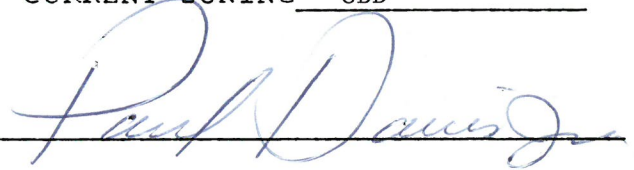


SITE PLAN APPLICATIONDate May 25, 1990NAME OF PROPOSED DEVELOPMENT Davis Enterprises, Inc.NAME OF PROPERTY OWNER/DEVELOPER Paul DavisADDRESS 103 North Goliad Street PHONE 771-5653NAME OF LAND PLANNER/ENGINEER The Myers Partnership, ArchitectsADDRESS 2237 Ridge Road, Suite 201 PHONE 771-3704TOTAL ACREAGE .34 CURRENT ZONING CBDNUMBER OF LOTS/UNITS -

SIGNED



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>Not</u>
<u>On Site Plan</u>	<u>Applicable</u>

<u>✓</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>	<u> </u>
----------	---------------

2. 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.

<u>SEE FL. PLAN</u>	<u> </u>
---------------------	---------------

3. Location and type of landscaping, lighting, fencing and/or screening of yards and setback areas

<u>✓</u>	<u> </u>
----------	---------------

4. Calculation of landscaped area provided

<u>✓</u>	<u> </u>
----------	---------------

5. Location and dimensions of ingress and egress

<u>✓</u>	_____
<u>✓</u>	_____
<u>✓</u>	_____
<u>✓</u> SEE PLANS	_____
<u>✓</u>	_____
<u>✓</u>	_____
<u>✓</u>	_____
_____	_____

6. Location, number and dimensions of off-street parking and loading facilities
7. Height of all structures
8. Proposed uses of all structures
9. Location and types of all signs, including lighting and heights
10. Elevation drawings citing proposed exterior finish materials and proposed structural materials
11. Location and screening of trash facilities
12. Location 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. _____

Date _____

Fee _____



CITY OF ROCKWALL

"THE NEW HORIZON"

Rockwall, Texas 75087-3628

(214) 771-1111

Cash Receipt

Name Stephenson - Davis Date _____

Mailing Address _____

Job Address _____ Permit No. _____

Check ☒

Cash ☐

Other ☐

DESCRIPTION	Acct. Code	Amount		DESCRIPTION	Acct. Code
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	06-3835
Mechanical Permit	01-3610			Sewer Availability	07-3836
Municipal Pool	01-3402			Meter Deposit	02-2201
Zoning, Planning, B.O.A.	01-3411	85	00	Portable Meter Deposit	02-2202
Subdivision Plats	01-3412			Misc. Income	02-3819
Sign Permits	01-3628			NSF Check	02-1128
Health Permits	01-3631			Meter Rent	02-3406
Misc. Permits	01-3625			Penalties	20-3117
Misc. Income	01-3819			Hanger Rent	20-3406
Sale of Supplies	01-3807			Tie Down Fees	20-3407
Marina Lease	08-3810			Land Lease	20-3804
Cemetery Receipts	10-3830			Sale of Supplies	20-3807
PID	13-3828			Airport Cred. Cd.	20-1132
Street	14-3828			Fuel Sales	20-3809
Hotel/Motel Tax	15-3206				
TOTAL OF COLUMN				TOTAL OF COLUMN	

TOTAL DUE

85.00

Received By X



ISSUE DATE: 5-25-90
REV. DATES:
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APPROVAL
1. 2. 3. 4.

LEGAL

LOTS 4, 5, & 6 OF BLOCK N OF THE
TOWNSHIP OF ROCKWALL & ROCKWALL COUNTY, TEXAS
VOL. 1 PAGE 57

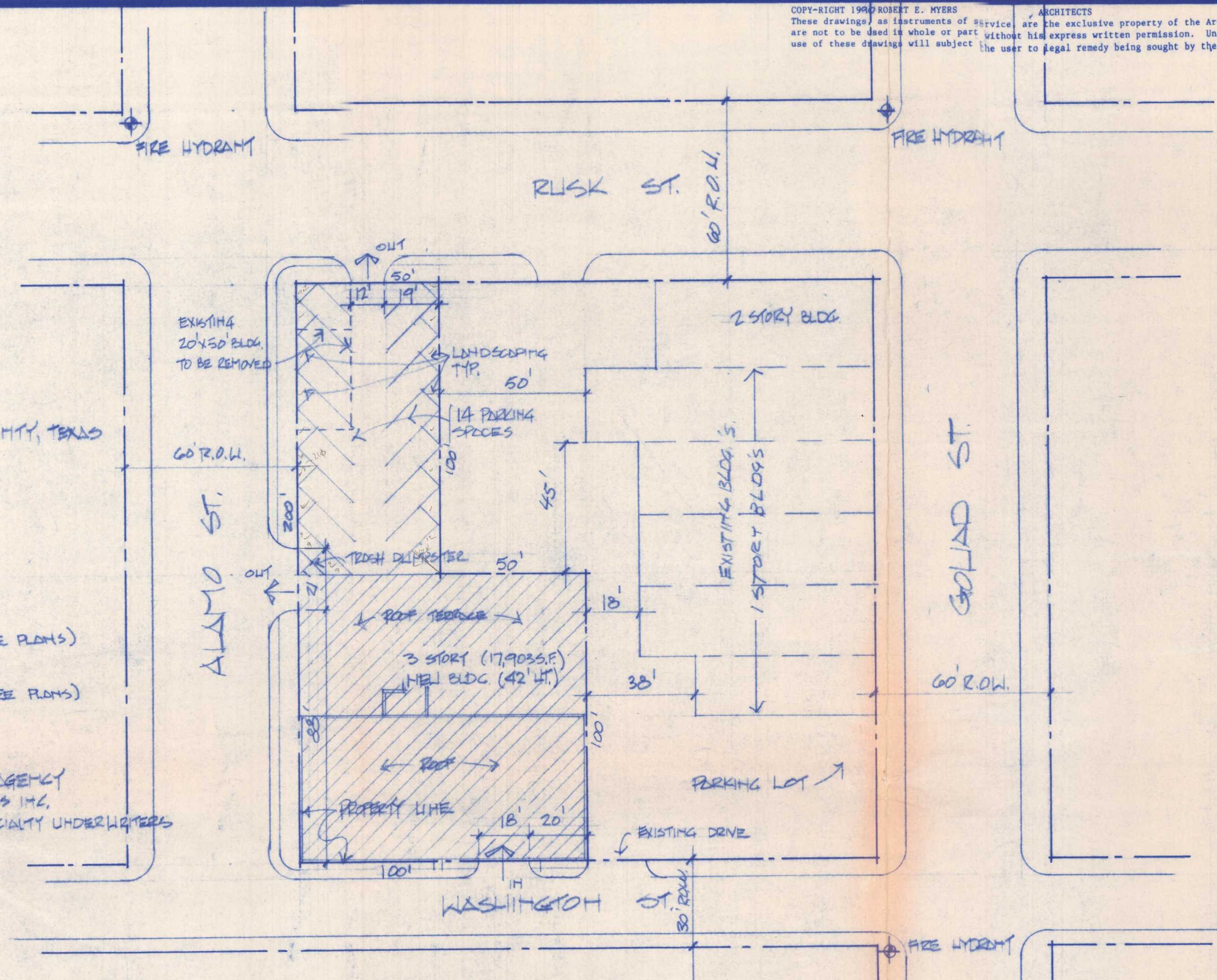
PROPERTY = .34 ACRES

LANDSCAPING = 1,738 S.F. OF AREA (SEE PLANS)

PARKING SHOWN = 29 SPACES (SEE PLANS)

PROPOSED USE:

FIRST FL.: STEPHENSON-DAVIS INSURANCE AGENCY
SECOND FL.: TEXAS SPECIALTY UNDERWRITERS INC.
THIRD FL.: FUTURE EXPANSION OF TEXAS SPECIALTY UNDERWRITERS



SITE PLAN
SCALE: 1" = 30' - 0"



BOX - Park
BOX - Set back
council - Set back
council - Build materials
council - replanting

PROPOSED PAUL DAVIS
OFFICE BUILDING
ROCKWALL, TEXAS JOB# 90-3-7

THE MYERS PARTNERSHIP
ARCHITECTS
ROCKWALL, TEXAS

214-771-3704

A-1



ISSUE DATE: 8-25-90
REV. DATES:
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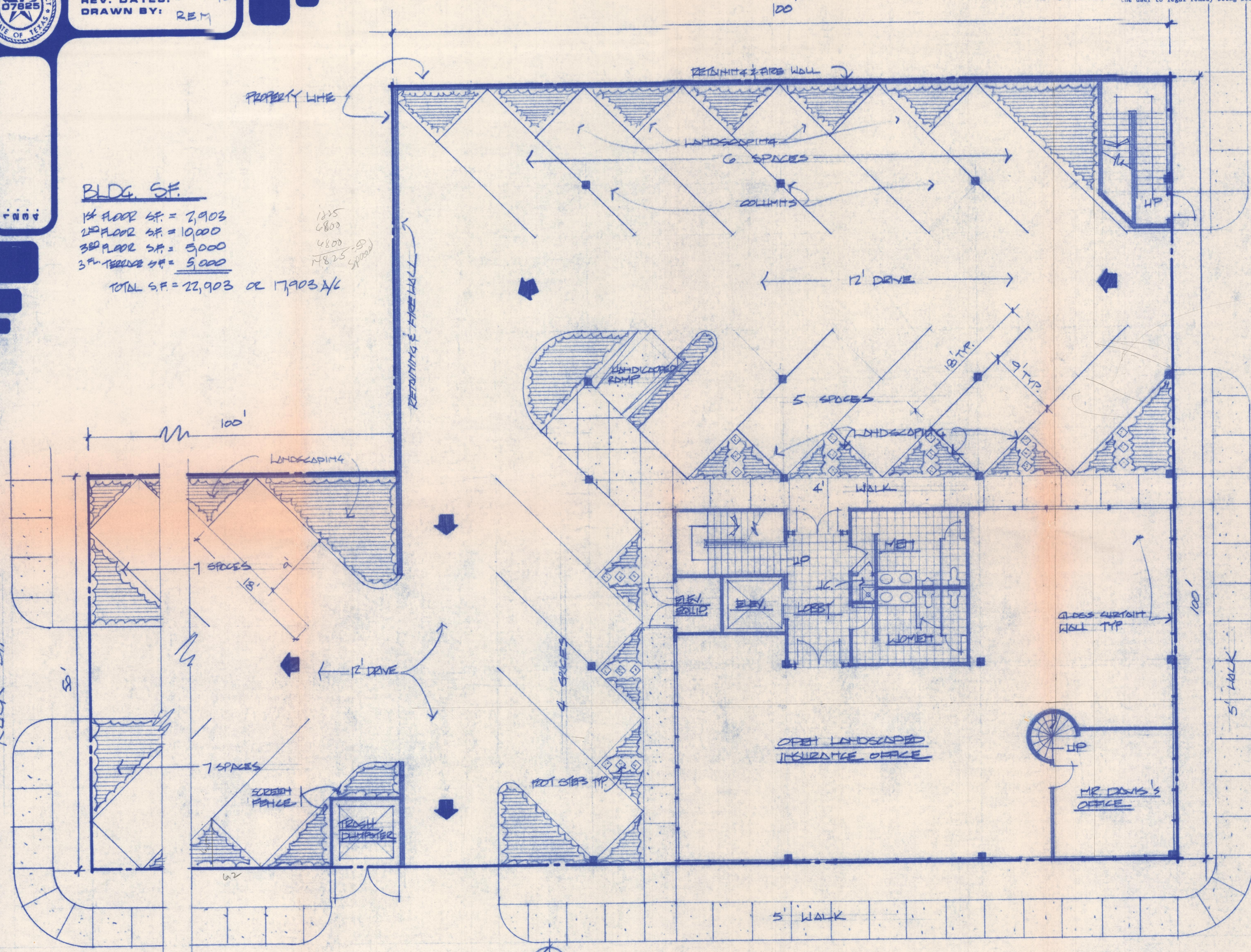
APPROVAL

BLDG. SF.

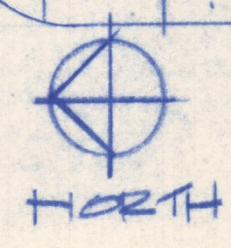
1ST FLOOR SF. = 2,903
2ND FLOOR SF. = 10,000
3RD FLOOR SF. = 5,000
3RD FLOOR TERRACE SF. = 5,000

TOTAL SF. = 22,903 OR 17,903 A/C

1825
6800
4800
17825 = 50
SPACES



1ST FLOOR PLAN
SCALE: 1/8" = 1'-0"



ALAMO ST.

THE MYERS PARTNERSHIP
ARCHITECTS
ROCKWALL, TEXAS 814-771-3704

PROPOSED PAUL DAVIS
OFFICE BUILDING
ROCKWALL, TEXAS JOB# 90-3-7

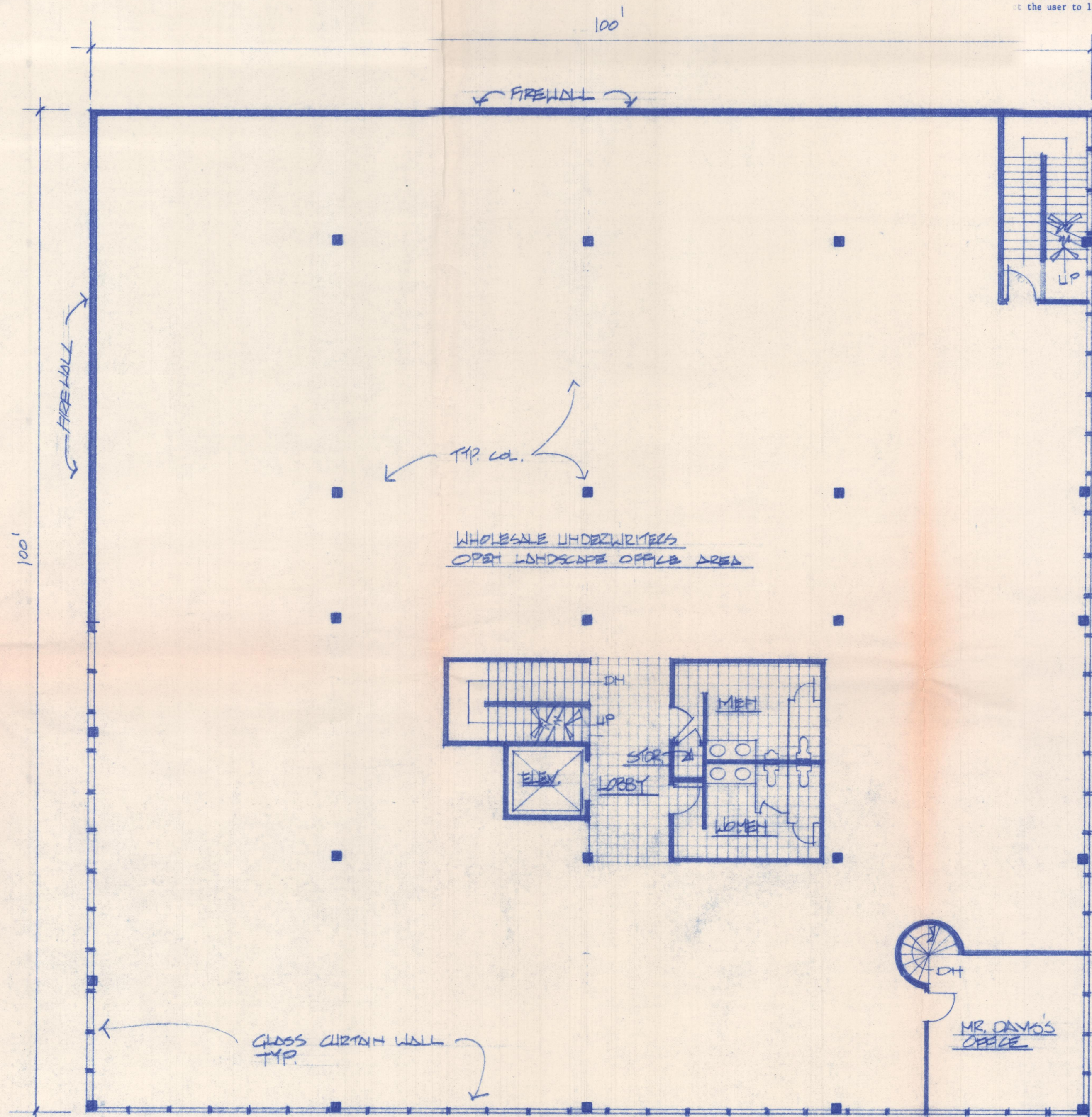


ISSUE DATE: 5-28
REV. DATES: 5-90
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APPROVAL

1. 2. 3. 4.



2ND FLOOR PLAN
SCALE: 1/8" = 1'



SECOND FL. SF = 10,000

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PROPOSED PAUL DAVIS
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ROCKWALL, TEXAS JOB# 90-3-7

A-3

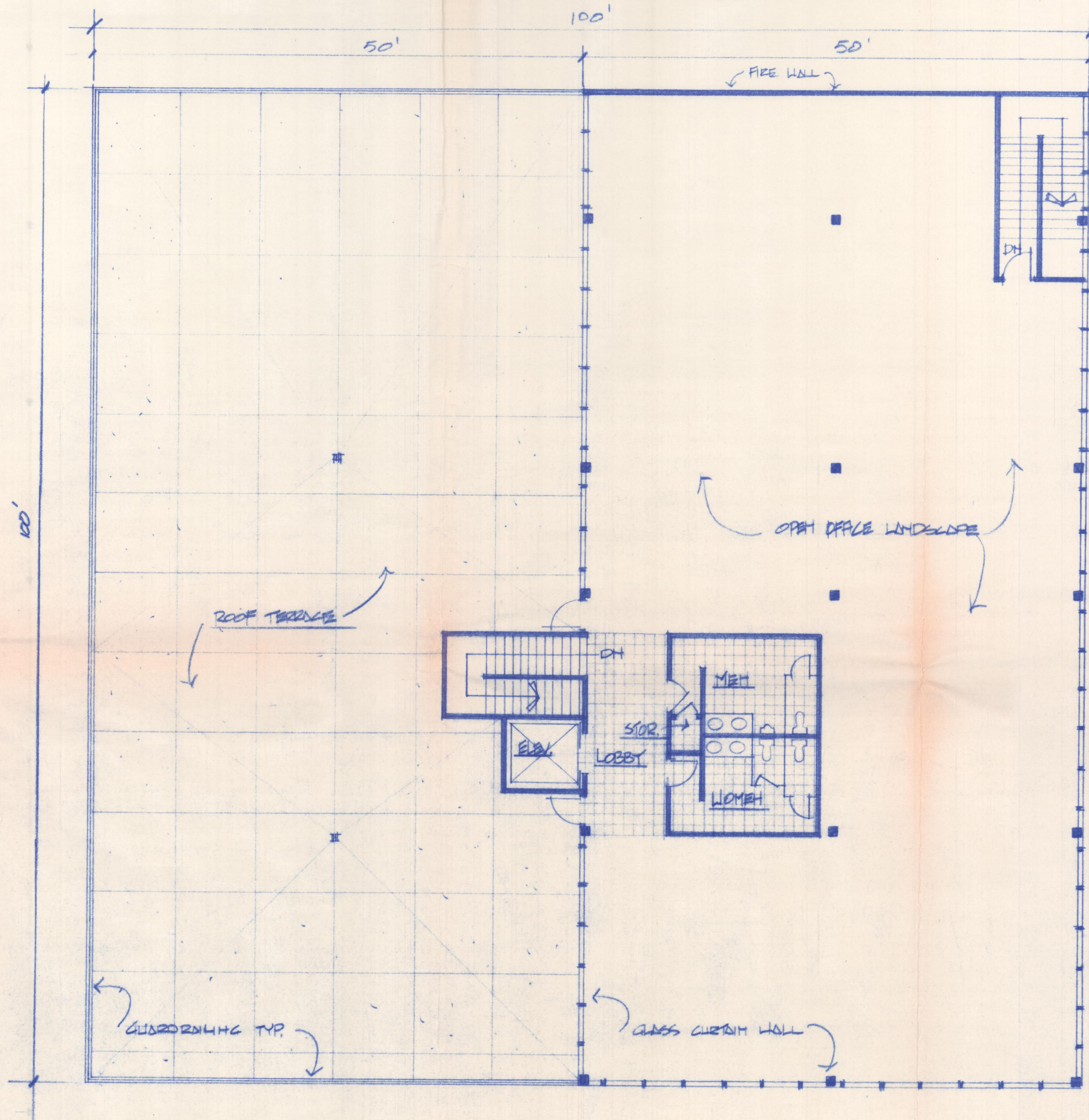


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APPROVAL

1. 2. 3.



3RD FLOOR PLAN
SCALE: 1/8" = 1'-0"



THIRD FLOOR A/L S.F. = 5000
TERRACE S.F. = 5000

THE MYERS PARTNERSHIP
ARCHITECTS

ROCKWALL, TEXAS

214-771-3704

PROPOSED PAUL DAVIS
OFFICE BUILDING

ROCKWALL, TEXAS JOB# 90-3-7

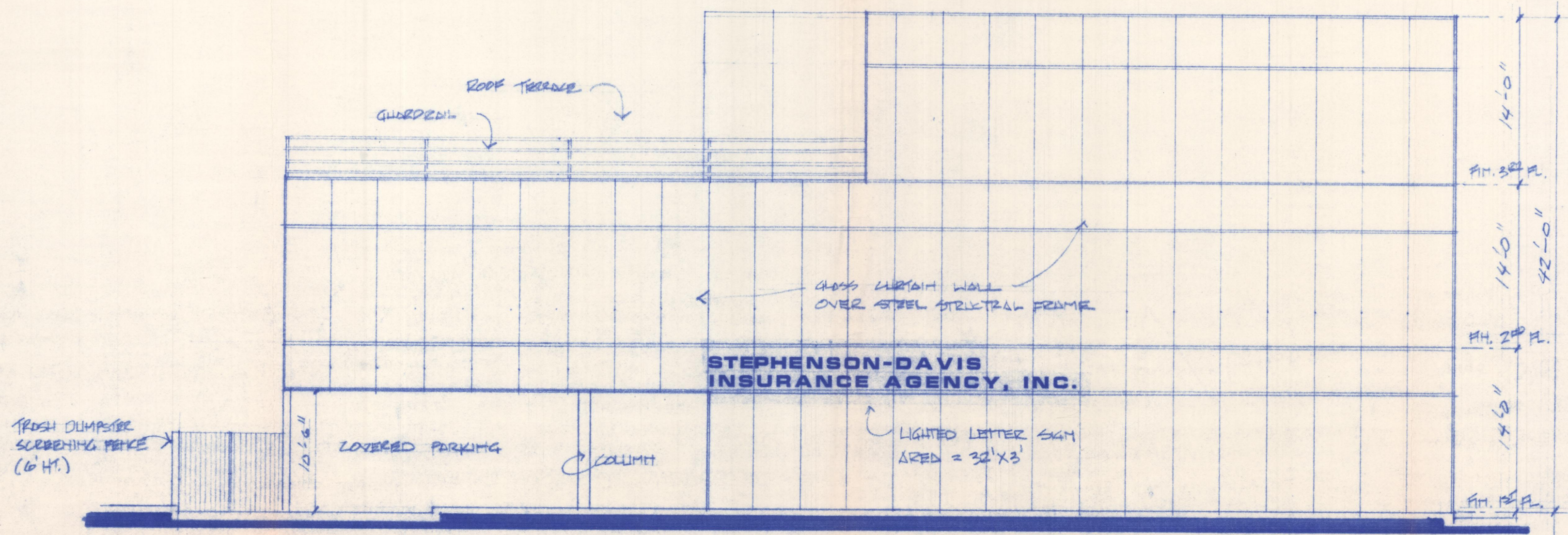
A-4



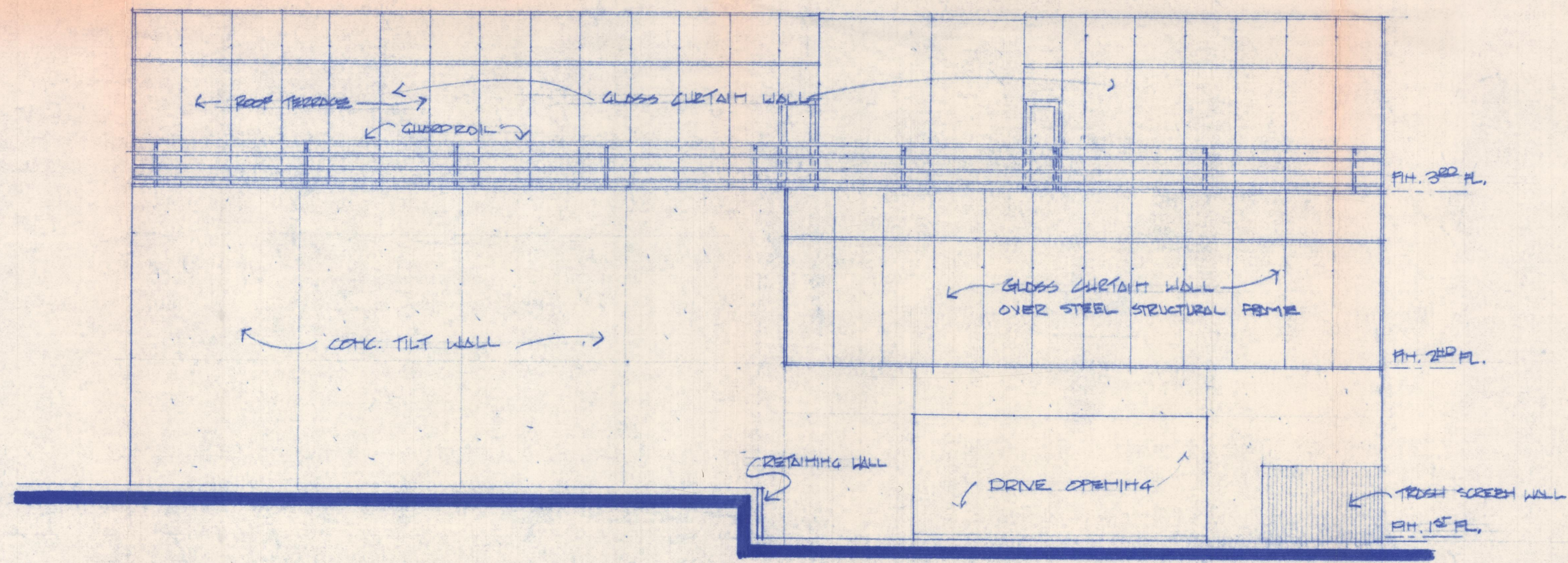
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APPROVAL
1 2 3 4



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



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

PROPOSED PAUL DAVIS
OFFICE BUILDING
ROCKWALL, TEXAS JOB# 90-3-7

THE MYERS PARTNERSHIP
ARCHITECTS
ROCKWALL, TEXAS 214-771-3704

A-5

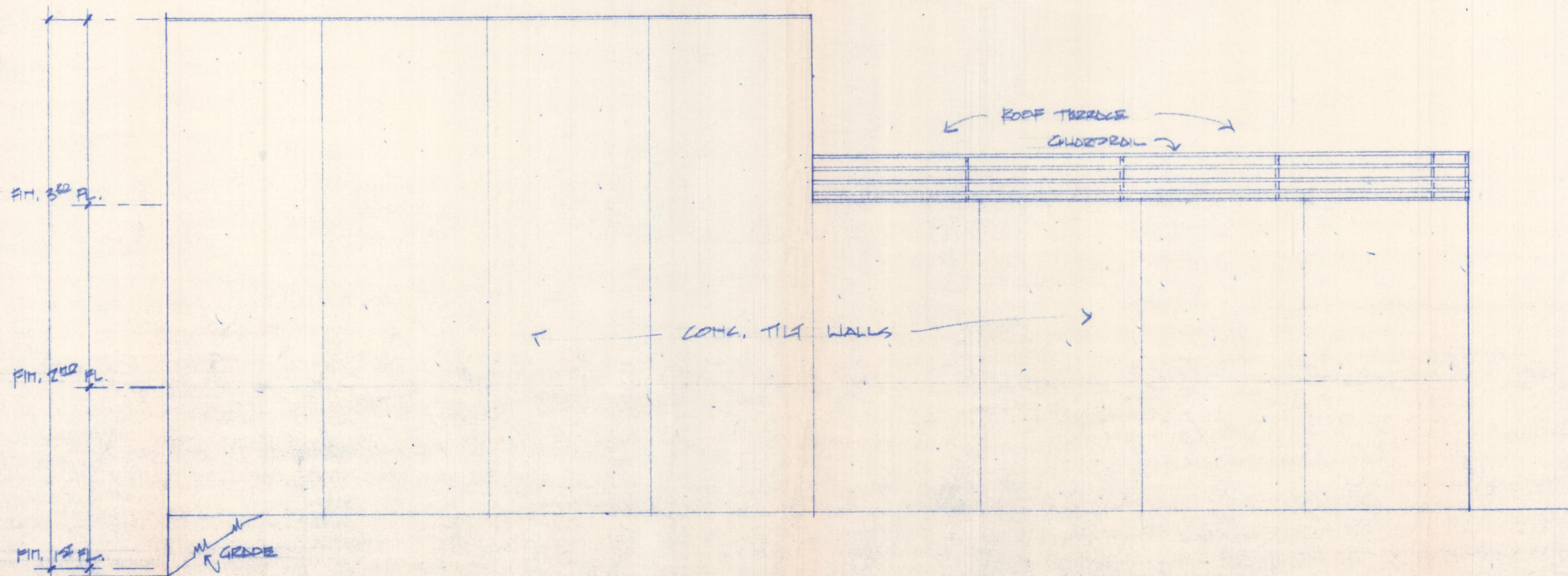


ISSUE DATE: 5-25-90
REV. DATES:
DRAWN BY: REM.

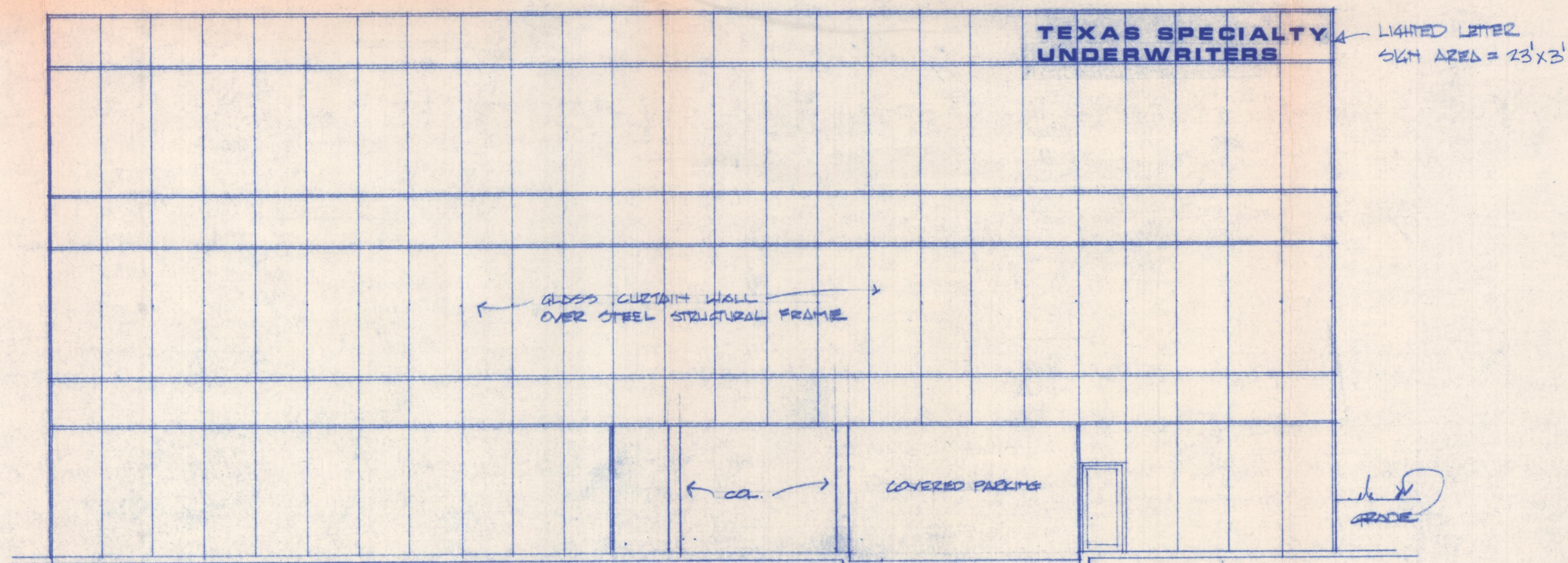
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APPROVAL

1.
2.
3.
4.



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



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

PROPOSED PAUL DAVIS
OFFICE BUILDING

ROCKWALL, TEXAS JOB# 90-3-7

THE MYERS PARTNERSHIP
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ROCKWALL, TEXAS

214-771-3704

A-6



ISSUE DATE: 5-25-90
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APPROVAL
1. 2. 3. 4.

LEGAL

LOTS 4, 5, & 6 OF BLOCK N OF THE
TOWNSHIP OF ROCKWALL 3 ROCKWALL COUNTY, TEXAS
VOL. 1 PAGE 51

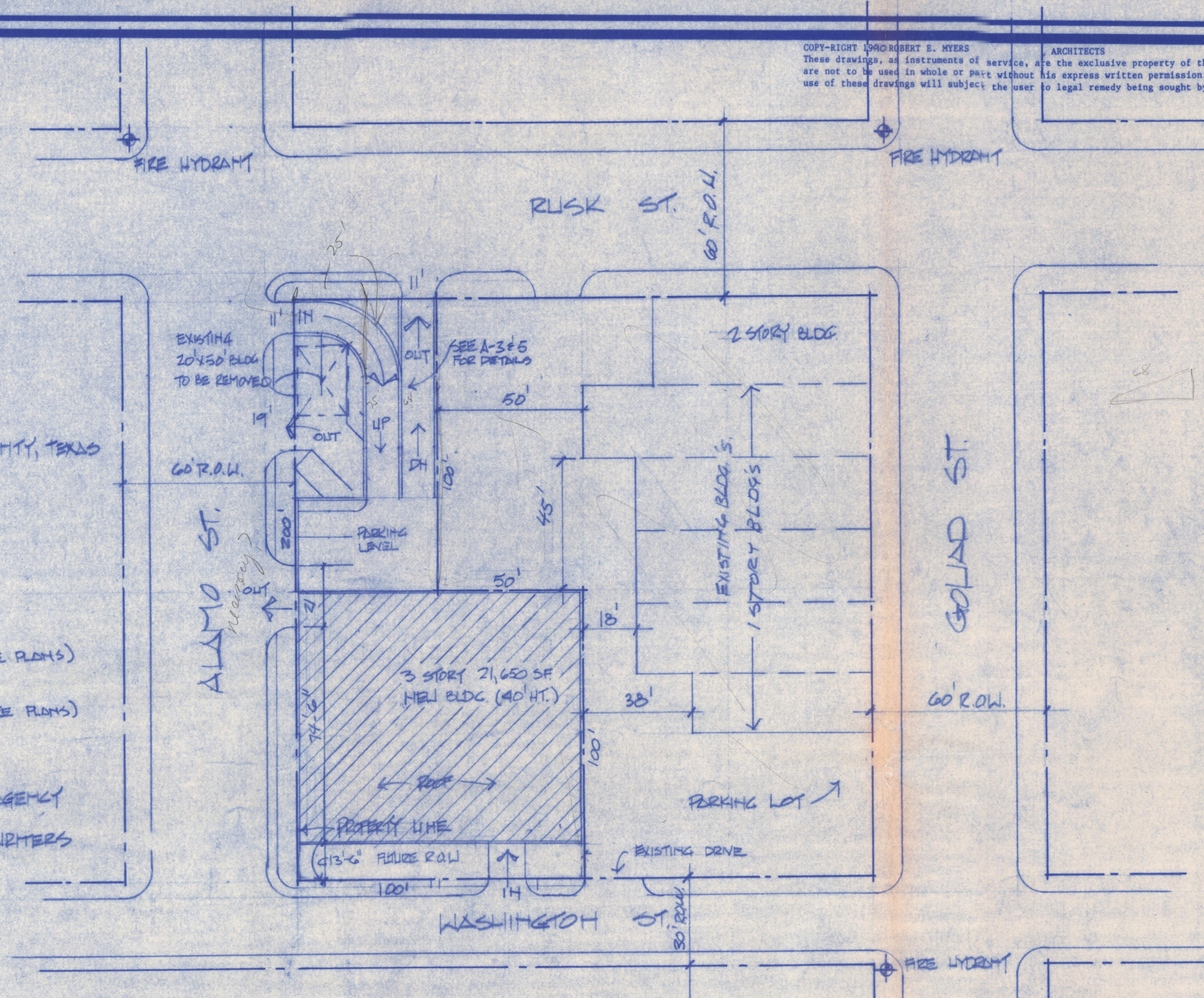
PROPERTY = .34 ACRES

LANDSCAPING = 1,504 S.F. OF AREA (SEE PLANS)

PARKING SHOWN = 38 SPACES (SEE PLANS)

PROPOSED USE:

FIRST FL.: STEPHENSON-DAVIS INSURANCE AGENCY
SECOND FL.: PARKING
THIRD FL.: TEXAS SPECIALTY UNDERWRITERS



SITE PLAN
SCALE: 1" = 30' - 0"



total lot area = 14,810
less ROW = 1,350
total area = 13,460
coverage = 86.50%
calculated = 16,126.9%
13,460 / 86.50% = 15,560.7

Second Submission

THE MYERS PARTNERSHIP
ARCHITECTS
ROCKWALL, TEXAS

814-771-3704

PROPOSED PAUL DAVIS
OFFICE BUILDING

ROCKWALL, TEXAS JOB #90-3-7

A-1



ISSUE DATE: 7/20/90
REV. DATES:
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APPROVAL
[Signature]

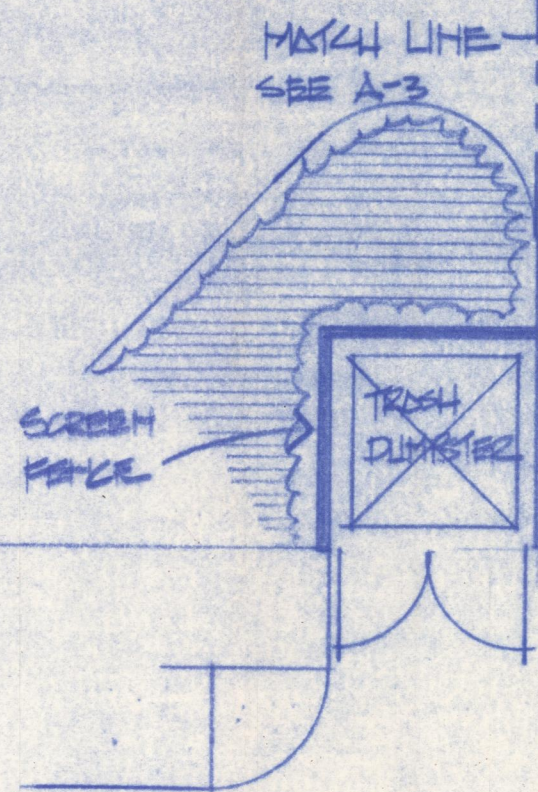
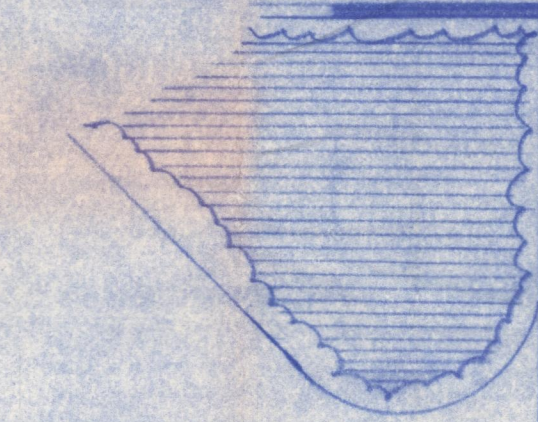
BUILDING S.F.

1ST FL. = 3,161
2ND FL. = 10,250 (PARKING)
3RD FL. = 8,239

TOTAL SF. = 21,650
TOTAL A.C. SPACE = 11,400 S.F.

PARKING REQ'D. = 38
PARKING SHOWN = 38

100 PARKING SPACES
SEE A-3 & A-5



FIRST FLOOR PLAN
SCALE: 1/8" = 1' - 0"



ALAMO ST.

THE MYERS PARTNERSHIP
ARCHITECTS

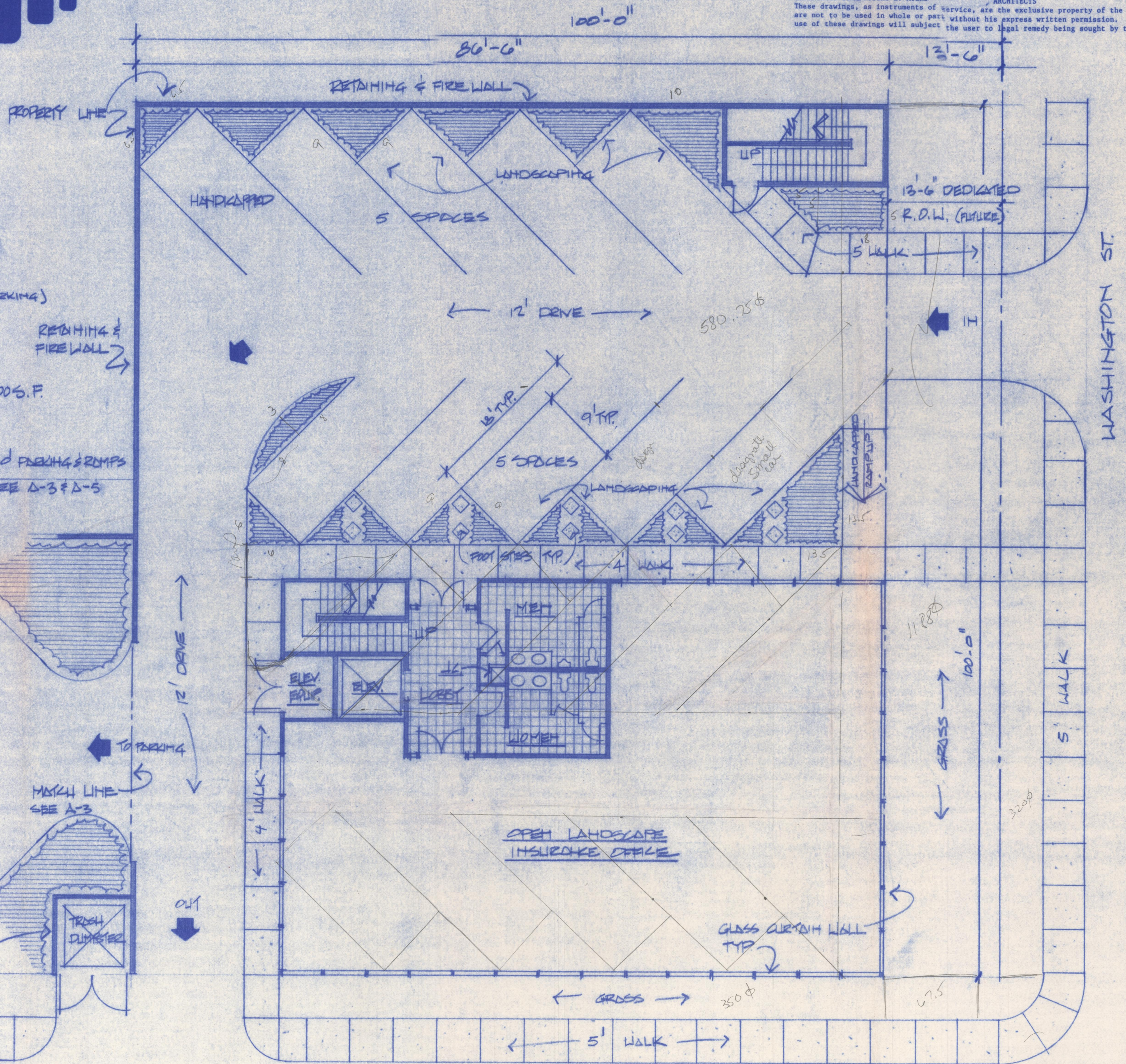
ROCKWALL, TEXAS

214-771-3704

PROPOSED PAUL DAVIS
OFFICE BUILDING

ROCKWALL, TEXAS JOB #90-3-7

A-2

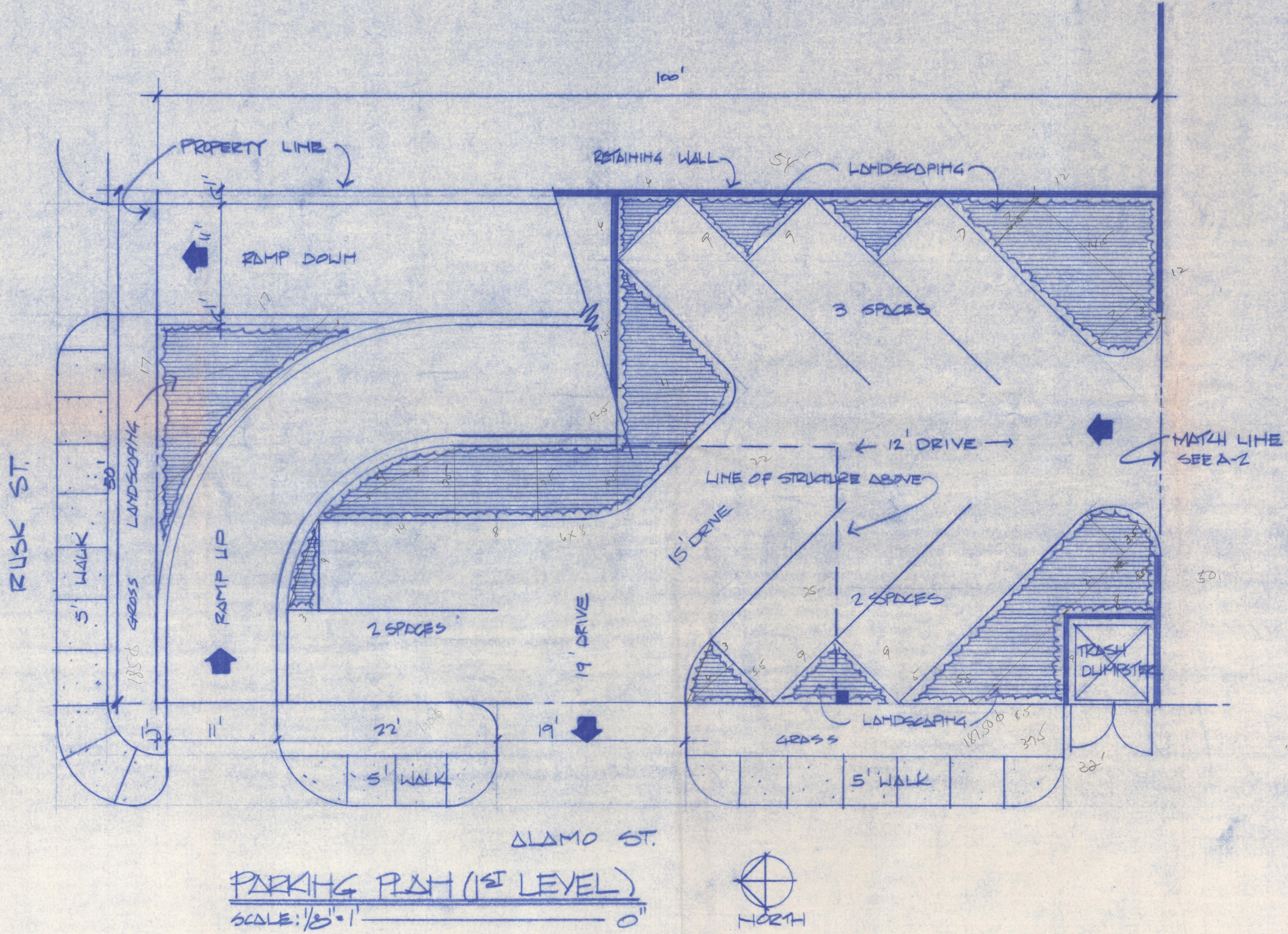




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APPROVAL
1. 2. 3. 4.



PROPOSED PAUL DAVIS
OFFICE BUILDING
ROCKWALL, TEXAS JOB #90-3-7

THE MYERS PARTNERSHIP
ARCHITECTS
ROCKWALL, TEXAS 814-771-3704

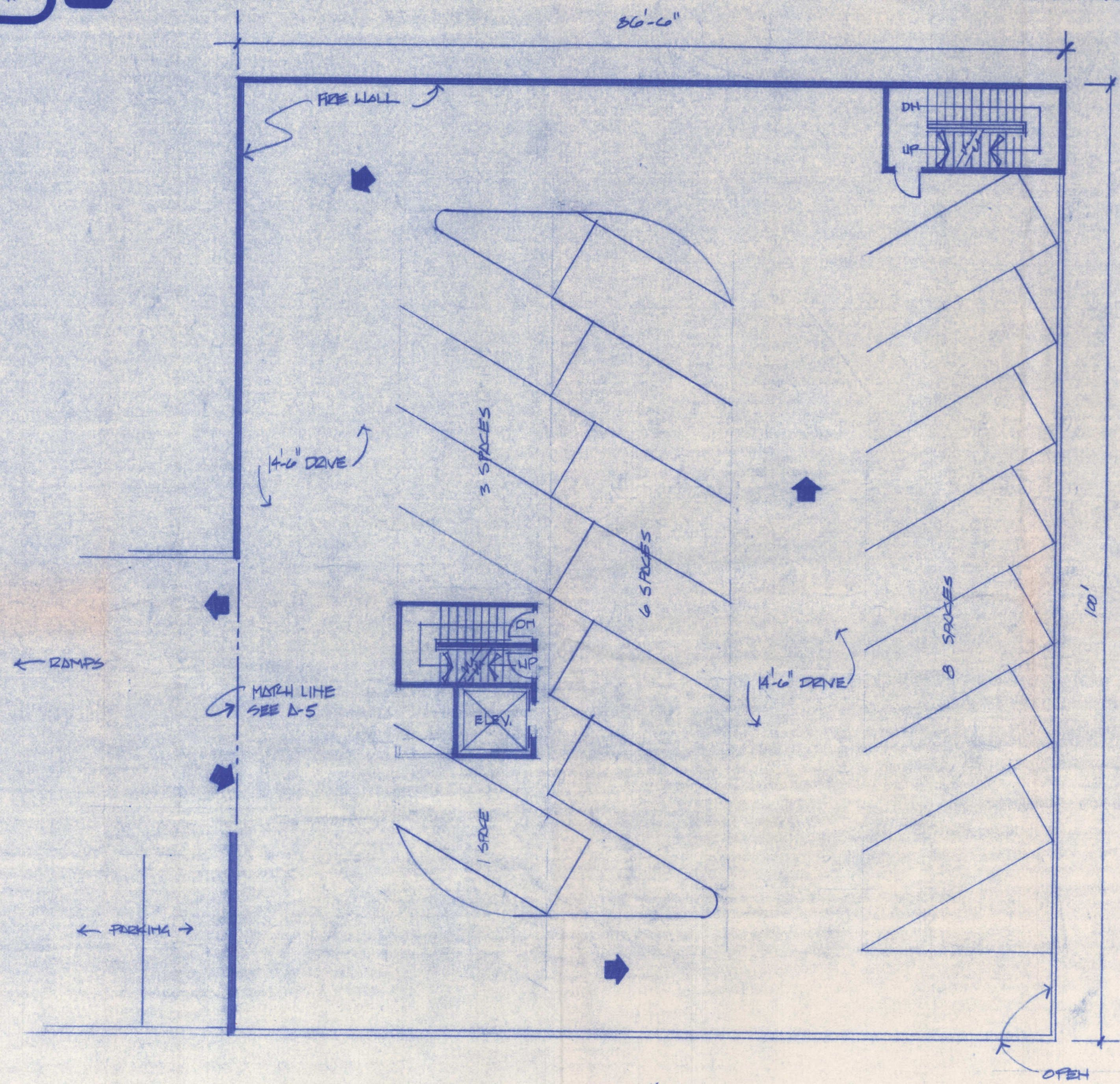
A-3



ISSUE DATE: 7/20/90
REV. DATES:
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APPROVAL
1. _____
2. _____
3. _____
4. _____



SECOND FLOOR PLAN (PARKING)
SCALE: 1/8" = 1'-0"
NORTH

PROPOSED PAUL DAVIS
OFFICE BUILDING
ROCKWALL, TEXAS JOB #90-3-7

THE MYERS PARTNERSHIP
ARCHITECTS
ROCKWALL, TEXAS 814-771-3704

A-4

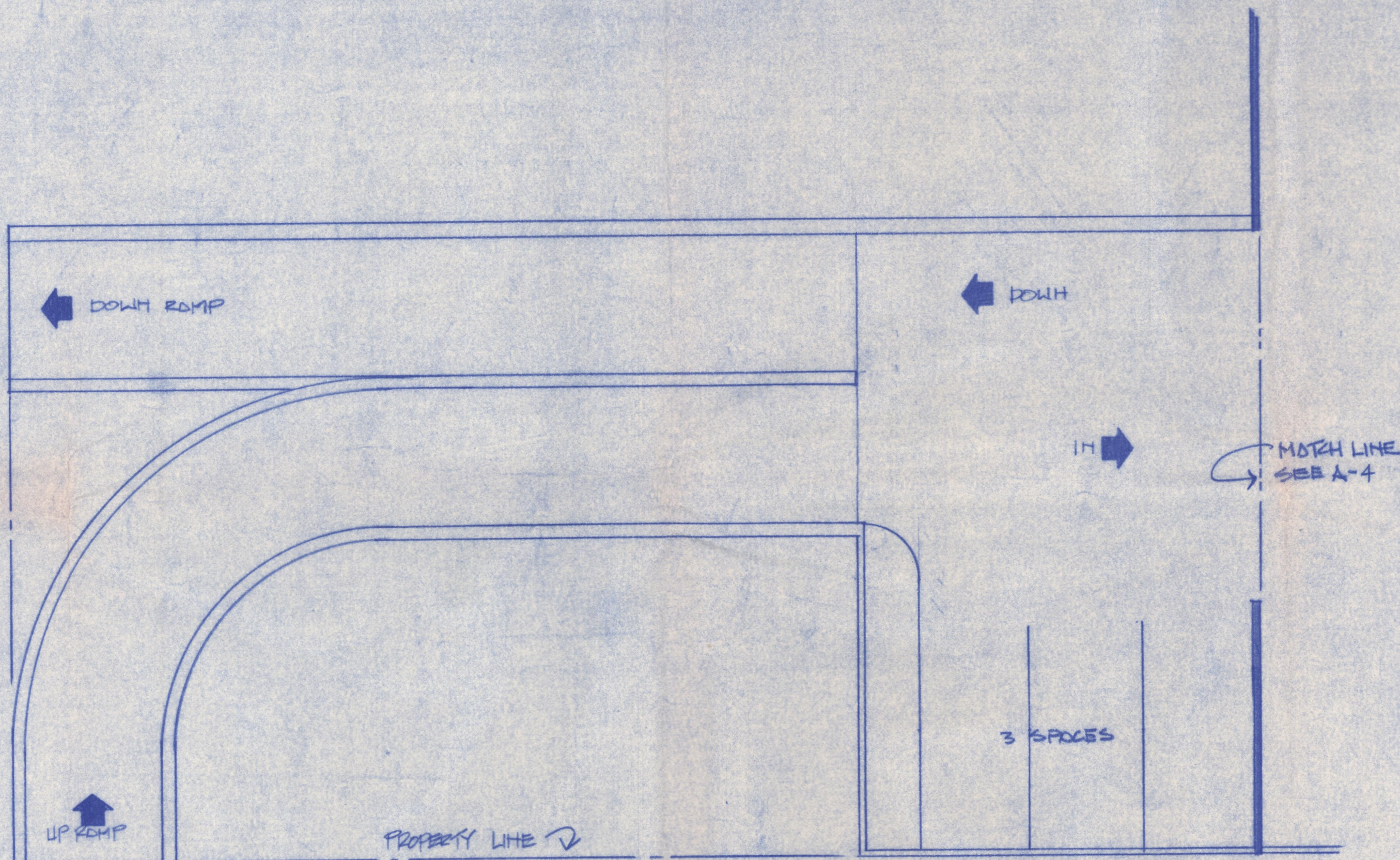


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APPROVAL

1. 2. 3. 4.



PARKING PLAN (2ND LEVEL)
SCALE: 1/8"=1' - 0"



THE MYERS PARTNERSHIP
ARCHITECTS
ROCKWALL, TEXAS

814-771-3704

PROPOSED PAUL DAVIS
OFFICE BUILDING

ROCKWALL, TEXAS JOB #90-3-7

A-5

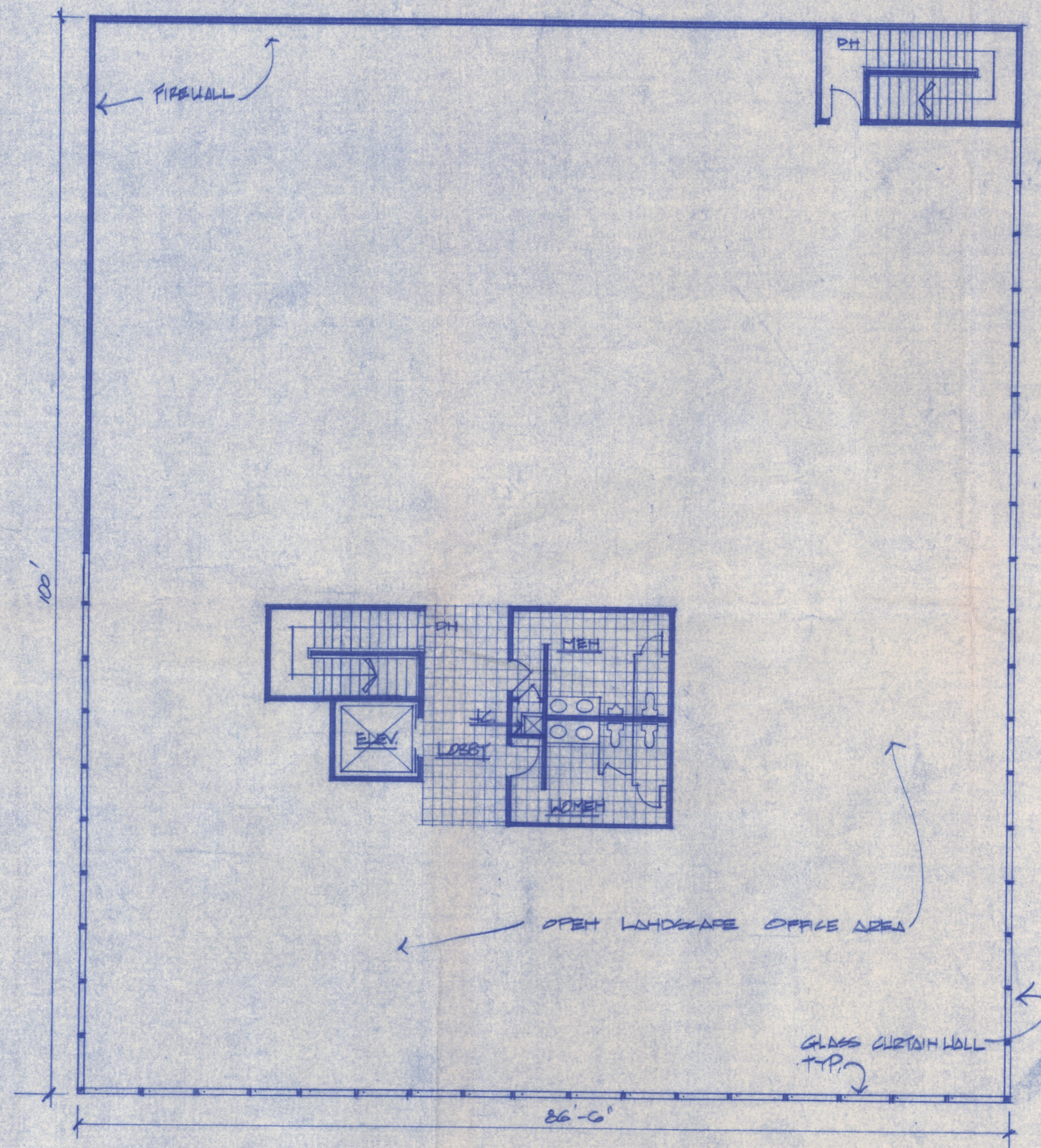


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APPROVAL

1. 2. 3. 4.



THIRD FLOOR PLAN
SCALE: 1/8" = 1'-0"



THE MYERS PARTNERSHIP
ARCHITECTS
ROCKWALL, TEXAS

214-771-3704

PROPOSED PAUL DAVIS
OFFICE BUILDING

ROCKWALL, TEXAS JOB #90-3-7

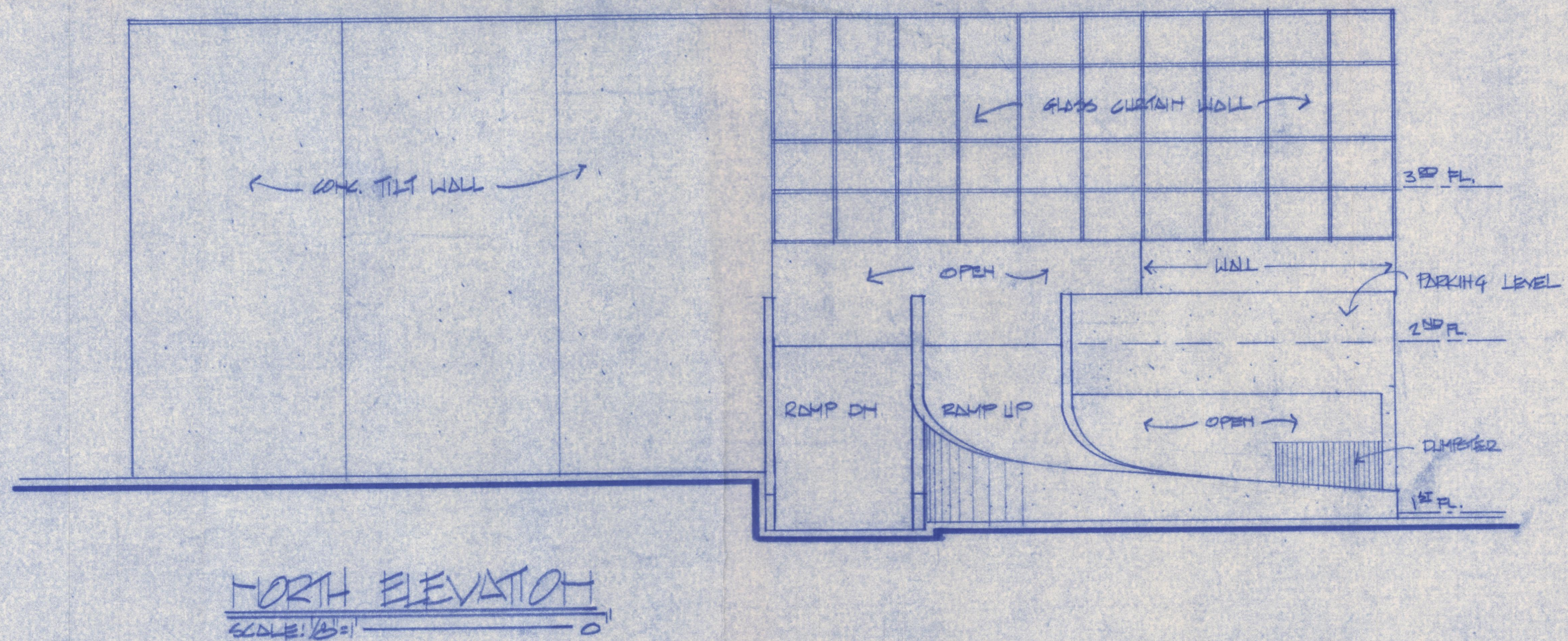
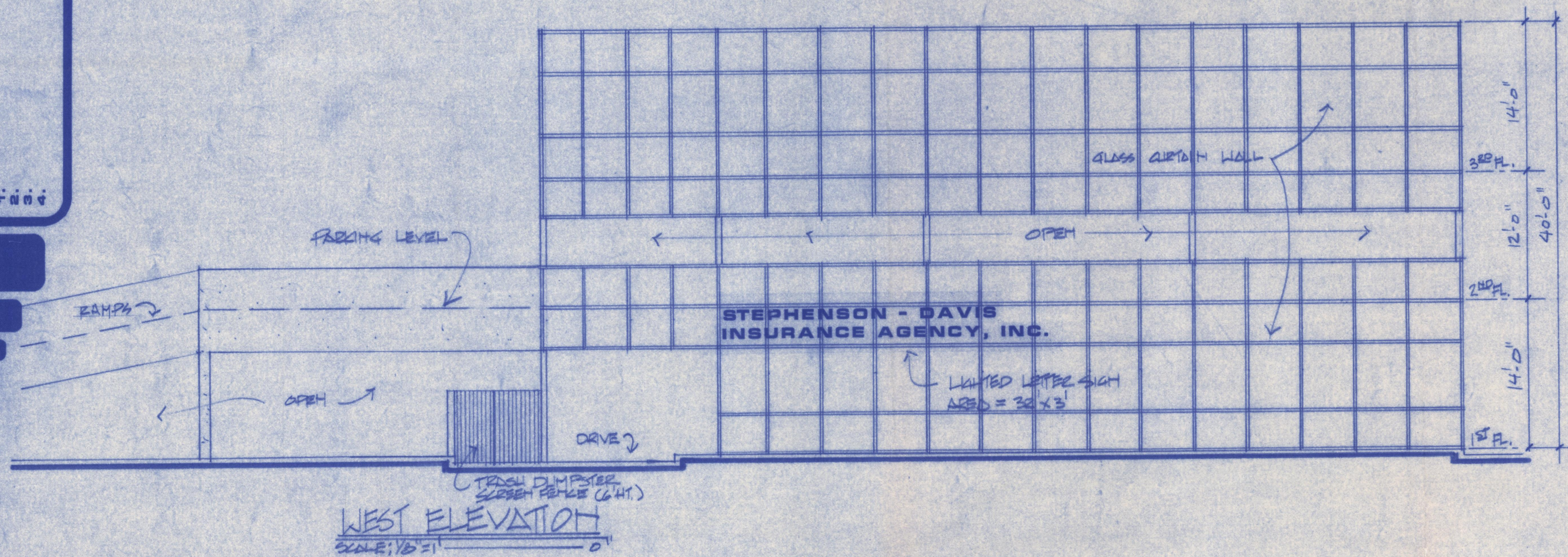
A-6



ISSUE DATE: 7/29/90
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APPROVAL
1. 2. 3. 4.



PROPOSED PAUL DAVIS
OFFICE BUILDING
ROCKWALL, TEXAS JOB #90-3-7

THE MYERS PARTNERSHIP
ARCHITECTS
ROCKWALL, TEXAS 814-771-3704

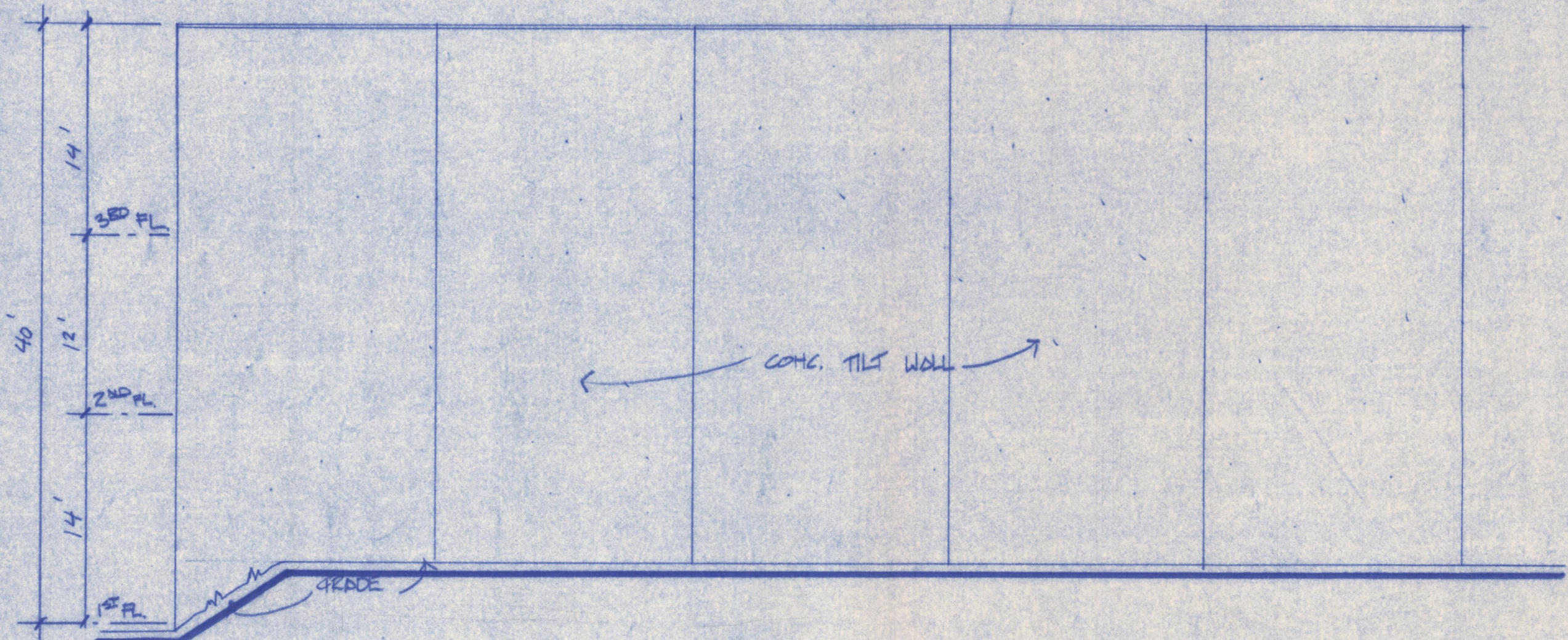
A-7



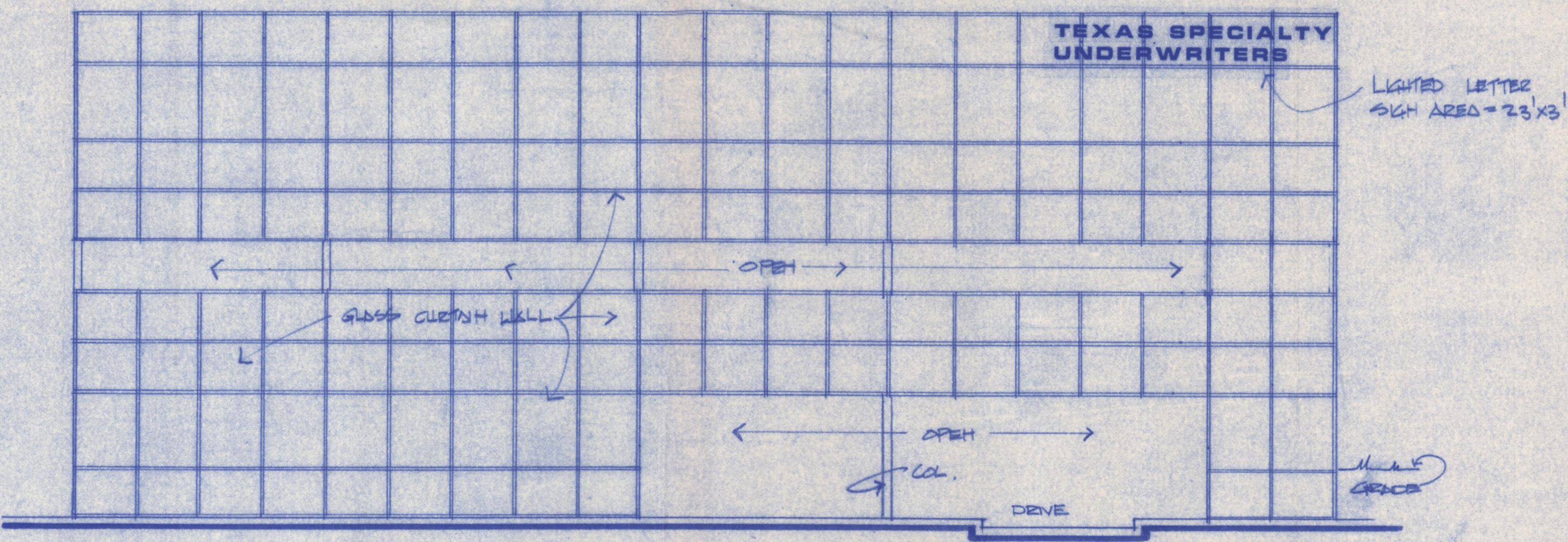
ISSUE DATE: 7/20/90
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APPROVAL
1. _____
2. _____
3. _____
4. _____



EAST ELEVATION
SCALE: 1/8" = 1'



SOUTH ELEVATION
SCALE: 1/8" = 1'

PROPOSED PAUL DAVIS
OFFICE BUILDING
ROCKWALL, TEXAS JOB #90-3-7

THE MYERS PARTNERSHIP
ARCHITECTS
ROCKWALL, TEXAS 814-771-3704



SITE PLAN REVIEW

- Date Submitted _____
- Scheduled for P&Z _____
- Scheduled for Council _____
- Applicant/Owner Paul Davis Office Bldg.
- Name of Proposed Development _____
- Location Alamo/Washington/Rusk 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? <i>may be changed</i>	<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? <i>must be replatted</i>	<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 checked="" 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? <i>not if zone changed</i>			
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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

c.	Is the lot the proper size?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d.	Does the lot have proper dimensions?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e.	Are exterior materials correct? <i>Cup has been applied for</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f.	Are structural materials correct?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
g.	Is coverage correct? <i>would be if zone changed</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
h.	Is adequate area in landscaping shown? <i>not 15' GR approved</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i.	Is it irrigated? <i>need to know</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
j.	Is landscaping in parking lot required?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
k.	Are types of landscaping indicated? <i>need to be</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
l.	Is floor area ratio correct?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
m.	Is building height correct? <i>not 15' GR changed</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
n.	Are correct number of parking spaces provided?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
o.	Are driving lanes adequate in width? <i>12'</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
p.	Are parking spaces dimensioned properly	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
q.	Does the parking lot meet City specifications	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
r.	Is a fire lane provided?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
s.	Is it adequate in width?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
t.	Are drive entrances properly spaced? <i>must remove one</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
u.	Are drive entrances properly dimensioned? <i>12'</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Do drive entrances line up with planned median breaks?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
v.	Is lighting provided and correctly directed?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
w.	Are sidewalks required? <i>on some Duke + Wadley Dr</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
x.	Are sidewalks provided?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
y.	Is a screen or buffer required?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Is it sized properly?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Is it designed properly?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Is it of correct materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

- | | | | |
|--|-------------------------------------|-------------------------------------|-------------------------------------|
| ✓ 7. Does the site plan contain all required information from the application checklist? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 8. Is there adequate access and circulation? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 9. Is trash service located and screened? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| ✓ 10. Are street names acceptable? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 11. Was the plan reviewed by a consultant?
(If so, attach copy of review.) | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 12. Does the plan conform to the Master Park Plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 13. Are there any existing land features to be maintained?
(ie, topography, trees, ponds, etc.) | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Comments:

Building Codes

- | | | | |
|--|-------------------------------------|--------------------------|--------------------------|
| 1. Do buildings meet fire codes? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 2. Do signs conform to Sign Ordinance? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Comments:

Engineering

- | | | | |
|--|-------------------------------------|--------------------------|-------------------------------------|
| 1. Does plan conform to Thoroughfare Plan? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 2. Do points of access align with adjacent ROW? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 3. Are the points of access properly spaced? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 4. Are street improvements required? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 5. Will escrowing of funds or construction of substandard roads be required? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 6. Does plan conform with Flood Plain Regulations? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 7. Is adequate fire protection present? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 8. Are all utilities adequate? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 9. Are adequate drainage facilities present? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 10. Is there a facilities agreement on this site? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

ROW being dedicated

need to ask here stake!

need to ask

- | | | | |
|---|---------------|---------------|---------------|
| 11. Are existing roads adequate for additional traffic to be generated? | <u>✓</u> | <u> </u> | <u> </u> |
| 12. Is the site part of a larger tract? Does the plan adversely impact development of remaining land? | | <u>✓</u> | |
| 13. Are access easements necessary? | <u> </u> | <u>✓</u> | <u> </u> |
| 14. Are street and drive radii adequate? <i>need to check</i> | <u> </u> | <u> </u> | <u> </u> |
| 15. Have all required conditions been met? | <u> </u> | <u> </u> | <u>✓</u> |
| 16. Is there a pro rata agreement on this site? | <u> </u> | <u>✓</u> | <u> </u> |
| 17. Have all charges been paid? | <u>✓</u> | <u> </u> | <u> </u> |

Time Spent on Review

<u>Name</u>	<u>Date</u>	<u>Time Spent (hours)</u>
<u>Julie Carr</u>	<u>7/24</u>	<u>2 hrs.</u>
<u> </u>	<u> </u>	<u> </u>
<u> </u>	<u> </u>	<u> </u>
<u> </u>	<u> </u>	<u> </u>
<u> </u>	<u> </u>	<u> </u>

- trees?
 signs & figures
 or ~~on~~ ^{ad} ~~on~~ ^{on} site
1. integration of plants on PCW - would encourage to see this - integration
 2. what type of sidewalks and anything to be built on all footages?
 3. Ramp inclination
 4. Site plan changes
 1. Ramp location
 2. closing of one exit
 3. loss party space
 - 4
 5. Color & finish of Driveway
 6. fact that will be a conditional use.
 7. How will you build the driveway - access easement.
 8. need 12 ft lanes on ramp
 9. need to angle past
 10. need to verify radius turns on A-2 & A-3
 11. need to mark fire lane

1. landscaping
2. entrance

GB- 3. doesn't not find setback - has 0 20'
 4. doesn't meet coverage - has 64.26% 40%
 5. height without a cup - has 40' 36'

lot area = 14,810 ϕ

Paved lands = 2,222 = 15%

landscaping has 1564 ϕ 2222 ϕ
 if add ~~land~~ along
 walking + Park - add 900 ϕ
 2464

CBD- 1. need cup on Buddy materials
 2. entrance

need to know what ~~what~~ type of hotel will look
 will it look

$$\begin{array}{r} 16 \\ 2 \overline{) 32} \\ \underline{2} \\ 12 \end{array}$$

$$\begin{array}{r} 2 \\ 16 \\ 1 \\ 60 \end{array}$$

$$\begin{array}{r} 7 \\ 15 \\ 4 \\ \hline 68 \end{array}$$



April 11, 1990

Mr. Robert E. Myers, A.I.A.
The Myers Partnership
2237 Ridge Road, Suite 201
Rockwall, Texas 75087

Dear Mr. Myers:

Texas Specialty Underwriters, Inc. is a Managing General Agency underwriting for various companies, both domestic and foreign, with agents throughout the State of Texas. We are a wholesale Managing General Agency that has 1500+ contracted agents at the present time. This operation is 100% wholesale and does not sell retail insurance.

Should any additional information be required, please do not hesitate to let me know.

Sincerely,

Wm. Paul Davis, Jr.
President

WPD/jk

DALLAS
(214) 771-5653 • WATS 1-800-442-7050
TLX 730937 • FAX 214-722-5392
103 North Goliad Street
Rockwall, Texas 75087

HOUSTON
(713) 778-9670 • WATS 1-800-752-1997
TLX 791128 • FAX 713-778-9435
8323 SW Freeway - Suite 500
Houston, Texas 77074

The Myers Partnership

ARCHITECTS

July 5, 1990

Julie Couch
City of Rockwall
205 W. Rusk Street
Rockwall, TX 75087

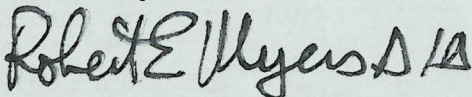
Re: PAUL DAVIS DEVELOPMENT PROPOSAL

Dear Ms. Couch:

Paul has asked me to re-design the proposal due to the requested right-of-way dedication of the City. Because of this, we are asking that we be removed from the July meeting and to be put on the August agenda.

If you have any questions, please contact me. Thank you for your assistance.

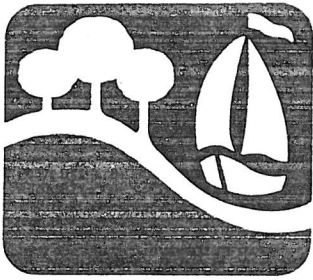
Sincerely,



Robert E. Myers, A.I.A.

REM:jrm

cc: Paul Davis



CITY OF ROCKWALL

"THE NEW HORIZON"

July 27, 1990

Mr. Bob Myers
The Myers Partnership
2237 Ridge Road
Rockwall, Texas 75087

Dear Bob:

This letter is to confirm the items that we discussed last week and to request some additional information. Again, as we discussed, this request is being placed on the Planning and Zoning Commission agenda as a conditional item for consideration by the Commission. There will be an item on the agenda prior to this request which has been initiated by the City Council to consider certain boundary changes to the Central Business District. This property has been identified by the Commission as a site to be considered for a change in zoning from CBD to General Retail. If the Commission does not recommend that this site be changed to GR they may take action on the site subject to a decision of the City Council regarding the possible change in zoning.

We also discussed several changes to the site plan which you indicated you would complete as follows:

1. Elimination of the exit drive onto Alamo adjacent to the building and the addition of parking in this area.
2. Elimination of the first parking space off of Washington next to the building.
3. Relocation of the up ramp to parallel the down ramp off of Rusk.
4. Submission of details regarding the tilt wall finish including surface material, appearance, and color.

In addition to these items I would like to request the following information:

1. It appears that the grade on the ramps will be approximately 15%. This is fairly steep and we would like to know how you will address access with such a grade. How will sight distance be addressed at the street level?

2. You have indicated sidewalks along all three street frontages. Could you indicate what the sidewalks will look like. Will they be a continuation of the sidewalks around the Square?
3. Please identify the radii on the internal and curb returns.
4. Our standard for one way drives is 12'. Are the ramp drives proposed to be 11' with curbs on both sides?
5. The trash area needs to be angled to the south to allow better access for the trash trucks.
6. While it is not a requirement to provide specific landscaping within the CBD we discussed that the applicant was interested in possibly landscaping the ROW adjacent to the building and parking. It would be helpful to the Commission to know what type and size of landscaping is contemplated along the ROW. Also, please identify the type of landscaping that will provided on site in the designated landscaped areas.
7. Please provide 8 1/2" by 11" reductions of the site and building plans.

As I mentioned I will be out of the office the week of August 30. If you could make the changes and additions by Friday, August 31 I will review them when I return on Monday. Let me know on Monday if you have any questions.

Sincerely,



Julie Couch
Assistant City Manager

The Myers Partnership

ARCHITECTS

August 6, 1990

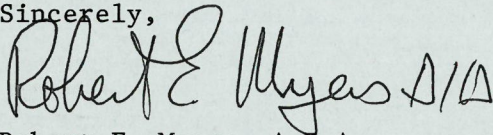
Ms. Julie Couch
City of Rockwall
205 W. Rusk Street
Rockwall, TX 75087

RE: PAUL DAVIS DEVELOPMENT PROPOSAL

Dear Ms. Couch:

In light of the upcoming discussion about the C.B.D., we request our proposal to be withdrawn until we have a chance to evaluate this situation.

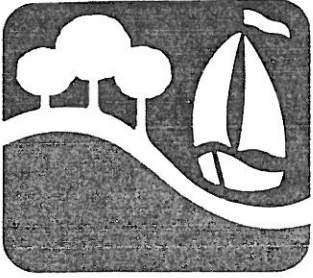
Sincerely,

A handwritten signature in dark ink, appearing to read "Robert E. Myers" followed by a stylized "S/A" or "S/O".

Robert E. Myers, A.I.A.
AGENT FOR PAUL DAVIS

REM:jrm

cc: Paul Davis



CITY OF ROCKWALL

"THE NEW HORIZON"

PUBLIC NOTICE

The Rockwall Planning and Zoning Commission will hold a public hearing on Thursday, July 12, 1990, at 7:30 P.M. in City Hall, 205 W. Rusk, to consider approval of a request from Paul Davis for a Conditional Use Permit for a building with less than 90 percent masonry exterior facade located at Washington and Alamo Streets further described as Lots 4, 5, and 6, Block N of the Original Town Addition. As an interested property owner, you are invited to attend this meeting or make your feelings known in writing by returning the form below:

Mary Nichols

City Secretary

Case No. P&Z 90-20-SP/CUP/FP

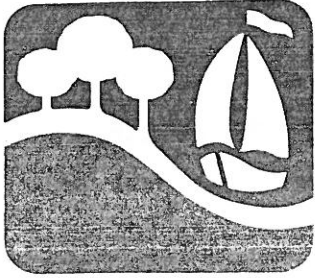
I am in favor of the request for the reasons listed below _____

I am opposed to the request for the reasons listed below _____

- 1.
- 2.
- 3.

Signature _____

Address _____



CITY OF ROCKWALL

"THE NEW HORIZON"

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Mary Nichols
City Secretary

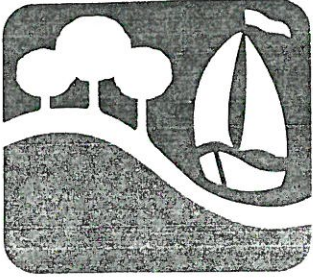
Case No. P&Z 90-20-SP/CUP/FP

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 Jack P. Anderson
Address 201 W. Washington
Rockwall, Texas
7/5/90



CITY OF ROCKWALL

"THE NEW HORIZON"

PUBLIC NOTICE

mail to City

The Rockwall Planning and Zoning Commission will hold a public hearing on Thursday, July 12, 1990, at 7:30 P.M. in City Hall, 205 W. Rusk, to consider approval of a request from Paul Davis for a Conditional Use Permit for a building with less than 90 percent masonry exterior facade located at Washington and Alamo Streets further described as Lots 4, 5, and 6, Block N of the Original Town Addition. As an interested property owner, you are invited to attend this meeting or make your feelings known in writing by returning the form below:

Mary Nichols
City Secretary

Case No. P&Z 90-20-SP/CUP/FP

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

I am opposed to the request for the reasons listed below _____

1. *Since this lot is out of the fire zone, I think*
2. *his request should be granted.*
3. _____

Signature _____

Address _____

Paul Davis
205 West Rusk



CITY OF ROCKWALL

"THE NEW HORIZON"

PUBLIC NOTICE

The Rockwall Planning and Zoning Commission will hold a public hearing on Thursday, August 9, 1990, at 7:30 p.m. in City Hall, 205 W. Rusk, to consider approval of a request from Paul Davis for a Conditional Use Permit for a building with less than 90 percent brick and glass exterior facade for a proposed structure located at Washington and Alamo Streets further described at Lots 4, 5, and 6, Block N of the Original Town Addition. The proposed three story structure would consist of glass curtain wall and concrete tilt wall. As an interested property owner, you are invited to attend this meeting or make your feelings known in writing by returning the form below. If you have any questions regarding this request you may call 771-1111.

Mary Nichols
City Secretary

Case No. P&Z 90-20-SP/CUP/FP

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 _____

102 S. GOLIAD

BOBBY HALE
317 ELM DR
ROCKWALL

108 S. GOLIAD

B.A. KLUTTS
SAME

ROCKWALL OT LOT S 26'
OF N 54' OF 1+2 BLKN
W/S GOLIAD 28' S OF RUSK

MASONIC LODGE
C/O J.E. HANIS
BOX 686
ROCKWALL

106 S. GOLIAD

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

ROCKWALL OT LOT 3 BLKN
W RUSK

B.A. KLUTTS
108 S. GOLIAD
ROCKWALL

ROCKWALL OT LOT S PT OF
7, 8 BLKN NW CORN OF
GOLIAD + WASHINGTON

B.A. KLUTTS
108 S. GOLIAD
ROCKWALL

110 S. GOLIAD

ROCKWALL ROTARY CLUB
P.O. BOX 446
ROCKWALL

205 W. RUSK	CITY OF ROCKWALL
102 E. RUSK	ROGER MCCALLUM SAME
107 S. GOLIAD	LAKEVIEW NATIONAL BANK P.O. BOX 9 ROCKWALL
109 S. GOLIAD	ROCKWALL AUTO PARTS INC. 115 S. GOLIAD ROCKWALL
111 S. GOLIAD	" " "
201 W. WASHINGTON	JACK ANDERSON SAME
205 W. WASHINGTON	H.L. WILLIAMS 411 VALLEY DR. ROCKWALL
105 N. ALAMO	CAITOMA KIMBRELL RT 5, 205 PT. ROYAL ROCKWALL
ROCKWALL OT LOT 5, 7, 8 BLK I RUSK ST + ALAMO AVE	H. N. HEATH 101 N. ALAMO ROCKWALL

105 W. KAUFMAN

BILLY W. PEOPLES
P.O. BOX 35
ROCKWALL

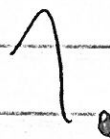
110 W. RUPK

RANDAL P. SPARKS
1350 CHAMPIONS DR.
ROCKWALL

105 N. GOLIAID

JOHN C. WEDDCE
SAME

103 N. GOLIAID



WILLIAM PAUL DAVIS SR.
101 N. GOLIAID
ROCKWALL

101 & 106 N. GOLIAID

" " "

ROCKWALL OT LOT 6A
BLK J GOLIAID AVE.

KENT G. SMITH D/B/A
K'S ADV. BROADCASTING
109 N. GOLIAID
ROCKWALL

107 N. GOLIAID

DAVID PIRTLE
1945 WIND HILL
ROCKWALL

ROCKWALL OT LOT 2,3
BLK R

CITY OF ROCKWALL

202 S. GOLIAD

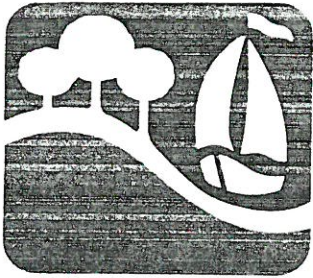
JOE M. SHIELDS
SAME

105 W. WASHINGTON

SOUTHWEST VISION SERVICE PLAN
SAME

ROCKWALL OT LOT S 54'
OF 4, 5 ALL OF 8 BLKG

BILLY W. PEOPLES
P.O. BOX 35
ROCKWALL



JUL 30 1990

CITY OF ROCKWALL

"THE NEW HORIZON"

PUBLIC NOTICE

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Mary Nichols
City Secretary

Case No. P&Z 90-20-SP/CUP/FP

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.

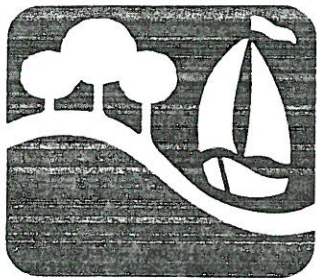
3.

Signature

[Signature]

Address

10941 Goble



CITY OF ROCKWALL

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Mary Nichols
City Secretary

Case No. P&Z 90-20-SP/CUP/FP

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.

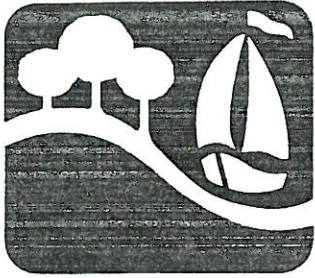
3.

Signature

Paul Davis

Address

108 S. GOLAD



CITY OF ROCKWALL

"THE NEW HORIZON"

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Mary Nichols
City Secretary

Case No. P&Z 90-20-SP/CUP/FP

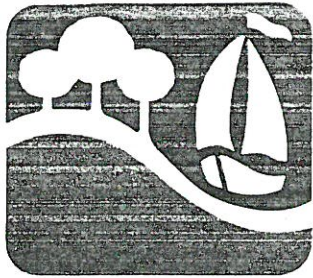
I am in favor of the request for the reasons listed below

✓

I am opposed to the request for the reasons listed below

- 1.
- 2.
- 3.

Signature Mike Shields
Address 202 S GOLIAAD



CITY OF ROCKWALL

"THE NEW HORIZON"

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Mary Nichols
City Secretary

Case No. P&Z 90-20-SP/CUP/FP

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 Jack P. Anderson

Address 201 W. Washington Rockwall, Texas
7/30/90

TAX CERTIFICATE

Certificate # 3705

This certificate issued by the office of Rockwall County Appraisal District
For the Taxing Entities: ROCKWALL ISD (SRW)
CITY OF ROCKWALL (CRW)

For the Property Item: R21461
Account #: 4820-0000N-0004-00-0R
ROCKWALL O T LOT 4 BLK N 111 W RUSK

Owned by:
DAVIS WILLIAM PAUL SR
101 N GOLIAD
ROCKWALL, TX 75087

This document is to certify that after a careful check of the tax records
of this office the following current or delinquent taxes, penalties, and
interest are due on the property for the taxing entity described above:

Entity	Year	Statement ID	Tax Due	Penalty & Interest
--------	------	--------------	---------	--------------------

No Delinquent Bills Exist for the Property Described Above

SRW Taxes Paid on 1989 Bills: \$159.45
CRW Taxes Paid on 1989 Bills: \$71.11

(If Applicable) The above described property has/is receiving special
valuation based on its use. Additional rollback taxes which may
become due based on the provisions of the special valuation are not
indicated by this document.

This Certificate does not clear abuse of Granted Exemptions as defined
in Section 11.43 of the Texas Property Tax Code Paragraph (i)

Signature of Authorized Officer of
the Collecting Office

5-25-90
Date of Issue

This Certificate was requested by MYERS PARTNERSHIP

TAX CERTIFICATE

Certificate # 3706

This certificate issued by the office of Rockwall County Appraisal District
For the Taxing Entities: ROCKWALL ISD (SRW)
CITY OF ROCKWALL (CRW)

For the Property Item: R21462
Account #: 4820-000N-0005-00-0R
ROCKWALL O T LOT 5,6 BLK N 106 W
WASHINGTON

Owned by:
DAVIS WILLIAM PAUL SR
101 N GOLIAD
ROCKWALL, TX 75087

This document is to certify that after a careful check of the tax records
of this office the following current or delinquent taxes, penalties, and
interest are due on the property for the taxing entity described above:


Entity	Year	Statement ID	Tax Due	Penalty & Interest
--------	------	--------------	---------	--------------------

No Delinquent Bills Exist for the Property Described Above

SRW Taxes Paid on 1989 Bills: \$215.62
CRW Taxes Paid on 1989 Bills: \$96.25

(If Applicable) The above described property has/is receiving special
valuation based on its use. Additional rollback taxes which may
become due based on the provisions of the special valuation are not
indicated by this document.

This Certificate does not clear abuse of Granted Exemptions as defined
in Section 11.43 of the Texas Property Tax Code Paragraph (1)



Signature of Authorized Officer of
the Collecting Office

5-25-90

Date of Issue

This Certificate was requested by MYERS PARTNERSHIP