

SITE PLAN APPLICATION

Date: 12/16/86

NAME OF PROPOSED DEVELOPMENT KENTUCKY FRIED CHICKEN RESTAURANT

NAME OF PROPERTY OWNER/DEVELOPER IMPERIAL FOODS MANAGEMENT GROUP, INC.

ADDRESS 9304 Forest Lane - Ste. 119 Dallas, Tx. PHONE (214) 343-0702

NAME OF LAND PLANNER/ENGINEER FOLSOM INVESTMENTS, INC.

ADDRESS 16475 Dallas Parkway Ste. 800 Dallas, Tx. PHONE (214) 931-7400

TOTAL ACREAGE 0.9141

CURRENT ZONING COMMERCIAL

NUMBER OF LOTS/UNITS one

Signed Benny Barnes

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 street

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 applications specified for preliminary plans or development plans must be included.

Taken by: _____

File No. _____

Date: _____

Fee: _____

SITE PLAN REVIEW

Date Submitted _____

Scheduled for P&Z _____

Scheduled for Council _____

Applicant/Owner _____

Name of Proposed Development Kentucky Fried Chicken

Location SH-805

Total Acreage .9141 acre Number Lots/Units 1

Current Zoning ~~OF~~ "C"

Special Restrictions _____

Surrounding Zoning OR, C

	<u>Yes</u>	<u>No</u>	<u>N/A</u>
<u>Planning</u>			
1. Is the site zoned properly?	<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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5. If not, is this site plan serving as a preliminary plat?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
6. Does the plan conform to the Comprehensive Zoning Ordinance or PD Ordinance			
a. Lot size	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Building line	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Buffering	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Landscaping	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e. Parking	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f. Lighting	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g. Building height	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
h. Building Materials	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

	<u>Yes</u>	<u>No</u>	<u>N/A</u>
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. Are street names acceptable?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
10. Was the plan reviewed by a consultant? (If so, attach copy of review.)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11. Does the plan conform to the Master Park Plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Comments: *what kind of landscaping substandard? grass?
look at making
sure is a drainage question*

Building Codes

1. Do buildings meet setback requirements?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. Do buildings meet fire codes?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3. 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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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. Does plan conform with Flood Plain Regulations?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
5. Will escrowing of funds or construction of substandard roads be required?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Time Spent on Review

<u>Name</u>	<u>Date</u>	<u>Time Spent (hours)</u>
<i>Ed Heath</i>		
<i>Julie Couch</i>		<i>B 45 min</i>

FRONT AREA

3,154 sq.' -- 20' eve at front

PARKING AREA

1.089 sq.'

800 sq' (perimeter of bldg.)

DRIVE THRU AISLE

6' drive thru--450 sq'

LANDSCAPE AT 12' trees

1,450 sq'

TOTAL LANDSCAPE

7,023 sq'

PER ROBERT W. SYMKE

TO

Benny Baves
Imperial Foods
Kentucky Fried Chicken

FROM

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

SUBJECT

DATE

MESSAGE:

Received nine copies of site plan
Site Plan Application
Filing Fee of \$85⁰⁰

ORIGINATOR-DO NOT WRITE BELOW THIS LINE

REPLY TO 

SIGNED

REPLY

(NOSSIMINS) *for*

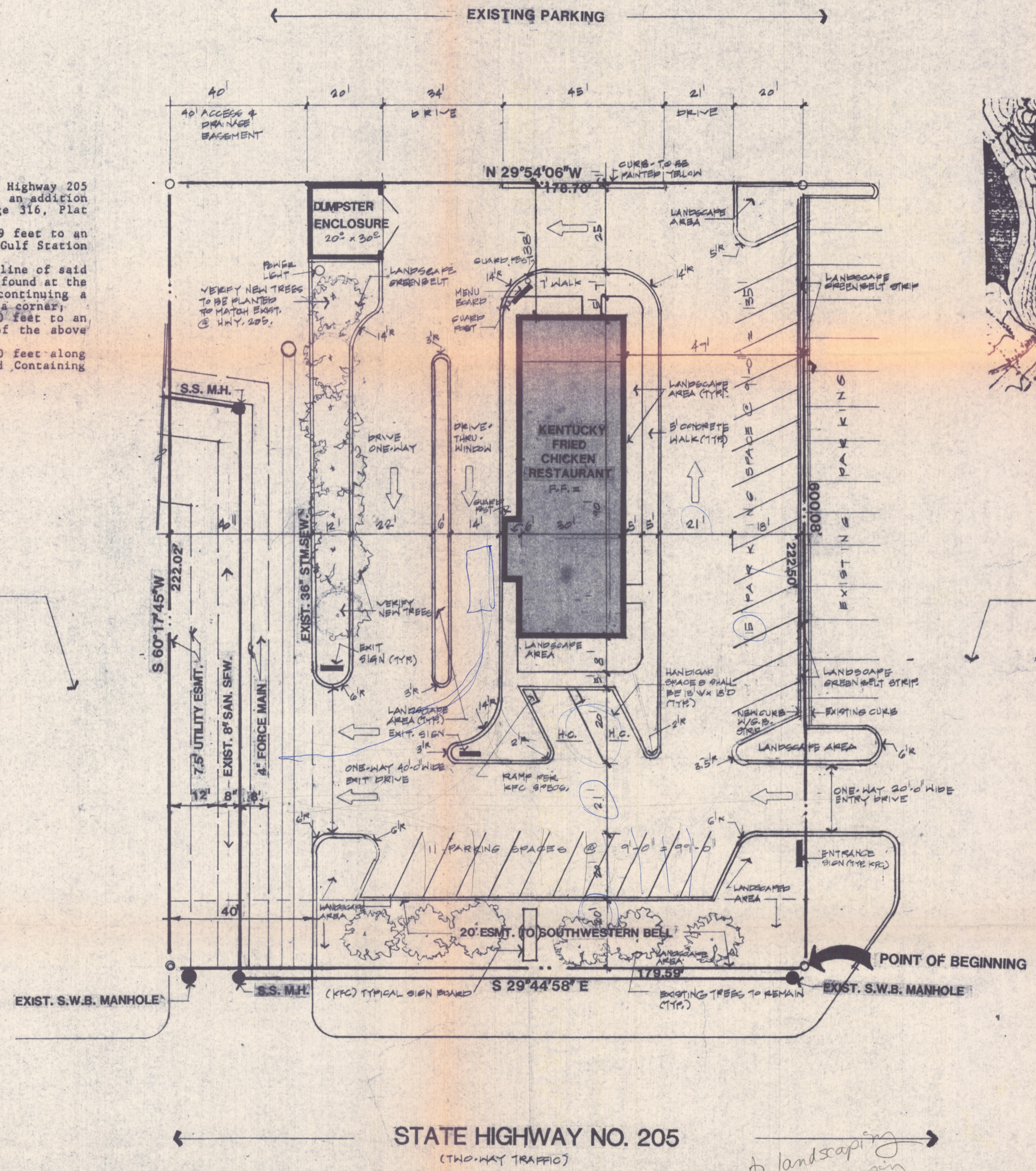
IMPERIAL FOODS, INC./
Kentucky Fried Chicken

John J. [Signature]
 3/20/84

INNOVATIVE DESIGN GROUP
 203 LAKERIDGE VILLAGE · SUITE 407 · DALLAS, TEXAS 75238

EXHIBIT "A"
LEGAL DESCRIPTION OF PROPERTY
TRACT 1

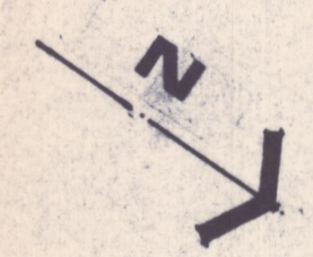
BEGINNING at an iron rod on the West line of State Highway 205 and at the East corner of I.H. 30/205 Plaza, Phase 1, an addition to the City of Rockwall, recorded in Slide A, Page 316, Plat Records, Rockwall County, Texas;
 THENCE: South 29° 54' 58" East a distance of 179.59 feet to an iron rod found for a corner on the North line of a Gulf Station tract;
 THENCE: North 60° 17' 45" West along the Northwest line of said tract and passing at 124.55 feet a concrete monument found at the Northwest corner of said Gulf Station tract and continuing a total distance of 222.02 feet to an iron rod set for a corner;
 THENCE: North 29° 54' 06" West a distance of 178.70 feet to an iron rod set for a corner on the Southeast line of the above mentioned addition;
 THENCE: North 60° 04' 01" East a distance of 222.50 feet along said Southeast line to the Point of Beginning and containing 39,816 Square Feet or 0.9141 Acre of Land.



STATE HIGHWAY NO. 205
 (THRU-WAY TRAFFIC)

01 SITE PLAN
 SCALE: 1" = 20'-0"

*need 3982 φ landscaping
 need 4515 φ landscaping*



DRAWN BY	
CHECKED BY	
DATE	
REVISIONS	
	PERMITS 1-16-21

IMPERIAL FOODS, INC./
Kentucky Fried Chicken



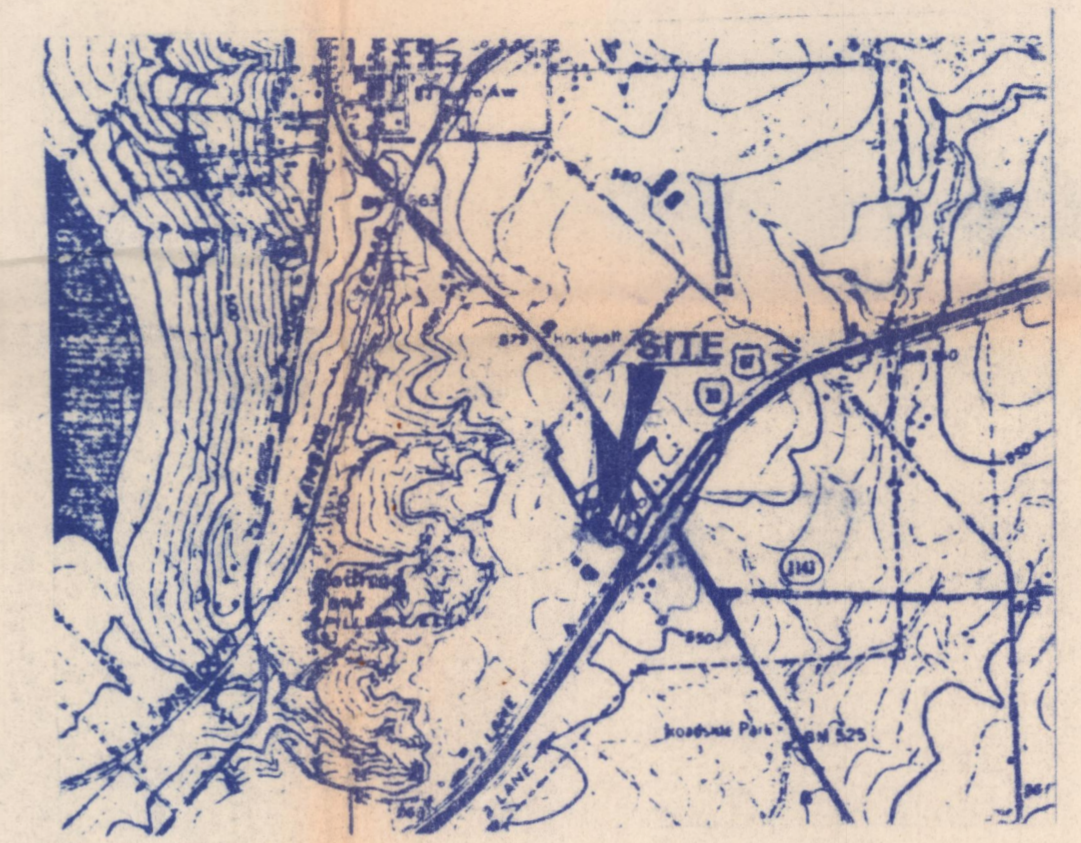
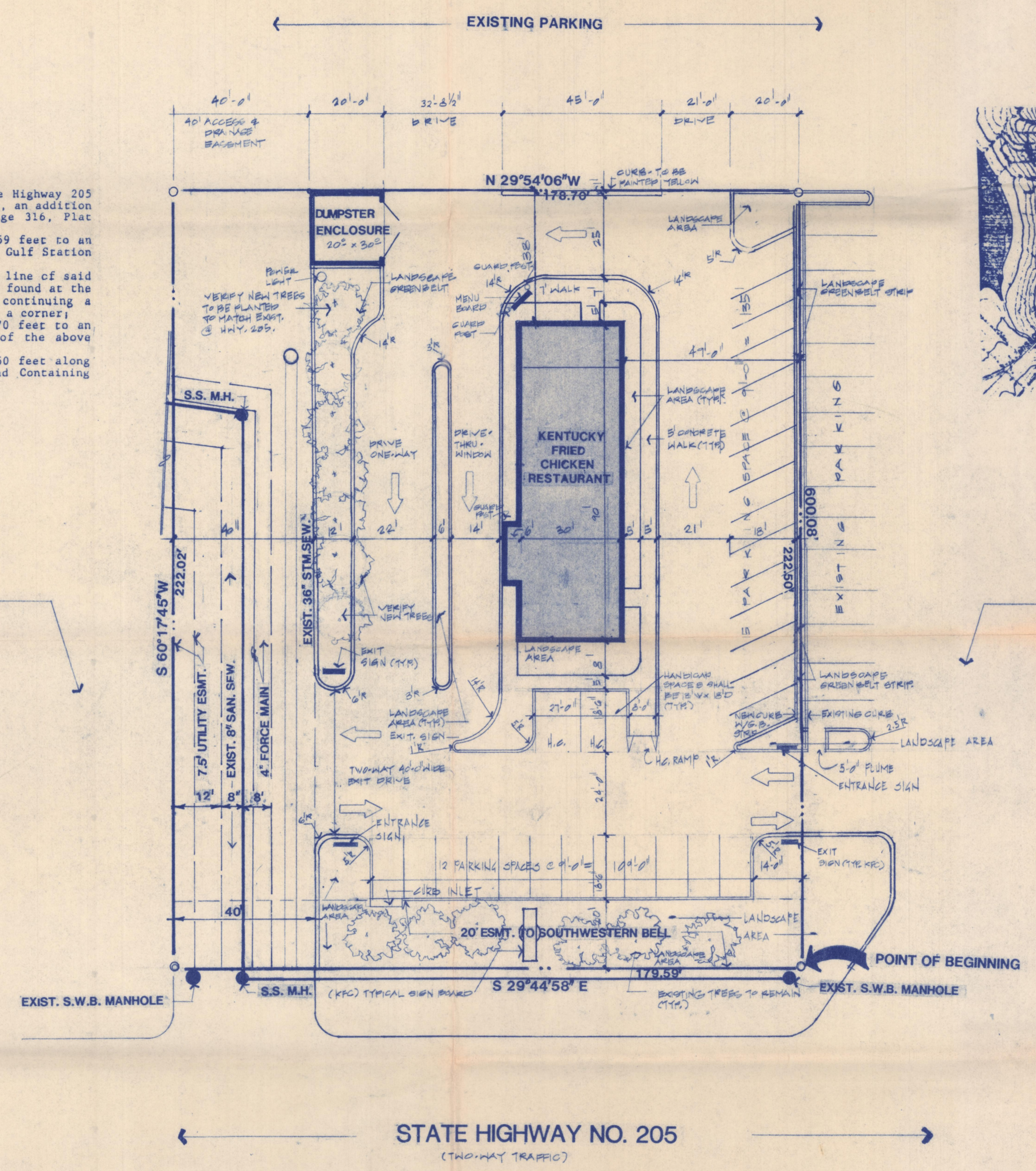
INNOVATIVE DESIGN GROUP
 203 LAKERIDGE VILLAGE, SUITE 407, DALLAS, TEXAS 75238.



A-1

EXHIBIT "A"
 LEGAL DESCRIPTION OF PROPERTY
 TRACT 1

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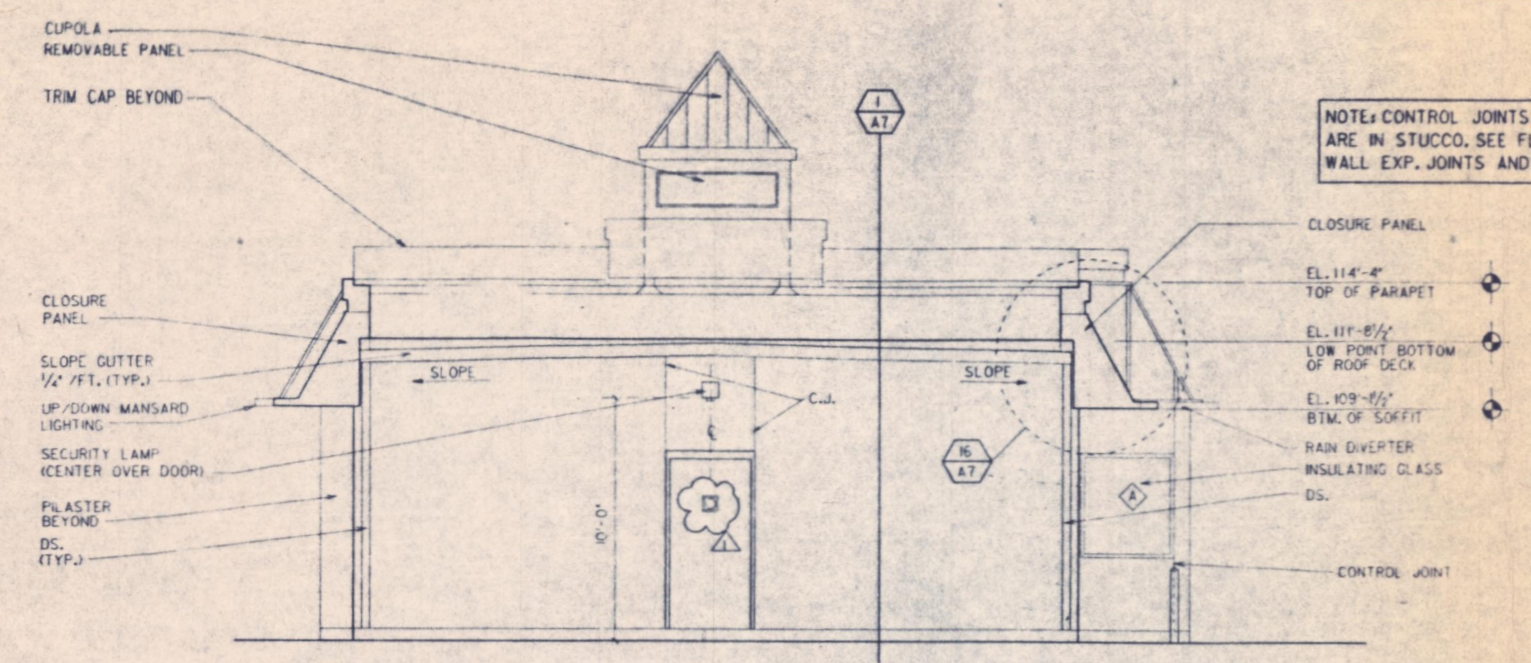


VICINITY MAP

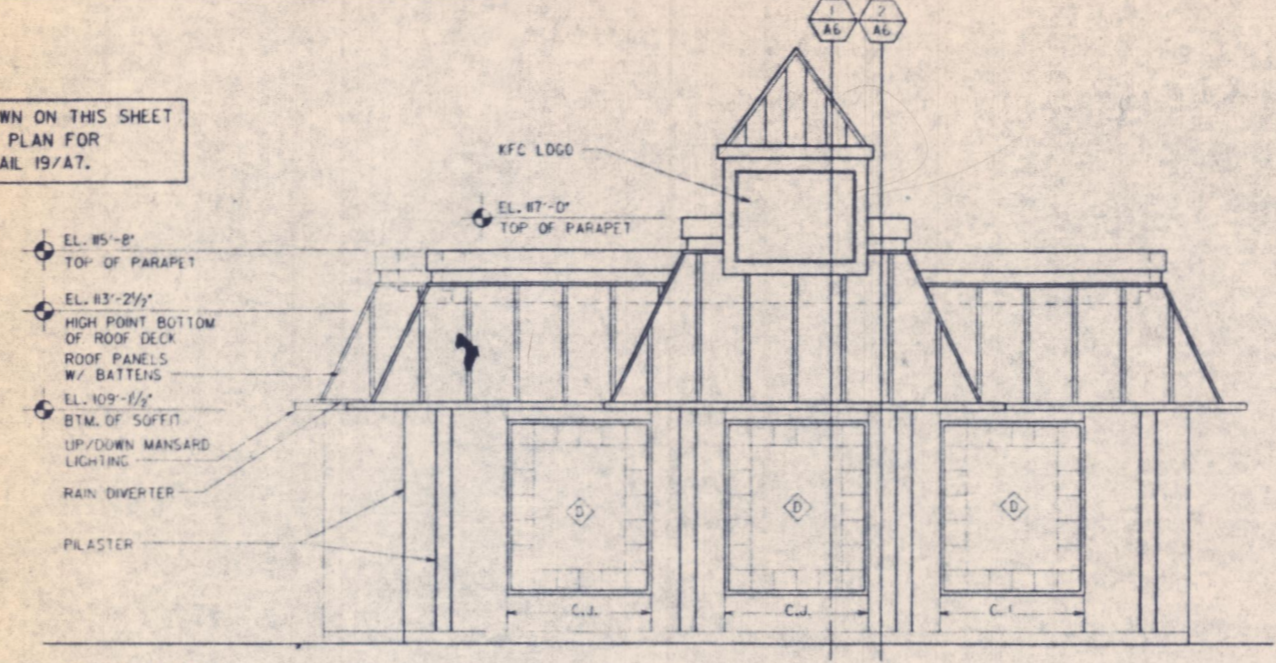
(APPROVED SITE PLAN)

01 SITE PLAN
 SCALE: 1" = 20'-0"

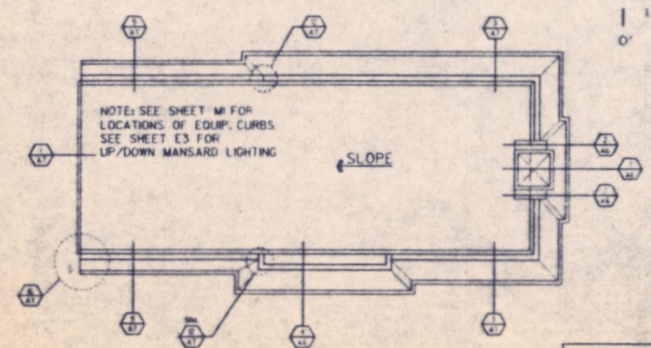
NOTE: CONTROL JOINTS SHOWN ON THIS SHEET ARE IN STUCCO. SEE FLOOR PLAN FOR WALL EXP. JOINTS AND DETAIL 19/A7.



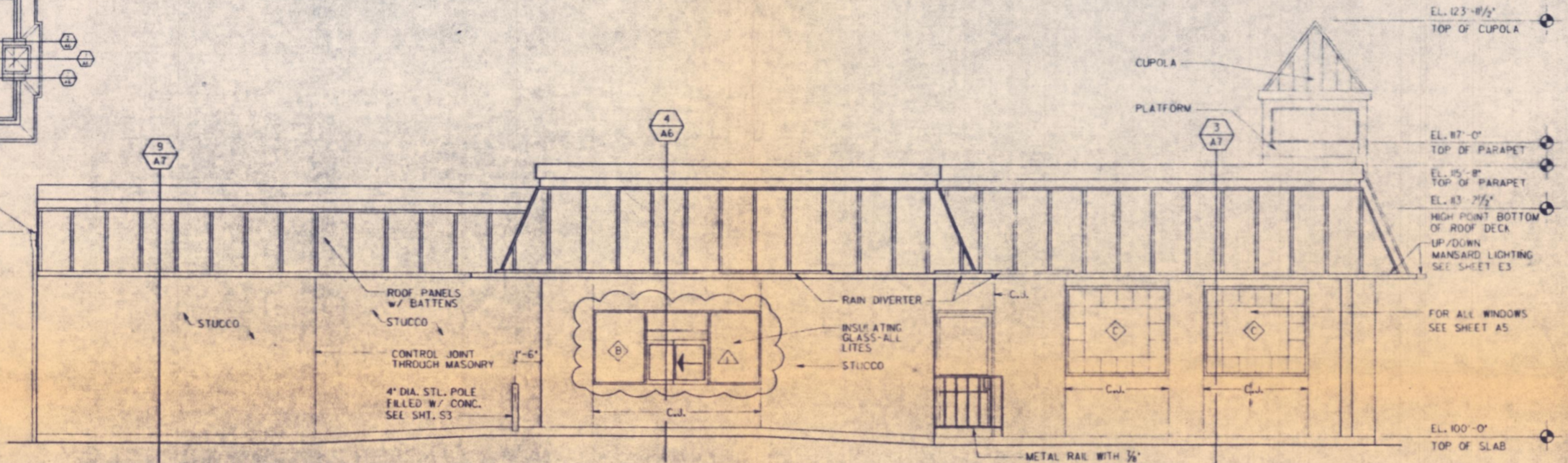
REAR ELEVATION



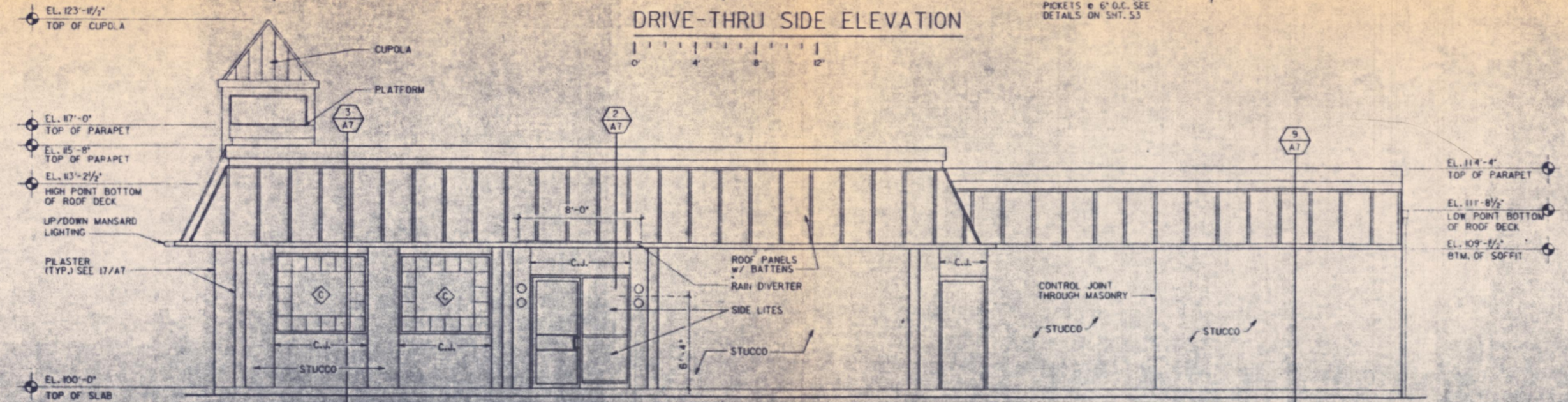
FRONT ELEVATION



ROOF DIAGRAM



DRIVE-THRU SIDE ELEVATION

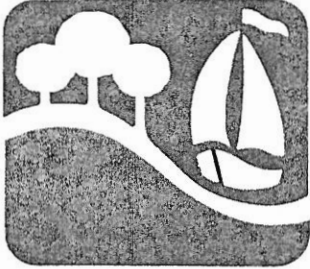


MAIN ENTRY ELEVATION



DATE	30.07
BY	30.07
CHECKED BY	30.07
SCALE	AS SHOWN
PROJECT	STANDARD
DESCRIPTION	STUCCO/BLOCK
REVISIONS	
NO.	
DATE	
BY	
CHECKED BY	
SCALE	
PROJECT	
DESCRIPTION	

A4



CITY OF ROCKWALL

"THE NEW HORIZON"

December 30, 1986

Mr. Benny Barnes
Imperial Foods Management Group, Inc.
9304 Forest Lane, Suite 119
Dallas, Texas 75243

Dear Mr. Barnes:

Your Planning and Zoning Commission application, nine copies of a site plan and filing fee of \$85.00 has been received and filed by this office.

The site plan for the proposed Kentucky Fried Chicken on SH-205 will be considered for approval by the Planning and Zoning Commission on January 8, 1987, at 7:30 P.M. in City Hall, 205 West Rusk.

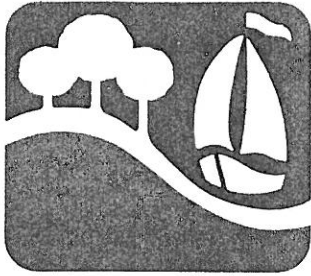
Please call if you have any questions.

Sincerely,

Mary Nichols

Mary Nichols
Administrative Aide

CC: Folsom Investments
MN/mmp



CITY OF ROCKWALL
"THE NEW HORIZON"

January 9, 1987

Mr. Benny Barnes
Imperial Foods Management Group, Inc.
9304 Forest Lane, Suite 119
Dallas, Texas 75087

Dear Mr. Barnes:

On January 8, 1987, the Rockwall Planning and Zoning Commission recommended approval of your site plan for a proposed Kentucky Fried Chicken Restaurant on SH-205.

The Rockwall City Council will consider approval of your request on January 19, 1987, at 7:30 P.M. in City Hall, 205 West Rusk.

Please be sure to provide me with nine copies of your revised site plan indicating the head-in parking and two-way drive access by Friday, January 16th for Council review.

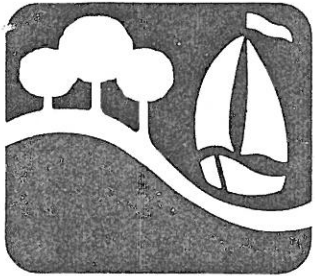
Feel free to call me if you have any questions.

Sincerely,

Mary Nichols

Mary Nichols
Administrative Aide

MN/mmp



CITY OF ROCKWALL
"THE NEW HORIZON"

*Mary Kentucky
Fried
Chicken
fill*

14 January, 1987

Mr. Allen J. Terrill, A.I.A.
Inovative Design Group
203 Lakeridge Village, Suite 407
Dallas, Texas 75238

Re: Imperial Foods Development

Dear Mr. Terrill:

We have received the plans for the referenced project and have completed the first review. We offer the following comments regarding compliance with the City of Rockwall's Standards of Design and good engineering practice.

General Comments

1. The capacity of the proposed curb inlet needs to be verified with respect to being able to handle off site and on site drainage collecting at this point.
2. As I mentioned to you earlier, Mr. Paul Duvall with the State Highway Department should be able to direct you on how they may want to reroute the storm sewer in their right-of-way.
3. Attention should be given to the fact that the noted parking curb appears to obstruct the drainage and is causing substantial silt buildup. We suggest installing a small relief flume through the landscaped area in order to avoid any drainage buildup.
4. In order to provide adequate service and fire flow to the proposed development, an 8-inch water line will need to be installed as shown on the attached plans. The 8-inch extension under SH-205 will need to be bored and encased in compliance with the State Highway Department's design standards and specifications.

Our recommendations do not in any way relieve the developer or his agent from responsibility and compliance with the City of Rockwall's Standards of Design and good engineering practice.

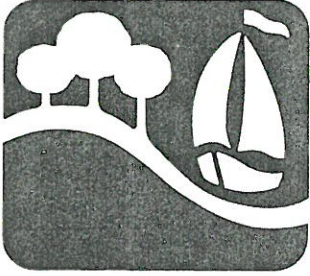
Please contact us if you have any questions.

Sincerely,

A handwritten signature in cursive script, appearing to read "W. L. Douphrate II". The signature is written in dark ink and is positioned below the word "Sincerely,".

W. L. Douphrate II, P.E.
City Engineer

Attachment
WLD/mmp



CITY OF ROCKWALL
"THE NEW HORIZON"

January 20, 1987

Mr. Benny Barnes
Imperial Foods Management Group
9304 Forest Lane, Suite 119
Dallas, Texas 75243

Dear Mr. Barnes:

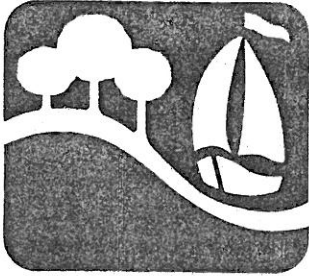
On January 19, 1987, the Rockwall City Council approved your site plan for a proposed Kentucky Fried Chicken restaurant at SH-205 and I-30. Please call if you have any questions.

Sincerely,

Mary Nichols

Mary Nichols
Administrative Aide

MN/mmp



CITY OF ROCKWALL

"THE NEW HORIZON"

February 18, 1987

Mr. Benny Barnes
Imperial Foods Management Group, Inc.
9304 Forest Lane, Suite 119
Dallas, Texas 75243

Dear Mr. Barnes:

The Rockwall City Council recently approved a site plan for a Kentucky Fried Chicken restaurant located on SH-205 at I-30. This property is zoned "C" Commercial per the official zoning map referred to in Section 1.3 of Ordinance No. 83-23 of the City of Rockwall.

Consider this letter confirmation that a restaurant is a permitted use in a Commercial zoning classification under Section 2.23 of Ordinance No. 83-23, the Comprehensive Zoning Ordinance of the City of Rockwall.

Please feel free to call me if you have any questions.

Sincerely,

Mary Nichols

Mary Nichols
Administrative Aide

MN/mmp

Agenda Notes

P&Z - 1/8/87

IV. A. P&Z 86-73-SP - Discuss and Consider Approval of a Site Plan for a Proposed Kentucky Fried Chicken Restaurant at SH-205 and I-30

We have received a request from Kentucky Fried Chicken for a site plan approval located on SH-205 in the Walmart/Folsom development. A copy of the original submission is included in the packet.

The plan as submitted meets all of our requirements. At the Work Session the Commission indicated you would like to see the parking along the front be 90 parking with 2-way access rather than one-way. They are willing to see if this will work and they should be ready to discuss this change Thursday night.

MINUTES OF THE PLANNING AND ZONING COMMISSION

January 8, 1987

Chairman Don Smith called the meeting to order with the following members present: Bill Sinclair, Leigh Plagens, Tom Quinn, Hank Crumbley, and Norm Seligman.

The Commission first considered approval of the minutes of December 11, 1986. Seligman made a motion to approve the minutes. Quinn seconded the motion. The motion was voted on and passed with all voting in favor except Plagens who abstained.

The Commission then held a public hearing and considered rezoning/revising the preliminary plan for PD-7 south of I-30 between FM-740 and Lake Ray Hubbard. Assistant City Manager Julie Couch outlined approved uses as indicated on the development plan. She added that the developer had submitted a proposal for revised acreage/area requirements.

Kirby Albright addressed the Commission and recommended approval of the revised preliminary plan. Rob Whittle told the Commission that he was representing Federal Savings and Loan, the current owners. Whittle explained that his goal was to eliminate multifamily and replace it with more commercial development. He explained that the Zero Lot Line Single Family indicated in one plan would only be feasible if the City of Dallas approved the channel.

Smith questioned how Whittle's plan compared with the City's land use interpretation. Whittle explained that his plan was generally in compliance. The Commission discussed existing uses and the acreage of the two proposed tracts. Quinn then made a motion to approve the revised preliminary plan for PD-7 including Tract A (33.16 acres) and Tract B (8.15 acres) as submitted, including the permitted use of a marina and requiring both Planning and Zoning Commission and Council approval for any building exceeding 36 feet in height. Seligman seconded the motion. The motion was voted on and passed unanimously.

The Commission then held a public hearing and considered rezoning/revising the preliminary plan for PD-10 located south of I-30 and east of SH-205. Staff explained the location of the PD, its approved uses, and the uses as recommended in the Land Use Plan. Steve Crowley, an associate of a six-owner partnership, explained that the ownership wasn't prepared to submit a land use plan as the current market didn't warrant additional development. He asked the Commission to delay action until the owners were prepared to begin development. Bill Lofland addressed the Commission and stated support for the revision or rezoning of PD-10 to bring it into compliance with the Land Use Plan.

The Commission discussed the size of the PD, how it compared to the Land Use Plan, and what developments could be instigated by future property owners with current approved uses.

Couch reminded the Commission that if the owners were compelled to submit a preliminary plan, they still had the option to submit a revised plan at the time of development. Sinclair noted that at the development plan stage, the Commission couldn't limit the amounts of the uses or densities of development. Quinn suggested that the Commission recommend land uses for the PD by percentages and/or ratios. Crowley asked the Commission not to restrict the ability to design the property. Quinn asked Staff if the Commission could recommend a revision by percentage. Couch explained that the Commission could make the recommendation that percentages conform with the Land Use Plan.

Quinn made a motion to recommend amending the allowed uses to include commercial, retail, office, single family, multifamily, open space, and industrial to be generally in conformance with the Land Use Plan regarding locations and percentages of acreage as indicated on the Staff's interpretation of the Land Use Plan. Sinclair seconded the motion. The motion was voted on and passed 5 to 1 with all in favor except Crumbley, who voted against the motion.

The Commission then held a public hearing and considered approval of a request from Rob Whittle for a vacation of a portion of the Highland Acres Addition. Couch explained that a revised master plan had recently been approved for PD-9. She told the Commission that Country Highlands was platted in 1974 prior to approval of the plan. Couch also showed the Commission where PD-9, including Highland Acres and Country Highlands, was located in relationship to the Land Use Plan. Smith confirmed that Country Highlands did not require a public hearing as the property was all under one ownership. Rob Whittle explained to the Commission that the platted properties did not fit the recently approved preliminary plan and that he had requested the vacations for that reason. The Chairman then closed the public hearing. Seligman made a motion to approve the vacation for Highland Acres. Plagens seconded the motion. The motion was voted on and passed unanimously.

The Commission then considered approval of a vacation of the Country Highlands Addition. Seligman made a motion to approve the vacation of Country Highlands. Plagens seconded the motion. The motion was voted on and passed unanimously.

* [The Commission then considered approval of a site plan for a proposed Kentucky Fried Chicken restaurant at SH-205 and I-30. Benny Barnes, President of Imperial Foods, explained that parking had been revised from angle parking and a one-way drive to head-in parking and a two-way drive at the Commission's recommendation. He explained that the restaurant would still meet all parking and landscaping requirements. Crumbley questioned the appearance of the store. Barnes explained that the exterior would match WalMart's brick and that the interior would be attractive and easily kept up. Plagens made a motion to approve the site plan. Seligman seconded the motion. The motion was voted on and passed unanimously.]

The Commission then considered approval of a final plat for Northshore Plaza. Sinclair made a motion to approve the plat. Crumbley seconded the motion. The motion was voted on and passed unanimously.

The Commission then reviewed PD-22 located off Summer Lee Drive south of PD-7 and north of the Signal Ridge Development. Kirby Albright explained that right-of-way he had dedicated wasn't recorded and had, therefore, been sold. He explained that his property was landlocked and that when he developed, he still intended to follow the original approved plan. After discussion Seligman made a motion to let the property remain as currently zoned. Plagens seconded the motion. The motion was voted on and passed unanimously.

The Commission then reviewed Specific Use Permit No. 6 located on Washington at SH-66 issued for an auto laundry. Couch explained the location of the property and the background for beginning the reviews of SUP-6. Bill Way addressed the Commission and explained that he and Gerald Burgamy had received the SUP in 1977. Way stated that although the Cemetery had been extended, there were no zone changes in the area and he saw no reason to remove the permit. Mike Belt explained that not until he had submitted a site plan for a car wash did the Council decide the use was inappropriate. He added that he had satisfied all of Council's concerns regarding noise and screening at a considerable expense and was turned down even though the property was zoned for a car wash. Smith confirmed that the entire General Retail tract was approved in the SUP for a car wash. He then suggested that as the Planning and zoning Commission had approved the site plan and had been over-ruled by the Council, the permit should be remanded to Council for review. Seligman made a motion to recommend initiation of public hearings to consider removing SUP-6. Plagens seconded the motion. The motion was voted on and passed, with all in favor except Sinclair, who abstained.

The Commission then reviewed Specific Use Permit No. 2 located on Williams at Austin and issued for a day care. Couch explained the underlying use for the property was "SF-7", but that the day care usage had ceased an unknown period of time. Quinn made a motion to request Council to initiate public hearings to consider removing SUP-2. Seligman seconded the motion. The motion was voted on and passed unanimously.

The Commission then reviewed SUP-4 located east of SH-205 and south of SH-276. Couch explained that the SUP was issued for a recreational facility, that the property had no underlying zoning, and that the uses for the facility would be in conformance with the Land Use Plan. Seligman made a motion to recommend public hearings. Crumbley seconded the motion. The Commission then discussed the facility in relation to the Land Use Plan and the surrounding zoning for low density single family housing. The motion was voted on and failed, with all members voting against the

motion. Sinclair then made a motion to leave the property zoned SUP-4. Plagens seconded the motion. The motion was voted on and passed unanimously.

The Commission then reviewed SUP-10 located on East Boydston issued for a day care. Couch explained that the property was no longer used as a day care. Quinn made a motion to recommend initiation of public hearings on SUP-10. Crumbley seconded the motion. The motion was voted on and passed unanimously.

As there was no further business to come before the Commission for consideration, the meeting was adjourned.

Approved:

—

Attest:

Chairman

By _____

Agenda Notes

City Council - 1/19/87

- V. A. P&Z 86-73-SP - Discuss and Consider Approval of a Site Plan for a Proposed Kentucky Fried Chicken Restaurant at SH-205 and I-30

We have received a request form Kentucky Fried Chicken for a site plan approval located on SH-205 in the Walmart/Folsom development.

This project will be located adjacent to the Gulf Station on SH-205. The plan as submitted meets all of our requirements. The building will be constructed of the same brick that was used on the Shopping Center in order to blend with the Center.

The Planning and Zoning Commission, in their review, had asked for some changes in the parking layout along the front. These changes were made and the Commission has recommended approval.

CC

Minutes of 1/19/87

Kentucky Fried Chicken

serve on the school site committee. Holt seconded the motion. The motion was voted on and passed unanimously.

At this time, Ken Jones joined the meeting.

Council then continued a public hearing and considered approval of a request from Dale Lane for a change in zoning from "A" to "PD" with light industrial and some heavy commercial uses, paint and body, auto sales, existing outside storage and contracting yard at 1520 East I-30. At this time Dale Lane addressed Council and explained a written proposal he had submitted to Council. Lane agreed to maintain a maximum of five cars on display for sale, to provide landscaping to screen the contractor's yard, to enclose damaged vehicles awaiting repair with a screened fence, and not to sell parts from damaged vehicles. Lane reminded Council that a "PD" classification would give Council ultimate control over future development of his property even in the unlikely event of an ownership change.

Council discussed the screening of damaged vehicles, screening between the auto sale area and contractor's yard, and the adequacy of existing parking with regard to current and future uses. Fox expressed concern about outside storage of wrecked vehicles. Lane explained that six foot opaque fence would adequately screen damaged cars. Miller suggested additional parking in the rear to meet requirements, an eight foot screen enclosing wrecked cars and sawed off fencing behind the proposed shrubbery separating the auto sales area from the contractor's yard. Couch reminded Council that any requirements placed on the zoning approval would be incurred by future owners unless otherwise approved by Council.

Welborn made a motion to approve the request as shown on the site plan subject to the following conditions: 1) no more than five vehicles will be exhibited for sale at any given time; 2) no used parts may be sold from wrecked vehicles; 3) existing parking in front will be changed to 90 degree head-in parking and additional required parking will be provided; 4) the existing 20 foot wide service drive will be expanded to 24 feet at the time the future office warehouse is constructed; 5) five foot masonry panels to be lined with lugustrums in front will separate the 40 foot by 60 foot auto sales area and contractor's yard/proposed office warehouse; 6) the area of storage for autos to be repaired will not exceed 40 feet by 60 feet as indicated on the site plan and this area shall be enclosed in an 8 foot opaque fence. Bullock seconded the motion. The motion was voted on and passed unanimously.

Council then considered approval of a site plan for a proposed Kentucky Fried Chicken restaurant at SH-205 and I-30. Couch explained the location of the site and that, as submitted, the site plan met all City requirements. Fox

made a motion to approve the site plan. Holt seconded the motion. The motion was voted on and passed unanimously.

Council then considered approval of a final plat for Northshore Plaza. Couch stated that the final plat, as submitted, met all City requirements. Holt made a motion to approve the final plat. Jones seconded the motion. The motion was voted on and passed unanimously.

Council then discussed a joint meeting between the City and County. Welborn suggested that the two bodies meet and discuss projects that would be mutually beneficial to the City and the County such as land acquisition for a City/County park. Welborn asked Staff to compose a list of topics. Tuttle told Council that he and City Manager Bill Eisen would explore the project and keep Council updated.

Council then considered approval of a resolution calling the 1987 Municipal Election. Welborn made a motion to approve the resolution. Fox seconded the motion. The motion was voted on and passed unanimously. City Attorney Pete Eckert briefed Council on options regarding the Municipal Election date as dictated by the new election laws.

Council then considered initiating public hearings on SUP-2 located on Williams at Austin for a daycare, SUP-6 located on Washington at SH-66 for a car wash, and SUP-10 located on East Boydston and Sam Houston for a daycare. Fox made a motion to initiate public hearings on these three Specific Use Permits. Bullock seconded the motion. The motion was voted on and passed unanimously.

Council then considered approval of a resolution authorizing the City Manager to apply for a grant enabling the continuation of a dangerous drug control program. Welborn made a motion to approve the resolution. Bullock seconded the motion. The motion was voted on and passed unanimously.

Council adjourned into an Executive Session to discuss purchase of land or right-of-way for certain municipal governmental functions and an appointment to the North Texas Municipal Water District Board of Directors.

Upon reconvening in open session, Jones made a motion to appoint Nick Woodall to the North Texas Municipal Water District Board of Directors. Fox seconded the motion. The motion was voted on and passed unanimously.

Holt then updated Council on plans for a reception honoring Ted Lyon and Ralph Hall. Council discussed the

PLANNING AND ZONING ACTION SHEET

Applicant Benny Barnes Case No. 86-73-SP
 Property Description SH-205/I-30
 Case Subject Matter Kentucky Fried Chicken site plan

CASE ACTION

	<u>Approved</u>	<u>Disapproved</u>	<u>Tabled</u>
Date to P&Z <u>Jan 8 '87</u>	<u>X</u>		
Conditions <u>angle parking and one way drive changed to 90° head in parking and two-way drive</u>			
Date to City Council <u>Jan 19 '87</u>	<u>X</u>		
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	<input type="checkbox"/> Engineer's Review
<input type="checkbox"/> Notice to Residents	<input checked="" type="checkbox"/> Consultant's Review
<input type="checkbox"/> List of Residents Notified	<input checked="" type="checkbox"/> Agenda Notes
<input type="checkbox"/> Residents' Responses	<input checked="" type="checkbox"/> Minutes
<input type="checkbox"/> Consultant's Review	<input checked="" type="checkbox"/> Correspondence
<input type="checkbox"/> Agenda Notes	<input type="checkbox"/> County File Number
<input type="checkbox"/> Minutes	<input checked="" type="checkbox"/> Applicant Receipts
<input type="checkbox"/> Ordinance	
<input type="checkbox"/> Correspondence	
<input type="checkbox"/> Applicant Receipts	