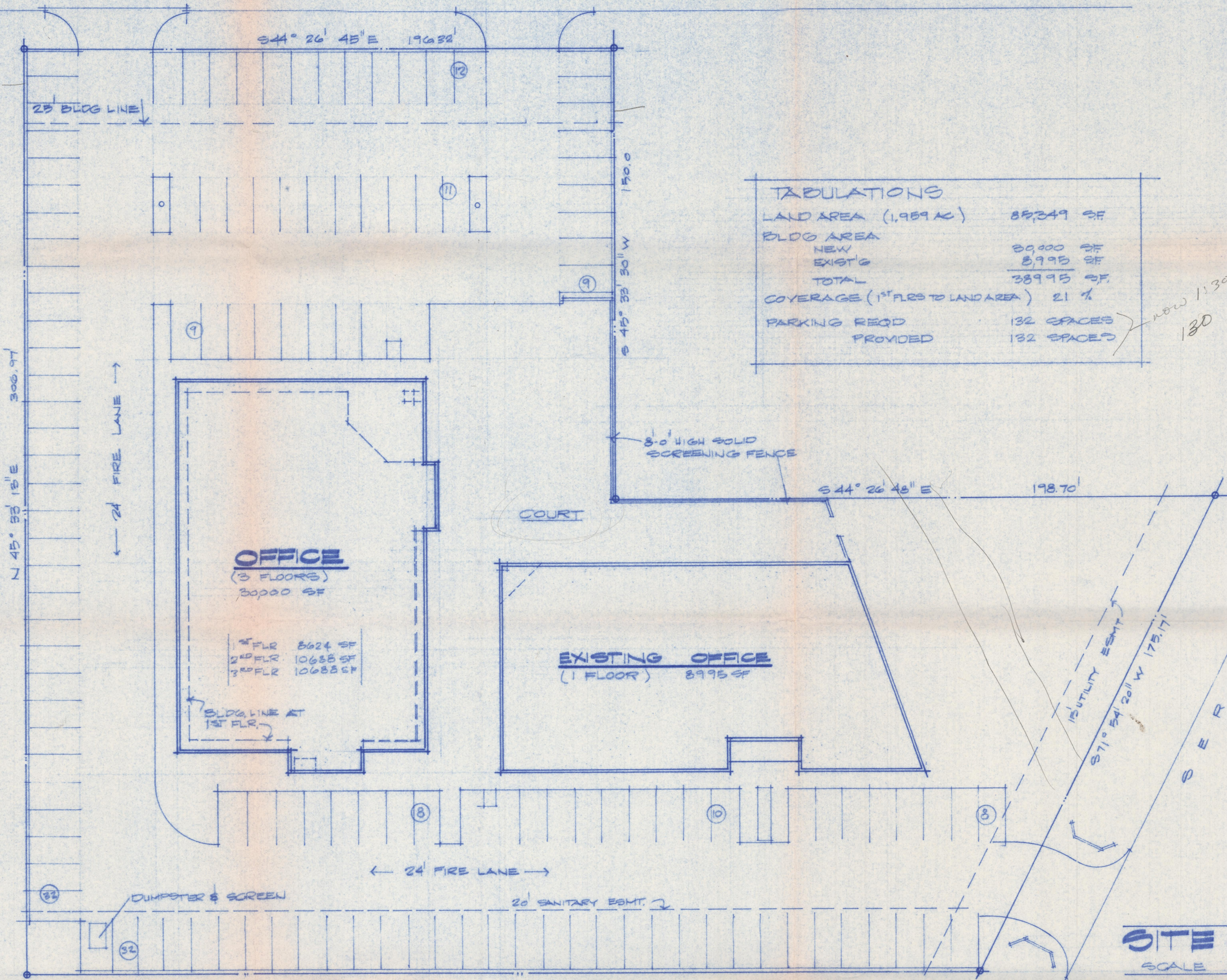


WHITE HILLS DR.



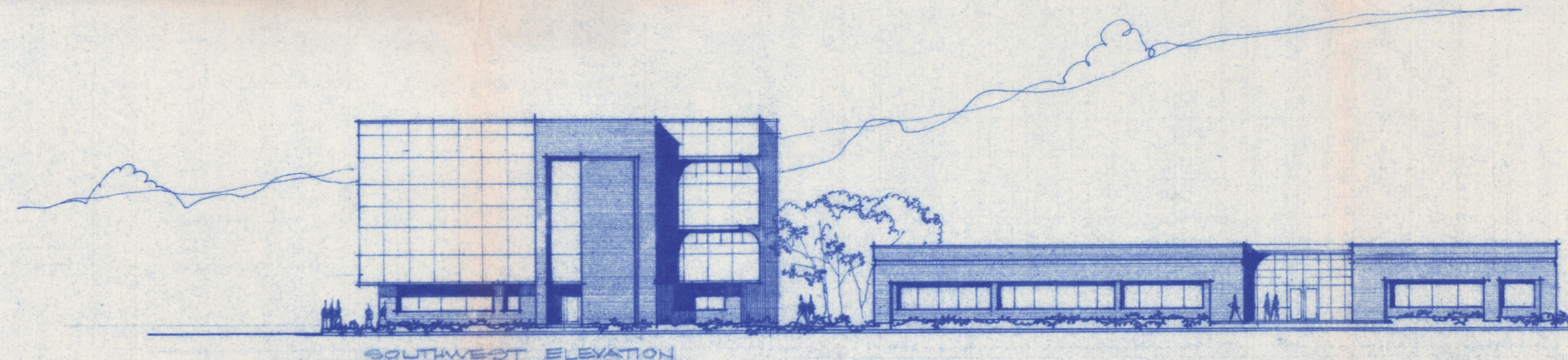
TABULATIONS

LAND AREA (1.959 AC)	85,349 SF
BLDG AREA	
NEW	30,000 SF
EXIST'G	8,995 SF
TOTAL	38,995 SF
COVERAGE (1 ST FLS TO LAND AREA)	21 %
PARKING REQ'D	132 SPACES
PROVIDED	132 SPACES

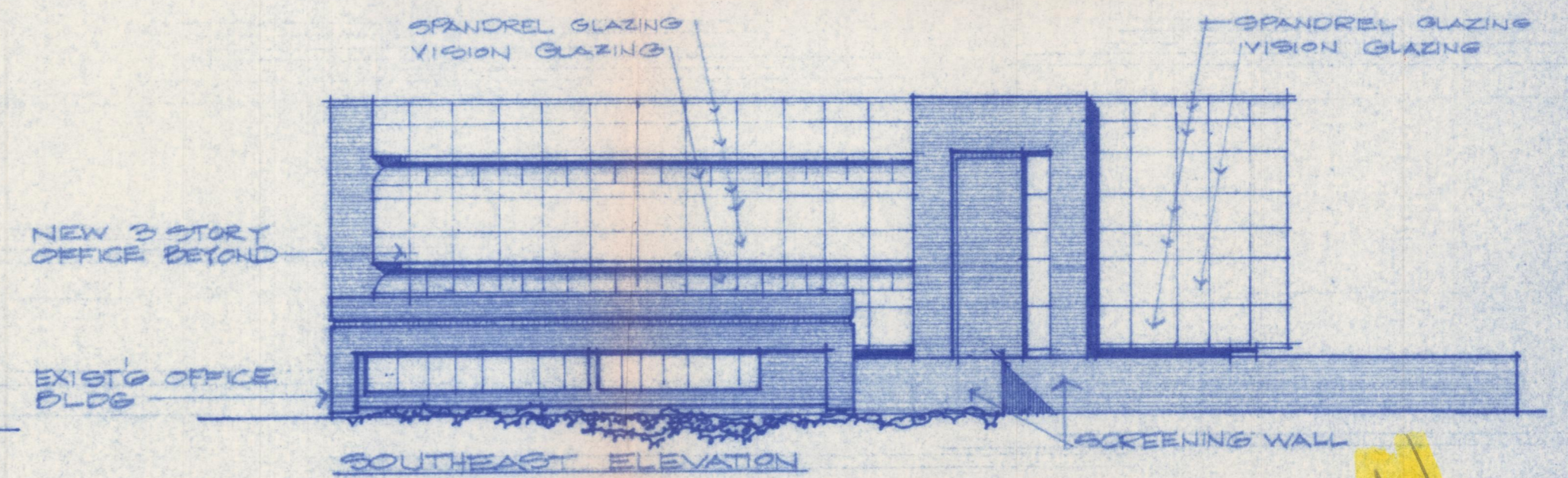
now 11,300
130

landscaping
cont. + location
trees

SITE PLAN
SCALE 1"=20'



SOUTHWEST ELEVATION
ELEVATION
1"=20'



SOUTHEAST ELEVATION

J.L. BRANTLEY, INC.
ARCHITECTS/INTERIORS
901 EAST 18TH STREET
PLANO TEXAS 75074



LAKESHORE BUSINESS PARK
ROCKWALL, TEXAS
MTB INVESTMENTS

REVISIONS

JOB NO. 85140
DATE 12 AUG 85
SHEET NO. 1
OF 1

SITE PLAN APPLICATION

Date: August 20, 1985

NAME OF PROPOSED DEVELOPMENT LAKESHORE BUSINESS PARK

NAME OF PROPERTY OWNER/DEVELOPER Michael T. Mullen/Rosa T. Bielec

ADDRESS 203 Yacht Club Drive PHONE 722-4596

NAME OF LAND PLANNER/ENGINEER J. L. Brantley

ADDRESS 901 East 18th Plano, Texas PHONE 422-5601

TOTAL ACREAGE 1.959

CURRENT ZONING Commercial

NUMBER OF LOTS/UNITS _____

Signed Rosa T Bielec

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.

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

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: _____

SITE PLAN APPLICATION

Date: 8-23-85

NAME OF PROPOSED DEVELOPMENT PEBBLEBROOK SQUARE

NAME OF PROPERTY OWNER/DEVELOPER ELLIS COMPANIES

ADDRESS 1950 ALPHA DR. #100, ROCKWALL, TX PHONE 722-9131

NAME OF LAND PLANNER/ENGINEER STEVE DICKERSON

ADDRESS 4031 WEST PLANO PARKWAY #201 PLANO, TX PHONE 985-9979

TOTAL ACREAGE 2.47 CURRENT ZONING GENERAL RETAIL

NUMBER OF LOTS/UNITS _____

Signed *David Ellis*

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.

<u>Provided or Shown on Site Plan</u>	<u>Not Applicable</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>	_____	2. Landscaping, lighting, fencing and/or screening of yards and set-back areas
<u>✓</u>	_____	3. Design and location of ingress and egress
<u>✓</u>	_____	4. Off-street parking and loading facilities
<u>✓</u>	_____	5. Height of all structures
<u>✓</u>	_____	6. Proposed Uses
<u>✓</u>	_____	7. Location and types of all signs, including lighting and heights
<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:

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: _____

PLANNING AND ZONING ACTION SHEET

Applicant: Elles Companies Case No. 85-70-SP/PP
Property Description Pebble Creek Shopping Center
Case Subject Matter See plan / Prel plat

CASE ACTION

Date to P&Z: Sept 12 ✓ Approved Disapproved Tabled

Conditions: Sub to conditions as spec in minutes

Date to City Council was pulled by app. prior to council

Conditions: _____

Ordinance No. _____ Date: _____

ITEMS IN FILE

<u>Zoning Cases</u>	<u>Plat/Site Plan Cases</u>
<u>Application</u>	<u>✓ Application</u>
<u>Site Plan</u>	<u>✓ Filing Fee</u>
<u>Filing Fee</u>	<u>✓ Plat/Plan</u>
<u>Notice to Paper</u>	<u>N/A Engineer's Review</u>
<u>Notice to Residents</u>	<u>N/A Consultant's Review</u>
<u>List of Residents Notified</u>	<u>agenda notes</u>
<u>Residents' Responses</u>	<u>minutes</u>
<u>Consultant's Review</u>	



CITY OF ROCKWALL

001746

"THE NEW HORIZON"

Rockwall, Texas 75087-3628

(214) 722-1111

Metro 226-7885

Cash Receipt

205 West Rusk

Name Ellis Company Date 7-26-98

Mailing Address _____

Job Address Littlebrook Tapco Permit No. _____

Check Cash Other

General Fund Revenue 01			W & S Fund Revenue 02		
DESCRIPTION	Acct. Code	Amount	DESCRIPTION	Acct. Code	Amount
General Sales Tax	3201		RCH	00-3211	
Beverage Tax	3204		Blackland	00-3214	
Building Permit	3601		Water Tap	00-3311	
Fence Permit	3602		10% Fee	00-3311	
Electrical Permit	3604		Sewer Tap	00-3314	
Plumbing Permit	3607		Reconnect Fees	00-3318	
Mechanical Permit	3610		Water Availability	33-3835	
Zoning, Planning, Board of Adj.	3616		Sewer Availability	33-3836	
Subdivision Plats	3619	105 00	Meter Deposit	00-2201	
Sign Permits	3628		Portable Meter Deposit	00-2202	
Health Permits	3631		Misc. Income	00-3819	
Garage Sales	3625		Extra Trash	00-1129	
Misc. Permits	3625				
Misc. Licenses	3613				
Misc. Income	3819				
TOTAL GENERAL		105 00	TOTAL WATER		

TOTAL DUE _____

Received by Milton

PLANNING AND ZONING ACTION SHEET

Applicant: Mullen / Bielac Case No. 85-69-5P
Property Description Lakeshore Business Park
Case Subject Matter revised site plan

CASE ACTION

	<u>Approved</u>	<u>Disapproved</u>	<u>Tabled</u>
Date to P&Z: <u>September 12</u>	<u>✓</u>	<u>—</u>	<u>—</u>
Conditions: _____			

Date to City Council <u>Oct 7 1985</u>	<u>✓</u>	<u>—</u>	<u>—</u>
Conditions: _____			

Ordinance No. _____ Date: _____

ITEMS IN FILE

<u>Zoning Cases</u>	<u>Plat/Site Plan Cases</u>
<u>Application</u>	<u>✓</u> Application
<u>Site Plan</u>	<u>✓</u> Filing Fee
<u>Filing Fee</u>	<u>✓</u> Plat/Plan
<u>Notice to Paper</u>	<u>N/A</u> Engineer's Review
<u>Notice to Residents</u>	<u>N/A</u> Consultant's Review
<u>List of Residents Notified</u>	<u>minutes</u>
<u>Residents' Responses</u>	<u>✓</u> agenda notes
<u>Consultant's Review</u>	<u>correspondence</u>

Agenda Notes
City Council - 10/7/85

IV. C. 85-69-SP - Consider Approval of a Revised Site Plan for Lakeshore Business Park on White Hills Drive and I-30 submitted by Rosa Bielac and Michael Mullen

Action Needed: Motion to approve or deny the revised site plan with any changes.

The L-shaped piece of property around Derrick's Restaurant (now Casa de Comida) was originally platted for Panex, Ltd. The original owner planned to build a series of combustible buildings with brick exteriors. However, he decided not to complete the project. Rosa Bielac and Mike Mullen took over the project and filed the final plat. They did, however, submit a revised site plan at that time showing three one story buildings on the property. The first of these three buildings has been constructed.

Now the owners would like to revise their site plan and change the remaining two buildings into one three story building to take advantage of a view of the lake. In making this revision they have also concentrated more parking along White Hills Drive.

The Planning and Zoning Commission has recommended approval of this request.

3. Direct Mr. Roffino to go to the Board of Adjustments to request a variance on the five covered parking areas that do not meet the 15 ft. setback.

The Council discussed the alternatives and the merits of each plan. Roffino requested that he be allowed to go before the Board of Adjustments.

Gournay made a motion that the Council approve the change in the development plan to allow covered parking in front of the Cabanas Phase II. Eubanks seconded the motion. Fox offered an amendment that the motion also include that the covered parking which has not been built comply with the City's ordinances. Eubanks seconded the motion.

The Council then voted on the motion to amend. The motion to amend passed unanimously. The Council then voted on the amended main motion. The amended main motion passed unanimously.

The Council then considered a revised site plan for Lakeshore Business Park on White Hills Drive and Interstate 30 submitted by Rosa Pielac and Michael Mullen. Couch explained that the revision included a change from three one-story buildings as originally approved. She told the Council that one building had been completed and that the developers would like to revise the site plan to delete the two one-story buildings that have not yet been built and to add a single three-story building. She told the Council that the site plan to make this change had been submitted, had been approved by the Planning and Zoning Commission and does meet all of the City's technical requirements.

Fox made a motion that the Council approve the revised site plan for Lakeshore Business Park. Gournay seconded the motion. The motion was voted on and passed unanimously.

The Council then considered an ordinance calling a bond election to be held on November 2, 1985, within the City boundaries and making provision for the conduct of the election and other provisions relating to the purpose of the ordinance. Tuttle recommended that consideration of the ordinance be tabled in view of some discussions with the City Manager. Gournay asked if the ordinance would, if tabled, be considered the following night. Tuttle stated that this was correct since the Council would meet the following night.

Fox made a motion to table consideration of the ordinance and that it be placed as an emergency item for consideration the following night. Bullock seconded the motion. The motion was voted on and passed six to one, with Tuttle, Fox, Bullock, Welborn, Davis, and Eubanks voting in favor, and Gournay voting against.

Gournay left the meeting at this point.

The Council then considered a resolution consenting to the merger of Storer Cable Television. Eisen explained that, as he understood the merger, it was designed to accomplish a financial restructuring of the Company which triggers the requirement that

Council Minutes 10/7/85

CITY OF ROCKWALL
205 West Rusk Street
ROCKWALL, TEXAS 75087-3628
(214) 722-1111 — Dallas 226-7885

TO: ■ Rosa Bielec ■ August 30, 1985
■ 203 Yacht Club Dr. ■
■ Rockwall, Tx. 75087 ■

Subject: Lakeshore Business Park Site Plan

> Staff and P&Z Comments on the above plan:

1. Landscaping should be better labeled and described.
2. Suggest additional landscaping be shown along White Hills Dr. frontage
3. Parking requirement has been reduced by the City Council to one per 300 sq. ft.

Please submit 8 copies of the plan showing landscaping definition by September 5th. This case will be heard by the P&Z Commission on September 12th at 7:30 P.M.

CITY OF ROCKWALL

205 West Rusk Street

ROCKWALL, TEXAS 75087-3628

(214) 722-1111 — Dallas 226-7885

TO:

David Ellis

- 1950 Alpha Drive, Ste. 100
- Rockwall, Tx. 75087
-

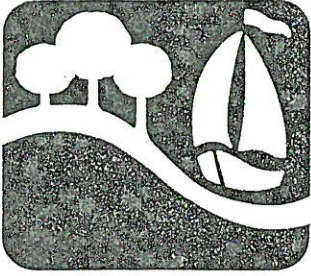
▪ August 30, 1985

Subject: Pebblebrook Square Shopping Center Site Plan

>
Comments from the City Staff and P&Z Commission are as follows:

1. Site Plan should show dimensions
2. Suggest additional trees in landscaping ~~the~~ ⁱⁿ parking area
3. Show location of adjoining driveways to Pebblebrook Apartments and EZ Mart
4. Traffic is being reviewed by City Consultant

Please submit 3 copies of the copies of the site plan with dimensions and 6 additional copies of the elevation by September 5th. The P&Z Commission will hear this case on September 12th. at 7:30 P.M.



CITY OF ROCKWALL
"THE NEW HORIZON"

October 25, 1985

Ms. Rosa Bielac
Lakeshore Business Park
203 Yacht Club Drive
Rockwall, Texas 75087

Dear Ms. Bielac:

On October 7th the Rockwall City Council approved your re-vised site plan for Lakeshore Business Park, as submitted. This letter is to provide written confirmation of your approval.

Let me know if you have any questions.

Sincerely,

A handwritten signature in cursive script, appearing to read "Julie Couch". The signature is written in dark ink and is positioned above the typed name.

Julie Couch
Assistant City Manager

JC/mmp

Agenda Notes
P&Z - 9/12/85

VIII. 85-69-SP - Consider Approval of a Revised Site Plan for Lakeshore Business Park on White Hills Drive and I-30 submitted by Rosa Bielac and Michael Mullen

Action Needed: 1. Motion to approve or deny the revised site plan with any changes.

The L-shaped piece of property around Derrick's Restaurant (now Casa de Comida) was originally platted for Panex, Ltd. The original owner planned to build a series of combustible buildings with brick exteriors. However, he decided not to complete the project. Rosa Bielac and Mike Mullen took over the project and filed the final plat. They did, however, submit a revised site plan at that time showing three one story buildings on the property. The first of these three buildings has been constructed.

Now the owners would like to revise their site plan and change the remaining two buildings into one three story building to take advantage of a view of the lake. In making this revision they have also concentrated more parking along White Hills Drive.

Our only comment on this plan is that we suggest that additional landscaping be provided along White Hills Drive.

P+2 Minutes 9/12/85

stated that Mr. Roffino was unaware that he had to get approval before covering the spaces. Mr. Roffino addressed the Commission, explaining his request. After a brief discussion, Norm Seligman made a motion to approve the revised development plan as submitted. J. D. Jacobs seconded the motion. The same was voted on and carried unanimously.

The Commission then considered approval of a site plan/preliminary plat for Pebblebrook Square Shopping Center on the corner of Goliad and Yellowjacket Lane submitted by Richard and David Ellis. David Ellis presented the request to the Planning and Zoning Commission, reviewing the proposed shopping center. Mrs. Couch reviewed the plan, indicating that a number of comments had been made by Staff and by the Traffic Planner for the City, all of which had been included in the proposed shopping center plans. She indicated that the Staff would prefer to see the rear access off of Yellowjacket Lane be widened to provide combined access to both the shopping center and Pebblebrook from the one entrance. There was some discussion as to whether or not Folsom Investments would agree to the shared access. After a brief discussion, Norm Seligman made a motion to approve the site plan as revised with the stipulation that the rear entrance off of Yellowjacket Lane be widened to provide dual access and subject to approval of that adjustment by Folsom Investments. Teddy Carlaw seconded the motion. The same was voted on and carried unanimously.

The Commission then considered approval of a revised site plan for Lakeshore Business Park on White Hills Drive and I-30 submitted by Rosa Bielac and Michael Mullen. Mrs. Couch explained to the Commission that the property owners wished to revise the approved site plan and eliminate the two remaining unconstructed one story buildings and construct a single three story building instead. She indicated that the plan as submitted did meet all of the technical requirements of the City. There was some discussion about the possibility of a fence separating the proposed office buildings from the adjacent day care center. There was some question as to whether or not there would be room to construct such a fence on the property owner's property. After some discussion, Norm Seligman moved approval of the revised site plan as submitted. Hank Crumbley seconded the motion. The same was voted on and carried, with J. D. Jacobs, Tom Quinn, Hank Crumbley, Norm Seligman voting for, and Teddy Carlaw voting against.

The Commission then considered approval of a final plat for Windmill Ridge, Phase 3A on FM-3097 submitted by Centennial Homes. Mrs. Couch explained that Centennial Homes was ready to plat the third phase of their subdivision which would leave approximately a remaining 90 lots within the development unplatted. Those lots would be located along the proposed 6-lane divided thoroughfare along the northwest property line of Centennial. There was some discussion about the construction of the proposed 6-lane divided thoroughfare and its timing among the Commission members. After a brief discussion, Norm Seligman moved approval of the final plat as submitted subject to engineering. Hank Crumbley seconded the motion. The same was voted on and carried unanimously.

There being no further business to come before the Planning and Zoning Commission, the meeting was adjourned at 9:30 P.M.

APPROVED:

ATTEST:

City Secretary

Chairman