

SITE PLAN APPLICATIONDate 5/18/89NAME OF PROPOSED DEVELOPMENT Hillcrest CenterNAME OF PROPERTY OWNER/DEVELOPER Edward R. Smith, Jr.ADDRESS 203 Windy Lane Rockwall, Tx. 75087PHONE 771-9697NAME OF LAND PLANNER/ENGINEER BL & S Associates, Inc.ADDRESS Sid Road Rockwall, Texas 75087PHONE 722-3036TOTAL ACREAGE 2.109 ~~1.971~~ acresCURRENT ZONING AgriculturalNUMBER OF LOTS/UNITS 1

SIGNED

Wayne Fields
P.O. Box 119 P - 771-8773
Rockwall

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>

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

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.

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

4. Calculation of landscaped area provided

5. Location and dimensions 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</u> drawings 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. _____

Date _____

Fee _____

APPLICATION AND FINAL PLAT CHECKLISTDate 5/18/89Name of Proposed Development Hillcrest CenterName of Developer Edward R. Smith, Jr.Address 203 Windy Lane Rockwall, Texas 75087 Phone 771-9697Owner of Record Edward R. Smith, Jr.Address 203 Windy Lane Rockwall, Texas 75087 Phone 771-9697Name of Land Planner/Surveyor/Engineer BL & S Associates, Inc.Address Sid Road 0 Rockwall, Texas 75087 Phone 722-3036Total Acreage 2.109 ~~1.001~~ acres Current Zoning AgriculturalNumber of Lots/Units 1Signed *J. H. Field*

The Final Plat shall generally conform to the Preliminary Plat, as approved by the City Council and shall be drawn to legibly show all data on a satisfactory scale, usually not smaller than one inch equals 100 feet. The Final Plat shall be submitted on a drawing which is 18" x 24".

The following Final Plat Checklist is a summary of the requirements listed under Section VIII of the Rockwall Subdivision Ordinance. Section VIII should be reviewed and followed when preparing a Final Plat. The following checklist is intended only as a reminder and a guide for those requirements.

INFORMATIONProvided or
Shown on PlatNot
Applicable

1. Title or name of development, written and graphic scale, north point, date of plat and key map

2. Location of the development by City, County and State

3. Location of development tied to a USGS monument, Texas highway monument or other approved benchmark

4. Accurate boundary survey and property description with tract boundary lines indicated by heavy lines

5. If no engineering is provided show contours of 5 ft. intervals

6. Accurate plat dimensions with all engineering information necessary to reproduce plat on the ground

7. Approved name and right-of-way width of each street, both within and adjacent to the development

8. Locations, dimensions and purposes of any easements or other rights-of-way

9. Identification of each lot or site and block by letter and number and building lines

10. Record owners of contiguous parcels of unsubdivided land, names and lot patterns of contiguous subdivisions, approved Concept Plans, reference recorded subdivision plats or adjoining platted land by record name and by deed record volume and page

11. Boundary lines, dimensions and descriptions of open spaces to be dedicated for public use of the inhabitants of the development

12. Certificate of dedication of all streets, alleys, parks and other public uses signed by the owner or owners (see wording)

13. Designation of the entity responsible for the operation and maintenance of any commonly held property and a waiver releasing the City of such responsibility, a waiver releasing the City for damages in establishment or alteration of grades (see wording)

14. Statement of developer responsibility for storm drainage improvements (see wording)

15. Instrument of dedication or adoption signed by the owner or owners (see wording)

16. Space for signatures attesting approval of the plat (see wording)

17. Seal and signature of the surveyor and/or engineer responsible for surveying the development and/or the preparation of the plat (see wording)

18. Compliance with all special requirements developed in preliminary plat review

19. Statements indicating that no building permits will be issued until all public improvements are accepted by the City (see wording)

20. Submit Along with plat a calculation sheet indicating the area of each lot.

21. Attach copy of any proposed deed restrictions for proposed subdivision.

Page 4 of 4

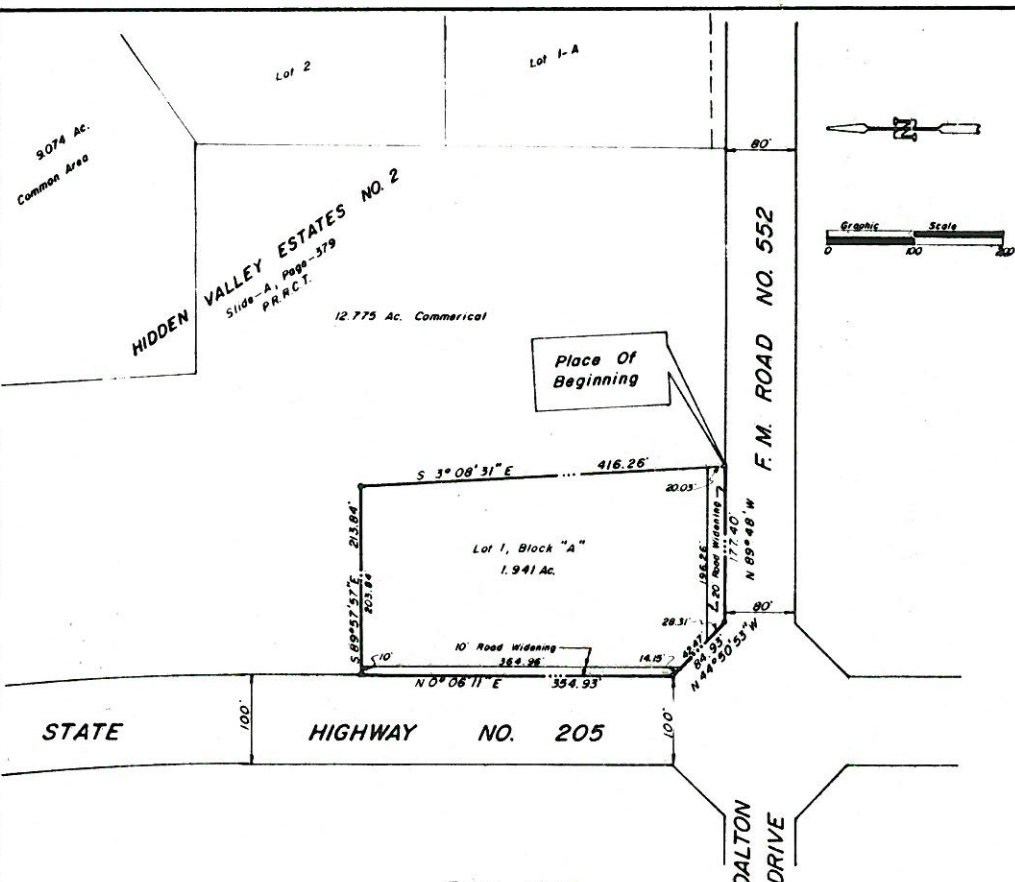
Taken by: _____

File No.: _____

Date: _____

Fee: _____

Receipt No.: _____



FINAL PLAT

HILLCREST CENTER

CITY OF ROCKWALL

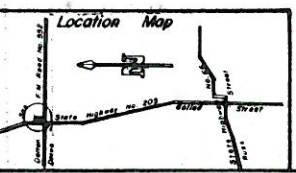
T.R. BAILEY SURVEY, ABSTRACT NO. 30

ROCKWALL COUNTY, TEXAS

EDWARD R. SMITH JR. OWNER
203 WINDY LANE (771-9697) ROCKWALL, TEXAS 75087

B.L.S. & ASSOCIATES INC. (771-3036) SURVEYORS
RT. 1 BOX-142-E SIDS ROAD ROCKWALL, TEXAS 75087

SCALE 1"=100' MAY 15, 1989



OWNERS CERTIFICATE

STATE OF TEXAS
 COUNTY OF ROCKWALL

WHEREAS, Edward R. Smith Jr. being owner of a tract of land situated in the City of Rockwall, County of Rockwall, State of Texas, said tract being more particularly described as follows;
 BEING, a tract of land situated in the T.R. Bailey Survey, Abstract No. 30, City of Rockwall, Rockwall County, Texas and also being that tract as recorded in Volume H, Page 12, Volume Q, Page 54, Deed Records, Rockwall County, Texas and being more particularly described as follows;
 BEGINNING at a point on the North line of F.M. Road No. 552, said point being the most Southerly Southwest corner of Hidden Valley Estates No. 2, an addition to the City of Rockwall, Texas, according to the plat thereof recorded in Slide-A, Page 379, Plat Records of Rockwall County, Texas, an iron stake for corner;
 THENCE, N.89°48'W., along the North line of F.M. Road No. 552, a distance of 177.40 feet to an iron stake for corner;
 THENCE, N.44°50'53"W., a distance of 84.93 feet to an iron stake for corner;
 THENCE, N.0°06'11"E., along the East line of State Highway No. 205, a distance of 354.93 feet to an iron stake for corner;
 THENCE, S.89°57'57"E., leaving the said East line of State Highway No. 205, a distance of 213.84 feet to an iron stake for corner;
 THENCE, S.3°08'31"E., a distance of 416.26 feet to the PLACE OF BEGINNING and containing 2.109 acres of land.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:
 THAT, Edward R. Smith Jr., being owner, does hereby adopt this plat designating the herein above described property as FINAL PLAT of HILLCREST CENTER, to the City of Rockwall, Rockwall County, Texas and does hereby dedicate to the public use forever, the streets and alleys shown thereon and do hereby reserve the right-of-way and easement strips shown on this plat for the purpose stated and for the mutual use and accommodation of all utilities desiring to use or using same, any public utility shall have the right to remove all or part of any buildings, fences, trees, shrubs or other growths or improvements which in any way endanger or interfere with construction maintenance or efficiency of their respective systems on any of the right-of-way and easement strips; and any public utility shall have the right of ingress and egress to, from and upon the said right-of-way and easement strips for the purpose of construction, reconstruction, patrolling, maintaining and either adding to or removing all or part of their respective systems without the necessity of at any time procuring the permission of anyone. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of any grades of streets in this addition A) It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. B) The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, nor shall such approval constitute any representation, assurance or guarantee by the City of the adequacy and availability of water for personal use and fire protection within such plat.
 WITNESS my hand at Rockwall, Texas this _____ day of _____ A.D. 1989.

BY
 Edward R. Smith Jr. Owner

STATE OF TEXAS
 BEFORE ME, the undersigned Notary Public in and for the State of Texas, on this day personally appeared Edward R. Smith Jr., known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration herein expressed.

Given under my hand and seal of office this _____ day of _____ A.D. 1989.

My Commission Expires _____

Notary Public in and for the State of Texas

SURVEYORS CERTIFICATE

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:
 That I, Bob O. Brown, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon were placed under my personal supervision.

Bob O. Brown, Registered Public Surveyor # 1744

STATE OF TEXAS
 Before me, the undersigned Notary Public in and for the State of Texas, on this day personally appeared Bob O. Brown, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration herein expressed.

Given under my hand and seal of office this _____ day of _____ A.D. 1989.

My Commission Expires _____

Notary Public in and for the State of Texas

RECOMMENDED FOR FINAL APPROVAL

APPROVED

City Manager

Chairman Planning and Zoning Commission

I hereby certify that the above foregoing plat of Hillcrest Center, to the City of Rockwall, Texas was approved by the City Council of the City of Rockwall, Texas, on the _____ day of _____ A.D. 1989.
 This approval shall be invalid unless the approved plat for such addition is recorded in the Office of the County Clerk of Rockwall County, Texas within one hundred twenty (120) days from said date of final approval.
 Said addition shall be subject to all the requirements of the Platting Ordinance of the City of Rockwall.

WITNESS OUR HANDS THIS _____ day of _____ A.D. 1989.

Mayor, City of Rockwall, Texas

City Secretary, City of Rockwall, Texas

CITY OF ROCKWALL
205 West Rusk
Rockwall, Texas

APPLICATION FOR ZONING CHANGE

Case No. 1989-24-Z/SP/R Filing Fee \$ 145.00 Date 5/18/89

Applicant Edward R. Smith, Jr. Phone 771-9697

Mailing Address 203 Windy Ln. Rockwall, Texas 75087

LEGAL DESCRIPTION OF PROPERTY SOUGHT TO BE REZONED: (If additional space is needed for description, the description may be put on a separate sheet and attached hereto.)¹

See Attached

I hereby request that the above described property be changed from its present zoning which is

Agricultural District Classification to

General Retail District Classification for
for the following reasons: (attach separate sheet if necessary)

Construction of a convenience store and gasoline pumps

There (are) (~~are not~~) deed restrictions pertaining to the intended use of the property.

Status of Applicant:² Owner X Tenant X

Prospective Purchaser _____

I have attached hereto as Exhibit "A" a plat showing the property which is the subject of this requested zoning change and have read the following concerning the importance of my submitting to the City a sufficient legal description.

Signed 

NOTE:

¹The legal description is used to publish notice of the required hearing and in the preparation of the final ordinance granting the zoning change. The description must be sufficient so as to allow a qualified surveyor to take the description and locate and mark off the tract on the ground. Each applicant should protect himself by having a surveyor or his attorney approve his legal description. Failure to do so by the applicant may result in delay in passage of the final ordinance or the ordinance being declared invalid at some later date because of an insufficient legal description.

²If the applicant is someone other than the owner, written acknowledgement by the owner of the zoning request must also be submitted.

23
06 Ac.

36.805 Ac.

HWY 20

Tr 25
1.9 Ac.

Tr 21
0.63 Ac.

Tr 22
0.29 Ac.

Tr 25-4 1.165 Ac.
Tr 25-5 4.394 Ac.

Tr 25-3
6.354 Ac.

Tr 25-1
2.672 Ac.
545.11

Tr 26
1.5 Ac.

Tr 6
2.35 Ac.

Tr 4
22.733 ACS

Tr 4-1
8.74 Ac.

Tr 2
2 Ac.

Tr 8-1 1 Ac.
Tr 8-2 11 Ac.

Tr 8

Tr 2
2-1

Tr 2

W.T.

HARLAN PARK PH I

HIDDEN VALLEY E

T.R. BAILEY A:

HWY 552

Hillcrest

N^o 12323



CITY OF ROCKWALL
"THE NEW HORIZON"
Rockwall, Texas 75087-3628
(214) 771-1111

Cash Receipt

Name B.D.S. & Associates Inc. Date 5-24-89

Mailing Address R#1 Lido Road, Rockwall

Job Address _____ Permit No. _____

Check ☒ Cash ☐ Other ☐

DESCRIPTION	Acct. Code	Amount	DESCRIPTION	Acct. Code	Amount
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	33-3835	
Mechanical Permit	01-3610		Sewer Availability	34-3836	
Zoning, Planning, Board of Adj.	01-3411	145.00	Meter Deposit	02-2201	
Subdivision Plats	01-3412		Portable Meter Deposit	02-2202	
Sign Permits	01-3628		Misc. Income	02-3819	
Health Permits	01-3631		NSF Check	02-1128	
Misc. Permits	01-3625		Meter Rent	02-3406	
Misc. Income	01-3819		Penalties	20-3117	
Sale of Supplies	01-3807		Hanger Rent	20-3406	
Municipal Pool	01-3402		Tie Down Fees	20-3407	
Cemetery Receipts	10-3830		Land Lease	20-3804	
Hotel/Motel Tax	15-3206		Sale of Supplies	20-3807	
Marina Lease	08-3810		Exxon Payment	20-1132	
Street	25-3828		Fuel Sales	20-3809	
TOTAL OF COLUMN			TOTAL OF COLUMN		

TOTAL DUE

145.00

Received by

Lisa

City of Rockwall

Planning and Zoning Applicant Receipt

Date 5/19/89

Applicant Edward Smith Phone _____

Address _____

Development Shiloh Baptist Center

The following items have been received on this date by the City of Rockwall Administrative Office:

☒ Site Plan Application

☐ Prel. Plat Application

☒ Final Plat Application

☒ Zone Change Application

☐ Sign Board Application

☐ Board of Adj. Application

☐ Front Yard Fence Application

☐ CUP Application

☒ () sets/site plans - Submission # _____

☐ () sets/prel. plats - Submission # _____

☒ () sets/final plats - Submission # _____

☐ () sets/executed final plats/mylars

☐ () sets/engineer drawings - Submission # _____

☒ Filing fee \$ 705.00

☐ Other _____

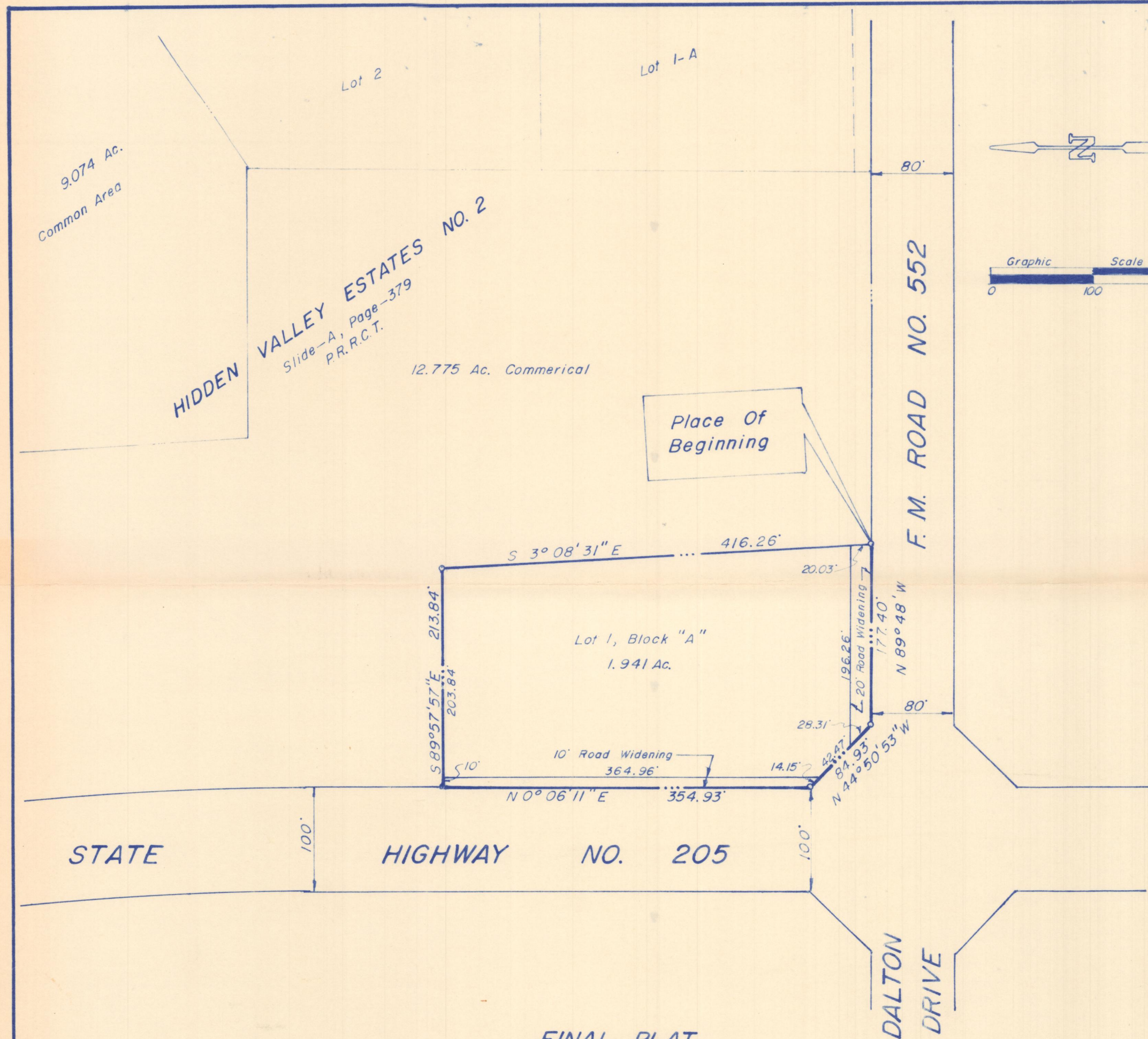
Sub By
Beb
Brown

With this application, you are scheduled to appear before the

on June 8, 1989

at 2:30 P.M. at City Hall, 205 W. Rusk, Rockwall, Texas.

Received By: ma



FINAL PLAT

HILLCREST

CENTER

CITY OF ROCKWALL

T.R. BAILEY SURVEY,

ABSTRACT NO. 30

ROCKWALL COUNTY, TEXAS

EDWARD R. SMITH JR.

OWNER

203 WINDY LANE (771-9697)

ROCKWALL, TEXAS 75087

B.L.S. & ASSOCIATES INC. (771-3036)

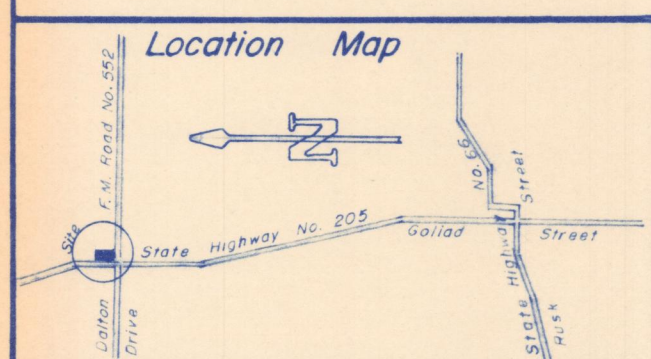
SURVEYORS

RT.1 BOX-142-E SIDS ROAD

ROCKWALL, TEXAS 75087

SCALE 1"=100'

MAY 15, 1989



STATE OF TEXAS
COUNTY OF ROCKWALL

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WITNESS my hand at Rockwall, Texas this _____ day of _____ A.D. 1989.

BY

Edward R. Smith Jr. Owner

STATE OF TEXAS

BEFORE ME, the undersigned Notary Public in and for the State of Texas, on this day personally appeared Edward R. Smith Jr., known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration herein expressed.

Given under my hand and seal of office this _____ day of _____ A.D. 1989.

My Commission Expires _____

Notary Public in and for the State of Texas

SURVEYORS CERTIFICATE

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That I, Bob O. Brown, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon were placed under my personal supervision.

Bob O. Brown, Registered Public Surveyor # 1744

STATE OF TEXAS

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APPROVED

City Manager

Chairman Planning and Zoning Commission

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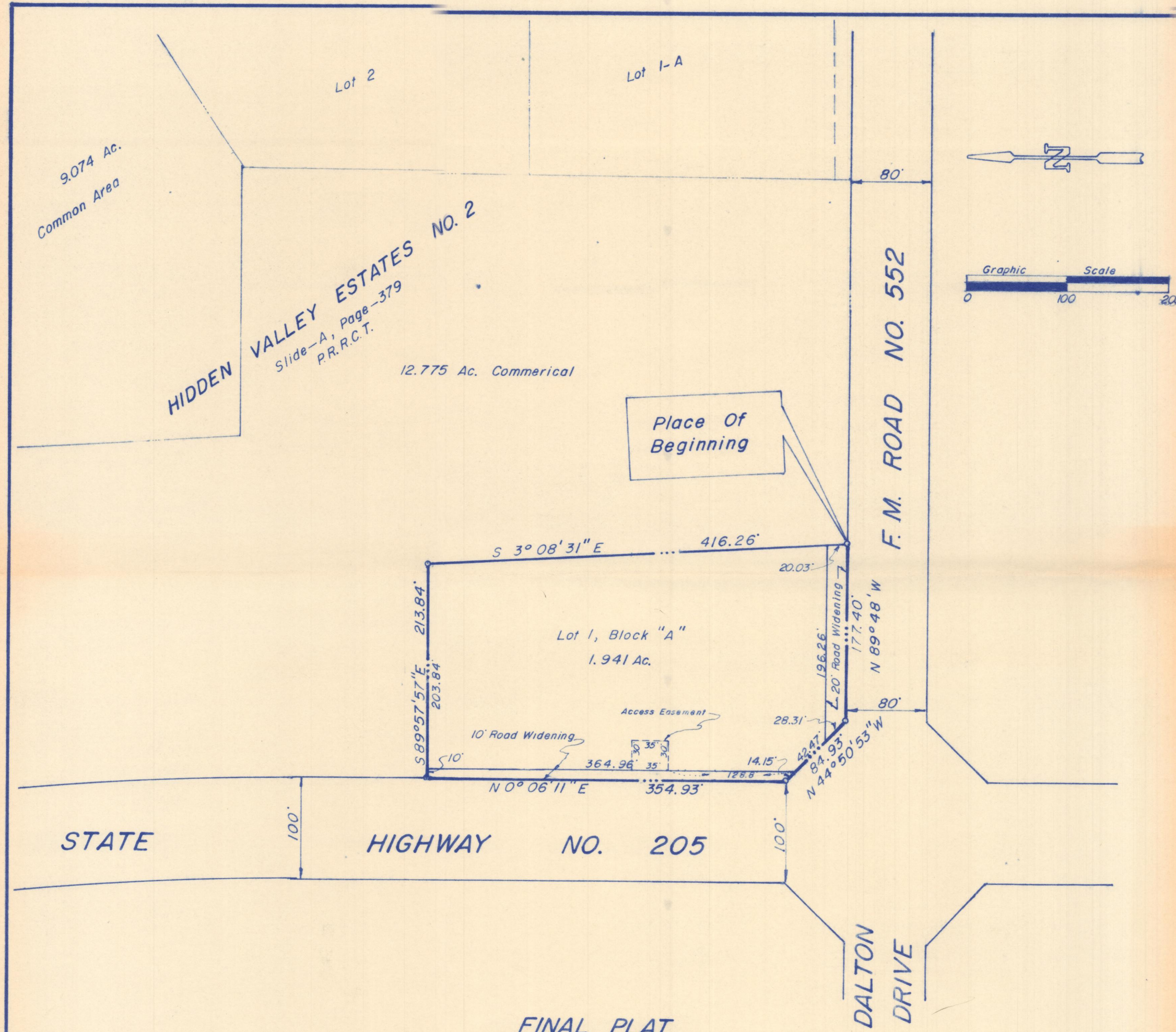
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Mayor, City of Rockwall, Texas

City Secretary, City of Rockwall, Texas

1st Submission



FINAL PLAT

HILLCREST

CENTER

CITY OF ROCKWALL

T.R. BAILEY SURVEY,

ABSTRACT NO. 30

ROCKWALL COUNTY, TEXAS

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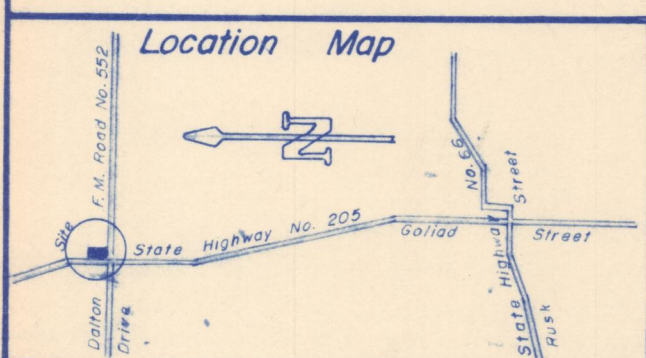
SURVEYORS

RT. 1 BOX-142-E SIDS ROAD

ROCKWALL, TEXAS 75087

SCALE 1"=100'

MAY 15, 1989



Special Submission
6-6-89

STATE OF TEXAS
COUNTY OF ROCKWALL

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WITNESS my hand at Rockwall, Texas this _____ day of _____ A.D. 1989.

BY _____
Edward R. Smith Jr. Owner

STATE OF TEXAS

BEFORE ME, the undersigned Notary Public in and for the State of Texas, on this day personally appeared Edward R. Smith Jr., known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration herein expressed.

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My Commission Expires _____

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APPROVED

City Manager

Chairman Planning and Zoning Commission

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WITNESS OUR HANDS THIS _____ day of _____ A.D. 1989.

Mayor, City of Rockwall, Texas

City Secretary, City of Rockwall, Texas

HIDDEN VALLEY ESTATES NO. 2
12.775 Ac. Commercial

Heavy Wooded Area

SITE PLAN

HILLCREST CENTER

CITY OF ROCKWALL

ROCKWALL COUNTY, TEXAS

EDWARD R. SMITH JR.

OWNER

203 WINDY LANE (771-9697)

ROCKWALL, TEXAS 75087

Phase Two

0.968 Ac.

Phase One
0.973 Ac.

Convenience Store
4800 Square Feet

Building—4800 Square Feet
Landscaping—5585 Square Feet
Parking—24 Spaces

1st (SUBMISSION)

STATE HIGHWAY NO. 205

F. M. ROAD NO. 552

DALTON DRIVE

INSTALL
1—6" X 8" X 8" Tee
1—8" Valve
1—Fire Hydrant

B.L.S. & ASSOCIATES, INC.
RT. 1 BOX 142-E SIDS RD. P.O. BOX-65
ROCKWALL, TEXAS 75087
(214) 722-3036 771-3036

SHEET TITLE	PROJECT NO.
PROJECT	SCALE 1" = 20'
	DATE 5-15-89
	DRAWN BY MB
	CHECKED BY B.B.
	DRAWING NO.
	OF SHTS

HIDDEN VALLEY ESTATES NO. 2
12.775 Ac. Commercial

Heavy Wooded Area

SITE PLAN

HILLCREST CENTER

CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

EDWARD R. SMITH JR. OWNER
203 WINDY LANE (771-9697) ROCKWALL, TEXAS 75087

Phase Two
0.968 Ac.

Phase One
0.973 Ac.

Convenience Store
4800 Square Feet

Building—4800 Square Feet
Landscaping—5298 Square Feet
Parking—24 Spaces

8 Trees—To Be Live Oaks & Red Buds
3" in Caliper And 30 Feet in Height At Maturity
All Shrubs And Ground Cover To Be Of Evergreen Material
Per City Approved List
Landscaping Area To Have Sprinkler Systems

STATE HIGHWAY 100' R.O.W. NO. 205

F. M. ROAD NO. 552 80' R.O.W.

DALTON DRIVE

INSTALL
1—8" X 8" X 8" Tee
1—8" Valve
1—Fire Hydrant

PROJECT NO.	
LOCAL 1" = 20'	
DATE 5-15-89	
DRAWN BY MB	
CHECKED BY B.B.	
DESIGNED BY	
B.L.S. & ASSOCIATES, INC.	
RT. 1 BOX 142-E, SIDS RD. PO. BOX-65	
ROCKWALL, TEXAS 75087	
(214) 722-3036 771-3036	
OF 1 SH10	

HIDDEN VALLEY ESTATES NO. 2
12.775 Ac. Commercial

Heavy Wooded Area

SITE PLAN
HILLCREST CENTER

CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

EDWARD R. SMITH JR. OWNER
203 WINDY LANE (771-9697) ROCKWALL, TEXAS 75087

Building—4800 Square Feet
Landscaping—5298 Square Feet
Parking—28 Spaces

8 Trees—To Be Live Oaks & Red Buds
3" In Caliper And 30 Feet In Height At Maturity
All Shrubs And Ground Cover To Be Of Evergreen Material
Per City Approved List
Landscaping Area To Have Sprinkler Systems

STATE HIGHWAY NO. 205

DALTON DRIVE

INSTALL
1—6" X 8" X 8" Tee
1—8" Valve
1—Fire Hydrant

PROJECT NO. 89028	
SCALE 1" = 20'	
DATE 5-15-89	
DRAWN BY M.B.	
CHECKED BY B.B.	
DRAWING NO.	
B.L.S. & ASSOCIATES, INC.	
RT. 1 BOX 142-E SIDS RD. P.O. BOX 65	
ROCKWALL, TEXAS 75087	
(214) 722-3036 771-3036	
OF SHTS	

Heavy Wooded Area

METROPOLITAN REPROGRAPHICS 303237

SITE PLAN REVIEW

- * Date Submitted _____
- * Scheduled for P&Z _____
- * Scheduled for Council _____
- * Applicant/Owner _____
- * Name of Proposed Development Hill crest Center
- * Location 205 KS2 * 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? <u>app made</u>	_____	<u>✓</u>	_____
2. Does the use conform to the Land Use Plan?	<u>✓</u>	_____	_____
3. Is this project in compliance with the provisions of a Concept Plan?	_____	_____	<u>✓</u>
* 4. Is the property platted? <u>has been filed</u>	_____	<u>✓</u>	_____
* 5. Is plat filed of record at Courthouse? File No. _____	_____	_____	_____
* 6. If not, is this site plan serving as a preliminary plat? <u>final</u>	<u>✓</u>	_____	_____
7. Does the plan conform to the Comprehensive Zoning Ordinance or PD Ordinance on the following:			
a. Are setbacks correct?			
front	<u>✓</u>	_____	_____
side	<u>✓</u>	_____	_____
rear	<u>✓</u>	_____	_____
b. Are buildings on same lot adequately separated?	_____	_____	<u>✓</u>

c. Is the lot the proper size?	☒	☐	☐
d. Does the lot have proper dimensions?	☒	☐	☐
e. Are exterior materials correct?	☒	☐	☐
f. Are structural materials correct?	☒	☐	☐
g. Is coverage correct?	☒	☐	☐
h. Is adequate area in landscaping shown?	☒	☐	☐
i. Is it irrigated?	☒	☐	☐
j. Is landscaping in parking lot required?	☐	☒	☐
k. Are types of landscaping indicated?	☒	☐	☐
l. Is floor area ratio correct?	☒	☐	☐
m. Is building height correct?	☒	☐	☐
n. Are correct number of parking spaces provided?	☒	☐	☐
o. Are driving lanes adequate in width? <i>one</i>	☐	☒	☐
p. Are parking spaces dimensioned properly	☒	☐	☐
q. Does the parking lot meet City specifications	☒	☐	☐
r. Is a fire lane provided?	☒	☐	☐
s. Is it adequate in width?	☒	☐	☐
t. Are drive entrances properly spaced?	☒	☐	☐
u. Are drive entrances properly dimensioned?	☒	☐	☐
....Do drive entrances line up with planned median breaks?	☐	☐	☒
v. Is lighting provided and correctly directed?	☐	☐	☐
w. Are sidewalks required?	☐	☒	☐
x. Are sidewalks provided?	☐	☒	☐
y. Is a screen or buffer required?	☐	☒	☐
....Is it sized properly?	☐	☐	☐
....Is it designed properly?	☐	☐	☐
....Is it of correct materials?	☐	☐	☐

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

Comments:

Building Codes

- | | | | |
|---|-------------------------------------|--------------------------|--------------------------|
| 1. Do buildings meet fire codes? | ☒ | ☐ | ☐ |
| 2. Do signs conform to Sign Ordinance? <i>need to check</i> | ☐ | ☐ | ☐ |

Comments:

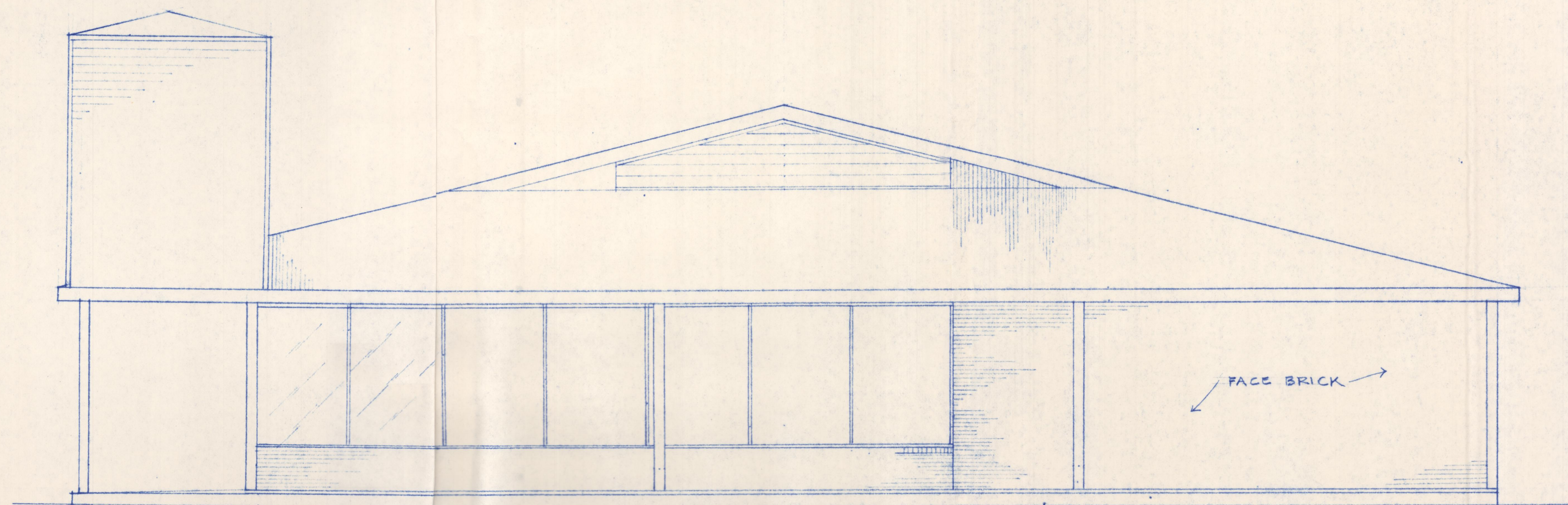
Engineering

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

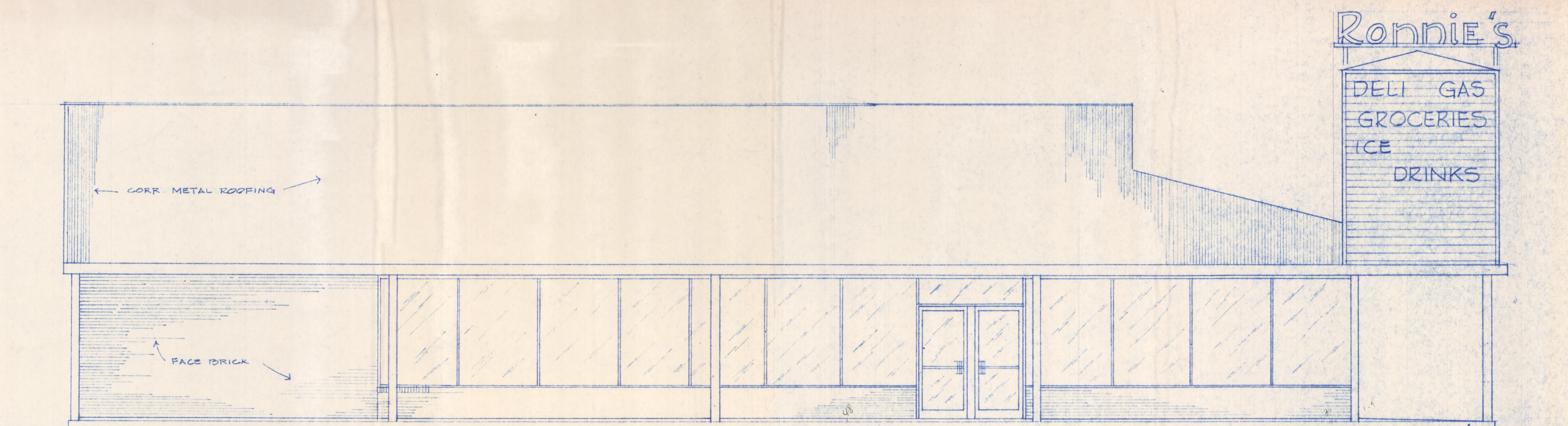
- | | | | |
|---|-------------------------------------|-------------------------------------|-------------------------------------|
| 11. Are existing roads adequate for additional traffic to be generated? | ☒ | ☐ | ☐ |
| 12. Is the site part of a larger tract? Does the plan adversely impact development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

Time Spent on Review

<u>Name</u>	<u>Date</u>	<u>Time Spent (hours)</u>
<i>John Cook</i>	<i>5-25-89</i>	<i>1 hr.</i>
<i>11*</i>	<i>6-6-89</i>	<i>1 hr.</i>

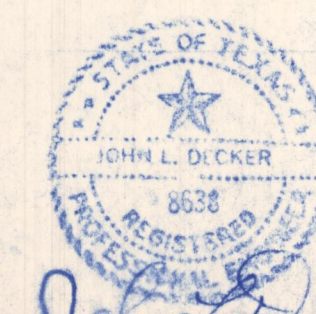


SOUTH ELEVATION
1/4" = 1'-0"



WEST ELEVATION
1/4" = 1'-0"

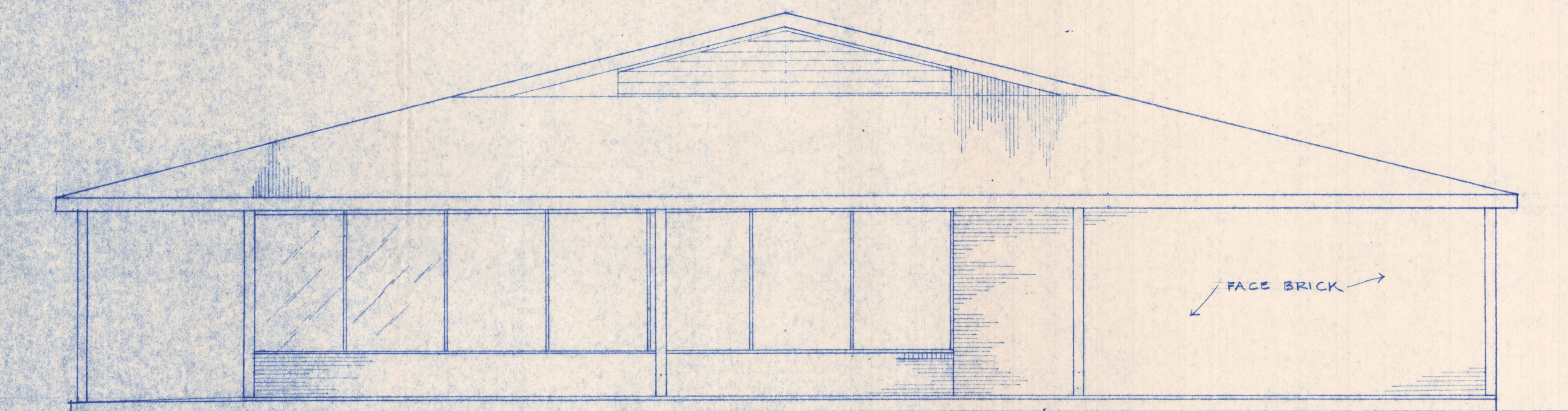
1st
Submission



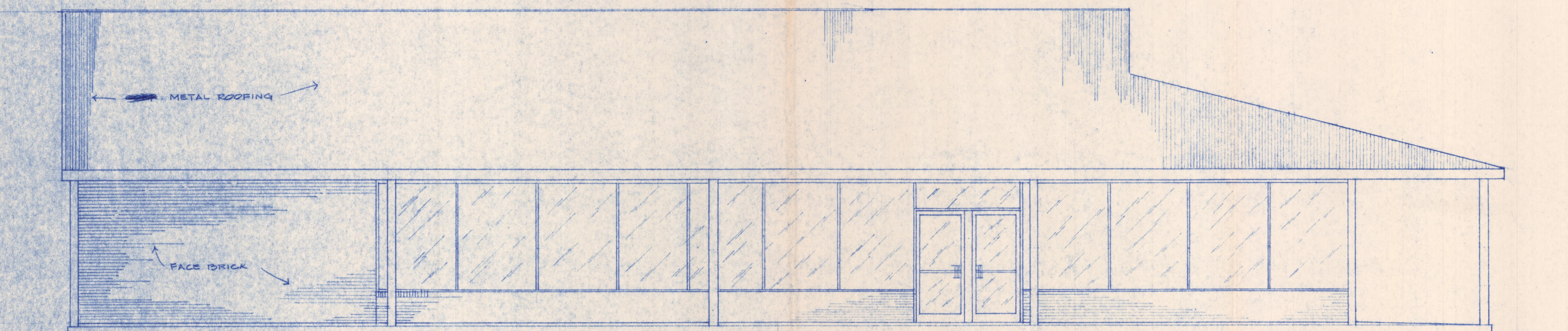
John L. Dicker
MAY 29, 1989

HILLCREST CENTER
EDWARD R. SMITH - OWNER
SH. 205 @ FM. 552 ROCKWALL, TX.

WESTERN AMERICAN BUILDERS, INC.
P.O. BOX 183
ROCKWALL, TEXAS 75087

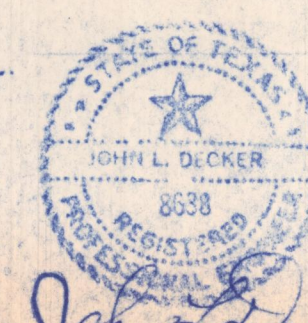


SOUTH ELEVATION
1/4" = 1'-0"



WEST ELEVATION
1/4" = 1'-0"

*Red
Submission*



John L. Dickler
MAY 29, 1989

HILLCREST CENTER
EDWARD R. SMITH-OWNER
S.H. 205 @ FM. 552 ROCKWALL, TX.

WESTERN AMERICAN BUILDERS, INC.
P.O. BOX 183
ROCKWALL, TEXAS 75087

6/7/89
5/29/89

COLLIN
ROCKWALL

COUN'
C

A

SF 10

GR

Huccrest
Center

A

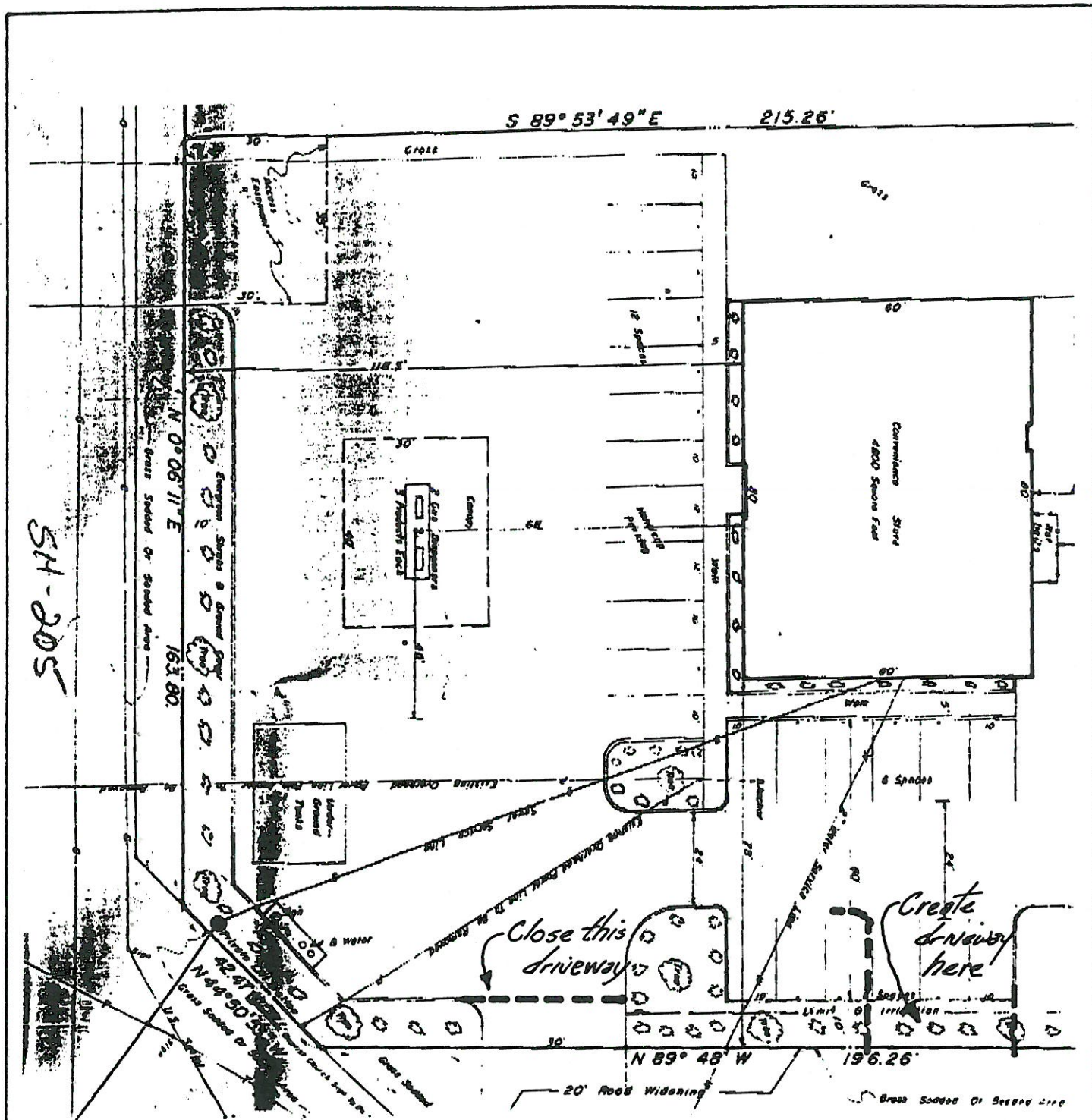
PD-3

A

GR

QUAIL RUN ROAD

PD-3



FM-552

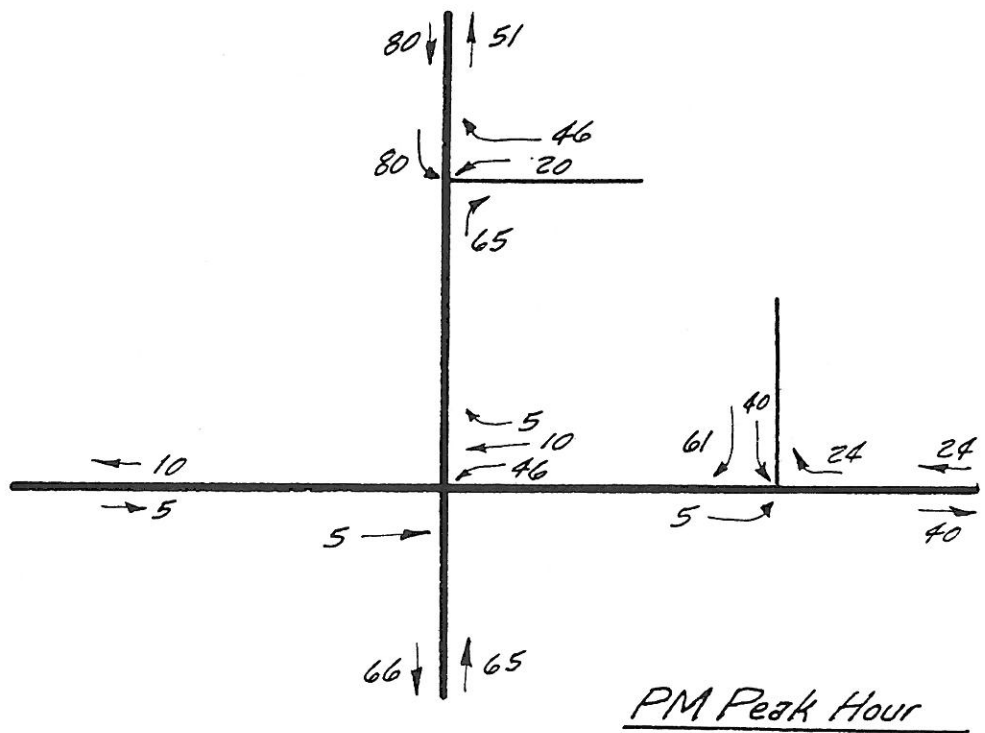
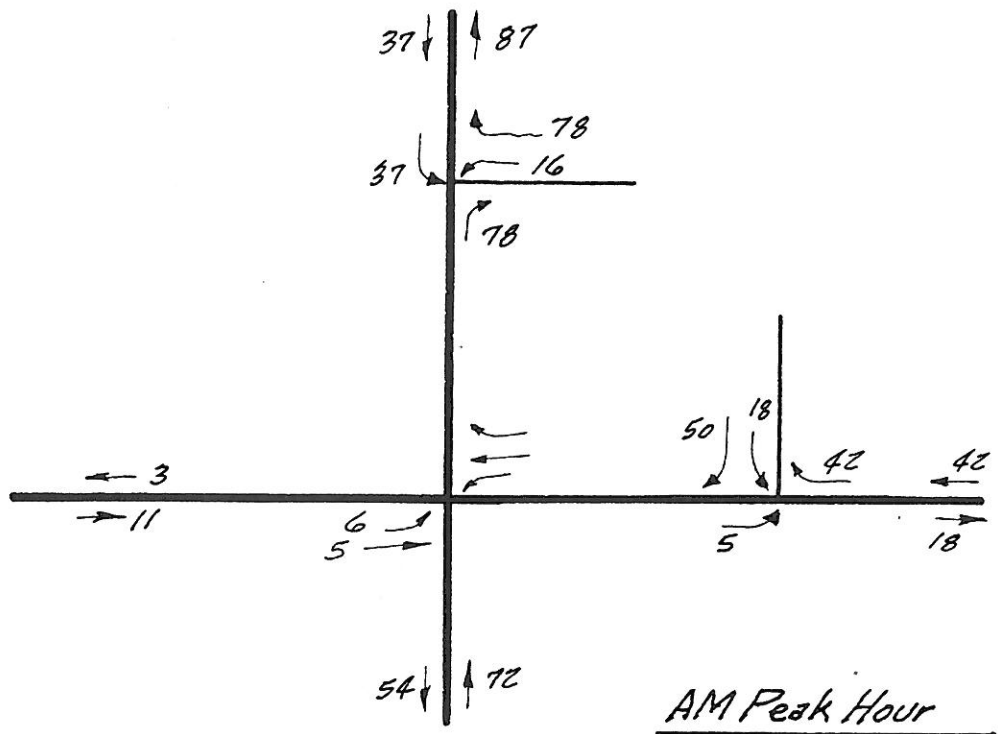
MASTERPLAN

500 South Ervay Bldg.
Suite 121A

Dallas, Texas 75201
Off. 214-761-9197

SITE PLAN AND RECOMMENDED DRIVEWAYS

FIG.
1



MASTERPLAN

500 South Ervay Bldg.
Suite 121A

Dallas, Texas 75201
Off. 214-761-9197

EXPECTED
PEAK HOUR TRIPS

FIG.
2

TRANSMITTAL FORM
COUNCIL AND BOARD ACTIONS

Completed by: M. Nichols Date: 6/20/89

Type of Request or Action: ☐ Site Plan/Dev. Plan ☐ Zoning Variance
☐ Preliminary Plat ☐ Fence Variance - BOA
☒ Final Plat ☐ Fence Variance - Council
☐ Conditional Use Permit ☐ Sign Variance - BOA
☐ Ordinance No. ☐ Sign Variance - Council
☒ Other Correspondence

Summary of Request: _____

Final Plat Approval
Zone Change "A" to "CR"

☐ See Attached Drawing

Applicant: Wayne Fields / Edward Smith

Location: SH-205 / FM-552

Development: Hillcrest Center

Action Taken: ☒ Approved Date Approved: 6/19/89

☒ Council ☐ Denied Effective Date: _____

☐ Bd. of Adj. ☐ Approved w/Conditions Expiration Date: _____

☐ CUP void if not activated in 6 months

☐ Zoning Variance - void if not activated in 90 days

Conditions (list or attach if any): _____

Final plat to be filed at County
going still to be approved on
second reading
Site plan being considered on July 10, 1989

Attachments: ☐ Site Plan ☒ Plat - Unexecuted Copy
☐ Elevations ☐ Ordinance
☐ Location Map ☒ Correspondence

TRANSMITTAL FORM
COUNCIL AND BOARD ACTIONS

Completed by: M. Nichols Date: 7/12/84

Type of Request or Action: ☒ Site Plan/Dev. Plan ☐ Zoning Variance
☐ Preliminary Plat ☐ Fence Variance - BOA
☐ Final Plat ☐ Fence Variance - Council
☐ Conditional Use Permit ☐ Sign Variance - BOA
☐ Ordinance No. ☐ Sign Variance - Council
☐ Other ☐

Summary of Request: Site Plan for Hillcrest Center - convenience
store SH-205/FM-552

Applicant: Wayne Fields / Edward Smith ☐ See Attached Drawing

Location: SH-205/FM-552

Development: Hillcrest Center

Action Taken: ☐ Approved Date Approved: 7/10/84
☒ Council ☐ Denied Effective Date: ☐
☐ Bd. of Adj. ☒ Approved w/Conditions Expiration Date: ☐
☐ CUP void if not activated in 6 months
☐ Zoning Variance - void if not activated in 90 days

Conditions (list or attach if any): ☐

* Site Plan being revised to reflect
conditions - Julie Couch will
review and send down copy of
site plan in compliance when
submitted

Attachments: ☐ Site Plan ☐ Plat
☐ Elevations ☐ Ordinance
☐ Location Map ☐ Correspondence

Hillcrest Center

Developed Total lot area 42, 383.88
1250's = 5,298
paved 5,585

X need an elevation of store - what materials

~~cut entrance to 50' shift back over~~

~~needs 15' street buffer~~

~~needs 500 in corner at intersection~~

✓ currently show 2545 \$ in landscape not

underly the 500 in POW

when 5' added along street this is

the ~~frontage~~ landscaping } $\begin{array}{r} 2545 \\ 1445 \\ \hline 3990 \end{array}$

still need 1398 in landscaping

~~landscaping included?~~

~~provide plant along Hobson Valley estates as~~

~~shown to last~~

need 2 large trees I lost 3" in collapse of 6" in
~~height~~

need to know what size & type of trees & shrubs
to meet screening standards need solid 3'
evergreen at base of planting

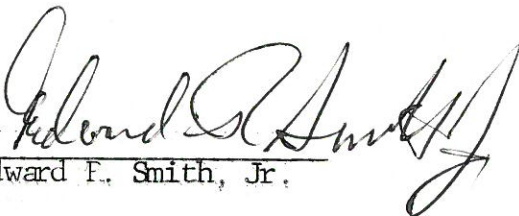
Hillcrest Center

- 1) That the drive on 205 should be designated as a shared access for expansion to the north & access to the east?
- 2) ~~What about elevation~~
- 3) Shrubs must be at least 3' in height at time of planting - probably 2 ft centers for adequate screen
- 4) Sign must be entirely 10' from front property line & must be 60' from any other free standing sign.
What about the north side Bob's truck sign
5. ~~What is to be mitigated? all of the frontage on 205 up to the drive~~
6. ~~Drive into parking needs to be 24'~~
7. What is corrugated metal roof? painted? or what
8. Wall sign - can only be 6' in height and only 10% of the front face area of the building - appears to be 71 sq ft allowed based on elevation. Will there be identical sign on both sides of sign
sign appears to app 174 ft currently
9. Is that an alley - can a garbage truck get ^{Bot} through? If ever expanded to next site must be widened

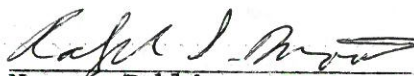
May 18, 1989

City of Rockwall
Planning and Zoning Committee
Rockwall, Texas

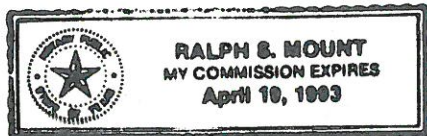
I, Edward R. Smith, Jr., being the owner of 2 acre tract of land located on the northeast of Highway 205 and FM 552, do hereby give H. W. Fields authority to act on my behalf in the zoning change from agriculture to general retail on said tract of land.

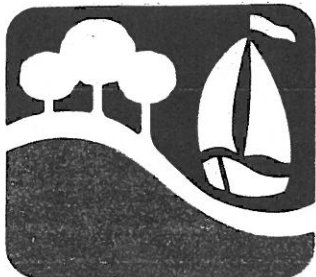

Edward R. Smith, Jr.

The above named Edward R. Smith did hereby appear before me on the 18th day of May, 1989 and I attest that this signature is true and correct.


Notary Public

My commission expires 4-14-93





CITY OF ROCKWALL

"THE NEW HORIZON"

May 23, 1989

Mr. Wayne Fields
P.O. Box 119P
Rockwall, TX 75087

Dear Mr. Fields:

The Planning and Zoning Commission will hold a public hearing on Thursday, June 8, 1989, at 7:30 P.M. to consider a recommendation on your request for a change in zoning from "A" Agricultural to "C" ~~Commercial~~, a site plan, and final plat on a tract of land located at SH-205 and FM-552. The City Council will hold a public hearing and make a final decision on your request on Monday, June 19, 1989, at 7:00 P.M. Both of these meetings will take place in City Hall, 205 West Rusk, and it is important that your interests are represented. Please call me if you have any questions.

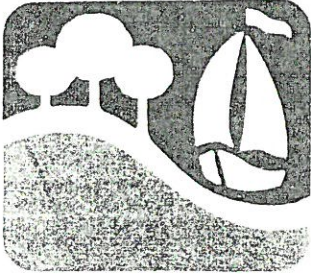
Sincerely,

Mary Nichols

Mary Nichols
Administrative Assistant

General Retail

typo



CITY OF ROCKWALL

"THE NEW HORIZON"

June 20, 1989

Mr. Wayne Fields
P.O. Box 119P
Rockwall, TX 75087

Dear Mr. Fields:

On June 19, 1989, the Rockwall City Council held a public hearing and considered approval of the following items pertaining to a 2.109 acre tract of land located at SH-205 and FM-552: a change in zoning from "A" Agricultural to "GR" General Retail, a site plan for a convenience store, and a final plat for Hillcrest Center. Regarding the requested zoning, the Council approved an ordinance on first reading authorizing the change to General Retail zoning. An ordinance of this nature requires approval at two separate meetings of the Council. The second reading is scheduled for July 10th. The Council also approved the final plat. An approved final plat must be filed of record at the County Clerk's Office by this office within 120 days of the date of approval or the approval becomes void. Please submit 16 executed copies and two mylars of the final plat not later than September 28th (100 days). We cannot guarantee timely filing of plats returned after this date.

Regarding the site plan, the City Council tabled consideration of the site plan until the July 10, 1989 meeting at 7:00 P.M. in City Hall. It is important that you be present at this meeting to discuss your plans with the Council. Council did make some suggestions regarding the site plan but tabled it primarily so that the staff could contact the State regarding possible traffic aids at this intersection. Please contact Julie Couch at 771-1111 regarding your application and the submissions being made to the State Highway Department.

Sincerely,

Mary Nichols
Administrative Assistant

cc/ Edward Smith
B.L.S. and Associates

MASTERPLAN

TECHNICAL MEMORANDUM

TO: Ms. Julie Couch
Assistant City Manager

FROM: Mr. John F. Reglin, P.E.

SUBJECT: HILLCREST CENTER SITE PLAN - TRAFFIC ASSESSMENT

DATE: June 30, 1989

INTRODUCTION

The subject development is to be located in the northeast quadrant of the SH 205/FM 552 intersection on the north side of Rockwall. Figure 1 shows the proposed site plan.

The site is presently undeveloped.

GR zoning has been approved, but the site plan is currently under consideration by City Council.

The proposed use is for a 4,800 SF convenience store having pump islands accommodating four vehicles simultaneously.

TRAFFIC ANALYSIS

The Institute of Transportation Engineers' report entitled TRIP GENERATION, 4th Edition, contains trip generation data for convenience stores. Table 1 reflects that information for this particular proposed facility.

TABLE 1
SITE TRIP GENERATION

Use/Magnitude	Daily Trips	AM Peak Hour In	Hour Out	PM Peak Hour In	Hour Out
Convenience Store					
4,800 SF	4258	162	162	174	167

Convenience stores, by their very nature, do not add many additional trips to the roadway network, but simply provide a convenient stopping point for motorists enroute to their destination. As such, the "trips" shown in Table 1 are generally already being made, and the addition of the proposed store at this location will simply capture some of the trips currently being made along SH 205 and FM 552.

The distribution of trips to and from the center is expected to be proportional to the existing traffic volumes. This distribution is shown in Table 2.

TABLE 2
EXPECTED TRIP DISTRIBUTION

Street Section	Daily Traffic	Distribution
SH 205, North of FM 552	4,500	38
SH 205, South of FM 552	4,500	38
FM 552, East of SH 205	2,200	19
FM 552, West of SH 205	500	5
Total	11,700	100 %

Peak hour trips from Table 1 were assigned to the surrounding street network using the Table 2 distribution. Figure 2 shows the results of that assignment process.

Each of the identified intersections within the study area was analyzed with respect to its operating level of service assuming the convenience store is in place. The results of these analyses are shown in Table 2. Level of service at unsignalized locations is measured in terms of the reserve, or spare, capacity for a movement which must yield or stop. The letter grades carry the following meanings:

- A Little or no delay - a lot of spare capacity
- B Short traffic delays - quite a bit of spare capacity
- C Average traffic delays - some spare capacity
- D Long traffic delays - not much spare capacity
- E Very long traffic delays - very little spare capacity

TABLE 3
LEVEL OF SERVICE ANALYSIS
EXISTING CONDITIONS

Location	AM Peak Hour	PM Peak Hour
=====		
SH 205 & North Driveway		
* Westbound	C	C
* Southbound Left	A	A
FM 552 & South Driveway		
* Southbound	A	A
* Eastbound Left	A	A
=====		

As can be seen, the expected levels of service are in the A-C range, which indicates that the operation will be good. This confirms our intuitive expectation considering the location and general traffic conditions.

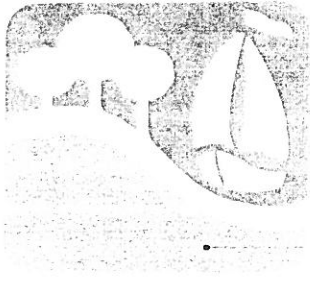
GEOMETRIC DESIGN CONSIDERATIONS

The site plan as submitted has two driveways shown - one at the north end of the site connecting with SH 205, and the other at the south end of the site connecting with FM 552 (see Figure 1). It is important at the intersection of two major roadways that driveways not be placed right at the intersection. In this particular case, the northerly driveway has been properly located, but the southerly driveway is much too close to the intersection. This driveway should be moved eastward to the east end of the parking lot shown on the site plan. The displaced parking spaces can then be relocated where the driveway is currently shown. By having this driveway moved away from the corner, traffic which may be stopped at the intersection will not impede traffic from entering the premises. Therefore, the overall operation will be better for both the public and the convenience store.

It is also understood that additional retail space may be built in the future adjacent to this store as Phase 2. The northerly driveway may have been planned to serve both phases. Because of the high speed of traffic along SH 205 in this area, as well as the number of turning movements which may result with the additional retail space, SH 205 may need to be widened at that time to accommodate a deceleration lane or left turn lane. It is not felt that such measures are necessary for the site plan as shown.

RECOMMENDATION

Relocate the FM 552 driveway eastward to the east end of the parking lot, or farther, as shown in Figure 1.



CITY OF ROCKWALL

"THE NEW HORIZON"

July 6, 1989

Mr. Jay Carmichael
2700 Whispering Oaks
Rockwall, TX 75087

Dear Mr. Carmichael:

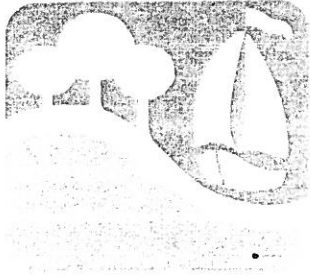
At a recent meeting of the Rockwall City Council held on June 19th, the Council held a public hearing and considered approval of an application for a change in zoning from Agricultural to General Retail. The Council also considered approval of a final plat and a site plan for a proposed convenience store on 2 acres located at FM-552 and SH-205. The change in zoning and final plat were approved. However, the site plan was tabled for consideration at the next meeting of Council pending staff research regarding safety alternatives and a traffic study at this intersection.

Per your request, you are hereby notified that the City Council will consider the site plan on **Monday, July 10th, at 7:00 P.M. in City Hall, 205 West Rusk**. Site plan approval does not require a public hearing and we have not, therefore, advertised this agenda item in the paper nor have we given written notice to property owners within 200 feet as was done for the June 19th meeting.

Sincerely,

A handwritten signature in cursive script that reads "Mary Nichols".

Mary Nichols
Administrative Assistant



CITY OF ROCKWALL

"THE NEW HORIZON"

July 6, 1989

Mr. Chuck Newman
304 Wooded Trail
Rockwall, TX 75087

Dear Mr. Newman:

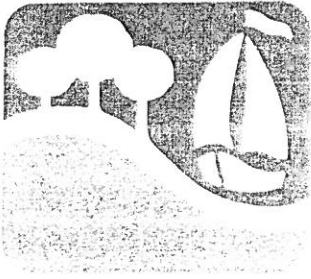
At a recent meeting of the Rockwall City Council held on June 19th, the Council held a public hearing and considered approval of an application for a change in zoning from Agricultural to General Retail. The Council also considered approval of a final plat and a site plan for a proposed convenience store on 2 acres located at FM-552 and SH-205. The change in zoning and final plat were approved. However, the site plan was tabled for consideration at the next meeting of Council pending staff research regarding safety alternatives and a traffic study at this intersection.

Per your request, you are hereby notified that the City Council will consider the site plan on **Monday, July 10th, at 7:00 P.M. in City Hall, 205 West Rusk**. Site plan approval does not require a public hearing and we have not, therefore, advertised this agenda item in the paper nor have we given written notice to property owners within 200 feet as was done for the June 19th meeting.

Sincerely,

A handwritten signature in cursive script that reads "Mary Nichols".

Mary Nichols
Administrative Assistant



CITY OF ROCKWALL

"THE NEW HORIZON"

July 6, 1989

Mr. Mack Sorrells
402 Country Ridge
Rockwall, TX 75087

Dear Mr. Sorrells:

At a recent meeting of the Rockwall City Council held on June 19th, the Council held a public hearing and considered approval of an application for a change in zoning from Agricultural to General Retail. The Council also considered approval of a final plat and a site plan for a proposed convenience store on 2 acres located at FM-552 and SH-205. The change in zoning and final plat were approved. However, the site plan was tabled for consideration at the next meeting of Council pending staff research regarding safety alternatives and a traffic study at this intersection.

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Sincerely,

A handwritten signature in cursive script that reads "Mary Nichols". The signature is written in black ink and is positioned below the word "Sincerely,".

Mary Nichols
Administrative Assistant

CITY OF ROCKWALL
City Council Agenda

Agenda Date: July 10, 1989

Agenda No: V.D.

Agenda Item: Discuss and Consider Approval of a Site Plan for Hillcrest Center at SH-205 and FM-552

Item Generated By: Applicant, Edward Smith

Action Needed: Discuss and take any necessary action regarding the site plan

Background Information:

At your last meeting the Council approved the zoning request from "Ag" to "GR" and the Final Plat. The site plan was tabled because several residents in the area attended the meeting and expressed concern about the traffic on SH-205 and FM-552. They requested that turn lanes be considered for this request. At that meeting we indicated that we would request the State to complete a study of this intersection and consider additional signage, signalization, amendment of the current speed limits, and installation of a turn lane at SH-205 and FM-552. The State has indicated that they will study the intersection but we have no way of knowing when they may complete the study.

Additionally, we had indicated that we would have our traffic planner, John Reglin, review the plan. He has reviewed the plan and his comments are attached. Generally, his comments are as follows:

1. That the drive on FM-552 should be moved east from the intersection by at least 110'. The 205 drive is properly spaced from the intersection.
2. That there is not a need today for a turn lane or deceleration lane on 205, but that before any additional retail development is built north of this site the need for a turn lane or deceleration lane should be reviewed. While Mr. Reglin is not saying that there will not be an accident at this location he does not feel that a turn lane is specifically warranted at this time. It is something that should be monitored with additional development.

The applicant is aware of the recommendations of Mr. Reglin and will have an amended site plan to reflect the relocated drive. He will also be ready to respond to the concern expressed regarding turn lanes. He has also been made aware that there was some discussion regarding the architecture of the proposed building.

Attachments:

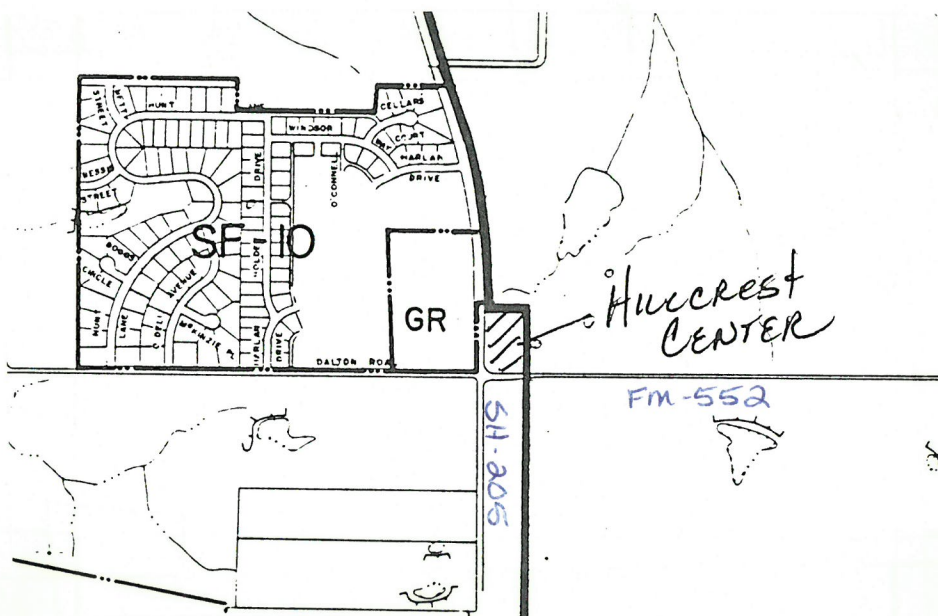
1. Location Map
2. Original Site Plan (reduced copy)
3. Revised Site Plan (to be sent under separate cover)

Agenda Item: Hillcrest Center Site Plan

Item No: V.D.

BEFORE THE PLANNING AND ZONING COMMISSION
AND ROCKWALL CITY COUNCIL
CITY OF ROCKWALL, TEXAS

The Planning and Zoning Commission will hold a public hearing on Thursday, June 8, 1989, at 7:30 P.M. in City Hall, 205 West Rusk, and the Rockwall City Council will hold a public hearing on Monday, June 19, 1989, at 7:00 P.M. in City Hall, to consider approval of a request from Wayne Fields for a change in zoning from "A" Agricultural to "GR" General Retail on a 1.941 acre tract of land located at SH-205 and FM-552 further described on the attached. As an interested property owner, you are encouraged to attend these meetings or notify the Commission and Council of your feeling in regard to this matter by returning the form below.



The following form may be filled out and returned as soon as possible to the City Council, 205 West Rusk Street, Rockwall, Texas, 75087.

Case Number P&Z 89-24/Z/SP/FP

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

I am opposed to the request for the reasons listed below

Signature _____
Address _____

Hillcrest Center

TR 2 Edward Smith
Rt 2, 203 Windy Ln
Rockwall, TX 75087

TR 4-1 Taylor Bank Savings Assoc
40 Realty Tax Consultants
P.O. Box 26810
Austin TX 78755

TR 2-1 WW Caruth Jr
P.O. Box 31179
Dallas TX 75231

TR 8 Richard & Jamera Dinkse
500 Tuttle Cone #202
Rockwall

TR 2 Mr Leonard Thamar
4757 Frank Luke
Dallas, TX 75248

Hidden Valley Estates

9.074 ac Bruce Clark & Assoc.
12.775 ac 4300 N Central Exp Suite G100
Dallas TX 75206

Lot 2 Tommy Estes
2705 Whispering Oaks
Rockwall

1A W.E. Wikerson
4036 Heathstone Dr Mesq 75150