

SITE PLAN APPLICATION

Date: MAR 23 1987

NAME OF PROPOSED DEVELOPMENT TEXAS FRIED CHICKEN & MESQUITE GRILL

NAME OF PROPERTY OWNER/DEVELOPER JERRYLENE JONES

ADDRESS 1903 S. GOLIAD PHONE 722-8491

NAME OF LAND PLANNER/ENGINEER J.T. DUNKIN & ASSOCIATES (PENNIS SIMS)

ADDRESS 12970 PANDORA SUITE 201 PHONE 553-5778

TOTAL ACREAGE PALMAS 75238
23 138.3 S.F. CURRENT ZONING COMM.

NUMBER OF LOTS/UNITS 1

Jerrylene Jones - 722-0892

Signed *Pennis Sims*

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>SITE PLAN ✓</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>SITE PLAN ✓</u>	<u> </u>	2. <u>Landscaping</u> , <u>lighting</u> , <u>fencing</u> and/or screening of yards and set-back areas
<u>SITE PLAN ✓</u>	<u> </u>	3. Design and location of ingress and egress
<u>SITE PLAN ✓</u>	<u> </u>	4. Off-street parking and loading facilities
<u> ✓</u>	<u> </u>	5. Height of all structures
<u>SITE PLAN ✓</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: _____

SITE PLAN REVIEW

Date Submitted 3/23/87

Scheduled for P&Z ap. 9

Scheduled for Council ap. 20

Applicant/Owner Jerrylene Jones
Grandmas Fried Chicken

Name of Proposed Development Texas Fried Chicken + Mesquite Shille

Location SH 205

Total Acreage 23, 138.3 sqft Number Lots/Units 1

Current Zoning C

Special Restrictions none

Surrounding Zoning C

	Yes	No	N/A
<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 checked="" type="checkbox"/>	<input 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 <u>need to check</u>	<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:

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: there is an existing non conforming sign - if it is replaced it must be moved back

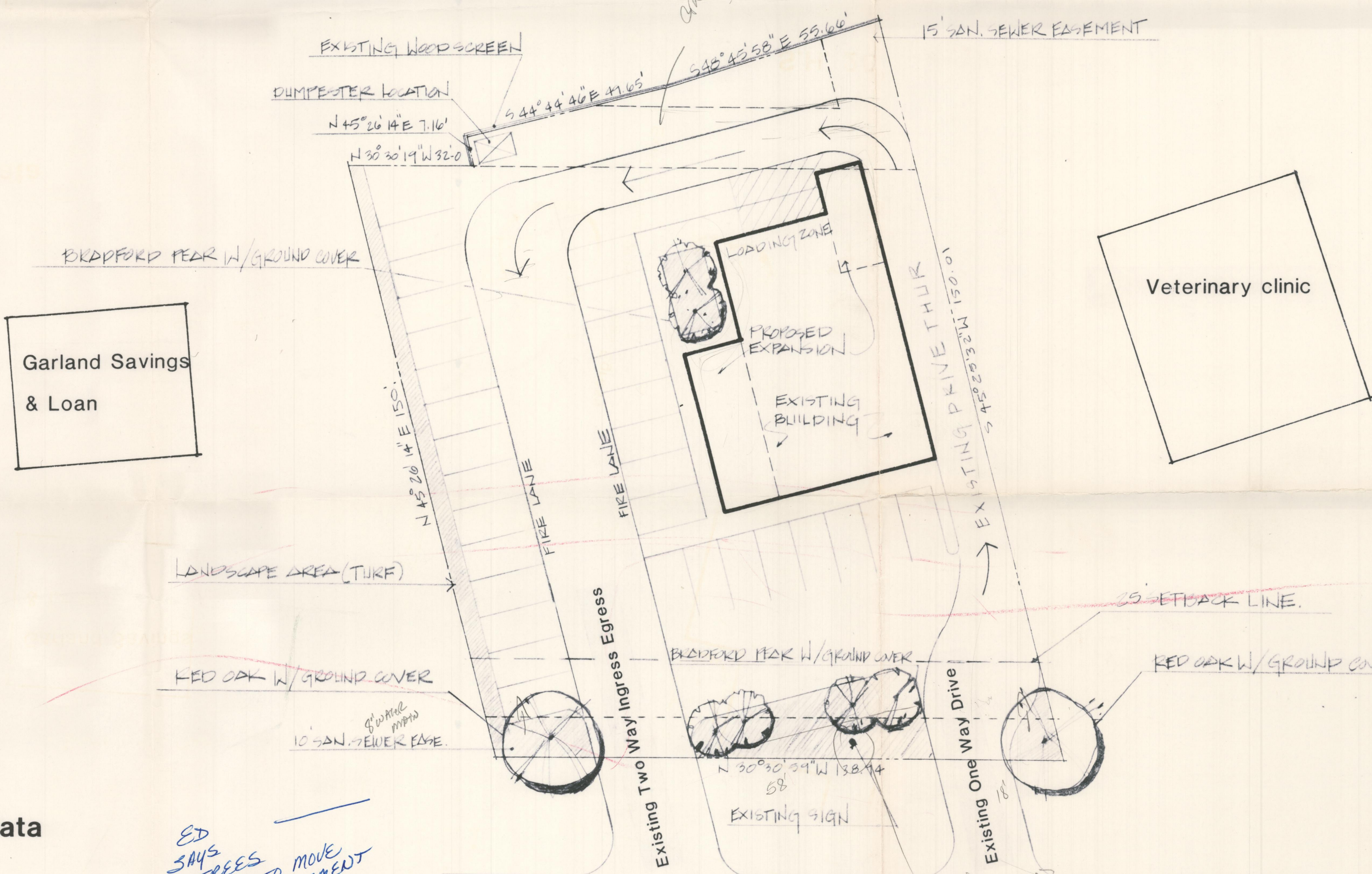
Engineering

1. Does plan conform to Thoroughfare Plan?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>
4. Does plan conform with Flood Plain Regulations?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5. Will escrowing of funds or construction of substandard roads be required?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

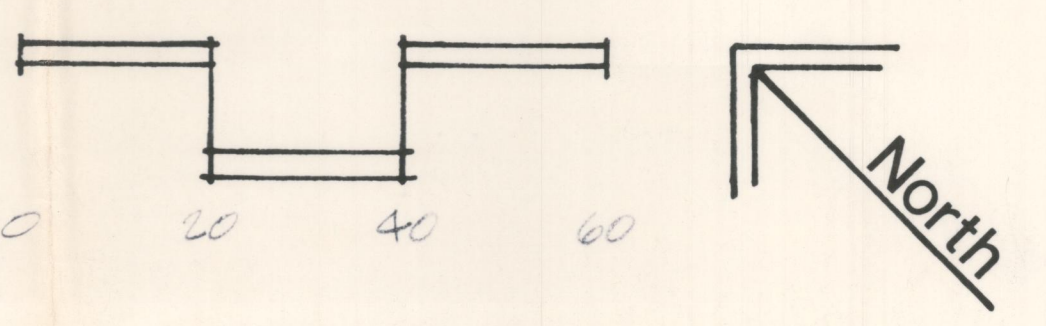
Time Spent on Review

<u>Name</u>	<u>Date</u>	<u>Time Spent (hours)</u>
<u>Julie Cook</u>	<u>2/26/87</u>	<u>30 min</u>
_____	_____	_____
_____	_____	_____
_____	_____	_____

Rockwall Business Park



A Site Plan for
Texas Fried Chicken & Mesquite Grille

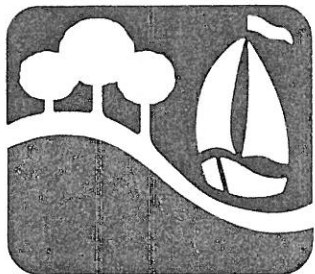


Design Development Data

- Site Area 23138.3 S.F.
- Landscape Area Required 1157 S.F.
- Landscape Area Provided 2049. S. F.
- Landscape Area in Front Of Building 1429. S.F.
- Parking Spaces Required 29
- Parking Spaces Provided 30

OWNER
 Jerrylene Jones
 1903 S. Goliad
 Rockwall, Texas

*existing drive and
 meet separators
 enter way - drive
 needs to be signed*



CITY OF ROCKWALL
"THE NEW HORIZON"

March 25, 1987

Ms. Jerrylene Jones
Grandma's Fried Chicken
1903 S. Goliad
Rockwall, TX 75087

Dear Ms. Jones,

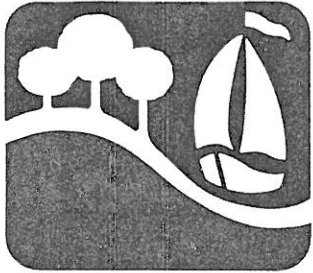
Your application and filing fee have been received for a site plan for Grandma's Fried Chicken. The Planning and Zoning Commission will consider approval of your request on April 9th, at 7:30 P.M. in City Hall, 203 West Rusk.

Please contact me, if you have any questions.

Sincerely,

Mary Nichols
Administrative Aide

MN/ss



CITY OF ROCKWALL
"THE NEW HORIZON"

April 13, 1987

Ms. Jerrylene Jones
1903 South Goliad
Rockwall, Texas 75087

Dear Ms. Jones:

On April 9, 1987, the Rockwall Planning and Zoning Commission recommended approval of your site plan for Texas Fried Chicken and Mesquite Grille. The City Council will consider approval of your request on Monday, April 20th at 7:00 P.M. in City Hall, 205 West Rusk.

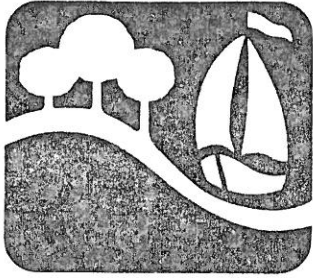
Please call me if you have any questions.

Sincerely,

Mary Nichols

Mary Nichols
Administrative Aide

MN/mmp



CITY OF ROCKWALL

"THE NEW HORIZON"

April 29, 1987

Ms. Jerrylene Jones
Texas Fried Chicken
and Mesquite Grille
1903 South Goliad
Rockwall, Texas 75087

Dear Ms. Jones:

On April 20, 1987, the Rockwall City Council approved a site plan and authorized abandonment and relocation of easements for Texas Fried Chicken and Mesquite Grille. Please feel free to call me if you have any questions.

Sincerely,

Mary Nichols

Mary Nichols
Administrative Aide

MN/mmp

Agenda Notes

P&Z - 4/9/87

IV. D. P&Z 87-22-SP- Discuss and Consider Approval of a
Site Plan for Texas Fried Chicken and Mesquite Grille
Located on SH-205

Grandma's Fried Chicken has made application for site plan approval for their building on Sh-205. They are planning to expand the building by adding an enclosed glass porch and a large cooler to the rear. They are planning to renovate the site as well. A copy of the site plan is attached. The plan as submitted meets the City's current requirements with the exception of the two existing drives. Both are existing today and one will be designated as one-way-only in. They will need to sign this as in only. The trees also need to be moved out of the City's easement so as not to interfere with the existing water line.

Attached is a copy of the site plan.

MINUTES OF THE PLANNING AND ZONING COMMISSION
April 9, 1987

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

The Commission first considered approval of the Minutes of March 12, 1987. McCall made a motion to approve the Minutes. Seligman seconded the motion. The motion was voted on and passed with all in favor except Plagens who abstained.

Assistant City Manager Julie Couch pointed out that the applicant was not yet present for the first item on the Agenda, a request from Mike Mishler for a Conditional Use Permit for a structure with less than 90% exterior masonry materials. She added that the Commisison could consider this item later in the meeting.

Smith then opened a public hearing and the Commission considered approval of a request from Sherman Sparks for a change in zoning form "MF-15" Multifamily to "SF-10" Single Family on a .7349 acre tract of land located east of North Lakeshore Drive north of SH-66 and South of Alta Vista Drive. Couch pointed out that this request consisted of both a zone change request and also a final plat. She stated that if the plat is approved as recommended that a condition on the plat state that the City will not guarantee access, and when surrounding areas develop, permanent access is provided. She added also that the applicant was requesting a crushed rock drive. Smith asked why one section of this tract was being rezoned and not the entire tract. Couch explained that other members of the family owned the remainder of the property and they weren't sure how the property would be developed. Van Hall, Consulting Engineer, explained that a contractual agreement had been entered into for temporary access and that this agreement can be made a contingency on the plat and vacated when a permanent access agreement is reached. He explained that the applicant would not be graveling the entire 60 ft. easement, just the drive width. Seligman confirmed that this lot would meet the required distance from a fire hydrant. Staff explained that of 18 public notices mailed only three were returned, all in favor. Seligman then made a motion to approve the change in zoning. Sinclair seconded the motion. The motion was voted on and passed unanimously. Seligman then made a motion to approve the final plat with the following conditions: 1) that the final plat will state that the City does not guarantee access; 2) that permanent access will be provided upon development of adjacent property; and 3) that the gravel drive will be an all weather gravel drive. Plagens seconded the motion. The motion was voted on and passed unanimously.

At this time Smith pointed out that the next item, a request for a Conditional Use Permit by Frank Hughes, had been withdrawn by the applicant.

Smith then opened a public hearing and the Commission considered approval on a request for a change in zoning from "A" Agricultural to "LI" Light Industrial on a tract of land adjacent to Lofland Industrial Park and a replat of a portion of Lofland Industrial Park. Couch explained the location of the property, the applicant's request, and that the incorporation of the additional property into this lot of Lofland Industrial Park would allow adequate lot size for a proposed nursing home. She explained that Light Industrial zoning would be consistent with the remainder of Lofland Industrial Park and that provision for an additional water line easement was recommended and an additional easement in the rear for future utilities. Van Hall explained that the applicants would comply with the easement requests and that an additional fire hydrant would be added. After further discussion, Seligman made a motion to approve the change in zoning from "A" Agricultural to "LI" Light Industrial. Plagens seconded the motion. The motion was voted on and passed unanimously. Seligman then made a motion to approve the replat with the condition that one sewer line is relocated as recommended by Staff and the additional easements be provided. Plagens seconded the motion. The motion was voted on and passed unanimously.

The Commission then held a public hearing and considered approval of a request from Don Cameron for a change in zoning from "MF-15" Multifamily to "PD" Planned Development on a 12.2 acre tract of land located on Damascus Road south of SH-205 and a preliminary plat. Couch explained the location of the property and that the two items for consideration were the change in zoning to "PD" and the preliminary plan. She explained that the preliminary plan outlined the basic idea of a luxury retirement community and that at the final plat stage a development plan would be submitted with a technical outline. She stated that basically the applicant would meet "MF-15" zoning requirements with the exception of height and the density which would be approximately 15 units per acre. Raymond Cameron addressed the Commission and explained the basic background of the property and that he preferred this concept to "MF-15" or apartments on the property. Don Cameron and Ross Ramsay presented a rendering of the atrium building which was Phase 1. Cameron explained the retirement facility or luxury living center would consist of a common area, spas, recreational facilities, health facilities, a gift shop, a restaurant, pool, hot tub, and personal services for residents. He explained the landscaping was 65.2% of the property, the building was 12.3% and paving was 24.2%. Smith confirmed that the total was 164 units for this tract of property. Ramsay explained that there would be controlled access to the underground parking and that 50% of the parking would be open in the rear. Sinclair confirmed with Ramsay that the tract was actually 10.95 acres as opposed to 12.2. Seligman suggested that the extra 14 units not be approved at this time and be reviewed in another phase of the development. The Commission discussed the densities, the height of the atrium, the height of the townhouses, and protection of adjacent properties. After further discussion, McCall made a motion to approve the change in zoning. Sinclair seconded the motion. The motion was voted on and passed unanimously. Couch

clarified that the area requirements needed to be part of the motion for approval. Seligman then made a motion to recommend approval of a change in zoning to Planned Development with land uses permitted as submitted, with density not to exceed 14 units per acre, equaling 151 units, with heights not to exceed 62.5 ft. in Phase 1, and structures limited to four stories in Phase 2, with a development plan to be submitted at the final plat stage in conformance with the concept as presented. Plagens seconded the motion. The motion was voted on and passed unanimously.

Raymond Cameron briefly addressed Damascus Road and explained that he would like it to be a private roadway and not public access, with control gates at the entrance to the development. The Commission discussed the location of Damascus Road and its designation as a through street on the Thoroughfare Plan. Seligman then made a motion to approve the preliminary plat. Crumbley seconded the motion. The motion was voted on and passed unanimously.

The Commission then considered approval of a site plan for Bodin Industrial located on the south service road of I-30. Couch outlined the applicant's request and explained that one more parking space would need to be added in order to be in compliance with City regulations. She explained the applicant proposed a storefront elevation or tiltwall. Cecil Self, the applicant, presented a photograph of the proposed building and explained that he had originally site planned the back portion of the property for a storage building, but that he now wanted to develop the front portion of the lot. He added that he would like to pave only that portion of the 24 ft. easement that served this building going to the back of the building and no further. Plagens questioned the reason for a storefront elevation. Self explained that minimal glass was needed for security reasons. Seligman then made a motion to approve the site plan for Bodin Industrial with the condition that one parking space be added or the applicant adjust his General Retail and Warehouse square footage to meet 10 parking space requirement. McCall seconded the motion. The motion was voted on and passed unanimously. Smith confirmed with Staff that the materials proposed by the applicant were allowed by the City's ordinance. Couch confirmed that they did meet the City's requirements. Smith then requested a review of materials requirements in non-residential developments.

The Commission then considered approval of preliminary plat for Harbor Landing Phase 2. Couch explained the request and that the City had recommended changing some street names. Seligman recommended that the green belt be divided into the two lots on either side of it. After a discussion about the minimum lot frontage and deed restrictions, Seligman made a motion to approve the preliminary plat with street name changes as requested by the Staff and that the green belt be incorporated into the two lots on either side of the green belt. Plagens seconded the motion. The motion was voted on and passed unanimously.

The Commission then considered approval of a site plan for Texas Fried Chicken and Mesquite Grille located on SH-205. Couch explained that there was an access easement that currently existed which all three owners had agreed to abandon and that there was a utility easement that a section of the building would encroach on if it were not relocated. She added that the Staff saw no problem with relocating the easement. Jerrylene Jones of Grandma's addressed the Commission and explained some building expansions that were proposed, a proposed one-way drive and a drive-through window. Seligman made a motion to approve the site plan with the abandonment of the access easement and the relocation of the utility easement. Plagens seconded the motion. The motion was voted on and passed unanimously.

The Commission then considered approval of a preliminary plat for Buffalo Creek Office Park. Couch explained this was one lot of a large concept. She added that Staff had also asked a street name to be changed as a "Rainbow" already existed in Rockwall. Rob Whittle outlined the location of this lot in comparison to his entire proposed office park and explained that he would conform with any recommendations made by Staff. McCall then made a motion to approve the preliminary plat with the recommended street name change. Plagens seconded the motion. The motion was voted on and passed unanimously.

The Commission then considered approval of a final plat for Lane Business Park located at 1520 I-30. Couch explained that the plan as submitted met all the City's requirements except for the fire protection standards which had not yet been determined applicant could meet. She explained that if there was not a fire hydrant within the required maximum distance that the applicant might need to add an additional fire hydrant. Dale Lane then addressed the Commission and explained that he was not aware of these requirements and that he did not think it necessary to comply. Couch explained that at the time this property was incorporated into the City Limits the fire hydrant was not required as it did not exist at the time of annexation. However, requests for building permits are the mechanism that the City uses to ensure compliance with new regulations and safety standards. Seligman then made a motion to approve the final plat for Lane Business Park subject to the applicant meeting the fire protection standards. Crumbley seconded the motion. The motion was voted on and passed unanimously.

Seligman then made a motion to continue the public hearing until the May 14th meeting of the Commission on a request from Mike Mischler for a Conditional Use Permit for a structure with less than 90% exterior masonry materials on a tract of land located at SH-205 and Yellowjacket Lane. Sinclair seconded the motion. The motion was voted on and passed unanimously.

Couch then asked the Commission if they would consider taking action on a request from the Masonic Lodge at the Work Session on April 30th. She explained that the Masonic Lodge would be

requesting a waiver of certain requirements, and as they were in a time constraint, she told the applicants she would ask the Commission if they would consider the request at the Work Session. The Commission voiced no objection to this request.

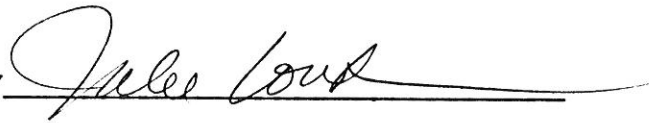
As there was no further business to come before the Commission for consideration, the meeting was adjourned.

APPROVED:



Chairman

ATTEST:

By 

Agenda Notes

City Council - 4/20/87

- V. C. P&Z 87-22-SP- Discuss and Consider Approval of a Site Plan for Texas Fried Chicken and Mesquite Grille Located on SH-205 and Approval of an Ordinance Authorizing Easement Abandonment and Relocation

Grandma's Fried Chicken has made application for site plan approval for their building on Sh-205. They are planning to expand the building by adding an enclosed glass porch and a large cooler to the rear. They are planning to renovate the site as well. A copy of the site plan is attached. The plan as submitted meets the City's current requirements with the exception of the two existing drives. Both are existing today and one will be designated as one-way-only in. They will need to sign this as in only. The trees also need to be moved out of the City's easement so as not to interfere with the existing water line.

Attached is a copy of the site plan.

In addition to approval of the site plan the Council needs to consider abandoning an access easement located between Grandma's and First Garland Savings. This easement was originally platted to provide access into the tract behind Grandma's owned by Lee Mitchell. All three property owners agree that they no longer need this easement and wish to have it abandoned. We also have a sewer line easement to the rear of the property that needs to be relocated. Attached you will find ordinances approving the abandonments and they are shown on the site plan.

The Planning and Zoning Commission has recommended approval.

[Council then considered approval of a site plan for Texas Fried Chicken and Mesquite Grille located on SH-205 and approval of ordinances authorizing easement abandonment and relocation. Couch explained that the application was based on expansions and renovating that Grandma's Fried Chicken would be doing. She stated that all three parties involved had signed off on the easement to be abandoned and that the second easement needed to be relocated by the City in order to allow some additional footage for expansion. Fox made a motion to approve the site plan and the two ordinances authorizing easement abandonment and relocation. Luby seconded the motion. The motion was voted on and passed unanimously.]

The Council then considered approval of a preliminary plat for Buffalo Creek Office Park located on FM-3097. Couch explained that this was a portion of a business park in PD-9. She stated that adequate right-of-way was already dedicated and that the applicant had been asked to change a street name as there was already a Rainbow in Rockwall. Rob Whittle of Whittle Development stated that this was the first lot in what he hoped to be a large business park development. Fox questioned the adequacy of drive turn around space. Van Hall, Consulting Engineer, indicated that it conformed with City standards. Jones made a motion to approve the preliminary plat. Bullock seconded the motion. Fox reminded Jones that Staff had recommended changing the street name. Jones restated his motion to include the changing of "Rainbow" to another street name. The motion was voted on and passed unanimously.

Council then considered approval of a final plat for Lane Business Park located at 1520 East I-30. At this time Councilmember Jean Holt joined the meeting. Couch explained that the plat represented property that was recently rezoned to Planned Development and that the plat as submitted met all City requirements. Bullock made a motion to approve the final plat. Fox seconded the motion. The motion was voted on and passed unanimously.

Council then considered action on a revised preliminary plan for PD-5 located on SH-205 at Quail Run Road. J. T. Dunkin addressed Council and outlined changes that had been made in the preliminary plan and addressed some of Council's concerns indicated at the previous meeting. He pointed out multifamily areas that had been changed to cluster housing, seven units to the acre; a change in the Quail Run Road extension; and a revision of some Agricultural tracts. Welborn questioned the amount of property that would be dedicated for parkland use. Dunkin explained that 161 acres would be available for City dedication. Holt made a motion to approve the

ORDINANCE NO. 87-24

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, ABANDONING PART OF A UTILITY EASEMENT AS MORE SPECIFICALLY DESCRIBED HEREIN; AUTHORIZING THE MAYOR TO ISSUE A QUITCLAIM DEED TO THE ABUTTING LANDOWNER; PROVIDING AN EFFECTIVE DATE

WHEREAS, Article 5421c-12 V.A.T.S. provides for the sale by the City of a utility easement to the abutting owners, and

WHEREAS, THE City Council of the City of Rockwall has been requested to abandon a portion of a utility easement that extends across Lot 1, Block 1, J. J. Jones Subdivision, and

WHEREAS, part of the utility easement that crosses said property is no longer needed for public purposes as more specifically described herein, and

WHEREAS, the City Council has determined and does hereby determine that the hereinafter described part of the utility easement is no longer needed for public use or purpose; and

WHEREAS, the City Council hereby determines that this part of the utility easement has little or no value separate and apart from being used in conjunction with the abutting tract of land; and

WHEREAS, the City Council hereby deems the proposed abandonment of the utility easement to be in the public interest and in furtherance of the public welfare;

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Rockwall, Texas:

Section 1. The portion of a utility easement that extends across Lot 1, Block 1, J. J. Jones Subdivision, more specifically described in Exhibit "A" which is attached hereto and incorporated herein and for which said part of an easement is no longer needed for a public use or any other public purpose is hereby abandoned to the abutting property owner.

Section 2. That the Mayor is hereby authorized to issue and sign a quitclaim deed to the abutting owner who last appears on the current tax rolls of the City.

Section 3. That this Ordinance shall become effective immediately from and after its adoption.

DULY PASSED AND APPROVED this ____ day of _____

APPROVED:

Mayor

ATTEST:

By _____

1st reading _____

2nd reading _____

QUITCLAIM DEED

THE STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS

COUNTY OF ROCKWALL

That the City of Rockwall, Texas, a municipal corporation, for and in consideration of the sum of One Dollar (\$1.00) and other good and valuable consideration is hand paid by Jerrylene Jones, of the County of Rockwall, State of Texas, the receipt of which is hereby acknowledged HAVE QUITCLAIMED, and by these presents do Quitclaim unto said Grantee, his heirs and assigns all of its rights, title and interest in and to the following described real property situated in Rockwall County, Texas;

As more specifically described by the hereto attached Exhibit "A"

TO HAVE AND TO HOLD all of its rights, title and interest in and to said premises, together with all and singular the rights, privileges, and appurtenances hereto in any manner belonging unto the said Grantee, his heirs and assigns forever so that neither the City of Rockwall, Texas, nor any person or persons claiming under the City of Rockwall, Texas, shall at any time hereafter have claim, or demand any right or title to the aforesaid property, premises, or appurtenance or any part thereof.

EXECUTED this _____ day of _____

Mayor
City of Rockwall

THE STATE OF TEXAS

COUNTY OF ROCKWALL

BEFORE ME, on this day personally appeared Mr. Frank Miller, Mayor, City of Rockwall, Texas, 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 purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS the _____ day of _____

Notary Public in and for
the State of Texas

My Commission expires

ORDINANCE NO. 87-25

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, ABANDONING AN ACCESS EASEMENT AS MORE SPECIFICALLY DESCRIBED HEREIN; AUTHORIZING THE MAYOR TO ISSUE A QUITCLAIM DEED TO THE ABUTTING LANDOWNER; PROVIDING AN EFFECTIVE DATE

WHEREAS, the City Council of the City of Rockwall has been requested to abandon an access easement that extends across Lot 1, Block 1, Garland Federal Savings and Loan Association Addition and Lot 1, Block 1, J. J. Jones Subdivision, and

WHEREAS the access easement that crosses said property is no longer needed for public purposes as more specifically described herein, and

WHEREAS, the City Council has determined and does hereby determine that the hereinafter described access easement is no longer needed for a public use or purpose, and

WHEREAS, the City Council hereby determines that this access easement has no value separate and apart from being used in conjunction with the abutting tract of land, and

WHEREAS, the City Council hereby deems the proposed abandonment of the access easement to be in the public interest and in furtherance of the public welfare,

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Rockwall, Texas:

Section 1. The easement that extends across Lot 1, Block 1, Garland Federal Savings and Loan Addition and Lot 1, Block 1, J. J. Jones Subdivision, more specifically described in Exhibit "A" which is attached hereto and incorporated herein and for which said part of an easement is no longer needed for a public use or any other public purpose, is hereby abandoned to the abutting property owner.

Section 2. That the Mayor is hereby authorized to issue and sign a quitclaim deed to the abutting owner who last appears on the current tax rolls of the City.

Section 3. That this Ordinance shall become effective immediately from and after its adoption.

DULY PASSED AND APPROVED this _____ day of _____

APPROVED:

ATTEST:

Mayor

By _____

QUITCLAIM DEED

THE STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS

COUNTY OF ROCKWALL

That the City of Rockwall, Texas, a municipal corporation, for and in consideration of the sum of One Dollar (\$1.00) and other good and valuable consideration is hand paid by Jerrylene Jones and First Garland Savings Association, of the County of Rockwall, State of Texas, the receipt of which is hereby acknowledged HAVE QUITCLAIMED, and by these presents do Quitclaim unto said Grantee, his heirs and assigns all of its rights, title and interest in and to the following described real property situated in Rockwall County, Texas;

As more specifically described by the hereto attached Exhibit "A"

TO HAVE AND TO HOLD all of its rights, title and interest in and to said premises, together with all and singular the rights, privileges, and appurtenances hereto in any manner belonging unto the said Grantee, his heirs and assigns forever so that neither the City of Rockwall, Texas, nor any person or persons claiming under the City of Rockwall, Texas, shall at any time hereafter have claim, or demand any right or title to the aforesaid property, premises, or appurtenance or any part thereof.

EXECUTED this _____ day of _____

Mayor
City of Rockwall

THE STATE OF TEXAS

COUNTY OF ROCKWALL

BEFORE ME, on this day personally appeared Mr. Frank Miller, Mayor, City of Rockwall, Texas, 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 purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS the _____ day of _____

Notary Public in and for
the State of Texas

My Commission expires

PLANNING AND ZONING ACTION SHEET

Applicant Texas Fried Chicken Case No. 87-22-SP
 Property Description Grandma's Chicken 1903 S Lealial
 Case Subject Matter site plan

CASE ACTION

	<u>Approved</u>	<u>Disapproved</u>	<u>Tabled</u>
Date to P&Z <u>April 9</u>	<input checked="" type="checkbox"/>		
Conditions <u>abandon access easement, relocate utility easement</u>			

Date to City Council <u>4/20</u>	<input checked="" type="checkbox"/>		
Conditions <u>same as P+Z</u>			

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 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 type="checkbox"/> Applicant Receipts |
| <input type="checkbox"/> Ordinance | |
| <input type="checkbox"/> Correspondence | |
| <input type="checkbox"/> Applicant Receipts | |