

SITE PLAN APPLICATION

Date: July 23, 1984

NAME OF PROPOSED DEVELOPMENT TEXAS CENTER

NAME OF PROPERTY OWNER/DEVELOPER TEXAS CENTER PARTNERSHIP

ADDRESS 601 Whitehills Drive, Suite 500 Rockwall, Texas PHONE 722-0222

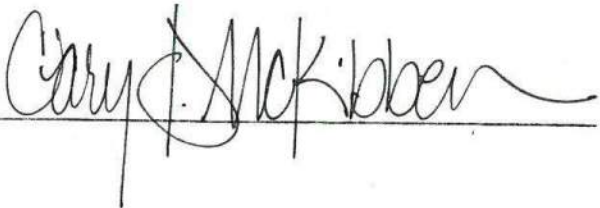
NAME OF LAND PLANNER/ENGINEER McKibben & Cook Architects, Inc.

ADDRESS 810 High School Drive Rockwall, Texas PHONE 722-3247

TOTAL ACREAGE 1.32

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>	
_____	_____	1. Location of all existing and planned structures on the subject property and approximate locations of structures on adjoining property within 100 ft.
_____	_____	2. Landscaping, lighting, fencing and/or screening of yards and set-back areas
_____	_____	3. Design and location of ingress and egress
_____	_____	4. Off-street parking and loading facilities
_____	_____	5. Height of all structures
_____	_____	6. Proposed Uses
_____	_____	7. Location and types of all signs, including lighting and heights
_____	_____	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. 84-85-SP

Date: 7/23/84

Fee: \$ 95.00

CITY OF ROCKWALL OFFICIAL RECEIPT

DATE 7-23-84

NAME M.C.A.

ADDRESS Rockwall, Tx.

601 Whitehills

Cash Check 546.9 Other

GARBAGE	
LAND FILL PERMIT	
GARAGE SALES	
SOLICATORS PERMIT	
RENT	
MISCELLANEOUS WATER SALES	
<u>Site Plan.</u>	<u>95.00</u>
	<u>95.00</u>

Received By [Signature]
R & W PRINTING CO. - ROCKWALL TX 75087 71330-8

2703
FORM G-1

SITE PLAN/PRELIMINARY PLAT/FINAL PLAT
FACT SHEET

Applicant: Rick Burgy & Leland Miller

Name of Proposed Development: Texas Center

Acreage: 1.32

Number of Lots: 1

Current Zoning: Commercial

Surrounding Zoning: Commercial

Description: Three-story glass and synergy office building with bank facing FM-740. Two 2-way accesses on White Hills Drive and one 1-way exit onto FM-740.

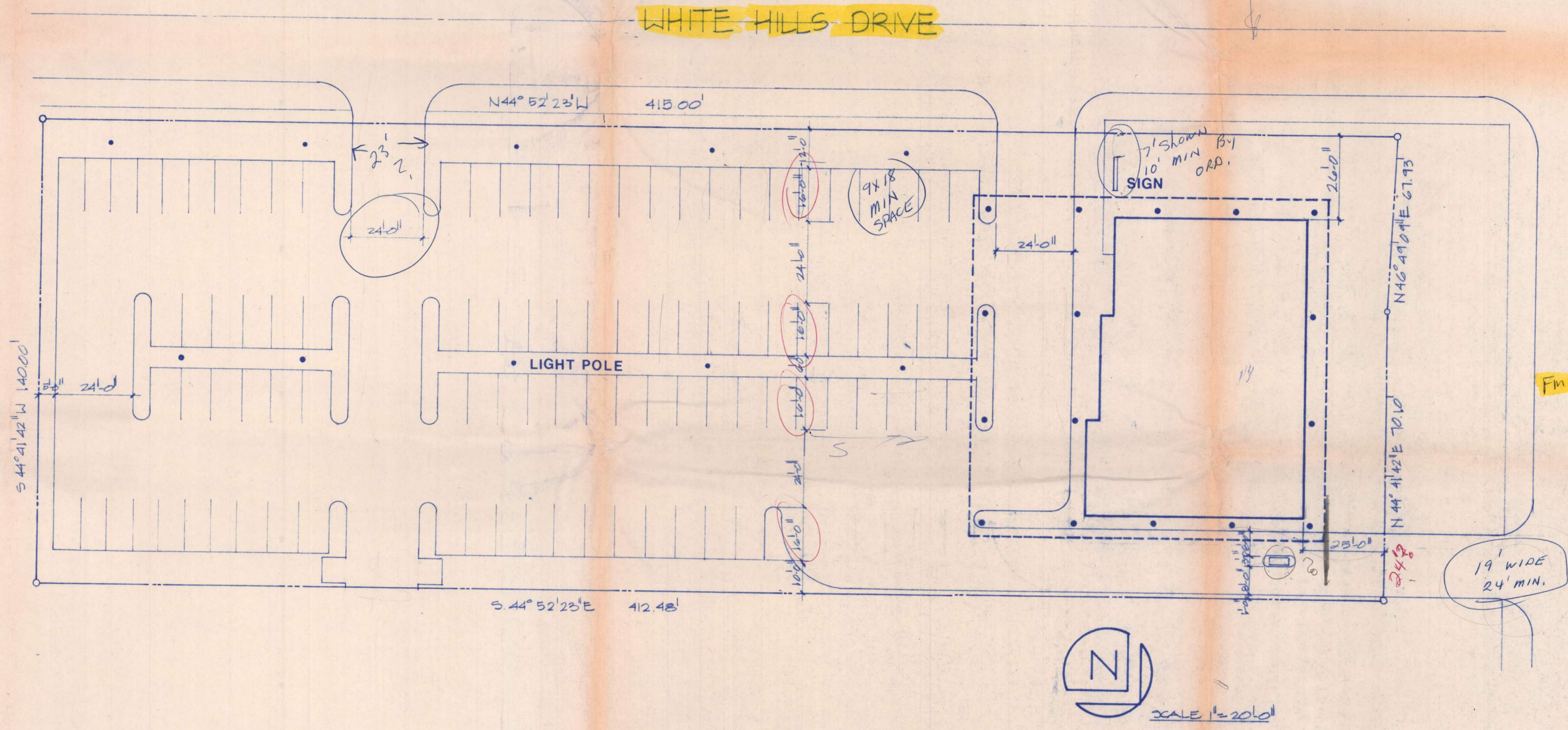
Staff Comments: Meets all City landscape, parking, and setback requirements if spaces 18 ft. in length.

Planning and Zoning Commission Recommendations:

8/9/84 Approval with parking spaces 18 ft. in length.

City Council Decision:

9/10/84 - Approve



PS1

Fm-740



SITE DATA

SITE AREA	57832.79 SQ.FT. / 1.32 ACRES
LANDSCAPE AREA	10340 SQ.FT. / 17.89%
BUILDING AREA	27425 SQ. FT.
BUILDING HEIGHT	42'-0"
PARKING	✓ 94 REQUIRED - 97 PROVIDED ✓
SIGNAGE HEIGHT	5'-0" OK
SIGNAGE AREA	50 SQ.FT. OK
LIGHT POLE HEIGHT	20'-0"

47% coverage

revisions	by

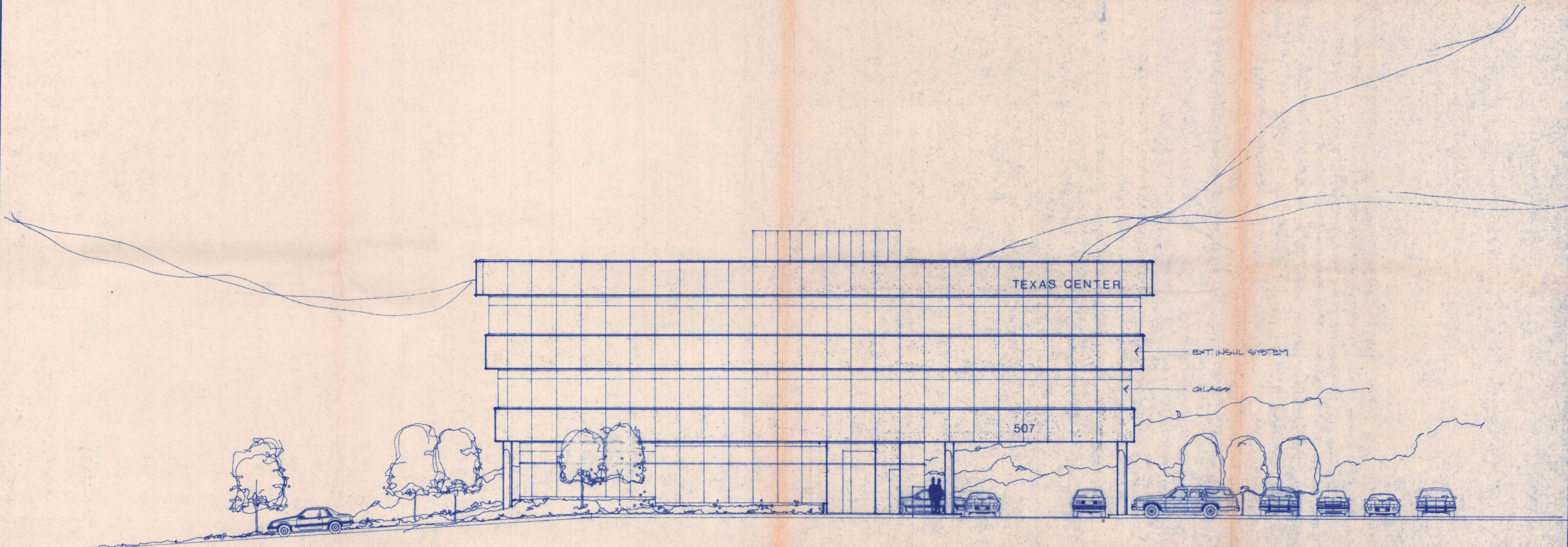


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 architecture · planning · interiors · box 951, rockwall, texas 75087

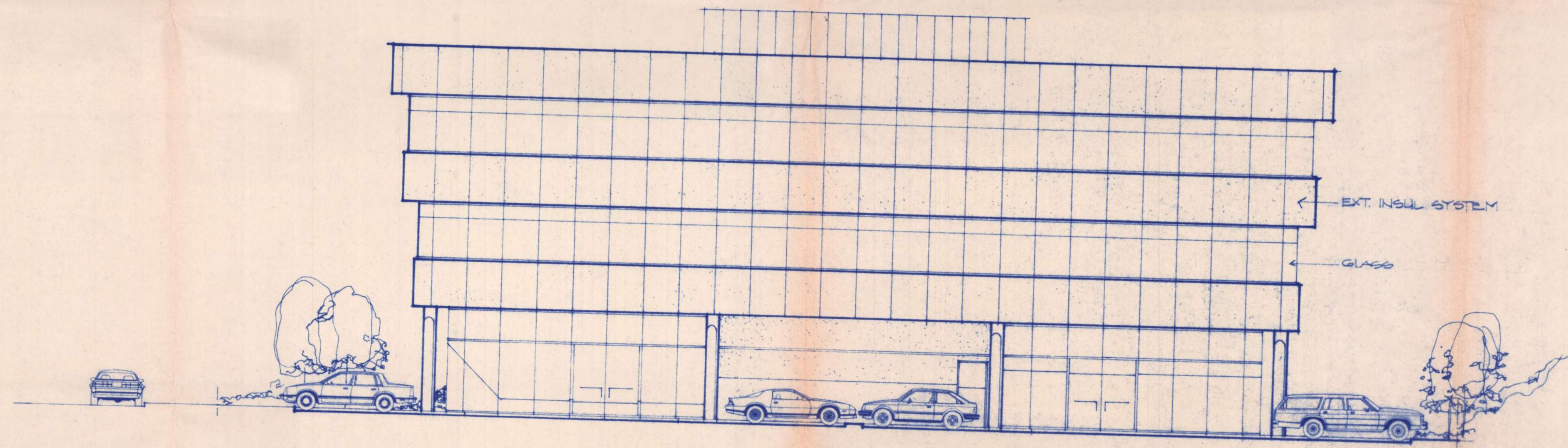
mca a.l.a.

drawn
date
scale
job
sheet

of sheets



west elevation



south elevation

revisions by



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mca
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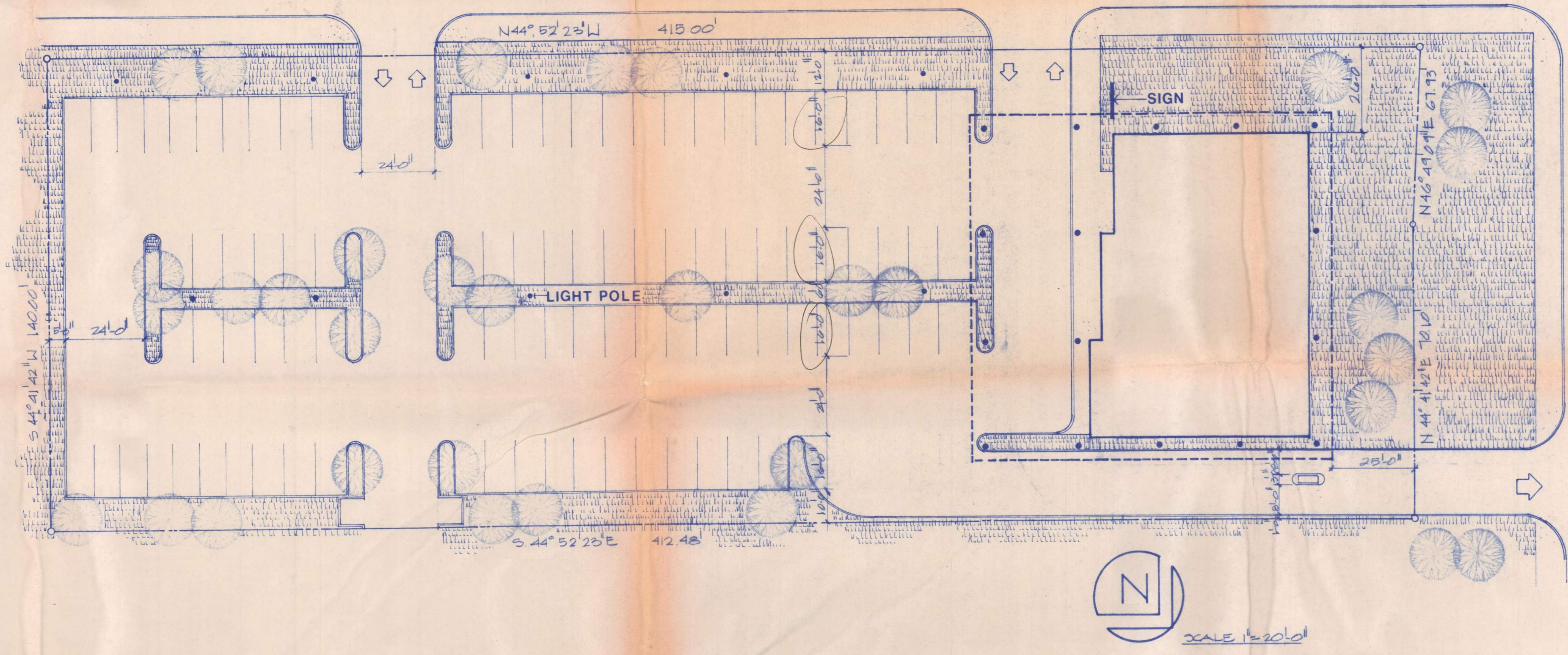
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revisions	by

not approved

WHITE HILLS DRIVE



FM 740 (RIDGE RD)

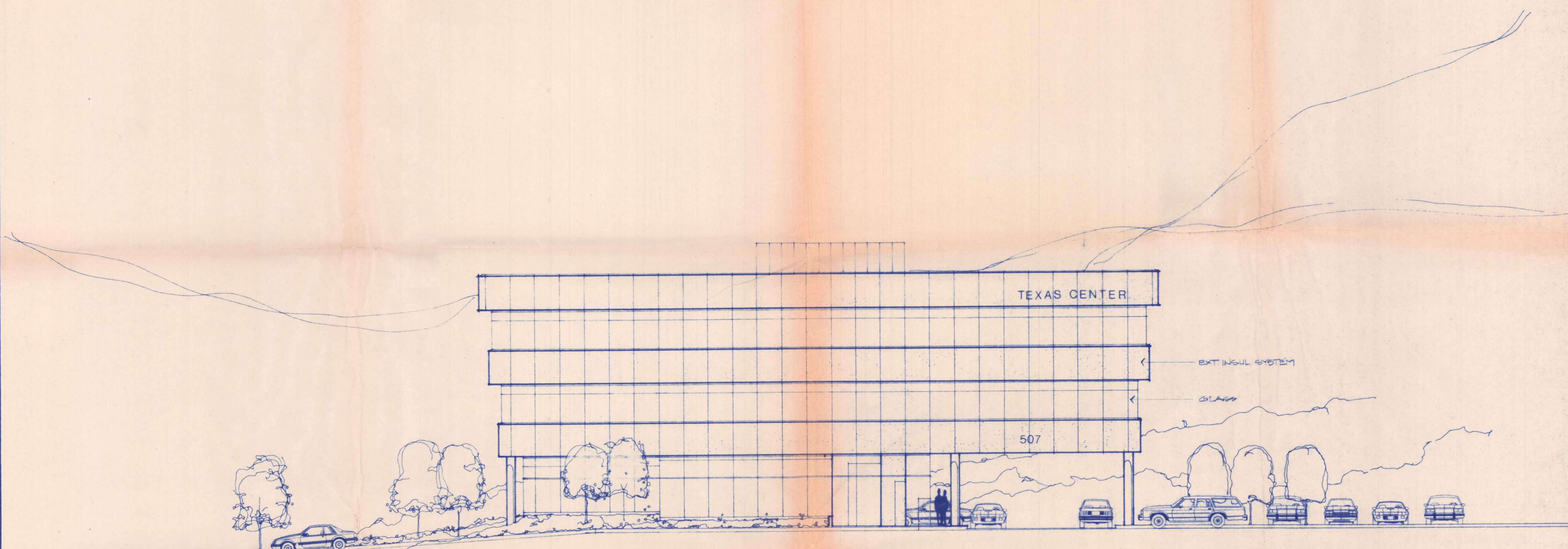


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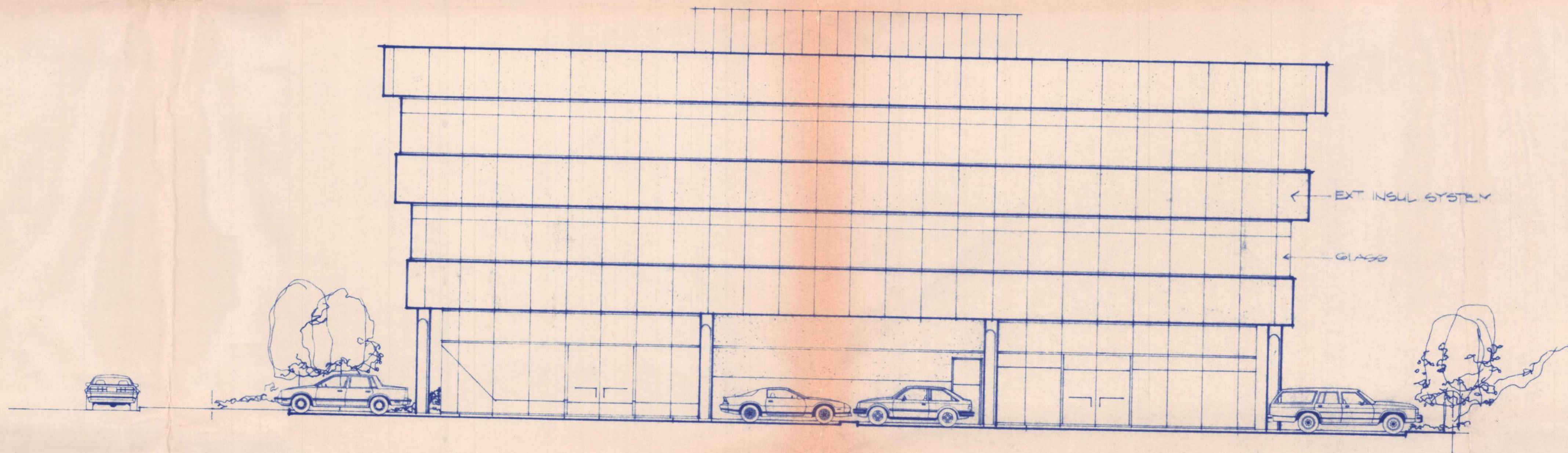
TEXAS CENTER
ROCKWALL, TX

mckibben & cook, inc.
architecture · planning · interiors · box 951, rockwall, texas 75087

drawn	
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west elevation



south elevation

revisions by



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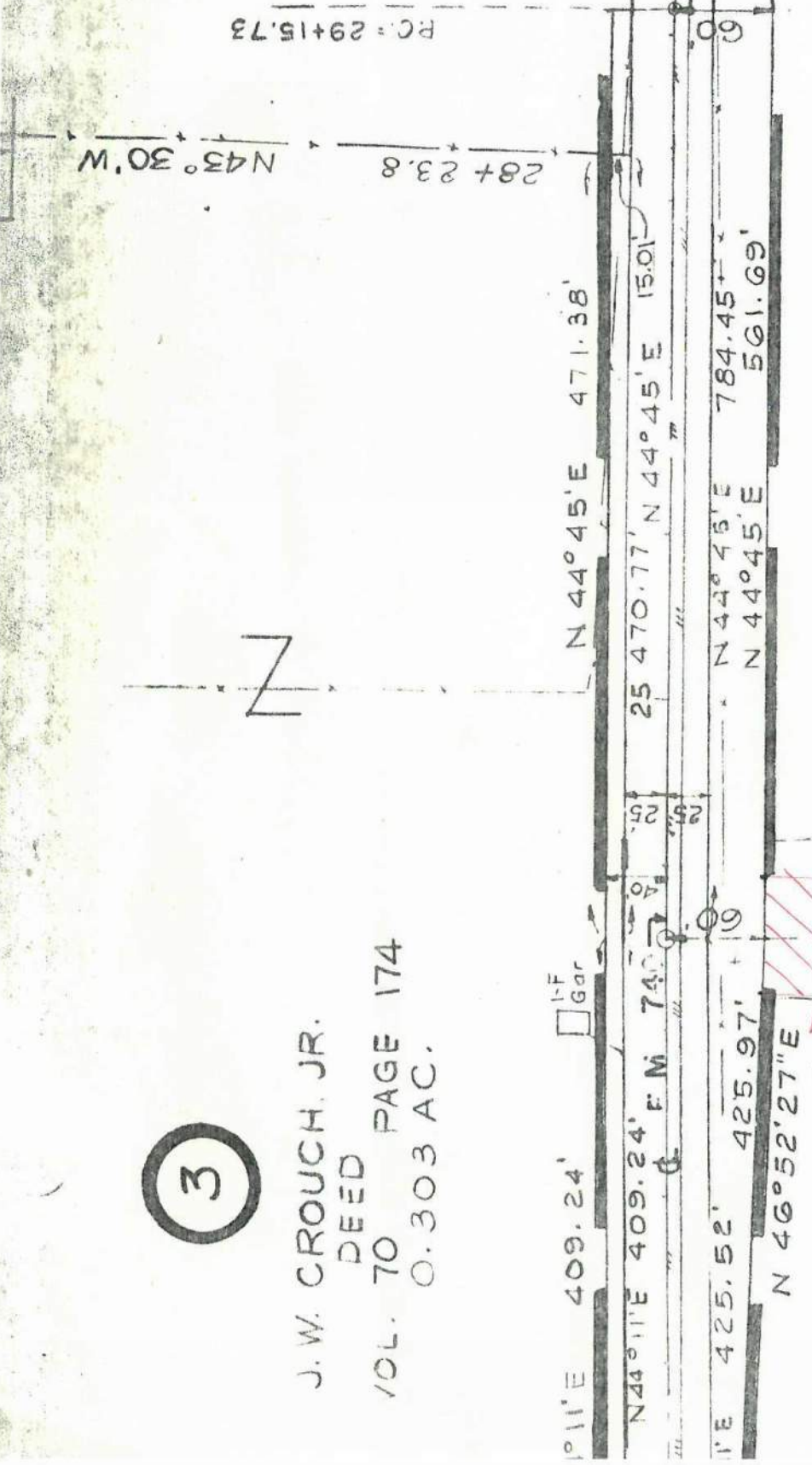
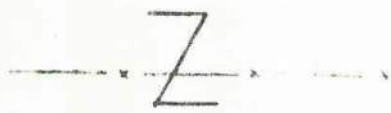
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3

J. W. CROUCH, JR.
DEED
VOL. 70 PAGE 174
0.303 AC.



BEN F. BROWN et al
DEED
VOL. 70 PAGE 480
0.785 AC.

4

Gary McKibben
McKibben and Cook
810 High School Drive
Rockwall, Tx. 75087

FROM

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

SUBJECT Texas Center site plan comments

DATE 7/27/84

MESSAGE:

- 1. Sign setback must be 10 ft.
- 2. Standard parking spaces must be 9 ft. x 18 ft.
- 3. Entrances must be 24 ft. wide.
- 4. Label landscaping so can be distinguished from paving
- 5. Measure building setback from closest portion of building to street (upper floors)
- 6. Building must be setback 25 ft. from future ultimate right-of-way on FM-740 (90 ft.). Since current right-of-way is uncertain (80 or 100 ft) ~~building setback must be~~ please verify for us width of ROW

Need 8 copies redrawing by August 2nd.

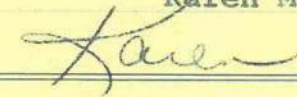
Karen Martin

CC: Texas Center Partnership

ORIGINATOR-DO NOT WRITE BELOW THIS LINE

REPLY TO →

SIGNED



REPLY

DATE

SIGNED

SEND PARTS 1 AND 3 INTACT-PART 1 WILL BE RETURNED WITH REPLY

Ennis RM-858-3

ORIGINATOR'S COPY

ORIGINATOR DETACH AND FILE FOR FOLLOW UP

Fred Cook
McKibben and Cook
810 High School Drive

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

SUBJECT Texas Center

DATE 8/13/84

MESSAGE:

On August 9, 1984, the Planning and Zoning Commission voted to recommend approval of your site plan subject to parking spaces being enlarged to City standards (20% may be small car spaces). Please submit 7 copies of your revised site plan by August 31st. You will be scheduled for Council September 10th.

Karen Martin

ORIGINATOR-DO NOT WRITE BELOW THIS LINE

REPLY TO →

SIGNED

Karen Martin

REPLY

DATE

SIGNED

SEND PARTS 1 AND 3 INTACT-PART 1 WILL BE RETURNED WITH REPLY

Ennis RM-858-3

ORIGINATOR'S COPY

ORIGINATOR DETACH AND FILE FOR FOLLOW UP

TO

Fred Cook
McKibben and Cook
8110 High School Drive
Rockwall, Tx. 75087

FROM

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

SUBJECT Texas Center

DATE 9/12/84

MESSAGE:

On September 10, 1984, the Council voted to approve your site plan as submitted. This property is platted. A building permit can be issued once a complete set of drawings is submitted to the Building Official and all fees are paid.

Karen Martin

ORIGINATOR-DO NOT WRITE BELOW THIS LINE

REPLY TO →

SIGNED

Karen

REPLY

DATE

SIGNED

SEND PARTS 1 AND 3 INTACT-PART 1 WILL BE RETURNED WITH REPLY

Ennis RM-858-3

ORIGINATOR'S COPY

84-85-SP
LAKEWOOD ADDIT.
WHITE HILLS DR./740

Texas Center

Bank Bldg

"Texas Center