

OVERLAY DISTRICT
SITE PLAN APPLICATION

Date 12-12-89

NAME OF PROPOSED DEVELOPMENT Murphy Bldg

LOCATION OF PROPOSED DEVELOPMENT F.M. 740 @ Fm3097

NAME OF PROPERTY OWNER/DEVELOPER DANNY MURPHY

ADDRESS 1624 Mariah Bay Cir. PHONE 771-5301
Heath TEXAS 75087

NAME OF LAND PLANNER/ENGINEER Dewey Thompson

ADDRESS 417 Br PHONE 686-4644
Garland, TX

TOTAL ACREAGE 1.4 ac CURRENT ZONING Retail

NUMBER OF LOTS/UNITS 27-28

PROPOSED USE FOR DEVELOPMENT Retail

SIGNED Danny Murphy

Following is a checklist of items that are required as a part of the site plan consideration. In addition, other information may be required if it is necessary for an adequate review of a specific development proposal. All information should be provided on a scaled 18" x 24" sheet. Refer to the Design Guidelines for the Scenic Overlay District for additional information.

Provided or Shown
On Site Plan

Not
Applicable

_____	_____
✓ _____	_____
✓ _____	_____
✓ _____	_____
✓ _____	_____
✓ _____	_____
✓ _____	_____
✓ _____	_____
✓ _____	_____
✓ _____	_____
✓ _____	_____

1. Key Map showing general location of proposed development.

2. Total lot or site area - if the site is part of a larger tract include a key map showing entire tract and location of site being planned.

3. Location, dimensions, and size of all existing and planned structures on the subject property and approximate locations of structures on adjoining property within 100 ft.

4. Accurate boundary dimensions

5. Location and type of fencing and/or screening of yards and setback areas.

6. Landscape plan meeting the provisions of Ordinance No. 88-28.

7. Location and dimensions of ingress and egress, including drive widths and curb radii, location and dimensions of all existing drives within 100 ft. of proposed development.

8. Location of all easements within the site.

9. Show existing topographic contours on 5 ft. intervals and the existing average grade of all streets adjacent to the site and indicate the proposed pad elevations for all structures.

10. Indicate proposed drive access grades.

11. Include a center cross section of the site including elevations of the ground and buildings taken from the street to the rear of the property. Additional cross sections may be necessary depending on the individual location.

<u>Provided or Shown On Site Plan</u>	<u>Not Applicable</u>	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	12. <u>Location, number and dimensions</u> of off-street parking and loading facilities.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	13. <u>Height</u> of all structures.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	14. <u>Location, general design, typical elevation</u> and <u>types</u> of <u>all</u> signs (both wall and free standing) including lighting, heights and colors.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	15. <u>General description</u> of exterior lighting plan including <u>height</u> and <u>type</u> of all light poles.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	16. Building Plan - include a general layout of all proposed buildings indicating proposed uses.
<input type="checkbox"/>	<input type="checkbox"/>	17. <u>Elevation drawings</u> in accordance with the Overlay District Guidelines.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	18. <u>Location</u> and <u>screening</u> of trash facilities.
<input type="checkbox"/>	<input type="checkbox"/>	19. <u>Location</u> of nearest fire hydrant within 500 ft.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	20. Street names on proposed streets.
<input type="checkbox"/>	<input type="checkbox"/>	21. The following additional information: <hr/> <hr/> <hr/>

Nº 14655



CITY OF ROCKWALL
 "THE NEW HORIZON"
 Rockwall, Texas 75087-3628

(214) 771-1111

Cash Receipt

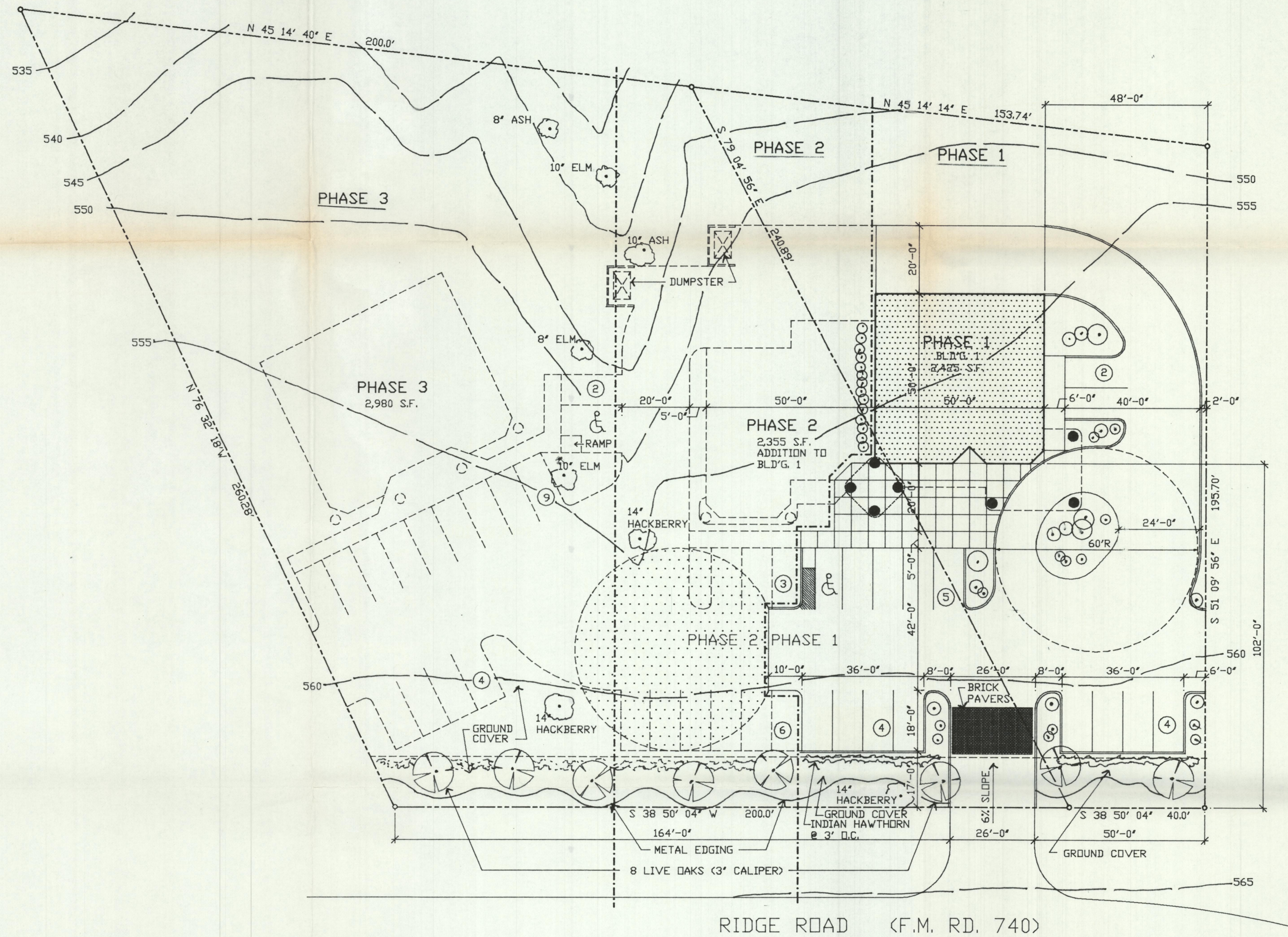
Name Danny Murphy Date 12-12-89

Mailing Address _____

Job Address _____ Permit No. _____

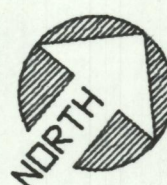
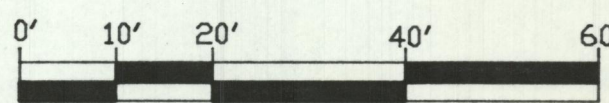
Check Cash Other

DESCRIPTION	Acct. Code	Amount	DESCRIPTION	Acct. Code	Amount
Building Permit	01-3601		Water Tap	02-3311	
Fence Permit	01-3602		10% Fee	02-3311	
Electrical Permit	01-3604		Sewer Tap	02-3314	
Plumbing Permit	01-3607		Water Availability	33-3835	
Mechanical Permit	01-3610		Sewer Availability	34-3836	
Zoning, Planning, Board of Adj.	01-3411	95.00	Meter Deposit	02-2201	
Subdivision Plats	01-3412		Portable Meter Deposit	02-2202	
Sign Permits	01-3628		Misc. Income	02-3819	
Health Permits	01-3631		NSF Check	02-1128	
Misc. Permits	01-3625		Meter Rent	02-3406	
Misc. Income	01-3819		Penalties	20-3117	
Sale of Supplies	01-3807		Hanger Rent	20-3406	
Municipal Pool	01-3402		Tie Down Fees	20-3407	
Cemetery Receipts	10-3830		Land Lease	20-3804	
Hotel/Motel Tax	15-3206		Sale of Supplies	20-3807	
Marina Lease	08-3810		Exxon Payment	20-1132	
Street	25-3828		Fuel Sales	20-3809	
TOTAL OF COLUMN			TOTAL OF COLUMN		
TOTAL DUE		95.00	Received by <u>Dan</u>		



SITE PLAN

SCALE: 1" = 20'



DESIGN DATA

LAND AREA

PHASE 1	22,175 S.F. (0.51 ac)
PHASE 2	13,685 S.F. (0.31 ac)
PHASE 3	26,757 S.F. (0.62 ac)
TOTAL	62,617 S.F. (1.44 ac)

BUILDING AREA

PHASE 1	2,425 S.F.
PHASE 2	2,355 S.F.
PHASE 3	2,980 S.F.

BUILDING COVERAGE

PHASE 1	3.9%
PHASE 2	3.8%
PHASE 3	4.8%
TOTAL	12.5%

IMPERVIOUS AREA

	ALLOWABLE AREA	ACTUAL AREA
PHASE 1	19,958 S.F. (90%)	15,369 S.F. (69%)
PHASE 2	12,317 S.F. (90%)	8,866 S.F. (65%)
PHASE 3	24,081 S.F. (90%)	9,109 S.F. (34%)
TOTAL	56,356 S.F. (90%)	33,344 S.F. (53%)

LANDSCAPE REQUIREMENTS

	AREA REQUIRED	ACTUAL
PHASE 1	2,772 S.F. (12.5%)	2,806 S.F. (12.66%)
PHASE 2	1,711 S.F. (12.5%)	1,439 S.F. (10.52%)
PHASE 3	3,345 S.F. (12.5%)	4,820 S.F. (18.02%)
TOTAL	7,828 S.F. (12.5%)	9,065 S.F. (14.48%)

PARKING REQUIREMENTS

	PARKING REQUIRED	PARKING PROVIDED
PHASE 1	13 SPACES	15 SPACES
PHASE 2	11 SPACES	9 SPACES
PHASE 3	15 SPACES	15 SPACES
TOTAL	39 SPACES	39 SPACES

dt architect

DEWEY E. THOMPSON
417 BROOKVIEW
GARLAND, TEXAS 75043

(214) 686-4644

MURPHY BUILDING

RIDGE ROAD ROCKWALL, TEXAS

REVISIONS

NO.	DATE:

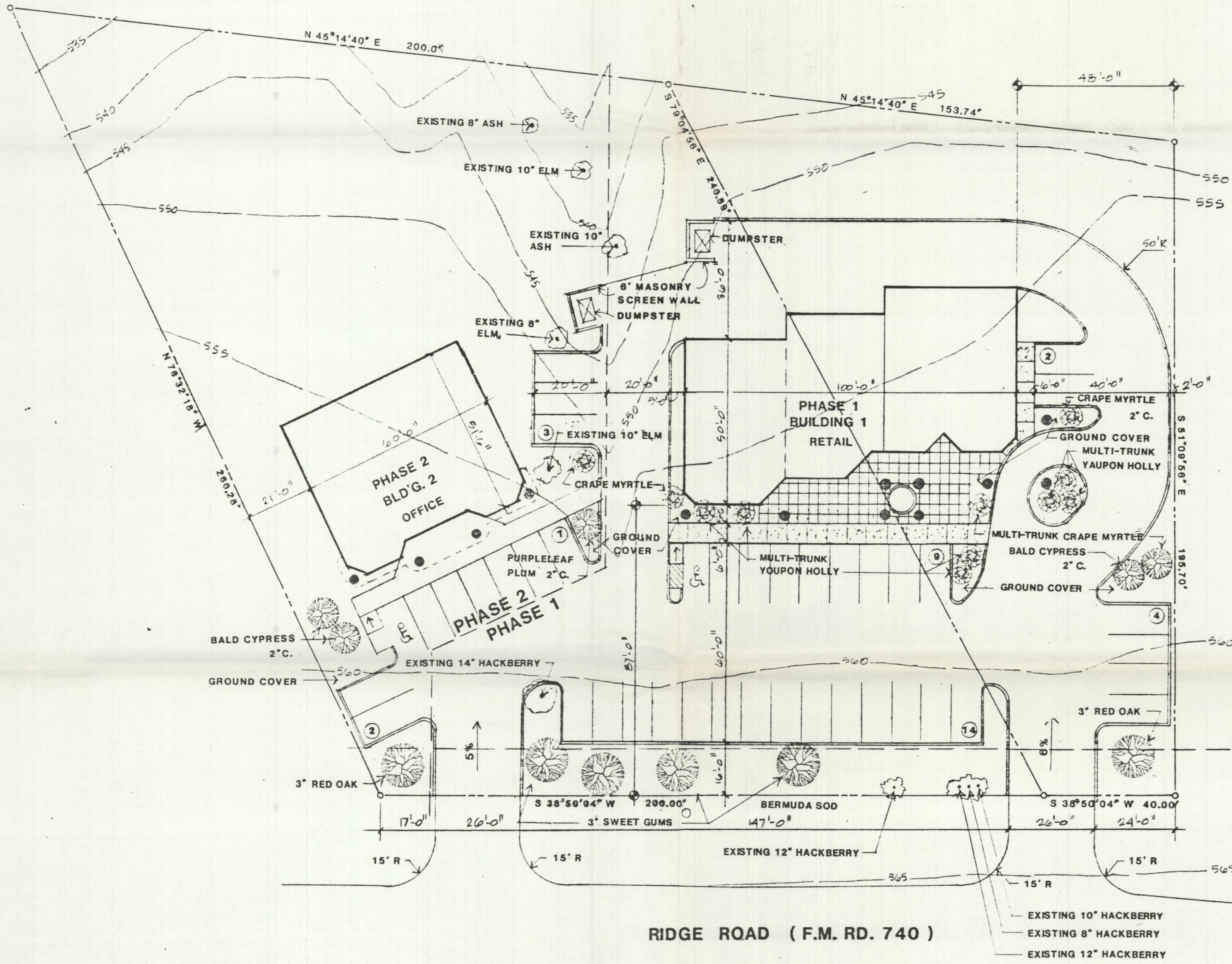
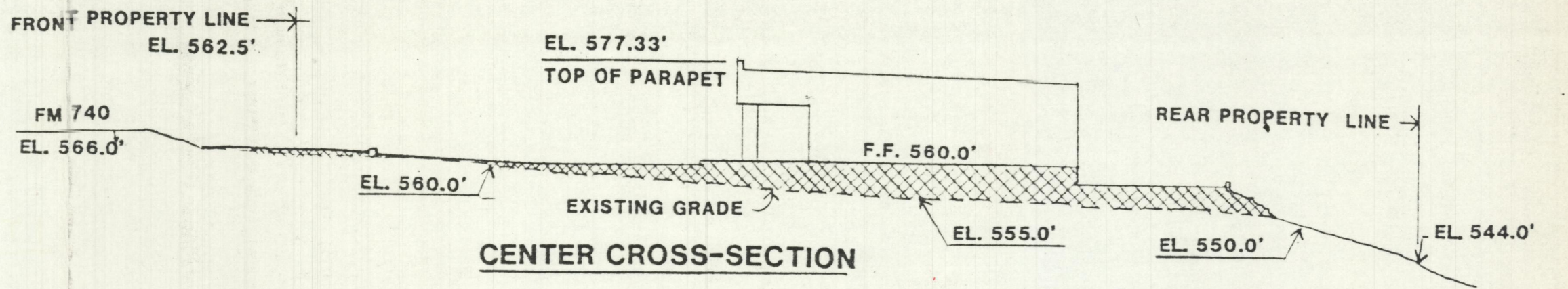
PROJECT DESCRIPTION

DRAWING TITLE

JOB NO.
DATE: JAN. 10, 1990
SCALE:
DRAWN BY:

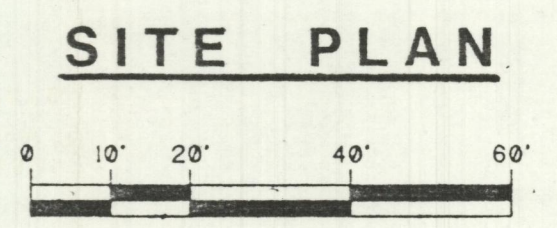
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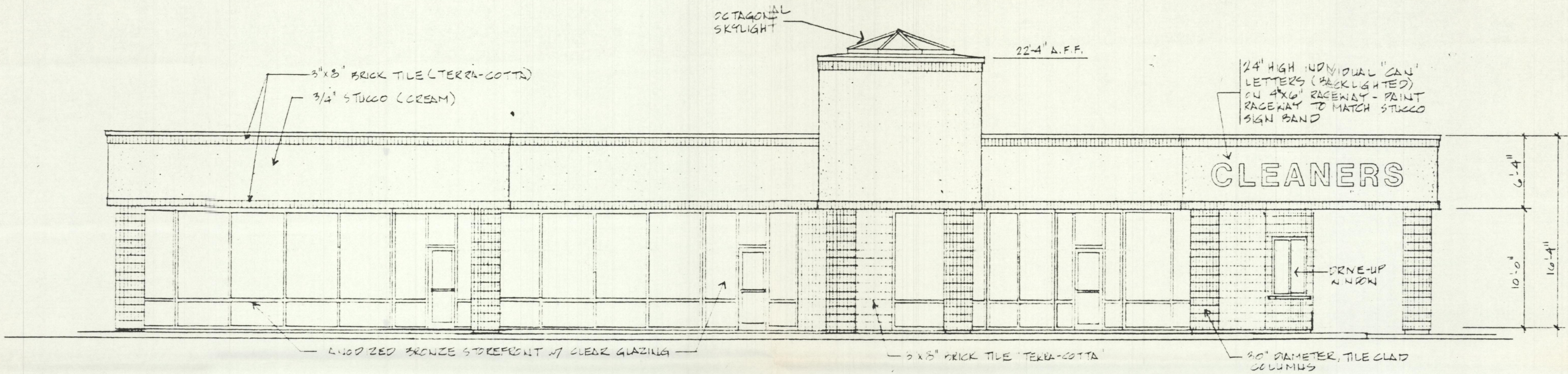
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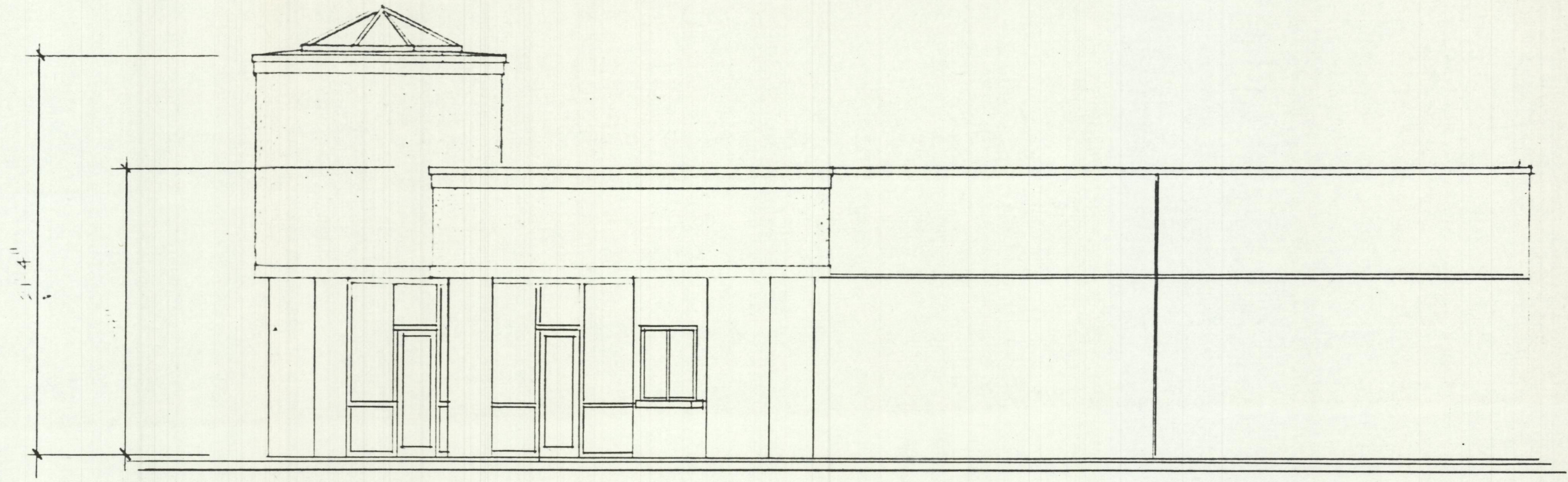
DESIGN DATA

LAND AREA		
PHASE 1 & 2		62,617 S.F. (1.438 ac)
BUILDING AREA		
PHASE 1		4860 S.F.
PHASE 2		3000 S.F.
TOTAL BUILDING AREA		7860 S.F.
BUILDING COVERAGE		
PHASE 1		7.8 %
PHASE 2		4.8 %
TOTAL		12.6 %
IMPERVIOUS AREA		
ALLOWABLE AREA		90 % (56,355 S.F.)
ACTUAL AREA		55.4 % (34,683 S.F.)
LANDSCAPE REQUIREMENTS		
AREA REQUIRED		10 % (6,662 S.F.)
AREA PROVIDED		10.2 % (6,359 S.F.)
PARKING REQUIREMENTS		
	PARKING REQUIRED	PARKING PROVIDED
PHASE 1	25 SPACES	29 SPACES
PHASE 2	15 SPACES	12 SPACES
TOTAL	40 SPACES	41 SPACES
	(INCLUDES 2 HANDICAP SPACES)	

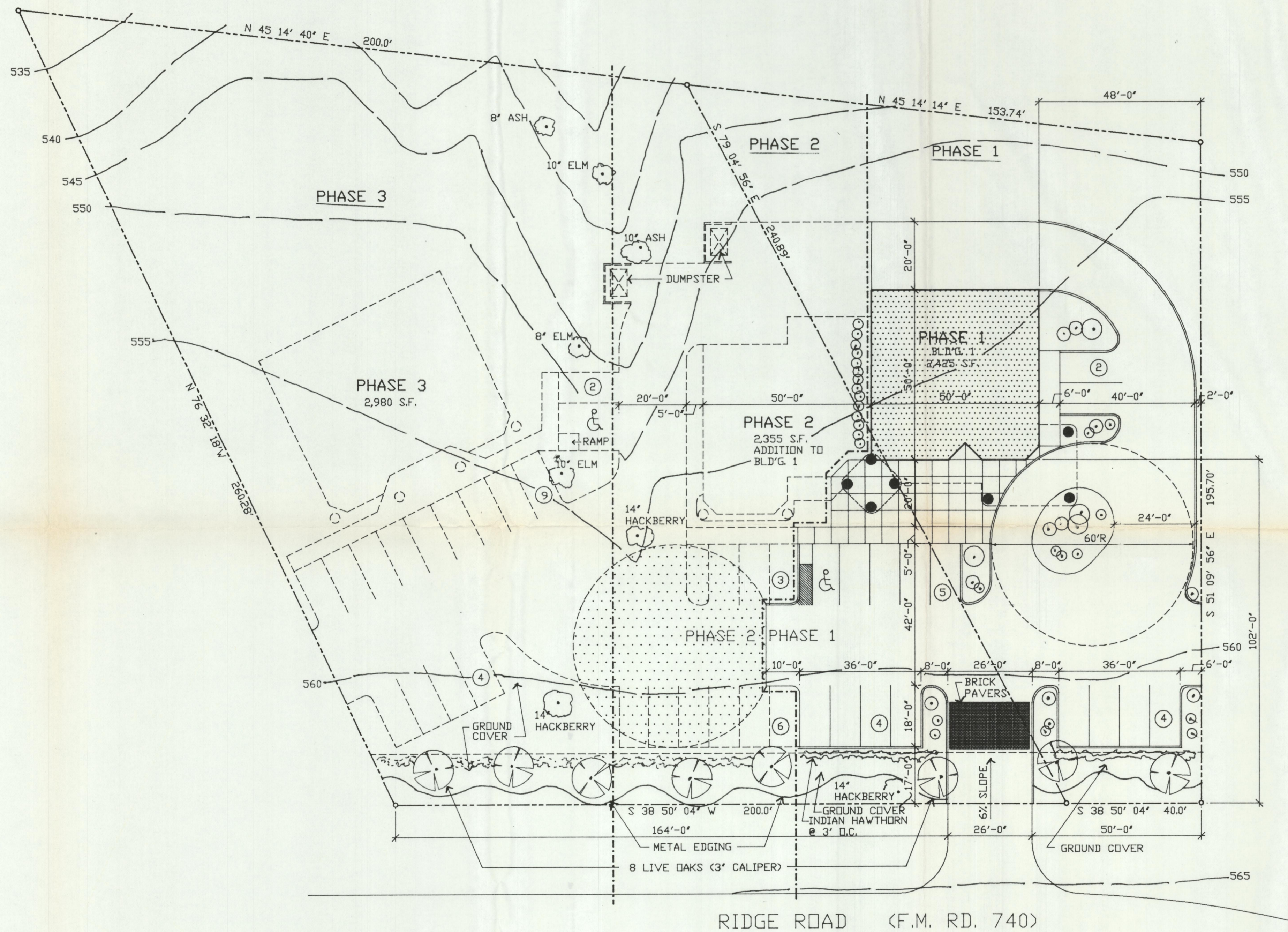




301 EAST ELEVATION



302 NORTH ELEVATION



DESIGN DATA

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TOTAL	56,356 S.F. (90%)	33,344 S.F. (53%)

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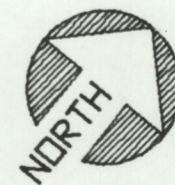
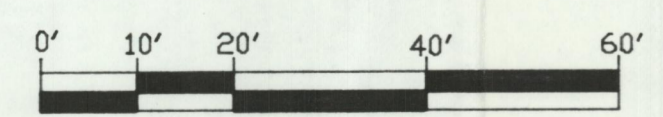
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SITE PLAN

SCALE: 1" = 20'



And (SUBMISSION)

dt architect

DEWEY E. THOMPSON
417 BROOKVIEW
GARLAND, TEXAS 75043

(214) 686-4644

MURPHY BUILDING

RIDGE ROAD ROCKWALL, TEXAS

REVISIONS

NO.	DATE:

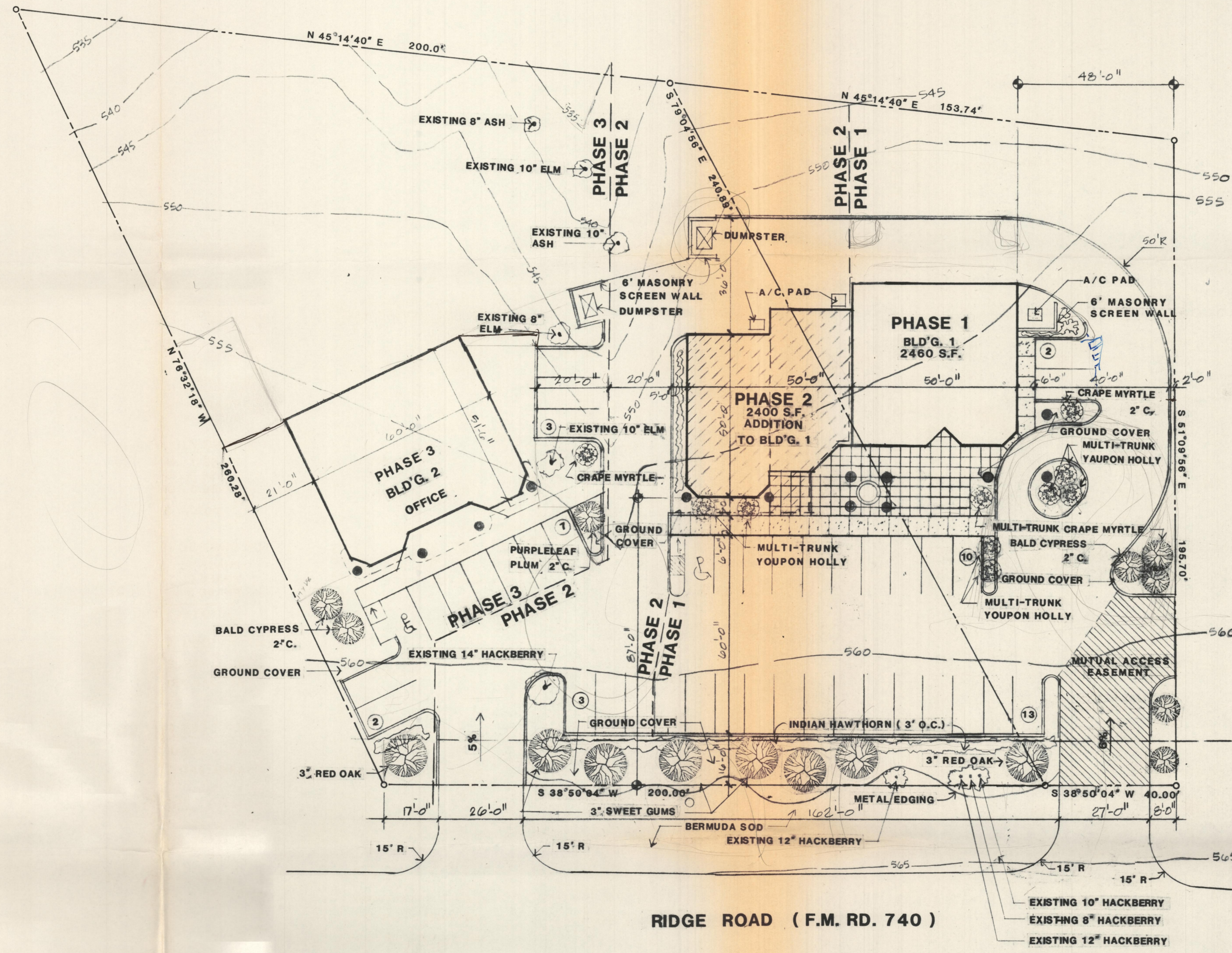
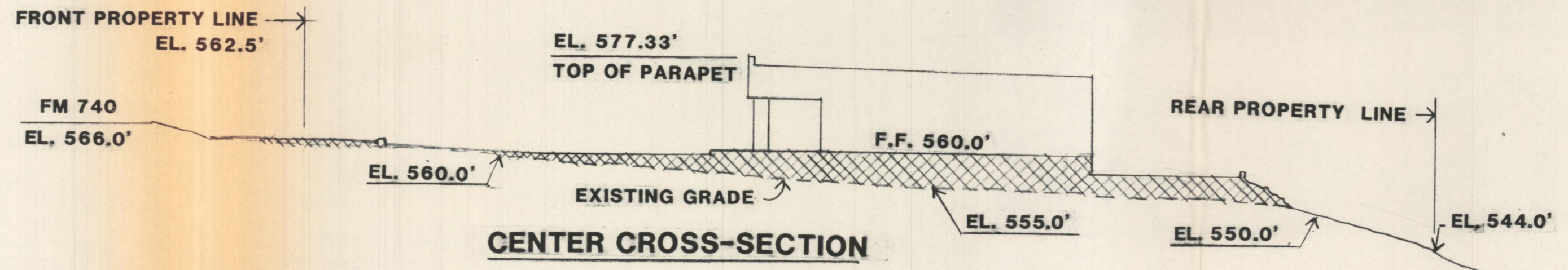
PROJECT DESCRIPTION

DRAWING TITLE

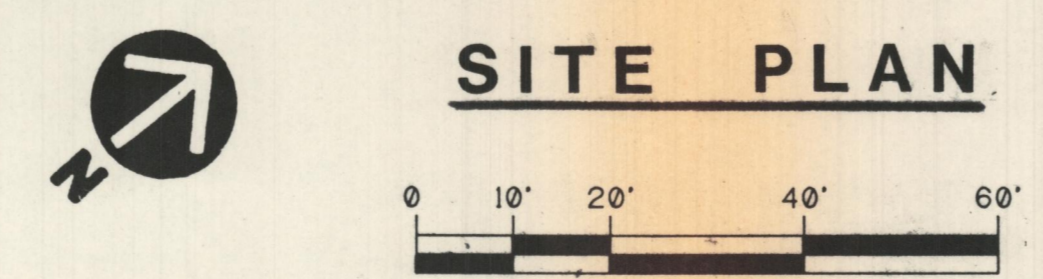
JOB NO. _____
DATE: JAN. 10, 1990
SCALE: _____
DRAWN BY: _____

SHEET NO.

1



RIDGE ROAD (F.M. RD. 740)



SITE PLAN

DESIGN DATA

LAND AREA		
PHASES 1, 2, & 3	62,617 S.F. (1.438 ac)	
BUILDING AREA		
PHASE 1 / BLD'G. 1	2460 S.F.	
PHASE 2 / BLD'G. 1	2400 S.F.	
PHASE 3 / BLD'G. 2	3000 S.F.	
TOTAL BUILDING AREA	7860 S.F.	
BUILDING COVERAGE		
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dt architect

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MURPHY BUILDING
RIDGE ROAD ROCKWALL, TEXAS

REVISIONS

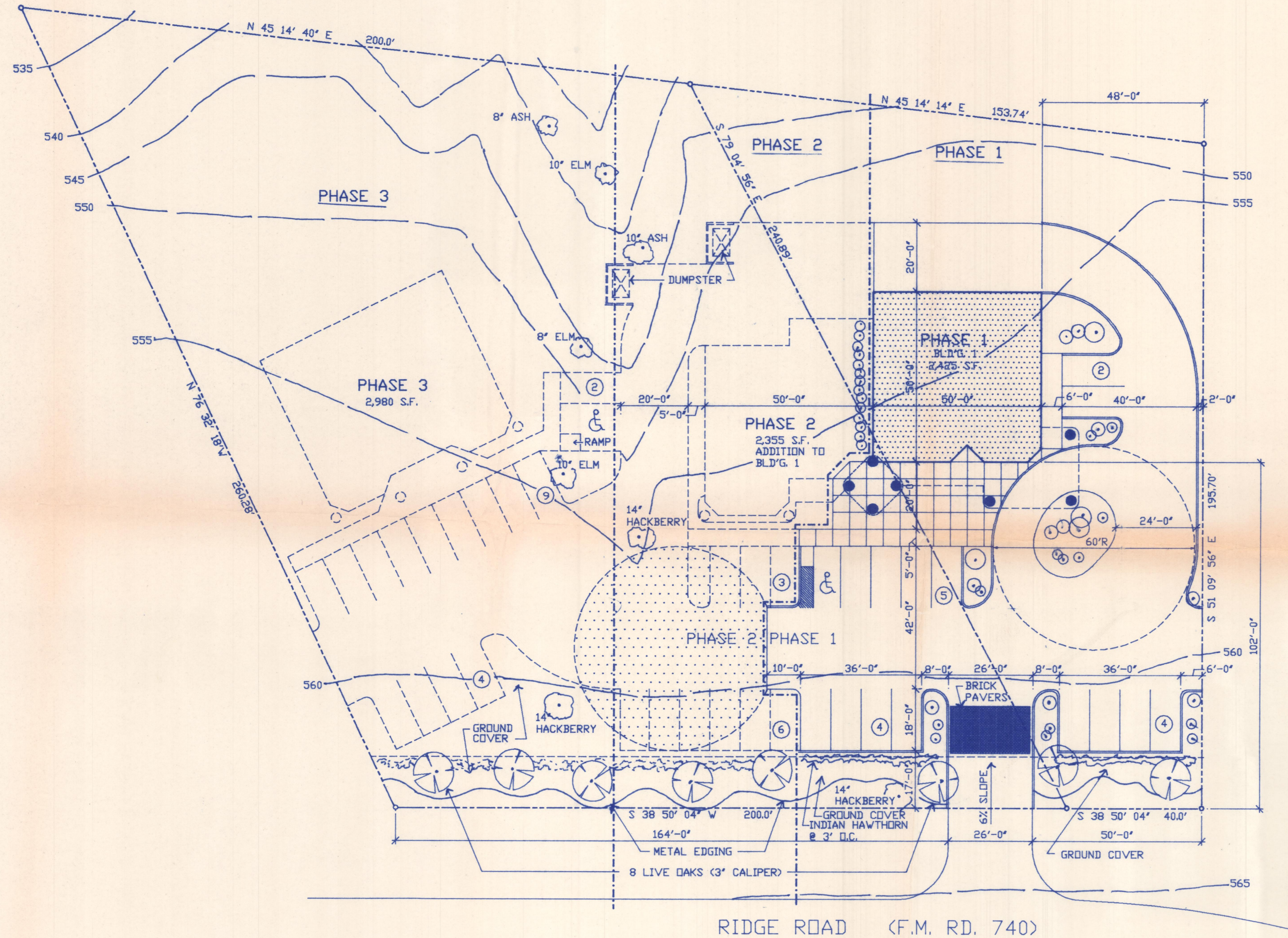
NO.	DATE:

PROJECT DESCRIPTION

DRAWING TITLE

JOB NO.
DATE: JAN 3, 1990
SCALE:
DRAWN BY:

SHEET NO.
1 of 1



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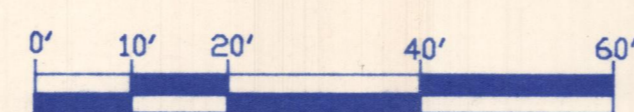
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SITE PLAN

SCALE: 1" = 20'



[APPROVED SITE PLAN]

dt architect

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417 BROOKVIEW
GARLAND, TEXAS 75043

(214) 686-4644

MURPHY BUILDING
RIDGE ROAD ROCKWALL, TEXAS

REVISIONS

NO.	DATE:

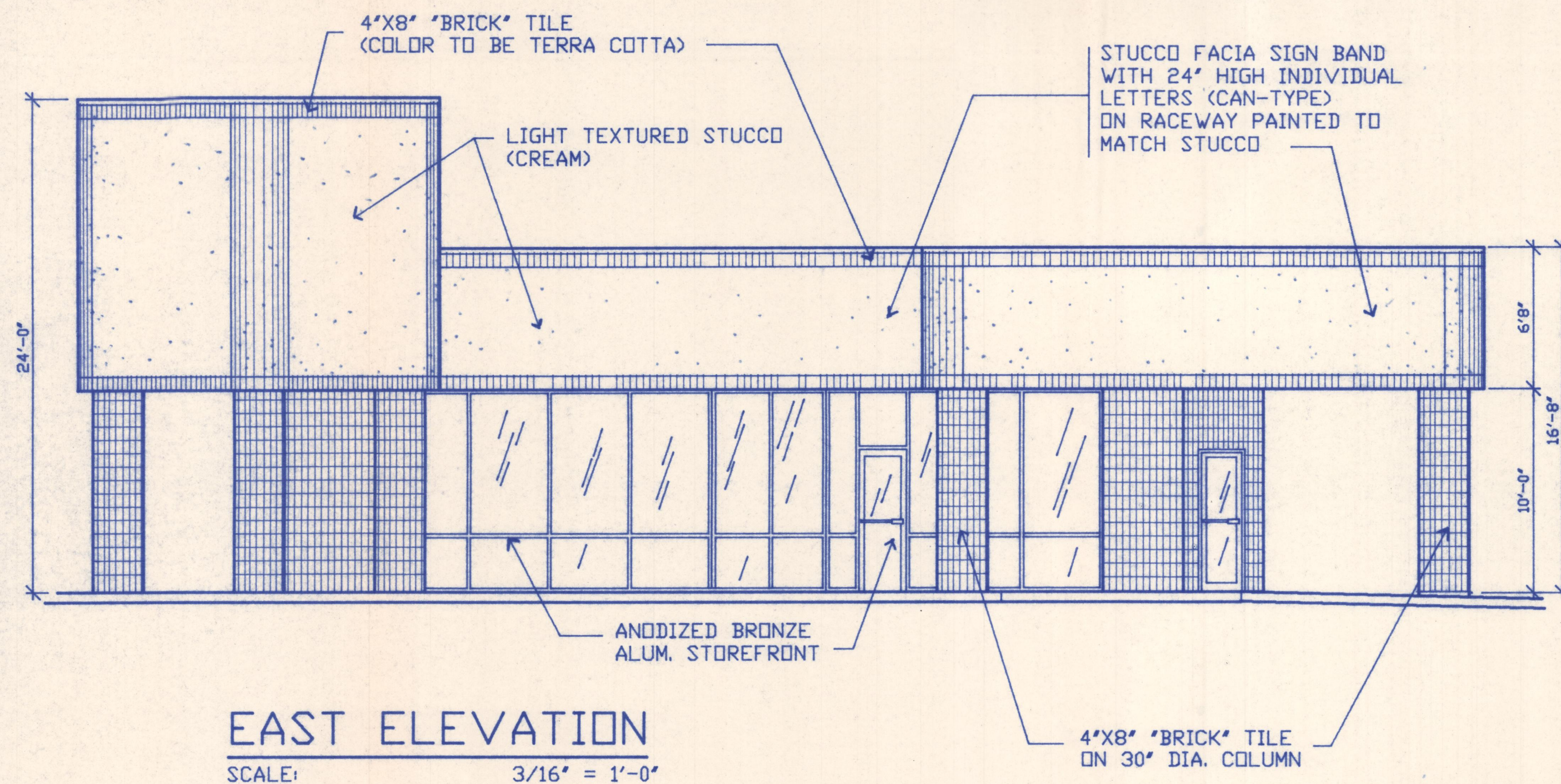
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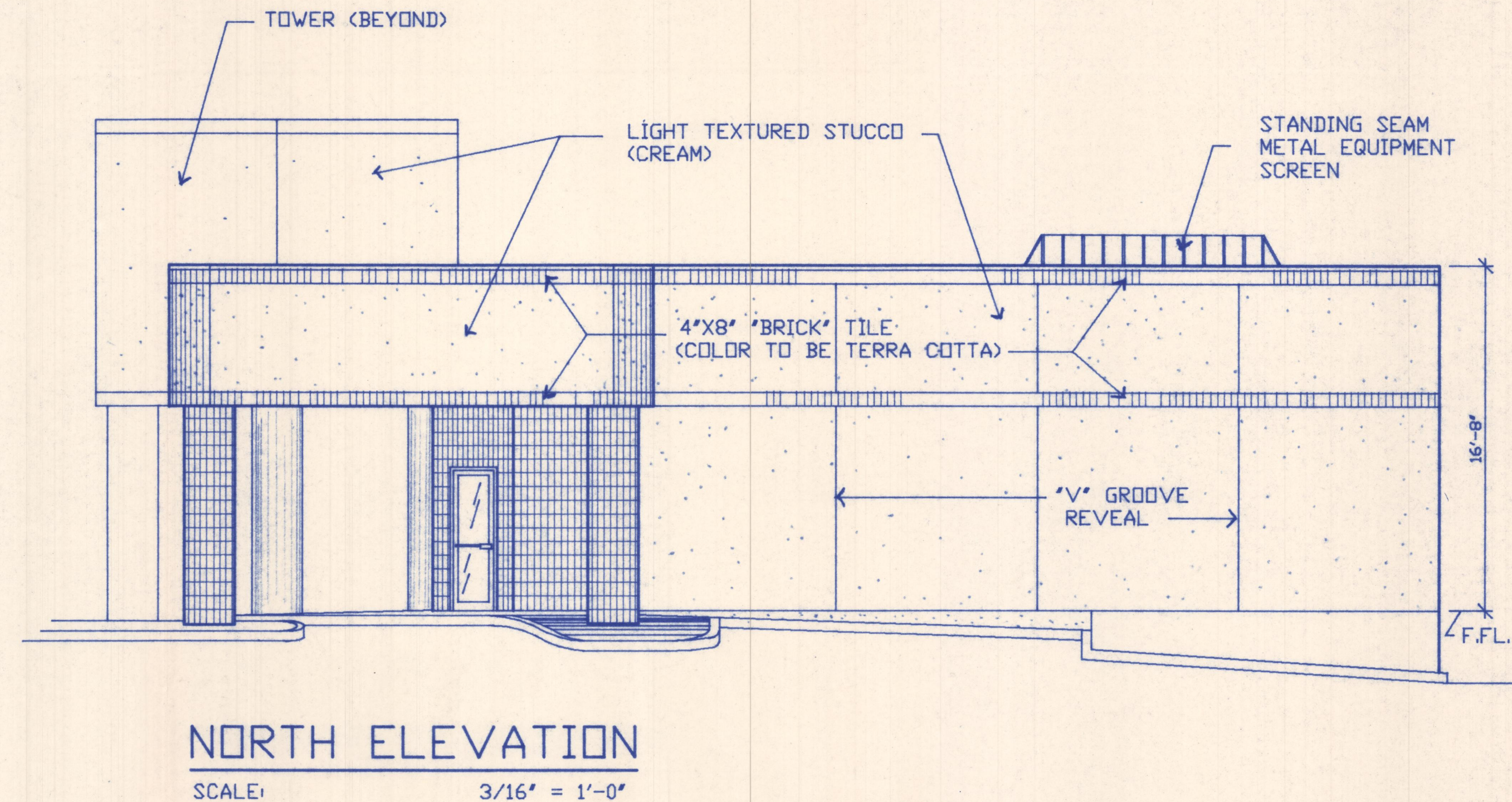
JOB NO.
DATE: **JAN. 10, 1990**
SCALE:
DRAWN BY:

SHEET NO.

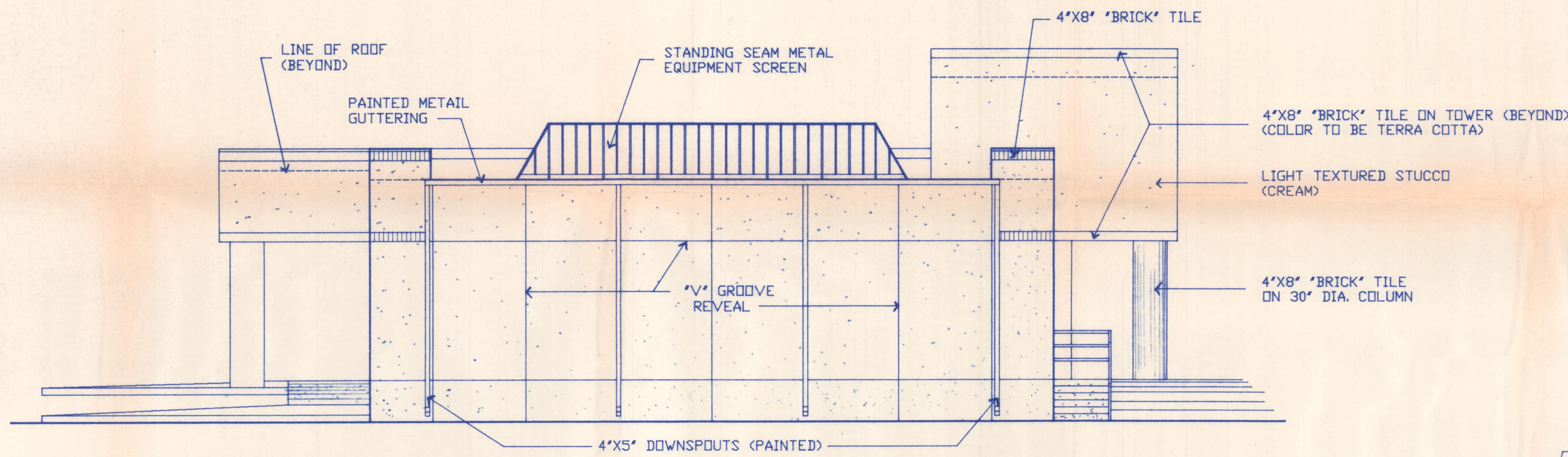
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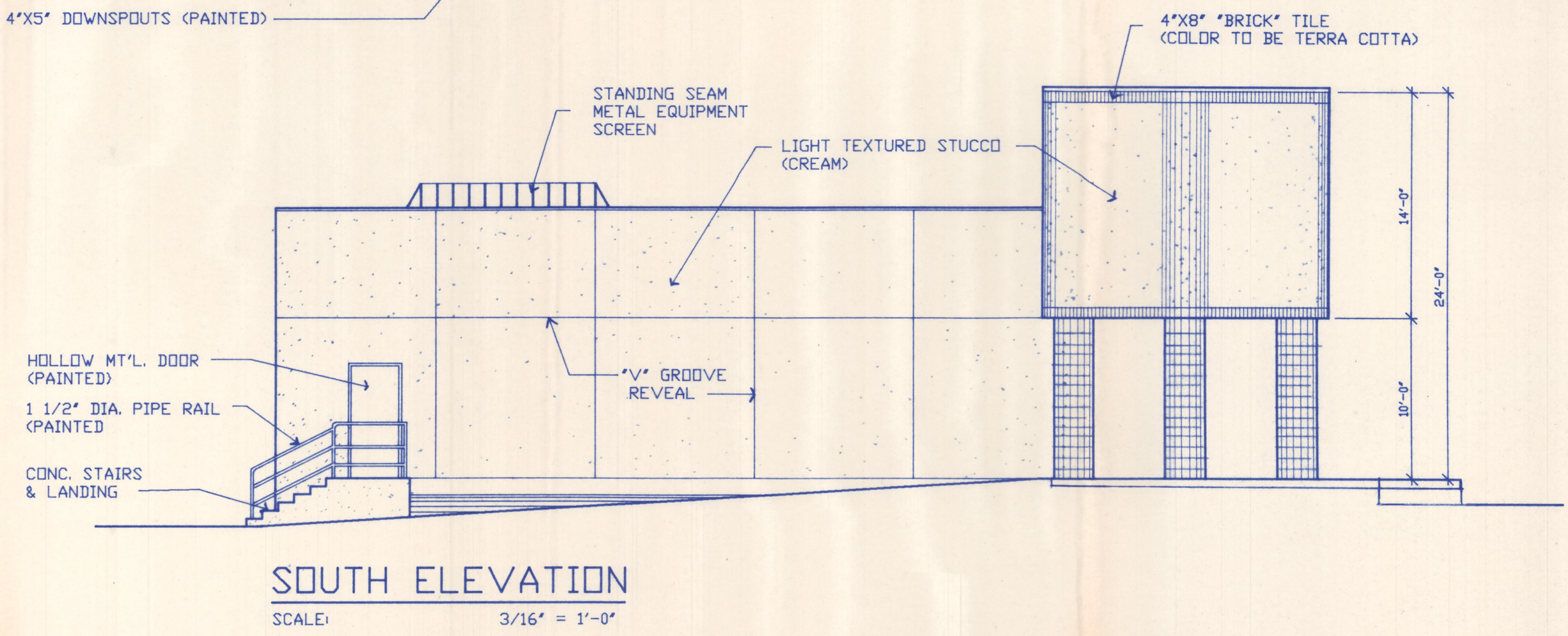
EAST ELEVATION
SCALE: 3/16" = 1'-0"



NORTH ELEVATION
SCALE: 3/16" = 1'-0"



WEST ELEVATION
SCALE: 3/16" = 1'-0"



SOUTH ELEVATION
SCALE: 3/16" = 1'-0"

dt architect
DEWEY E. THOMPSON
417 BROOKVIEW
GARLAND, TEXAS 75043
(214) 686-4644

MURPHY BUILDING
ROCKWALL, TEXAS
RIDGE ROAD

REVISIONS	
NO.	DATE:

PROJECT DESCRIPTION

DRAWING TITLE

JOB NO.
DATE: JAN. 11, 1990
SCALE:
DRAWN BY:

SHEET NO.

SITE PLAN REVIEW

✓ Date Submitted _____
 ✓ Scheduled for P&Z _____
 ✓ Scheduled for Council _____
 ✓ Applicant/Owner Benny Murphy
 ✓ Name of Proposed Development Murphy Bldg.
 ✓ Location 740 South of Highway Legal Description _____

 ✓ Total Acreage _____ No. Lots/Units _____
 ✓ Current Zoning _____
 Special Restrictions _____

 ✓ Surrounding Zoning _____

<u>Planning</u>	<u>Yes</u>	<u>No</u>	<u>N/A</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 checked="" type="checkbox"/>	<input type="checkbox"/>
✓ 4. Is the property platted?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
✓ 5. Is plat filed of record at Courthouse? File No. _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
✓ 6. If not, is this site plan serving as a preliminary plat?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7. Does the plan conform to the Comprehensive Zoning Ordinance or PD Ordinance on the following:			
a. Are setbacks correct?			
front	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
side	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
rear	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Are buildings on same lot adequately separated?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

- c. Is the lot the proper size?
- d. Does the lot have proper dimensions?
- e. Are exterior materials correct? *what mat on side of*
- f. Are structural materials correct?
- g. Is coverage correct?
- h. Is adequate area in landscaping shown? *15% no enhancement*
- i. Is it irrigated?
- j. Is landscaping in parking lot required?
- k. Are types of landscaping indicated?
- 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? *rear drive 20' w/ 10' radius*
- p. Are parking spaces dimensioned properly
- q. Does the parking lot meet City specifications
- r. Is a fire lane provided?
- s. Is it adequate in width?
- t. Are drive entrances properly spaced? *close show 20'*
- u. Are drive entrances properly dimensioned?
-Do drive entrances line up with planned median breaks?
- v. Is lighting provided and correctly directed? *what type of lighting*
- w. Are sidewalks required?
- x. Are sidewalks provided?
- y. Is a screen or buffer required? *adjacent property use as of w/ 10' no less than 10' dist*
-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:

does need to replat - has lot line over phase 1

just a few existing trees - you are trying to keep them

Building Codes

- | | | | | |
|----|---------------------------------------|-------|-------|-------|
| 1. | Do buildings meet fire codes? | ✓ | _____ | _____ |
| 2. | Do signs conform to Sign Ordinance? - | _____ | _____ | _____ |

Comments:

what about grand signage

Engineering

- | | | | | |
|-----|---|-------|-------|-------|
| 1. | Does plan conform to Thoroughfare Plan? | _____ | _____ | _____ |
| 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? | _____ | ✓ | _____ |

needs to be done

too close 14705 200

will need to be done

will need to be done

- 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? ✓
- 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>
<i>Jim Lor</i>		<i>1 hr.</i>

- materials*
- 1. Repalting*
 - 1. needs 8 large trees - only has 6 - want to keep existing hackberry's?*
 - 2. In order to reduce required landscaping must

 - 1. screen parking lot + up % to 10.5 or*
 - 2. enhance 740 Row**
 - 3. must put grass or sod or seed + desiccant uniform to address Row*
 - 4. what about rear elevation - false wall all the way around - what would be built in Phase 1 is phase 2 a final top - need to address*
 - 5. Access easement to north for future development - for driveway*
 - 6. lighting?*
 - 7. signage ground?*
 - 8. need to move back 1 1/2 feet*
 - 9. where is adjacent house*
 - 10. Drives*
- aggregate or silt smooth wall on back*

MEMORANDUM

January 2, 1990

TO: Members of the Architectural Review Committee

FROM: Julie Couch, Assistant City Manager

RE: Proposed Development Plan for FM-740

We have had a development proposal submitted for a project to be located on FM-740 south of Horizon Road. The site is located on the west side of FM-740 and is approximately 500 feet south of the intersection of FM-740 and Horizon Road. The development will contain two buildings totaling 7860 square feet. Danny Murphy, the prospective owner, plans to locate his clothes cleaning business in the first building and rent the remaining lease spaces to other tenants. You were sent a copy of the original site plan and elevations and location map under separate cover. The prospective owner, who is currently working on his financing for the project, has indicated that he will need to develop the plan in three phases rather than two phases. Phase one would be just his clothes cleaning business and the necessary parking and landscaping. Phase two would be the remainder of the first building. Phase three would be the second building. The site plan you have would not change other than by drawing two new phase lines. Mr. Murphy is having his architect make those phase changes and he will have them at the meeting Thursday night.

My review of the plan is as follows. I have formatted my review to follow the design guidelines approved by the Council.

SITE PLAN

A site plan containing required information and landscaping information was submitted with the application.

1. There need to be 8 large trees identified along FM-740, currently there are 6.
2. In order to meet the minimum landscaping requirement of 10.5% the prospective owner has indicated that he will screen the parking lot with a 3' evergreen hedge. This needs to be reflected on the plan. The irrigated area needs to total 12.5% rather than 10.2% as currently shown with this addition of a hedge. This also needs to be reflected on the plan.
3. The site has 240 feet of frontage on FM-740 with two proposed driveway approaches that are 147 feet apart. Our standard separation is 200 feet. I indicated to Mr. Murphy that these two drives would not be inappropriate if the northern most drive was granted a public access easement that extended to the last three parking spaces along the north property line to allow a cross

connection in the future when the property to the north develops. This needs to be reflected on the site plan.

4. The buildings all meet the required 20 foot separations and he is not asking for any reduction in that requirement. The site is occupied by a large number of trees and it is his intention to save as many as possible. However, the site is also affected by some severe grade changes which creates a difficulty in saving trees. The site will need to be raised several feet in order to create a pad site.

BUILDING PLAN/ELEVATIONS

1. The building proposed is a tilt wall construction using a brick tile facade with a stucco band along the top of the building. The applicant proposes to only use the brick and stucco on the front of the building. He proposes to use a tinted aggregate that will blend with the brick and stucco along the sides and a tinted smooth tilt wall along the back. The south exterior wall of the first phase will ultimately be an interior wall and they will not want to brick that wall. The applicant is aware of the guideline indicating that tilt wall and stucco are not recommended within the District. His primary concern is one of cost, but he is aware of the past concerns of the Board and understands that his material may need to be upgraded. He does wish to discuss it with the Board.
2. The current roof design is a flat roof with a tower added for architectural variation. He does not include an elevation for the second building and he understands that he will need to bring that elevation back to the Board for your approval. He is aware that if the AC units and other equipment are roof mounted that they will have to be screened on all sides. I have indicated that a built up roof should be considered. They may place all equipment on the ground behind the buildings. This roof design is not a hip, gable or mansard roof and may not meet the goal of the Board.

SIGNAGE

1. There are no ground signs proposed at this point.

LANDSCAPING

1. This was addressed under site plan.

DEVELOPMENT STANDARDS

1. The application meets minimum required standards with the exceptions I have outlined. One of the reasons for requesting the joint access easement to the north is to ensure that when FM-740 is widened in this area and medians are constructed that all properties in this area will have access to a median break. We have completed a schematic for medians in this area and there would be a break in the vicinity of the northern drive or 50-60 feet north of it. Joint

access will ensure that all properties have access.

The applicant will be present Thursday night to present his application and he will have amended his plan to address the above stated corrections.

vertical - near
opposite sides
fleece glass front

concrete over 12 ft canopy
traffic circulation
stairs down - circulation in back

materials

roof

parapet -

4 elevations -

deepset circulation -

parking

2 entrances

put landscaping adjacent to future
interior wall

traffic problem - drop off

Dany - get 4 elevations w/ definition of 8 or
points, colors, samples + exactly where
the materials would be used + challenge
the arch to look at town - materials OK

John - all for

subject

Dany - on elevations show all external
penetrations + include a parapet wall on
all sides
Pick

entrances Dany - consider use of 4 or 5 radii
+ consider one entrance rather than 2 + identify
exactly where the circulation will be in phase 1

ad identify the area of study radius
John 28 all for 0

include landscape or urban well
in pre. motion

Rick Strong exposure

Revised Site Plan

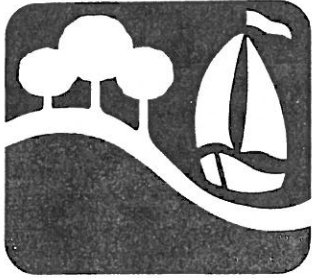
1. Adequate landscaping - need 7827 - show where the lines are to equal 7827
2. What about dumpster access - need to move to get access
3. needs a long ramp for fuel

Chuck - use a color spot line in the brick of the aggregate

Rick - what about parking behind the 2nd building

Bary - center cut - the gully dropping almost a 20 ft drop - concerned about this

50 ft radius on drop off - 50 ft radius raises some concerns



CITY OF ROCKWALL
"THE NEW HORIZON"

January 12, 1990

Mr. Danny Murphy
1624 Mariah Bay Circle
Heath, Texas 75087

Dear Mr. Murphy:

On Thursday, January 11, the Rockwall Planning and Zoning Commission recommended approval of a site plan at FM-740 and Horizon Road. The recommendation of the Commission will be considered by the City Council on Monday, February 5, 1990. Seven additional copies of the site plan and elevations are needed for Council review. These copies must be submitted to the Planning and Zoning Department not later than Wednesday, January 31st. Please feel free to contact me if you have any questions.

Sincerely,

A handwritten signature in cursive script that reads "Mary Nichols".

Mary Nichols
Administrative Assistant

CITY OF ROCKWALL
City Council Agenda

Agenda Date: February 5, 1990

Agenda No: V. F.

Agenda Item: P&Z 89-45-SP - Discuss and Consider Approval of a Site Plan for a Strip Center at FM-740 and Horizon Road

Item Generated By: Applicant, Danny Murphy

Action Needed: Review request and take any necessary action.

Background Information:

We have received a request from Danny Murphy for approval of a site plan for a tract of land located on FM-740. The site is located on the west side of FM-740 and is approximately 500 feet south of the intersection of FM-740 and Horizon Road. The development will ultimately contain two buildings totaling 7760 square feet. Danny Murphy, the prospective owner, plans to locate his clothes cleaning business in the first building and rent the remaining lease spaces to other tenants. The prospective owner, who is currently working on his financing for the project, has indicated that he will need to develop the plan in three phases. Phase one would be just his clothes cleaning business and the necessary parking and landscaping. Phase two would be the remainder of the first building. Phase three would be the second building.

The plan has been reviewed by the Architectural Review Board because it is in the Overlay District and their recommendations are included below. The plan generally conforms to the Guidelines approved by the City Council for development within the District. The plan does propose to utilize tilt wall construction and some stucco as an exterior building material. The plan also generally utilizes a flat roof but contains a tower to offset the flat design. The Board generally recommended approval of the plan with the following conditions:

1. That more detailed elevations of all four sides identifying all outside building penetrations, and actual location of materials along with color samples be provided to the Commission.
2. That a parapet screening wall be provided on all four sides of the building. The applicant only intended a short parapet wall along the front and sides that would not have screened the equipment on the roof.
3. That the applicant provide more detailed information on the turning radii for the drive through and the site circulation be provided and that the Commission consider only one entrance into the site, not two as originally proposed. The zoning ordinance recommends that a minimum of 200 feet separate drives on arterials. The Board did not feel that two entrances were justified.

The applicant has made these changes and the Planning and Zoning Commission has recommended the plan be approved.

This site is already platted as a part of the Lakeridge Estates Subdivision. This site will, however, have to be replatted to eliminate the lot line that currently divides the site. When the plat is considered additional ROW for FM-740 would be dedicated. The applicant is setting back from the existing ROW to accommodate future ROW as well as landscaping requirements. The applicant is aware of this and is in the process of preparing his replat and engineering.

Attachments:

1. Location map
2. Site Plan
3. Elevations

Agenda Item: FM-740 Site Plan

Item No: V. F.