

Harris

SITE PLAN APPLICATION

Date: 4/24/84

NAME OF PROPOSED DEVELOPMENT _____

NAME OF PROPERTY OWNER/DEVELOPER Orleans on the Lake

ADDRESS _____ PHONE _____

NAME OF LAND PLANNER/ENGINEER _____

ADDRESS _____ PHONE _____

TOTAL ACREAGE _____

CURRENT ZONING _____

NUMBER OF LOTS/UNITS _____

Signed Richard Harris

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>✓</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>✓</u>	_____	2. Landscaping, lighting, fencing and/or screening of yards and set-back areas
<u>✓</u>	_____	3. Design and location of ingress and egress
<u>✓</u>	_____	4. Off-street parking and loading facilities
_____	<u>✓</u>	5. Height of all structures
<u>✓</u>	_____	6. Proposed Uses
_____	<u>✓</u>	7. Location and types of all signs, including lighting and heights
_____	<u>✓</u>	8. Elevation drawings citing proposed exterior finish materials

Provided or Shown
on Site Plan

Not
Applicable

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: _____

PRELIMINARY PLAN

An applicant may submit a Preliminary Plan with the application for a Planned Development District if the applicant is not ready to begin development of part or all of the site. The Preliminary Plan shall contain all information that may be necessary to insure that the development complies with all applicable regulations and requirements.

The Preliminary Plan shall be prepared on a site topography map at a scale of 1" = 100', or at a scale to be specified by the City Staff, with no less than 5' contour intervals and shall include:

Provided or Shown
on Site Plan

Not
Applicable

✓

1. A metes and bounds description of the entire Planned Development tract.

✓

2. A drawing locating flood plain areas, water bodies, creeks, drainage areas, and significant natural features such as major tree groupings and important view corridors.

✓

3. Sufficient evidence to establish that the applicants are in fact all the owners or have control of all outstanding interest of the land and structures thereon.

✓

4. A drawing locating all land use areas, showing proposed gross acreages of each use, maximum lot coverages, maximum height, minimum setbacks, residential densities, approximate gross floor area and floor area ratio for all commercial, industrial and office uses.

✓

5. Location of all major access points thoroughfares, and collectors within the development.

✓

6. Identification of all major land use classifications and the approximate acreages within the development as related to current zoning district designations or the specific purpose. The designated usage will not be assumed to establish area requirements as established within the zoning district, but these requirements shall be used as guidelines in the final determination of area requirement

✓

7. Indication of each phase of development if the proposed Planned Development is to be in separate phases.

Provided or Shown
on Site Plan

Not
Applicable

8. Indication by acreage or percentage of total development all major areas planned for public and private open space.

9. Land area included with the site and the land area of all abutting sites with the zoning classifications thereon, and dimensions and locations of all public and private rights-of-way and easements bounding and intersecting the site.

10. Estimates of traffic volumes and turning movements may be required.

11. The preliminary plan shall be signed by the applicant's engineer and planner. A location map shall accompany the concept plan, showing the relationship of the planned development to adjacent properties and the land uses and thoroughfares shown on the comprehensive plan and intended for the area.

12. See item 10 on site plan applications for any additional requirements.

DEVELOPMENT PLAN

The development plan, in addition to those items included in the preliminary plan, shall include or show:

Provided or Shown
on Site Plan

Not
Applicable

1. The development plan of the entire planned development or of the proposed phase at a scale of 1" = 100', or as specified by City staff and showing the proposed finished grade of the area at 2 foot intervals.

_____ ✓

2. In addition to data and drawings prescribed, the application shall be accompanied by a tabulation of the area proposed to be devoted to each land use and a tabulation of the average population density per net acre and per gross acre in the area or areas proposed to be devoted to residential use.

_____ ✓

3. A description of the proposed lot or lots and the boundaries thereof, and proposed setbacks on the lots.

_____ ✓

4. With the exception of single family dwellings, the location of each existing and each proposed structure in the development, the use or uses to be contained therein, the number of stories, the gross floor area, and the location of entrances and loading points thereof. If a particular type structure is to be built a number of times, a typical lot layout may be substituted.

_____ ✓

5. All public rights-of-way, curb cuts, driving lanes, parking areas, loading areas, public transportation areas, and illumination facilities for the same, including existing facilities to be relocated. Design criteria for illumination facilities may be required.

_____ ✓

6. All pedestrian walks, malls, and open areas for use by tenants or visitors.

_____ ✓

7. All reservations for public uses, including parks, playgrounds, schools and other open spaces.

Provided or Shown
on Site Plan

Not
Applicable

✓

8. The location and height of each wall, fence and screen planting used as a buffer between uses and from adjacent property owners.

✓

9. All landscaped areas, including any reserved open space to be retained. Detailed landscaping plans may be required when necessary.

✓

10. The location, size, height, and orientation of each sign, except signs that are flat on building facades and that do not directly face property in a residential district, or directional signs.

✓

11. Facilities for waste disposal on other than single family uses.

12. Proposed street names for all public and private roads.

✓

13. Elevations and/or perspective drawings may be required in order that the relationship of the buildings to adjacent property, open spaces and to other features of the development plan may be determined. This subsection does not apply to single family, duplex and townhouse lots.

14. Any or all of the required features may be incorporated on a single drawing if such drawing is clear and suitable for evaluation by the City Staff and City officials.

15. A legal instrument establishing a plan for permanent care and maintenance of any common areas or communally owned facility must be submitted before the development plan will be approved. All such instruments shall be approved by the City attorney as to legal form, and by the Planning and Zoning Commission and City Council as to suitability for the proposed use of the common area.

✓

16. The title page of each application and set of plans shall be signed

by the applicant's architect, planner, landscape architect, engineer and/or land surveyor if these services are required. In addition to an engineer and a planner, the applicant's submittal may be required to contain the professional services of at least two of the remaining three professionals involved in the design and construction of the environment.

17. See item 10 on the site plan application for any additional requirements.

CITY OF ROCKWALL OFFICIAL RECEIPT

DATE 4/23/84

NAME JVHR Partnership

ADDRESS _____

Cash Check Other

GARBAGE		
LAND FILL PERMIT		
GARAGE SALES		
SOLICATORS PERMIT		
RENT		
MISCELLANEOUS WATER SALES		
<u>Revised</u>		
<u>Development Plan</u>	<u>148</u>	<u>00</u>

Received By _____

2501

FORM 01

PD ~~PRELIMINARY~~/DEVELOPMENT PLAN

FACT SHEET

Case No. 84-68-DP/PP

Applicant Richard Harris

Name of Proposed Development: --

Location of Property formerly Tanglewood Condominiums off Summer Lee Dr.

Acreage 6

Number Lots/Units 41

Current Zoning PD-20 Condominium

Surrounding Zoning: PD - Condominium and townhouse

Reason for Request to add zero lot line residential use to allowed
uses in PD and plan 41 lot development

Additional Information Area was platted for condominiums. Since devel-
opment is being restricted to the density mix
of the Growth Management Plan, only 30 high density units can be built
at this time, 90 medium density (Signal Ridge has paid for these), and
480 low density. Harris wants to revise the PD ordinance and have this
revised development plan approved so he can build low density (less
than 7 per acre) zero lot lines. This will require a revised final plat.
He wants to vary lots to 90 ft. depth with public streets.

Staff Comments Need to label dimensions. Country Lane is now
Summer Lee Drive. Need street names. Close
off one entrance to parking lot.

Notices: 5 sent. For Against

Planning and Zoning Commission Recommendation:

5/10/84 - Approval with entrance to parking lot closed, radii
adequate for emergency vehicles, and 3600 sq.ft. minimum lot
area.

Council decision

6/4/84 - Approve with attached minimum standards and development plan.

PLANNED DEVELOPMENT
AREA REQUIREMENTS CHECKLIST

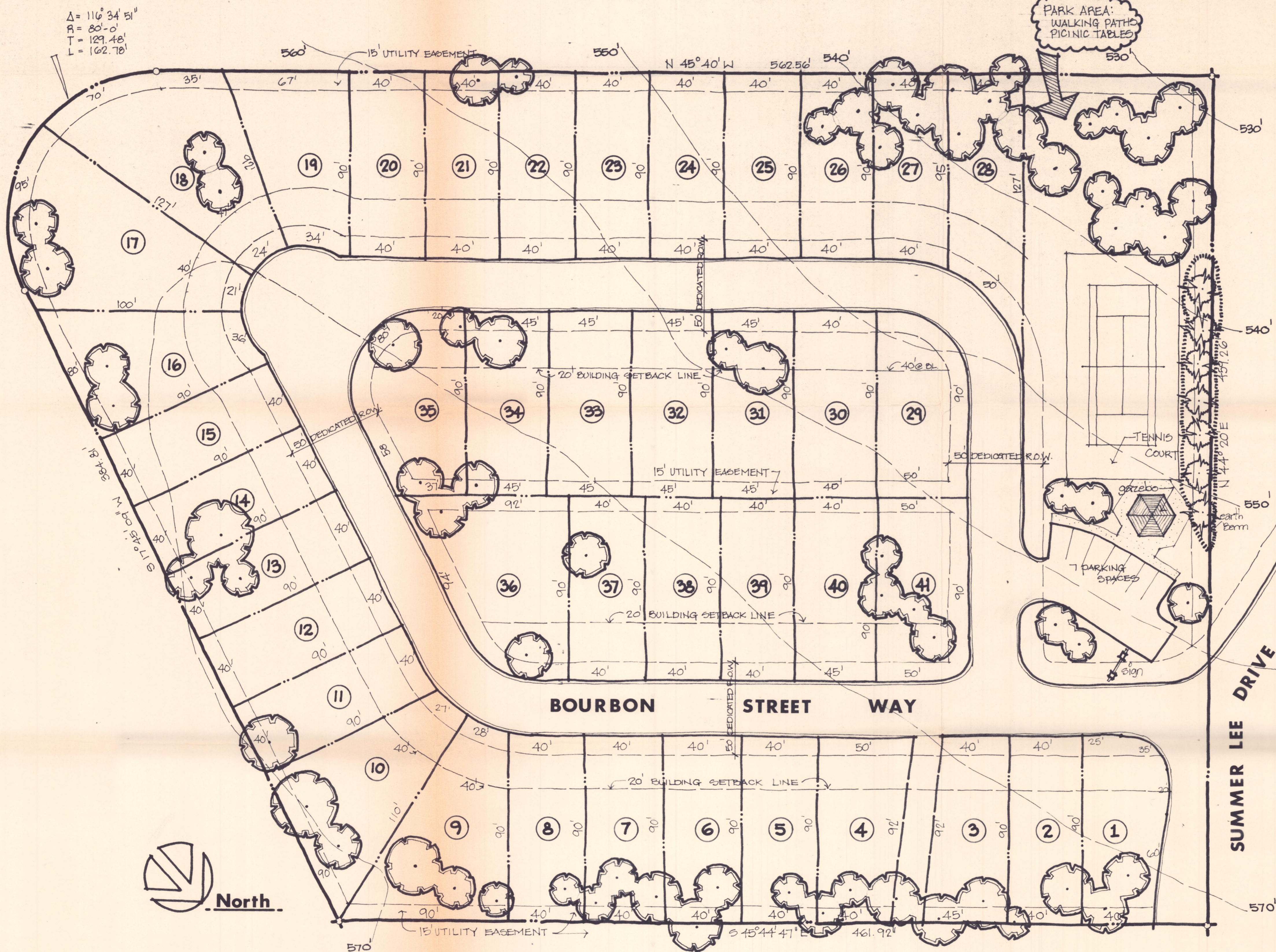
Project: Orleans on the Lake
 PD No. 20
 Location: Summer Lee & FM-740

Project Description: Zero Lot
Line Single Family
 Total Acreage: 6
 Total Density: 6.9 per Acre

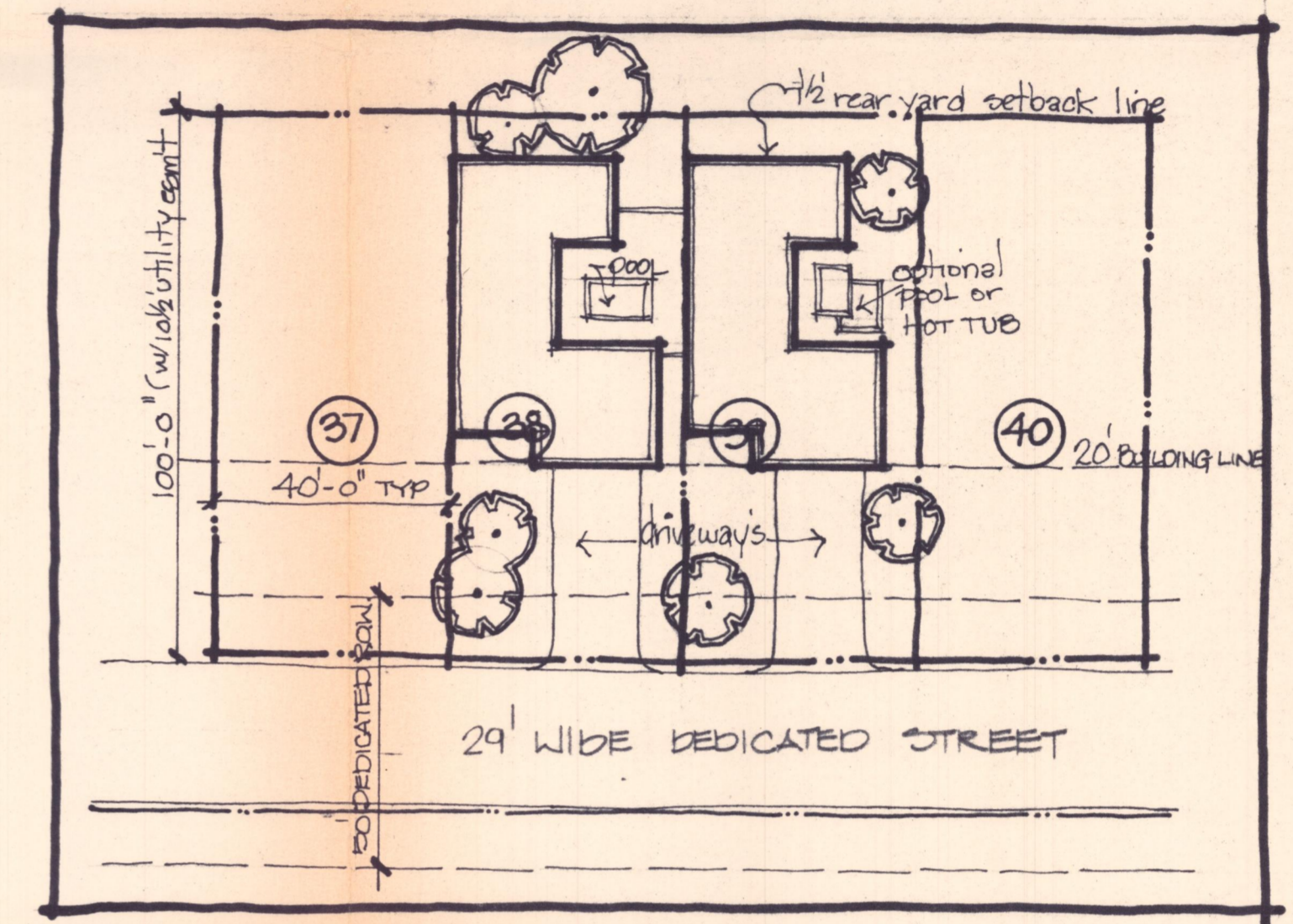
<u>Area Requirement</u>	<u>Current Standards</u>	<u>Proposed Standards</u>	<u>Approved Standards</u>
<u>Min. Lot Depth</u>	<u>100'</u>	<u>90'</u>	<u>90'</u>
<u>Min. Lot Width</u>	<u>25'</u>	<u>40'</u>	<u>40'</u>
<u>Min. Lot Area</u>	<u>3,000 sq.ft.</u>	<u>3,600 sq.ft.</u>	<u>3,600 sq. ft.</u>
<u>Min. Front Yard</u>	<u>20'</u>	<u>20'</u>	<u>20'</u>
<u>Min. Rear Setback</u>	<u>7½'</u>	<u>--</u>	<u>7½'</u>
<u>Min. Side Setback</u>	<u>5'</u>	<u>--</u>	<u>0 & 5'</u>
<u>Min. sq.ft. reqmt.</u>	<u>800 sq.ft.</u>	<u>--</u>	<u>1,200 sq. ft. heated living area</u>
<u>Max. Bldg. Coverage</u>	<u>60%</u>	<u>--</u>	<u>60%</u>
<u>Max Density</u>	<u>8/acre</u>	<u>6.9/acre</u>	<u>6.9/acre</u>
<u>Max. Height</u>	<u>36'</u>	<u>--</u>	<u>36', 2 stories</u>
<u>Min. No. off St. Pkng.</u>	<u>2</u>	<u>2</u>	<u>2</u>
<u>(excluding garage spaces)</u>			
<u>% of Exterior Masonry Coverage</u>	<u>N/A</u>	<u>--</u>	<u>subject to elevations approval by Council</u>
<u>Garage</u>		<u>2 car</u>	<u>2 car</u>

Final plat must designate zero setback line and deed restrictions
must designate homeowners' association to maintain after built out.

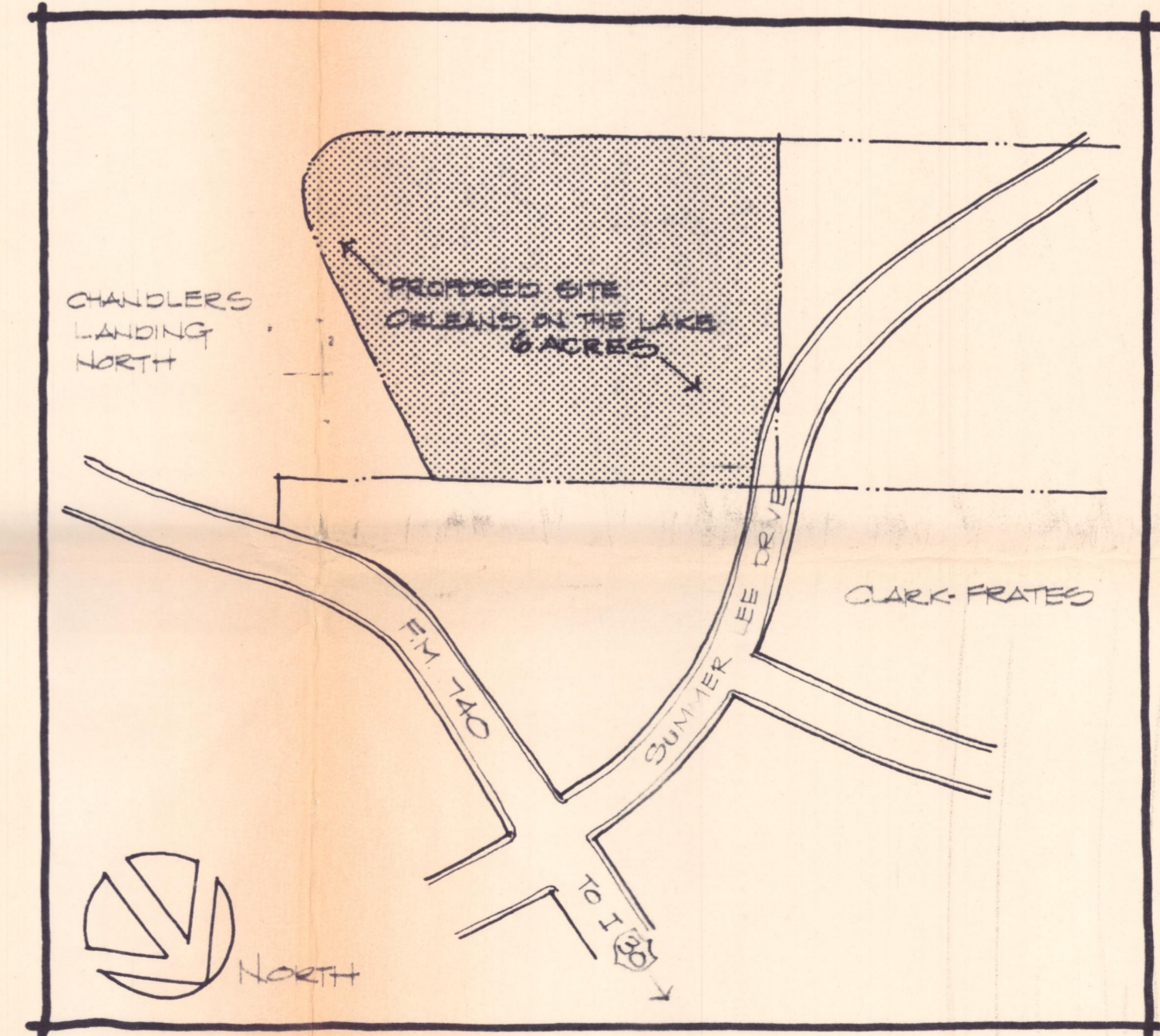
ORLEANS ON THE LAKE



SITE PLAN



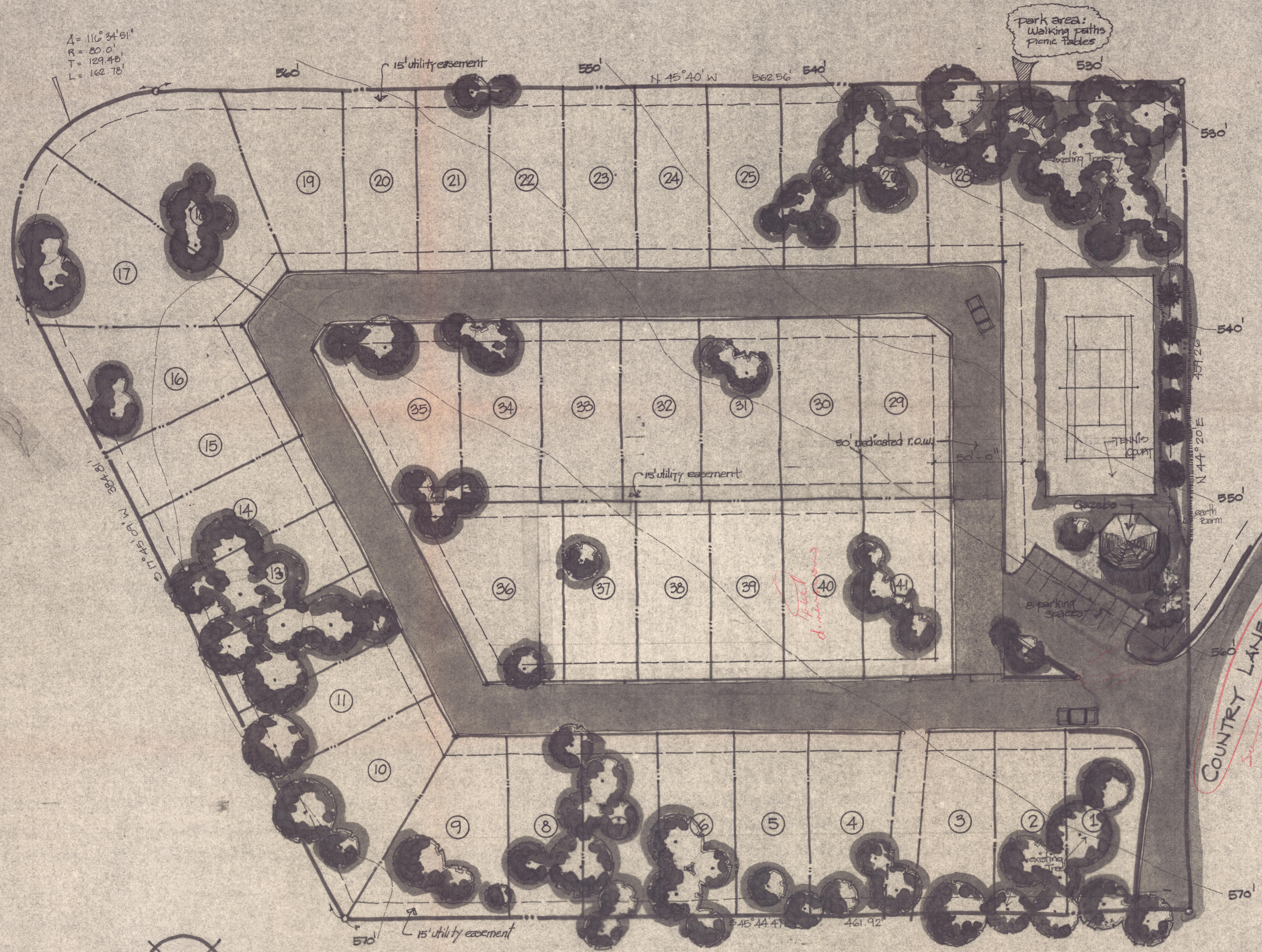
TYPICAL SITE/UNIT PLAN SC: 1" = 30'-0"



LOCATION MAP

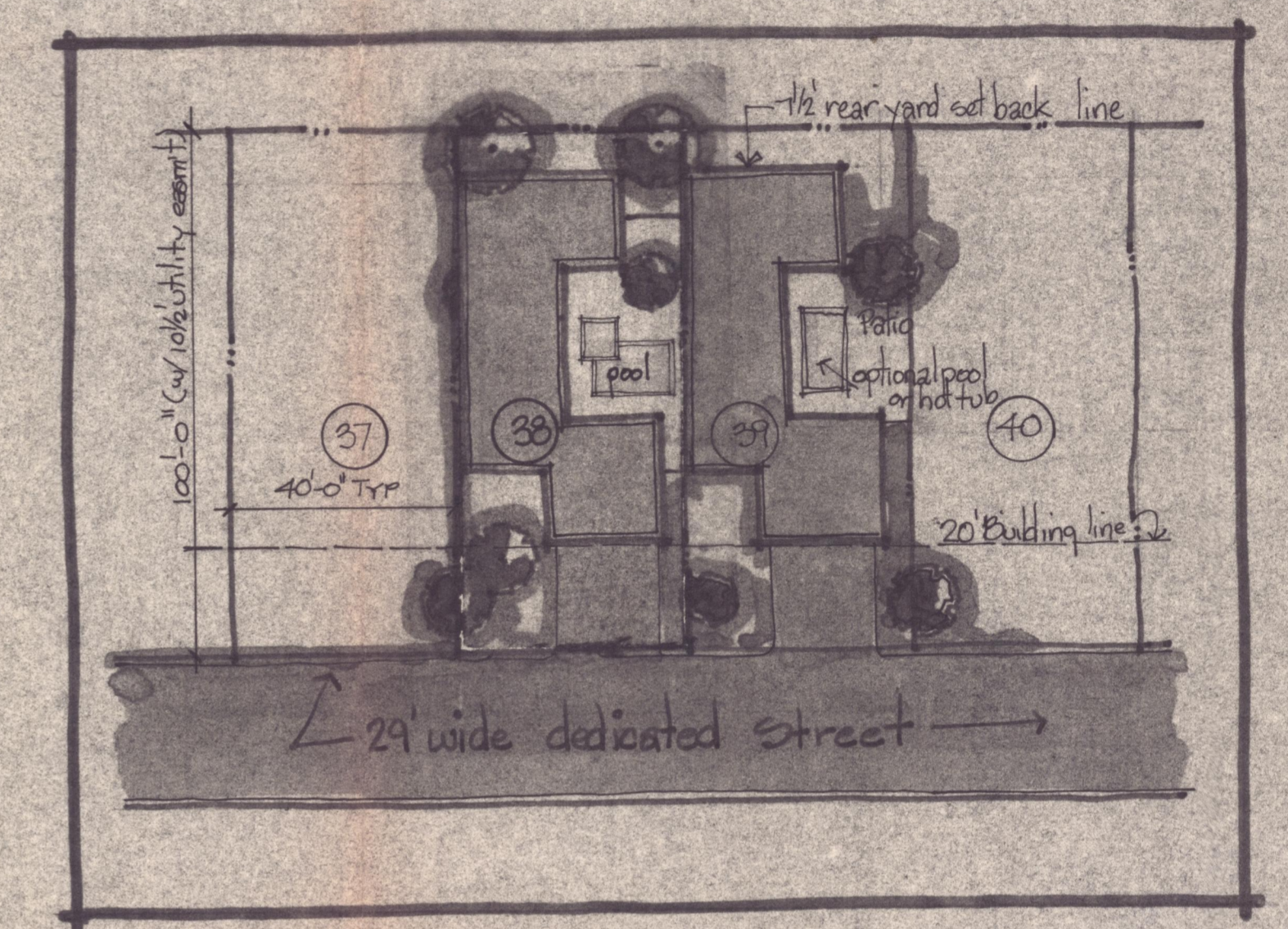
ARCHIMATRIX, INC ARCHITECTS
 CHAS E. HODGES A.A.
 103 S. SAN JACINTO, ROCKWALL, TX 214-722-8271

Exhibit
 "A"



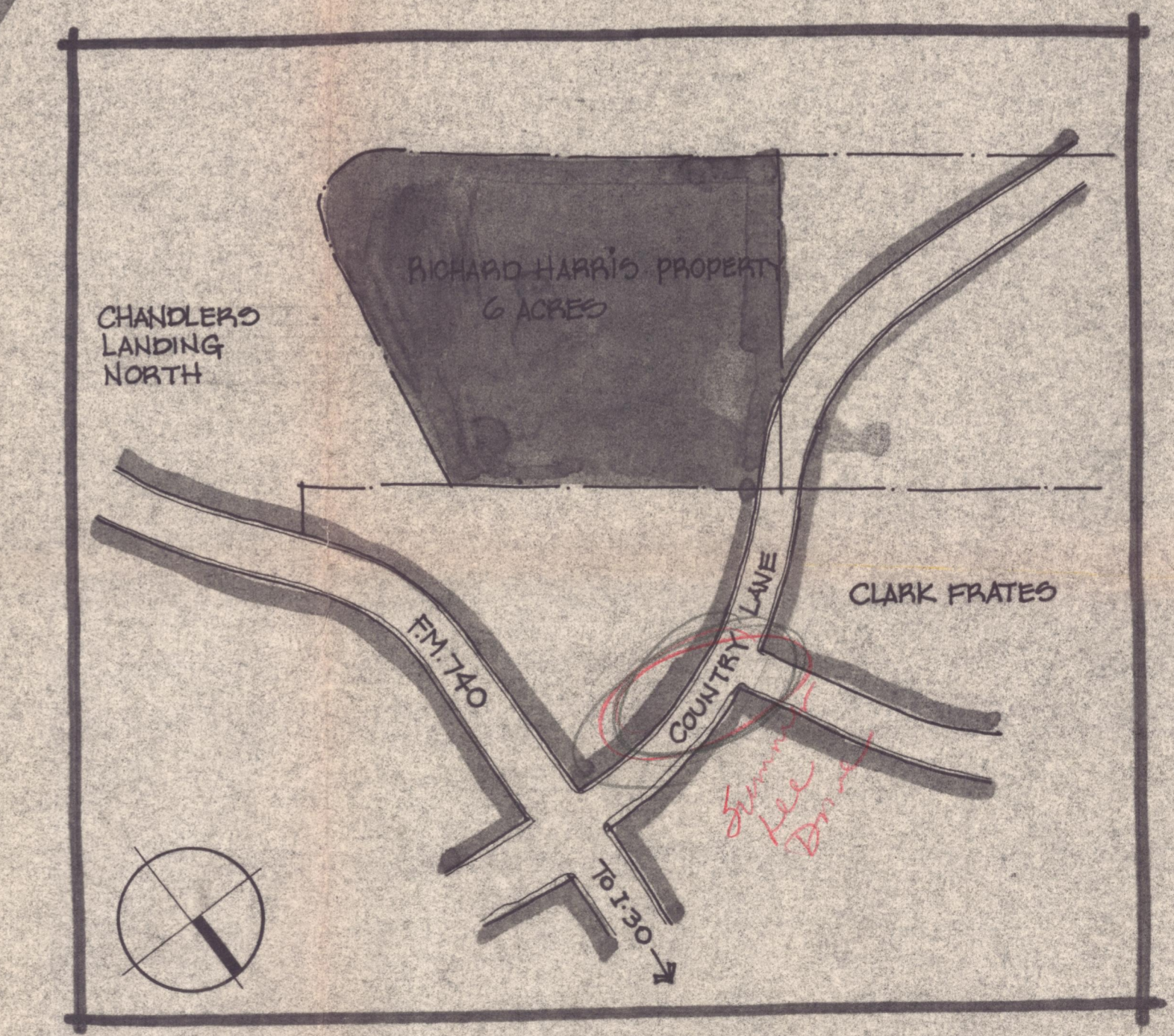
SITE PLAN

sc: 1" = 30'-0"



Typical Site/Unit Plan

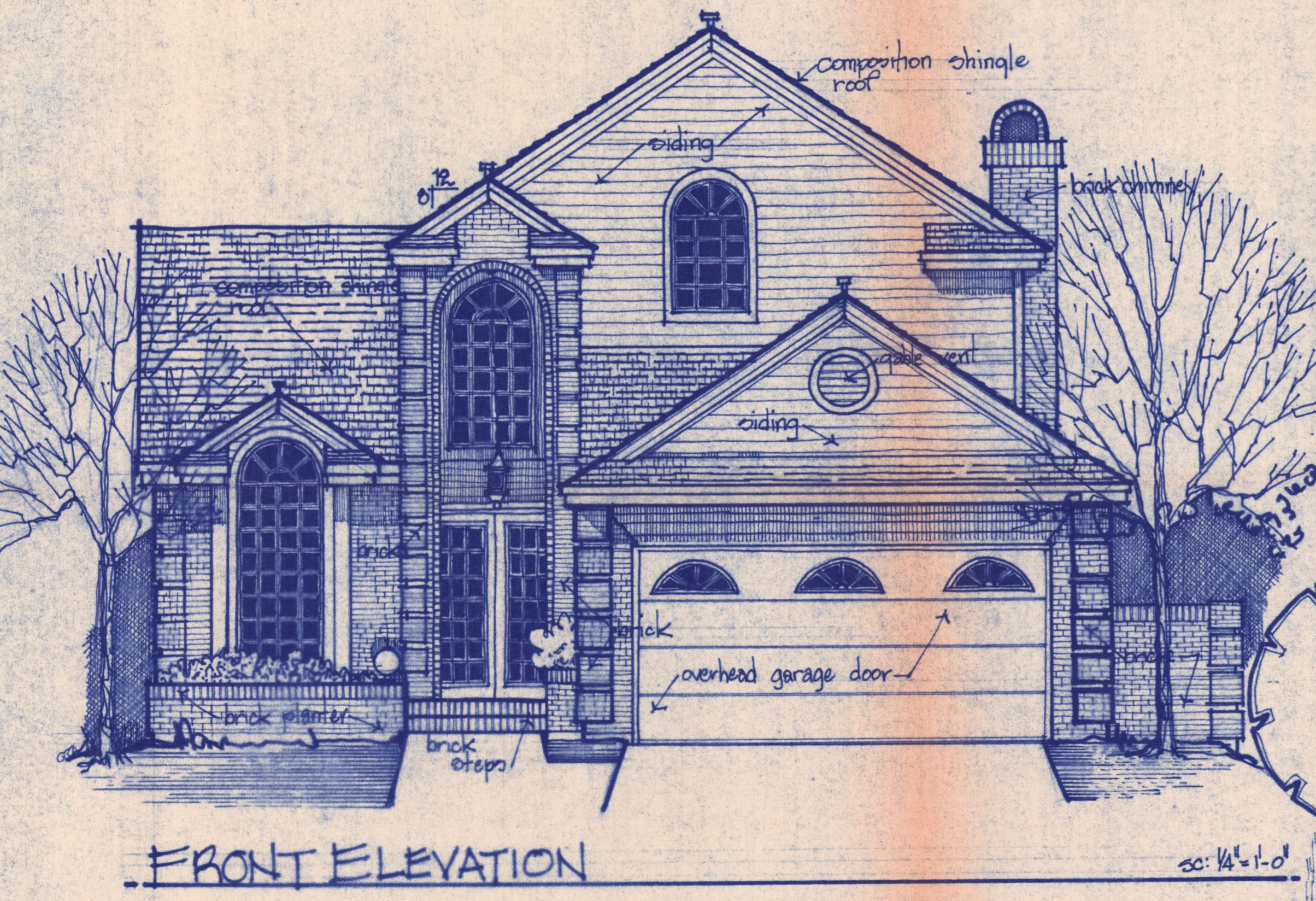
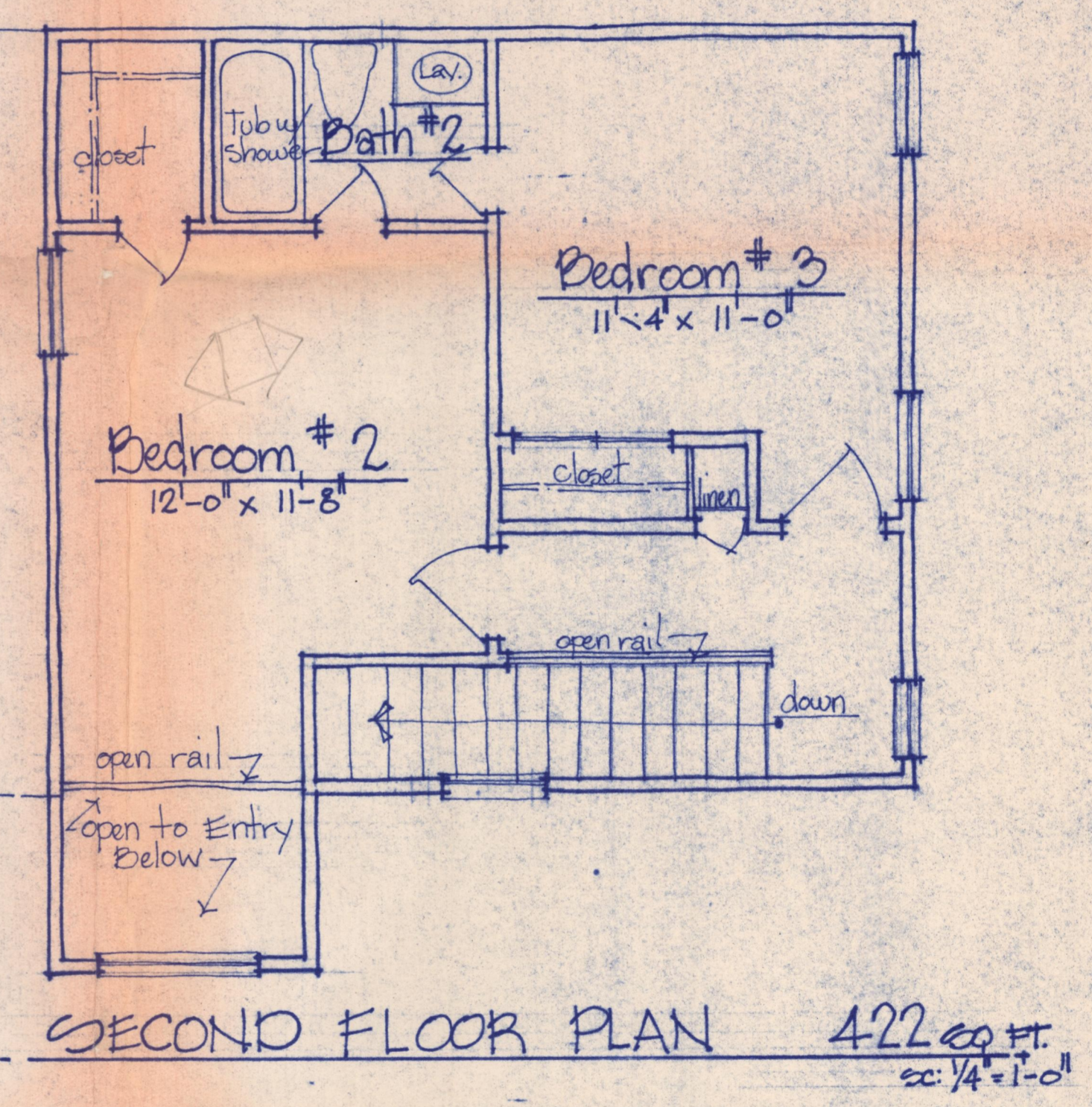
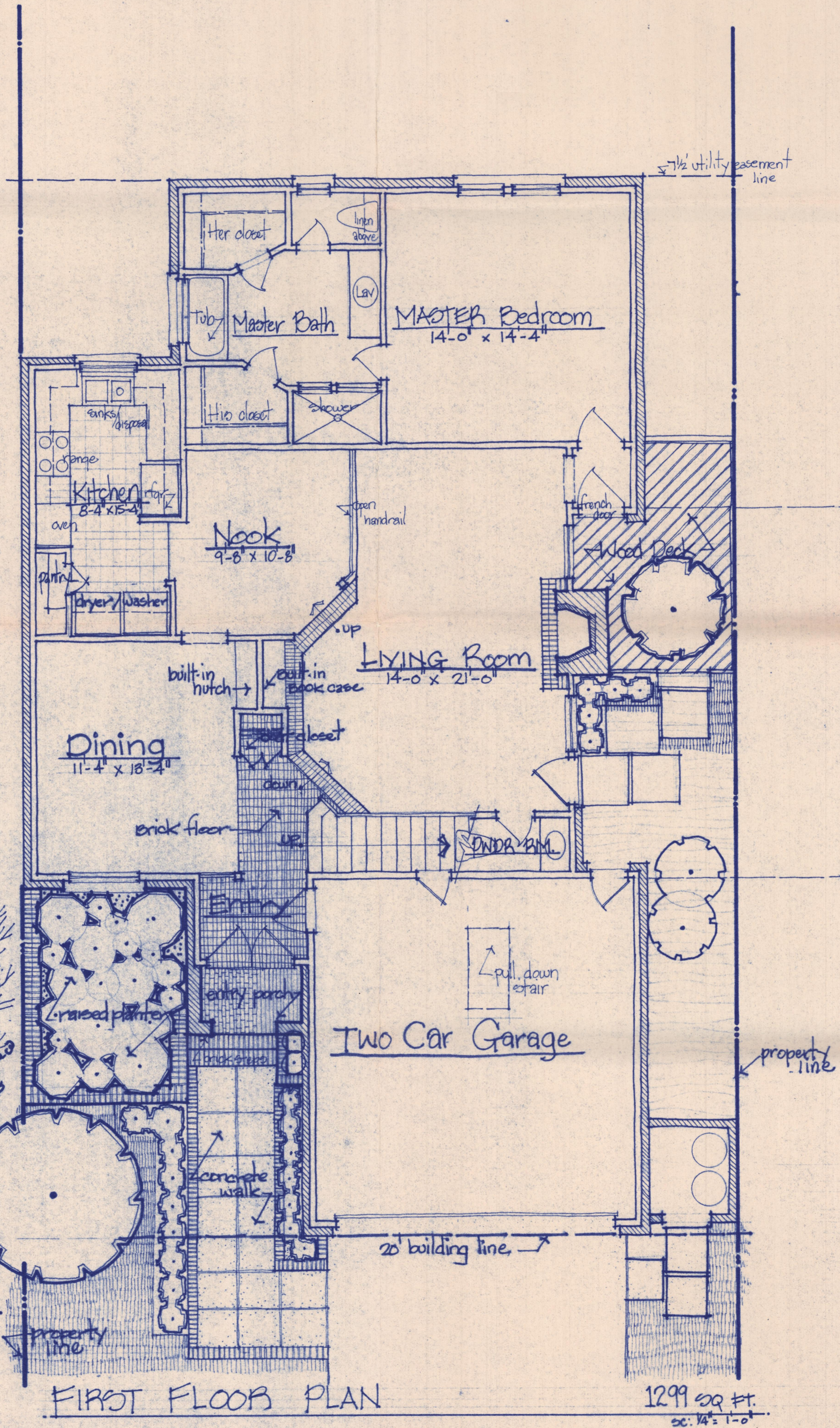
sc: 1" = 30'-0"



Location Map

ARCHIMATRIX, INC - ARCHITECTS
 CHAS. E. HODGES AIA JOHN R. LINDSEY, BILL FLASHNUK
 103 S. SAN JACINTO ROCKWALL, TEX 75087, 214-722-8271

PROGRAM	
TYP. MIN. LOT SIZE	3660 #
BLDG. COVERAGE	59%
1ST FLOOR	1299 #
2ND FLOOR	422 #
GARAGE	422 #
PORCH	28 #
TOTAL	2171 #
PERCENT BRICK SHOWN — 70%	
PROPOSED MIN. (excluding garage)	60%
zero lot line side	100% up to plot line



ORLEANS ON THE LAKE
 ROCKWALL TEXAS
 ARCHIMATRIX INC.
 103 S. SAN JACINTO ROCKWALL TX. 214-722-3271

111 A

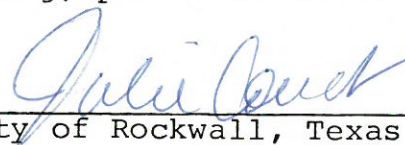
BEFORE THE PLANNING AND ZONING COMMISSION
CITY OF ROCKWALL, TEXAS

The Planning and Zoning Commission will hold a public hearing at 7:30
o'clock P.M., on the 10th day of May, 1984, in
Rockwall City Hall, 205 W. Rusk
Rockwall, Texas, on the request of Richard Harris
for an amendment to Ord. 82-38 to allow zero lot line residential use
and a revision to the approved development plan.

on the following described property:

Tanglewood Condominiums (Summer Lee Drive)

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. 84-68-DP



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. 84-68-DP

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

Richard Harris

- 1) Kirby Albright & Peter Wolf
401 First Security Bldg
Garland, TX 75042
- 2) Signal Development Corp.
c/o Keith M. Glamery
4400 Republic Bank Tower
Dallas, 75201
- 3) K B & P Inc.
5505 Broadway
Garland 75043
- 4) Vernon Beard
Rt 1, Box 119B
Rku.
- 5) Clarke - Frates
#1 Commodore Plaza