

SIGN BOARD OF REVIEW

APPLICATION FOR VARIANCE/APPEAL

Case No. 91-19-V

Date 4-16-91

Fee Paid \$20.00

Applicant RICHARD L. BROOKS, M.D.

Address 2506 RIDGE ROAD, ROCKWALL, TX. 75087 Phone 771-2018

Owner of Sign same as above

Address _____ Phone _____

Location of Sign 2506 Ridge Road, Rockwall, Tx.

Current Use: SIGN FOR MEDICAL OFFICE BUILDING

Request: I wish to locate a new sign in the same position as my current sign. The 10 ft. set-back rule was waived for my present sign and this needs to be done again. The new sign meets all specifications of Rockwall's Codified Sign Ordinance and Ordinance 89-16 which is the Scenic Overlay Codes.

Reason for Request:

The only feasible location for a monument sign is where my present sign is located. The 10 ft. set-back would not only place the sign in the middle of my parking lot and prevent traffic flow but would be unreadable from the road. My office has won the award for "Outstanding Commercial Landscaping" numerous times since I opened my office in 1982 including winning this award 2 of the 12 months it was presented in 1990. I intend to continue to have outstanding office landscaping and the new sign will enhance the area. My present sign is difficult to read and I have many patients that have trouble finding my office on the first visit.

Signed Richard Brooks M.D.

RICHARD L. BROOKS, M.D.
Internal Medicine & Diagnosis

April 29, 1991

City of Rockwall
Attn: Bill Curry
205 West Rusk
Rockwall, Tx. 75087

Dear Mr. Curry:

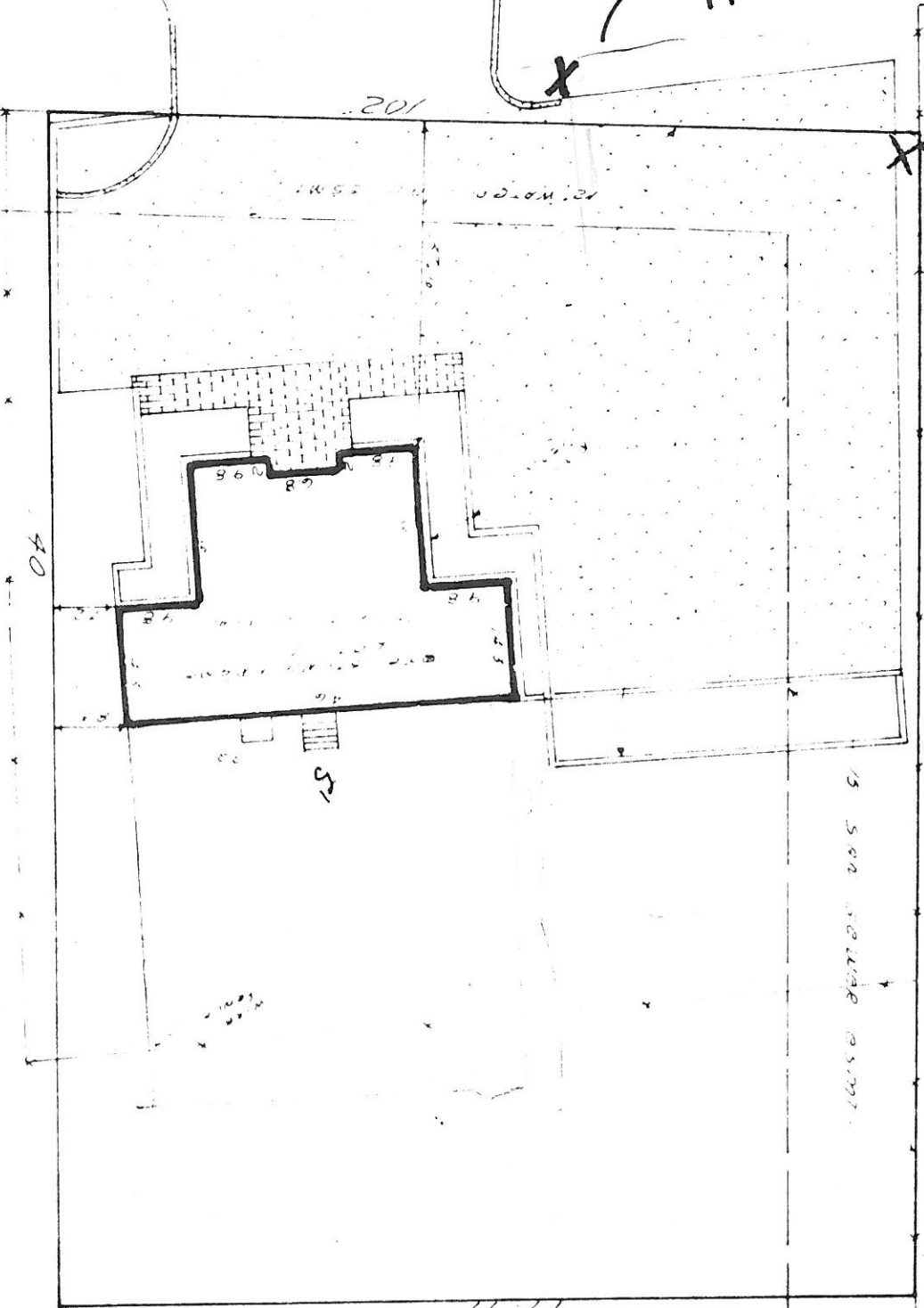
Attached is the cite plan and drawing of the proposed sign. I am also attaching a copy of my original application.

Sincerely,

A handwritten signature in cursive script that reads "Richard Brooks M.D." with a small flourish at the end.

Richard L. Brooks, M.D.

of Island Miller Addition, an addition to the City of Rockwall, Texas, according to the filed plat thereof recorded in Vol. 374 at page 374 of the Map Deed Records of Rockwall County, Texas



EXISTING and Proposed sign.

RIDGE ROAD
FM ROAD 740

The plat hereon is a true, correct, and accurate representation of the property as determined by survey, the lines and

YOUR JUDGEMENT ON SIZE OF TRIM

2
TRIM TO LOOK SIMILAR TO ARCH AROUND ENTRY DOOR

7' NO MORE THAN (PREFER 5' TO 6')

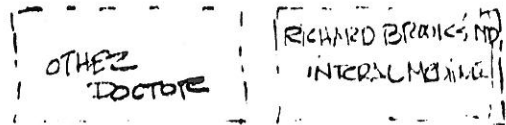
REVEAL AT LEAST AS WIDE AS LETTERS

PAINTED ON TO PLASTIC

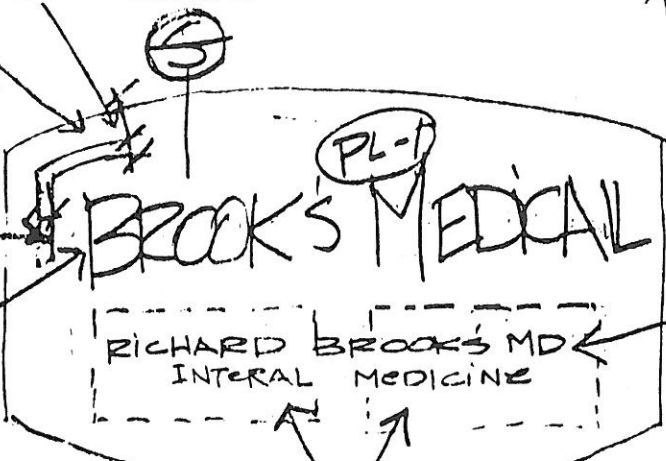
LETTER STYLE: TIMES BOLD

COLOR (DARK P-1 BROWN LIKE BRICK)

REMOVABLE VINYL LETTERS



TO BE CHANGED WHEN NEW DOCTOR IS ADD.



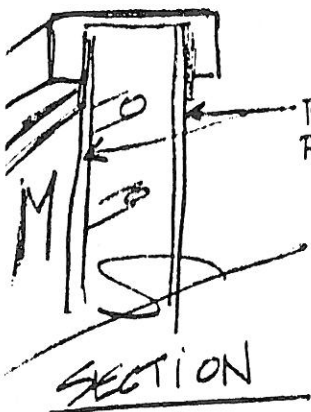
LETTERS TO BE VINYL P-1

PLANTER BOX

BRICK (MATCH ENTR (MAY NOT BE EN HT.))

PRICE 1/6 BRICK/BASE ALSO

SOLID BASE IF: BRICK BASE P-1 IF: NO BRICK BASE P-2



SIGN: TO BE LITE BEIGE (BRIGHT ENOUGH TO SEE BUT I DO NOT WANT IT LOOK LIKE A FASTFOOD RESTURANT

CALL: RICHARD FOR EXACT COPY (771-2018)

FINISHES

PL-1 BEIGE PLASTIC LIKE DONUT SIGN

P-1 BROWN TO MATCH BRICK (PLASTIC PRINT)

P-2 MATCH TRIM ON BUILDING

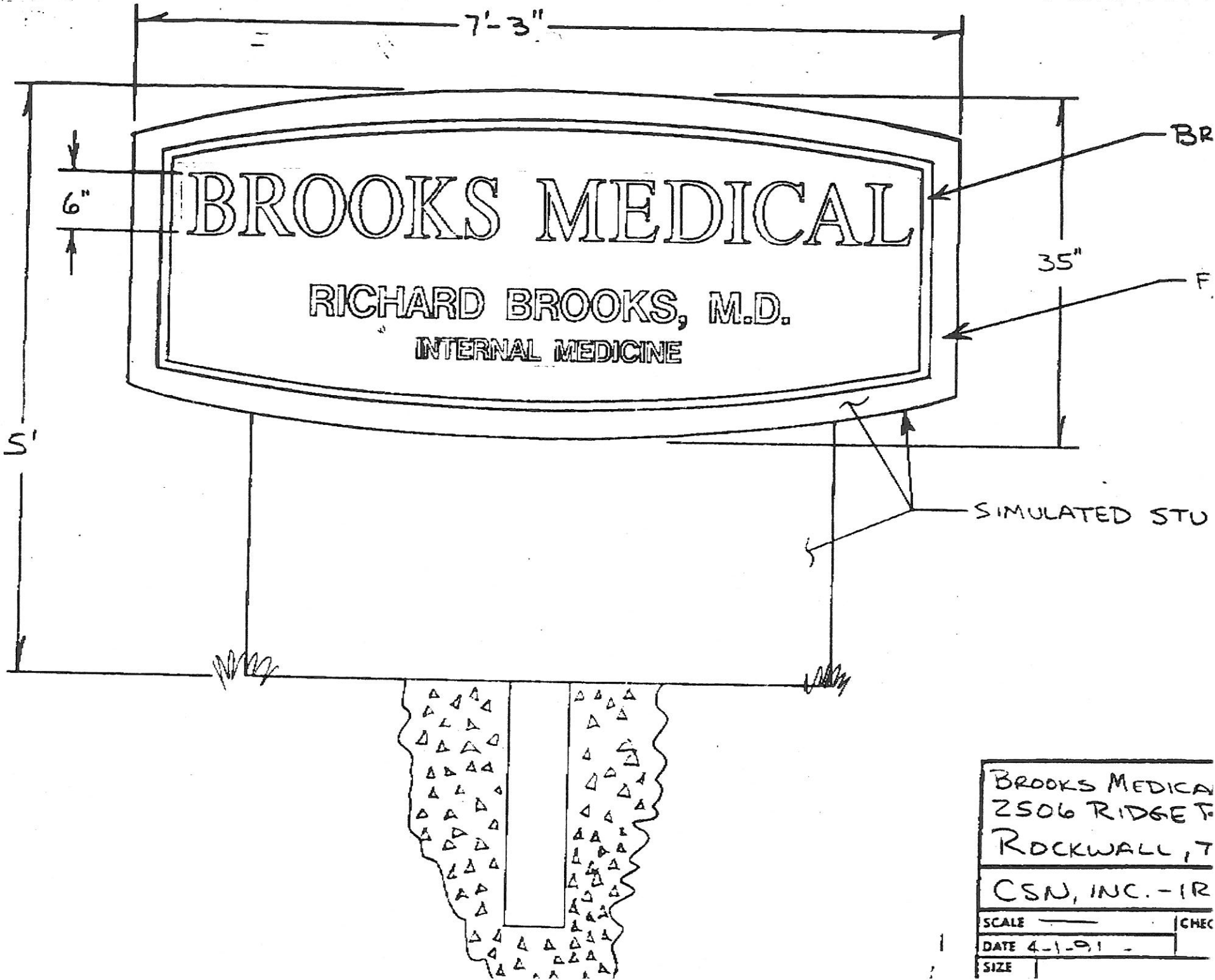
NOTE: PAINTED FINISH TO BE A MATTE FINISH: LT. STUCCO OR PAINTED: OR LOOK LIKE

004

CSN, INC. 579-0054

14:57

04/02/91



BROOKS MEDICAL	
2506 RIDGET	
ROCKWALL, TX	
CSN, INC. - IR	
SCALE	CHECK
DATE 4-1-91	
SIZE	



RICHARD L. BROOKS, M.D.
 PH. ROCKWALL 214 METRO :
 2506 RIDGE ROAD 771-2018
 ROCKWALL, TEXAS 75087

5157

88-604
1119

4/16/19 91

Lakeside
National Bank
P.O. BOX 9 • ROCKWALL, TEXAS 75087

PAY TO THE ORDER OF CITY OF ROCKWALL

\$ 20.00****

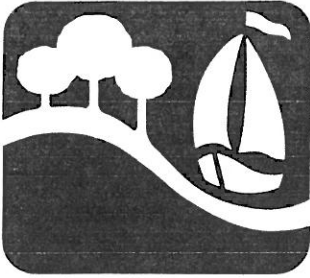
Twenty dollars & no/100-----DOLLARS

BLDG. PERMIT FOR SIGN			

THIS CHECK IS DELIVERED FOR PAYMENT ON THE ACCOUNTS LISTED

Richard Brooks, M.D.

⑈005157⑈ ⑆111906048⑆ ⑈ 10 935 5⑈



CITY OF ROCKWALL
"THE NEW HORIZON"

April 25, 1991

Mr. Richard Brooks
2506 Ridge Road
Rockwall, Texas 75087

Dear Dr. Brooks:

Your application for a sign variance has been received along with your filing fee. The Rockwall City Council will hold a public hearing on Monday, May 20, 1991 at 7:00 P.M. in City Hall to consider the request. It is important that your interests is represented at both of this meeting. Lack of representation could delay the approval process.

Please submit a site plan of your property indicating the location of the existing/proposed sign and a drawing of the sign proposed at your earliest convenience.

Please feel free to call me if you have any questions.

Sincerely,

Mary Nichols
City Secretary

RICHARD L. BROOKS, M.D.
Internal Medicine & Diagnosis

April 29, 1991

City of Rockwall
Attn: Bill Curry
205 West Rusk
Rockwall, Tx. 75087

Dear Mr. Curry:

Attached is the ^s site plan and drawing of the proposed sign. I am also attaching a copy of my original application.

Sincerely,

Richard L. Brooks, M.D.

RICHARD L. BROOKS, M.D.
Internal Medicine & Diagnosis

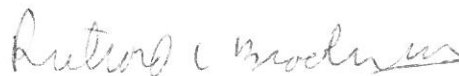
May 23, 1991

City of Rockwall
Attn: Julie Couch
205 West Rusk
Rockwall, Tx. 75087

Dear Ms. Couch:

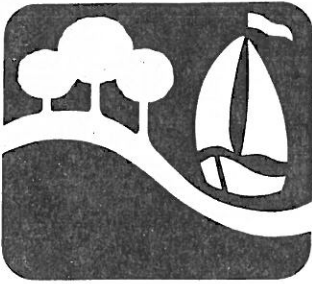
I wish to locate a new sign as indicated on the enclosed plat. This plat accurately shows the fence lines of the properties on either side of me. Please refer to the information in this packet for further details. A small part of this sign may encroach on public right-of-way. If so, it will be less than my present sign which has been there for 10 years and caused absolutely no problem or complaints from anyone.

Sincerely,



Richard L. Brooks, M.D.

RLB:rl



CITY OF ROCKWALL
"THE NEW HORIZON"

June 5, 1991

Richard Brooks, M.D.
2506 Ridge Road
Rockwall, TX 75087

Dear Dr. Brooks:

The Sign Board of Review will hold a public hearing on Thursday, June 20th, at 7:00 P.M. in City Hall, 205 W. Rusk, to consider approval of your request for a variance to the Sign Ordinance to allow encroachment of a sign over public property.

You or your representative should be present at this hearing and available to answer questions of the Board. Lack of representation will delay the approval process.

Please feel free to call me if you have any questions.

Sincerely,

A handwritten signature in cursive script that reads "Mary Nichols". The signature is written in black ink and is positioned above the typed name.

Mary Nichols
City Secretary

AGENDA NOTES

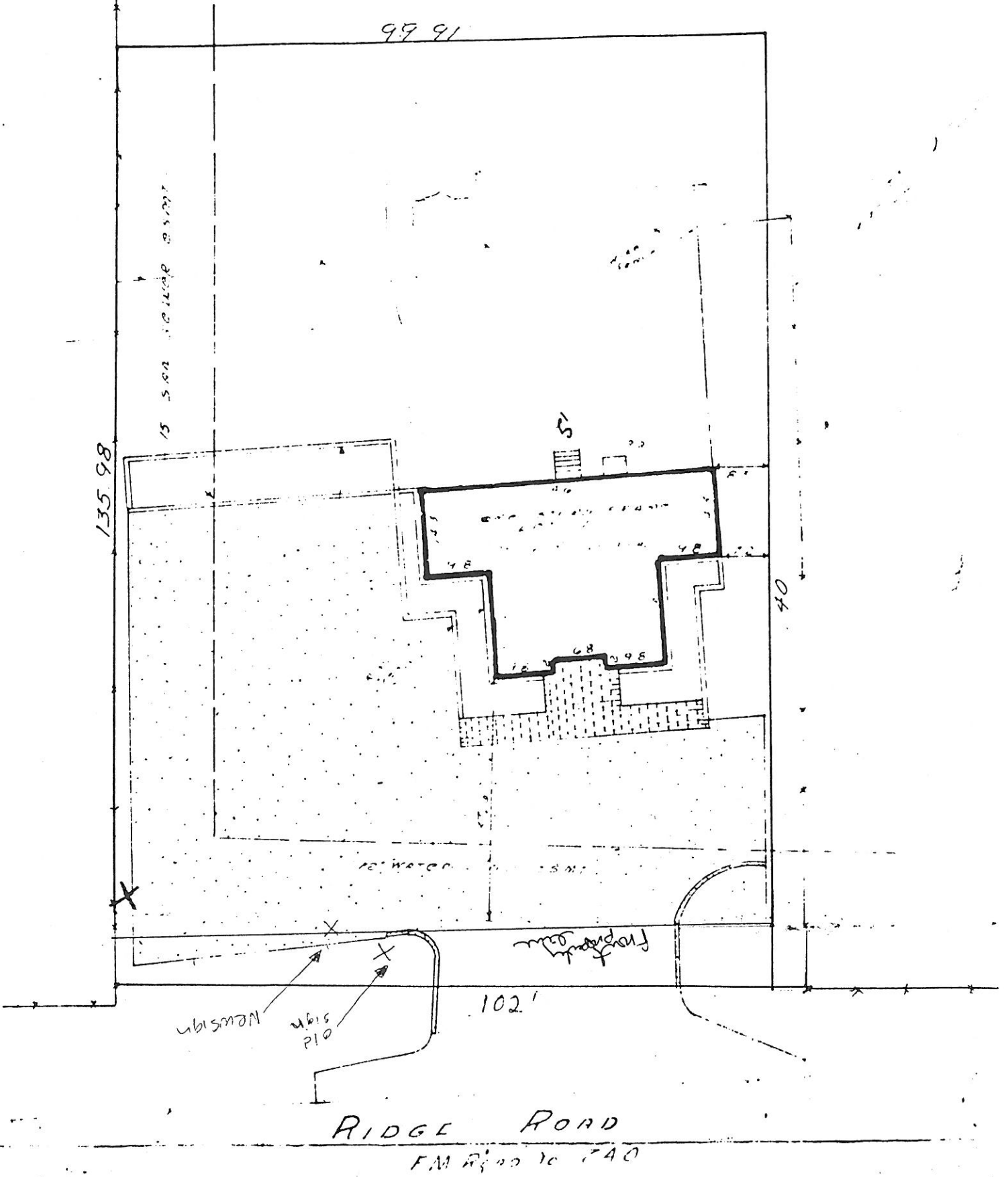
- II. B. SB 91-3-V - Hold Public Hearing and Consider Approval of a Request from Richard Brooks for a Variance to the Sign Ordinance to Allow the Encroachment of a Sign Over Public property at 2506 Ridge Road, Further Described as Being Lot 1, Block A, Leland Miller Addition

Dr. Brooks has made an application to install a new sign at his office on Ridge Road. His lot is strangely shaped as it relates to the FM-740 ROW. His property line is set back further than either of the two parcels beside him. Additionally, there is considerable plant growth on either side of him that make visibility a problem. The sign he wants to erect is located further back than his existing sign and the support will be fully on his property. He does want to encroach approximately 3 feet over the property line so that the sign does not interfere with his onsite traffic flow and to improve visibility. Attached you will find a copy of his plot plan which identifies the proposed location and a drawing of his proposed sign. The location of the sign in the proposed location would not create a visibility problem.

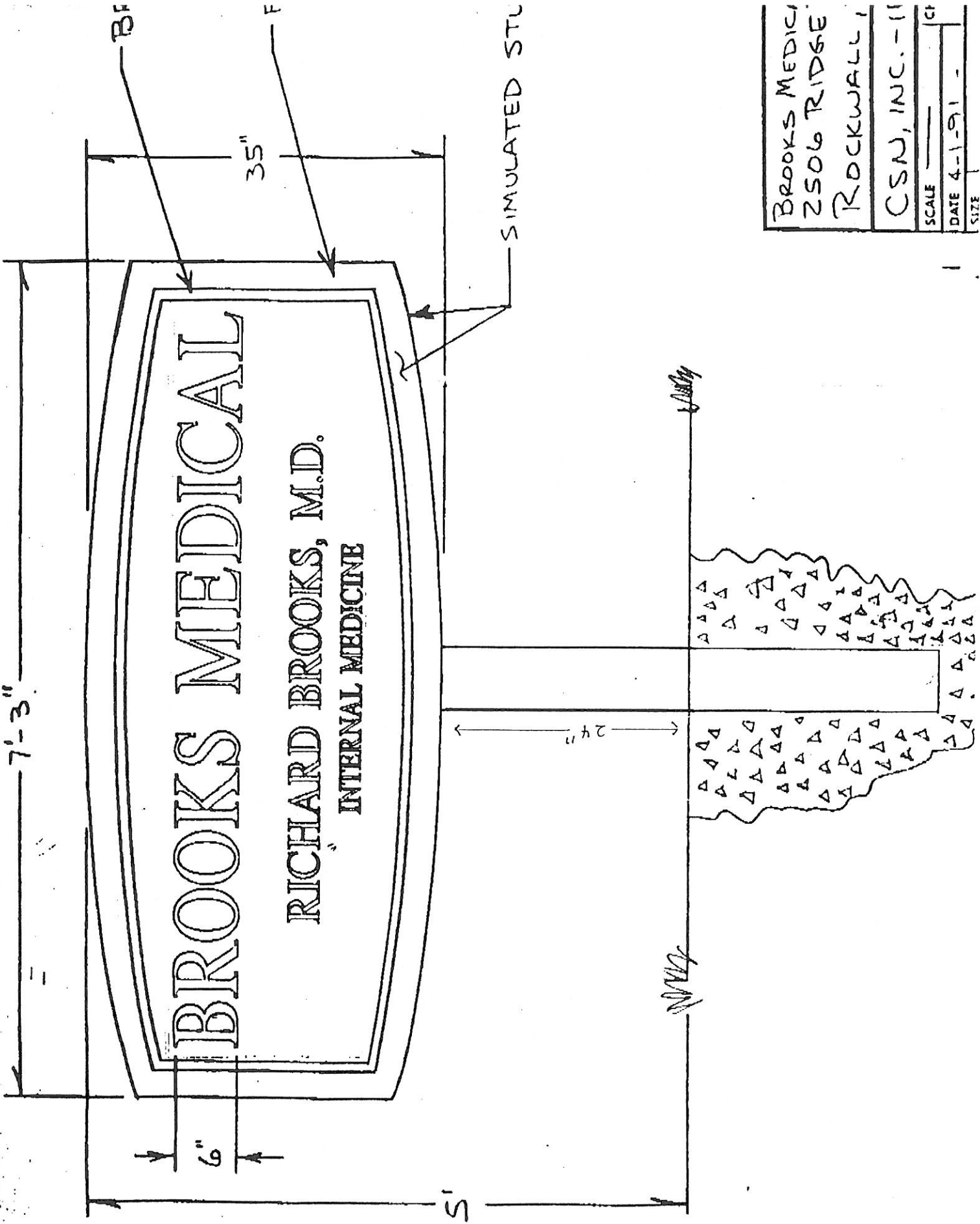
of Leland Miller Addition, an addition to the City of Rockwall

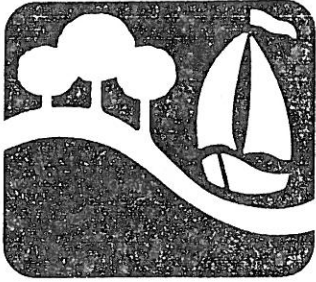
Texas, according to the FILED plat thereof recorded in Vol. 374 of the

Map Deed Records of Rockwall County, Texas



The plat hereon is a true, correct, and accurate representation of the property as determined by survey, the lines and





CITY OF ROCKWALL
"THE NEW HORIZON"

RECEIVED
JUN 6 1991
Ans'd.....

PUBLIC NOTICE
June 5, 1991

The Sign Board of Review will hold a public hearing on Thursday, June 20, 1991, at 7:00 P.M. in City Hall to consider approval of a request from the Rockwall Rotary Club for a variance to the Sign Ordinance to allow encroachment of a sign over public property for the property located at 101 S. Goliad, further described as being a portion of Rockwall Original Town, Block N.

As an interested property owner, you are invited to attend this hearing or notify the Board in writing of your feeling in regard to the matter by returning the form below.

SB 91-2-V Rotary Club Request for Projection over Public property

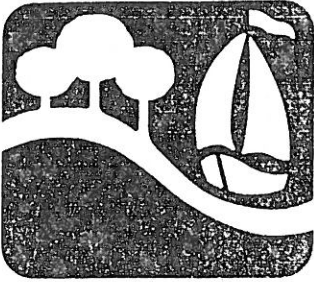
I am in favor of the request for the reasons listed below ✓

I am opposed to the request for the reasons listed below

- 1.
- 2.
- 3.

Name Paul Davis

Address 101 N. Goliad St.
Rockwall TX 75087



CITY OF ROCKWALL
"THE NEW HORIZON"

PUBLIC NOTICE
June 5, 1991

The Sign Board of Review will hold a public hearing on Thursday, June 20, 1991, at 7:00 P.M. in City Hall to consider approval of a request from the Rockwall Rotary Club for a variance to the Sign Ordinance to allow encroachment of a sign over public property for the property located at 101 S. Goliad, further described as being a portion of Rockwall Original Town, Block N.

As an interested property owner, you are invited to attend this hearing or notify the Board in writing of your feeling in regard to the matter by returning the form below.

SB 91-2-V Rotary Club Request for Projection over Public property

I am in favor of the request for the reasons listed below

I am opposed to the request for the reasons listed below

1. If the Rockwall Rotary feels this
2. is a good idea, it must be. I wish
3. them well.

Name

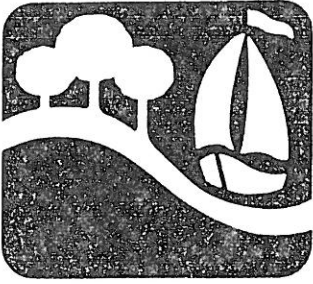
Kim Jones

Address

1728 Ridge Rd

Rockwall, TX 75087

771-3977



CITY OF ROCKWALL
"THE NEW HORIZON"

PUBLIC NOTICE
June 5, 1991

The Sign Board of Review will hold a public hearing on Thursday, June 20, 1991, at 7:00 P.M. in City Hall to consider approval of a request from the Rockwall Rotary Club for a variance to the Sign Ordinance to allow encroachment of a sign over public property for the property located at 101 S. Goliad, further described as being a portion of Rockwall Original Town, Block N.

As an interested property owner, you are invited to attend this hearing or notify the Board in writing of your feeling in regard to the matter by returning the form below.

SB 91-2-V Rotary Club Request for Projection over Public property

I am in favor of the request for the reasons listed below X

I am opposed to the request for the reasons listed below

- 1.
- 2.
- 3.

Name

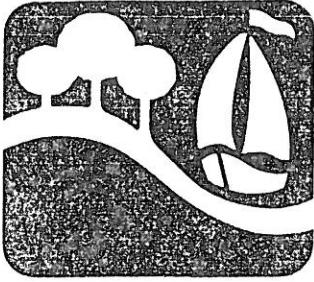
Leon A. Smith

Leon A. Smith

Address

108 S. San Jacinto St.

Rockwall, TX 75087



1991

CITY OF ROCKWALL

"THE NEW HORIZON"

PUBLIC NOTICE
June 5, 1991

The Sign Board of Review will hold a public hearing on Thursday, June 20, 1991, at 7:00 P.M. in City Hall to consider approval of a request from the Rockwall Rotary Club for a variance to the Sign Ordinance to allow encroachment of a sign over public property for the property located at 101 S. Goliad, further described as being a portion of Rockwall Original Town, Block N.

As an interested property owner, you are invited to attend this hearing or notify the Board in writing of your feeling in regard to the matter by returning the form below.

SB 91-2-V Rotary Club Request for Projection over Public property

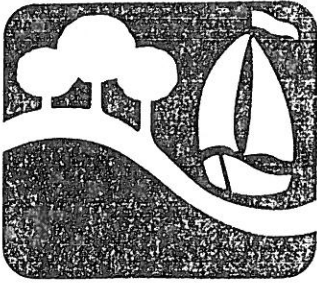
I am in favor of the request for the reasons listed below

I am opposed to the request for the reasons listed below

1. Great PR for City
2. & Central Business District
- 3.

Name [Signature]

Address 109 N. Goliad



CITY OF ROCKWALL
"THE NEW HORIZON"

PUBLIC NOTICE

June 5, 1991

The Sign Board of Review will hold a public hearing on Thursday, June 20, 1991, at 7:00 P.M. in City Hall to consider approval of a request from the Rockwall Rotary Club for a variance to the Sign Ordinance to allow encroachment of a sign over public property for the property located at 101 S. Goliad, further described as being a portion of Rockwall Original Town, Block N.

As an interested property owner, you are invited to attend this hearing or notify the Board in writing of your feeling in regard to the matter by returning the form below.

SB 91-2-V Rotary Club Request for Projection over Public property

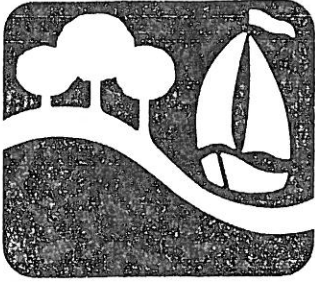
I am in favor of the request for the reasons listed below

I am opposed to the request for the reasons listed below

- 1.
- 2.
- 3.

Name Barbara Hensley

Address P.O. Box 398
Rockwall



CITY OF ROCKWALL
"THE NEW HORIZON"

PUBLIC NOTICE
June 5, 1991

The Sign Board of Review will hold a public hearing on Thursday, June 20, 1991, at 7:00 P.M. in City Hall to consider approval of a request from the Rockwall Rotary Club for a variance to the Sign Ordinance to allow encroachment of a sign over public property for the property located at 101 S. Goliad, further described as being a portion of Rockwall Original Town, Block N.

As an interested property owner, you are invited to attend this hearing or notify the Board in writing of your feeling in regard to the matter by returning the form below.

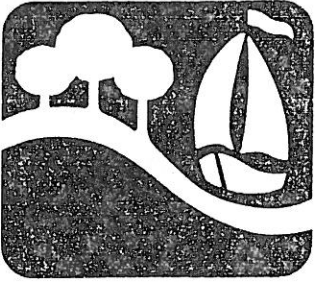
SB 91-2-V Rotary Club Request for Projection over Public property

I am in favor of the request for the reasons listed below

I am opposed to the request for the reasons listed below

- 1.
- 2.
- 3.

Name D. L. Steger Estate
By Emily Ann Whitehead
Address 304 Highland Dr.
Rockwall, Texas
75087



CITY OF ROCKWALL

"THE NEW HORIZON"

PUBLIC NOTICE
June 5, 1991

The Sign Board of Review will hold a public hearing on Thursday, June 20, 1991, at 7:00 P.M. in City Hall to consider approval of a request from the Rockwall Rotary Club for a variance to the Sign Ordinance to allow encroachment of a sign over public property for the property located at 101 S. Goliad, further described as being a portion of Rockwall Original Town, Block N.

As an interested property owner, you are invited to attend this hearing or notify the Board in writing of your feeling in regard to the matter by returning the form below.

SB 91-2-V Rotary Club Request for Projection over Public property

I am in favor of the request for the reasons listed below

I am opposed to the request for the reasons listed below

- 1.
- 2.
- 3.

Name Mike Shields
Address 202 S. GOLIAD