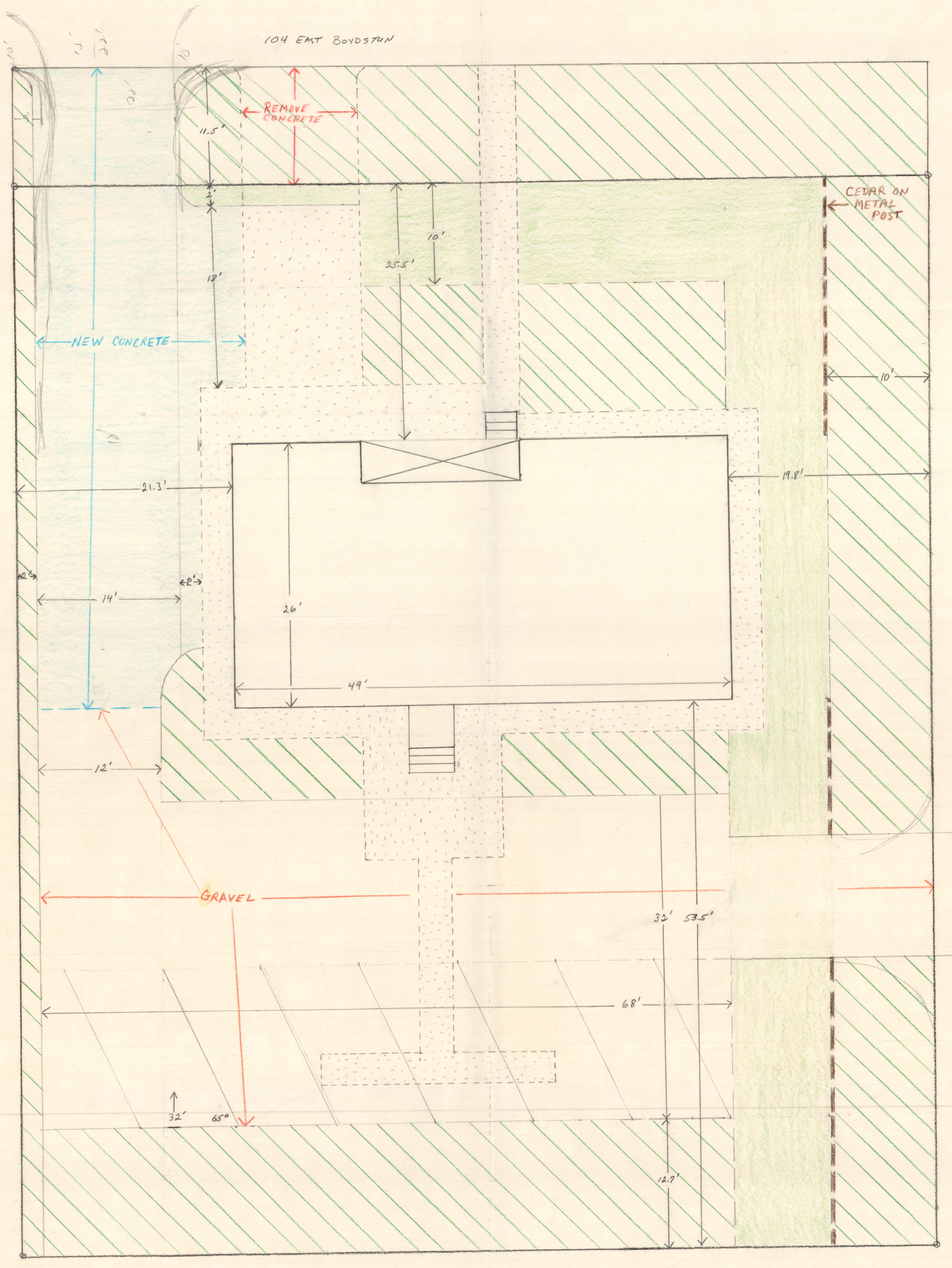


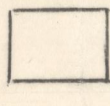




Bennie Daniels
771-0208

104 EAST BOYDSTUN



-  Grass or Landscape
-  Existing Concrete
-  Gravel
-  Irrigated - Grass, Landscape
-  New Concrete

3/16" = 1'

SURVEY PLAT

This is to certify that I have, this date, made a careful and accurate survey on the ground of property located at No. 104 Boydston Avenue, in the city of Rockwall, Texas,

ALL that certain lot, tract or parcel of land, situated in Rockwall County, Texas, described as follows:

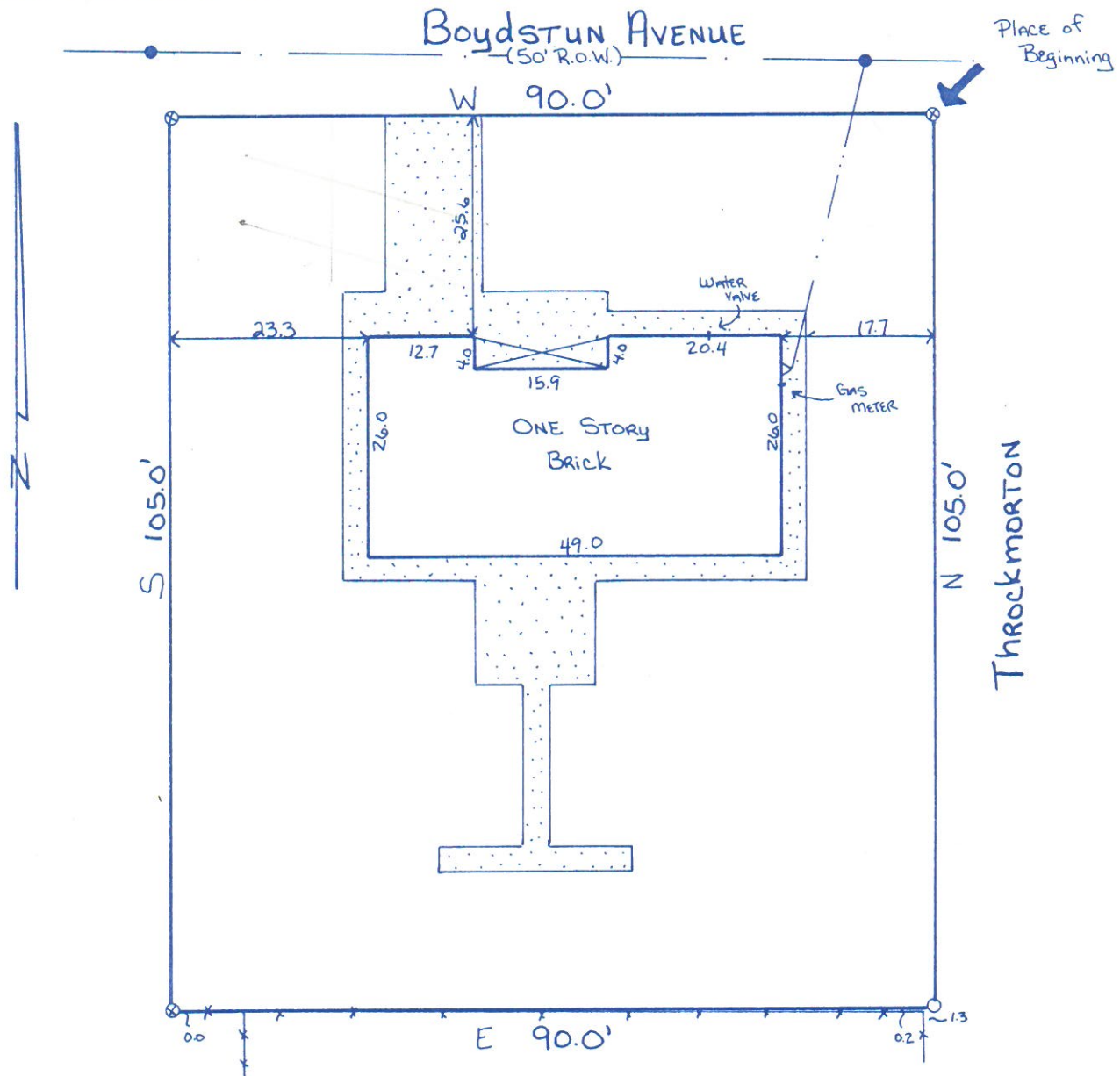
BEGINNING at the Northeast corner of Lot 1, which is also the Northeast corner of Block E, of said SANGER BROTHER ADDITION;

THENCE: West, with the South margin of Boydston Avenue, 90 feet to corner;

THENCE: South, 105 feet to a corner;

THENCE: East, 90 feet to a corner in the East line of said Block E;

THENCE: North, with the East line of Block E to the PLACE OF BEGINNING and being the East 90 feet of the said W. Don Neale Lot No. 1 and part of Lot No. 2, Block E of the SANGER BROTHERS ADDITION, and being a part of that certain tract of land described in deed of date 11th day of February, 1948 from Paul V. Deaton, et ux, to W. Don Neale, et ux recorded in Deed Records of Rockwall County, Texas.



NOTE: According to the F.I.R.M. in Community Panel No. 480547 0005B, this property does lie in Zone C and does not lie within the 100 year flood zone.

To Rockwall County Abstract Title Company in connection with the transaction described in G.F. No. T92030309. Use of this survey by any other parties and/or for other purposes shall be at user's own risk and any loss resulting from other use shall not be the responsibility of the undersigned. And the plat hereon is a correct and accurate representation of the property lines and dimensions as indicated; location and type of buildings are as shown; and EXCEPT AS SHOWN, all improvements are located within the boundaries the distances indicated and there are no visible and apparent encroachments or protrusions on the ground.

Drawn by: GLS
 Scale: 1"=20'
 Date: 4-6-92
 Borrower: _____
 Job No: 92-1308

LEGEND	
○ Iron rod found	—X—X— Chain link fence
⊗ Iron rod set	—#—#— Wood fence
○ Iron pipe found	▒▒▒ Concrete
□ Fence post corner	A/C Air Conditioner
▲ Underground Electric	● Power pole
△ Overhead Electric	■ Brick Column
▒▒▒ Covered Porch, Deck or Carport	— — — Overhead Electric Service Line
— — — Overhead Electric Service Line	— — — Overhead Power Line



Doug Connally
DOUG CONNALLY & ASSOC., INC.
 11837 JUDD COURT #122
 DALLAS, TEXAS 75243
 PHONE: (214) 437-0191
 FAX: (214) 437-2842



BENNIE DANIELS, Agent
Auto - Life - Health - Home and Business

"Eastlake Business Center" 316 South Goliad, Suite ~~100~~ 201
Rockwall, Texas 75087
Phone: ~~Bus. 214-722-0208 or 214-475-7185~~ Res. 214 722-5618

771-0208

April 20, 1992

Ms. Julie Couch
Assistant City Manager
City of Rockwall
205 W. Rusk St.
Rockwall, TX. 75087

Dear Ms. Couch:

Re: 104 East Boydston

This is in further reference to our previous conversations regarding code requirements for commercial occupancy at 104 East Boydston.

Please refer to the enclosed plot plan and survey of the property. The plot plan shows the layout I am requesting with the following variances:

- (1) Set back of two (2) feet on west side of East Boydston to allow for 2 parking spaces in front of the building
- (2) Use of gravel for parking in rear of building and drive onto Throckmorton
- (3) Allow turning radius in driveway on East Boydston to come to property line.

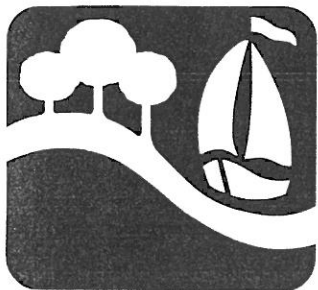
I would like to get this request on the May calendar if possible. I believe you said today (April 20, 1992) was the deadline.

Please let me know if you need any additional information regarding this request.

Sincerely,

A handwritten signature in cursive script that reads "Bennie".
Bennie Daniels

Enclosures



CITY OF ROCKWALL
"THE NEW HORIZON"

June 5, 1992

Mr. Bennie Daniels
State Farm Insurance
316 South Goliad, Suite 201
Rockwall, Texas 75087

Dear Mr. Daniels:

On Monday, May 18, 1992 the Rockwall City Council approved your request for a waiver to certain parking lot and landscaping requirements on a lot located on Boydston and Throckmorton Streets with the following conditions:

1. That the gravel parking lot in the rear of the building be approved with the installation of an asphalt or concrete drive approach off of Throckmorton.
2. That three trees be provided in the front yard on Boydston.
3. That a temporary wooden fence with steel posts would be allowed along the side property line behind the front building line, exclusive of the driveway, with the condition that a masonry fence be constructed within three years.
4. That a row of shrubbery be planted along the screen fence between the fence and the street.

You will need to contact the Inspection Department for construction permits and your certificate of occupancy.

If you have any questions please don't hesitate to call.

Sincerely,

A handwritten signature in cursive script that reads "Julie Couch".

Julie Couch
Assistant City Manager

hcc

PD-II

SF-10

S-3

SF-10

S-5

GR

MF-15

SF-7

CBD

GR

GR

GR

SF-7

A

MF-15

MF-15

SF-7

2F

SF-7

2F

SF-7

PD-12

Bennie Daniel
Lagros

PD-21

HC

GR

PD-30

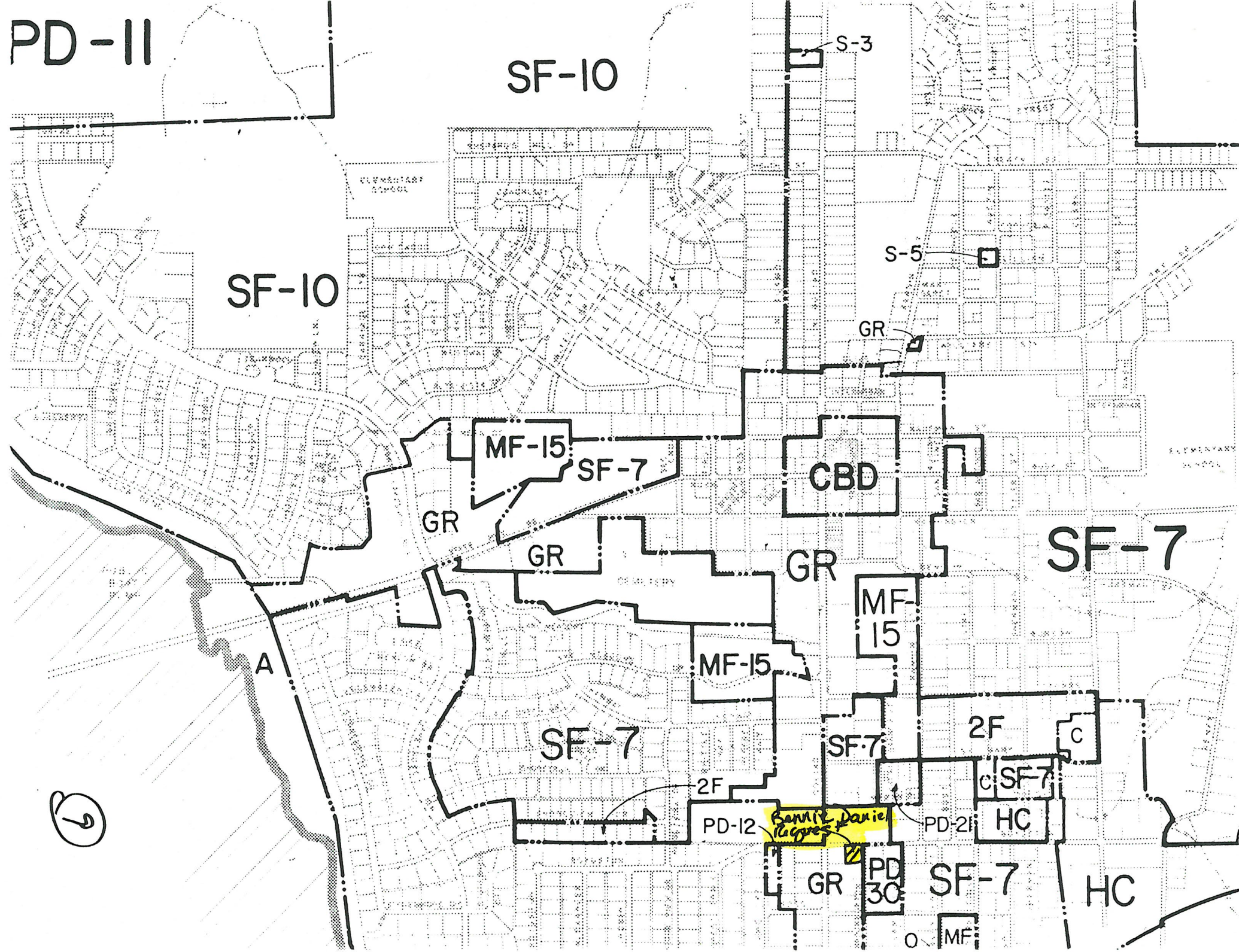
SF-7

HC

0

MF

6



CITY OF ROCKWALL
Planning and Zoning Agenda

Agenda Date: May 14, 1992

Agenda No: IV. A.

Agenda Item: P&Z 92-12-W - Consider Approval of a Request from Bennie Daniel for a Waiver to the Prking Lot and Landscaping Requirements for a Tract at Boydstun and Throckmorton Streets

Item Generated By: Applicant, Bennie Daniel

Action Needed: Discuss application and take any necessary action.

Background Information:

We have received a request for waivers to certain requirements for a site at this corner. Mr. Daniel is planning to buy this building, which was constructed as and has been used as a house to date4. The property is zoned General Retail and Mr. Daniel wants to move his insurance office into the building. He has to bring the site into compliance with the parking and landscaping requirements. He is asking for a waiver to the parking lot requirements on the parking in the rear and he wants a waiver to the masonry fence that is required along Throckmorton. At the worksession the Commission discussed the possibility of a wood fence with brick columns or with steel supports and a hedge. these alternatives have been mentioned to Mr. Daniel and I think he would support one of these. He will be ready to discuss it at the meeting. The Commission also discussed not putting the screen in frnt of the house but moving it to behind the edge of the front wall. He is agreeable to this as well.

Attachments:

1. Location Map
2. Site Plan

Agenda Item: Waiver to Parking Lot and Landscaping Requirements

Item No: IV. B.

PD-II

SF-10

S-3

SF-10

S-5

GR

MF-15

SF-7

CBD

GR

GR

GR

SF-7

A

MF-15

MF-15

SF-7

2F

SF-7

2F

SF-7

PD-12

Bennie Daniels
Lagros

PD-21

HC

GR

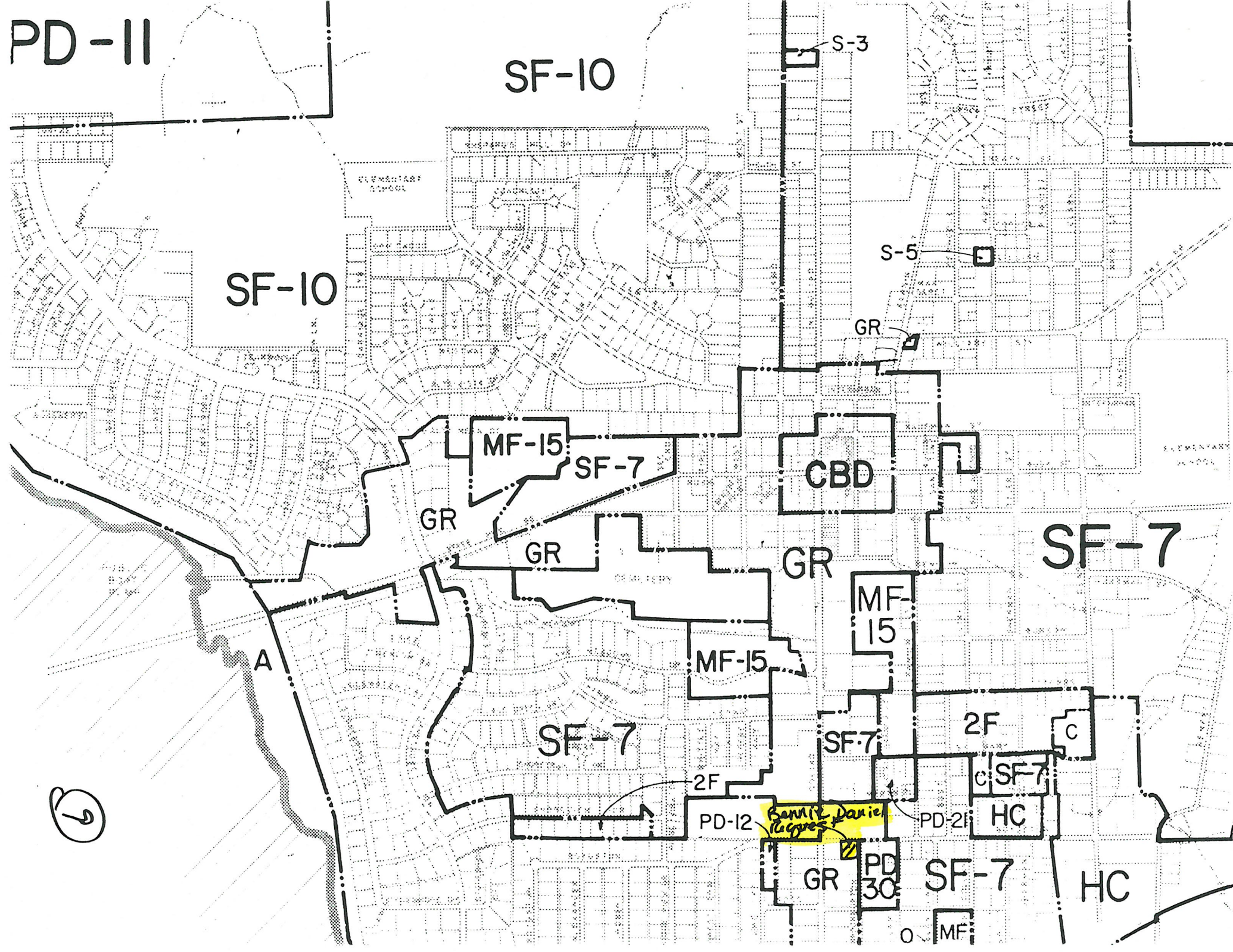
PD-30

SF-7

HC

MF

6



SURVEY PLAT

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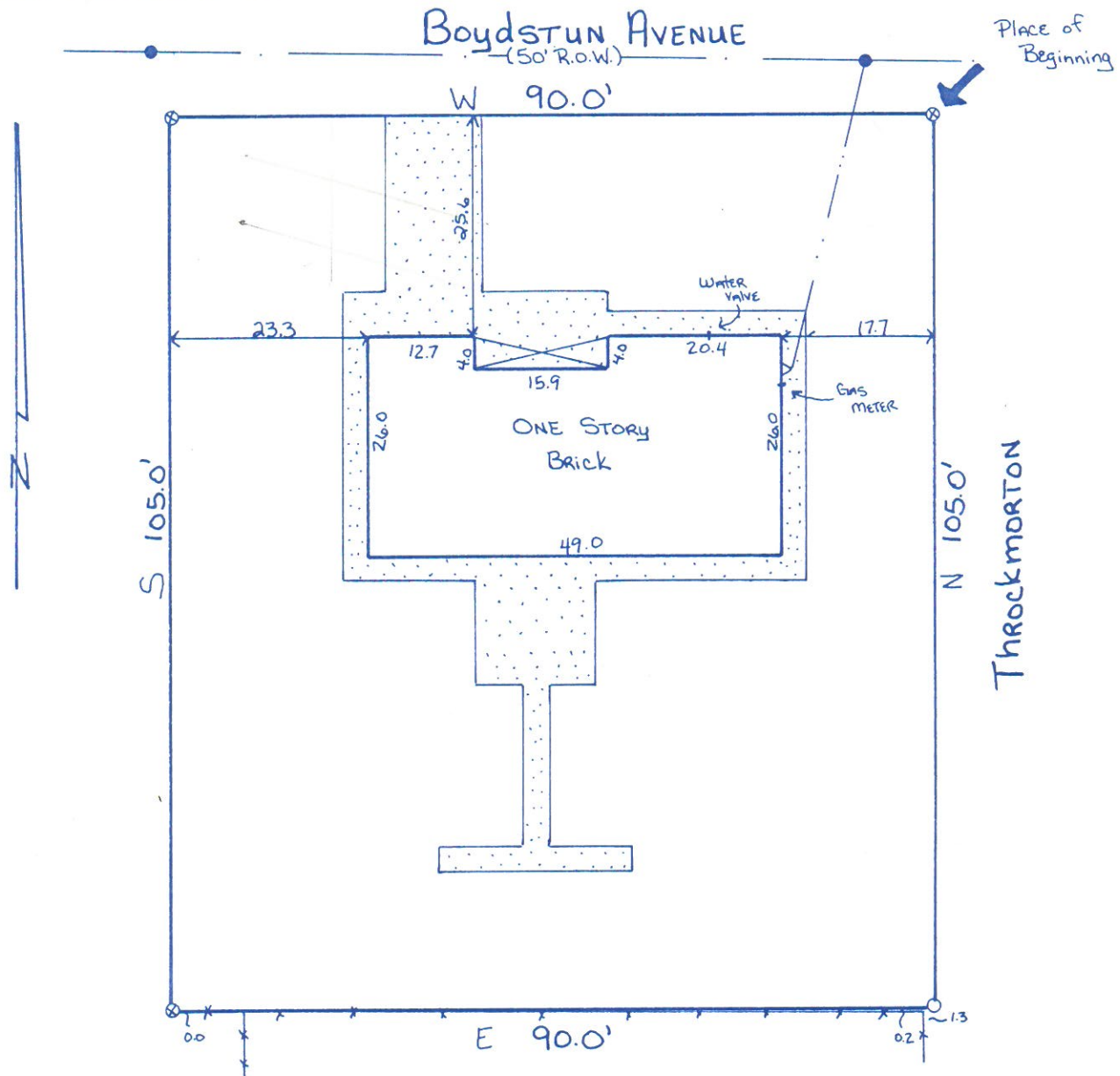
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NOTE: According to the F.I.R.M. in Community Panel No. 480547 0005B, this property does lie in Zone C and does not lie within the 100 year flood zone.

To Rockwall County Abstract Title Company in connection with the transaction described in G.F. No. T92030309. Use of this survey by any other parties and/or for other purposes shall be at user's own risk and any loss resulting from other use shall not be the responsibility of the undersigned. And the plat hereon is a correct and accurate representation of the property lines and dimensions as indicated; location and type of buildings are as shown; and EXCEPT AS SHOWN, all improvements are located within the boundaries the distances indicated and there are no visible and apparent encroachments or protrusions on the ground.

Drawn by: GLS
 Scale: 1"=20'
 Date: 4-6-92
 Borrower: _____
 Job No: 92-1308

LEGEND	
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⊗ Iron rod set	—#—#— Wood fence
○ Iron pipe found	▒▒▒ Concrete
□ Fence post corner	A/C Air Conditioner
▲ Underground Electric	• Power pole
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▒▒▒ Covered Porch, Deck or Carport	— — — Overhead Electric Service Line
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Doug Connally
DOUG CONNALLY & ASSOC., INC.
 11837 JUDD COURT #122
 DALLAS, TEXAS 75243
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CITY OF ROCKWALL
City Council Agenda

Agenda Date: May 18, 1992

Agenda No: VII. B.

Agenda Item: P&Z 92-12-W - Discuss and Consider Approval of a Request from Bennie Daniel for a Waiver to Certain Parking Lot and Landscaping Requirements for a lot Located on Boydstun and Throckmorton Streets

Item Generated By: Applicant, Bennie Daniel

Action Needed: Discuss application and take any necessary action.

Background Information:

The Commission has recommended approval of the request with the following conditions:

1. That the gravel parking lot in the rear be approved with the installation of an asphalt or concrete drive approach off of Throckmorton.
2. That three trees be provided in the front yard on Boydstun.
3. That the wood screen fence be permitted with steel posts, to be located along the side property line behind the front building line, exclusive of the driveway.
4. That a row of shrubbery be planted along the screen fence between the fence and the street.

Attachments:

Agenda Item: Waivers to the Parking and Landscaping

Item No: VII. B.

CITY OF ROCKWALL
City Council Agenda

Agenda Date: May 18, 1992

Agenda No: VII. B.

Agenda Item: P&Z 92-12-W - Discuss and Consider Approval of a Request from Bennie Daniel for a Waiver to Certain Parking Lot and Landscaping Requirements for a lot Located on Boydstun and Throckmorton Streets

Item Generated By: Applicant, Bennie Daniel

Action Needed: Discuss application and take any necessary action.

Background Information:

We have received a request for certain waivers to the landscaping and parking requirements for the lot at this corner. Mr. Daniel is planning to buy this building, which was constructed and has been used as a home up until now. The property is zoned General Retail and Mr. Daniel wants to move his insurance office into the building. He has to bring the site into compliance with the parking and landscaping requirements. He is asking for a waiver to the parking lot requirements on the parking in the rear of the building and he would like a waiver to the masonry screening fence that is required along Throckmorton. He would like to use gravel in the rear rather than concrete or asphalt. He would also like to use a wood screen rather than masonry.

The Commission is considering this item at their meeting on Thursday night. We will forward their recommendation to you on Friday.

Attachments:

1. Location Map
2. Site Plan
3. Letter

Agenda Item: Waivers to the Parking and Landscaping

Item No: VII. B.

PD-II

SF-10

S-3

SF-10

S-5

GR

MF-15

SF-7

CBD

GR

GR

GR

SF-7

A

MF-15

MF-15

SF-7

2F

SF-7

2F

SF-7

PD-12

Bennie Daniels
Lagros

PD-21

HC

GR

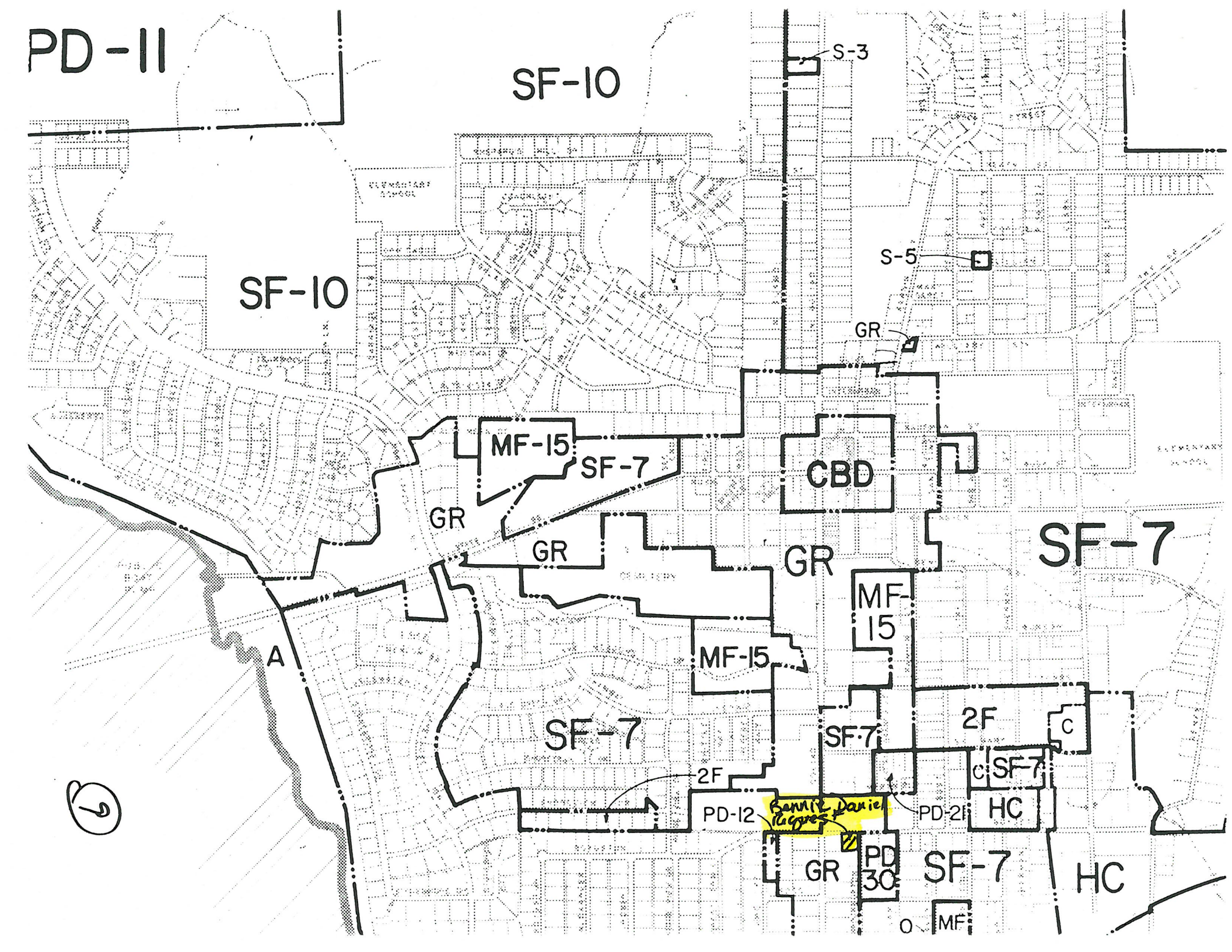
PD-30

SF-7

HC

MF

6



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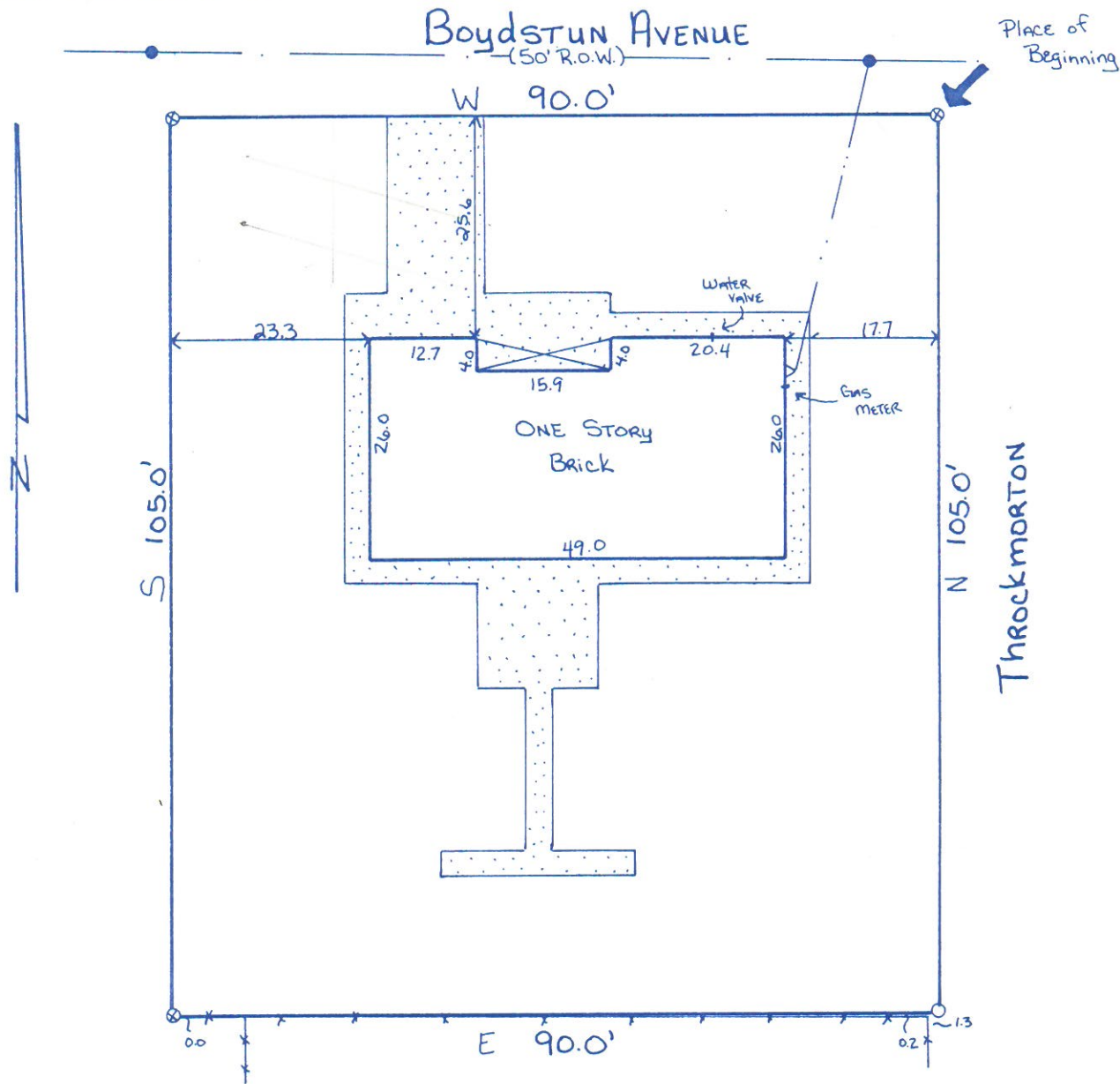
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PZ 92-12-W Consider Approval of a Request from Bennie Daniels for a Waiver to the Parking Lot and Landscaping Requirements for a Tract of Land located at Boydston and Throckmorton Streets. *MIN 5/14/92*

Couch explained the applicant's request. Mr. Bennie Daniels addressed the Commission and was available to answer questions. After some discussion, Greenwalt made a motion to recommend approval of Mr. Daniels' request with the condition that three trees be planted in front of the lot in lieu of a masonry wall and that a wooden fence with steel posts be allowed beginning at the front of the building line with a shrub buffer along the fence line on Throckmorton Street, and that an asphalt entrance entering off of Throckmorton Street be included. Welborn seconded the motion. The motion was voted on and was approved unanimously.