

CITY OF ROCKWALL
205 West Rusk
Rockwall, Texas

APPLICATION FOR CONDITIONAL USE PERMIT

Case No. 92-20 - CUP Date Submitted May, 26, 1992

Filing Fee \$ 250.00

Applicant H. H. DOUG AGEE

Address 106 N. Goliad St. Phone No. 771-3861
Rockwall, Texas 75087

Owner Tenant ¹ Prospective Purchaser ¹

Legal description of property for which Conditional Use Permit is requested (if additional space is needed, the description may be typed legibly on a separate sheet and attached hereto:)²

Being lots 4, 5 and 8, in BLOCK J, of the TOWN OF ROCKWALL, Texas, according to the Map thereof recorded in Volume 1, Page 555 and Volume F, Page 510, Deed Records, Rockwall County, Texas.

I hereby request that a Conditional Use Permit be issued for the above described property for:

Use of Stucco or "dryvit" type of exterior insulation finish system in lieu of brick. (City requires exterior of building finish to be 90% brick.)

^{paid} ^{signed}
The current zoning on this property is C.B.D..
~~There are/are not~~ deed restrictions pertaining to the intended use of this property.

I have attached hereto as Exhibit A a plat showing the property which is the subject of this requested Conditional Use Permit and have read the following note concerning the importance of my submitting to the City a sufficient legal description.

H. Doug Agee

¹If the applicant is someone other than the owner, written acknowledgement by the owner of the request must also be submitted.

²The legal description is used to publish the notice of the required hearing and in the preparation of the final ordinance granting the Conditional Use Permit. The description must be sufficient so as to allow a qualified surveyor to take the description and locate and mark off the tract on the ground. Each applicant should protect himself by having a surveyor or his attorney approve his legal description. Failure to do so by the applicant may result in delay in passage of the final ordinance or the ordinance being declared invalid at some later date because of an insufficient legal description.

SITE PLAN APPLICATION

Date May 26, 1992

NAME OF PROPOSED DEVELOPMENT Texas Specialty Underwriters, Inc.

NAME OF PROPERTY OWNER/DEVELOPER Paul Davis

ADDRESS 106 N. Goliad St., Rockwall, Tx. PHONE 771-3861

NAME OF LAND PLANNER/ENGINEER Hendricks & Brantner Architects, Inc.

ADDRESS 102 East Rusk, Rockwall, Texas PHONE 771-4888

TOTAL ACREAGE 0.344 acres (15,000 S.F.) CURRENT ZONING C.B.D.

NUMBER OF LOTS/UNITS Three

SIGNED X *H. Daugbjerg*

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. All information should be provided on a scaled drawing generally not exceeding 18" x 24".

<u>Provided or Shown</u> <u>On Site Plan</u>	<u>Not</u> <u>Applicable</u>	
<u>X</u>	<u> </u>	1. 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
<u>X</u>	<u> </u>	2. <u>Location, dimensions, and size</u> of all existing and planned structures on the subject property and approximate locations of structures on adjoining property within 100 ft.
<u> </u>	<u>X</u>	3. <u>Location</u> and <u>type</u> of landscaping, lighting, fencing and/or screening of yards and setback areas
<u> </u>	<u>X</u>	4. <u>Calculation</u> of landscaped area provided
<u>X</u>	<u> </u>	5. <u>Location</u> and <u>dimensions</u> of ingress and egress

X

6. Location, number and dimensions of off-street parking and loading facilities

X

7. Height of all structures

X

8. Proposed uses of all structures

X

9. Location and types of all signs, including lighting and heights

X

10. Elevation drawings citing proposed exterior finish materials and proposed structural materials

X

11. Location and screening of trash facilities

X

12. Location of nearest fire hydrant within 500 ft.

X

13. Street names on proposed streets

14. The following additional information:

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

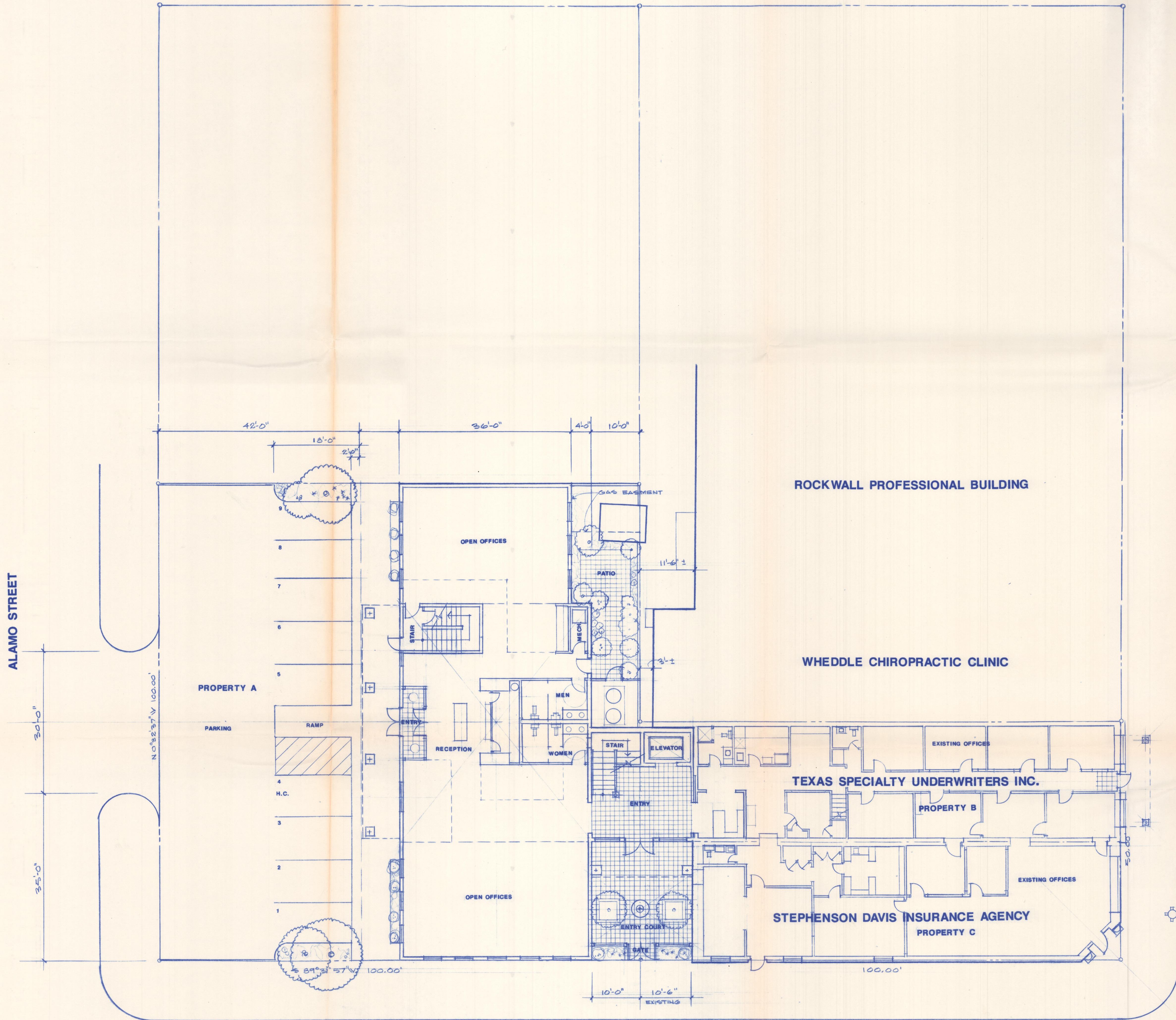
Taken by _____

File No. _____

Date _____

Fee _____

st
subversion



ALAMO STREET

STATE HIGHWAY NO. 205

ROCKWALL PROFESSIONAL BUILDING

WHEDDLE CHIROPRACTIC CLINIC

TEXAS SPECIALTY UNDERWRITERS INC.

STEPHENSON DAVIS INSURANCE AGENCY

PROPERTY A

PARKING

RAMP

H.C.

OPEN OFFICES

OPEN OFFICES

RECEPTION

MEN

WOMEN

STAIR

ELEVATOR

ENTRY

ENTRY COURTYARD

GATE

EXISTING

EXISTING OFFICES

PROPERTY B

EXISTING OFFICES

PROPERTY C



FIRE HYDRANT

PROPERTY A NEW BUILDING
 FIRST FLOOR = 4,404 S.F.
 SECOND FLOOR = 2,354 S.F.
 TOTAL = 6,758 S.F.
 PARKING= 9 CARS

PROPERTY B EXISTING BUILDING
 FIRST FLOOR = 2,237 S.F.
 SECOND FLOOR = 800 S.F.
 FILE STORAGE

PROPERTY C EXISTING BUILDING
 FIRST FLOOR = 2,205 S.F.

HENDRICKS & BRANTNER ARCHITECTS, INC
 102 EAST RUSK ROCKWALL, TEXAS

DATE: MAY 26, 1992

PAUL DAVIS
 TEXAS SPECIALTY UNDERWRITERS INC.
 ROCKWALL, TEXAS

Job _____

Sheet _____

SITE PLAN FIRST FLOOR PLAN

SCALE 1" = 10'-0"

40 FT.

21 FT.

SOUTH ELEVATION (STATE HIGHWAY 66)

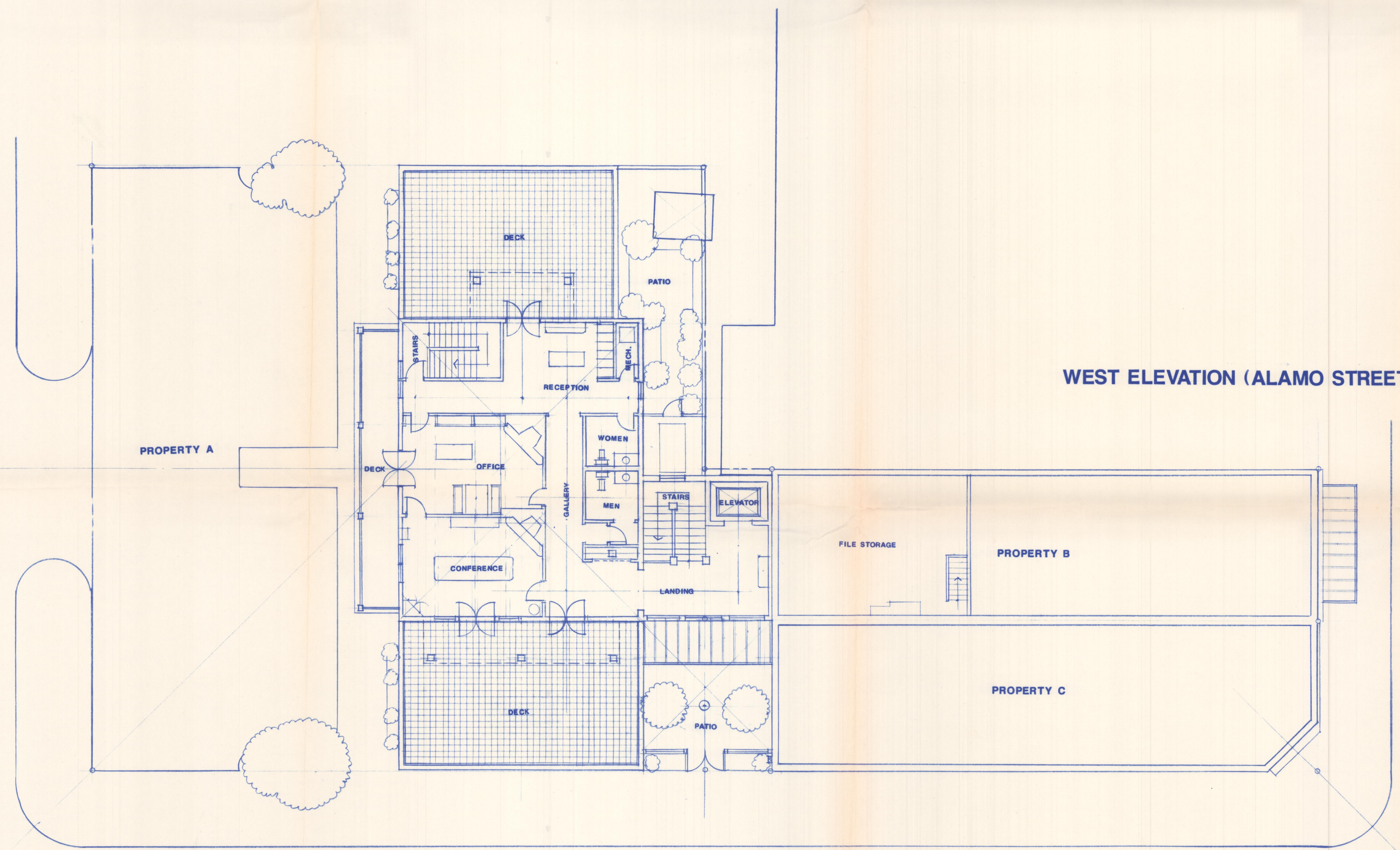
EAST ELEVATION (STATE HIGHWAY 205)

SCALE: 1" = 10'-0"

SCALE: 1" = 10'-0"

WEST ELEVATION (ALAMO STREET)

SCALE: 1" = 10'-0"



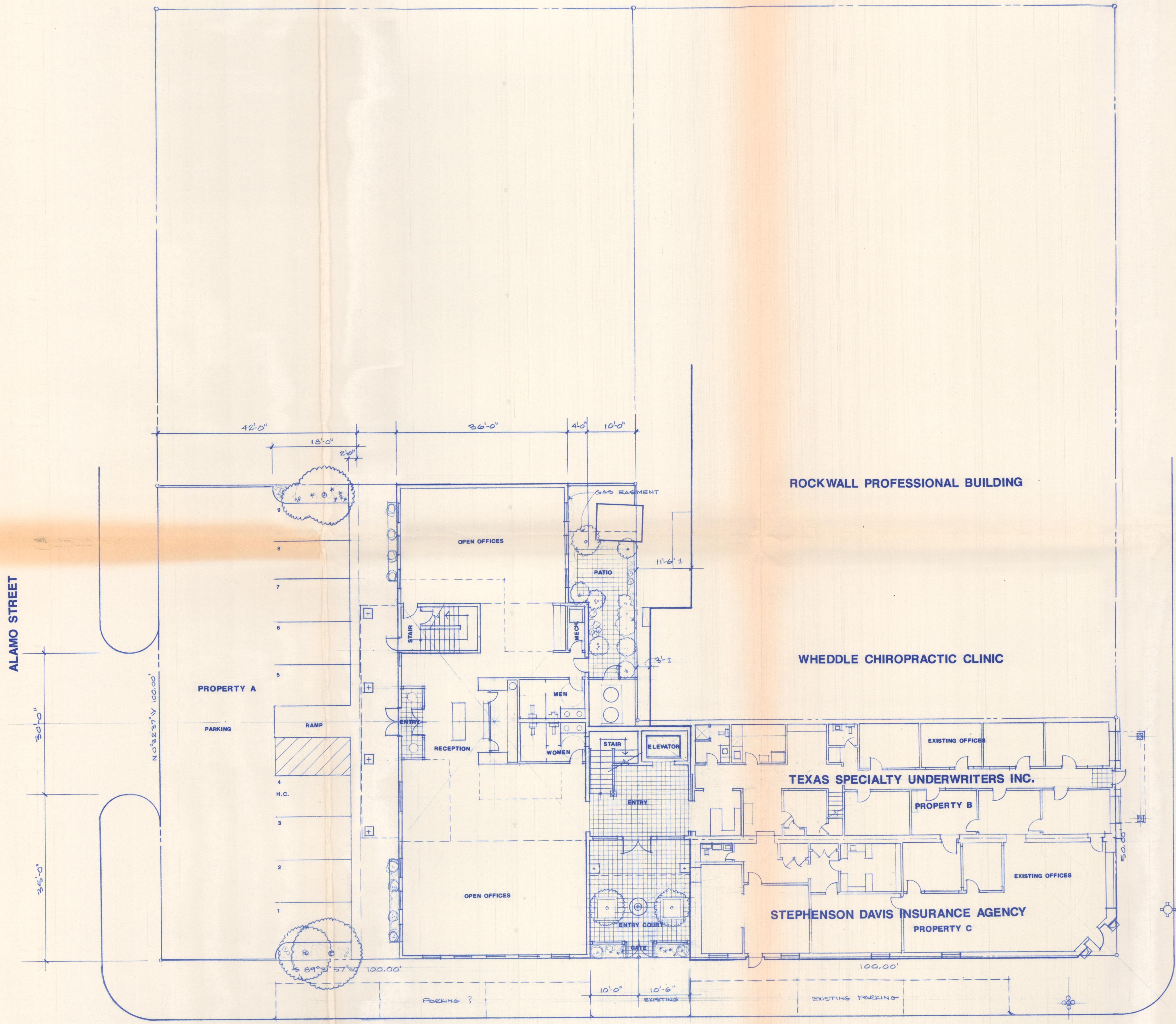
SECOND FLOOR PLAN

SCALE: 1" = 10'-0"

DATE: MAY 26, 1992

Job _____

Sheet _____



PROPERTY A NEW BUILDING
FIRST FLOOR = 4,404 S.F.
SECOND FLOOR = 2,354 S.F.
TOTAL = 6,758 S.F.
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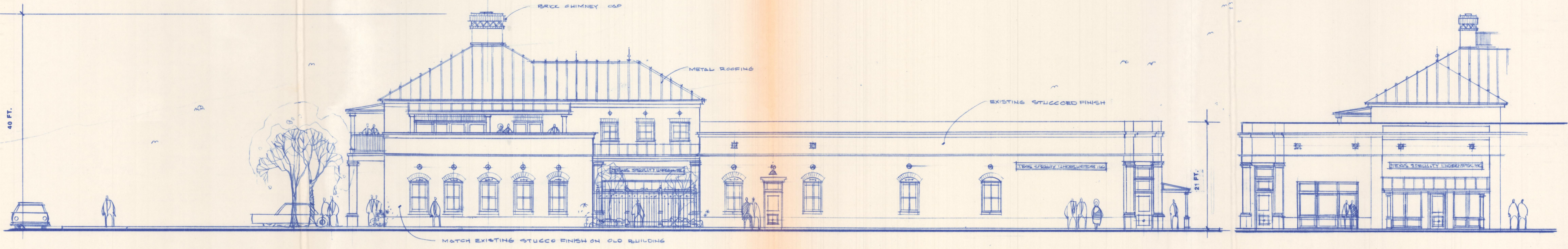
PROPERTY C EXISTING BUILDING
FIRST FLOOR = 2,205 S.F.

SITE PLAN FIRST FLOOR PLAN

SCALE 1" = 10'-0"

STATE HIGHWAY NO. 66

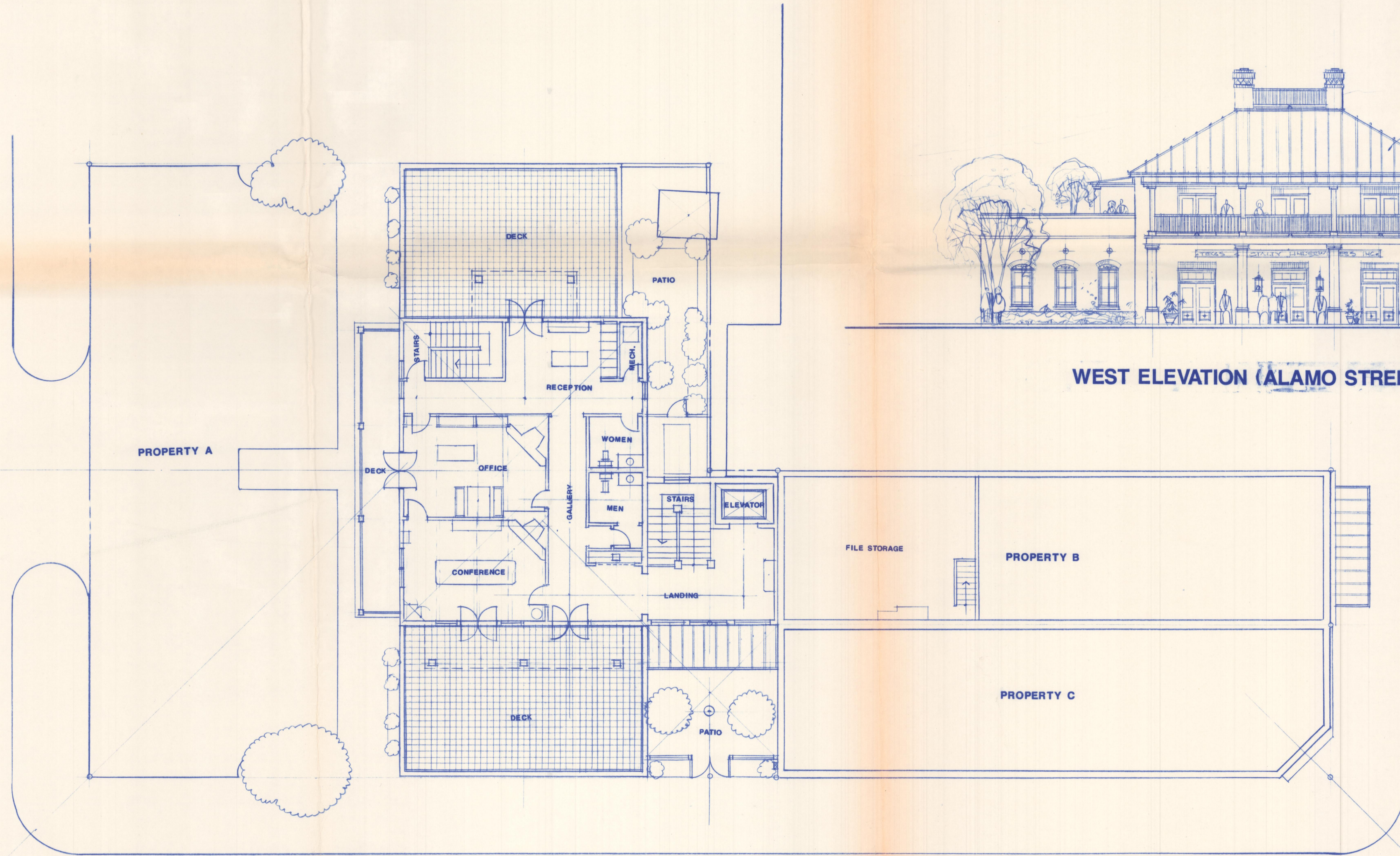
*2004
Submittal*



SOUTH ELEVATION (STATE HIGHWAY 66)

EAST ELEVATION (STATE HIGHWAY 205)

SCALE: 1" = 10'-0"



WEST ELEVATION (ALAMO STREET)

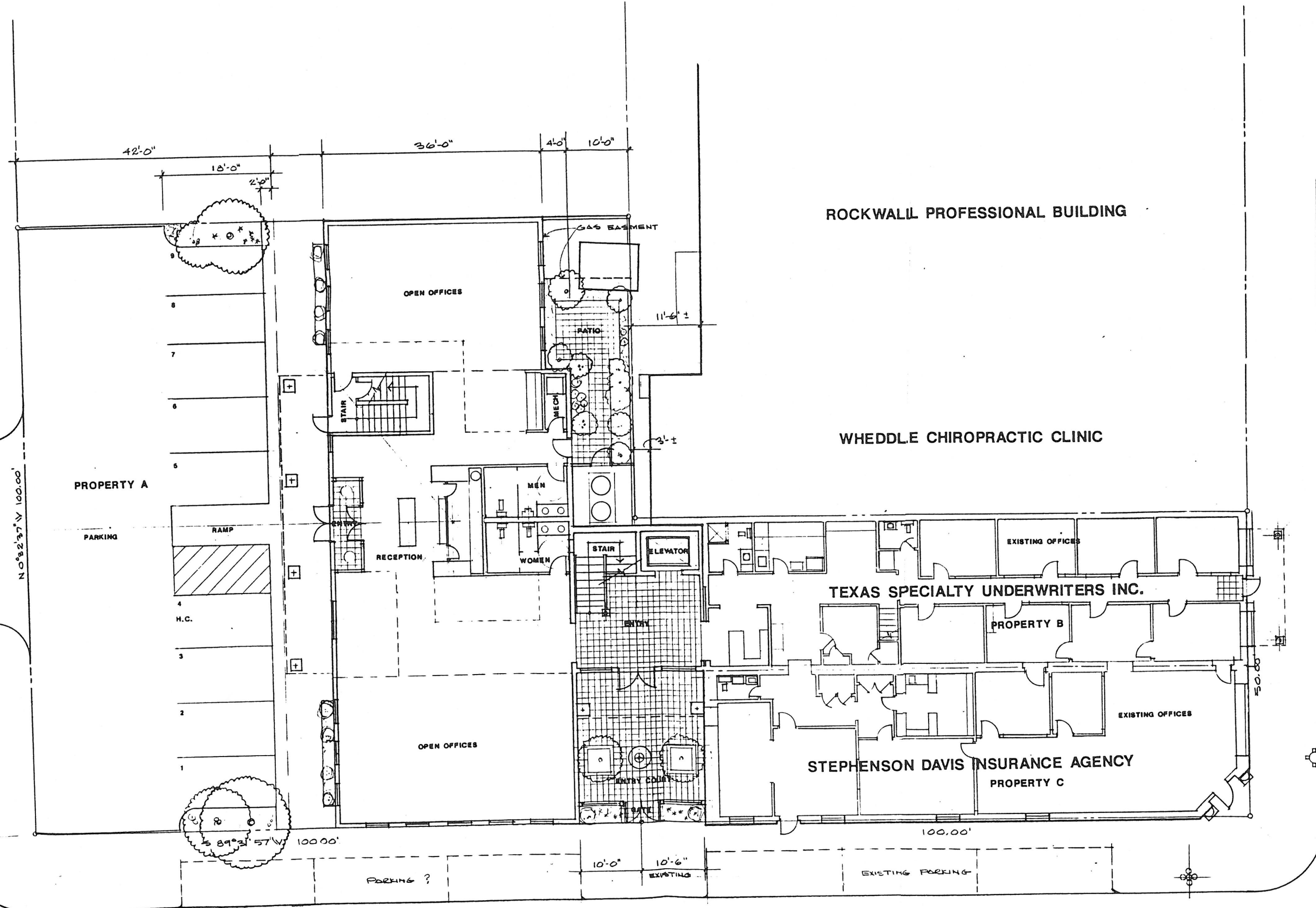
SCALE: 1" = 10'-0"

SECOND FLOOR PLAN

SCALE: 1" = 10'-0"

2nd Submission

ALAMO STREET



ROCKWALL PROFESSIONAL BUILDING

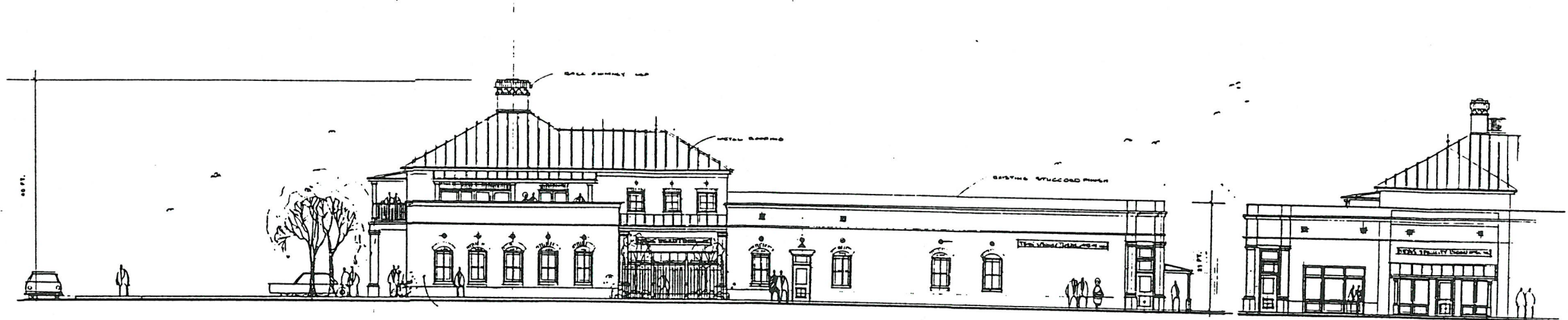
WHEDDLE CHIROPRACTIC CLINIC

TEXAS SPECIALTY UNDERWRITERS INC.

STEPHENSON DAVIS INSURANCE AGENCY
PROPERTY C

SITE PLAN FIRST FLOOR PLAN

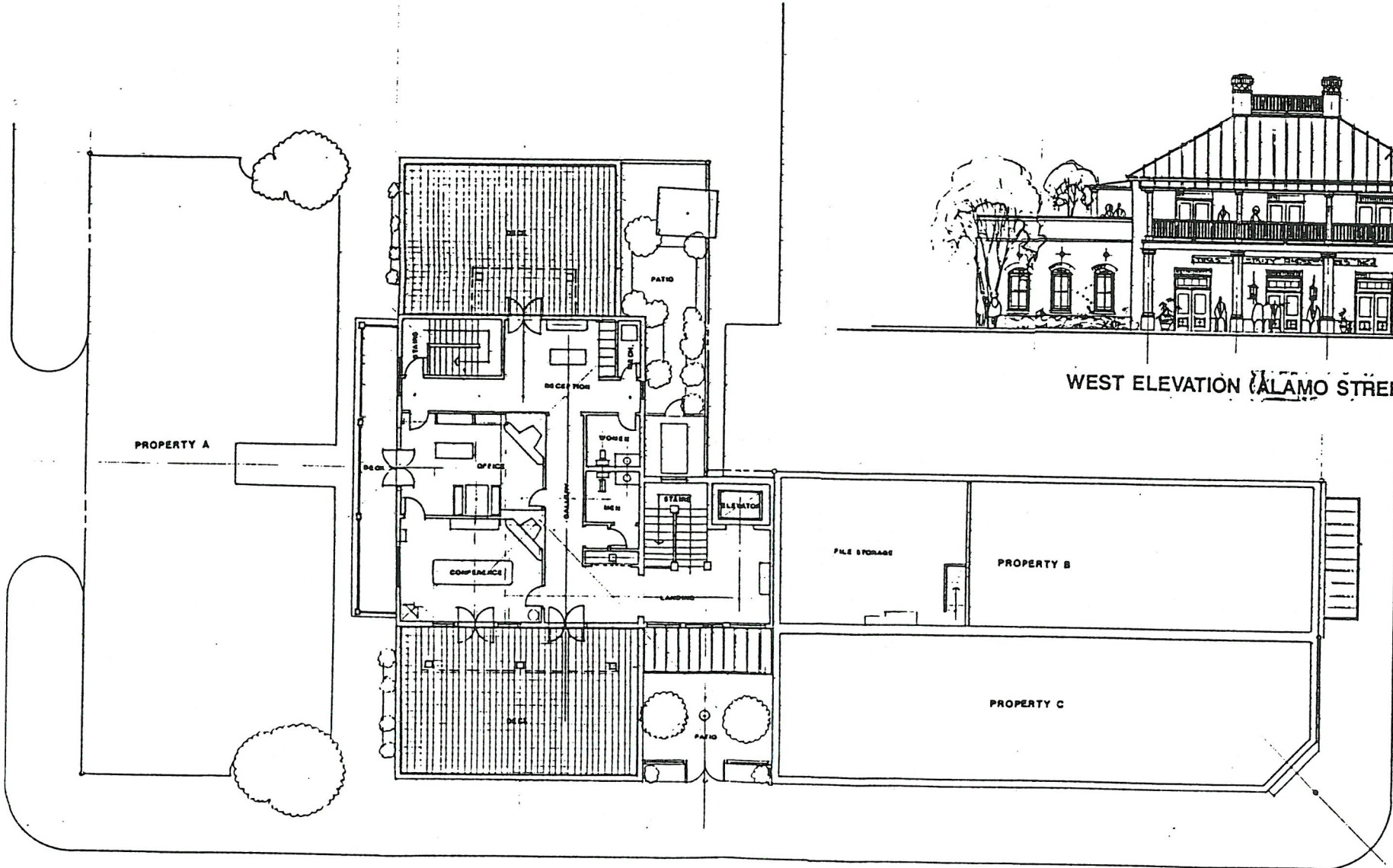
SCALE 1" = 10'-0"



SOUTH ELEVATION (STATE HIGHWAY 66)

EAST ELEVATION (STATE HIGHWAY 205)

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



WEST ELEVATION (ALAMO STREET)

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

SECOND FLOOR PLAN

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

C 1002

SITE PLAN REVIEW

✓ Date Submitted _____

✓ Scheduled for P&Z _____

✓ Scheduled for Council _____

✓ Applicant/Owner _____

✓ Name of Proposed Development _____

✓ Location _____ 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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
✓ 6. If not, is this site plan serving as a preliminary plat?	<input type="checkbox"/>	<input 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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Are buildings on same lot adequately separated?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

- c. Is the lot the proper size?
- d. Does the lot have proper dimensions?
- e. Are exterior materials correct? *CAD requested*
- 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?
- 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?
- 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?
- 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?
- 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>
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

CITY OF ROCKWALL
Planning and Zoning Agenda

Agenda Date: June 11, 1992

Agenda No: III. D.

Agenda Item: P&Z 92-20-CUP/SP - Hold Public Hearing and consider Approval of a Request from Paul Davis for a Conditional Use Permit for a Structure Not Meeting the 90% Brick Requirements in the Central Business District Classification on property Located at the Corner of Alamo and Rusk Street and Approval of a Site Plan

Item Generated By: Applicant, Paul Davis

Action Needed: Hold public hearing and take any necessary action.

Background Information:

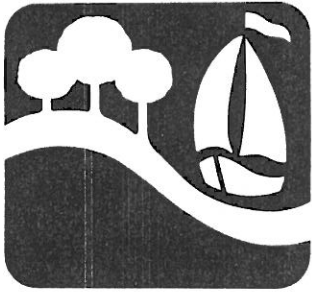
We have received a request for a CUP and a site plan for the expansion of one of the buildings on the Square, the Texas Specialty Underwriter's building owned by Paul Davis. He intends to expand into the lot behind the existing building with a two story building. Attached you will find the site plan and elevations. The exterior of the building is proposed to be stucco to match the existing finish on the Stephenson Davis Insurance building. He will be providing off street parking on the Alamo Street side of the site with access off of Alamo. He is required to provide off street parking for over the first 20 spaces in the CBD. The site generally meets our requirements. We will have a list of proposed conditions on Thursday night.

Attachments:

1. Returned Notices
2. Site Plan
3. Location Map

Agenda Item: CUP and Site Plan in CBD

Item No: III. D.

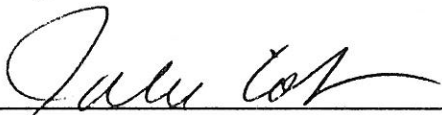


CITY OF ROCKWALL

"THE NEW HORIZON"

PUBLIC NOTICE

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City Secretary

Case No. PZ 92-20-CUP/SP

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

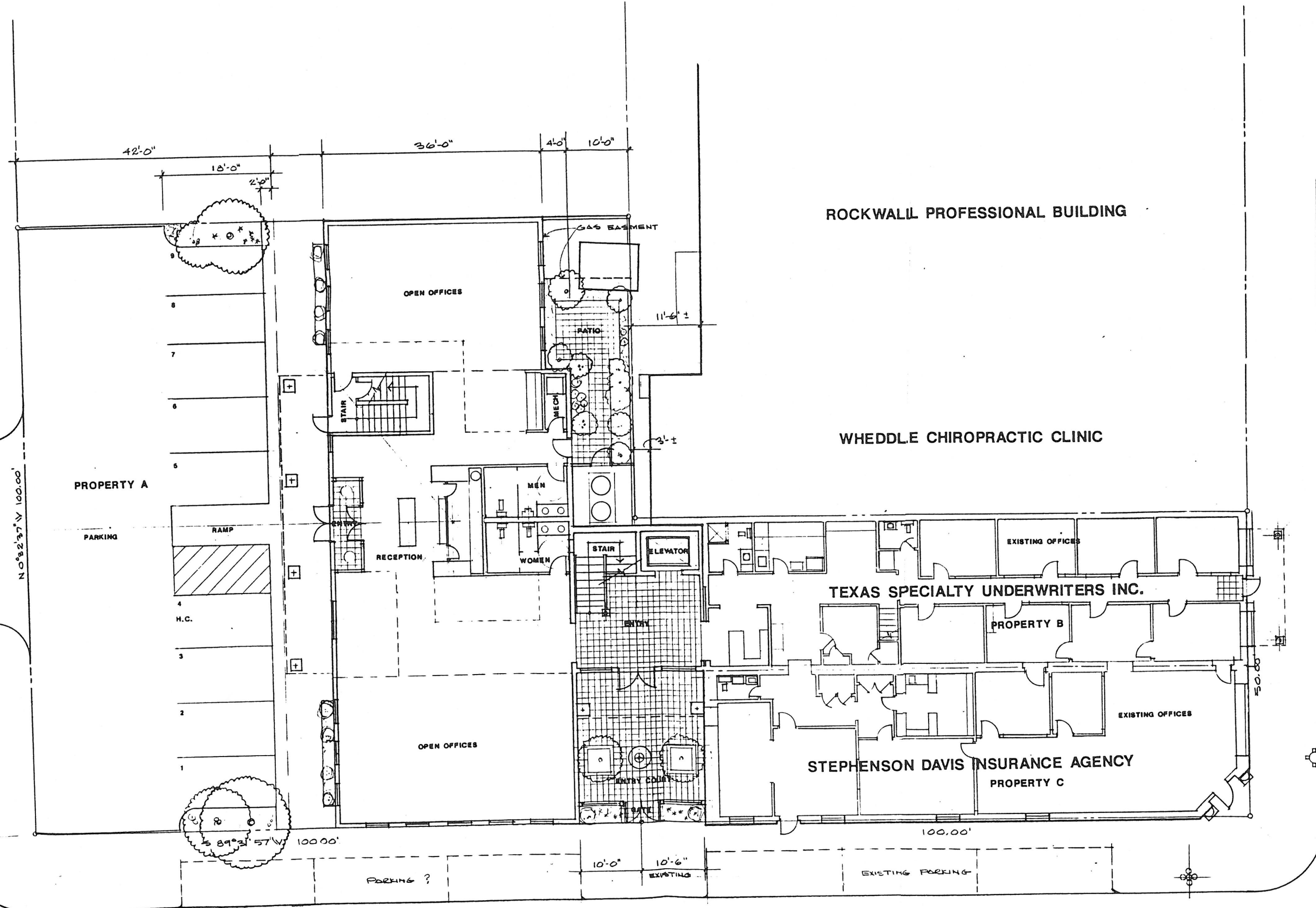
I am opposed to the request for the reasons listed below

1. THIS ADAPTIVE REUSE PROJECT WILL HELP STIMULATE GROWTH IN THE C.B.D.
2. NEW BUILDING WILL BE COMPATIBLE WITH THE OLD BUILDINGS IN THE C.B.D.
3. ALSTER LOOK IS COMPATIBLE WITH FINISHES EXISTING IN C.B.D.

Signature James L. Henderson

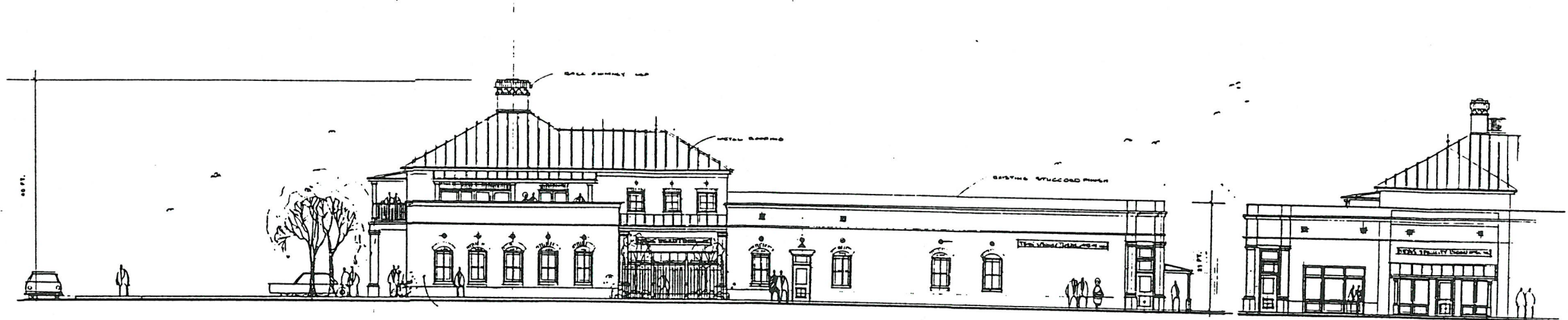
Address 102-104 EAST RUSK

ALAMO STREET



SITE PLAN FIRST FLOOR PLAN

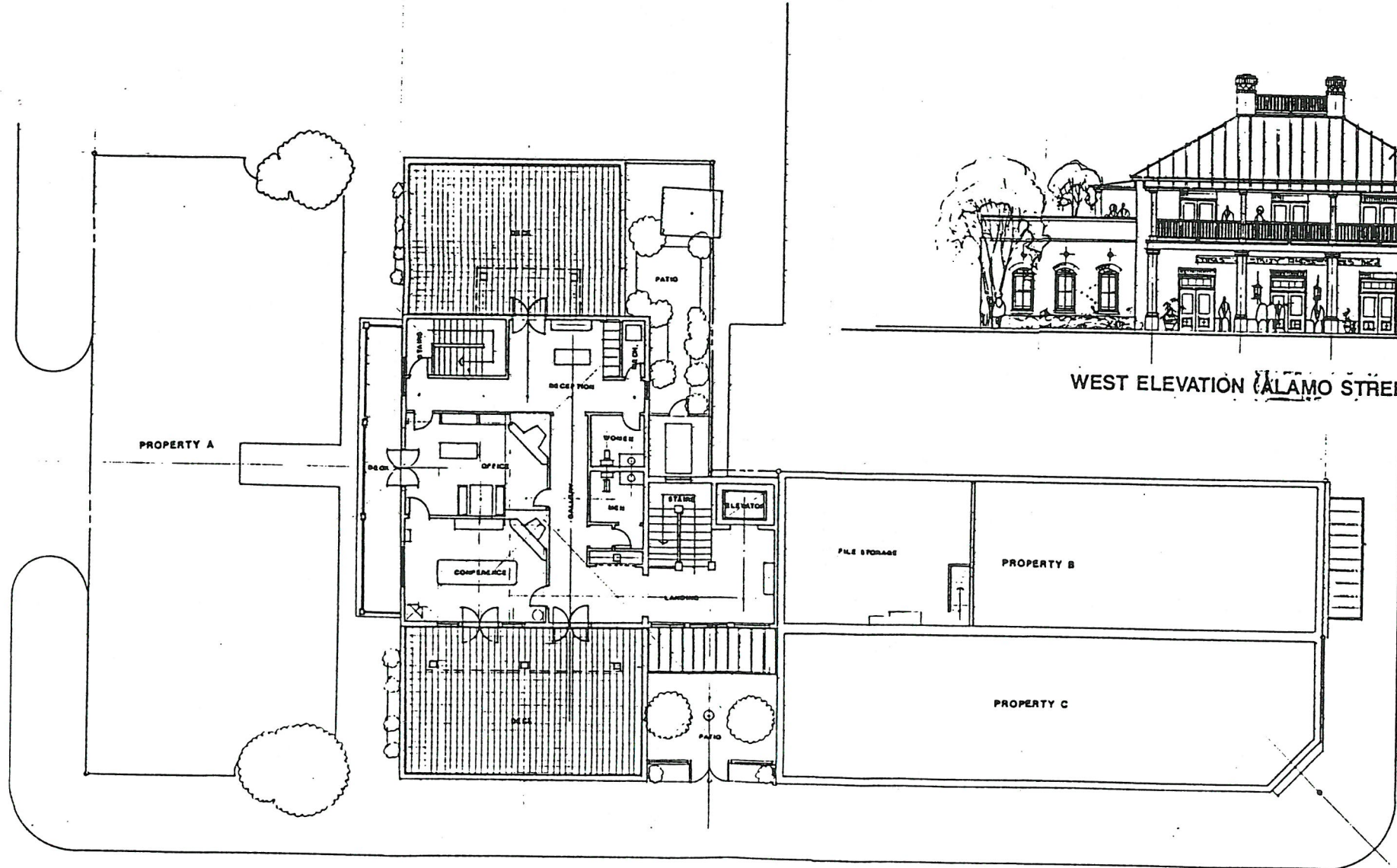
SCALE 1" = 10'-0"



SOUTH ELEVATION (STATE HIGHWAY 66)

EAST ELEVATION (STATE HIGHWAY 205)

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



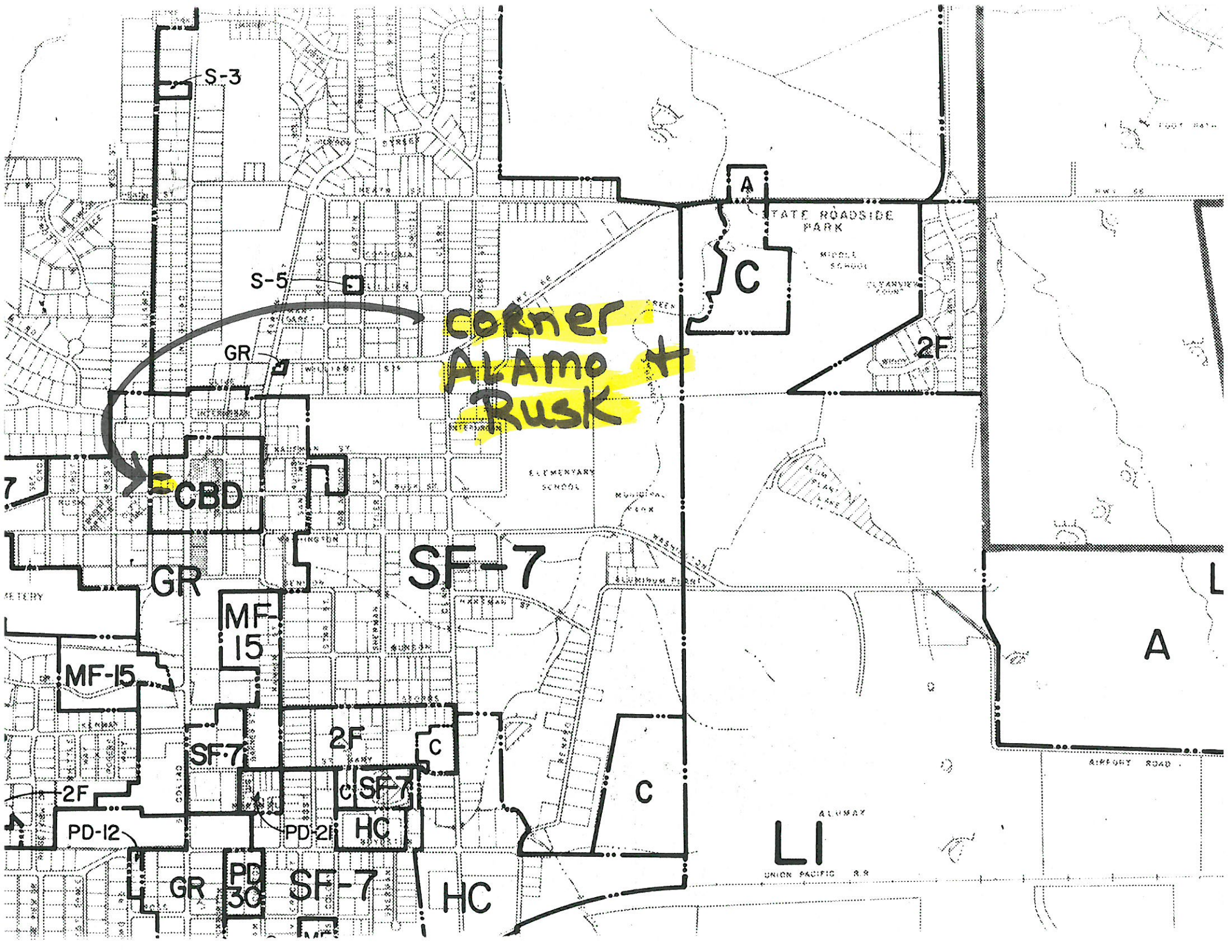
WEST ELEVATION (ALAMO STREET)

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

SECOND FLOOR PLAN

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

C 1002



corner
Alamo +
Rusk

S-3

S-5

GR

CBD

GR

MF
15

MF-15

SF-7

2F

PD-12

PD-21

HC

GR

PD
30

SF-7

HC

A

STATE ROADSIDE
PARK

MIDDLE
SCHOOL

C

2F

ELEMENTARY
SCHOOL

MUNICIPAL
PARK

A

LI

UNION PACIFIC R.R.

AIRPORT ROAD

CITY OF ROCKWALL
City Council Agenda

Agenda Date: June 15, 1992

Agenda No: V. C.

Agenda Item: P&Z 92-20-CUP/SP - Hold Public Hearing and Consider Approval of a Request from Paul Davis for a Conditional Use Permit for a Structure Not Meeting the 90% Brick Requirements in the Central Business District Classification on property Located at the Corner of Alamo and Rusk Street and Approval of a Site Plan

Item Generated By: Applicant, Paul Davis

Action Needed: Hold public hearing and take any necessary action.

Background Information:

We have received a request for a CUP and a site plan for the expansion of one of the buildings on the Square, the Texas Specialty Underwriter's building owned by Paul Davis. He intends to expand into the lot behind the existing building with a two story building. Attached you will find the site plan and elevations. The exterior of the building is proposed to be stucco to match the existing finish on the Stephenson Davis Insurance building. He will be providing off street parking on the Alamo Street side of the site with access off of Alamo. He is required to provide off street parking for over the first 20 spaces in the CBD. The site generally meets our requirements.

The Commission will consider this item on Thursday night. We will have their recommendation for you on Friday.

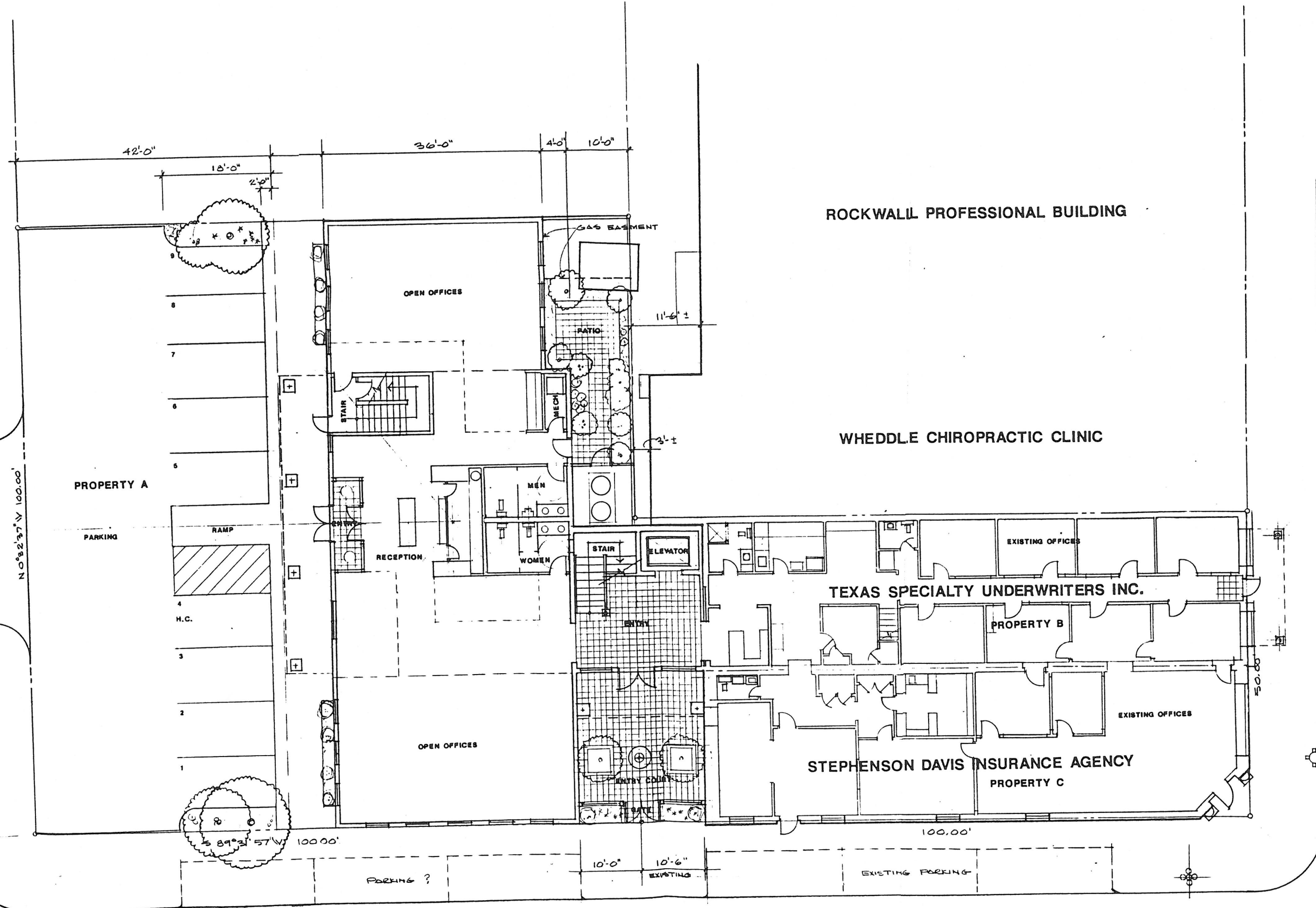
Attachments:

1. Returned Notices
2. Site Plan
3. Location Map

Agenda Item: CUP and Site Plan in CBD

Item No: V. C.

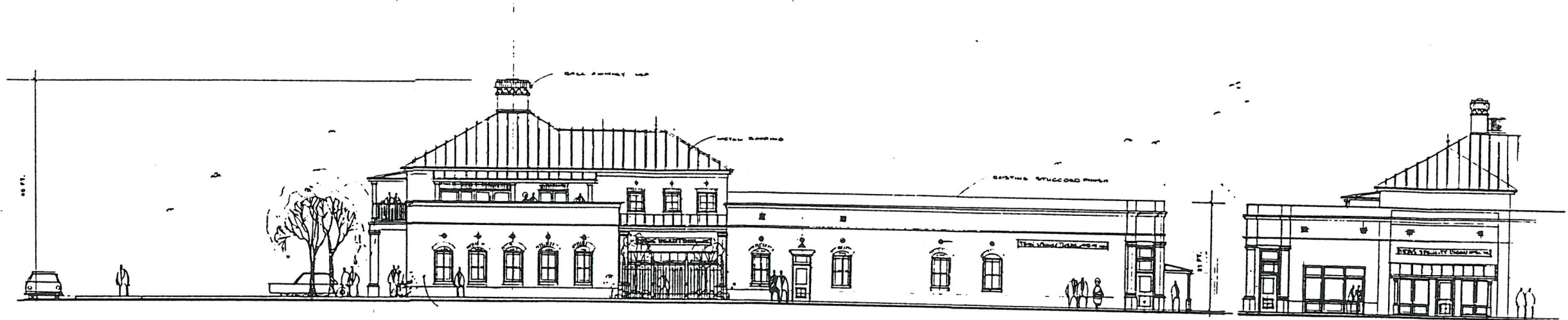
ALAMO STREET



SITE PLAN FIRST FLOOR PLAN

SCALE 1" = 10'-0"

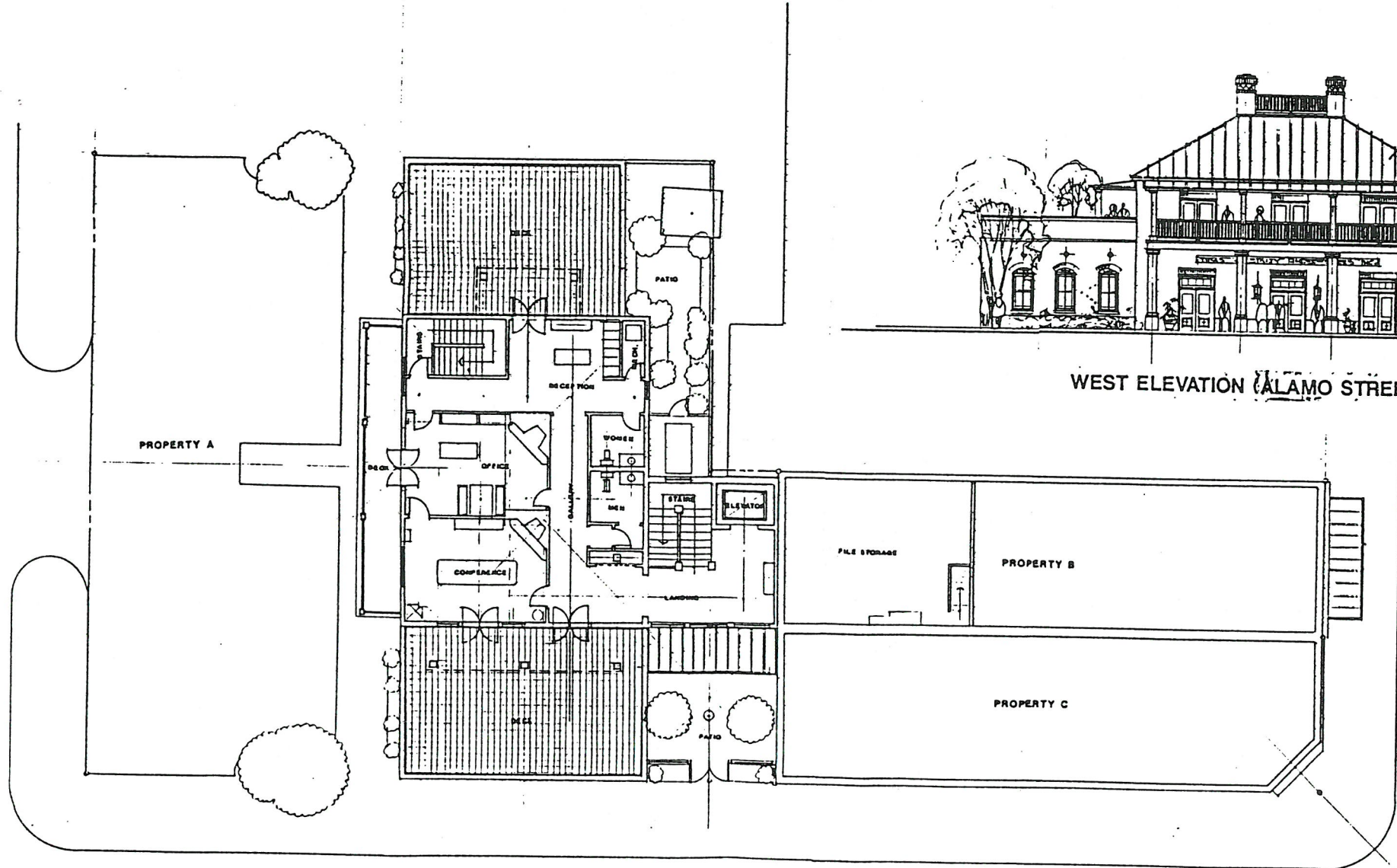
FIRE HYDRANT



SOUTH ELEVATION (STATE HIGHWAY 66)

EAST ELEVATION (STATE HIGHWAY 205)

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



SECOND FLOOR PLAN

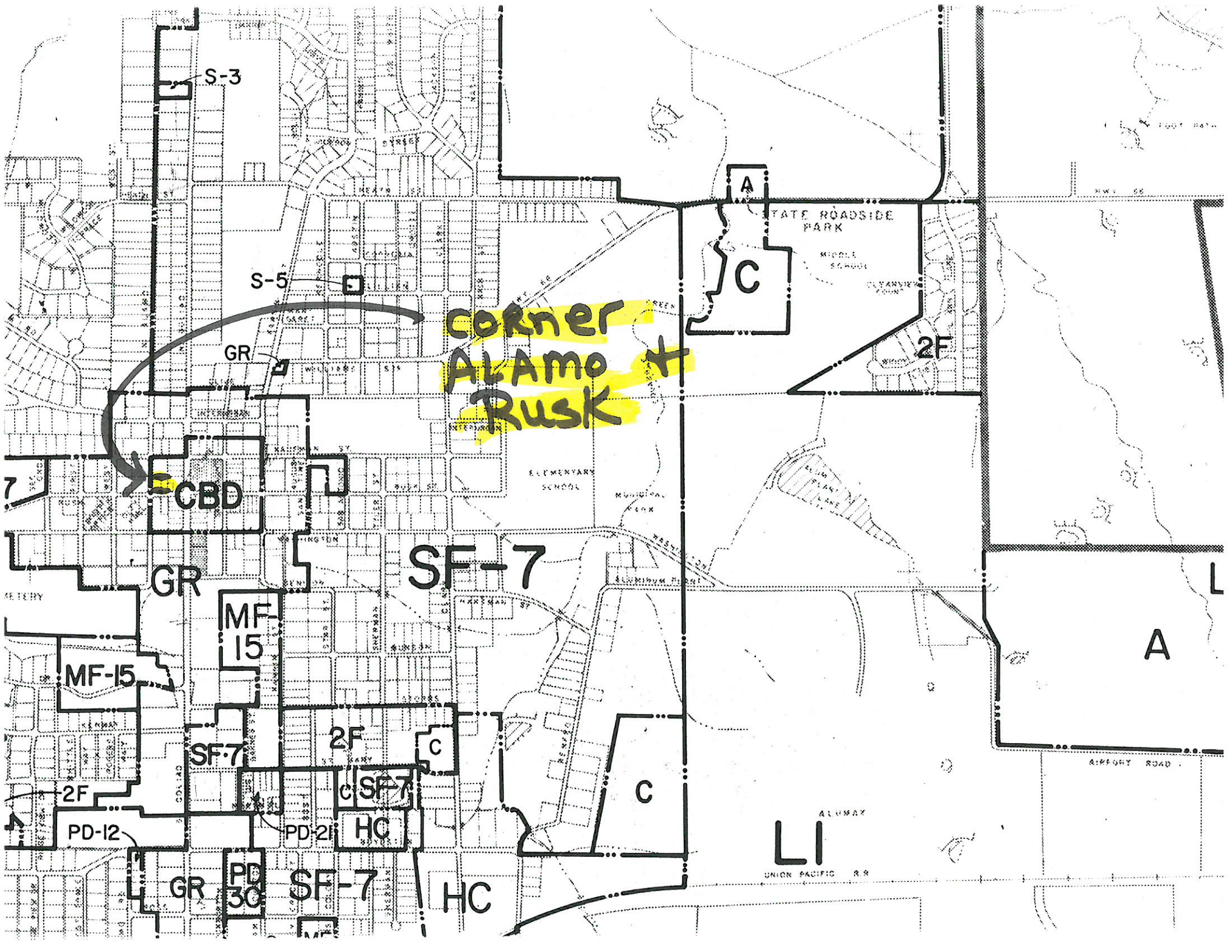
SCALE: 1/8" = 1'-0"

C 1002



WEST ELEVATION (ALAMO STREET)

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



S-3

S-5

GR

CBD

GR

MF-15

MF-15

SF-7

2F

C

PD-12

PD-21

HC

GR

PD-30

SF-7

HC

corner
Alamo +
Rusk

A

C

2F

A

LI

UNION PACIFIC R.R.

ALUMAY

AIRPORT ROAD

STATE ROADSIDE
PARK

MIDDLE
SCHOOL

ELEMENTARY
SCHOOL

MUNICIPAL
PARK

**CITY OF ROCKWALL
City Council Agenda**

Agenda Date: June 15, 1992

Agenda No: V. C.

Agenda Item: P&Z 92-20-CUP/SP - Hold Public Hearing and Consider Approval of an Ordinance Granting a Request from Paul Davis for a Conditional Use Permit for a Structure Not Meeting the 90% Brick Requirements in the Central Business District Classification on property Located at the Corner of Alamo and Rusk Street and Approval of a Site Plan (1st Reading)

Item Generated By: Applicant, Paul Davis

Action Needed: Hold public hearing and take any necessary action.

Background Information:

The Planning and Zoning Commission has recommended approval of the request as submitted with the following conditions:

1. That the new building and the old building be painted the same color
2. That the material approved for the new building be a stucco finish utilizing a product similar to drivit.

A copy of the ordinance is attached.

Attachments:

1. Ordinance

Agenda Item: CUP and Site Plan in CBD

Item No: V. C.




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City Secretary

Case No. PZ 92-20-CUP/SP

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.

Signature _____

Address _____

C B D

1. PANSELL AUTO SALES
111 N. GOLIAD
ROCKWALL
2. BANK ONE TEXAS
1717 MAIN ST. STE. 3900
DALLAS, TX 75201
3. RANDAL SPARKS
1350 CHAMPIONS DR.
ROCKWALL
4. JOHN WEDDLE
105 N. GOLIAD
ROCKWALL
5. KENT SMITH
109 N. GOLIAD
ROCKWALL
6. DAVID PIRTLE
107 N. GOLIAD
ROCKWALL
7. TOM RHODES
C/O SOUTHLAND CORPORATION
1901 N. AKARD
DALLAS, TX 75201
8. WILLIAM WHITE
302 ROCKBROOK
ROCKWALL
9. LUCILLE BELL
P. O. BOX 682
ROCKWALL
10. PETER CURANOVIC
112 E. RUSK
ROCKWALL
11. PAT DOLLINGER +
JANICE HILL
114 E. RUSK
ROCKWALL
12. AMERICAN LEGION
C/O W. R. STANDLEY
2080 AIRPORT RD.
ROCKWALL

26 sent out

13. CHARLES FALLS
RT 4, BOX 57-W
ROCKWALL

20. MASONIC LODGE
BOX 686
ROCKWALL

14. HENDRICKS/ROGERS PARTNERSHIP
102 E. RUPK
ROCKWALL

21. METRO BROADCASTERS INC
105 W. MOORE ST.
TERRELL, TX 75160

15. RICHARD HEFFERNAN
9201 MILLWOOD DR.
ROWLETT, TX 75088

22. LAHOMA KIMBRELL
RT. 5 205 PT. ROYAL
ROCKWALL

16. ROGER MCCALLUM
1903 S. GOLIAD
ROCKWALL

23. LISA CAUBLE
203 W. KAUFMAN
ROCKWALL

17. BILLY GREEN
BOX 356
WYLIE, TX 75098

24. JAMES BESS III
801 LAKESHORE DR.
ROCKWALL

18. BOBBY HALE
317 ELM DR.
ROCKWALL

25. MAUR^{INE}~~INE~~ HEATH
101 N. ALAMO
ROCKWALL

19. B.A. KLUTTS
108 S. GOLIAD
ROCKWALL

26. LOIS MORGAN
C/O GORDON MAYFIELD
1902 S. LAMAR
DALLAS, TX 75215




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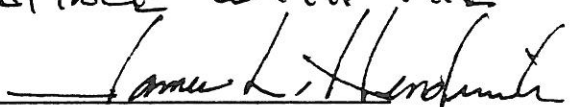

City Secretary

Case No. PZ 92-20-CUP/SP

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

I am opposed to the request for the reasons listed below

1. THIS ADAPTIVE REUSE PROJECT WILL HELP STIMULATE GROWTH IN THE C.B.D.
2. NEW BUILDINGS WILL BE COMPATIBLE WITH THE OLD BUILDINGS IN THE C.B.D.
3. ALTERN LOOK IS COMPATIBLE WITH FINISHES EXISTING IN C.B.D.

Signature 
Address 102-104 EAST RUSK



CITY OF ROCKWALL

"THE NEW HORIZON"

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Julu Cochran

City Secretary

Case No. PZ 92-20-CUP/SP

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

I am opposed to the request for the reasons listed below

1. *Because it is compatible with*
2. *existing structure.*
- 3.

Signature *Kurt Johnson*
Address *1728 Ridge Rd*
Rockwall, TX
75087
771-3977



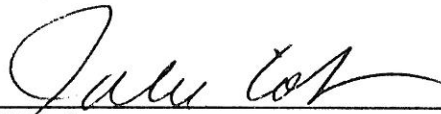
JUN 1 1992

CITY OF ROCKWALL

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City Secretary


Case No. PZ 92-20-CUP/SP

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.

*If This is Paul Davis Deal It's
OK w/ME!*

Signature 
Address 109 N. Alamo