

\$50 + \$5/acre

CITY OF ROCKWALL
102 East Washington
Rockwall, Texas

In by June 25
P+2 July 12
CC Aug 6

APPLICATION FOR ZONING CHANGE

Case No. 84-78-2 Filing Fee ~~70~~ 65.00 Date 6-15-84

Applicant HAYWOOD EASON Phone 722-3143

Mailing Address P.O. Box 716 Rockwall

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.)

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

COMMERCIAL District Classification

to HEAVY COMMERCIAL District Classification

for the following reasons: (attach separate sheet if necessary)

office warehouse

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

Status of Applicant: Owner 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 *Haywood Eason*

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.

[Signature]
Surveyor or Attorney for Applicant
(Mark out one)

CITY OF ROCKWALL
OFFICIAL RECEIPT

DATE 6-19-84
NAME Hywood & Fran Eaton
ADDRESS _____

Cash Check Other

GARBAGE		
LAND FILL PERMIT		
GARAGE SALES		
SOLICATORS PERMIT		
RENT		
MISCELLANEOUS WATER SALES		
<u>Spring Chg.</u>		<u>65.00</u>
<u>Ch # 1022</u>		
		<u>65.00</u>

Received By _____

2617

FORM G-1

PD ~~PRELIMINARY~~/DEVELOPMENT PLAN /Preliminary Plat
FACT SHEET

Case No. 84-78-Z/DP/PP

Applicant Haywood Eason

Name of Proposed Development _____

Location of Property Off FM-740 at Elena Dr.

Acreage 1.3

Number Lots/Units 1

Current Zoning Commercial

Surrounding Zoning: Commercial & PD-2 Residential

Reason for Request To place miniwarehouses along MKT Railroad tracks
and office/warehouse combinations on rest of property.

Additional Information Notices sent 6 Favorable 1 Unfavorable 0

Eason owns L-shaped parcel behind First Modern Savings and Rockwall Associates. Wanted rezoning to place miniwarehouses in low area along RR. Therefore asking for PD allowing all Commercial District uses (including office/warehouse) plus miniwarehouses.

Staff Comments Miniwarehouses are allowed in HC, LI, and HI Districts. We suggested Eason ask for a PD rather than straight rezoning because of the more objectionable uses which might eventually replace the miniwarehouses if the zoning were HC. Areas of concern are screening from Lakeside Village and Elena Drive, exterior building materials, landscaping, and parking. Right-of-way and paving on Elena will be addressed when platting.

Planning and Zoning Commission Recommendation:

7/12/84 - Approval with attached standards.

Council decision

8/6/84 - Withdraw Request

STATE OF TEXAS
COUNTY OF ROCKWALL

BEING a tract of land situated in the E. P. Gaines Chisum Survey, Abstract No. 64, Rockwall County, Texas, and being part of a 14.6 acre tract recorded in Volume 70, Page 596, Deed Records, Rockwall County, Texas, and being part of Lots 3, 4, 8, 9, and 10 of the J. C. Taylor unrecorded subdivision, and being more particularly described as follows:

BEGINNING at the Southwest corner of Lot 10 of said unrecorded subdivision, said point being located at the intersection of the North right-of-way line of a public road and the Easterly right-of-way of the M-K-T Railway and 60 feet from its centerline, also South 45° West 650.6 feet from the West line of Farm Road 740;

THENCE: North $51^{\circ} 22'$ East with the Southeasterly right-of-way of the M-K-T Railroad 470.3 feet to an iron rod for corner;

THENCE: South 45° East passing at 98.5 feet the Southerly line of Lot 10, also being the Northerly line of Lot 9 and passing at 240.5 feet the Southerly line of Lot 9, also being the Northerly line of Lot 4 of said unrecorded subdivision and continuing a total distance of 430.5 feet to a point for a corner;

THENCE: South $44^{\circ} 11'$ West a distance of 125.0 feet to the Northeasterly line of Lot 3, a point for a corner;

THENCE: North $45^{\circ} 54' 26''$ West along said Northeasterly line a distance of 11.0 feet to a point for a corner;

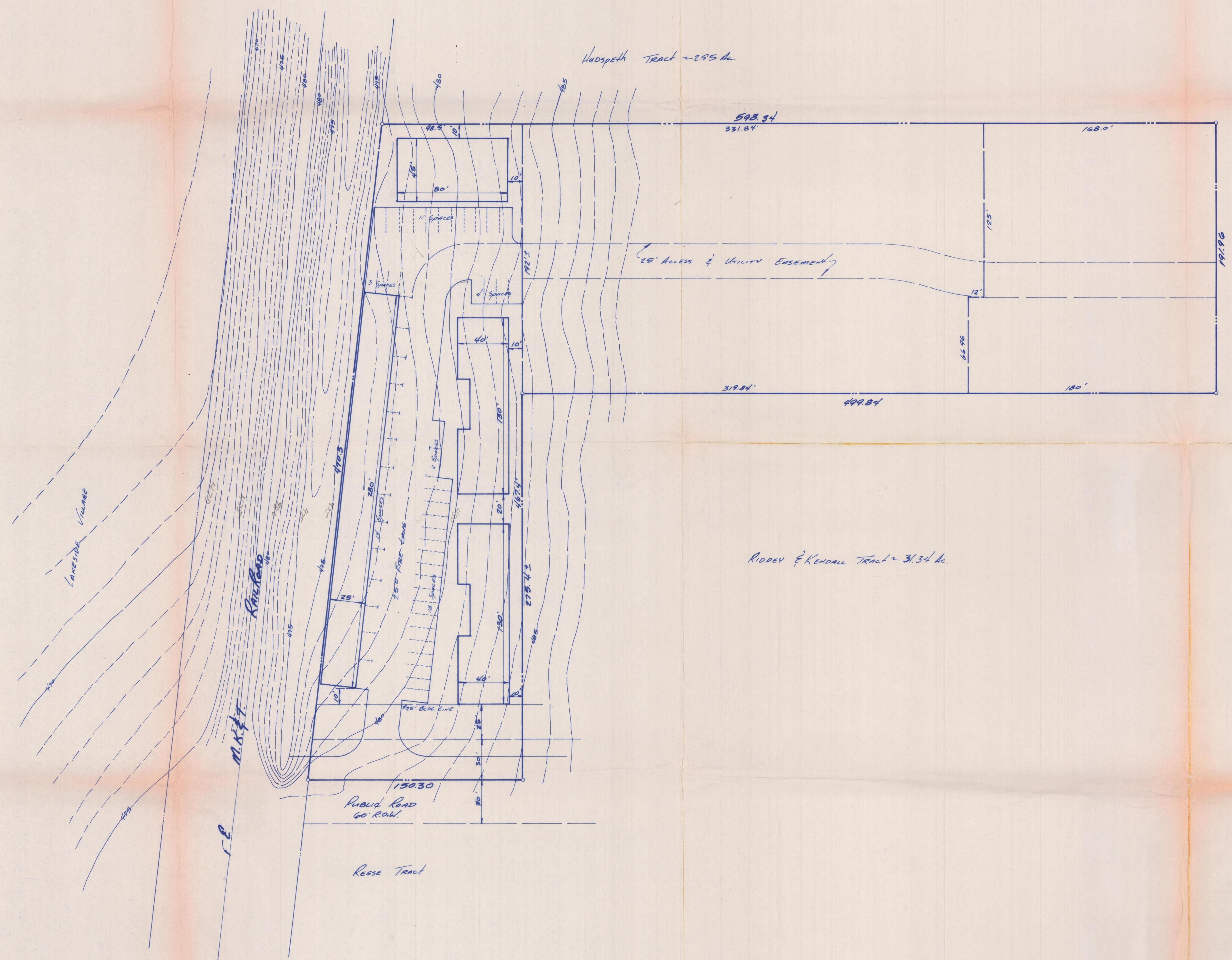
THENCE: South $44^{\circ} 11'$ West a distance of 67.0 feet to a point for a corner;

THENCE: North $45^{\circ} 54' 26''$ West passing at 171 feet the Southerly line of Lot 9 of said unrecorded subdivision, and continuing a total distance of 321 feet to the Northerly line of Lot 9 and Southerly line of Lot 10 of said unrecorded subdivision, a point for a corner;

THENCE: South 45° West along the Southerly line of said Lot 10 a distance of 275.4 feet to a point in said public road, a point for a corner;

THENCE: North 45° West along the Northeasterly line of said public road a distance of 150.6 feet to the Place of Beginning and Containing 2.78 Acres of Land, more or less.

HAROLD L. EVANS, Consulting Engineer
June 18, 1984



2nd submission

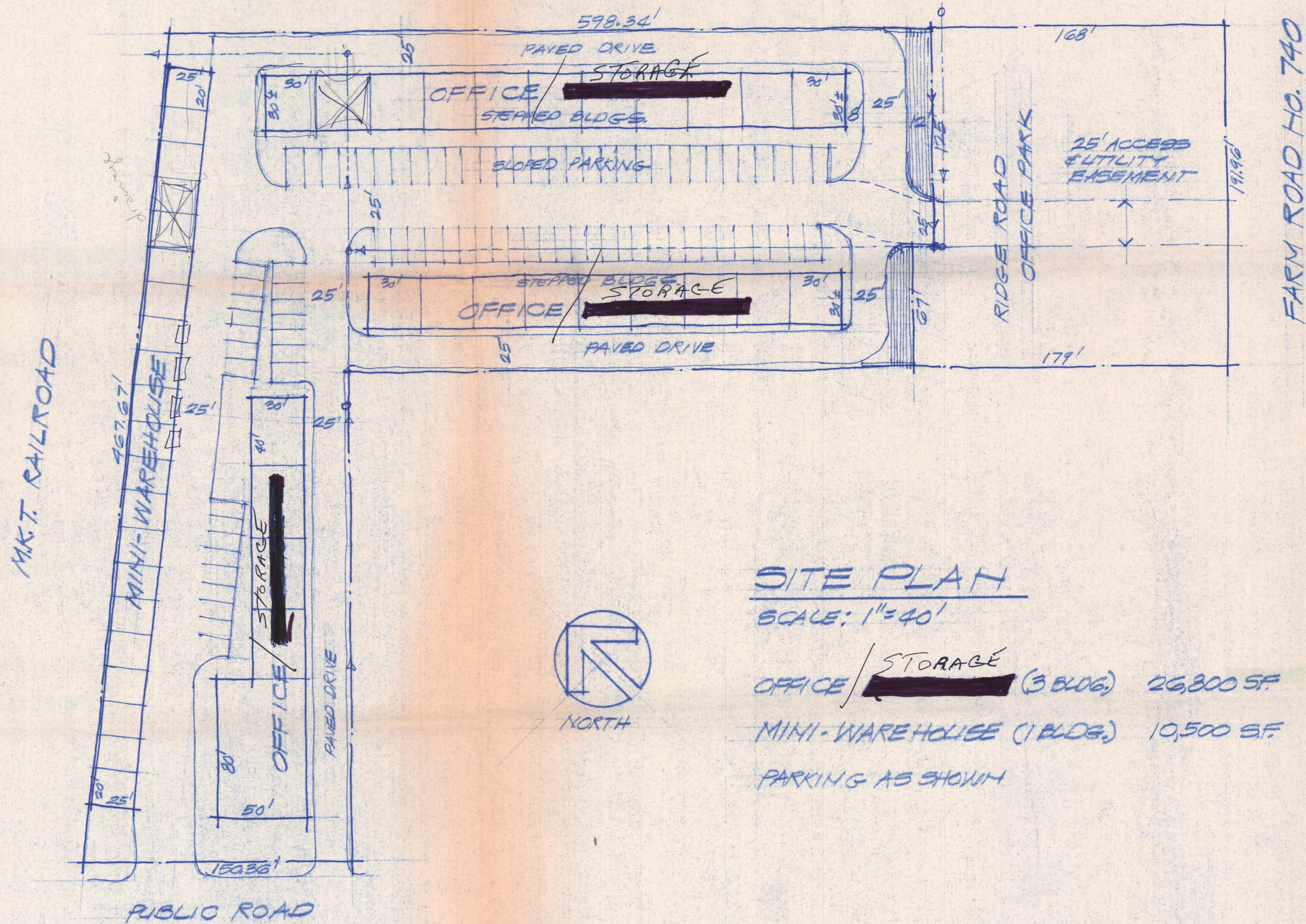
HAROLD L. EVANS
CONSULTING ENGINEER
2331 GUS THOMASSON RD. SUITE 102
DALLAS, TEXAS 75228
PHONE (214) 328-8133

SITE PLAN
FOR **HAWOOD EASTON**
CITY OF ROCKWALL ROCKWALL COUNTY, TEXAS

SCALE	DATE	JOB NO.
1"=40'	JULY 8, 1984	8278

19
b

1.3 cc



SITE PLAN
 SCALE: 1"=40'

OFFICE / STORAGE (3 BLDGS.) 26,300 SF
 MINI-WAREHOUSE (1 BLDG.) 10,500 SF
 PARKING AS SHOWN

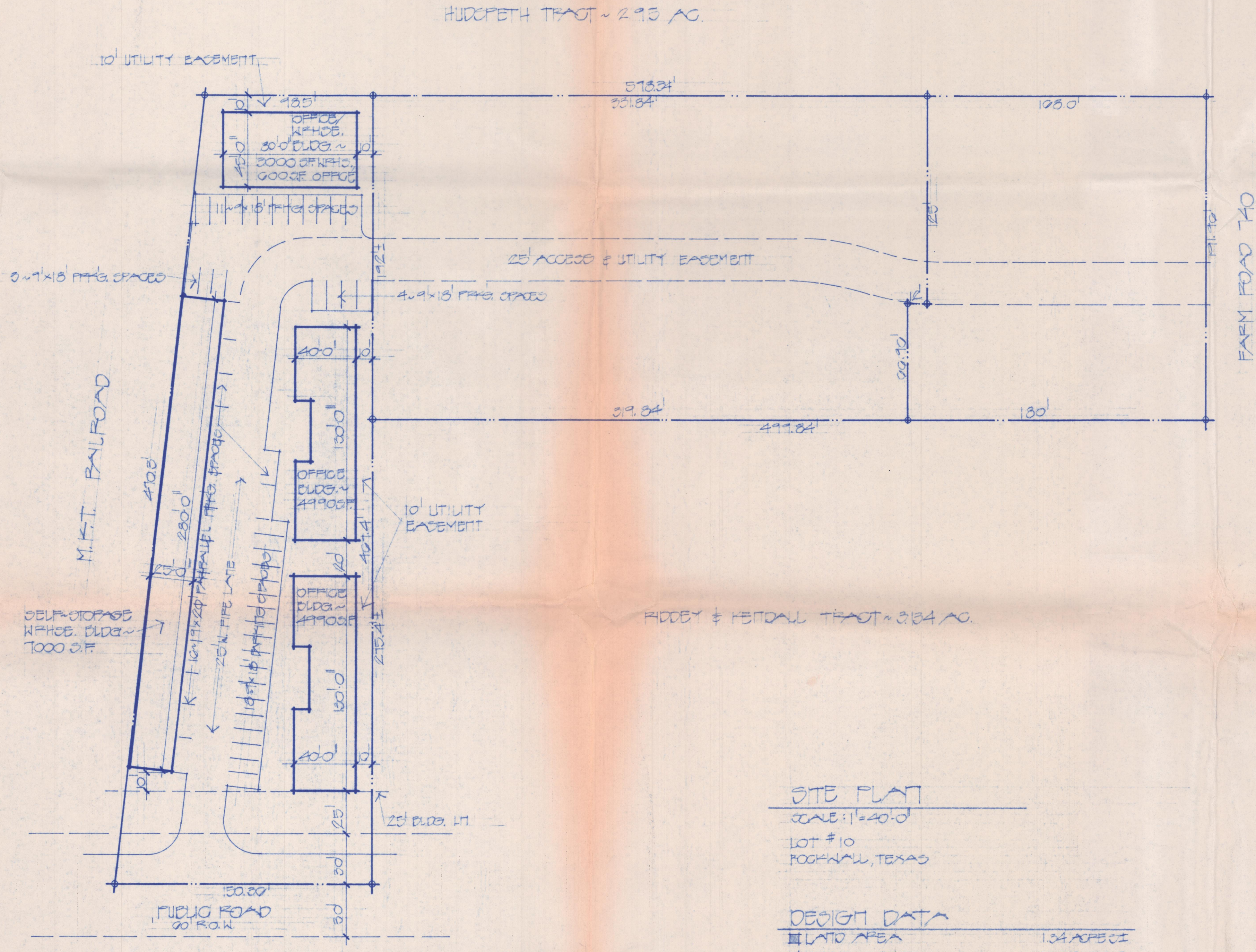


DALLAS DESIGN GROUP
 fred wyynn architect
 10010 MILLER at L.B.J. FRWY. ... 341-3347



date
 1-19-83
 plan no.
 H.E.-COM.
 ROCKWALL

sheet



SITE PLAN
 SCALE: 1"=40'-0"
 LOT # 10
 FOSHMAN, TEXAS

DESIGN DATA

LAND AREA	1.34 ACRES
OFFICE AREA	19,580 S.F.
WAREHOUSE AREA	10,000 S.F.
COVERAGE	35.3%
LANDSCAPE RATIO	24%
(% OF RATIO @ PROFIT)	23%
PARKING REQ'D: OFFICE	38 SPACES
WAREHOUSE	10 SPACES
TOTAL	48 SPACES
PARKING PROVIDED	52 SPACES

date
7-3-84
 plan no.
H.E.-COMM.
 sheet



DALLAS DESIGN GROUP
 fred wynn architect
 10010 MILLER at L.B.J. FWY. 341-3347



date
7-3-84
 plan no.
H.E.-COMM.
 sheet

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 12th day of July, 1984, in
the Rockwall City Hall, 205 West Rusk Street, Rockwall, Texas, at the re-
quest of Haywood Eason
for a change in zoning from Commercial to Planned Development for Mini-
warehouses and Commercial uses

on the following described property:

Off FM-740 and Elena Drive at MKT Railroad
(See attached 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. 84-78-Z/DP



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. 84-78-Z/DP

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

TRACT TWO: Being all of Lot 10 out of the J. C. Taylor Unrecorded Subdivision and being part of a 14.6 acre tract of land out of the E. P. Gains Chisum Survey, Abstract #64, Rockwall County, Texas, as conveyed to J. C. Taylor by deed recorded in Volume 70, Page 596, of the Deed Records of Rockwall County, Texas, and being more particularly described as follows: BEGINNING at a point in the North right-of-way of a public road and the Easterly right-of-way of the M-K-T Railway and 60 feet from its centerline, also S 45° W 650.6 feet from the West line of Farm Road 740, and the Southwest corner of Lot 10; THENCE North 51° 22' East with the Southeasterly right of way of the M-K-T Railroad 470.3 feet to an iron rod for corner; THENCE South 45° East 98.5 feet to a point for corner; THENCE S 45° W, 467.4 feet to a point for corner the Northerly line of said public road; THENCE N 45° W, 150.6 feet to the point of beginning and being part of the property conveyed to Jim Hunt by deed recorded in Volume 94, Page 200, Deed Records of Rockwall County, Texas.

by
Friday
morning

① Eason on 740 south

- 1) Kenneth English, 2222 Republic BK Jw. Dallas 75. to 20j
- 2) Lileo Lev., 1st Flightmaster, PO Box 47147, Dallas 75247
- 3) Hindle & Ridley, 517 Ridgeway Ln.
- 4) Carl F. McKinney, 2306 Ridge Road
- 5) James Reese, 303 Hartbrook
- 6) Ward Hudspeth, Box 934

② ~~Over Service Lutheran Church~~

TO
Haywood Eason
P. O. Box 716
Rockwall, Tx. 75087

FROM

CITY OF ROCKWALL
105 West Rusk Street
ROCKWALL, TEXAS 75087-3793
(214) 722-1111 • Dallas 226-7885

SUBJECT

Zoning Request

DATE

June 29, 1984

MESSAGE:

By July 5th we need:

1. Revised Site Plan
2. Relative elevations of miniwarehouses, railroad and Lakeside Village
3. Exterior materials planned for miniwarehouses
4. Landscaping (5% of lot required)

P&Z expressed concern over adequate parking near miniwarehouses doors for loading and unloading.

Karen Martin

ORIGINATOR-DO NOT WRITE BELOW THIS LINE

REPLY TO 

SIGNED

REPLY

Haywood Eason

P. O. Box 716

Rockwall, Tx. 75087

FROM

CITY OF ROCKWALL

15 West Rusk Street
ROCKWALL, TEXAS 75087-3793
(214) 722-1111 • Dallas 226-7885

SUBJECT

Planned Development No. 23

DATE

July 16, 1984

MESSAGE:

— On July 12, 1984, the Planning and Zoning Commission voted to recommend a change in zoning from Commercial to Planned Development for Miniwarehouses and Commercial Uses on 1.3 acres off FM-740 and Elena Drive with the minimum requirements listed on the attached page. The development plan submitted was also recommended for approval with the addition of a dumpster at the north end of the miniwarehouses. Your request will be on the August 6, 1984, City Council Agenda. Please provide one more copy of your plans before July 30, 1984.

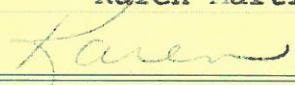
Attachment

Karen Martin

ORIGINATOR-DO NOT WRITE BELOW THIS LINE

REPLY TO 

SIGNED



REPLY