

SITE PLAN APPLICATION

Date: 20 Nov. 1987

NAME OF PROPOSED DEVELOPMENT NORTH SHORE PLACE PHASE I

NAME OF PROPERTY OWNER/DEVELOPER GENE BURKS

ADDRESS NORTHLAKE SHORE DR. @ HWAY 66 PHONE \_\_\_\_\_

NAME OF LAND PLANNER/ENGINEER CHAS. E. HODGES A.I.A.

ADDRESS 2233 RIDGE RD. SUITE 201 PHONE 722.0044

TOTAL ACREAGE 5015 AC. ROCKWALL CURRENT ZONING GR.

NUMBER OF LOTS/UNITS 1

Signed Chas. E. Hodges

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:

WALL SECTION  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

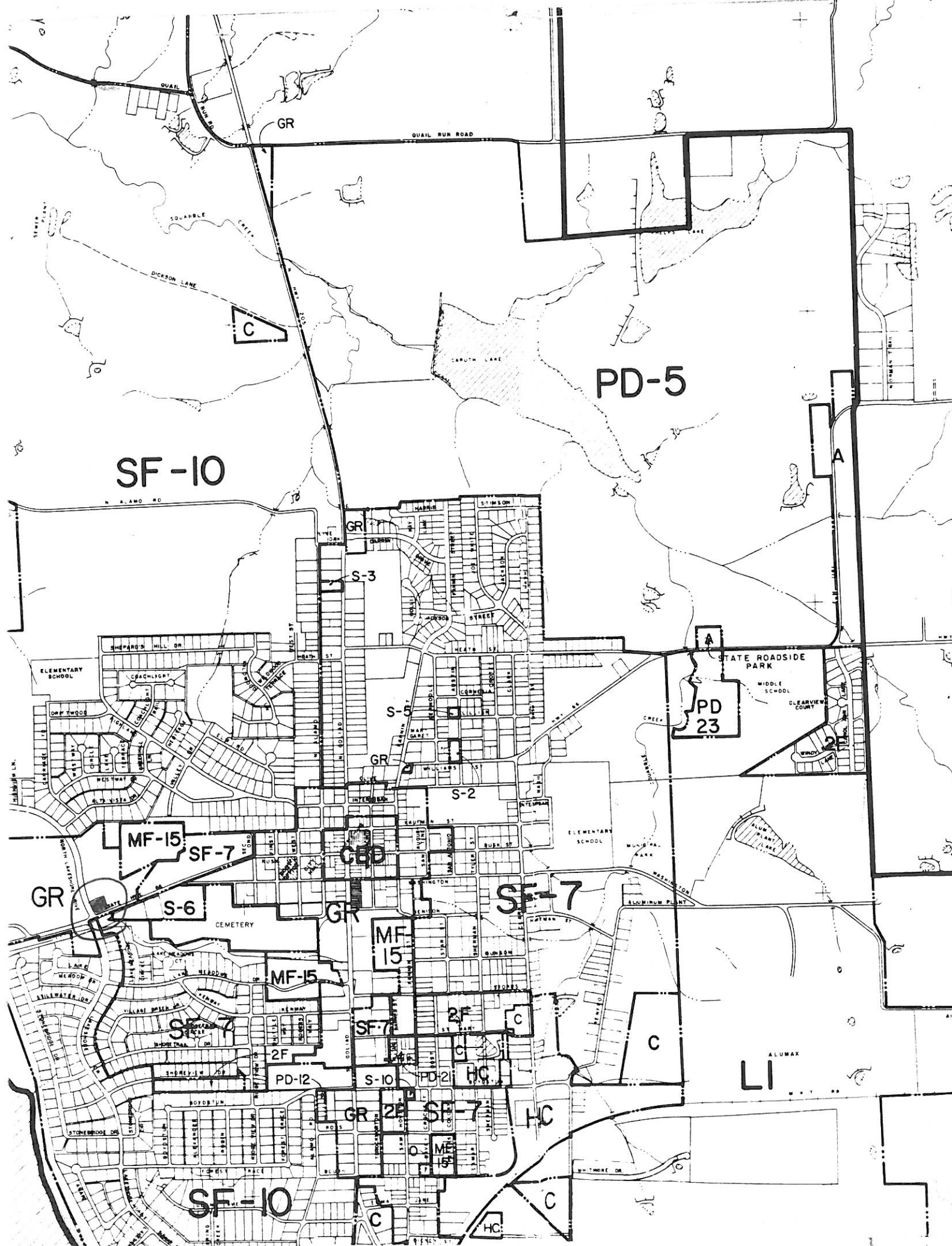
If the site plan is required as a preliminary or development plan under a Planned Development Zoning Classification, the attached applicable items specified for preliminary plans or development plans must be included.

Taken by: \_\_\_\_\_

File No. \_\_\_\_\_

Date: \_\_\_\_\_

Fee: \_\_\_\_\_



SF-10

PD-5

MF-15

SF-7

CBD

GR

S-6

CEMETERY

GR

MF-15

SF-7

ELEMENTARY SCHOOL

ALUMINUM PLANT

MF-15

SF-7

2F

C

PD-12

S-10

PD-2

HC

LI

SF-10

GR

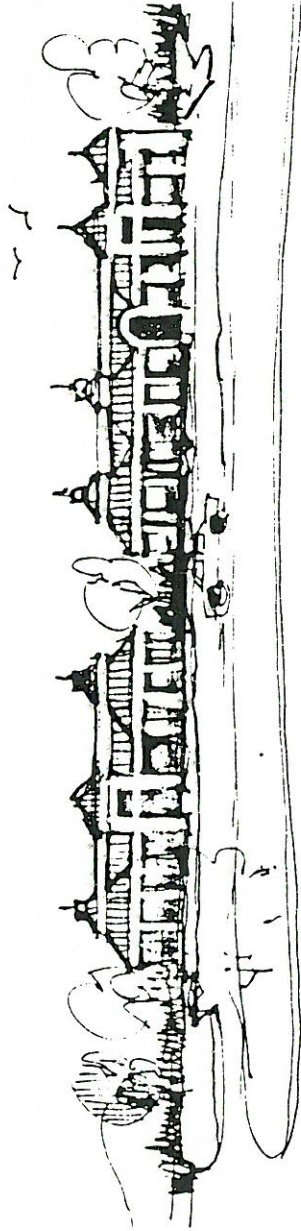
2F

SF-7

HC

HC

ALUMAX



STATE HIGHWAY 66

FUTURE MOTORBANK for INDEPENDENT BANK

143'

176'

60'

120'

147'

22' DRIVE

22' DRIVE

24' DRIVE

24' DRIVE

24' DRIVE

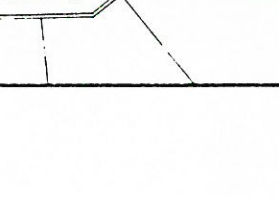
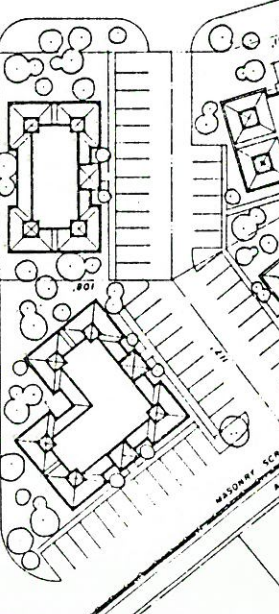
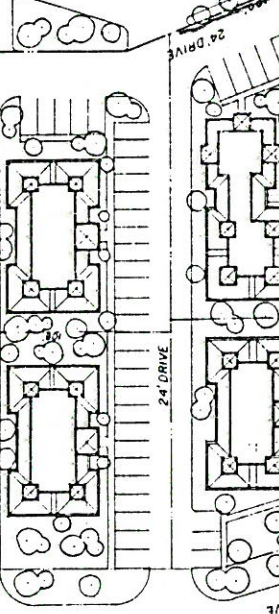
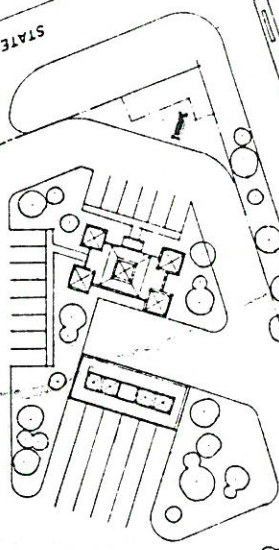
24' DRIVE

24' DRIVE

24' DRIVE

24' DRIVE

24' DRIVE



WASHOY SCREENING FENCE ALLEY

24' DRIVE

24' DRIVE

24' DRIVE

24' DRIVE

24' DRIVE

24' DRIVE

24' DRIVE

NORTH LAKESHORE DRIVE

ALTA VISTA

A Retail & Office Development • Rockwall, Texas  
**NORTHSHORE PLAZA**



conceptual SITE PLAN

DAVID R. WALLACE - Design Consultant 3301 century roulett, texas





WHEREAS, Gene Burks is the owner of a tract of land situated in the B.F. Boydston Survey, Abstract No. 14, in the City of Rockwall, Rockwall County, Texas, said tract being a part of that 1,2500 acre tract of land conveyed to Independent Equities, Inc. by deed recorded in Volume 258, Page 589, Deed Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at an iron rod found on the North line of State Hwy. 66, a variable width right-of-way, at the intersection of said North line with the Easterly line of North Lake Shore Drive, a 100-foot right-of-way and at the Southwest corner of said 1.2500 acre tract;  
THENCE: North 18° 10' 20" West a distance of 144.00 feet with said Easterly line to an iron rod set for a corner;  
THENCE: North 72° 59' 11" East a distance of 132.21 feet to an iron rod set for a corner;  
THENCE: South 89° 52' 44" East a distance of 47.00 feet to an iron rod set for a corner on the East line of said 1.2500 acre tract;  
THENCE: South 0° 07' 16" West a distance of 128.00 feet with said East line to an iron rod found on the North line of State Hwy. 66 at the Southeast corner of said 1.2500 acre tract;  
THENCE: South 69° 42' 50" West a distance of 136.73 feet with said North line to the Point of Beginning and Containing 21,847 Square Feet or 0.5015 Acres of Land.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:  
THAT Gene Burks, owner, does hereby adopt this plat designating the hereinabove described property as Northshore Plaza, Phase Two, Rockwall County, Texas, and does hereby dedicate to the public use forever the streets and alleys shown thereon, and does hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance, or efficiency of their respective system on any of these easement strips; and any public utility shall have the right of ingress or egress to, from and upon the said easement strips for the purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision;

No house, dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until such time as the developer has complied with all requirements of the Platting Ordinance of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, drainage structure, and storm sewers, all according to the specifications of the City of Rockwall;

It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage system have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, nor shall such approval constitute any representation, assurance or guarantee by the City of the adequacy and availability of water for personal use and fire protection within such plat, as required under Ordinance 83-54.

WITNESS MY HAND at \_\_\_\_\_, Texas, this \_\_\_\_\_ day of \_\_\_\_\_, 1987.

GENE BURKS

STATE OF TEXAS  
COUNTY OF \_\_\_\_\_

This instrument was acknowledged before me on the \_\_\_\_\_ day of \_\_\_\_\_, 1987, by Gene Burks.

Notary Public  
My Commission Expires \_\_\_\_\_

SURVEYOR'S CERTIFICATE

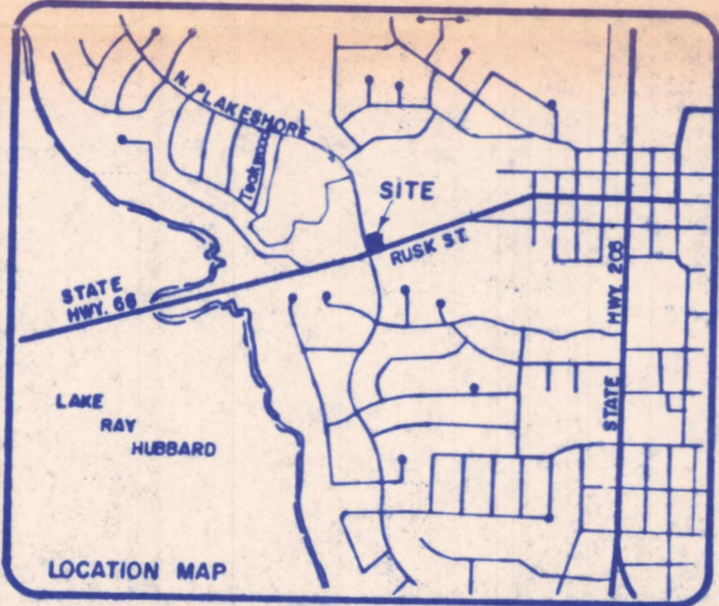
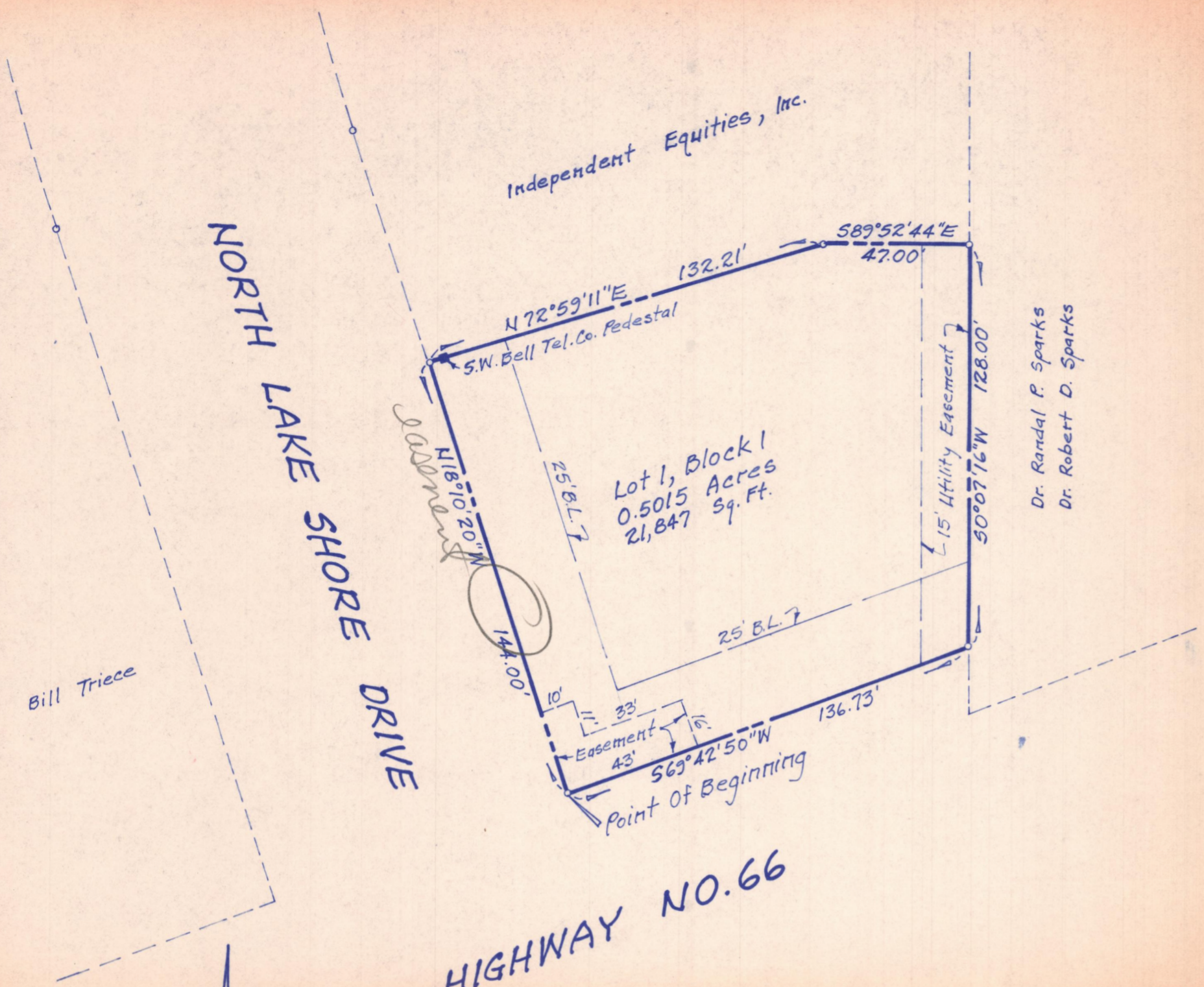
NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:  
THAT I, Harold L. Evans, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.

Harold L. Evans, P.E., Registered Public Surveyor No. 2146

STATE OF TEXAS  
COUNTY OF DALLAS

This instrument was acknowledged before me on the \_\_\_\_\_ day of \_\_\_\_\_, 1987, by Harold L. Evans.

Notary Public  
My Commission Expires \_\_\_\_\_



RECOMMENDED FOR FINAL APPROVAL

\_\_\_\_\_  
City Manager Date: \_\_\_\_\_

APPROVED

\_\_\_\_\_  
Chairman, Planning and Zoning Commission Date: \_\_\_\_\_

I hereby certify that the above and foregoing plat of Northshore Plaza, Phase Two, an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the \_\_\_\_\_ day of \_\_\_\_\_, 1987.

This approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk of Rockwall County, Texas, within one hundred twenty (120) days from said date of final approval.

Said addition shall be subject to all the requirements of the Platting Ordinance of the City of Rockwall.

WITNESS OUR HANDS this \_\_\_\_\_ day of \_\_\_\_\_, 1987.

\_\_\_\_\_  
Mayor, City of Rockwall City Secretary, City of Rockwall

**HAROLD L. EVANS**  
CONSULTING ENGINEER  
2331 GUS THOMASSON RD. SUITE 102  
DALLAS, TEXAS 75228  
PHONE (214) 328-8133

SCALE	DATE	JOB NO.
1"=40'	11-20-87	87207

**NORTHSHORE PLAZA - PHASE TWO**  
B.F. BOYDSTON SURVEY, ABSTRACT NO. 14  
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

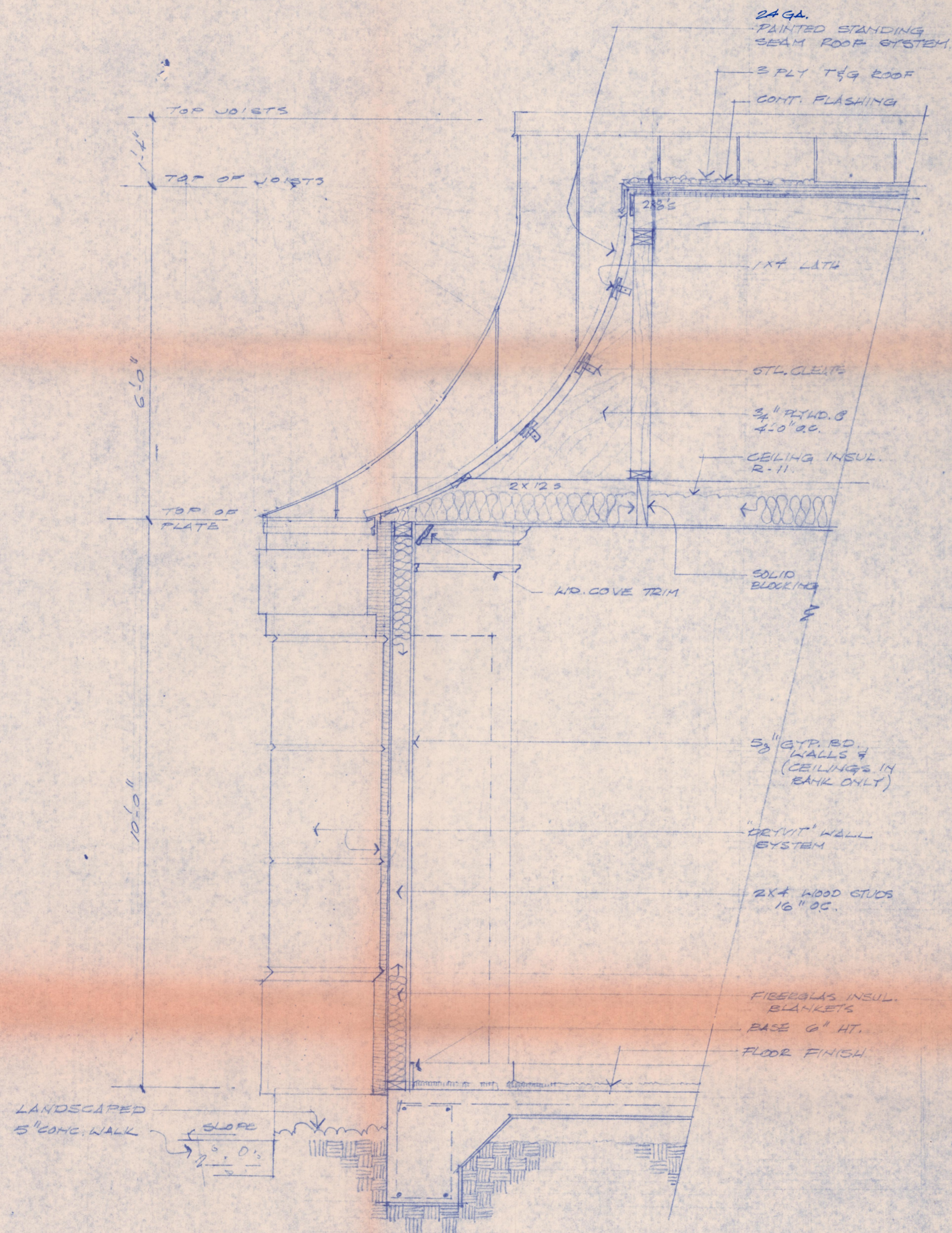
GENE BURKS  
603 WOODED TRAIL

OWNER  
ROCKWALL, TEXAS 75087

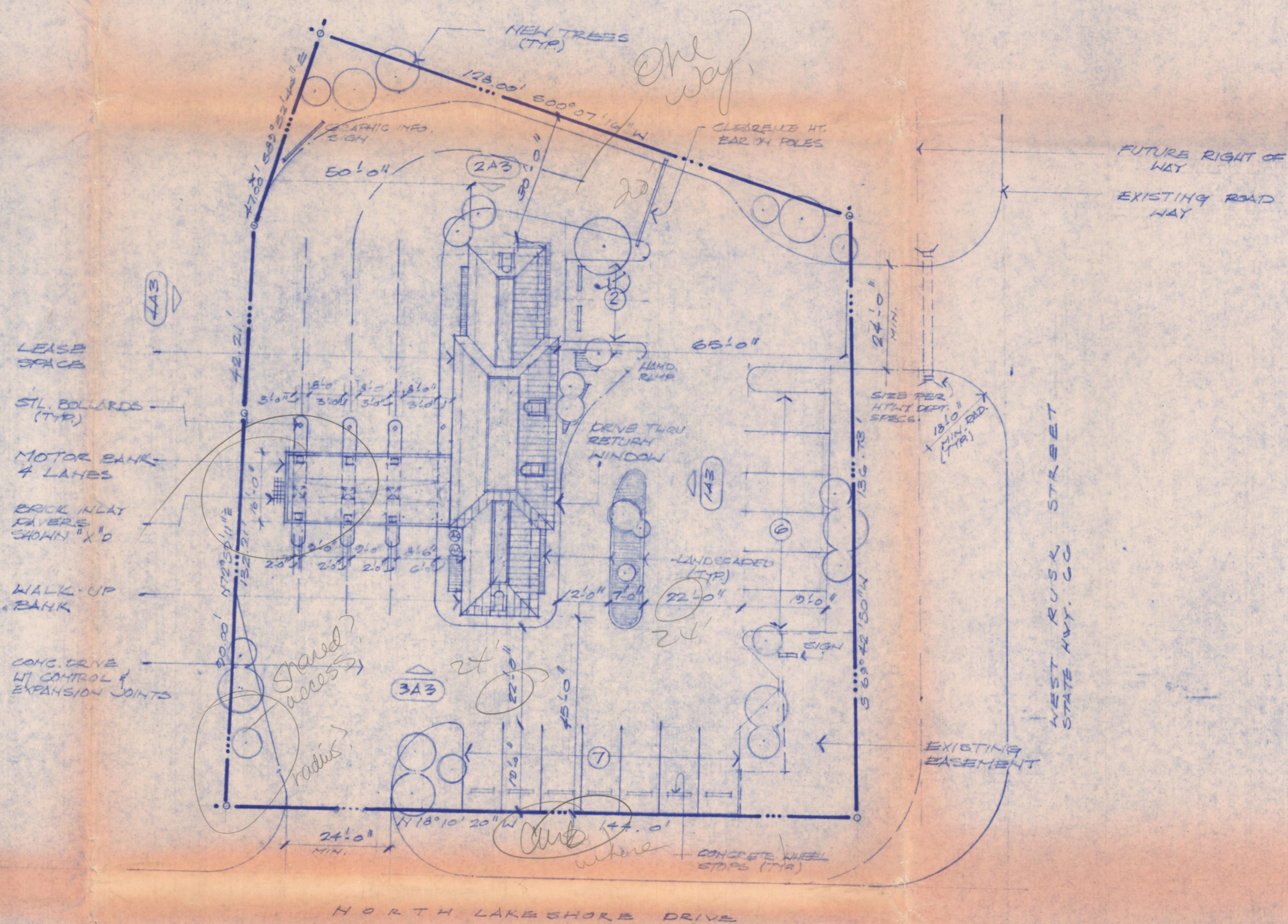
TELEPHONE POST  
N71774

**PROGRAM INFORMATION**

LOT SIZE : .8016 ACRES / 21,440 S.F.  
 ZONED : GENERAL RETAIL  
 BUILDING AREA : 1,400 S.F.  
 600 S.F. CANOPY  
 PARKING : REQUIRED - 7 AUTOS  
 DESIGNED - 16 AUTOS  
 BUILDING COVERAGE : 10%  
 LANDSCAPING : 3200 S.F. TOTAL  
 81% IN FRONT YARD (2600 S.F.)



**2**  
**A1** TYPICAL WALL SECTION  
 SCALE: 3/4" = 1'-0"



**1**  
**A1** SITE PLAN  
 SCALE: 1/8" = 20'-0"

**SHEET INDEX**

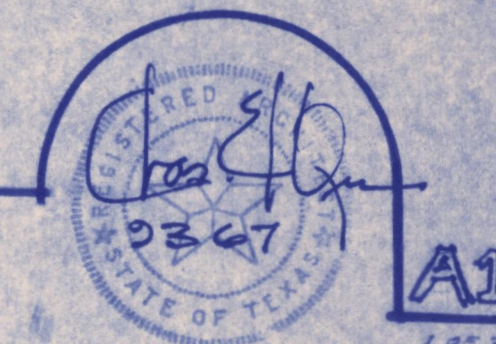
- 1 - SITE PLAN
- 2 - FLOOR PLAN / ROOF PLAN
- 3 - ELEVATIONS (EXTERIOR)

REVISED:

DATE: 13 NOV. 1987

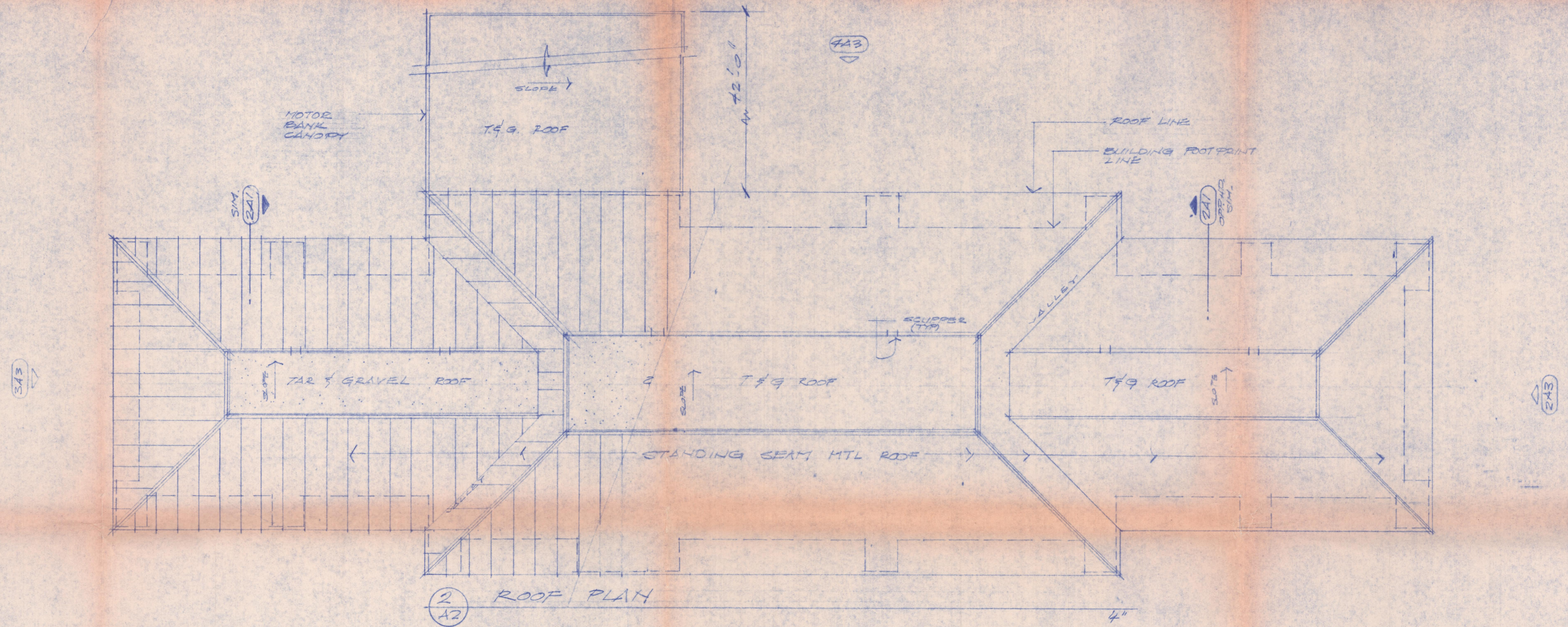
PROJECT: NORTH SHORE PLACE  
 PHASE ONE

CHAS. E. HODGES A.T.A.  
 2238 RIDGE RD #201 ROCKWALL TX. 75087 / 214.722.0044



**A1**

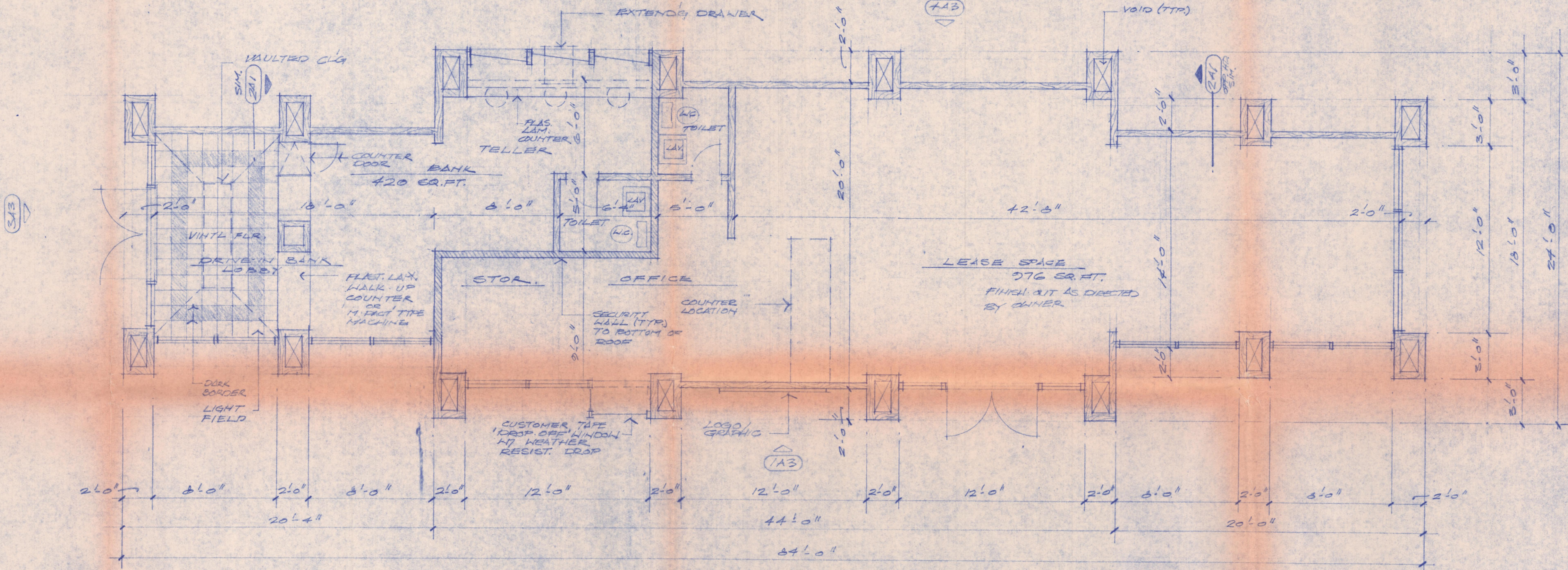




2 ROOF PLAN

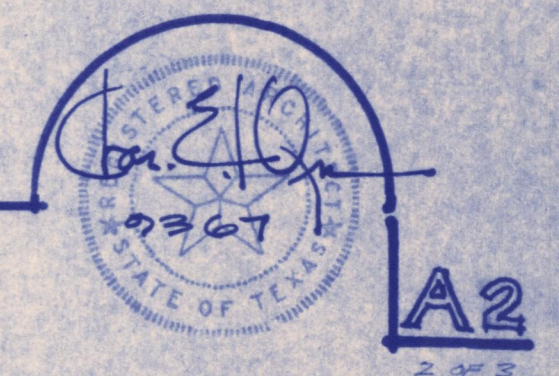
DRIVE THRU BANK  
 (NOTE: SEE SITE PLAN FOR DIMENSIONS AND ADDITIONAL INFORMATION)

NOTE: DIMENSIONS ARE TYPICAL BOTH SIDES OF BUILDING



1 FLOOR PLAN

1396 TOTAL SQUARE FEET  
 SCALE: 1/4" = 1'-0"



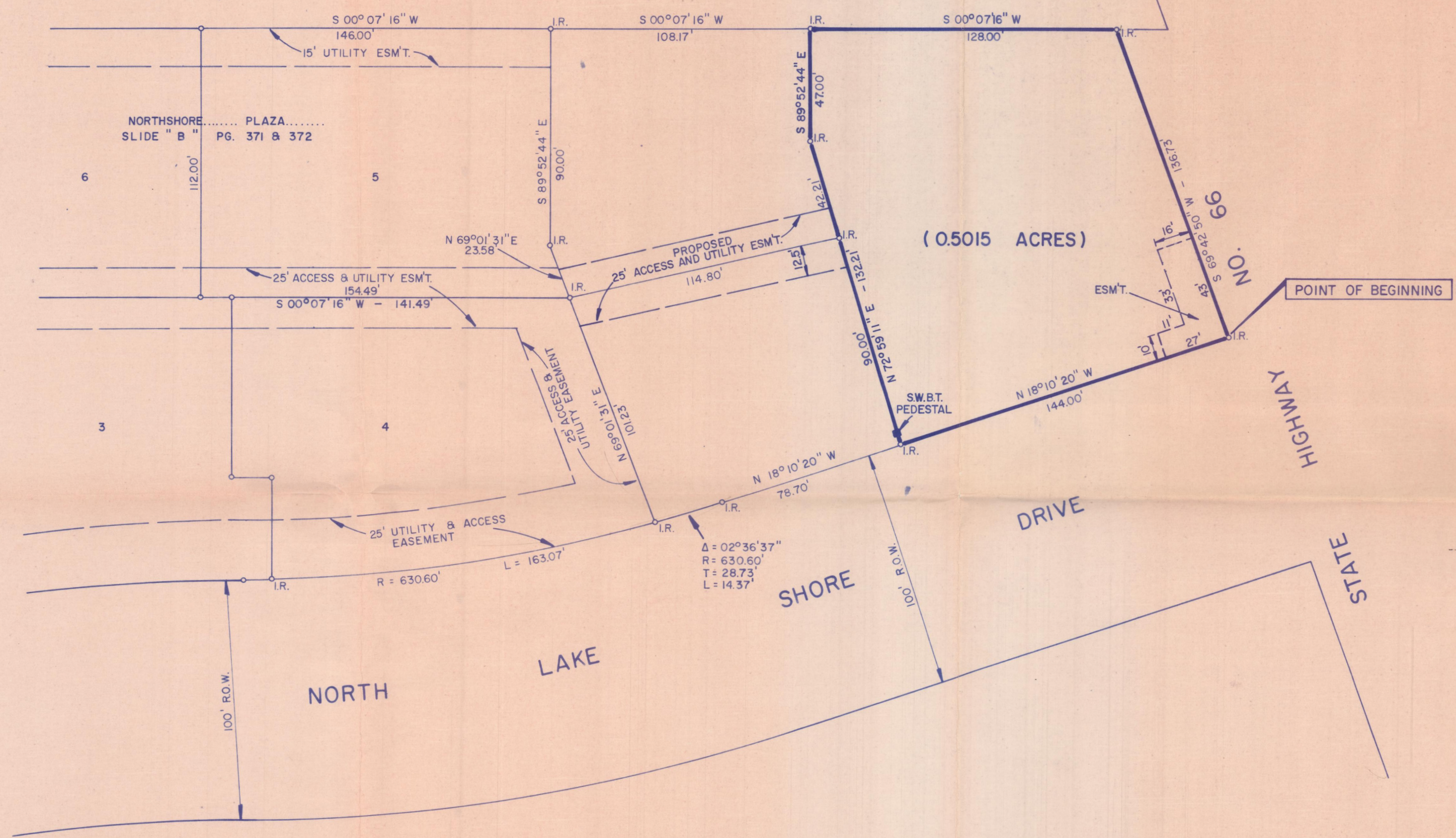
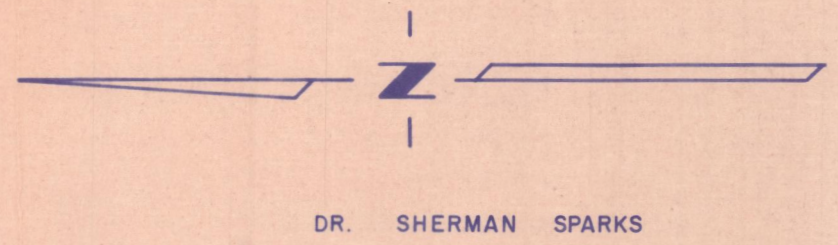
STATE OF TEXAS  
 COUNTY OF ROCKWALL

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The plat hereon is a true, correct and accurate representation of the property as determined by survey; the lines and dimensions of said property being as indicated by the plat. There are no encroachments, conflicts, or protrusions, except as shown.

*Harold L. Evans*  
 Harold L. Evans, P.E.  
 Registered Public Surveyor No. 2146



(0.5015 ACRES)

**HAROLD L. EVANS**  
 CONSULTING ENGINEER  
 2331 GUS THOMASSON RD. SUITE 102  
 DALLAS, TEXAS 75228  
 PHONE (214) 328-8133

SCALE	DATE	JOB NO.
1" = 40'	9-29-87	87207

**BOUNDARY SURVEY**  
**B.F. BOYDSTON SURVEY - ABSTRACT NO. 14**  
 CITY OF ROCKWALL  
 ROCKWALL COUNTY, TEXAS

TELETYPE POST  
 N71774

SITE PLAN REVIEW

- \* Date Submitted 11/20/87
- \* Scheduled for P&Z 12/10/87
- \* Scheduled for Council 12/21
- \* Applicant/Owner Crene Burks
- \* Name of Proposed Development Northshore Place Phase I
- \* Location Northshore Rd of SH66 \* Legal Description \_\_\_\_\_
- \* Total Acreage .5015 \* No. Lots/Units 1
- \* Current Zoning general retail
- Special Restrictions \_\_\_\_\_
- \* Surrounding Zoning residential

<u>Planning</u>	<u>Yes</u>	<u>No</u>	<u>N/A</u>
1. Is the site zoned properly? <i>- it needs to be checked</i>	_____	_____	_____
2. Does the use conform to the Land Use Plan?	_____	_____	_____
3. Is this project in compliance with the provisions of a Concept Plan?	_____	_____	✓
* 4. Is the property platted?	✗	✓	_____
* 5. Is plat filed of record at Courthouse? File No. _____	_____	_____	_____
* 6. If not, is this site plan serving as a preliminary plat?	_____	✓	_____
7. Does the plan conform to the Comprehensive Zoning Ordinance or PD Ordinance on the following:			
a. Are setbacks correct?			
front	✓	_____	_____
side	✓	_____	_____
rear	_____	_____	_____
<i>needs to be checked</i>			
b. Are buildings on same lot adequately separated?	_____	_____	✓

- c. Is the lot the proper size?
- d. Does the lot have proper dimensions?
- e. Are exterior materials correct?
- f. Are structural materials correct?
- g. Is coverage correct?
- h. Is adequate area in landscaping shown?
- i. Is it irrigated?
- j. Is landscaping in parking lot required?
- k. Are types of landscaping indicated? *Stained*  
*oil*
- l. Is floor area ratio correct?
- m. Is building height correct?
- n. Are correct number of parking spaces provided?
- o. Are driving lanes adequate in width?
- p. Are parking spaces dimensioned properly
- q. Does the parking lot meet City specifications
- r. Is a fire lane provided? *need to only*  
*check 1067*
- s. Is it adequate in width?
- t. Are drive entrances properly spaced?
- u. Are drive entrances properly dimensioned?
- ....Do drive entrances line up with planned median breaks?
- v. Is lighting provided and correctly directed?
- w. Are sidewalks required?
- x. Are sidewalks provided? *state road*
- y. Is a screen or buffer required?
- ....Is it sized properly?
- ....Is it designed properly?
- ....Is it of correct materials?

- \* 7. Does the site plan contain all required information from the application checklist? \_\_\_\_\_
- 8. Is there adequate access and circulation?  \_\_\_\_\_
- 9. Is trash service located and screened? ? \_\_\_\_\_
- \* 10. Are street names acceptable? \_\_\_\_\_
- 11. Was the plan reviewed by a consultant? (If so, attach copy of review.) \_\_\_\_\_
- 12. Does the plan conform to the Master Park Plan? \_\_\_\_\_
- 13. Are there any existing land features to be maintained? (ie, topography, trees, ponds, etc.) \_\_\_\_\_

Comments:

Building Codes

- 1. Do buildings meet fire codes? \_\_\_\_\_
- 2. Do signs conform to Sign Ordinance? \_\_\_\_\_

Comments:

Engineering

- 1. Does plan conform to Thoroughfare Plan? *need to take 66 ROW* \_\_\_\_\_
- 2. Do points of access align with adjacent ROW? \_\_\_\_\_
- 3. Are the points of access properly spaced? \_\_\_\_\_
- 4. Are street improvements required? \_\_\_\_\_
- 5. Will escrowing of funds or construction of substandard roads be required? \_\_\_\_\_
- 6. Does plan conform with Flood Plain Regulations? \_\_\_\_\_
- 7. Is adequate fire protection present? \_\_\_\_\_
- 8. Are all utilities adequate? \_\_\_\_\_
- 9. Are adequate drainage facilities present? \_\_\_\_\_
- 10. Is there a facilities agreement on this site? \_\_\_\_\_

- 11. Are existing roads adequate for additional traffic to be generated?
- 12. Is the site part of a larger tract? Does the plan adversely impact development of remaining land?
- 13. Are access easements necessary? *maybe*
- 14. Are street and drive radii adequate?
- 15. Have all required conditions been met?
- 16. Is there a pro rata agreement on this site?
- 17. Have all charges been paid?

Time Spent on Review

<u>Name</u>	<u>Date</u>	<u>Time Spent (hours)</u>
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

PLAT REVIEW

\*  Preliminary Plat

\*  Final Plat

\* Name of Proposed Subdivision Lakeshore Plaza - Phase II

\* Location of Proposed Subdivision 66 + Lakeshore

\* Name of Subdivider Bene Bunks

\* Date Submitted \_\_\_\_\_ Date of Review \_\_\_\_\_

\* Total Acreage .05015 \* No. of Lots 1

Review Checklist

	<u>Yes</u>	<u>No</u>	<u>N/A</u>
* 1. Was the proper application submitted <del>and checklist?</del> (attach copy)			
* 2. Were the proper number of copies submitted?	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
* 3. Is scale 1" = 100' (Specify scale if different) Scale = <u>1 = 40'</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
* 4. Is the subdivision name acceptable?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5. Comments:			

Planning and Zoning

- 1. What is the proposed use? Commercial - Bank, retail
- 2. What is the proposed density? N/A
- 3. What is the existing zoning? CR

	<u>Yes</u>	<u>No</u>	<u>N/A</u>
4. Is the plan zoned properly?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5. Does the use conform to the Land Use Plan?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6. Is this tract taken out of a larger tract	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7. Will the development landlock another property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8. Is this project subject to the provisions of the Concept Plan Ordinance?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
9. Has a Concept Plan been Provided and Approved	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
10. Does the plan conform to the Master Park Plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
11. Does plan conform to the Comprehensive Zoning Ordinance of approved 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. Parking	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d. Buffering	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Site Plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f. Other	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12. Has the City Planner reviewed and commented on the plan? (If so, attach copy of Review)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>



13. Does the plan exhibit good planning in general layout, access, and vehicular and pedestrian circulation?

\_\_\_\_\_

14. Comments:

Yes                      No                      N/A

Engineering

1. Streets and Traffic

a. Does the plan conform to the Master Thoroughfare Plan? *appears to 180' ROW*

✓                      \_\_\_\_\_

b. Is adequate right-of-way provided for any major thoroughfares or collectors?

✓                      \_\_\_\_\_

c. Is any additional right-of-way provided for all streets and alleys?

\_\_\_\_\_ ✓                      \_\_\_\_\_

d. Is any additional right-of-way required?

\_\_\_\_\_ ✓                      \_\_\_\_\_

e. Is there adequate road access to the proposed project?

✓                      \_\_\_\_\_

f. Will escrowing of funds or construction of sub-standard roads be required? *state*

\_\_\_\_\_ ✓                      \_\_\_\_\_

g. Do proposed streets and alleys align with adjacent right-of-way?

\_\_\_\_\_ \_\_\_\_\_ ✓

h. Do the streets and alleys conform to City regulations and specifications?

\_\_\_\_\_ \_\_\_\_\_ ✓

- \* i. Are the street names acceptable?
- j. Is a traffic analysis needed?
- k. Comments:

2. Utilities

- a. Does the Plan conform to the Master Utility Plan?
- b. Are all lines sized adequately to handle development?
  - 1. Water
  - 2. Sewer
- c. Is additional line size needed to handle future development?
  - 1. Water
  - 2. Sewer
- d. Is there adequate capacity in sewer outfall mains, treatment plants and water transmission lines to handle the proposed development?
- e. Are all necessary easements provided?     
*need an easement on Lakshar*
- f. Do all easements have adequate access?
- g. Are any off site easements required?
- h. Have all appropriate agencies reviewed and approved plans?
  - 1. Electric
  - 2. Gas
  - 3. Telephone
  - 4. Cable

- |   |                                     |                          |                          |
|---|-------------------------------------|--------------------------|--------------------------|
| i. Does the drainage conform to City regulations and specifications?            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| j. Do the water and sewer plans conform to City regulations and specifications? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| k. Is there adequate fire protection existing or planned?                       | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| l. Comments:  |                                     |                          |                          |

General Requirements

- |   |                                     |                          |                                     |
|---|-------------------------------------|--------------------------|-------------------------------------|
| 1. Has the City Engineer reviewed and approved the plan?              | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            |
| 2. Does the final plat conform to the City's Flood Plain Regulations? | <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 3. Does the final plat conform to the preliminary plat as approved?   | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            |
| 4. Staff Comments:  |                                     |                          |                                     |

Time Spent on Review

<u>Name</u>	<u>Date</u>	<u>Time Spent (hours)</u>
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

2/3/88

SITE PLAN DATA FOR INSPECTION

Development Name Northshore Playa Phase II or Northshore Place

Location North Lakeshore Drive

Date Approved Feb 1, 1988

Applicant's Name Coene Bucks

Special Conditions: \_\_\_\_\_

1. Parking lanes on Phase III widened to 24 feet

2. A sidewalk be extended along the curb on Phase III

3. The new building style is approved for all three phases

4. the need for the proposed easement on Phase III will be determined when Phase III is platted

5. the landscape plan submitted on the site plan is approved

Attached is site plan and elevations

15.070 ACRES

S. 0° 05' 54" E.

N. 0° 20' 20" E.

POINT OF BEGINNING

N. 88° 12' 06" E. 192.8'

STATE HIGHWAY

Cord N. 86° 30' 03" E. 200.69'

Arc 200.86'

Cord N. 70° 27' 54" E. 111.06'

Arc 111.06'

N. 69° 42' 50" E. 210.00'

P.T. OLD R.O.W.

55+80.39

1.66

1.89

1.59

N 75° 30' E - 365.95'

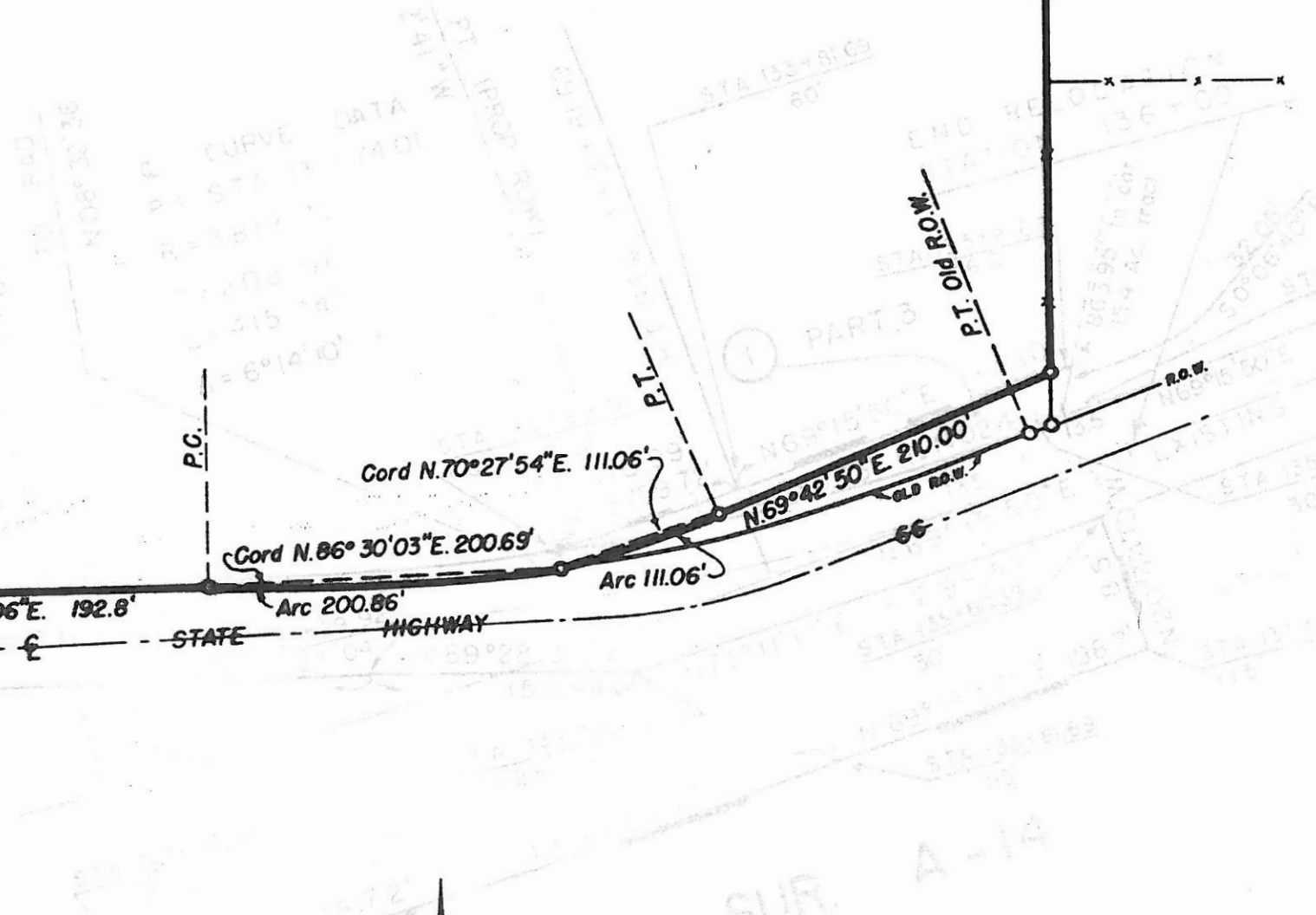
STA. 126+00

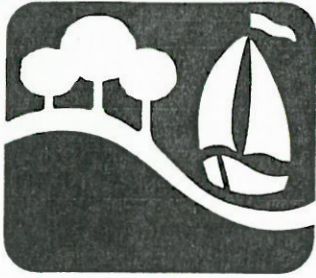
115'

1.96

BENJAMIN F. BOYDSTON

SUR. A-14





**CITY OF ROCKWALL**  
**"THE NEW HORIZON"**

14 December, 1987

Mr. Gene Burks  
603 Wooded Trail  
Rockwall, Texas 75087

Dear Mr. Burks:

On December 10, 1987, the Planning and Zoning Commission tabled consideration of your request for a site plan and final plat on Northshore Place until the January 14, 1988, meeting of the Commission at which time the architect and/or developer may provide additional information regarding the relationship of this lot to the remainder of the development.

Please provide nine additional copies of the site plan as your intend to present it folded to fit in an 8-1/2 x 14" file folder. These must be submitted not later than January 4, 1988, to allow adequate time for review by the Commission.

Feel free to call me if you have any questions.

Sincerely,

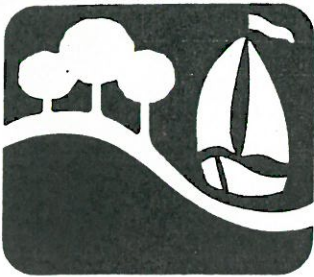
*Mary Nichols*

Mary Nichols  
Administrative Aide

CC: Chuck Hodges  
Harold Evans  
MN/mmp







# CITY OF ROCKWALL

## "THE NEW HORIZON"

January 25, 1988

Mr. Gene Burks  
603 Wooded Trail  
Rockwall, TX 75087

Dear Mr. Burks:

On January 14, 1988, the Planning and Zoning Commission recommended approval of a site plan for Northshore Place subject to the following conditions:

- \*provision of a joint access easement at all three entrances to adjacent property.
- \*drive lanes adjacent to parking areas widened to 24 feet.
- \*sidewalk shown on adjacent property as well as bank site.
- \*building elevation style to be tied to all three phases of the development.
- \*location of proposed utility easement in Phase III determined when Phase III is platted.
- \*landscaping plan as shown on site plan.

A final plat for Northshore Plaza Phase II was recommended for approval subject to the following conditions:

- \*addition of a ten foot utility easement along Northshore.
- \*indicating joint access on Phase II at the three points of access to Phase III.
- \*requiring an instrument to be filed dedicating joint access for Phase III at the same time Phase II is filed.

The Rockwall City Council will consider approval of the site plan and final plat on Feb 1, 1988 at 7:00 p.m. in City Hall, 205 W. Rusk. Please feel free to call me if you have any questions.

Sincerely,

*Mary Nichols*

Mary Nichols  
Administrative Assistant

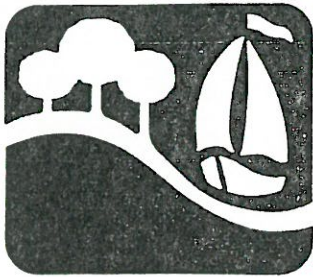
MN/mm

cc: Chuck Hodges  
*Harold Evans & Assoc*

205 West Rusk

Rockwall, Texas 75087

(214) 722-1111



# CITY OF ROCKWALL

## "THE NEW HORIZON"

February 3, 1988

Mr. Gene Burks  
603 Wooded Trail  
Rockwall, Texas 75087

Dear Mr. Burks:

On February 1, 1988, the Rockwall City Council recommended approval of a site plan for Northshore Place subject to the following conditions:

- .drive lanes adjacent to parking areas widened to 24 ft.
- .sidewalk shown on adjacent property as well as bank site
- .building elevation style to be tied to all three phases of the development
- .location of proposed utility easement in Phase III determined when Phase III is platted
- .landscaping plan as shown on site plan.

A final plat for Northshore Plaza Phase II was recommended for approval subject to the following conditions:

- .addition of a ten foot utility easement along Northshore
- .that joint access easements be located at the three points of access to Phase III
- .requiring an instrument to be filed dedicating joint access for Phase III at the time Phase II is filed.

A final plat must be filed by this office with the County within 120 days or the approval becomes void. Sixteen executed copies and two mylars must be returned to this office by May 11, 1988, to ensure timely filing. No building permit may be issued until the plat is filed of record. Please call me if you have any questions.

Sincerely,

*Mary Nichols*

Mary Nichols  
Administrative Assistant

CC: Chuck Hodges  
Larry Bennett  
Harold Evans & Assoc.

MN/mmp

P&Z Agenda Notes  
December 10, 1987

IV. C. P&Z 87-69-SP/FP - Discuss and Consider Approval of a Site Plan and Final Plat for Northshore Place Phase I

We have received a request for a site plan/final plat for a proposed development at the intersection of Lakeshore Drive and Highway 66. Last year the City approved a zoning and site plan on the property to the north of the site for garden office. A copy of that plan is attached.

They are now wanting to final plat and re-site plan the very corner of their site for a branch bank and small lease space. The problem is that they are platting and re-site planning a smaller tract than originally shown, which leaves a vacancy between the two parcels. We have asked them to respond to this.

Our other comments are as follows:

1. We would like to see a shared access on North Lakeshore with the site above to reduce the number of curb cuts.
2. This exterior design of the building is considerably different from what was originally approved. The original overall concept was a brick exterior. We have asked them to identify how this will tie together.
3. The motor bank is too close to the property line unless an alley or fire lane is provided between the two sites. Without a site plan on the adjacent site we don't know how this is impacted.

Included you will find a copy of the site plan and plat.

CITY OF ROCKWALL  
PLANNING AND ZONING COMMISSION  
AGENDA NOTES

AGENDA DATE January 14, 1988

AGENDA NO. III. B.

AGENDA ITEM P&Z 87-71-FP - Discuss and Consider Approval of a Site Plan and Final Plat for Northshore Place Phase I Located on North Lakeshore Drive at SH-66

ACTION NEEDED: Approval or denial of site plan/final plat on Northshore Plaza, Phase 2 with any conditions or changes included in the motion

ITEM GENERATED BY: Gene Burks, Owner

BACKGROUND INFORMATION

At your last meeting the Commission tabled consideration of this item in order to provide the applicant an opportunity to address how the unplanned tract between the proposed bank site and Phase 1 of the development would be addressed, and to address the rear setback problem. The applicant has revised his plan to include a concept for the intervening property. A copy of this revised site plan is enclosed. The plan as submitted meets our requirements with the following comments:

1. A joint access easement needs to be provided at all three entrances to the adjacent property.
2. The drive lanes need to be widened to 24 feet.
3. A sidewalk needs to be shown on the adjacent property as well as the bank site.
4. Again, the applicant is proposing a different building style and proposes this style for the entire Phase 1, Phase 2 and the unplatted Phase 3. If this style is approved it should be stated in the motion that the building elevation style is approved for all three phases if the Commission wishes to tie all the property to the same style, as was the original concept.
5. A final determination of the proposed utility easement shown in Phase 3 needs to be made at the time Phase 3 is platted.

Our comments regarding the final plat as submitted are as follows:

1. The plat as submitted meets all City requirements.
2. We would like to see an additional 10 ft. utility easement along North Lakeshore.
3. A joint access easement needs to be shown on Phase 2 at the 3 points of access to Phase 3 and an instrument dedicating joint access needs to be filed for Phase 3 at the same time Phase 2 is filed.

ATTACHMENTS

1. copy of original site plan
2. copy of revised site plan
3. location map
4. copy of final plat

**CITY OF ROCKWALL  
Council Agenda**

**AGENDA DATE:** February 1, 1988

**AGENDA NO.** VI. B.

**AGENDA ITEM:** P&Z 87-69-SP/FP - Discuss and Consider Approval of a Site Plan and Final Plat for Northshore Plaza Phase II

**ITEM GENERATED BY:** Gene Burks, Owner

**ACTION NEEDED:** Approval or denial of site plan/final plat on Northshore Plaza, Phase II with any conditions or changes included in the motion.

**BACKGROUND INFORMATION:**

Some time ago the Council approved a zone change and site plan on the parcel of land located at North Lakeshore Drive and SH-66 owned by Gene Burks. All but a small tract located along a portion of the residential property to the north was already zoned "GR" and the Council granted "GR" on the remaining out parcel. There was considerable discussion at that time regarding the garden style low rise buildings that were proposed. At that time the developer was proposing to use brick on the exterior.

The developer is now proposing to final plat and site plan the corner at SH-66 and North Lakeshore. He also would like to change the proposed exterior material on the entire development. He now proposes to use a Drivit material that will give the buildings a stone appearance.

The applicant has, with this application, now site planned all of the property on this side of North Lakeshore. He is proposing to final plat Phase II which is located at the intersection of SH-66 and Lakeshore. Phase III will be located just north of the proposed bank site, to be final platted at a later date.

The Planning and Zoning Commission approved the site plan and plat with the following conditions:

- Site Plan:
1. That the parking lanes on Phase III be widened to 24 ft.
  2. That a sidewalk be extended along the curb on Phase III.
  3. That the new building style be approved for all three phases.
  4. That need for the proposed easement on Phase III be determined at the time of final plat.
  5. That the landscape plan submitted on the site plan be approved.

- Final Plat:
1. That joint access easements be located on the three drives to Phase III.
  2. That a 10 ft. utility easement be located on Lakeshore Dr.
  3. That a joint access easement be filed by instrument for Phase III at the time the final plat is filed.

- ATTACHMENTS:**
1. copy of original site plan
  2. copy of revised site plan
  3. location map
  4. copy of final plat

**AGENDA ITEM:** Northshore Plaza, Phase I

**ITEM NO:** VI. B.

## MINUTES OF THE ROCKWALL CITY COUNCIL

February 1, 1988

Mayor Frank Miller called the meeting to order at 7:00 P.M. with the following Councilmembers present: Nell Welborn, Ken Jones, Jean Holt, John Bullock and Pat Luby.

Council considered approval of the Consent Agenda which consisted of A) the minutes of January 18, 1988, and B) an ordinance authorizing a Conditional Use Permit for gasoline sales as an accessory to a retail use for a convenience store located at FM-740 and Horizon Road on second reading. Assistant City Manager Julie Couch read the ordinance caption. Welborn asked to pull Item A. Holt made a motion to approve Item B. Bullock seconded the motion. The motion was voted on and passed unanimously. Welborn then pointed out some clarifications regarding certain wording in the minutes. Miller added that the names of the Councilmembers appointed as liaisons to the Chamber of Commerce should be included as well as a clarification between Mayor Miller and Coach Troy Miller's comments. Welborn made a motion to approve the minutes with all the aforementioned changes. Bullock seconded the motion. The motion was voted on and passed unanimously. At this time, 7:10 P.M., Bill Fox joined the meeting.

Mayor Miller then announced the names of persons he appointed to a committee whose task is to review ways of honoring the High School clubs and organizations for their accomplishments. These appointees are: Brad Singleton, Mickey Florence, Ken Jones, Barbara Willess, Bill Eisen, Ed Heath, Dick Swetnam, Carol White, Joe Holt, Pat Grady and Rita Templeton.

Norm Seligman, Vice Chairman of the Planning and Zoning Commission, gave a brief report of the Commission's recommendations for the four items they had reviewed. Miller confirmed with Seligman that regarding El Chico's site plan, the recommendation for a landscape plan approval included review by the Planning and Zoning Commission and Council.

Billie Ladd then addressed the Council to request an amendment to the private club and public amusements ordinances to allow game rooms in entertainment centers where there was a mix of uses and allow alcoholic beverages to be sold in a private club area separate from the game room. She outlined the various functions of a proposed bowling center which would include retail, restaurant/private club, child care and arcade facilities. Wyatt Slaughter explained some community activities the center would be available for and showed

photographs of another center under the same ownership. Dick Poor explained locations of similar bowling centers. Slaughter discussed operation of the proposed center, proposed control cameras and an alcohol awareness program he would send employees to. Norma Morris, of the adjacent Montessori school, stated that she was not opposed to the facility as most of the alcohol would be sold and consumed after the school had closed for the day.

Leon Tuttle addressed the Council and explained that the ordinance for private clubs was drafted as a means to encourage restaurants to locate in Rockwall. Council discussed reviewing both the private club and public amusements ordinance in a Worksession. Bullock made a motion to schedule this item for review at a Worksession and to allow the Bowling Center applicants to apply to the Planning and Zoning Commission pending completion of the review. Welborn seconded the motion. Council discussed State law regarding hours alcohol may be sold and discussed possible amendments that would allow gaming devices in an area separate from a private club. The motion was voted on and passed unanimously. Council then agreed that February 8th was a suitable date for the Worksession.

Council then heard a report from Norm Seligman, Chairman of the Charter Review Commission. Seligman outlined recommended amendments to the Home Rule Charter. After brief discussion Fox made a motion to accept the recommendations but schedule them for review at the Worksession for further recommendations by Council. Welborn seconded the motion. The motion was voted on and passed unanimously.

Bill Eisen then gave the City Manager's report in which he discussed the upcoming award of bids for fire trucks, some complaints regarding certain types of tapes being displayed in video stores, status of proposed improvements on FM-740 at I-30, a report from the Texas Municipal League on approved and proposed legislative changes, and status of the Squabble Creek Wastewater Treatment Plant expansion. Council directed Staff to draft a resolution urging TML to voice opposition to proposed legislation regarding billboards.

Couch advised Council that the next item on the Agenda, a final plat application for the Estep addition, had been withdrawn by the applicant.

Council then considered approval of a site plan and final plat for Northshore Plaza Phase II. Mayor Miller turned the Chair over to Mayor Pro Tem Bill Fox. Miller and Holt then left the room due to a conflict of interest. Council discussed whether to table the item in

the absence of the applicant. Welborn made a motion to approve the site plan and final plat with conditions on each as recommended by the Planning and Zoning Commission and indicted in the Agenda notes. The conditions are:

On the Site Plan:

1. That the parking lanes on Phase III be widened to 24 ft.
2. That a sidewalk be extended along the curb on Phase III
3. That the new building style be approved for all three phases.
4. That need for the proposed easement on Phase III be determined at the time of final plat.
5. That the landscape plan submitted on the site plan be approved.

On the final plat:

1. That joint access easements be located on the three drives to Phase III.
2. That a 10 ft. utility easement be located on Lakeshore Drive.
3. That a joint access easement be filed by instrument for Phase III at the time the final plat is filed.

Bullock seconded the motion. The motion was voted on and passed unanimously.

Miller resumed the Chair as he and Holt rejoined the meeting.

Council then considered approval of a revised site plan for an El Chico restaurant on I-30 west of FM-740. Frank King of Melvin M. Fain Architects explained that economy had dictated downscale of the project and that although the plan was now a one story restaurant, a second floor could be added when economic conditions improved. Bullock made a motion to approve the revised site plan. Welborn offered a substitute motion to approve the site plan subject to the submission and approval of a landscape plan. Holt seconded the motion. The motion was voted on and passed unanimously.

Council then considered approval of a final plat for the Mr. M Addition located on FM-740 and Horizon Road.



Welborn made a motion to approve the final plat subject to the execution of a developer's contract regarding installation of a future 12 inch water line. Bullock seconded the motion. The motion was voted on and passed unanimously. Rob Whittle then briefly updated Council on the status of a business he had encouraged to locate in Rockwall.

Council then discussed status of Rockwall County's accounts with with the City. Eisen stated that the County accounts were current to date. Fox stated displeasure that the County had not participated in the cost of obtaining Extended Area Phone Service as had originally been agreed.

Mark Hipes of Marlin M. Blake and Associates outlined results of the enhancement studies for assessment procedures. Miller questioned the results of the study on Ridge Road. Hipes explained that although commercial enhancement on Ridge Road probably did exist, there was no measurable enhancement of data he could use to prove the enhancement if challenged in court.

Council adjourned into Executive Session at 8:45 P.M. to discuss litigation regarding nonconforming status at Chandlers Landing. Upon reconvening at 8:50 P.M. Miller announced there was no necessary action to be taken on this item.

Council then discussed sending press releases to newspapers, TV stations, radio stations, magazines and business organizations regarding the Extended Area Phone Service in Rockwall and other information pertaining to community events in Rockwall. Eisen told Council that Rick Crowley would be acting as a public relations coordinator to send out press releases on an ongoing basis and to maintain permanent contacts with the media.

As there was no further business to come before Council for consideration, the meeting adjourned at 10:20 P.M.

APPROVED:

ATTEST:

\_\_\_\_\_  
Mayor

By \_\_\_\_\_

PLANNING AND ZONING ACTION SHEET

Applicant Gene Banks Case No. 87-70-SP  
Property Description Northshore Place Phase 1  
Case Subject Matter site plan

CASE ACTION

Date to P&Z 12/10 Approved Disapproved Tabled  
Conditions \_\_\_\_\_

Date to City Council 1/1 Approved Disapproved Tabled  
Conditions \_\_\_\_\_

Ordinance no. \_\_\_\_\_ Date \_\_\_\_\_

ITEMS IN FILE

- | <u>Zoning Cases</u>                                 | <u>Plat/Site Plan Cases</u>                     |
|---|---|
| <input type="checkbox"/> Application                | <input checked="" type="checkbox"/> Application |
| <input type="checkbox"/> Site Plan                  | <input checked="" type="checkbox"/> Filing Fee  |
| <input type="checkbox"/> Filing Fee                 | <input checked="" type="checkbox"/> Plat/Plan   |
| <input type="checkbox"/> Notice to Paper            | <input type="checkbox"/> Engineer's Review      |
| <input type="checkbox"/> Notice to Residents        | <input type="checkbox"/> Consultant's Review    |
| <input type="checkbox"/> List of Residents Notified | <input type="checkbox"/> Agenda Notes           |
| <input type="checkbox"/> Residents' Responses       | <input type="checkbox"/> Minutes                |
| <input type="checkbox"/> Consultant's Review        | <input type="checkbox"/> Correspondence         |
| <input type="checkbox"/> Agenda Notes               | <input type="checkbox"/> County File Number     |
| <input type="checkbox"/> Minutes                    |   |
| <input type="checkbox"/> Ordinance                  |   |
| <input type="checkbox"/> Correspondence             |   |