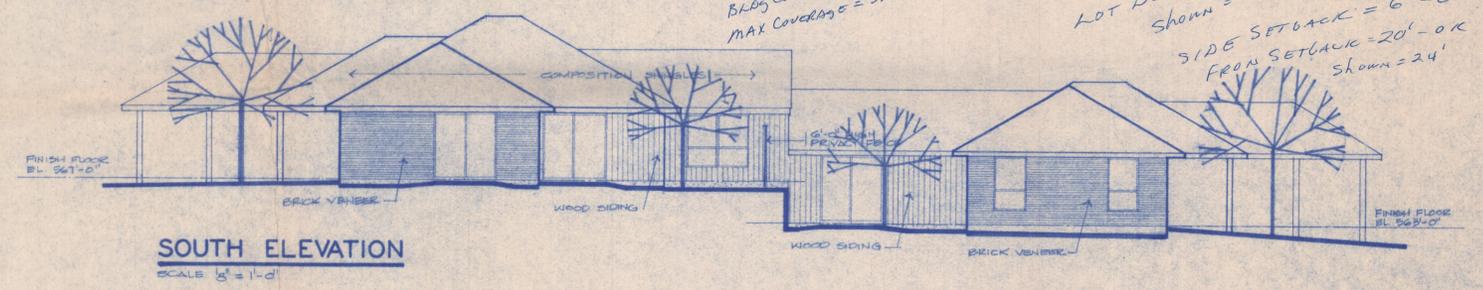
OK

Lot Area = 8,686 = OK  
 58 ft per unit MIN = 800  
 shown = 1080 (OK)  
 Lot Frontage = 60'  
 shown = 50'  
 Lot Depth = 100' OK  
 shown = 173'  
 Side Setback = 6' - OK  
 Front Setback = 20' - OK  
 shown = 24'

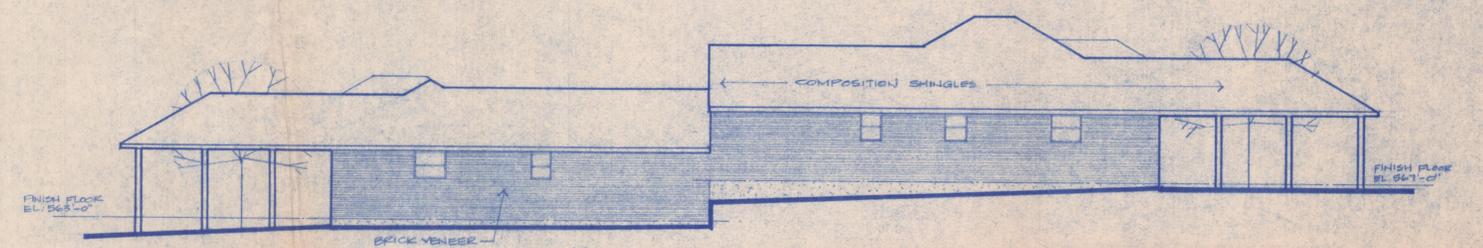
Bldg coverage = 45% MAX  
 Lot Area = 8,650  
 Bldg Coverage = 2,563 OK  
 MAX Coverage = 3,908.7



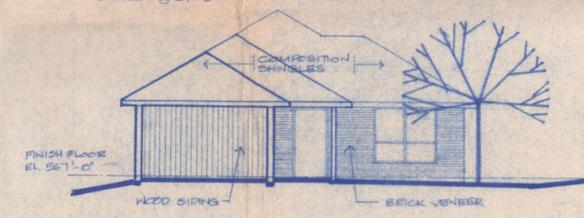
SITE PLAN  
 SCALE 1" = 20'-0"



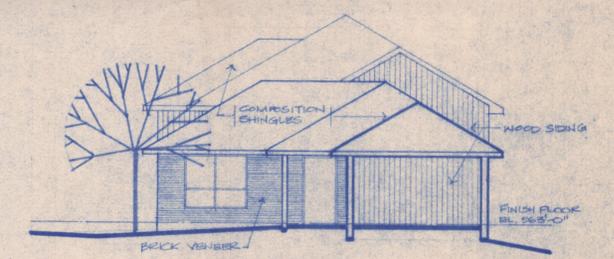
SOUTH ELEVATION  
 SCALE 1/8" = 1'-0"



NORTH ELEVATION  
 SCALE 1/8" = 1'-0"



WEST ELEVATION  
 SCALE 1/8" = 1'-0"



EAST ELEVATION  
 SCALE 1/8" = 1'-0"

# PROPOSED DUPLEX FOR W. E. CAMPBELL INC.

LKK ARCHITECTS INC.  
 WAXAHACHIE, TEXAS