

SITE PLAN APPLICATION

Date: 9.22.86

NAME OF PROPOSED DEVELOPMENT Office Building
NAME OF PROPERTY OWNER/DEVELOPER R.D. Vanderslice
ADDRESS 108 N. SAN JACINTO ROCKWALL, TX PHONE 722-6234
NAME OF LAND PLANNER/ENGINEER McCormack & Associates
ADDRESS 750 I-30 Suite 100 Rockwall, TX PHONE 722-0412
TOTAL ACREAGE .482 CURRENT ZONING C
NUMBER OF LOTS/UNITS 1

Signed R.D. Vanderslice

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> | <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> | <u>_____</u> | 2. Landscaping, lighting, fencing and/or screening of yards and set-back areas |
| <u>_____</u> | <u>_____</u> | 3. Design and location of ingress and egress |
| <u>_____</u> | <u>_____</u> | 4. Off-street parking and loading facilities |
| <u>_____</u> | <u>_____</u> | 5. Height of all structures |
| <u>_____</u> | <u>_____</u> | 6. Proposed Uses |
| <u>_____</u> | <u>_____</u> | 7. Location and types of all signs, including lighting and heights |
| <u>_____</u> | <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: Julie Lamb

Date: 9-22-84

Fee: \$85.00

File No. 86-63-SP

SITE PLAN REVIEW

Date Submitted 9/22/86

Scheduled for P&Z 10/9/86

Scheduled for Council 11/3/86

Applicant/Owner R.D. Vandusica

Name of Proposed Development Office Building

Location Fm-740

Total Acreage .482 acre Number Lots/Units 1

Current Zoning C

Special Restrictions —

Surrounding Zoning C

| | <u>Yes</u> | <u>No</u> | <u>N/A</u> |
|--------------------------------------------------------------------------------|-------------------------------------|-------------------------------------|-------------------------------------|
| <u>Planning</u> | | | |
| 1. Is the site zoned properly? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 2. Does the use conform to the Land Use Plan | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 3. Is this project in compliance with the provisions of a Concept Plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 4. Is the property platted? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 5. If not, is this site plan serving as a preliminary plat? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 6. Does the plan conform to the Comprehensive Zoning Ordinance or PD Ordinance | | | |
| a. Lot size | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| b. Building line | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| c. Buffering | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d. Landscaping | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| e. Parking | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| f. Lighting | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| g. Building height | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| h. Building Materials | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

| | <u>Yes</u> | <u>No</u> | <u>N/A</u> |
|----------------------------------------------------------------------------------------|-------------------------------------|-------------------------------------|-------------------------------------|
| 7. Does the site plan contain all required information from the application checklist? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 8. Is there adequate access and circulation? <i>exisiting drivs are too close</i> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 9. Are street names acceptable? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 10. Was the plan reviewed by a consultant? (If so, attach copy of review.) | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 11. Does the plan conform to the Master Park Plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Comments:

Building Codes

| | | | |
|--------------------------------------------|-------------------------------------|--------------------------|--------------------------|
| 1. Do buildings meet setback requirements? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 2. Do buildings meet fire codes? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 3. Do signs conform to Sign Ordinance? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

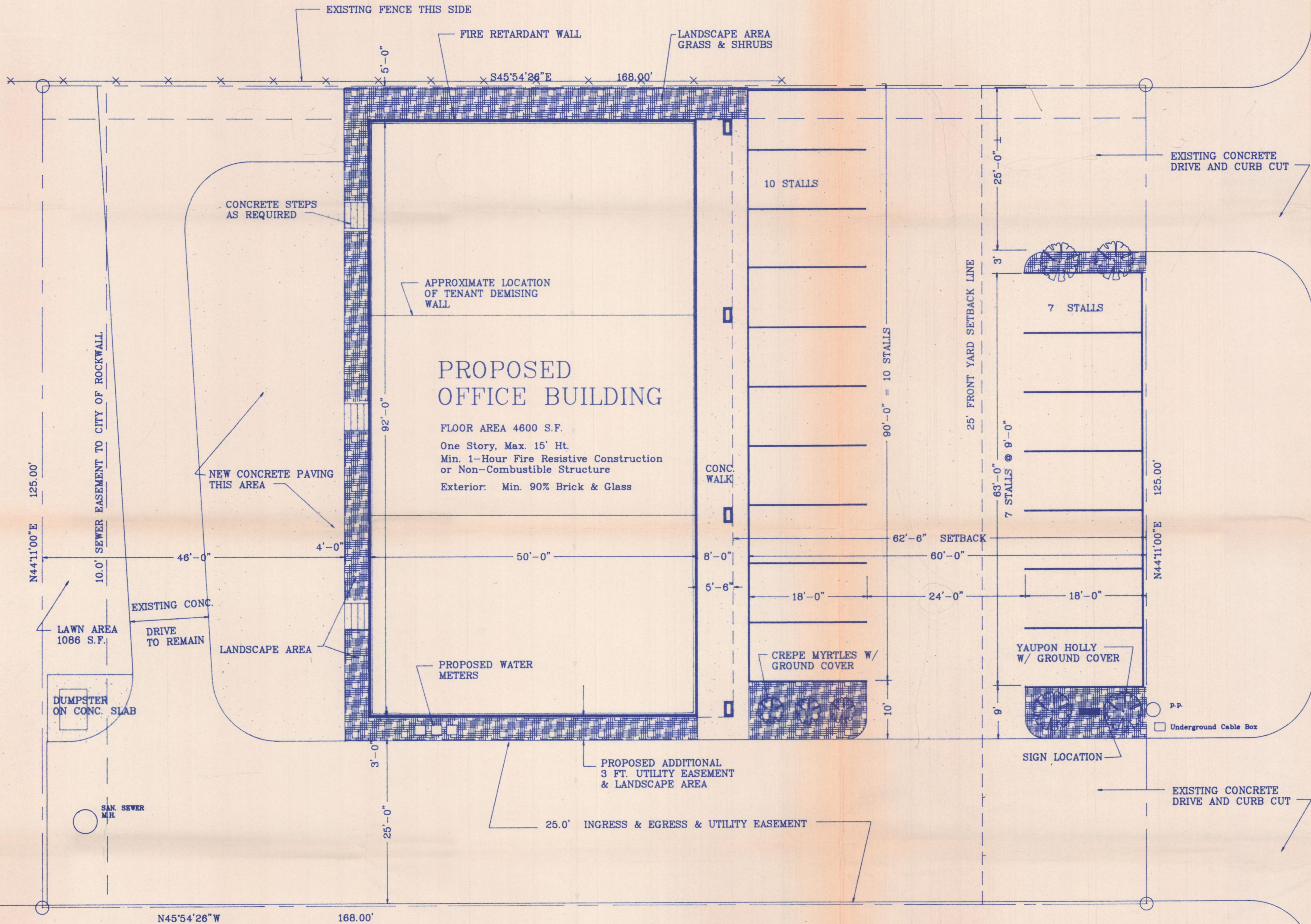
Comments:

Engineering

| | | | |
|------------------------------------------------------------------------------|-------------------------------------|-------------------------------------|-------------------------------------|
| 1. Does plan conform to Thoroughfare Plan? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 2. Do points of access align with adjacent ROW? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 3. Are the points of access properly spaced? <i>exisiting</i> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 4. Does plan conform with Flood Plain Regulations? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 5. Will escrowing of funds or construction of substandard roads be required? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

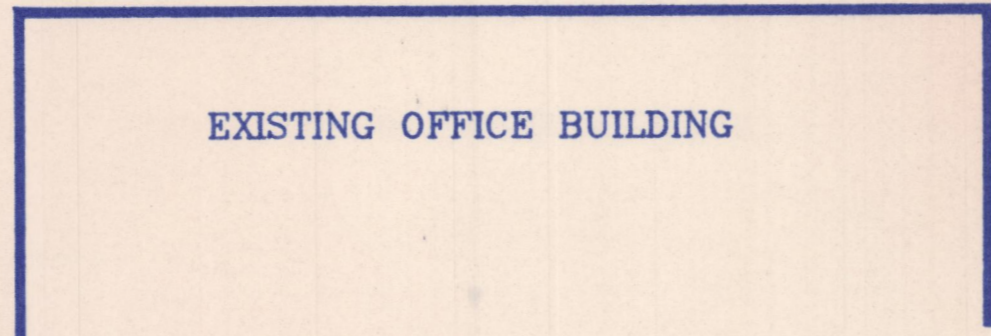
Time Spent on Review

| <u>Name</u> | <u>Date</u> | <u>Time Spent (hours)</u> |
|-------------------|-------------|---------------------------|
| <i>Julie Lamb</i> | <i>9/25</i> | <i>30 min</i> |
| _____ | _____ | _____ |
| _____ | _____ | _____ |
| _____ | _____ | _____ |



PROJECT DATA:

LAND AREA: 21,000 S.F. = .482 ACRES
 LANDSCAPE AREA REQUIRED: 5% = 1050 S.F.
 LANDSCAPE AREA PROVIDED: 2080 S.F.
 FRONT YARD LANDSCAPE REQ'D: 210 S.F.
 FRONT YARD LANDSCAPE PROVIDED: 378 S.F.
 ALL REQUIRED LANDSCAPE AREAS TO BE IRRIGATED
 BUILDING COVERAGE = 22% < 60% ALLOWED
 PARKING REQUIRED: 15 STALLS
 PARKING PROVIDED: 17 STALLS



NOTE:
 SURVEY AND SITE INFORMATION
 SHOWN HEREIN IS TAKEN FROM
 'IMPROVEMENT SURVEY, LOT 1
 REPLAT RIDGE ROAD OFFICE PARK'
 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
 PREPARED BY HAROLD L. EVANS CONSULTING
 ENGINEER, DATED 7-3-86.



PROPOSED SITE PLAN

SCALE: 1/8" = 1'-0"

mccormack
 associates
 architects
 750 INTERSTATE 30
 ROCKWALL, TEXAS 75087 214/722-0412



NEW OFFICE BUILDING FOR
 R.D. VANDERSLICE
 STATE FARM INSURANCE
 108 NORTH SAN JACINTO
 ROCKWALL, TEXAS 722-6234

PROJECT NUMBER
 8620-72

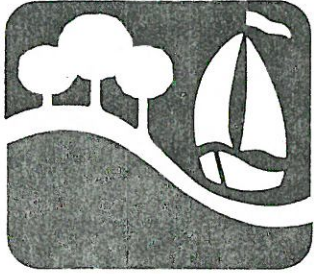
REVISIONS

DATE:
 9-22-86

SHEET

S1

Oct 14



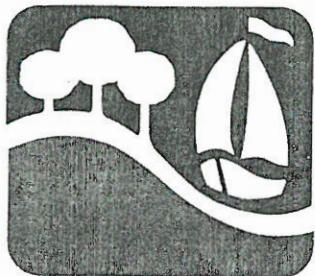
CITY OF ROCKWALL
"THE NEW HORIZON"

TO: R.D. VANDERSLICE
FROM: Mary Nichols, Administrative Aide
RE: P&Z Case No. 86-63-SP

On October 9 1986 the Rockwall Planning and Zoning Commission recommended approval of your request for a site plan on a .482 acre tract of land on FM 740.

The Rockwall City Council will (hold a public hearing and consider approval) (consider approval) of your request on November 3, 1986 beginning at 7:30 P.M. at the City Hall, 205 West Rusk. If you have any questions regarding this matter or the meeting schedule, please do not hesitate to call.

Mary Nichols



CITY OF ROCKWALL
"THE NEW HORIZON"

November 5, 1986

Mr. R. D. Vanderslice
108 North San Jacinto
Rockwall, Texas 75087

Dear Mr. Vanderslice:

On November 3, 1986, the City Council of the City of Rockwall approved your site plan on a .482 acre tract of land located on FM-740.

Please call if you have any questions.

Sincerely,

Mary Nichols

Mary Nichols
Administrative Aide

MN/mmp

MINUTES OF THE PLANNING AND ZONING COMMISSION
October 9, 1986

Chairman Don Smith called the meeting to order at 7:30 P.M. with the following members present: Bob McCall, Leigh Plagens, Norm Seligman, Gary Martin, and Hank Crumbley.

The Commission first considered approval of the minutes of July 10, August 28, and September 11, 1986. McCall made a motion to approve the minutes. Seligman seconded the motion. The motion was voted on and passed unanimously.

[The Commission then considered approval of a request from R. D. Vanderslice for a site plan on a .482 acre tract of land located on FM-740. Assistant City Manager Julie Couch explained the application, addressing drive locations and access and added that the applicant did meet all other City requirements.

R. D. Vanderslice explained that the proposed building would be attractive and an asset to the area. Smith questioned the total drive width. Couch stated that 45 feet was the maximum requirement and that the drive met that requirement in combination with Dr. McKinney's drive. She added that the 45 foot drive would serve both buildings.

McCall asked if the 90 foot right-of-way for future improvement of FM-740 would eliminate any parking. Couch explained that the right-of-way was taken into consideration and the parking would not be affected.

Martin asked what the fence would look like and where Vanderslice proposed to landscape. Vanderslice explained that the existing fence on the north side belonging to Dr. McKinney would remain and the ground would be landscaped up to that fence. Smith questioned the drainage. Vanderslice explained that as the low was almost level, the drainage would move in both directions, towards the street and the property behind it.

Seligman made a motion to approve the request for approval of the site plan. Plagens seconded the motion. The motion was voted on and passed unanimously.]

Commission then began a review process of planned developments. Smith told the Commission that PD-3, The Shores, asked to be postponed. Smith then outlined briefly the procedures of the planned development review process and the intent of the review.

As a gentlemen was present to address PD-10, the Commission moved the item up on the Agenda and discussed it next.

Couch then explained to the Commission the location of the PD, the current development of the property and the suggested uses as shown on the Land Use Plan. Couch then outlined the impact of the

file

Agenda Notes

City Council - 11/3/86

- V. B. P&Z 86-63-SP - Discuss and Consider Approval of a Request from R. D. Vanderslice for a Site Plan on a .482 Acre Tract of Land Located on FM-740

R. D. Vanderslice is proposing to construct an office building on FM-740 adjacent to Dr. McKinney's office building. The building will house his State Farm Insurance business. The property is already zoned and platted and the only remaining action is to consider the site plan. The plan as proposed meets all of the City's standards with the exception of the two curb cuts. These curb cuts, which have been in existence for some time, are only 75 feet apart, rather than 200 feet as currently required. The southern entrance is the main entrance not only to this tract but to all of the property to the rear of the proposed structure and must remain. The northern entrance is constructed as one curb cut for both Dr. McKinney's office and for this property.

While this is not an entrance we would approve under today's standards, we do not consider this entrance a major problem for several reasons. One is that it is a shared access drive. Traffic is already using this entrance to access Dr. McKinney's office. Also, due to the size of the proposed office building, it is unlikely that it will add a significant amount of traffic to that already using the entrance. If he is required to close the entrance he will be required to provide turn around space at that end of the lot. Our ordinances do not allow a dead-end parking area without a way to turn around. The applicant would like to retain that entrance.

The only other question that remained was the setback from FM-740. While we could not require dedication at this point, we could require an additional setback if additional right-of-way was needed. We have checked the existing right-of-way on FM-740 and it is adequate for future road improvements.

Attached you will find a copy of the site plan and a location map.

CC

Vanderslice - Minutes of 11/3/86

drainage improvements were made a contingency the City would be transferring some liability from the Post Office to themselves. Jones offered to remove the drainage contingency from his motion. Welborn stated that it would not be necessary as drainage was not addressed in her amendment. Welborn then repeated her amendment to approve the site plan and final plat subject to the Post Office installing sidewalks on Boydston and Fannin, installing irrigation, installing curb and gutter on Boydston and Fannin, and should the need arise, selling the required five foot right-of-way to the City at not more than what the Post Office paid for it. The amendment was voted on and passed four to two, with Jones and Fox voting against the amendment.

Jones then restated his original motion, which was to approve the site plan and final plat subject to the Post Office installing curb and gutter on Boydston and Fannin, participating in their share of the drainage improvements, selling to the City if necessary at cost the required five foot right-of-way, not installing artificial water retention in the parking lot, installing irrigation, and installing sidewalks on both Boydston and Fannin Streets. Council briefly discussed or not whether Welborn's amendment eliminated the drainage requirement from Jones' original motion. The motion as amended was voted on and passed four to two, with Welborn and Tuttle voting against the motion.

[Council then considered approval of a request from R. D. Vanderslice for a site plan on a .482 acre tract of land located on FM-740. At this time Welborn left the room. Vanderslice addressed the Council and offered to answer any questions regarding his site plan. Fox stated that as the Planning and Zoning Commission had approved the site plan and as the site plan was in conformance with Staff recommendation, he made a motion to approve the site plan. Bullock seconded the motion. The motion was voted on and passed unanimously. (Welborn was out of the room.)]

At this time Medanich returned to the Council Chambers with Financial Advisors' recommendation for the awarding of the bid for issuance of City of Rockwall General Obligation Bonds. Medanich told the Council that they recommended the bid be awarded to Underwood, Neuhaus and Company, Inc., at 6.629505%. Holt made a motion to award the bid as recommended. Bullock seconded the motion. The motion was voted on and passed unanimously.

Council then considered approval of an ordinance providing for the issuance of City of Rockwall, Texas, General Obligation Bonds, Series 1986, in Aggregate Principal Amount of \$1,600,000 and Enacting Other Provisions Thereto. Mayor Tuttle read the ordinance

PLANNING AND ZONING ACTION SHEET

86-63-SP

Applicant R.D. Vandervliet Case No. P&Z 86-59-SP

Property Description 108 North San Jacinto

Case Subject Matter site plan on .482 acres for office building on FM 740

CASE ACTION

| | <u>Approved</u> | <u>Disapproved</u> | <u>Tabled</u> |
|------------------------------------|-------------------------------------|--------------------------|--------------------------|
| Date to P&Z <u>September 25 86</u> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Conditions _____ | | | |

| | | | |
|-----------------------------------|-------------------------------------|--------------------------|--------------------------|
| Date to City Council <u>Nov 3</u> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Conditions _____ | | | |

Ordinance no. _____ Date _____

ITEMS IN FILE

Zoning Cases

- Application
- Site Plan
- Filing Fee
- Notice to Paper
- Notice to Residents
- List of Residents Notified
- Residents' Responses
- Consultant's Review
- Agenda Notes
- Minutes
- Ordinance
- Correspondence

Plat/Site Plan Cases

- Application
- Filing Fee
- Plat/Plan
- Engineer's Review
- Consultant's Review
- Agenda Notes
- Minutes
- Correspondence
- County File Number