

SITE PLAN APPLICATION

Date: August 22, 1983

NAME OF PROPOSED DEVELOPMENT Timber-trail
ROCKWALL PLAZA

NAME OF PROPERTY OWNER/DEVELOPER MILCO DEVELOPMENT CO., INC.

ADDRESS 206 1/2 E. Rusk Rockwall, Tx. 75087 PHONE 722-0401

NAME OF LAND PLANNER/ENGINEER _____

ADDRESS _____ PHONE _____

TOTAL ACREAGE 1.2 Acres

CURRENT ZONING Commercial

NUMBER OF LOTS/UNITS 19

Signed 

Following is a checklist of items that may be required as a part of the site plan. In addition, other information may be required if it is necessary for an adequate review of a specific development proposal.

<u>Provided or Shown on Site Plan</u>	<u>Not Applicable</u>	
<u> X </u>	<u> </u>	1. Location of all existing and planned structures on the subject property and approximate locations of structures on adjoining property within 100 ft.
<u> X </u>	<u> </u>	2. Landscaping, lighting, fencing and/or screening of yards and set-back areas
<u> X </u>	<u> </u>	3. Design and location of ingress and egress
<u> X </u>	<u> </u>	4. Off-street parking and loading facilities
<u> </u>	<u> X </u>	5. Height of all structures
<u> X </u>	<u> </u>	6. Proposed Uses
<u> </u>	<u> X </u>	7. Location and types of all signs, including lighting and heights
<u> </u>	<u> X </u>	8. Elevation drawings citing proposed exterior finish materials

Provided or Shown
on Site Plan

Not
Applicable

 X

9. Street names on proposed streets

 X

10. The following additional information:

If the site plan is required as a preliminary or development plan under a Planned Development Zoning Classification, the attached applicable items specified for preliminary plans or development plans must be included.

Taken by: Julie Couch

File No. _____

Date: 8/22/83

Fee: 100.00

2nd
Submission

SITE PLAN APPLICATION

Date: Oct. 4, 1983

NAME OF PROPOSED DEVELOPMENT TIMBER TRAILS PLAZA

NAME OF PROPERTY OWNER/DEVELOPER MILCO DEVELOPMENT CO., INC.

ADDRESS 206 1/2 E. Rusk Rockwall, Texas 75087 PHONE 722-0401

NAME OF LAND PLANNER/ENGINEER Brooks Jackson Architects, Inc.

ADDRESS Cantrell Place Building Suite 320 PHONE 501- 227-8700

2311 Biscayne Dr. Little Rock, Ark. 72207

TOTAL ACREAGE 1.8 CURRENT ZONING Commercial

NUMBER OF LOTS/UNITS 1

Signed _____

Following is a checklist of items that may be required as a part of the site plan. In addition, other information may be required if it is necessary for an adequate review of a specific development proposal.

<u>Provided or Shown on Site Plan</u>	<u>Not Applicable</u>	
<u>X</u>	<u> </u>	1. Location of all existing and planned structures on the subject property and approximate locations of structures on adjoining property within 100 ft.
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<u> </u>	<u>X</u>	7. Location and types of all signs, including lighting and heights
<u>X</u>	<u> </u>	8. Elevation drawings citing proposed exterior finish materials

Provided or Shown
on Site Plan

Not
Applicable

 X

9. Street names on proposed streets

10. The following additional information:

If the site plan is required as a preliminary or development plan under a Planned Development Zoning Classification, the attached applicable items specified for preliminary plans or development plans must be included.

Taken by: _____

File No. _____

Date: _____

Fee: \$95.00

CITY OF ROCKWALL
OFFICIAL RECEIPT

DATE 8-23-83
NAME Miles Development
ADDRESS _____

Cash Check Other

GARBAGE		
LAND FILL PERMIT		
GARAGE SALES		
SOLICATORS PERMIT		
RENT		
MISCELLANEOUS WATER SALES		
<u>Site Plan Application</u>	<u>100</u>	<u>00</u>

Received By _____

2004

FORM G-1

SITE PLAN/~~PRELIMINARY-PLAT/FINAL-PLAT~~
FACT SHEET

Applicant: Milco Development
 Name of Proposed Development: Timber Trails Plaza
 Acreage: 1.194
 Number of Lots: 1
 Current Zoning: C
 Surrounding Zoning: C

Description: Three story glass office building with one level of parking underneath the building and additional parking in front and back of the building. Access onto FM-740 with a future second access along the rear property line to White Hills Drive.

Staff Comments: The applicant brought a site plan to the P&Z and Council two months ago for two office buildings on this site. The plan was approved. Now he has a new plan with only one building on the site.

The site needs 2 additional parking spaces. Applicant needs to clarify his landscaping, ~~and identify and describe item assumed to be sign in front of building.~~ Access to State road too wide - 45 ft. maximum.

Planning and Zoning Commission Recommendations:

11/10/83 - Approval with a total of 77 parking spaces and review of entrance width.

City Council Decision:

12/5/83 - Approve with 77 spaces and width of entrance dependent on Highway Dept. variance.

SITE PLAN ACTION RECORD

Case No. P&Z 03-57 -SP

Plan Submitted 10/5/22

Approved by P&Z _____

Approved by Council _____

File Created ✓

Filing Fee Paid/Receipt in File ✓

Review Form Prepared ✓

Circulated Review Through:

Administrator _____

Assistant Administrator _____

Community Services _____

Building Official _____

Engineering _____

Planning _____

Scheduled for P&Z Meeting ✓

Prepared Notes & Fact Sheet for P&Z _____

If Approved,

Scheduled for City Council _____

Prepared Notes & Fact Sheet for Council _____

If Approved,

TO: KAREN MARTIN
FROM: LARRY KING
DATE: OCTOBER 27, 1983
SUBJECT: TIMBER TRAIL PLAZA REVIEW

In reviewing the submitted, attached prints, the following violations exist:

1. Page One:

A. Indicates a drive approach of approximately sixty (60) feet in width. State Highway Regulations require an approach of under 45 feet maximum.

2. Parking shown does not comply with the current zoning ordinance. The ordinance requires three parking spaces for first 300 square feet of building area, with an additional space for each additional 300 square feet. The total building area of three floors totals 22,400 square feet, which requires a minimum of 77 spaces. The submitted plan on page one indicates only 74 parking spaces.

3. Page Two:

A. Indicates the proposed restroom design, which design indicates two separate restrooms with one water closet for each sex, and one lavatory per sex unit. The following indicates the required design by code:

WATER CLOSETS REQUIRED PER FLOOR

Male = 3/may subtract one (1) if urinal installed

Female = 3

LAVATORIES PER FLOOR

Male = 3

Female = 3

TO: KAREN MARTIN

FROM: LARRY KING

DATE: OCTOBER 27, 1983

SUBJECT: TIMBER TRAIL PLAZA REVIEW (Continued)

3. (Continued)...

DRINKING FOUNTAINS REQUIRED

One (1) per floor

4. Pages 3 & 4:

A. Pages 3 & 4 had insufficient information provided to make any comments.

1st
Submission

PLANNING AND ZONING COMMISSION
SITE PLAN FACT SHEET

Applicant: Milco Development

Proposed Subdivision: Timbertrail Plaza

Acreage: 1.2 Acres

Number of Lots: 19

Current Zoning: "C" Commercial

Surrounding Zoning: "C"

Description: Two office buildings constructed of glass and masonry,
with partially underground parking.

Staff Comments: Adequate parking, front and rear access and ~~setback~~.
Larry King will review with City Building Codes.
Violates side setback unless walls are 1 hour fire
retardant.

Commission Recommendation:

Approval subject to meeting side yard setback requirements.

Council Decision:

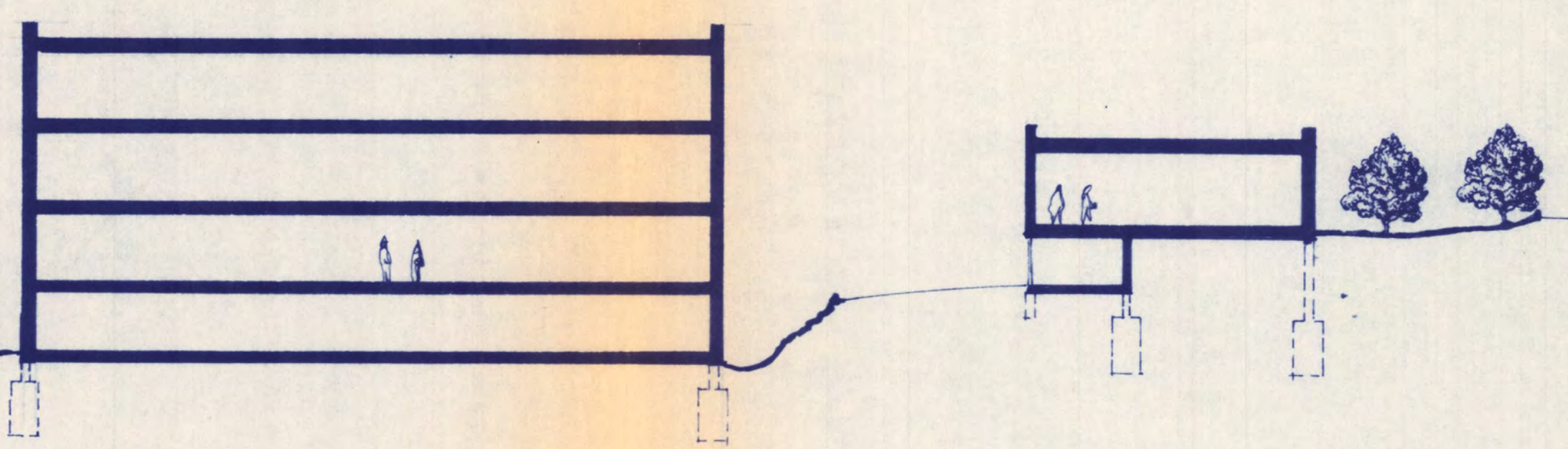
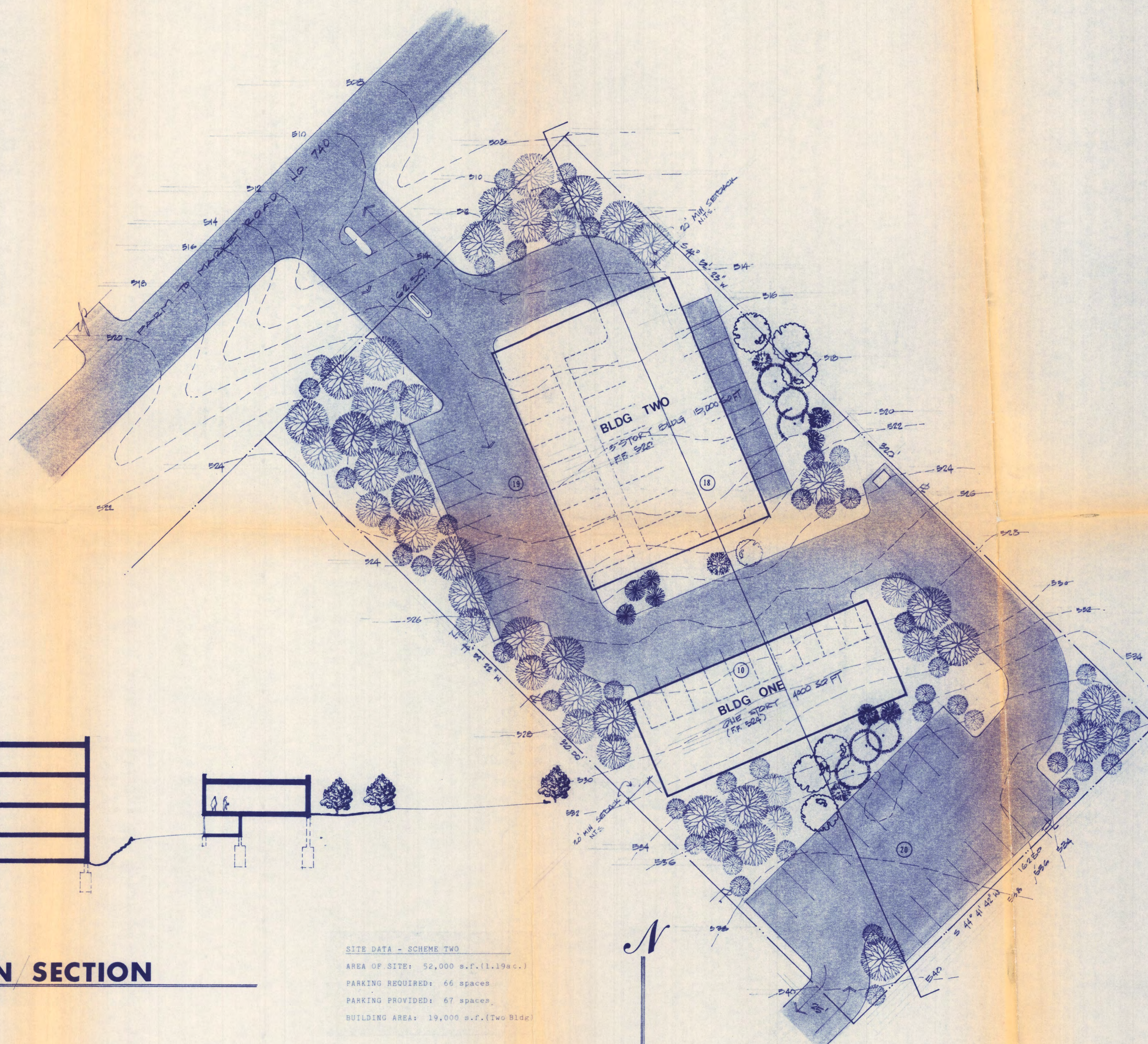
Approval

September 6, 1983

TIMBER TRAIL PLAZA

Building #1 violates Section 2.12, F-5, which regulates side setbacks. The submitted plans call for a 10'6" minimum setback, which by the above Section is not allowed because 15' is the least amount allowed, unless adjoining wall is one hour fire retardant.

Building Code also regulates by Table 5-A a minimum side setback of 20' from any property line, unless protected by one hour fire retardant wall 10' from any property line.



SITE PLAN SECTION

SCALE 1" = 20'

SITE DATA - SCHEME TWO

AREA OF SITE: 52,000 s.f. (1.19ac.)

PARKING REQUIRED: 66 spaces

PARKING PROVIDED: 67 spaces

BUILDING AREA: 19,000 s.f. (Two Bldg)



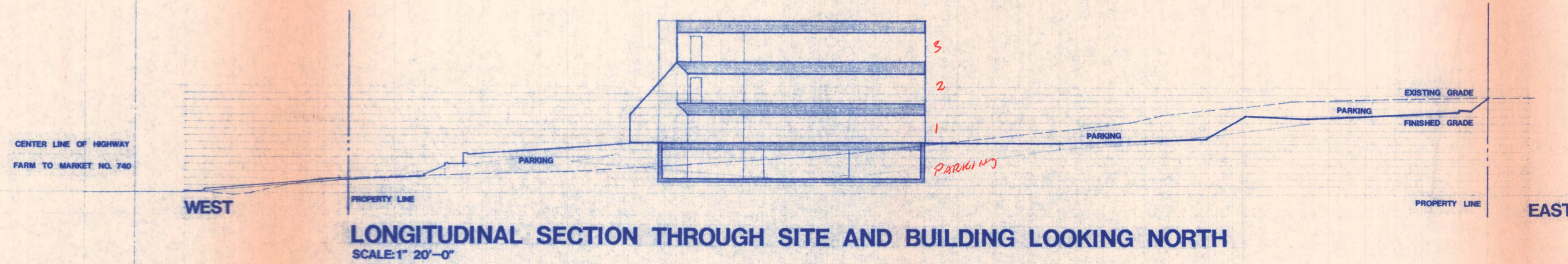
1st Submission

REVISIONS		JOB NO. 189019	
DRAWN BY DATE RJM 10-16		SHEET NO.	
		206 1/2 E. RIVER, ROCKWALL, TEX. 75087	
		214.722.0401	

Asomugwa



BROOKS JACKSON ARCHITECTS, INC.
 2311 BISCAYNE DRIVE
 LITTLE ROCK, ARKANSAS
 501-227-8700

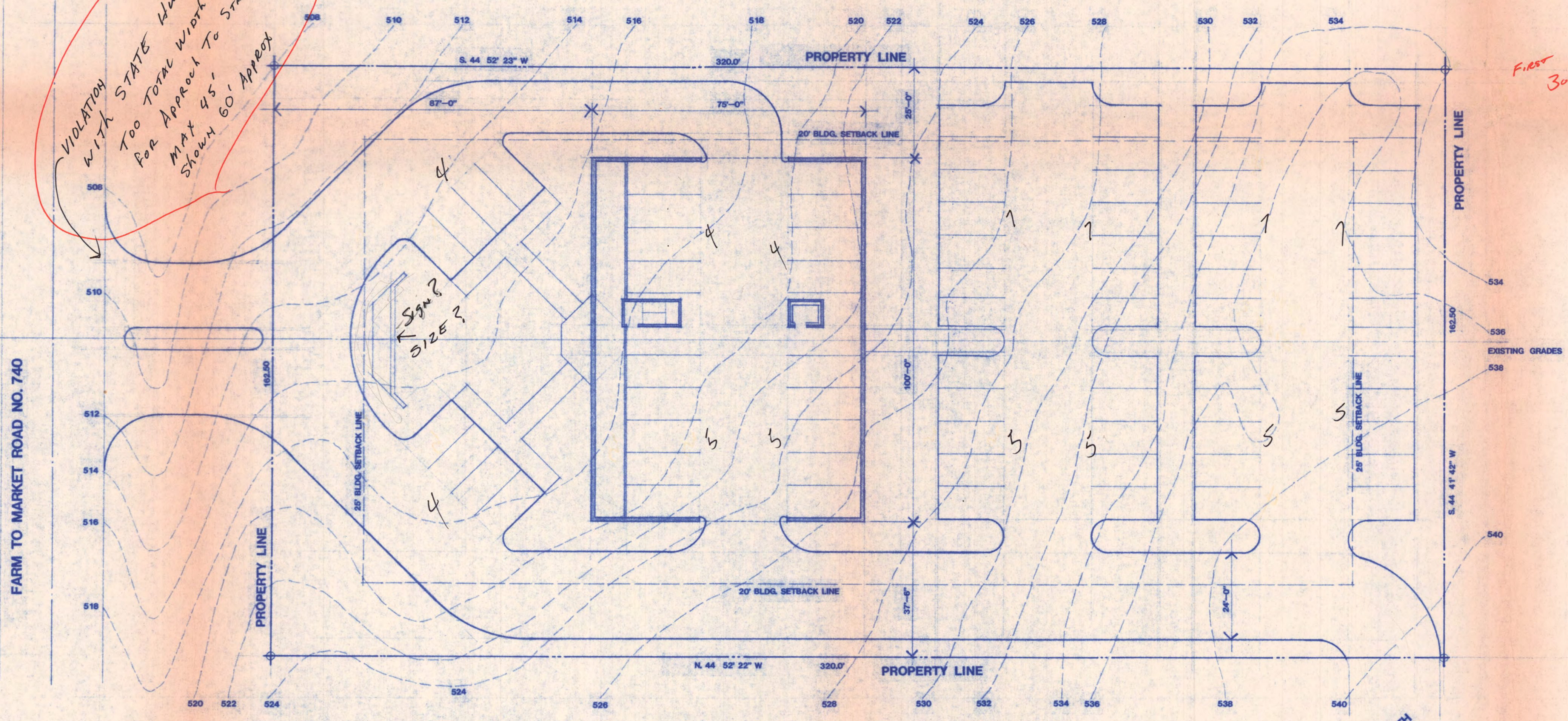


PARKING REQ. = 77 SPACES for a total of 22,500 sq ft
Parking Shown = 75 SPACES

$$\begin{matrix} 22,500 \\ - 300 \\ \hline 22,200 \end{matrix} = 79$$

$$79 - 2 = 77 \text{ NEEDED}$$

VIOLATION STATE Hwy Reg. Too Total width Allowed For Approach To State Road MAX 45' SHOWN 60' APPROX



SITE DEVELOPMENT PLAN
 SCALE: 1" 20'-0"
 SITE DATA
 Area of Site: 52,000 square feet (1.194 acres)
 Parking Spaces: (75) need 77
 Building Area: 22,500 square feet

Landscaping

2nd Submission 10/83

TIMBER TRAIL PLAZA
 A DEVELOPMENT BY
MILCO DEVELOPMENT CO., INC.
 ROCKWALL, TEXAS

TITLE
 DATE
 SHEET NO.



**BROOKS
JACKSON
ARCHITECTS, INC.**

2311 BISCAYNE DRIVE
LITTLE ROCK, ARKANSAS
501-227-8700

TIMBER TRAIL PLAZA
A DEVELOPMENT BY
MILCO DEVELOPMENT CO., INC.
ROCKWALL, TEXAS

TITLE

DATE

SHEET NO.

BROOKS JACKSON ARCHITECTS, INC.
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NORTH

WEST

SOUTH

ONE WAY TRAFFIC
20'-0" DRIVE

24'-0" DRIVE
TWO WAY TRAFFIC

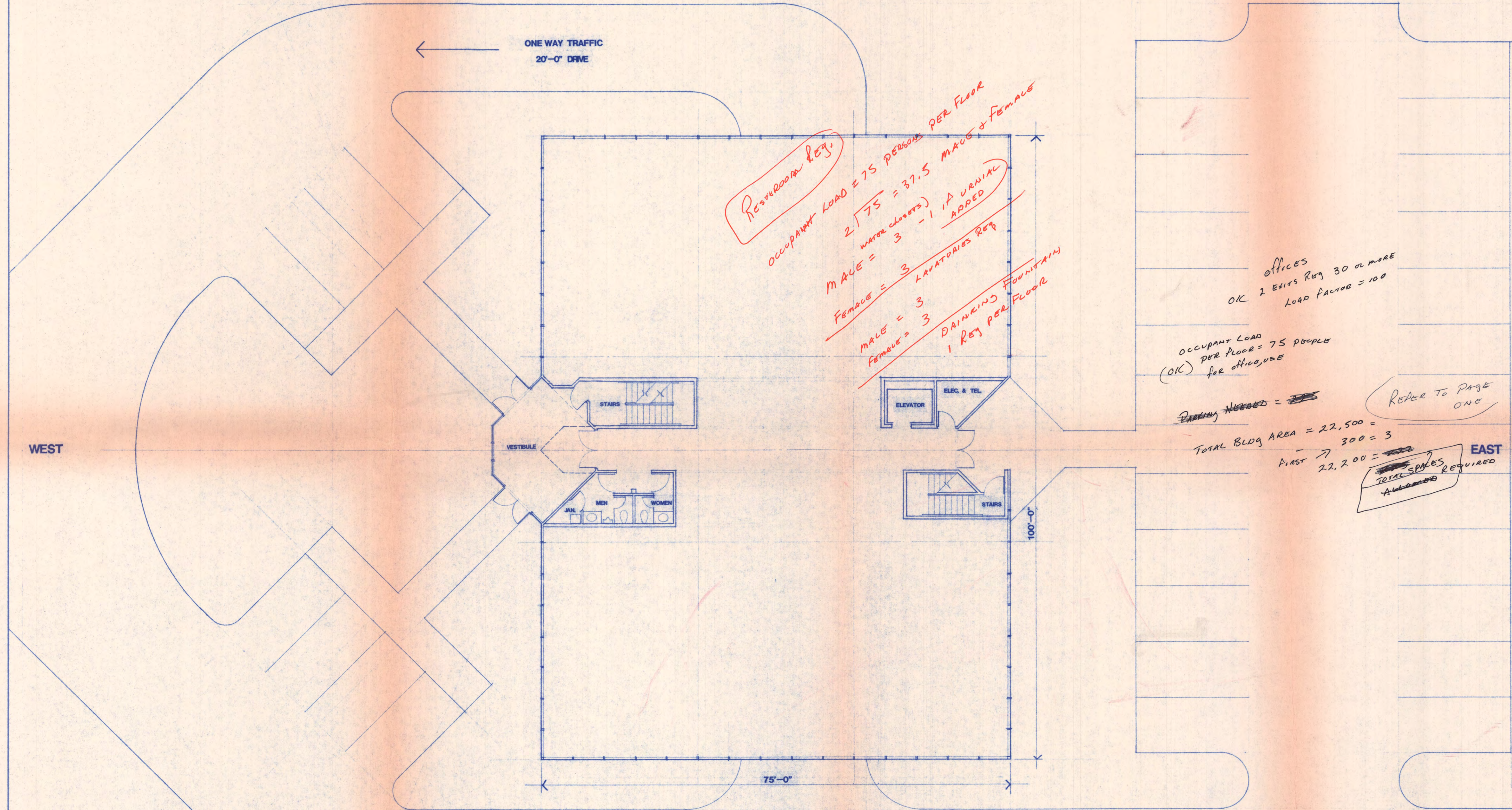
FIRST FLOOR PLAN
SCALE: 1/8"=1'0"

Restroom Req.
OCCUPANT LOAD = 75 PERSONS PER FLOOR
2 / 75 = 37.5
WATER CLOSERS
MALE = 3 - 1 IA URINAL ADDED
FEMALE = 3 LAVATORIES REQ
MALE = 3 DRINKING FOUNTAIN
FEMALE = 3 1 REQ PER FLOOR

offices
OK 2 EXITS REQ 30 or MORE
LOAD FACTOR = 100
OCCUPANT LOAD
(OK) PER FLOOR = 75 PEOPLE
for office use

~~PARKING HOODS = 3~~
TOTAL BLDG AREA = 22,500 =
FIRST 300 = 3
22,200 = ~~300~~
TOTAL SPACES REQUIRED
ADDED

REFER TO PAGE ONE

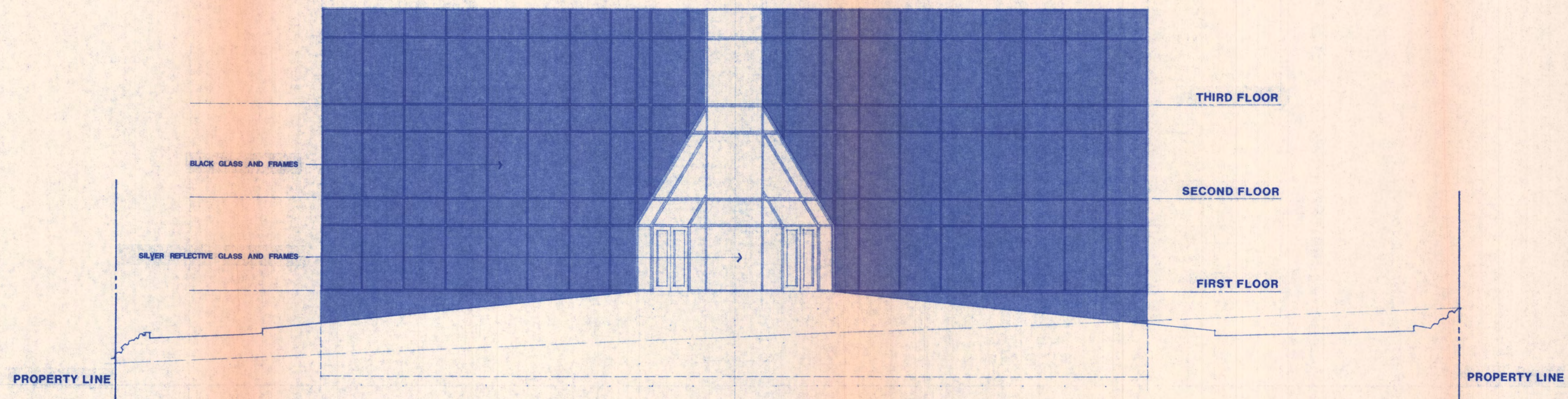




**BROOKS
JACKSON**
ARCHITECTS, INC.

2311 BISCAYNE DRIVE
LITTLE ROCK, ARKANSAS
501-227-8700

TIMBER TRAIL PLAZA
A DEVELOPMENT BY
MILCO DEVELOPMENT CO., INC.
ROCKWALL, TEXAS



WEST (FRONT) BUILDING ELEVATION
SCALE: 1/8" = 1'0"

TITLE

DATE

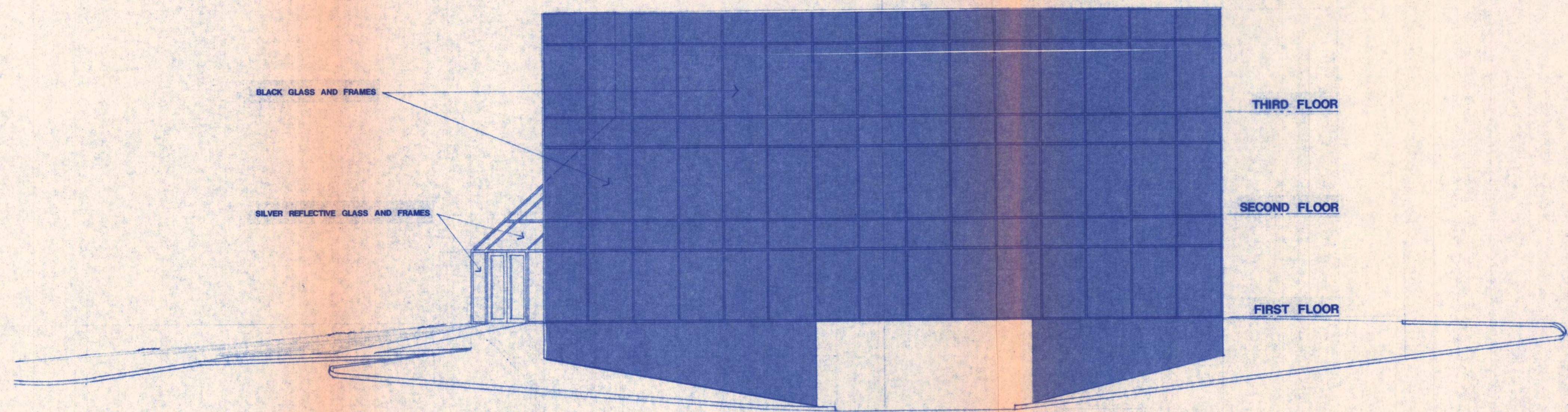
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ARCHITECTS, INC.

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TIMBER TRAIL PLAZA
A DEVELOPMENT BY
MILCO DEVELOPMENT CO., INC.
ROCKWALL, TEXAS



SOUTH BUILDING ELEVATION

SCALE: 1/8"=1'0"

TITLE

DATE

SHEET NO.