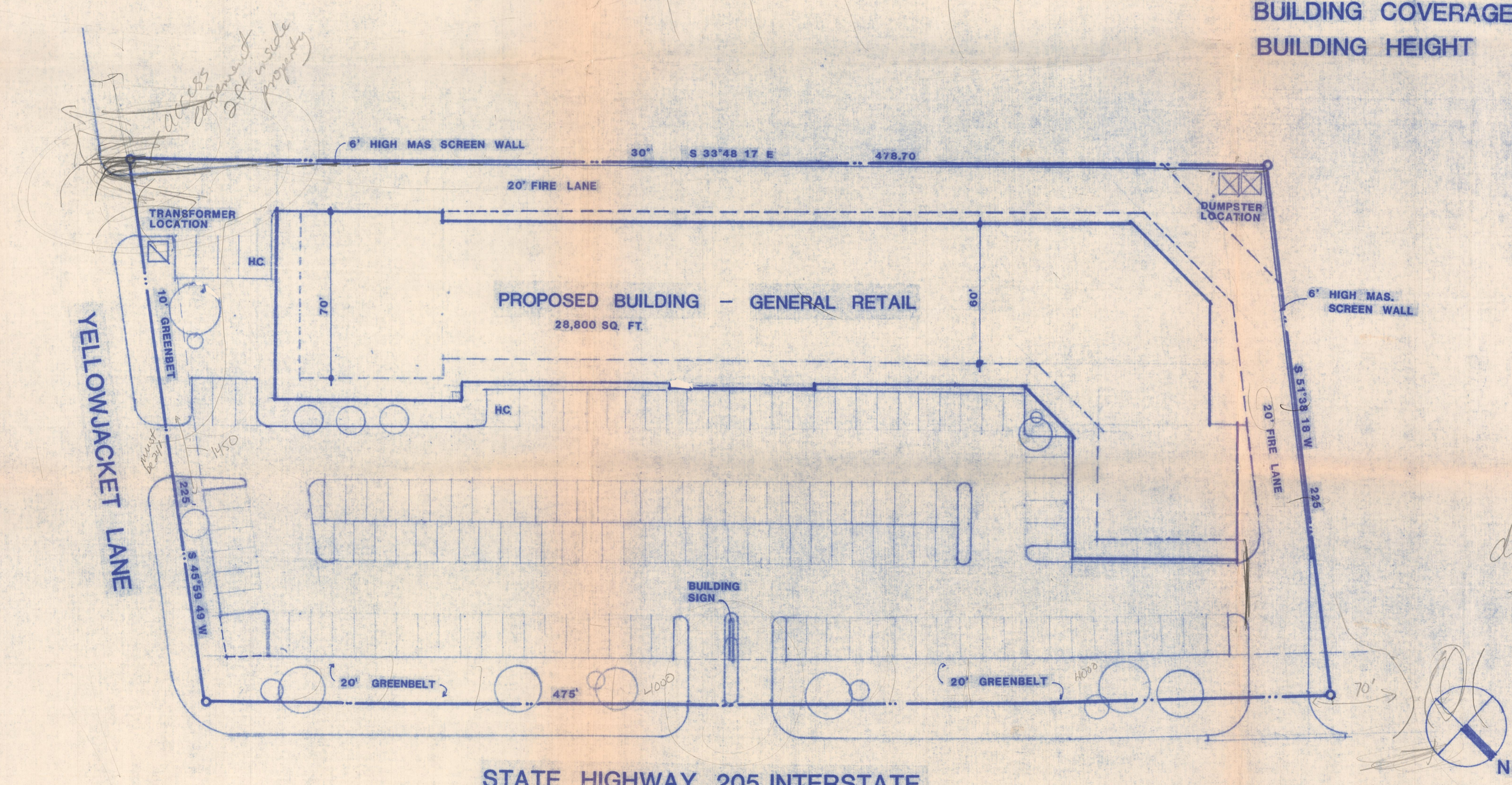


PEBBLEBROOK SHOPPING CENTRE

TABULATIONS

| | | |
|-------------------|-----------------------|---------------------------------|
| LAND | 2.47 ACRES | 107,593 ^{sq ft} |
| BUILDING | 28,800 SQ. FT. | |
| PARKING REQUIRED | 144 SPACES | |
| PARKING PROVIDED | 142 REGULAR | |
| | 2 HANDICAPPED | |
| | 28,800 ÷ 200 = | 144 TOTAL |
| ZONING | (G.R.) GENERAL RETAIL | REQUIRE 10,760 ^{sq ft} |
| LANDSCAPE AREA | 19.95% | |
| BUILDING COVERAGE | 30% | |
| BUILDING HEIGHT | 18'-0" | |



*E-Z
MART*

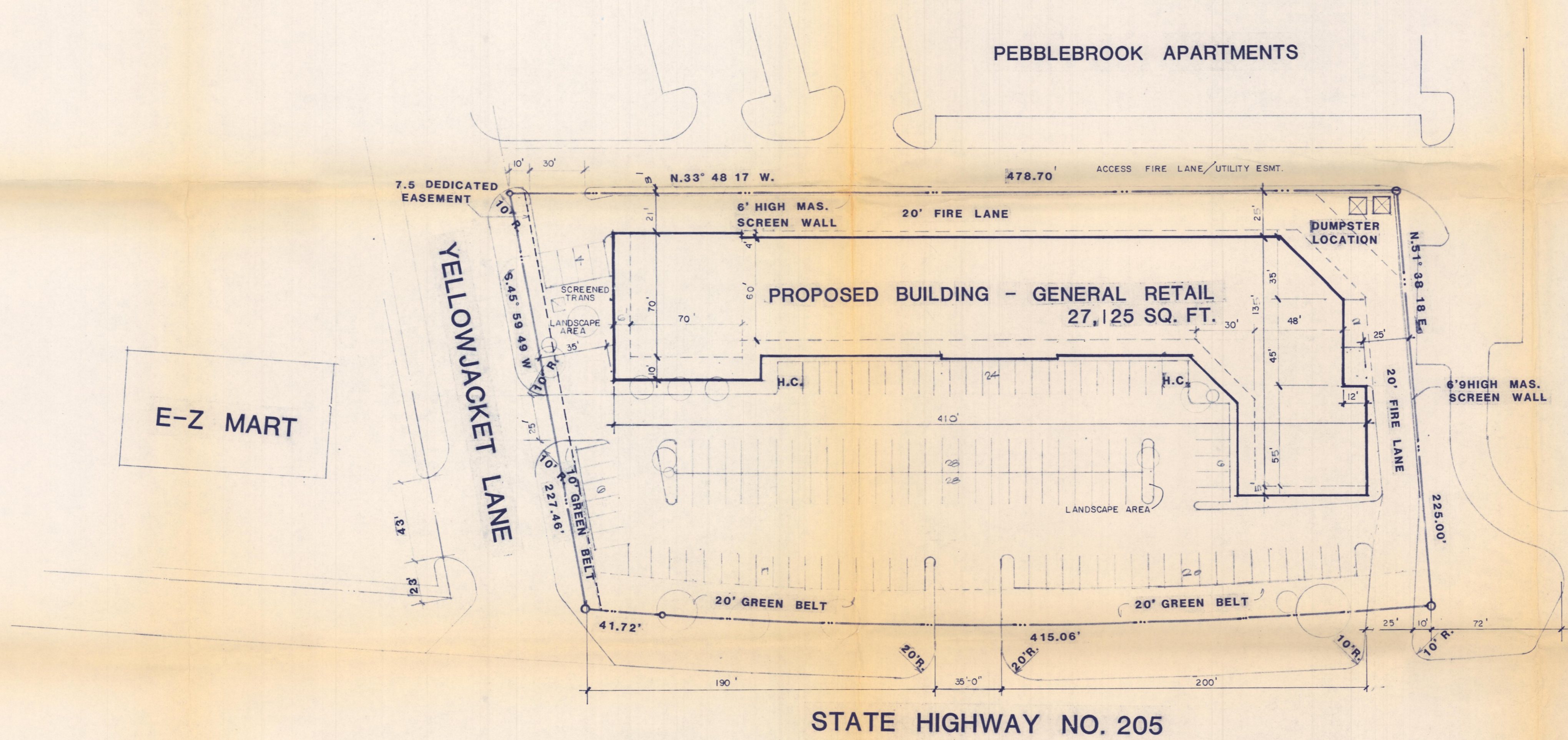
*dimensions
trees in
parking*

STATE HIGHWAY 205 INTERSTATE

SITE PLAN
1-30

PEBBLEBROOK SHOPPING CENTRE
ELLIS COMPANIES

1st Submission



E-Z MART

PEBBLEBROOK APARTMENTS

STATE HIGHWAY NO. 205

SITE PLAN

1" = 40' 0"

TABULATIONS

| | |
|-------------------|---|
| LAND | 2.47 ACRES |
| BUILDING | 27,125 SQ. FT. |
| PARKING REQUIRED | 135 SPACES |
| PARKING PROVIDED | 133 REGULAR |
| | 2 HANDICAPPED |
| ZONING | 27,525±200± (G.R.) GENERAL RETAIL 135 TOTAL |
| LANDSCAPE AREA | 19.95% |
| BUILDING COVERAGE | 30% |
| BUILDING HEIGHT | 18'-0" |

85-70-50/100

**PEBBLEBROOK SHOPPING CENTRE
ELLIS COMPANIES**

ROCKWALL, TEXAS

STEVE DICKERSON
DESIGN + PLANNING
4031 WEST PLANO PKWY, SUITE 201, PLANO, TEXAS
985-8878

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

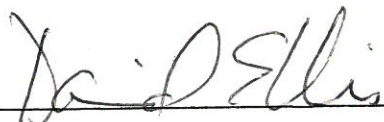
NAME OF LAND PLANNER/ENGINEER STEVE DICKERSON

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

TOTAL ACREAGE 2.47

CURRENT ZONING GENERAL RETAIL

NUMBER OF LOTS/UNITS _____

Signed 

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> | <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:

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> |
|---|---|
| <input type="checkbox"/> Application | <input checked="" type="checkbox"/> Application |
| <input type="checkbox"/> Site Plan | <input checked="" type="checkbox"/> Filing Fee |
| <input type="checkbox"/> Filing Fee | <input checked="" type="checkbox"/> Plat/Plan |
| <input type="checkbox"/> Notice to Paper | <u>N/A</u> Engineer's Review |
| <input type="checkbox"/> Notice to Residents | <u>N/A</u> Consultant's Review |
| <input type="checkbox"/> List of Residents Notified | <u>agenda notes</u> |
| <input type="checkbox"/> Residents' Responses | <u>minutes</u> |
| <input type="checkbox"/> Consultant's Review | _____ |

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 ~~and~~ parking area *UN*
3. Show location of adjoining driveways to Pebblebrook Apartments and EZ Mart
4. Traffic is being reviewed by City Consultant

Please submit 8 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.

VII. 85-70-SP/PP - Consider Approval of a Site Plan/Preliminary Plan for Pebblebrook Square Shopping Center on the Corner of Goliad and Yellowjacket Lane submitted by Richard and David Ellis

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

Richard and David Ellis are proposing to build a retail strip center on the northwest corner of Goliad Street and Yellowjacket Lane. The property is zoned General Retail. It adjoins the multifamily development which is also in a Retail District. The property needs to be site planned and platted.

The plan shows two entries off SH-205 and two entries off Yellowjacket Lane. The northernmost entry off SH-205 is approximately 70 ft. from the existing main entry to Pebblebrook Apartments. The westernmost entry off of Yellowjacket Lane is immediately adjacent to the entry to the apartments. Because of possible traffic conflicts, we have asked John Reglin to review this site plan. We feel it must be reviewed in relation to the apartment entries and the E Z -Mart entry across Yellowjacket Lane.

The applicant is showing a 6 ft. screening wall along its common boundary with the Pebblebrook Apartments. One question which needs to be cleared up is that the plat for Pebblebrook Apartments showed an access and utility easement into this property. The owner needs to clarify the location of that easement and either provide access through it or else have the easement removed. The dumpster is located in an area which our garbage can service it.

We have asked the applicants to dimension the site plan and suggested additional trees in the parking lot landscaping. The landscaping does meet all minimum square footage requirements. This lot does fall into our new requirement that 2% of the interior of the lot be in landscaping.

An elevation drawing of the shopping center is enclosed.

P & Z 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