

SITE PLAN APPLICATION

Date 10-21-94

Name of Proposed Development Park Ave Cleaners Expansion

Name of Property Owner/Developer Danny & Cathy Murphy

Address 2910 Ridge Road Phone 722-1900

Name of Land Planner/Engineer Dewey Thompson

Address _____ Phone (214) 412-0025

Total Acreage 1 1/2 Current Zoning Retail

Number of Lots/Units 1

Signed Danny Murphy

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".

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

- | | | |
|-------|-------|--|
| _____ | _____ | 6. <u>Location</u> , <u>number</u> and <u>dimensions</u> of off-street parking and loading facilities. |
| ✓ | _____ | 7. <u>Height</u> of all structures. |
| ✓ | _____ | 8. <u>Proposed uses</u> of all structures. |
| ✓ | _____ | 9. <u>Location</u> and <u>types</u> of all signs, including lighting and heights. |
| ✓ | _____ | 10. <u>Elevation drawings</u> citing proposed exterior finish materials and proposed structural materials. |
| ✓ | _____ | 11. <u>Location</u> and <u>screening</u> of trash facilities. |
| ✓ | _____ | 12. <u>Location</u> of nearest fire hydrant within 500 ft. |
| _____ | ✓ | 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. 94-31-9P

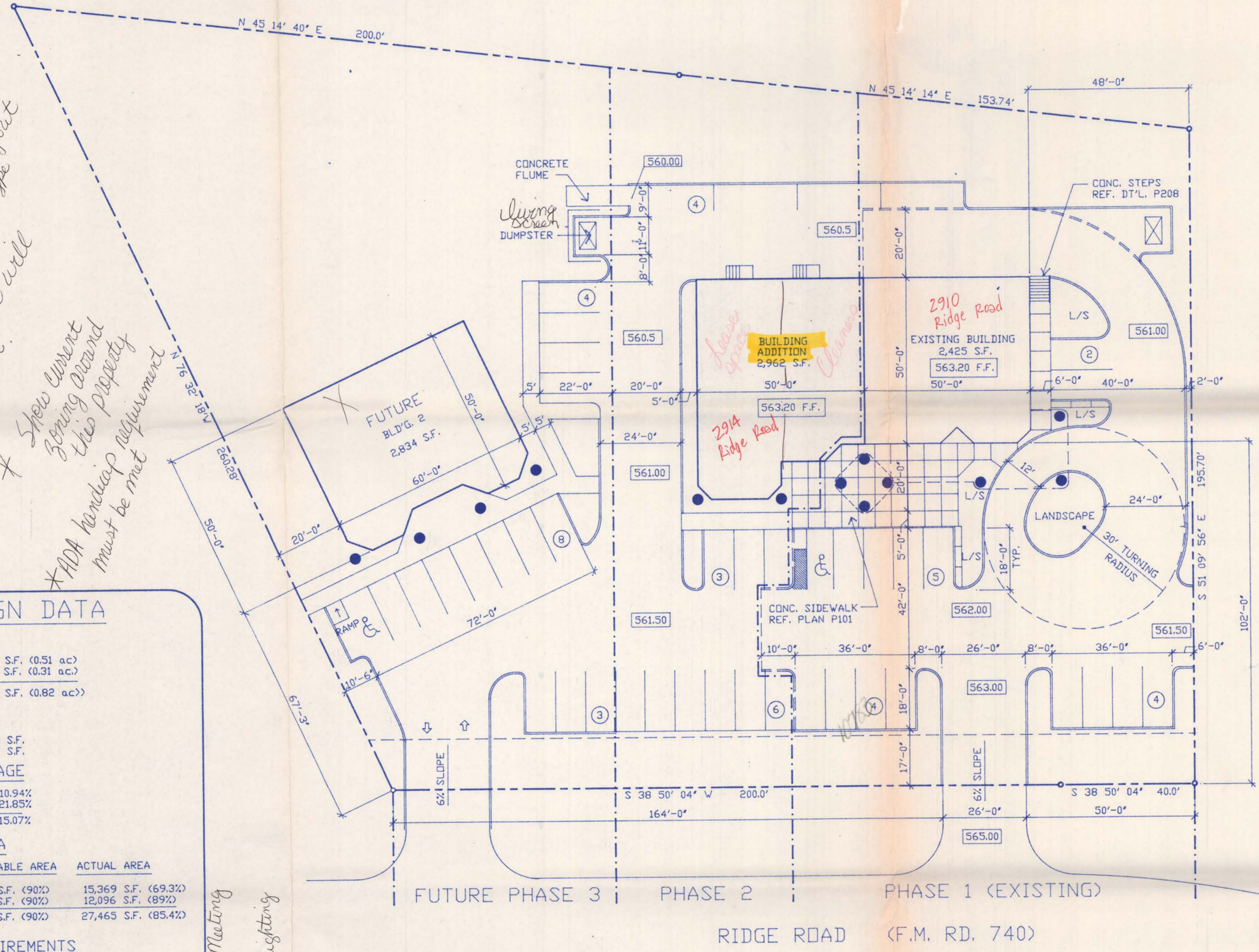
Date 10/21/94

Fee \$ 115.00

* Topsoil
 * Legal description
 * Will need landscape layout
 * How dumpster will be shown.
 * Show current zoning
 * ADA handicap requirement must be met

DESIGN DATA		
LAND AREA		
PHASE 1	22,175 S.F. (0.51 ac)	
PHASE 2	13,554 S.F. (0.31 ac)	
TOTAL	35,729 S.F. (0.82 ac)	
BUILDING AREA		
PHASE 1	2,425 S.F.	
PHASE 2	2,962 S.F.	
BUILDING COVERAGE		
PHASE 1	10.94%	
PHASE 2	21.85%	
TOTAL	15.07%	
IMPERVIOUS AREA		
	ALLOWABLE AREA	ACTUAL AREA
PHASE 1	19,958 S.F. (90%)	15,369 S.F. (69.3%)
PHASE 2	12,198 S.F. (90%)	12,096 S.F. (89%)
TOTAL	32,156 S.F. (90%)	27,465 S.F. (85.4%)
LANDSCAPE REQUIREMENTS		
	AREA REQUIRED	ACTUAL
PHASE 1	2,772 S.F. (12.5%)	2,806 S.F. (12.66%)
PHASE 2	1,694 S.F. (12.5%)	1,660 S.F. (12.25%)
TOTAL	4,446 S.F. (12.5%)	4,466 S.F. (12.5%)
PARKING REQUIREMENTS		
	PARKING REQUIRED	PARKING PROVIDED
PHASE 1	13 SPACES	15 SPACES
PHASE 2	14 SPACES	13 SPACES
TOTAL	27 SPACES	28 SPACES

ARB Meeting
 No parking lot lighting



zoned "GR"

- SITE PLAN NOTES**
1. ALL CURB DIMENSIONS ARE TO FACE OF CURB.
 2. ALL CURB DIMENSIONS ARE TO FACE OF CURB.
 3. ALL UNDIMENSIONED RADII ARE 2'-0".
 4. ALL UNDIMENSIONED WALKS ARE 2'-0".
 5. CONTACT ARCHITECT IF ACTUAL JOBSITE DIMENSIONS OR CONDITIONS ARE NOT AS SHOWN.
 6. (C) REFERS TO THE NUMBER OF 9'-0" WIDE PARKING SPACES (INCLUDES HANDICAPPED PARKING)
 7. REFER TO SITE PAVING PLAN, SHEET #P101, FOR CONTROL AND EXPANSION JOINT LOCATIONS.
 8. ALL PARKING LOT STRIPING TO BE 4" WIDE, WHITE PAINT.
 9. FIRE LANE STRIPING TO BE 4" WIDE, RED PAINT WITH WHITE LETTERING, OR IN ACCORDANCE WITH THE CITY OF ROCKWALL, TEXAS IF ABOVE CONFLICTS.

PROJECT DATA

DESCRIPTION:	AN ADDITION TO A ONE STORY COMMERCIAL/RETAIL BUILDING
CONSTRUCTION:	BUILDING IS TO BE CONSTRUCTED IN ACCORDANCE WITH THE UNIFORM BUILDING CODE, 1985, AS ADOPTED BY THE CITY OF ROCKWALL, TEXAS, AND ANY AND ALL OTHER ORDINANCES AS MAY BE INACTED BY LOCAL AND STATE GOVERNING BODIES.



Parking spaces
 28 spaces
 27 spaces req.

* File Copy
 94-31-SP



JT architect
 DEVEY E. THOMPSON
 3009 SEQUOIA CIR.
 ROCKWALL, TEXAS 75088
 PHONE (214) 412-0025
 FAX (214) 412-6398

MURPHY PLAZA
 ROCKWALL, TEXAS

REVISIONS

NO.	DATE
1	OCT. 20, 1994

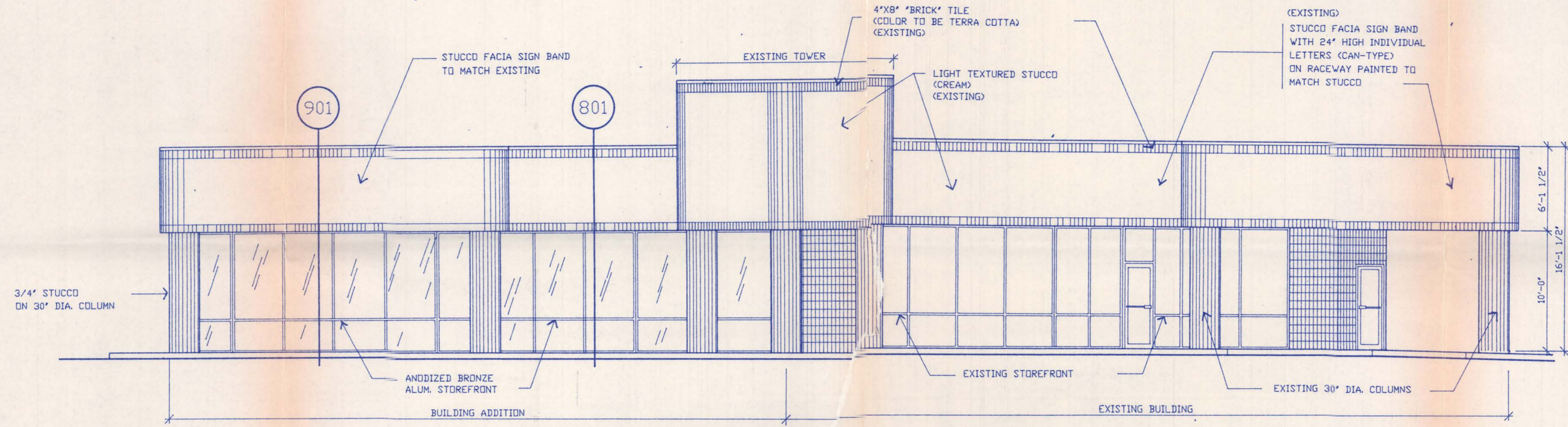
PROJECT DESCRIPTION

DRAWING TITLE

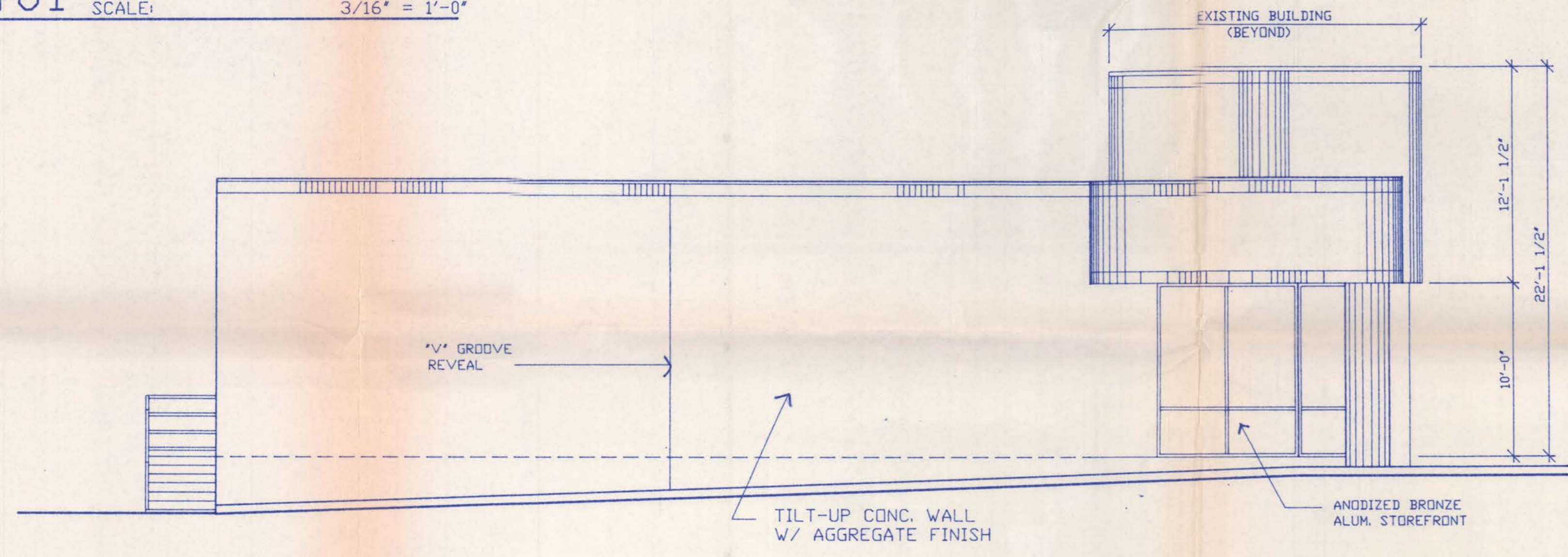
SITE PLAN

JOB NO.	089301
DATE:	AUGUST 24, 1993
SCALE:	AS NOTED
DRAWN BY:	dt

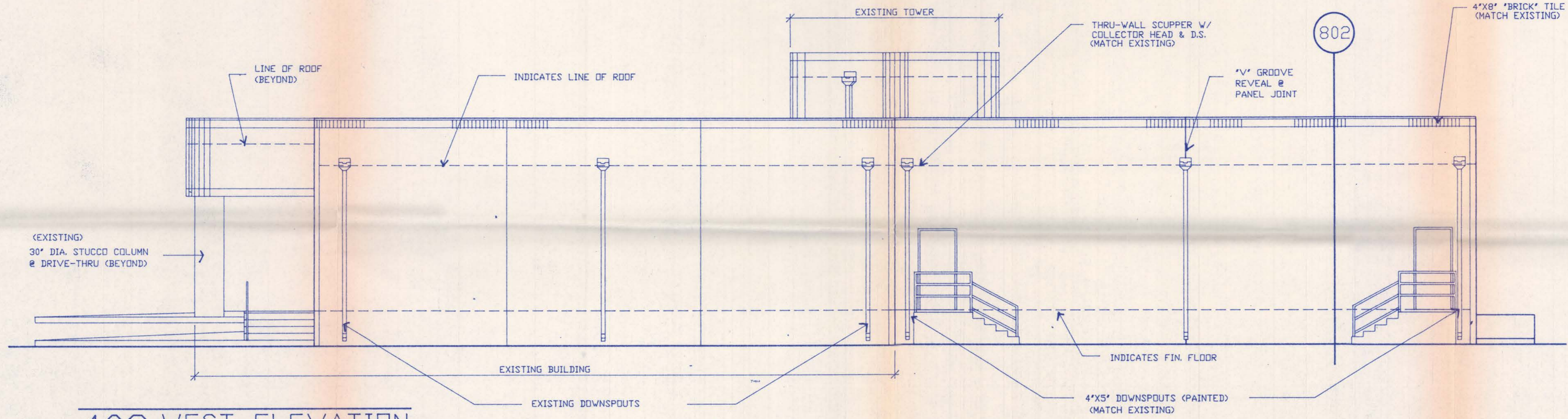
SHEET NO.
1
 of 12



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



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



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



dt architect
 DEWEY E. THOMPSON
 3009 SEQUOIA CIRCLE
 ROWLETT, TEXAS 75088
 (214) 412-0025

**MURPHY
 PLAZA**
 ROCKWALL, TEXAS

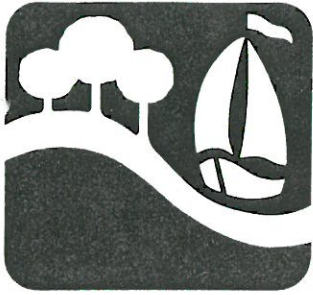
REVISIONS	
NO.	DATE

PROJECT DESCRIPTION

DRAWING TITLE
**EXTERIOR
 ELEVATIONS**

JOB NO. 089301
 DATE: AUGUST 24, 1993
 SCALE: AS NOTED
 DRAWN BY: dt

SHEET NO.
4
 of 12



CITY OF ROCKWALL
"THE NEW HORIZON"

MEMORANDUM

DATE: October 28, 1994
FROM: Dub Douphrate, City Engineer
TO: Architectural Review Board
RE: Meeting on Thursday, November 3, 1994 at 7:00 p.m. Rockwall City Hall

This meeting is being scheduled in order to review an application made by Danny Murphy owner of Park Avenue Cleaners to expand his facility located at 2910 Ridge Road.

Please contact Denise LaRue at 771-7700 extension 115 to confirm your attendance.

P2-94-31-SP



CITY OF ROCKWALL
"THE NEW HORIZON"

Dear Sirs,

It is our plan to expand our current business, Park Ave Cleaners, into Phase II. The new project will be approx 3,000 sq ft, 2,000 of which Park Ave will expand into and 1,000 sq ft to be leased.

Sincerely
Dorothy M. Shy

Planning & Zoning Regular Meeting
November 10, 1994

5

I. CALL TO ORDER

10

The meeting was called to order at 7:00 p.m. by Van Ewing with the following members present; Art Ruff, David Hairston, Ross Ramsay, Terry Raulston, and Ginger Baugh.

II. APPROVAL OF MINUTES FROM OCTOBER 13, 1994 MEETING

15

Mr. Ruff made a motion to approve the minutes of the October 13, 1994 meeting. Mr. Hairston seconded the motion. The motion was voted on and passed 5 to 0. Mrs. Baugh abstained.

20

94-30-RP Hold Public Hearing and Consider recommending approval of a request from Nelda Vines for a Replat for Lot 3 of Block A of Chandlers Landing Phase 14.

Mr. Douphrate outlined the request, recommending approval.

25

Mr. Ewing opened the public hearing.

The applicant was not present.

Mr. Ewing closed the public hearing.

30

After much discussion Mr. Ramsay made a motion to approve the request from Nelda Vines for a Replat for Lot 3 of Block A of Chandlers Landing Phase 14.

35

Mrs. Baugh seconded the motion. The motion was voted on and passed unanimously.

40

94-29-RP Hold Public Hearing and Consider recommending approval of a request from Kenneth Miley for a Replat of Lots 37 and 38 of Chandlers Landing Phase 20.

Mr. Douphrate outlined the request recommending approval.

Mr. Ewing opened the public hearing.

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Mr. & Mrs. Kenneth Miley, applicants, addressed the Commissioners asking for approval of the request.

Mr. Ewing closed the public hearing.

After much discussion Mr. Raulston made a motion to approve the request Kenneth Miley for a Replat of Lots 37 and 38 of Chandlers Landing Phase 20.

Mr. Haiston seconded the motion. The motion was voted on and passed unanimously.

IV. SITE PLAN/PLATS

94-31-SP A request from Danny Murphy for a Site Plan for an addition to Park Ave. Cleaners located at 2910 Ridge Road.

Mr. Douphrate outlined the request recommending approval of the site plan provided the applicant indicate the zoning on the adjacent properties surrounding this development.

Mr. Murphy, applicant addressed the Commission asking for approval of the request.

After much discussion Mr. Ruff made a motion to approve the request from Danny Murphy for a Site Plan for an addition to Park Ave. Cleaners located at 2910 Ridge Road provided the following conditions are met;

The site plan indicates the zoning on the adjacent properties surrounding the development.

The legal description on the site plan include only the platted property.

A separate instrument for cross easement access be include.

Mr. Raulston seconded the motion. The motion was voted on and passed unanimously.

94-28-FP A request from Max Scheid for a Preliminary Plat for Lofland Lake Estates Phase II located north of FM-1139 and east of FM-549.

Mr. Douphrate outlined the request, recommending approval of the preliminary plat provided the following conditions are met;

The preliminary plat show the pertinent topographical features such as the shoreline of the lake

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and contour intervals of the lots.

The width of the existing right-of-way of FM-549 is to be shown on the plat.

5 The applicant is to provide finish floor elevations of each lot 2 feet above the 100 year base flood elevation.

Max Scheid, applicant addressed the Commission asking for approval of the request.

10 After much discussion Mr.Hairston made a motion to approve the request from Max Scheid for a Preliminary Plat for Lofland Lake Estates Phase II located north of FM-1139 and east of FM-549 provided the following conditions are met;

15 The preliminary plat show the pertinent topographical features such as the shoreline of the lake and contour intervals of the lots.

The width of the existing right-of-way of FM-549 is to be shown on the plat.

20 The applicant is to provide finish floor elevations of each lot 2 feet above the 100 year base flood elevation.

Mr.Ruff seconded the motion. The motion was voted on and passed unanimously.

25 Mr.Pat Friend arrived at the meeting

94-24-FP A request from Brinker International for a Final Plat for 1.433 acre located at east I-30 service road and east of FM-740

30 Mr.Ewing removed himself from the meeting citing conflict of interest.

Mr.Douphrate outlined the request recommending approval of the final plat provided the access easements are filed concurrently with the plat.

35 Mr. Klemco, Brinker International addressed the Commission asking for approval of the request.

40 After much discussion Mr.Ramsay made a motion to approve the request from Brinker International for a Final Plat for 1.433 acre located at east I-30 service road and east of FM-740 provided the access easements are filed concurrently with the plat.

Mr.Ruff seconded the motion. The motion was voted on and passed 4 in favor and 2 against.

III. ADJOURNMENT

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There being no further business, the meeting was adjourned at 8:30 p.m.

ATTEST:

APPROVED:

5

Community Development Coordinator

Planning & Zoning Commission Chairman

10

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CITY OF ROCKWALL
City Council Agenda

Agenda Date: November 21, 1994

Agenda No. VI.E.

Agenda Item: PZ-94-31-SP Discuss and Consider Approval of a Request from Danny Murphy for a Site Plan for an addition to Park Ave. Cleaners located at 2910 Ridge Road and Take Any Necessary Action

Item Generated By: Applicant, Danny Murphy

Action Needed:

Recommendations:

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

1. The site plan indicates the zoning on the adjacent properties surrounding the development.
2. The legal description on the site plan include only the platted property.
3. A separate instrument for cross easement access be included.

Attachments:

1. Copy of P&Z Agenda Items

City of Rockwall
City Council Agenda

- Agenda Date:** November 21, 1994
- Agenda Item:** PZ 94-31-SP - Discuss and Consider Approval of a request from Danny Murphy for a site plan which illustrates an addition to Park Avenue Cleaners located at 2910 Ridge Road.
- Item Presented By:** Danny Murphy
- Action Needed:** Discuss and Consider Approval of a Site Plan
- Background Information:** The applicant plans to build Phase 2 of his commercial facility which entails expansion of the existing building. This site was platted when Phase 1 was submitted for review and approval. The applicant has provided a landscaping plan and is included in the packet for your review and comments.
- The dumpster is shown to be screened. The applicant is to comply with all ADA requirements which includes adequate parking facilities. The Architectural Review Board met November 3, 1994 to review this application. The Board did not recommend any changes to the site plan submitted herein. The Board did express interest in reviewing and possibly revising the Scenic Overlay District Zoning Ordinance. They expressed concerns of allowing any type of tilt wall construction in the Scenic Overlay District. It was a general consensus of this Board that this applicant be allowed to continue this building with tilt wall construction since it was previously approved and tastefully finished.
- Recommendation:** The Commission recommends approval of the site plan provided the applicant 1) indicates the zoning on the adjacent properties surrounding this development, and 2) prepare a cross-access easement across this previously platted lot known as Murphy Plaza Lot 1, Block A.
- Attachments:**
1. Memorandum from Dan Boutwell, AICP
 2. Site Plan.
 3. Landscaping Plan.
- Agenda Item:** PZ 94-31-SP

