

SITE PLAN APPLICATION

Date 10-17-88

NAME OF PROPOSED DEVELOPMENT R. HARRIS + ARBY'S

NAME OF PROPERTY OWNER/DEVELOPER RICHARD HARRIS & REX CAMERON

ADDRESS 2604 RIDGE RD PHONE 771 5746

NAME OF LAND PLANNER/ENGINEER _____
ADDRESS _____ PHONE 771 5746

TOTAL ACREAGE _____ CURRENT ZONING _____

NUMBER OF LOTS/UNITS _____

SIGNED Richard Harris

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".

Provided or Shown Not
On Site Plan Applicable

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. Location, number and dimensions of off-street parking and loading facilities

7. Height of all structures

8. Proposed uses of all structures

9. Location and types of all signs, including lighting and heights

10. Elevation drawings citing proposed exterior finish materials and proposed structural materials

11. Location and screening of trash facilities

12. Location 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 _____



CITY OF ROCKWALL No 10218
 "THE NEW HORIZON"
 Rockwall, Texas 75087-3628

(214) 771-1111

Cash Receipt

Name Harris and Associate Date 10-17-88

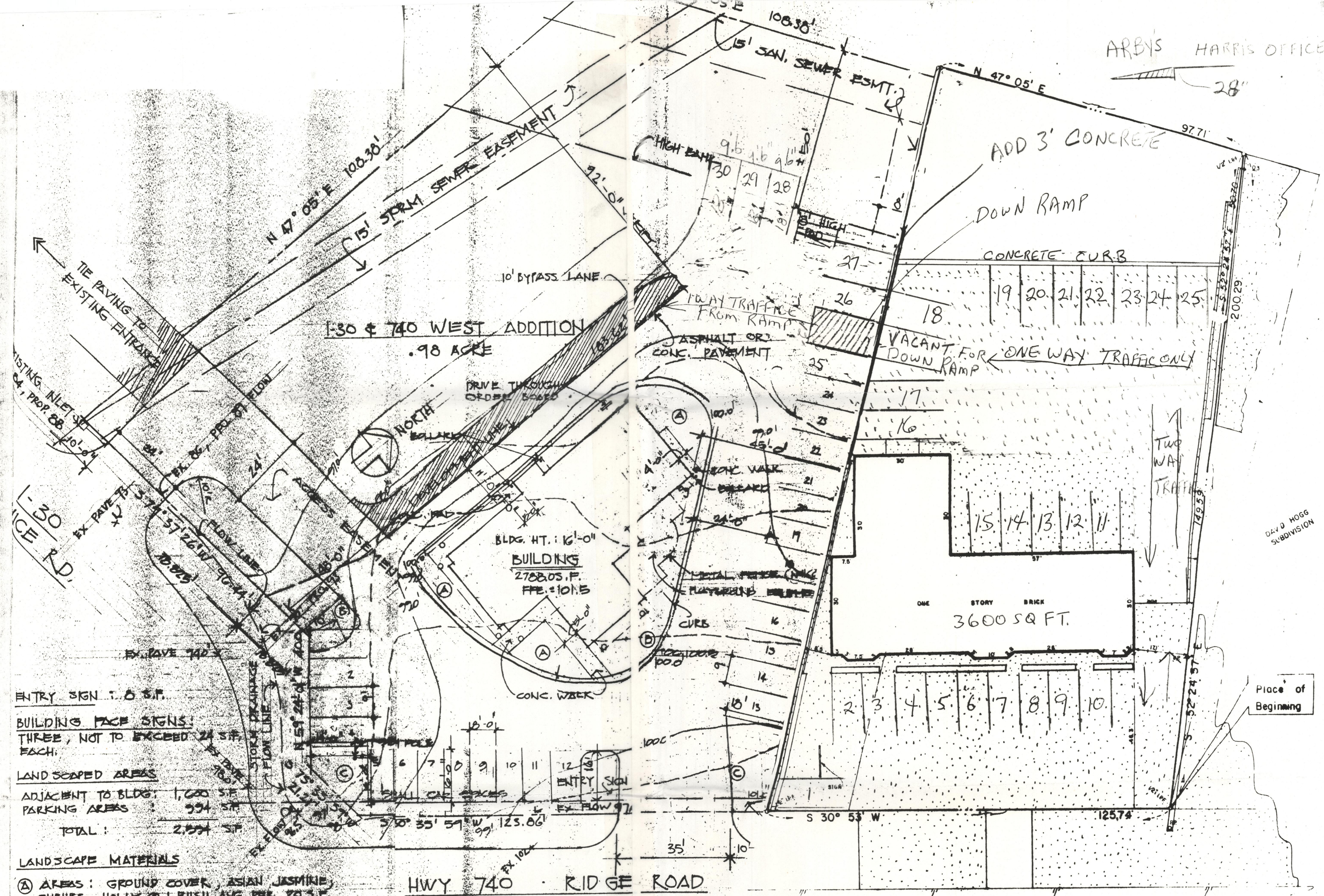
Mailing Address _____

Job Address _____ Permit No. _____

Check 1020 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		Meter Deposit	02-2201	
Subdivision Plats	01-3412	<u>7500</u>	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 Assessment	25-3828		Fuel Sales	20-3809	
TOTAL OF COLUMN			TOTAL OF COLUMN		

TOTAL DUE 7500 Received by [Signature]



ENTRY SIGN: 1 @ 5'x8'

BUILDING FACE SIGNS:
THREE, NOT TO EXCEED 24" S.F. EACH

LANDSCAPED AREAS
ADJACENT TO BLDG: 1,000 S.F.
PARKING AREAS: 994 S.F.
TOTAL: 2,994 S.F.

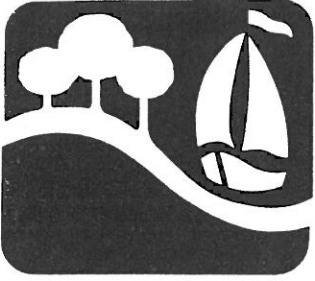
- LANDSCAPE MATERIALS**
- Ⓐ AREAS: GROUND COVER, ASIAN JASMINE, SHRUBS, HOLLY @ 1 BUSH AVG PER 20' S.F.
 - Ⓑ AREAS: GROUND COVER, ASIAN JASMINE, SHRUBS, HOLLY @ 1 BUSH AVG PER 20' S.F.; & ONE 12' YALPON TREE PER AREA
 - Ⓒ AREAS: GROUND COVER, ASIAN JASMINE, SHRUBS, TEXAS SAGE @ 1 BUSH AVG PER 30' S.F.
- NOTE: ALL AREAS IRRIGATED.

HWY 740 RIDGE ROAD

F. M. ROAD NO. 740

DAVID HOGG SUBDIVISION

Place of Beginning



CITY OF ROCKWALL
"THE NEW HORIZON"

November 10, 1988

Mr. Rex Cameron
1101 Ridge Road
Rockwall, Texas 75087

Dear Mr. Cameron:

On November 7, 1988, the Rockwall City Council approved a revised site plan for the Arby's restaurant located at FM-740 and I-30 subject to the following conditions:

- 1) curbs and rails must be constructed along the ramp with the 12 ft. drive
- 2) that an easement be granted to Richard Harris for use of the drive
- 3) that the drive entrance and exit be signed as "one way".

Please contact the building inspection department prior to beginning construction to insure all permit and other requirements are met.

Sincerely,

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

Mary Nichols
Administrative Assistant

CC: Johnnie Davis
MN/mmp

MINUTES OF THE ROCKWALL CITY COUNCIL

November 7, 1988

5 Mayor Frank Miller called the meeting to order with the following Councilmembers present: Nell Welborn, Don Smith, Alma Williams, Norm Seligman, John Bullock, and Pat Luby. Bullock conducted the invocation and led the Pledge of Allegiance.

10 Council considered approval of the Consent Agenda which consisted of:

- 15
- A) the minutes of October 17 and October 22, 1988
 - B) a request to postpone the review of PD-3 by the Planning and Zoning Commission until January, 1989
 - C) an ordinance authorizing a change in zoning from "2F" Duplex to "PD-30" Planned Development on a tract of land surrounded by Ross, Sam Houston, Boydston, and Throckmorton Streets on second reading
 - 20 D) an ordinance amending the Comprehensive Zoning Ordinance adopting regulations regarding sexually oriented businesses on second reading
 - E) an ordinance amending the private club ordinance regarding sexually oriented businesses on second reading
 - U F) an ordinance abandoning a portion of an easement at 5502 Yacht Club Drive on first reading.

30 Assistant City Manager Julie Couch read the ordinance captions. Smith pulled Item F for separate discussion. Welborn made a motion to approve Items A through E. Smith seconded the motion. The motion was voted on and passed unanimously. Smith questioned how the encroachment in Item F occurred. Couch explained that the easement was filed by separate instrument after the plat was already filed. Seligman made a motion to approve the ordinance. Williams seconded the motion. The motion was voted on and passed
35 unanimously.

40 Council then held a public hearing to receive public comment regarding the proposed annexation of approximately 34 acres south of Shadydale Lane at FM-740 to Rockwall's southern ETJ. Charles Davis addressed the Council and stated that he had lived in the County for many years and did not want his property annexed into the City. Bob O'Brien, No. 5 Shadydale, stated that the annexation was necessary for proper growth and development of the area. There was no one else wishing to address the Council and the public hearing was closed.

45 Tom Quinn, Chairman of the planning and Zoning Commission, discussed the items on the Agenda reviewed by the Commission and outlined their recommendation on each.

He told Council the Commission planned a retreat for Saturday, November 19th, to review the City's comprehensive plans and ordinances and invited Council to attend.

5 Council then held a public hearing and considered approval of a replat of a single lot, Lot 3, Block D, Lakeside Village Phase One and an ordinance abandoning a portion of a utility easement on first reading. Couch outlined the request and read the ordinance caption. After brief discussion, Welborn made a motion to approve the replat and the ordinance. Luby seconded the motion. The motion was voted on and passed unanimously.

10 Council then held a public hearing and considered approval of an ordinance authorizing a change in zoning from "A" Agricultural to "SF-16" Single Family on five lots located at FM-740 and Shadydale Lane on first reading. No one present wished to address Council on this issue and the public hearing was closed. Seligman made a motion to approve the ordinance. Smith seconded the motion. The motion was voted on and passed with all in favor except Bullock who was out of the room.

15 Lindy Barton addressed the Council to request a variance to the front setback requirements of the Sign Ordinance to allow placement of a monument sign on the front property line at 505 East Boydston. He explained that his existing non-conforming sign was currently on the front property line and he proposed to place the new sign in the same location. Couch provided Council with photos of the existing sign. As there was no one else wishing to address the Council on this issue, the public hearing was closed. Williams made a motion to approve the variance. Smith seconded the motion. Council discussed the number of notices mailed and returned, examples of variances granted in the past, location of the building and fence, and a possible time period in which the sign would be removed. Miller offered an amendment to put a seven year time limit on the variance. Luby seconded the amendment. The amendment was voted on and passed unanimously. The motion as amended was voted on and passed 5 to 1, with Welborn voting against the motion and Bullock out of the room.

20 25 30 The Council then held a public hearing and considered approval of an ordinance amending the Comprehensive Zoning Ordinance regarding the powers and duties of the Board of Adjustments pertaining to amortization of non-conforming uses on first reading. Bullock rejoined the meeting. Couch explained State law gave the Board of Adjustments the liability to establish amortization periods but there currently was not a provision in the Comprehensive Zoning Ordinance. Council discussed the need for the Board to deal with certain non-conforming uses, the need to review these uses on a case by case basis, and the importance of the Board to have the option to establish an amortization period. Richard Harris addressed Council and urged them to use discretion and understanding when considering non-conforming uses. Couch read the ordinance caption. Smith made a motion to approve the ordinance. Seligman seconded the motion. The motion was voted on and passed unanimously.

35 40 45 Council then considered approval of a revised site plan for Arby's located at FM-740 and I-30. Couch explained that the State had granted access to the service road and the owner, Rex Cameron, proposed to locate the drive to the rear of the lot and it would also be used as an exit for the adjacent property owned by Richard Harris. Smith made

5 a motion to approve the site plan with the recommendation of the Commission as follows: 1) that curbs and rails be constructed along the ramp and 12 foot drive, 2) that an access easement be granted to Richard Harris for use of the drive, and 3) that the entrances be signed one-way. Welborn seconded the motion. The motion was voted on and passed unanimously.

10 Council then considered approval of an ordinance authorizing the issuance of contractual obligations for the purchase of equipment as approved in the 1988-89 Annual Budget on first reading. David Medanich, First Southwest Company, explained that the best rate for the notes was 7% from Prudential Bache. Welborn made a motion to approve the ordinance with the 7% interest rate. Luby seconded the motion. The motion was voted on and passed unanimously.

15 Council then considered approval of an ordinance annexing six lots on Shadydale Lane on first reading. Couch read the ordinance caption. Seligman made a motion to approve the ordinance. Williams seconded the motion. The motion was voted on and passed unanimously.

20 Council then considered granting six month extensions to two Conditional Use Permits granted for bowling centers. Couch explained that a CUP must be activated within six months or it became void. Billie Ladd and Rob Whittle had both requested extensions of this period. Welborn made a motion to grant a six month extension for both CUP's. Seligman seconded the motion. The motion was voted on and passed unanimously.

30 Council adjourned into Executive Session under Article 6252-17 V.A.C.S. to discuss personnel regarding appointments to the Rockwall Industrial Development Corporation Board of Directors and land acquisition pertaining to the old post office site. Upon reconvening at 8:55 P.M. Council considered approval of a resolution approving amendments to the By-laws of the Rockwall Industrial Development Corporation. Welborn made a motion to approve the resolution with an amendment to Article II, Section 2.1 to read "shall consist of seven directors whose terms will expire in even numbered years with two terms expiring in 1990, two terms in 1992, and three terms in 1994". Smith seconded the motion. The motion was voted on and passed unanimously. Smith then made a motion to appoint three new members of the Board of Directors and clarify the terms of the existing members as follows:

Bill Eisen	1990
Dewayne Cain	1990
Ken Cusick	1992
Larry Parks	1992
Norm Seligman	1994
Dale Morgan	1994
Gary Johnson	1994

45 Luby seconded the motion. The motion was voted on and passed unanimously.

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Bill Eisen then gave the City Manager's report in which he updated Council on a contract with North Texas Municipal Water District, an application for development funds by Celebration Cake Company, discussions with the City of Dallas regarding police protection at the marinas, a Lone Star Gas Company rate increase request, health inspections, future changes of the I-30 exit ramp at FM-740, and improvements in the Heritage Heights Subdivision.

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Council then considered the award of bids for sewer improvements on Lakeshore Drive. After brief discussion, Seligman made a motion to award the bid to W.R. Hodgson and Company in the amount of \$14,251.50. Williams seconded the motion. The motion was voted on and passed unanimously.

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Council then discussed a site for the planning retreat scheduled for January 20 and 21, 1999. After much discussion, Smith made a motion to hold the retreat at the Radisson Suite Hotel in Arlington. Bullock seconded the motion. The motion was voted on and passed unanimously.

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Council then considered approval of an ordinance amending the Sign Ordinance regarding requirements for temporary banners on first reading. Couch explained current requirements, the proposed changes, and read the ordinance caption. Welborn made a motion to approve the ordinance. Bullock seconded the motion. The motion was voted on and passed unanimously. At this time, 9:29 P.M., Luby left the meeting.

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Eisen then explained that a privately owned and operated landfill was proposed to be located southeast of the City of Fate and that the City could take steps to intervene on this request. Welborn made a motion to authorize steps be taken to intervene on the request. Smith seconded the motion. The motion was voted on and passed unanimously.

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Council then discussed alternatives regarding painting the water tower. Eisen explained that \$3,800 was the estimated cost of painting a yellowjacket emblem on the water tower. Council discussed a committee's recommendation to paint the symbol to honor high achievers, possibly using the City logo, and funding for the project. as this was an unbudgeted item, Council agreed to take no action.

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As there was no further business to come before the Council, the meeting adjourned.


APPROVED:

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ATTEST:



Mayor

By _____