

Fee → \$35.00

SITE PLAN APPLICATION

Date: 18 September 84

NAME OF PROPOSED DEVELOPMENT HARPER OIL COMPANY (EXISTING)

NAME OF PROPERTY OWNER/DEVELOPER HARPER OIL COMPANY

ADDRESS P.O. DRAWER 1568 SHERMAN, TEXAS 75090 PHONE (214) 893-0014
893-2439

NAME OF LAND PLANNER/ENGINEER SAME AS ABOVE

ADDRESS SAME AS ABOVE PHONE SAME

TOTAL ACREAGE 2.3 acres CURRENT ZONING COMMERCIAL

NUMBER OF LOTS/UNITS -----

Signed Robert D. Long

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.

*need
1227.50 sq ft
front 245.50 sq ft
has may 100 total*

<u>Provided or Shown on Site Plan</u>	<u>Not Applicable</u>	
<u>✓</u>	<u>_____</u>	1. Location of all existing and planned structures on the subject property and approximate locations of structures on adjoining property within 100 ft.
<u>✓</u>	<u>_____</u>	2. Landscaping, lighting, fencing and/or screening of yards and set-back areas
<u>_____</u>	<u>✓</u>	3. Design and location of ingress and egress
<u>✓</u>	<u>_____</u>	4. Off-street parking and loading facilities
<u>✓</u>	<u>_____</u>	5. Height of all structures
<u>✓</u>	<u>_____</u>	6. Proposed Uses
<u>✓</u>	<u>_____</u>	7. Location and types of all signs, including lighting and heights
<u>✓</u>	<u>_____</u>	8. Elevation drawings citing proposed exterior finish materials

Provided or Shown
on Site Plan

Not
Applicable

✓

9. Street names on proposed streets

10. The following additional information:

SEE ATTACHED PROPOSAL LETTER, LANDSCAPING,
AND PLOT PLAN.

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. 84-104-SP

Date: 9/18/84

Fee: \$ 35.00

CITY OF ROCKWALL
OFFICIAL RECEIPT

NAME U-Gas-It DATE 9/28/84
ADDRESS 2003 S GOLIAD

Cash Check/538 Other

GARBAGE		
LAND FILL PERMIT		
GARAGE SALES		
SOLICATORS PERMIT		
RENT		
MISCELLANEOUS WATER SALES		
<u>FINAL STATION</u>		
<u>SITE PLAN</u>		<u>35 00</u>

2842

Received By

FORM G-1

HARPER OIL CO.

FINA DISTRIBUTOR

P. O. DRAWER 1568

PHONE 893-2439

SHERMAN, TEXAS 75090

18 September 84

To: City of Rockwall
Rockwall, Texas

Subject: Proposed remodel
and addition at
2003 S. Goliad
Rockwall, Texas

To whom it may concern,

Harper Oil Company proposes to add a 30'x 30'x 11' steel building onto the north side of the present structure and incorporate the present structure into the new building's color scheme. The building's exterior will be composed of light gauge rolled steel sheets painted brown. Portions of the existing structure will be covered with the same material to blend both the new and the old into one attractive modern structure. A bright red fascia of similiar steel material will highlight all sides of the new structure. The new fascia will look like the fascia that is presently there.

The new structure will house a miniconvenience store containing a 10'x22' walk-in cooler, appropriate shelving, fountain drinks, fast food items, etc. Square footage on the building will be approximately 1175 square feet. The interior color scheme will be similiar to the exterior colors.

Regarding landscaping, Harper Oil Company intends to place six planter boxes (2 large, 4 small), at equidistant intervals across the front of the building and three large boxes on the property line adjacent to South Goliad Street in order to give the property a pleasing look.

There will be a store trademark sign attached to the building and the present Fina trademark signs will remain as they are.

Harper Oil Company also plans on lighting the approaches with mercury vapor lighting to replace the existing fluorescent lights.

This facility was constructed in 1971 and needs to be modernized to keep pace with growth in Rockwall.

Yours truly,

Robert J. Harper

*see
new
letter*

HARPER OIL CO.

FINA DISTRIBUTOR

P. O. DRAWER 1568

PHONE 893-2439

SHERMAN, TEXAS 75090

21 September 84

To: City of Rockwall
Rockwall, Texas

Subject: Proposed remodel and
addition at 2003 S. Goliad
Rockwall, Texas

To whom it may concern,

Harper Oil Company proposes to add a 30' x 30' x 11' hatite block building onto the north side of the present structure and incorporate the present structure into the new building's color scheme. The building's exterior will be composed of hatite blocks painted brown. Portions of the existing structure will be painted with the same color to blend both the new and the old into one attractive modern structure. A bright red fascia of light gauge steel material will highlight all sides of the new structure. The new fascia will look like the fascia that is presently there.

The new structure will house a mini-convenience store containing a 10'x22' walk-in cooler, appropriate shelving, fountain drinks, fast food items, etc. Square footage on the building will be approximately 1175 square feet. The interior color scheme will be similiar to the exterior colors.

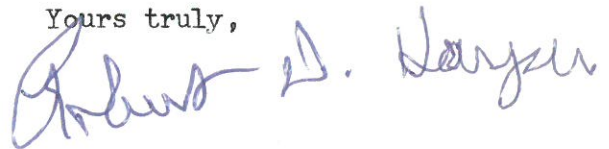
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This facility was constructed in 1971 and needs to be modernized to keep pace with growth in Rockwall.

Yours truly,



Dave Harper
Harper Oil Company
P. O. Drawer 1568
Sherman, Tx. 75090

CITY OF ROCKWALL
205 West Rusk Street
ROCKWALL, TEXAS 75087-3793
(214) 722-1111 • Dallas 226-7885

SUBJECT Fina Station Site Plan

DATE 10/16/84

MESSAGE:

On October 11, 1984, the Planning and Zoning Commission recommended approval of your site plan showing a 30' x 30' store expansion, redoing the facade, painting of 6 parking spaces, and the placement of 4 small planters and 2 larger planters across the front of the store and a 4' x 25' 2' tall brick planter containing shrubs around the trademark sign. Please submit a revised copy of your site plan before October 29th. You will be scheduled for City Council on November 5th at 7:30 P.M.

Karen Martin

ORIGINATOR-DO NOT WRITE BELOW THIS LINE

REPLY TO →

SIGNED



REPLY

DATE

SIGNED

SEND PARTS 1 AND 3 INTACT-PART 1 WILL BE RETURNED WITH REPLY

RM-858-3

ORIGINATOR'S COPY

ORIGINATOR DETACH AND FILE FOR FOLLOW UP

TO

Dave Harper
Harper Oil Company
P. O. Drawer 1568
Sherman, Tx. 750990

FROM

CITY OF ROCKWALL
205 West Rusk Street
ROCKWALL, TEXAS 75087-3793
(214) 722-1111 • Dallas 226-7885

SUBJECT Fina Station Site Plan

DATE 11/7/84

MESSAGE:

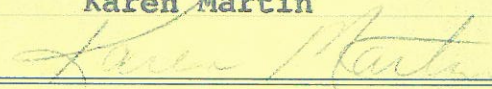
On November 5, 1984, the City Council approved your site plan at 2003 S. Goliad with landscaping as you submitted. Before construction you need to submit the proper building plans to the Building Official and receive a building permit.

Karen Martin

ORIGINATOR-DO NOT WRITE BELOW THIS LINE

REPLY TO →

SIGNED



REPLY

DATE

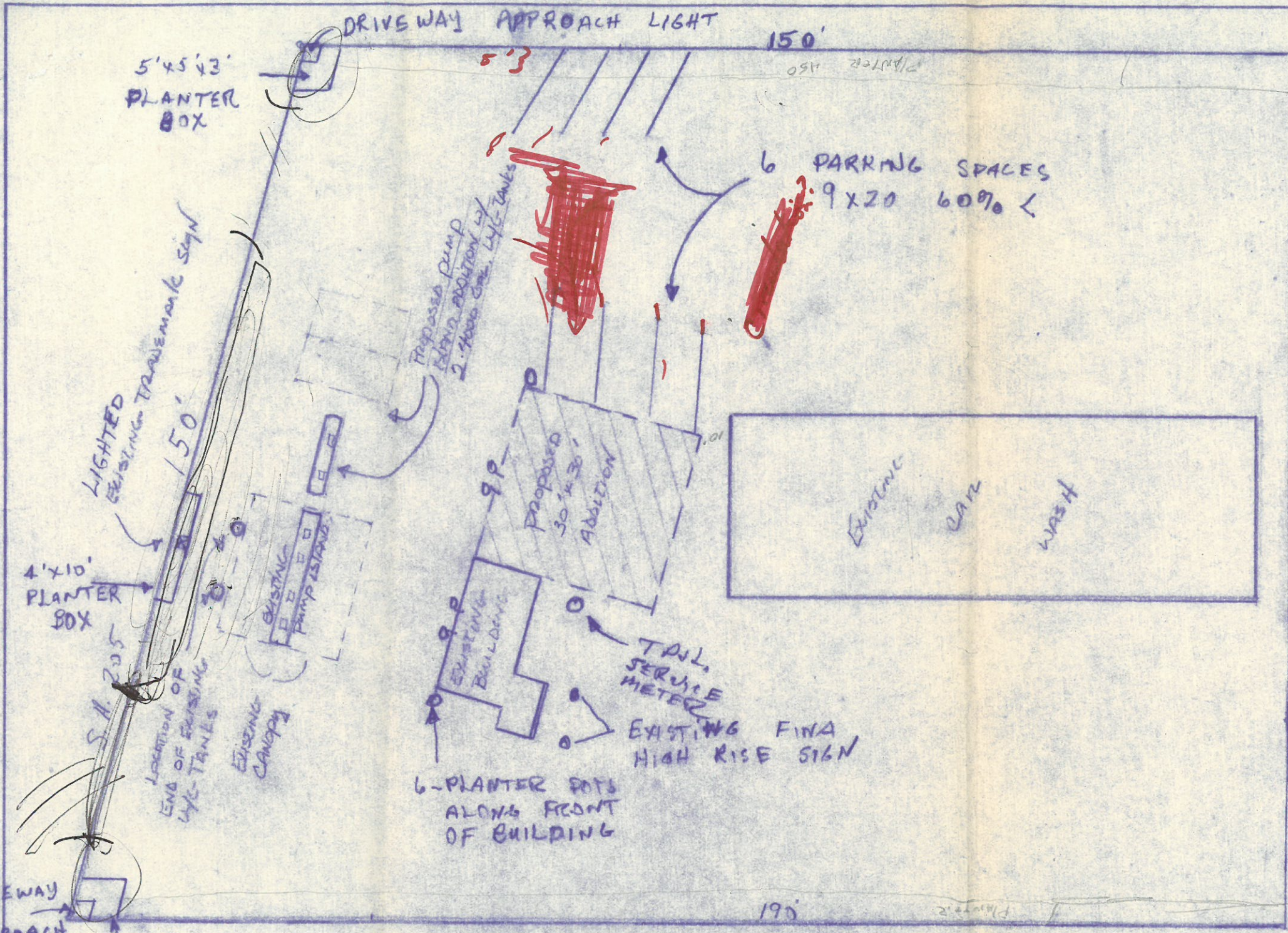
SIGNED

SEND PARTS 1 AND 3 INTACT-PART 1 WILL BE RETURNED WITH REPLY

RM-858-3

ORIGINATOR'S COPY

ORIGINATOR DETACH AND FILE FOR FOLLOW UP



*propose
site plan
and 2nd*

*show
entrance points?*

5

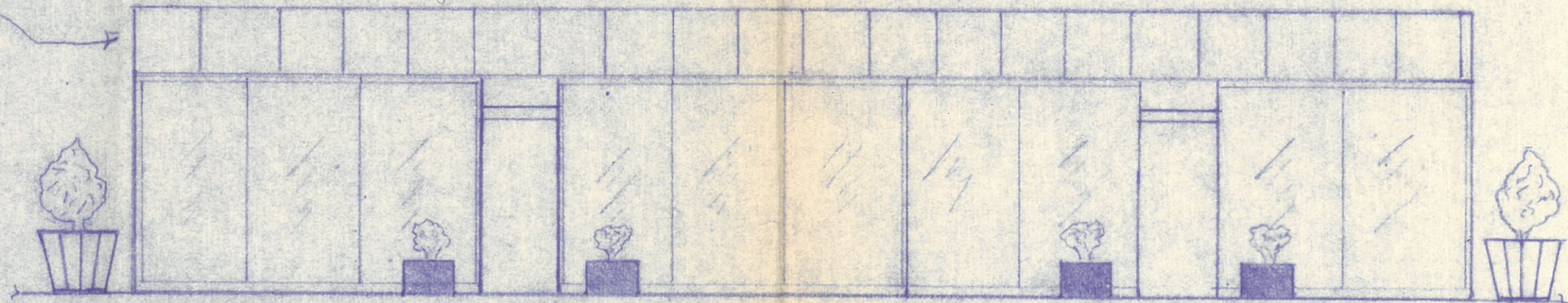
*need
1100 sq ft
landscape
sprinkler system
use landscaping
to define
entrance/exit*

PROPOSED ADDN. TO BUILDING.
2003 S. GOLIAD, ROCKWALL, TEX.

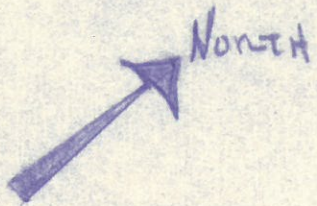
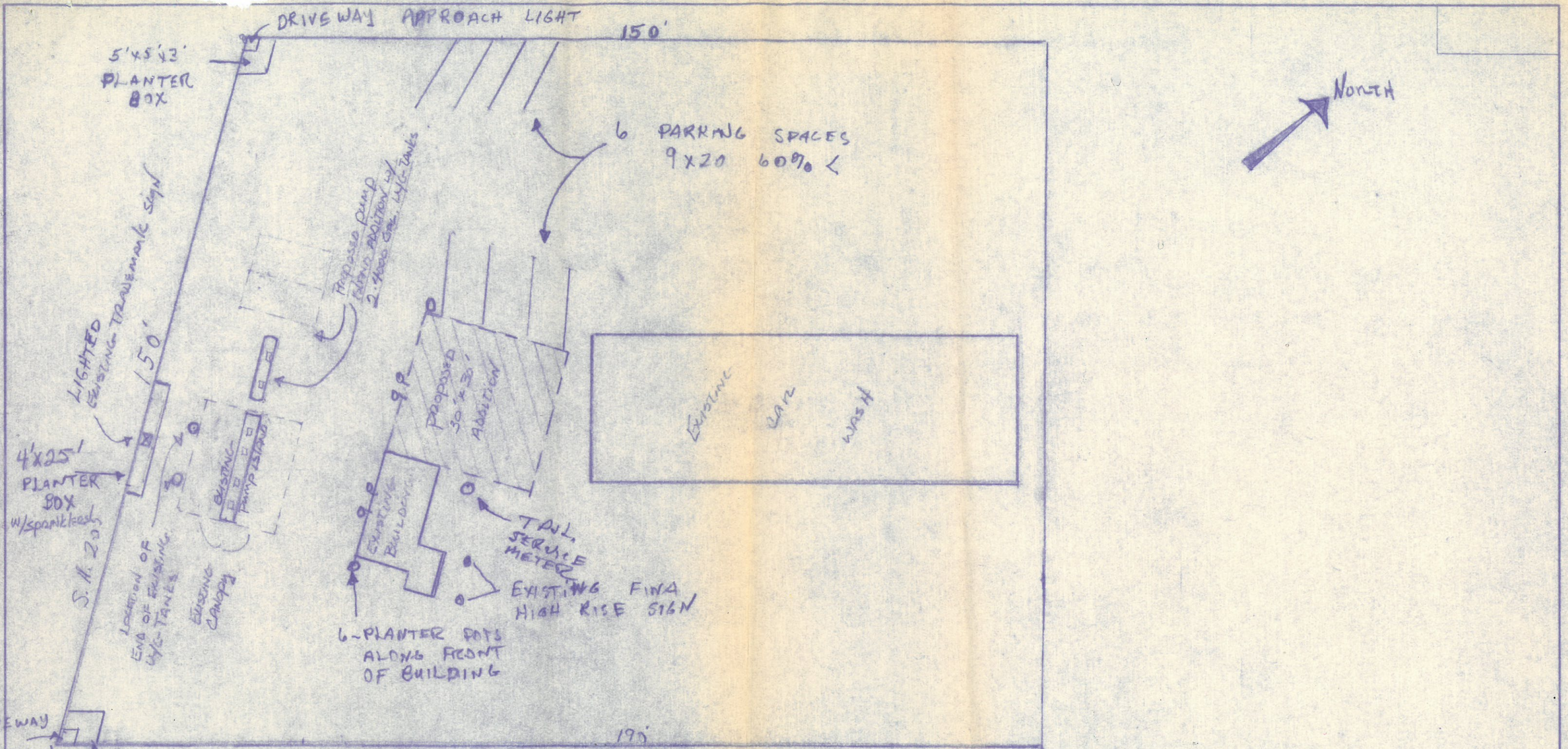
SCALE: 1" = 20'	APPROVED BY	DRAWN BY
DATE: 9-1-84		
		DRAWING NUMBER

- VIEW OF PROPOSED REMODEL WITH LANDSCAPING -

RED BRICK



PROPOSED ADDN. TO BUILDING 2003 S. GOLIND, ROCKWALL, TEX.		
SCALE: NTS	APPROVED BY	DRAWN BY
DATE: 9-15-84		
		DRAWING NUMBER



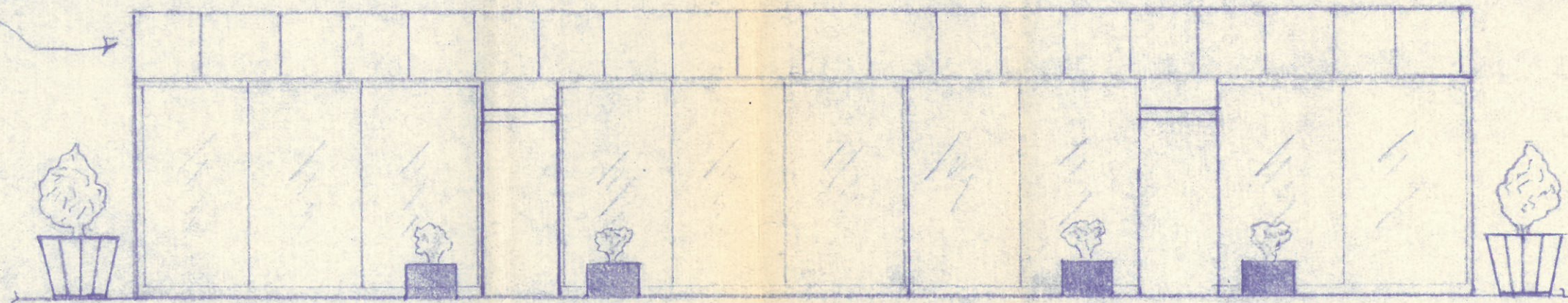
PROPOSED ADDN. TO BUILDING.
2003 S. GOLIAD, ROCKWALL, TEX.

SCALE: 1" = 20'	APPROVED BY	DRAWN BY
DATE: 9-1-84		
		DRAWING NUMBER

Approved

- VIEW OF PROPOSED REMODEL WITH LANDSCAPING -

RED FASCIA



PROPOSED ADDN. TO BUILDING 2003 S. GOLIND, ROCKWALL, TEX.		
SCALE: NTS	APPROVED BY	DRAWN BY
DATE: 9-15-84		
		DRAWING NUMBER