

Date: 2-19-90

Final - APPLICATION AND  
PRELIMINARY PLAT CHECKLIST

Name of Proposed Subdivision Murphy Plaza  
 Name of Subdivider Donny Murphy  
 Address 1624 Mariah Bay Circle Phone 771-5301  
 Owner of Record Texas Trust Savings Bank  
 Address ~~101 E. Park - P.O. Box 1160 Marble Falls Tex~~ 78654 Phone 915-247-4177  
 Name of Land Planner/Surveyor/Engineer Harold L. Evans, Assoc. Engineer  
 Address P.O. Box 28255 Dallas Texas 75228 Phone 328-8133  
 Total Acreage 0.8306 Ac. Current Zoning Residential  
 No. of Lots/Units 1 Signed [Signature]

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

INFORMATION

Provided or                      Not  
Shown on Plat              Applicable

- |   |       |   |
|---|-------|---|
| ✓ | _____ | I. General Information                                      |
| ✓ | _____ | A. Vicinity map   |
| ✓ | _____ | B. Subdivision Name   |
| ✓ | _____ | C. Name of record owner, subdivider, land planner/engineer  |
| ✓ | _____ | D. Date of plat preparation, scale and north point          |
| ✓ | _____ | II. Subject Property  |
| ✓ | _____ | A. Subdivision boundary lines                               |
| ✓ | _____ | B. Identification of each lot and block by number or letter |

\_\_\_\_\_ ✓ \_\_\_\_\_

\_\_\_\_\_ \_\_\_\_\_

\_\_\_\_\_ ✓ \_\_\_\_\_

\_\_\_\_\_ ✓ \_\_\_\_\_

\_\_\_\_\_ \_\_\_\_\_

\_\_\_\_\_ \_\_\_\_\_

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

III. Surrounding Area

\_\_\_\_\_ \_\_\_\_\_

\_\_\_\_\_ \_\_\_\_\_

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

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

File No. **90-2-FP**

Date: **2/19/9**

Fee: **\$35.00**

Receipt: \_\_\_\_\_

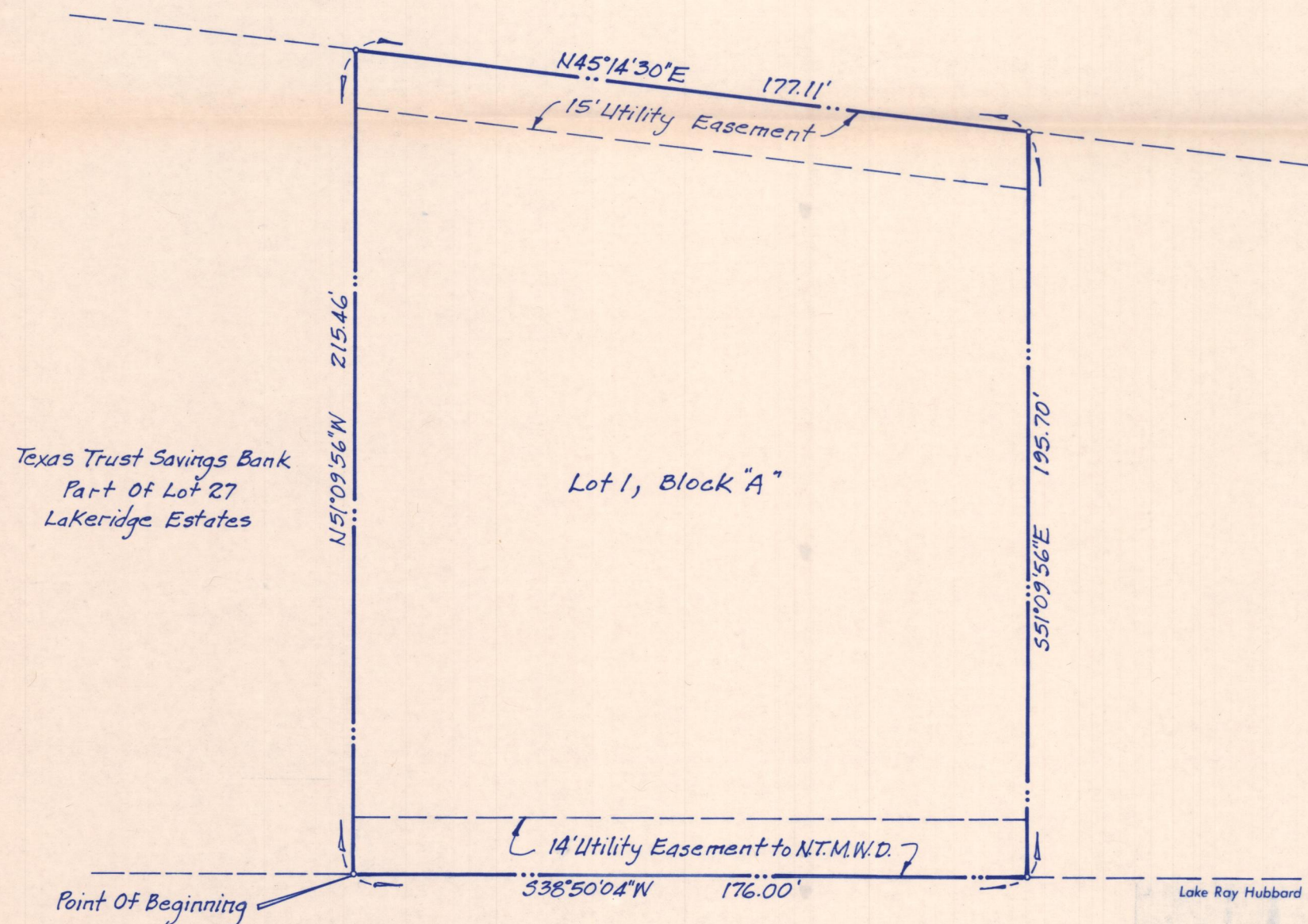
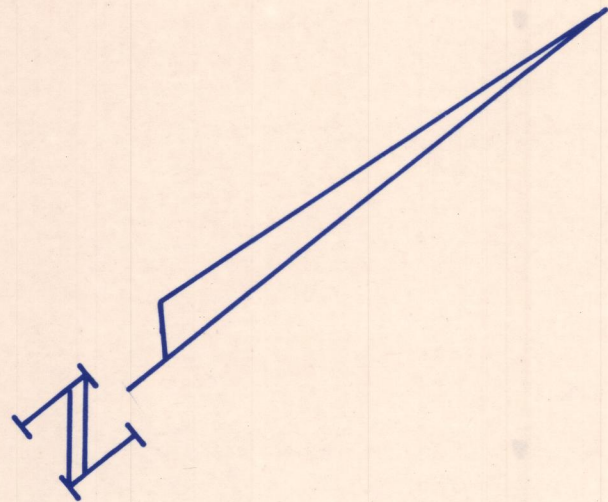


OWNER'S CERTIFICATE

STATE OF TEXAS  
COUNTY OF ROCKWALL

WHEREAS, Texas Trust Savings Bank is the owner of a tract of land situated in the E. Teal Survey, Abstract No. 207, Rockwall County, Texas, and being a part of those two tracts of land described in Substitute Trustee's Deed to Peoples Savings and Loan Association recorded in Volume 262, Page 32, Deed Records, Rockwall County, Texas, and further being a part of Lot 27 and a part of Lot 28 of Lakeridge Estates, an addition recorded in Volume 1, Page 10, Plat Records, Rockwall County, Texas, and being more particularly described as follows:

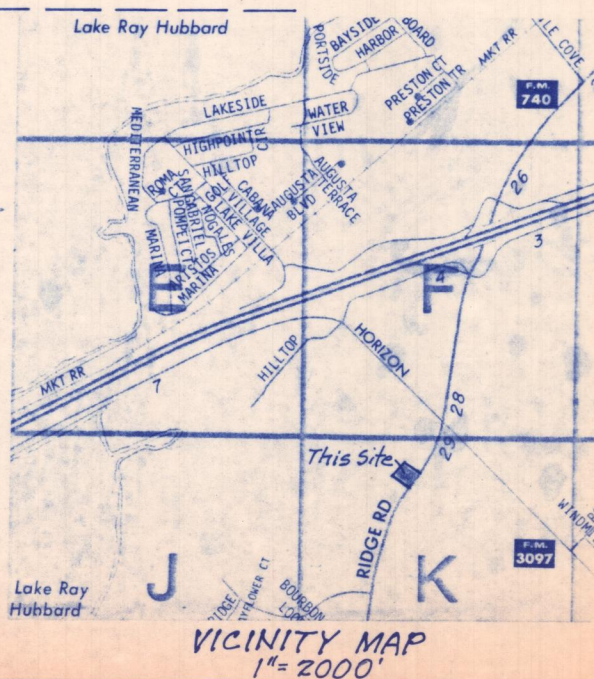
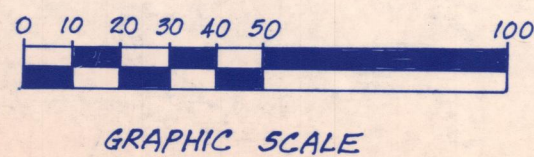
COMMENCING at a 1/2" iron rod found on the Northwest line of F.M. 740, an 80 foot right-of-way, and at the South corner of said Lot 27 and the South corner of said Savings and Loan tracts;  
THENCE: North 38° 50' 04" East a distance of 64.00 feet along the Northwest line of F.M. 740 to a 1/2" iron rod set for a corner and the Point of Beginning;  
THENCE: North 51° 09' 56" West a distance of 215.46 feet to a 1/2" iron rod set for a corner on the Northwest line of said Lot 27 and said Savings and Loan tracts;  
THENCE: North 45° 14' 30" East along said Northwest line, passing at 23.37 feet a 1/2" iron rod found at the North corner of said Lot 27 and the West corner of said Lot 28, and continuing a total distance of 177.11 feet to a 1/2" iron rod found at the North corner of said Savings and Loan tracts;  
THENCE: South 51° 09' 56" East a distance of 195.70 feet along the Northeast line of said Savings and Loan tracts to a 1/2" iron rod found at the East corner of said Savings and Loan tracts and in the Northwest line of F.M. 740;  
THENCE: South 38° 50' 04" West a distance of 176.00 feet along said Northwest line to the Point of Beginning and containing 36,182 square feet or 0.8306 acre of land.



Texas Trust Savings Bank  
Part of Lot 27  
Lakeridge Estates

Lot 1, Block "A"

RIDGE ROAD (F.M. ROAD NO. 740)  
(80' R.O.W.)



NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS: THAT Texas trust Savings Bank being owner, does hereby adopt this plat designating the hereinabove described tract as Murphy Plaza, City of Rockwall, Rockwall County, Texas, and does hereby dedicate for public use forever the street 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 using or desiring to use the 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 to, from and upon said easement strips for the purpose of construction, reconstruction, inspecting, patrolling, maintaining and either adding to or removing all of part of their respective system without the necessity at any time of 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 driveways in the subdivision.

No house, dwelling unit, or other structure shall be constructed 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 which the property abuts, including water and sanitary sewer facilities in accordance with the specifications of the City of Rockwall.

It shall be the policy of the City of Rockwall to withhold building permits until the water and sewer systems have been accepted by the City. The approval of the 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 BY HAND at \_\_\_\_\_, Texas, this \_\_\_\_\_ day of \_\_\_\_\_, 1990.

TEXAS TRUST SAVINGS BANK

By TERRY N. WHITMAN

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

This instrument was acknowledged before me on the \_\_\_\_\_ day of \_\_\_\_\_, 1990.

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 made on the ground and that the corner monuments shown thereon were properly placed under my personal supervision.

Harold L. Evans, P.E., R.P.S. No. 2146

STATE OF TEXAS  
COUNTY OF DALLAS

This instrument was acknowledged before me on this \_\_\_\_\_ day of \_\_\_\_\_, 1990, by Harold L. Evans.

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

RECOMMENDED FOR FINAL APPROVAL

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

APPROVED

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

I hereby certify that the above and foregoing plat of Murphy Plaza, an addition to the City of Rockwall, Texas, was approved by the City of Rockwall on the \_\_\_\_\_ day of \_\_\_\_\_, 1990.

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 \_\_\_\_\_, 1990.

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

*Approved*

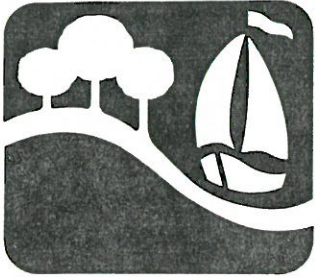
1  
3

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

SCALE	DATE	JOB NO.
1"=40'	2-14-90	9014

**MURPHY PLAZA**  
EDWARD TEAL SURVEY, ABSTRACT NO. 207  
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

TEXAS TRUST SAVINGS BANK ~ OWNER  
P.O. BOX 1100 - MARBLE FALLS, TEXAS 75654 TEL. A.C. 915-247-4177



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

March 23, 1990

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

Dear Mr. Murphy:

On Monday, March 19, 1990, the Rockwall City Council approved a final plat for the Murphy Plaza subdivision located on FM-740 south of Horizon Road.

A final plat must be filed by this office with the County Clerk within 120 days of the date of approval to be valid. No building permit can be issued until the plat is filed of record. Please submit sixteen executed copies of the plat and two executed mylars to this office not later than June 27, 1990.

In addition, you are required to schedule a pre-construction hearing with the City Engineer. Please be sure to contact Dub Douphrate, City Engineer, at 771-1111 regarding utilities.

Sincerely,

Mary Nichols  
Administrative Assistant

**CITY OF ROCKWALL**  
**Planning and Zoning Agenda**

**Agenda Date:** January 11, 1990

**Agenda No:** III. B.

**Agenda Item:** 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 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. 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 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 the northern drive a joint access drive in order to ensure access to a future median break on FM-740 when it is widened to a 4-lane divided design in the future.

The applicant met with the Architectural Board on last Thursday. Because of some of the recommendations of the Board his architect is in the process of redesigning the site plan. The original submission planned the entire site. Because of the concerns of the Board he is now only going to site plan Phase One. The redrawing of the plan should be completed by Wednesday and we will forward it to you under separate cover. In order to give you a concept of their original submission and how the site will be fully developed, we have attached is a copy of the plan that was reviewed by the Board. With their resubmission you actually only be considering Phase One for approval at this time. The applicant will need to submit for site plan and elevation approval on Phase Two and Three. A representative of the Board will be present at Thursday's meeting to answer any questions you may have.

In addition to the changes recommended by the Board the applicant will need to make alterations in the landscaping to accommodate the changes that will be made in the circular drive area. 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.

**Attachments:**

1. Location map
2. Original Site Plan

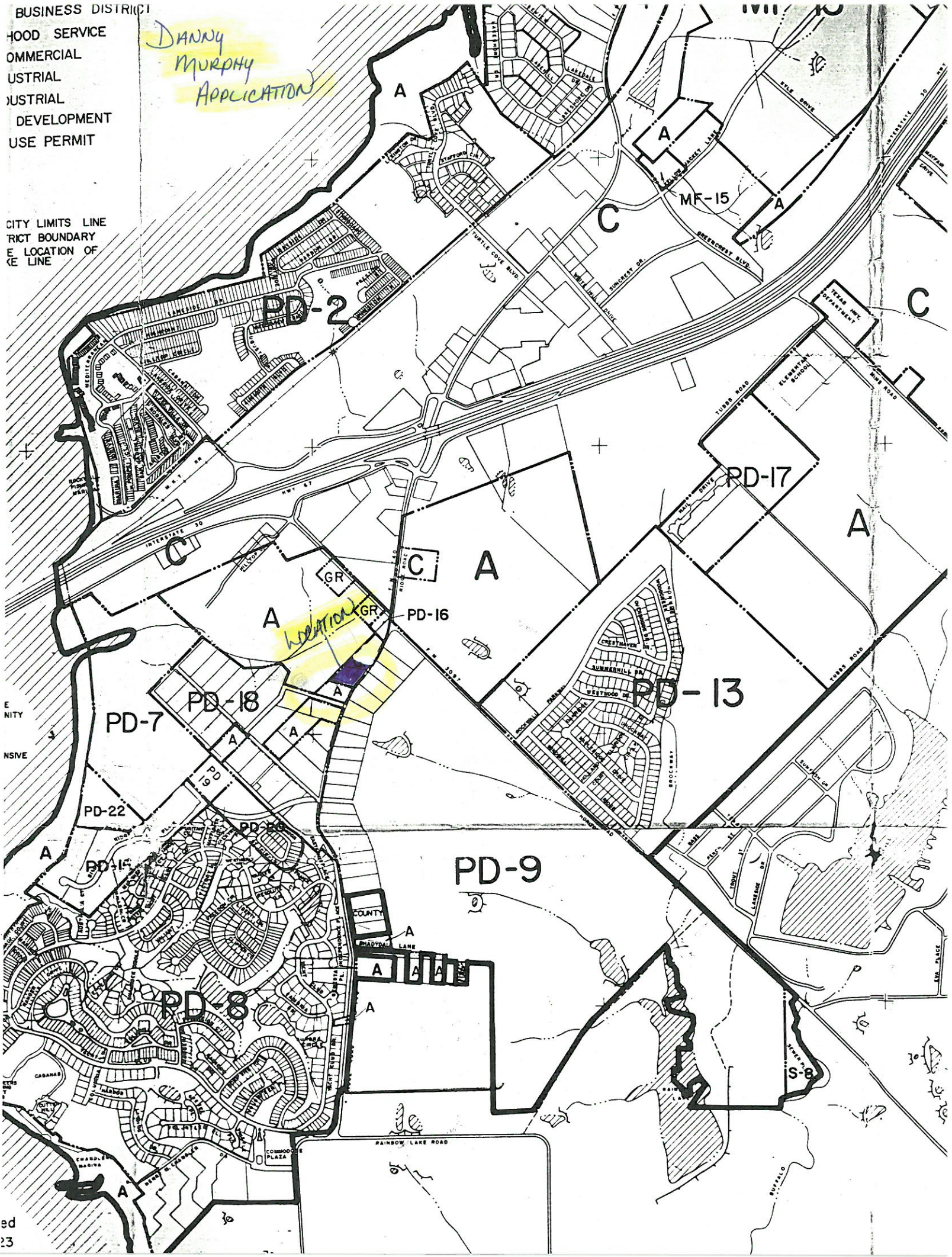
**Agenda Item:** FM-740 Site Plan

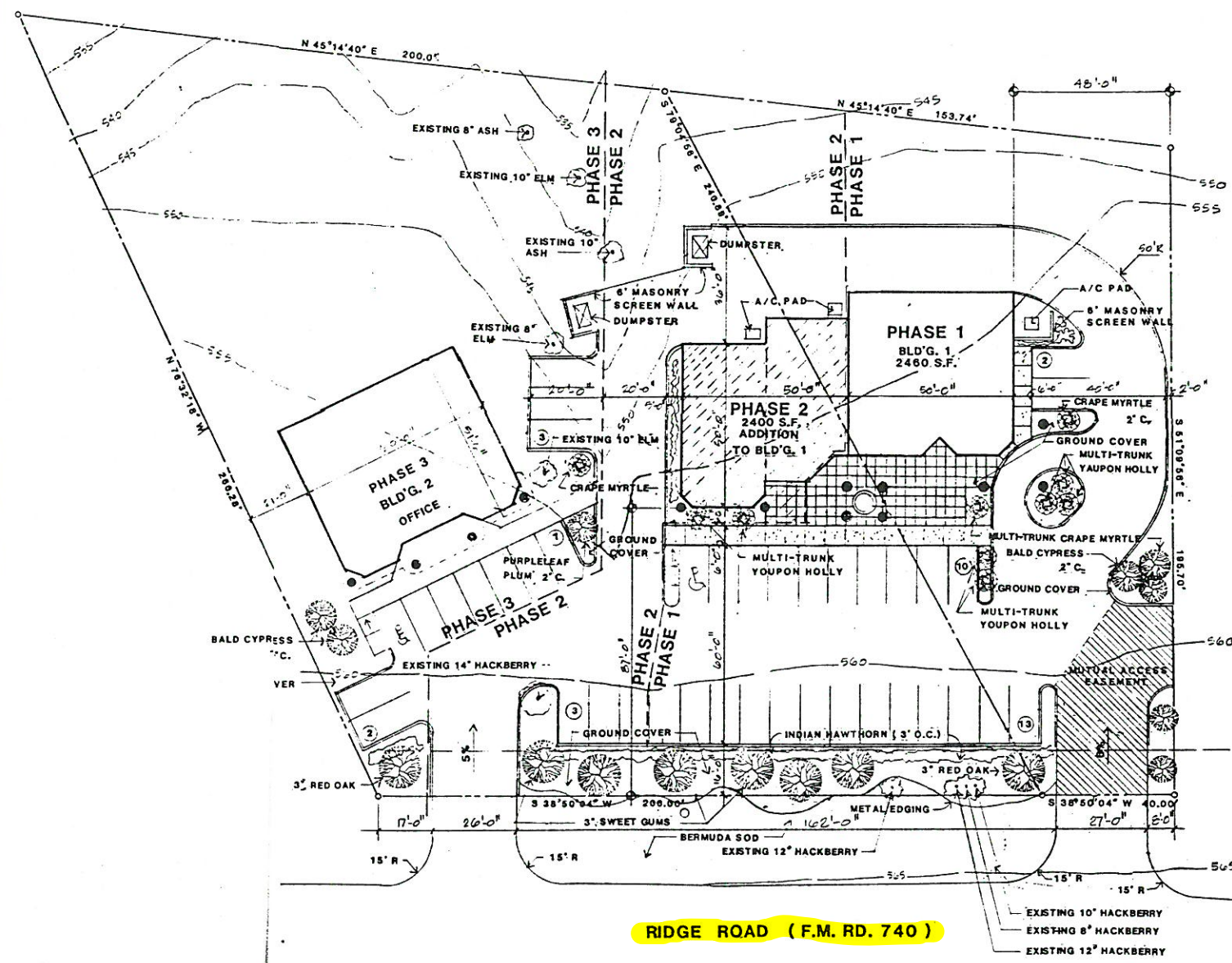
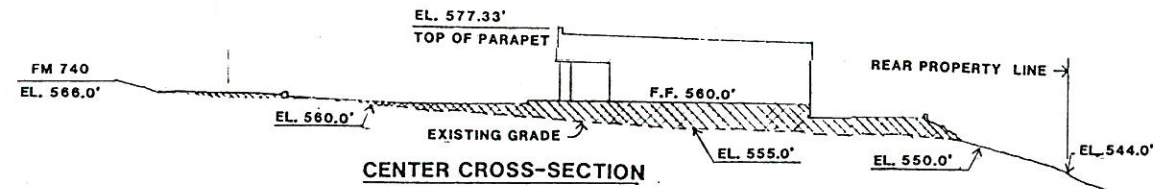
**Item No:** III. B.

BUSINESS DISTRICT  
HOOD SERVICE  
COMMERCIAL  
INDUSTRIAL  
INDUSTRIAL  
DEVELOPMENT  
USE PERMIT

CITY LIMITS LINE  
DISTRICT BOUNDARY  
LOCATION OF  
THE LINE

*DANNY  
MURPHY  
APPLICATION*





**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.	
<b>TOTAL BUILDING AREA</b>	<b>7860 S.F.</b>	
BUILDING COVERAGE		
PHASE 1	3.9%	
PHASE 2	3.8%	
PHASE 3	4.9%	
<b>TOTAL</b>	<b>12.6%</b>	
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	13	25
PHASE 2	12	3
PHASE 3	15	12
<b>TOTAL</b>	<b>40 SPACES</b>	<b>40 SPACES</b>
(INCLUDES 2 HANDICAP SPACES)		

**RIDGE ROAD (F.M. RD. 740)**

**SITE PLAN**



MINUTES OF THE ARCHITECTURAL REVIEW BOARD

January 4, 1990

Members present: Chairman Chuck Hodges, Sherry Lofland, Gary McKibben, John Lewis, and Rick Burgy.

The Chairman called the meeting to order at 7:05 P.M. The Board considered recommendations regarding an application from Danny Murphy for development of a retail site located on FM-740 south of Horizon Road. Julie Couch, Assistant City Manager, reviewed the request and outlined several changes that had been made in the plans. There was considerable discussion by the Board regarding exterior materials, circulation, access and roof design.

It was pointed out that the current guidelines discourage tilt wall, stucco and flat roof designs and that this project incorporated all of these elements into its design. There was concern expressed regarding circulation from the northern entrance to the drive-through and the ability of cars to maneuver through the proposed turnaround. There was also concern expressed regarding the potential for traffic backups to occur at the northern entrance. Several members also voiced concern about having two entrances into the site less than 200 feet apart.

Gary McKibben made a motion that prior to submission to the Planning and Zoning Commission, elevations of the west and south sides of the building be developed for submission to the Commission detailing location, types and colors of all exterior materials and identifying all exterior penetrations, expansion joints, screening walls and plantings that would be used. He also included the statement in his motion that the exterior building materials proposed would be acceptable subject to submission of the stated items. John Lewis seconded the motion. The same was voted on and carried unanimously.

Gary McKibben then made a motion that a parapet wall be included on all four walls to screen roof mounted equipment. Rick Burgy seconded the motion. The same was voted on and carried unanimously.

Gary McKibben then made a motion that the applicant provide more detailed information on all turning radii especially for the drive through and the site circulation for Phase 1, and that the Commission consider one entrance into the site rather than two entrances as proposed. John Lewis seconded the motion. Same was voted on and carried unanimously.

There being no further business, the meeting was adjourned at 9:05 P.M.

APPROVED:

ATTEST:

\_\_\_\_\_

**CITY OF ROCKWALL**  
**Planning and Zoning Agenda**

**Agenda Date:** March 8, 1990

**Agenda No:** IV. A.

**Agenda Item:** P&Z 90-2-FP - Discuss and Consider Recommending Approval of a Replat of Certain Lots Located on /FM-740 South of Horizon Road to be Known as Murphy Plaza

**Item Generated By:** Applicant

**Action Needed:** Consider recommending approval of the replat.

**Background Information:**

We have received a request for the replat of the two tracts owned by Danny Murphy. The plat meets all of our requirements with the exception that additional ROW must be provided along 740. Mr. Murphy's engineer is adding the dedication of 7.5 feet of ROW to the plat. This is in conformance with the standard design the state is using on FM-740 to the north. With the changes being made by the engineer we would recommend approval of the plat.

**Attachments:**

1. Location Map
2. Plat

**Agenda Item:** Replat of the Murphy Plaza

**Item No:** IV. A.

**CITY OF ROCKWALL  
City Council Agenda**

**Agenda Date:** March 19, 1990

**Agenda No:** V.A.

**Agenda Item:** P&Z 90-2-FP - Discuss and Consider Approval of a Replat of Certain Lots Located on /FM-740 South of Horizon Road to be Known as Murphy Plaza

**Item Generated By:** Applicant

**Action Needed:** Consider recommending approval of the replat.

**Background Information:**

We have received a request for the replat of the two tracts owned by Danny Murphy. The plat meets all of our requirements with the exception that additional ROW must be provided along 740. Mr. Murphy's engineer is adding the dedication of 7.5 feet of ROW to the plat. This is in conformance with the standard design the state is using on FM-740 to the north. With the changes being made by the engineer we would recommend approval of the plat.

The Planning and Zoning Commission was unable to form a quorum on this item at their regular meeting. In order to expedite this request the Commission plans to hold a special meeting on Monday prior to the Council meeting to consider this item. We will discuss their recommendation with you Monday night.

**Attachments:**

1. Location Map
2. Plat

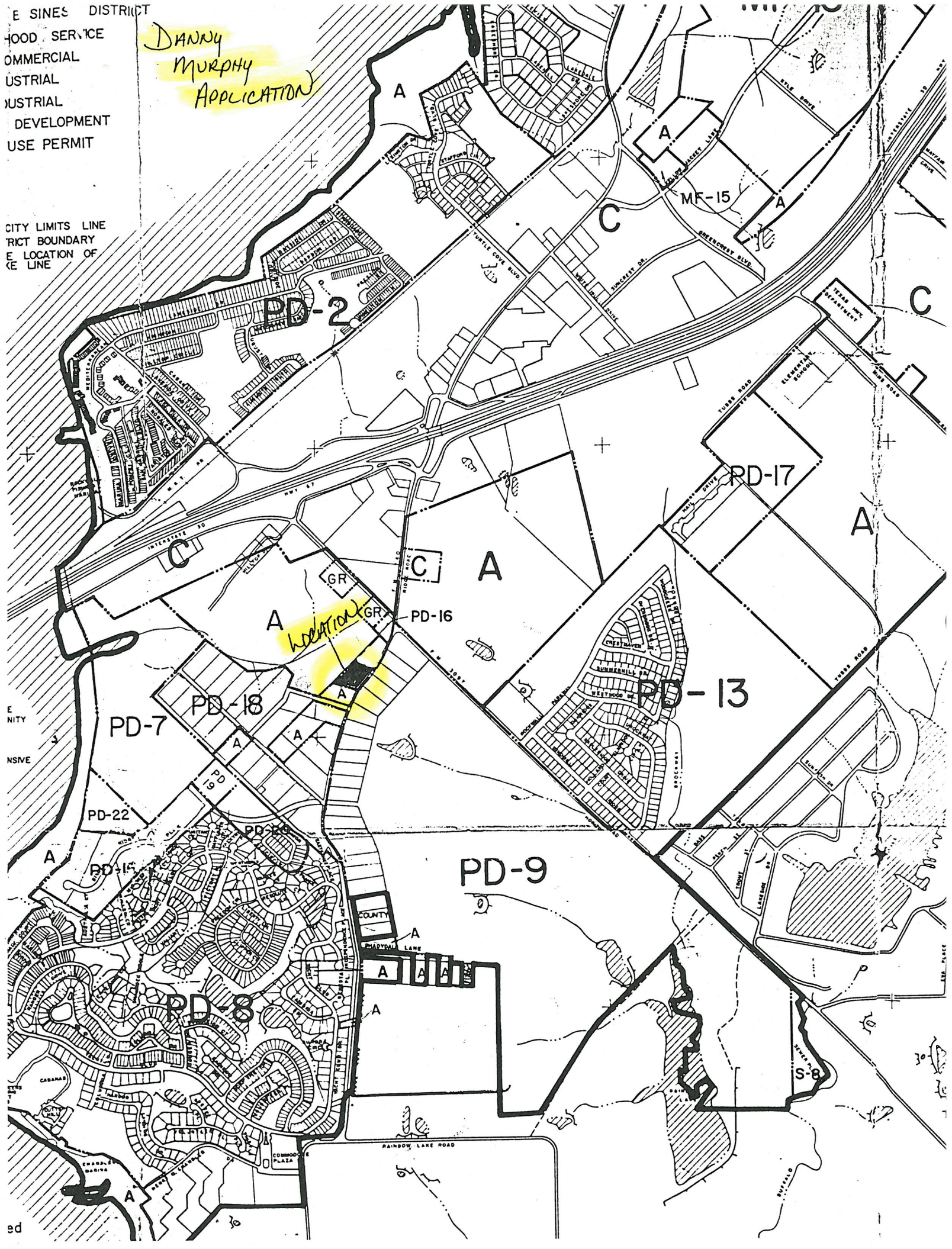
**Agenda Item:** Replat of the Murphy Plaza

**Item No:** V.A.

E SINES DISTRICT  
HOOD SERVICE  
COMMERCIAL  
INDUSTRIAL  
INDUSTRIAL  
DEVELOPMENT  
USE PERMIT

DANNY  
MURPHY  
APPLICATION

CITY LIMITS LINE  
DISTRICT BOUNDARY  
LOCATION OF  
KEY LINE



E NITY  
NSIVE

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