

SITE PLAN APPLICATION

Date: 23 July 1984

NAME OF PROPOSED DEVELOPMENT Lake Ray Hubbard Hotel + Conference Resort

NAME OF PROPERTY OWNER/DEVELOPER Kirby Albright

ADDRESS First City Bank Bldg., Ste 408, Garland, TX PHONE 276-7156

NAME OF LAND PLANNER/ENGINEER John V. Glad AIA, Glad Associates

ADDRESS P.O. Box 215106, Dallas, TX. 75221 PHONE 521-2553

TOTAL ACREAGE 6.7

CURRENT ZONING PD

NUMBER OF LOTS/UNITS NA.

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>X ATTACHED</u>	<u> </u>	5. Height of all structures
<u>X</u>	<u> </u>	6. Proposed Uses
<u>X ATTACHED</u>	<u> </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 <i>Renderings to follow</i>

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: _____

City of Rockwall, Texas

Date: July 23, 1984

APPLICATION AND
PRELIMINARY PLAT CHECKLIST

Name of Proposed Subdivision Lake Ray Hubbard Hotel & Conference Center

Name of Subdivider KIRBY ALBRIGHT

Address 401 First Security Bank Bldg, Garland, TX. 75042 Phone 276-7156

Owner of Record SAME AS ABOVE

Address _____ Phone _____

Name of Land Planner/Surveyor/Engineer Harold L. Evans, Consulting Engineer

Address P. O. Box 28355, Dallas, Texas 75228 Phone 328-8133

Total Acreage 6.7891 Current Zoning MF-2

No. of Lots/Units 1 Signed [Signature]

The following Preliminary Plat Checklist is a summary of the requirements listed under Section VII of the Rockwall Subdivision Ordinance. Section VII should be reviewed and followed when preparing a Preliminary Plat. The following checklist is intended only as a reminder and a guide for those requirements. Use the space at the left to verify the completeness of the information you are submitting. If an item is not applicable to your plan, indicate by placing a check mark.

INFORMATION

Provided or Not
Shown on Plat Applicable

I. General Information

✓ _____

A. Vicinity map

✓ _____

B. Subdivision Name

✓ _____

C. Name of record owner, subdivider, land planner/engineer

✓ _____

D. Date of plat preparation, scale and north point

II. Subject Property

✓ _____

A. Subdivision boundary lines

✓ _____

B. Identification of each lot and block by number or letter

<u>✓</u>	_____
<u>✓</u>	_____
<u>✓</u>	_____
<u>✓</u>	_____
_____	<u>✓</u>
<u>✓</u>	_____
<u>✓</u>	_____
<u>✓</u>	_____
<u>✓</u>	_____
<u>✓</u>	_____

- C. Dimensions, names and description of all public rights-of-way, improvements, easements, parks and open spaces -- both existing and proposed. Locate and identify existing and/or proposed median openings and left turn channelization
- D. Proposed land uses, and existing and proposed zoning categories
- E. Approximate acreage
- F. Typical lot size; lot layout; smallest lot area; number of lots
- G. Building set-back lines adjacent to street
- H. Topographical information and physical features to include contours at 2' intervals, outlines of wooded areas, drainage areas and 50 and 100 year flood limit lines, if applicable
- I. Location of City limit lines, contiguous or within plat area
- J. Location and sizes of existing utilities
- K. Intended water source and sewage disposal method whether inside city limits or in extraterritorial jurisdiction

III. Surrounding Area

<u>✓</u>	_____
<u>✓</u>	_____

- A. The record owners of contiguous parcels of unsubdivided land; names and lot patterns of contiguous subdivisions; approved concept plans or preliminary plats.
- B. The approximate location, dimension and description of all existing or proposed lots and blocks, public rights-of-way and easements, parks and open spaces. Specifically indicate how the proposed improvements would relate to those in the surrounding area.

Taken by: _____
Date: _____
Receipt: _____

File No. _____
Fee: _____

PD PRELIMINARY/DEVELOPMENT PLAN /PRELIMINARY PLAT
FACT SHEET

Case No. 84-86-D/PP

Applicant Kirby Albright

Name of Proposed Development: Lake Ray Hubbard Hotel & Conference Report

Location of Property Summer Lee Drive

Acreage 6.7

Number Lots/Units 1

Current Zoning PD-22

Surrounding Zoning: Multifamily

Reason for Request

Additional Information

296 room hotel plus retail, restaurant, conference area, boat dock and pavillions. 491 parking spaces.

Staff Comments

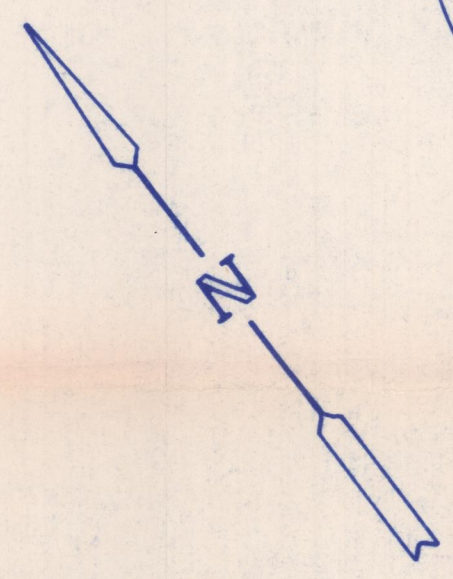
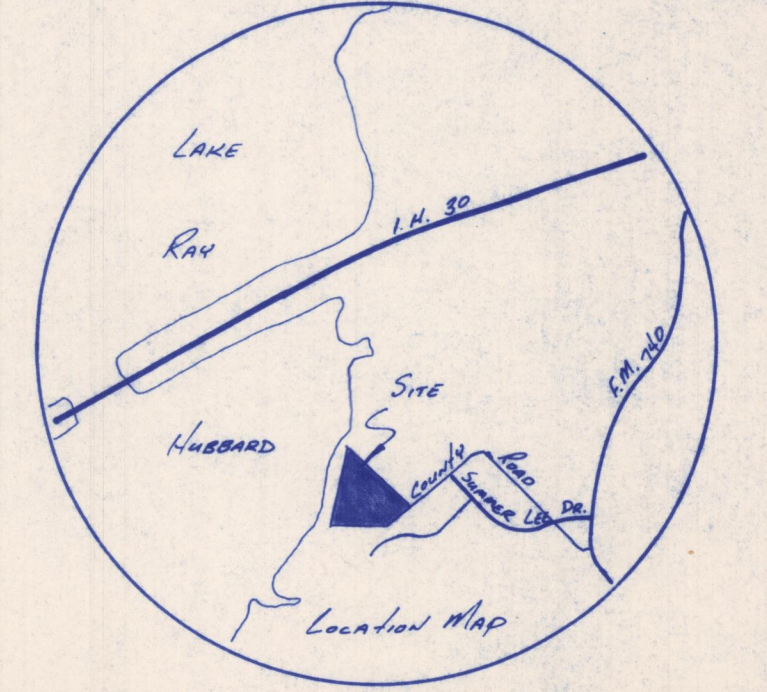
If each use considered separately require 644 parking spaces.
Mixed use may only need 491.

Planning and Zoning Commission Recommendation:

8/9/84 Approval

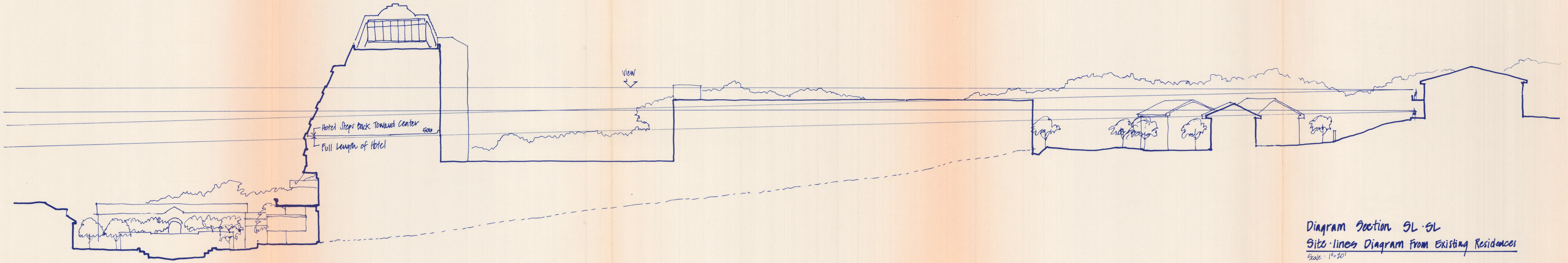
Council decision

9/10/84 Approve subject to Dallas approval of boat dock, breakwater, walkways, and pavillions.



Approved

HAROLD L. EVANS CONSULTING ENGINEER 2331 GUS THOMASSON RD. SUITE 102 DALLAS, TEXAS 75228 PHONE (214) 328-8133			Preliminary Plat LAKE RAY HUBBARD HOTEL & CONFERENCE CENTER E. TEAL SURVEY Abstract No. 207 City of Rockwall Rockwall County, Texas Kirby Albritton 401 First Security Bank Bldg GARLAND, TEXAS 75042		
SCALE	DATE	JOB NO.	SCALE	DATE	JOB NO.
1" = 40'	July, 1964	84109	1" = 40'	July, 1964	84109



Hotel Steps back Toward Center 500
 Full Length of Hotel

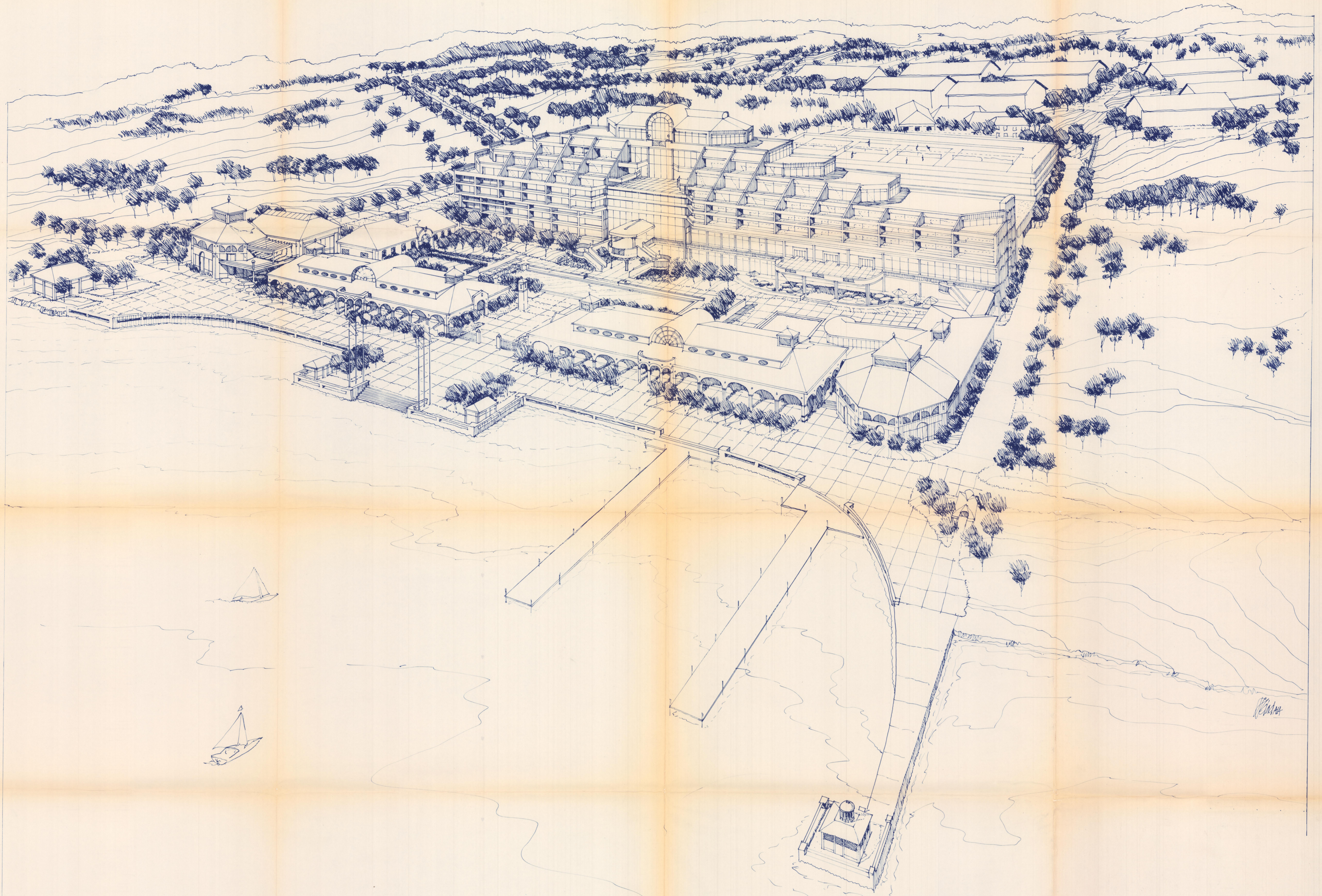
View

Retail | Garden + Recreation | Terrace | Hotel | Conference Center | Parking | Grade Parking | Proposed Remote Guest Rooms | Existing Structures

Diagram Section SL-SL
 Site-lines Diagram From Existing Residences
 Scale: 1"=20'

Lake Ray Hubbard Hotel + Conference Resort
 Rockwall, Texas - Kirby Albright
 Glad Associates, Dallas, Tx. 2 Aug. '84

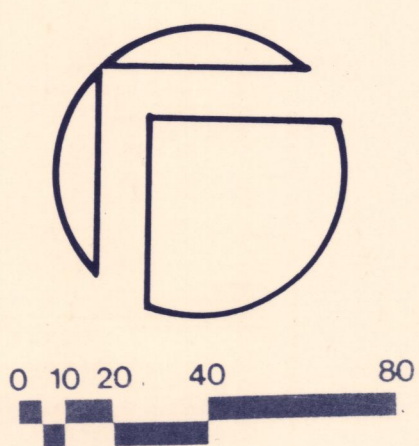
Approved



Lake Ray Hubbard Hotel + Conference Resort
Rockwall, Texas - Kirby Associates - Gled Associates, Dallas, TX
© August 1984

John Gled
521-2553
10 stories max

LAKE RAY HUBBARD HOTEL + CONFERENCE RESORT
Kirby Albright
Rockwall, Texas



LAKE RAY HUBBARD



- 1 Hotel / Lake-side Entry
- 2 Guest Rooms
- 3 Guest Suites
- 4 Pre-function Balcony
- 5 Entry Lobby
- 6 Covered Drop Off
- 7 Conference Center
- 8 Parking Garage
- 9 Retail / Commercial
- 10 Restaurant
- 11 Breakwater / Pier
- 12 Boat Dock
- S Service Dock
- FL Fire Lane
- f Fence
- s Signage
- p Pavilion
- rp Reflecting Pool
- sp Swimming Pool
- wp Cabana / Whirlpool
- h Handicapped Parking
- c Existing Condominiums

ILLUSTRATIVE SITE PLAN

** lower level could be health club in future*

and all other ordinances of the City of Rockwall not in conflict with the provisions of this ordinance shall remain in full force and effect.

SECTION 3. That Planned Development District Number 22 shall be used only in the manner and for the purposes authorized by the Comprehensive Zoning Ordinance of the City of Rockwall, as heretofore amended and as amended hereby, provided that the granting of Planned Development District No. 22 to the above described tract of land is subject to the following special conditions:

- A. Prior to the issuance of any building permit in Planned Development District No. 22, a comprehensive site plan of the development shall be filed with the Planning and Zoning Commission, and after appropriate recommendation by the Commission, and after hearing, the City Council shall approve a final site plan, which shall be filed and included as Exhibit "A" and made a part of this ordinance for all purposes. Such comprehensive site plan shall set forth in detail the requirements for ingress and egress to the property, public or private streets or drives, with adequate right-of-way to conform to the thoroughfare plan of the City of Rockwall, sidewalks, utilities, drainage, parking space, height of buildings, maximum lot coverage, yards and open spaces, screening walls or fences and other development and protective requirements considered necessary by the City Council so as to create a reasonable transition to and protection of the adjacent property.
- B. Development of Planned Development District No. 22 shall be regulated by the following requirements:
 1. Allowed uses
 - a. Marina
 - b. Retail uses
 - c. Office uses
 - d. Apartment or condominium uses at a density not to exceed 20 units per gross acre
 - e. Restaurant/Private Club facilities
 - f. Recreational facilities
 - g. Hotel uses
 2. Maximum height of structures - ten (10) stories

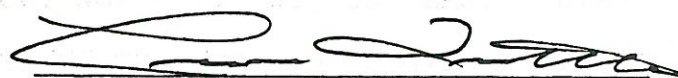
- C. No building or other permits shall be issued by any officer, agent or employee of the City of Rockwall for development of the above described tract in "PD-22" unless and until a final comprehensive site plan and list of proposed uses shall have been finally approved by the City Council of the City of Rockwall and attached to and made a part of this ordinance as exhibit "A".
- D. All development of property covered by Planned Development District No. 22 shall be in accordance with the provisions of this ordinance and the finally approved comprehensive site plan and list of approved uses, and no substantial change in the development shall be permitted, except after obtaining approval of the change of such site plan in the manner required for changes and amendments to the Comprehensive Zoning Ordinance.

SECTION 4. Any person, firm, or corporation violating any of the provisions of this ordinance shall be subject to the same penalty as provided for in the Comprehensive Zoning Ordinance of the City of Rockwall, as heretofore amended, and as amended hereby, and upon conviction shall be punished by a penalty of fine not to exceed the sum of Two Hundred Dollars (\$200.00) for each offense, and each and every day such offense shall continue shall be deemed to constitute a separate offense.

SECTION 5. This ordinance shall become effective from and after its passage and the publication of the caption as the law in such cases provides.

DULY PASSED by the City Council of the City of Rockwall, Texas, on the 4th day of April, 1983.

APPROVED:



Mayor

ATTEST:



City Secretary

John J. Glad
Glad Associates
P. O. Box 215106
Dallas, Tx. 75221

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

SUBJECT LRHH & CR Comments

DATE 7/27/84

MESSAGE:

- 1. Our ordinance would require 755 parking spaces; can discuss overlap of guests/conference attendees, but not 297.
- 2. Guest buildings must be 20 ft. from property line abutting residential use.
- 3. Mark City of Dallas take line.
- 4. Fire lane must run between hotel and retail buildings.
- 5. Show dumpster locations.
- 6. How will delivery and garbage vehicles service retail buildings?
- 7. Show elevation relationship of existing Signal Ridge building to structures on site.

Need 6 additional copies of drawings or 8 revised copies by August 2nd.

ORIGINATOR-DO NOT WRITE BELOW THIS LINE

REPLY TO →

SIGNED

Karen 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

John Glad
Glad and Associates
P. O. Box ~~28355~~ 215106
Dallas, Tx. 75228
75221

FROM

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

SUBJECT

LRHHCR Parking

DATE

7/30/84

MESSAGE:

Hotel rooms	276 (1 x 250)	250
	(.75 x 26)	20
Hotel Commercial	4,000 (1 x $\frac{4000}{100}$)	40
Retail	17,000 (1st 300)	3
	(1 x $\frac{16700}{300}$)	56
Restaurant	11,500 (1 x $\frac{11,500}{100}$)	115
Conference/exhibition	16,000 (1 x $\frac{16,000}{100}$)	160
		<u>644</u>

ORIGINATOR-DO NOT WRITE BELOW THIS LINE

REPLY TO →

SIGNED

Karen 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

Kirby Albright
First City Bank Building
Suite 408
Garland, Tx.

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

SUBJECT Lake Ray Hubbard Resort DATE 8/13/84

MESSAGE:
On August 8, 1984, the Planning and Zoning Commission voted to recommend approval of your development plan/preliminary plat as submitted with 498 parking spaces. Please provide one additional copy of your site plan, one copy of the elevation drawings, and two site line diagrams by August 31st. You will appear before the Council on September 10th.

CC: John Glad
Harold Evans

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

RM-858-3

ORIGINATOR'S COPY

ORIGINATOR DETACH AND FILE FOR FOLLOW UP

Kirby Albright
First City Bank Building, Suite 408
Garland, Tx. 75042

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

SUBJECT Lake Ray Hubbard Hotel and Conference Resort DATE September 12, 1984

MESSAGE:
On September 10, 1984, the City Council approved your development plan/preliminary plat with 491 parking spaces. The plans for improvements inside the Dallas take line must be approved by the Dallas Park Board. We will submit the plans for you. A final plat with engineering must be approved before a building permit can be obtained.

CC: John Glad
Harold Evans

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

RM-858-3

ORIGINATOR'S COPY

ORIGINATOR DETACH AND FILE FOR FOLLOW UP

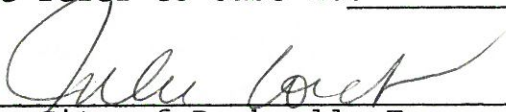
BEFORE THE PLANNING AND ZONING COMMISSION
CITY OF ROCKWALL, TEXAS

The Planning and Zoning Commission will hold a public hearing at 7:30
o'clock P. M. on the 9th day of August 1984 in
the Rockwall City Hall, 205 West Rusk Street, Rockwall, Texas, at the re-
quest of Kirby Albright
for a development plan for a hotel and convention resort

on the following described property:

PD-22 on Lake Ray Hubbard off Summer Lee Drive
(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. 84-86-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. 84-86-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

BEING an 6.89 acre tract of land situated in the E. Teal Survey, Abstract No. 207, and being part of a 55.106 acre tract of land conveyed from Henry Beckman to Kirby Albright by deed dated August 14, 1968, and recorded in Volume 83, Page 510, Deed Records, Rockwall County, Texas, and further being a part of the above described 26.89 acre tract of land, and being more particularly described as follows:

BEGINNING at an iron rod set in the centerline of an abandoned dirt road on the City of Dallas Take Line for Lake Ray Hubbard, said point also being the North corner of said 55.106 acre tract of land and the North corner of said 26.89 acre tract;

THENCE: South $45^{\circ} 50' 03''$ East with said dirt road and the Northeast line of said 26.89 acre tract a distance of 866.27 feet to a point for a corner on a circular curve to the Right having a central angle of $33^{\circ} 47' 14''$ and a radius of 230.49 feet;

THENCE: Along said curve in a Southwesterly direction an arc distance of 135.92 feet to the point of tangency of said curve;

THENCE: South $77^{\circ} 57' 11''$ West a distance of 368.15 feet to the point of curvature of a circular curve to the Left having a central angle of $29^{\circ} 13' 16''$ and a radius of 200.00 feet;

THENCE: Along said curve in a Southwesterly direction an arc distance of 102.00 feet to the point of tangency of said curve;

THENCE: North $41^{\circ} 16' 05''$ West a distance of 80.00 feet, radial to the above described curve to a point for a corner;

THENCE: North $66^{\circ} 14' 58''$ West a distance of 146.20 feet to a point for a corner on the City of Dallas Take Line for Lake Ray Hubbard;

THENCE: North $23^{\circ} 45' 02''$ East a distance of 6.10 feet to an angle point in said Take Line;

THENCE: North $11^{\circ} 03' 39''$ East a distance of 678.50 feet with said Take Line to the Point of Beginning and containing 6.89 acres of land.

E. Deal

Albright

- 1) Signal Development Corp.
% Keith M. Glamery
4400 Republic Bank Tower
Dallas 75201
- 2) Texas - Frates Corp.
#1 Commodore Plaza
Rkw.
- 3) ^{Jack W. Polunin}
City of Dallas
1800 Marvell
75201
- 4) Peak Investments Corp.
3230 N. Hwy 67 East, Sta 104
Mesquite 75150

23 July 1984

Site Plan Submission
City of Rockwall, Texas

Project: Lake Ray Hubbard Hotel + Conference Resort

Documents for Review:

- Illustrative Site Plan
- Site Plan w/Heights/Elevations
- Section (2) Sheet
- Renderings
- Preliminary Plat (Harold Evans, Engr.)

Development Schedule:

Land : 6.7 Ac

Structures

A. Hotel, Main Building	228	Guest Rooms
Hotel, Garden Bldgs. (2)	28	" "
Hotel, Village Remote Units	20	" "
Total Guest Rooms	<u>276</u>	
B. Retail Pavilions (3)		17,000 GSF
Retail/Commercial in Hotel		<u>4,000 GSF</u>
Total Retail		21,000 GSF
C. Restaurant Pad Site		7,000 GSF
Hotel Hospitality		<u>4,500 GSF</u>
Total Restaurant		11,500 GSF

Development Schedule Cont'd.

D. Conference Facilities

16,000 GSF

E. Parking Garage

(75% Above Grade)

428

Parking On Grade

25

Handicapped @ Entry

5

Total On Site Parking

458 Stalls

644
755 needed

Height of Structures

Normal Lake Level

434.5'

Flood Level

440'

Lake Side Promenade/Deck

444.5'

Retail Pavilions, First Flr.

442.5'

Terrace Level/Ground Floor

446'

Hotel Lobby Level

464'

Conference Ctr. Roof

484'

Garage Roof Deck (Tennis Courts)

506'

Hotel Roof Decks Vary Levels 4-8

~~See Attached Plan~~

Top of Structure

552'

Respectfully Submitted;

J. Glad, President.

GLAD ASSOCIATES

2 August 1984

Ms. Karen Martin
Planning and Zoning
City of Rockwall
205 West Rusk St.
Rockwall, Texas 75087-3793

PROJECT: LAKE RAY HUBBARD HOTEL AND CONFERENCE RESORT
SITE PLAN/DEVELOPMENT PLAN APPROVAL

SUBJECT: P & Z COMMISSION COMMENTS DATED 7/27/84

Dear Karen:

As you have requested, enclosed are eight (8) sets of the revised Site Plan for the referenced project. We have also enclosed documents to respond to P & Z comments, and to enable further understanding of the project.

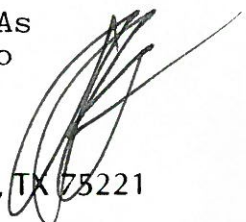
These additional documents are the following:

1. A rendering illustrating the entire project.
2. Diagram SL illustrating the probable site-lines from the residences in the structure immediately east and adjacent to the site, (Item 7, 7/27/84).
3. Schedule P defining the methodology used in determining the number of stalls required to meet Rockwall zoning requirements, and reasonably plan for variations in the schedules of the mixed uses on site. Note that we have revised our initial parking criteria, and that we have increased the parking count by 40 cars to 498. We believe, given this forecast, that this number adequately meets the needs of the project. (Item 1, 7/27/84)

Please note the Site Plan changes requested. The 20' setback has been imposed on the design of the remote guest rooms, (Item 2, 7/27/84). Dallas Take Line is noted, (Item 3). Fire lane is noted and planned for adjacent to the hotel (Item 4). Garbage by the retail buildings will be shuttled to the location noted along the south fire lane, by on-site maintenance personnel. The restaurant has its own loading facility, (Items 5 & 6).

Please let us know if we can be of further assistance. As you know we are excited about the project, and anxious to further its success.

RESPECTFULLY SUBMITTED, JOHN J. GLAD, AIA, PRESIDENT
John J. Glad AIA • Architecture + Planning • P.O. Box 215106, Dallas, TX 75221



2 August 1984

Lake Ray Hubbard Hotel + Conference Resort

Parking Schedule P

Activity Period	Use		Percentage Occupancy / Use / Activity Period		Total / Period		
	Code	Reqmt	Hotel / 2760	Restaurant / 115		Conference / 160	Retail / 100
12 am - 9 am	100%	270	15%	17	-0-	-0-	287
9 am - 12 pm	70%	189	10%	12	100%	50%	411
12 pm - 2 pm	100%	162	100%	115	50%	100%	457
2 pm - 5 pm	70%	189	20%	23	100%	80%	452
5 pm - 8 pm	50%	75	100%	115	50%	30%	300
8 pm - 12 am	80%	216	100%	115	100%	-0-	491
Average Count / Use / Period / Day		183	60	106	43	398	



Notes: Assumption / 100% Occupancy of Hotel

Restroom Zoning Criteria:

- a. Hotel: 1/250 GS + 79 161 ~ Revised from .9 (GS) by GA 1/23/7/84
- b. Hotel, Commercial: 1/100 SF ~ Revised from 1/900 SF by GA 1/23/7/84
- c. Retail: 1/100 SF 300 SF, 1/300 thereafter
- d. Restaurant: 1/100 SF or 1/4 Patrons
- e. Conference/Exhibition: 1/100 SF ~ Revised from 1/200 SF by GA 1/23/7/84

29 August 1984

Ms. Karen Martin
City of Rockwall
205 West Ruth St.
Rockwall, Texas 75087-3793

Re: Lake Ray Hubbard Hotel +
Conference Resort

Dear Karen:

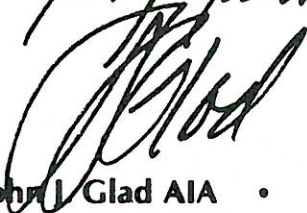
As per your request of 8.13.84, please find
enclosed two prints each of the following drawings:

- 2) Site Plans
- 2) Elevation/Perspectives
- 2) Site Lines Diagram.

Extra prints are enclosed for your files.

Thank you for your help. Looking forward to
the Council meeting Sept 10.

Fully Yours:



cc. Kirby Albright