

CITY OF ROCKWALL  
205 West Rusk  
Rockwall, Texas

APPLICATION FOR CONDITIONAL USE PERMIT

Case No. 92-10- CUP Date Submitted 4-21-92

Filing Fee \$ 145.00

Applicant El JARDIN Mexican Rest.

Address 1120 EAST Interstate 30 Phone No. 771-8565  
Rockwall, TX 75087

Owner \_\_\_\_\_ Tenant<sup>1</sup>  Prospective Purchaser \_\_\_\_\_<sup>1</sup>

Legal description of property for which Conditional Use Permit is requested (if additional space is needed, the description may be typed legibly on a separate sheet and attached hereto:)<sup>2</sup>

I hereby request that a Conditional Use Permit be issued for the above described property for: Private Club + Restaurant

line The current zoning on this property is \_\_\_\_\_. There <sup>space</sup> are/are not <sup>space</sup> deed restrictions pertaining to the intended use of this property.

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

<sup>1</sup>If the applicant is someone other than the owner, written acknowledgement by the owner of the request must also be submitted.

<sup>2</sup>The legal description is used to publish the notice of the required hearing and in the preparation of the final ordinance granting the Conditional Use Permit. 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.

April 20, 1992

City of Rockwall  
205 W. Rusk  
Rockwall, Tx 75087

**RE:** Being all of Lot 1 of the Billy G. Jones Subdivision, an addition to the City of Rockwall County, Texas, and being further described as 1120 Interstate 30, Rockwall, Texas 75087

To Whom It May Concern:

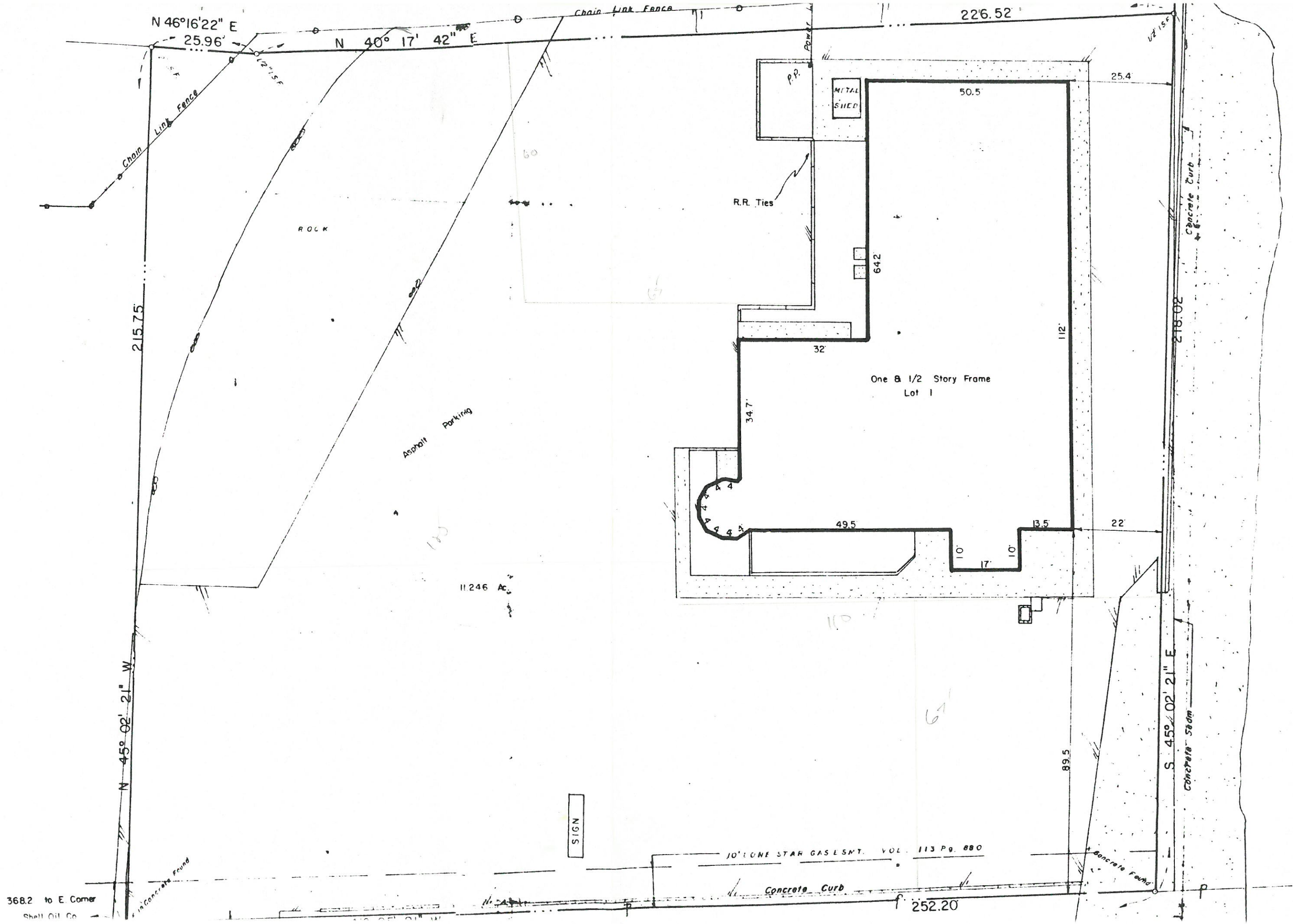
Please allow this letter to serve as our consent for El Jardin Restaurant and Cantina, Inc. to apply for a permit to operate a restaurant and private club on the above referenced premises.

Thank you for your consideration with regard to this matter.

Sincerely,  
Williamsburg Lamesa Joint Venture

  
Michael J. Barr, Agent

C:city.rockwall



N 46°16'22" E  
25.96'

N 40° 17' 42" E

226.52'

215.75'

N 45° 02' 21" W

11246 Ac.

SIGN

10' LONE STAR GAS LINT. VOL. 113 Pg. 880

Concrete Curb

252.20'

S 45° 02' 21" E

Concrete Found

Concrete Curb

218.02'

One & 1/2 Story Frame  
Lot 1

METAL SHED

P.P.

R.R. Ties

Asphalt Parking

ROCK

368.2 to E. Corner  
Shell Oil Co.



CITY OF ROCKWALL  
 "THE NEW HORIZON"  
 Rockwall, Texas 75087-3628

(214) 771-7700

Cash Receipt

Name El Jardin Mexican Date 4

Mailing Address \_\_\_\_\_

Job Address \_\_\_\_\_ Permit No. \_\_\_\_\_

Check  Cash  Other

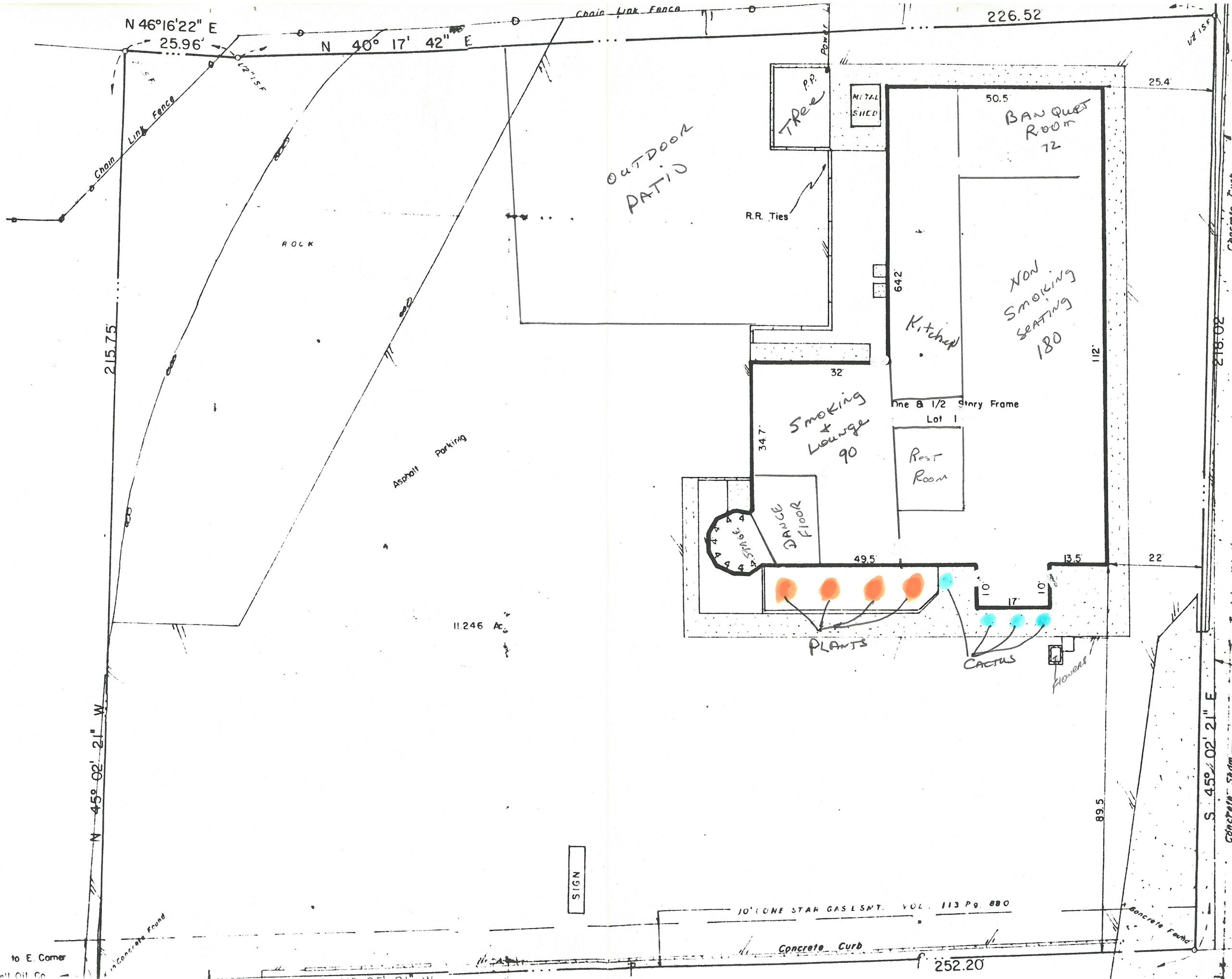
DESCRIPTION	Acct. Code	Amount	DESCRIPTION	Acct. Code
Building Permit	01-3601		Water Tap	02-3311
Fence Permit	01-3602		10% Fee	02-3311
Electrical Permit	01-3604		Sewer Tap	02-3314
Plumbing Permit	01-3607		Water Availability	06-3835
Mechanical Permit	01-3610		Sewer Availability	07-3836
Municipal Pool	01-3402		Meter Deposit	02-2201
Zoning, Planning, B.O.A.	01-3411	145.00	Portable Meter Deposit	02-2311
Subdivision Plats	01-3412		Misc. Income	02-3819
Sign Permits	01-3628		NSF Check	02-1128
Health Permits	01-3631		Meter Rent	02-3406
Misc. Permits	01-3625		Marina Lease	08-3810
Misc. Income	01-3819		Cemetery Receipts	10-3830
Sale of Supplies	01-3807		PID	13-3828
Recreation Fees	01-3401		Street	14-3828
			Assessment-Ph#2	14-3830
			Hotel/Motel Tax	15-3206

TOTAL OF COLUMN TOTAL OF COLUMN

TOTAL DUE

145.00

Received by [Signature]



368.2 to E. Corner  
Shell Oil Co

# INN OF ROCKWALL

1130 I-30 and 205  
ROCKWALL, TEXAS 75087

Phone [214] 722-9922

May 18, 1992

Honorable Members of the City Council:

We attended the Rockwall Planning and Zoning Commission's Public Hearing on Thursday May 14, 1992. Case No. PZ92-10-CUP was probably one of the shortest public hearings in Rockwall History. We contribute this to the fact that it is one of the first cases of its kind ( club being placed in an existing restaurant next to a motel) in our Planning and Zoning Commission's history.

As a taxpayer of two taxes ( real estate and hotel occupancy tax) never delinquent in over six years, we would like to ask the City Council members to respond to our counter points at today's Public Hearing; we are not able to attend this meeting due to another commitment.

1. The representative of El Jardin Mexican Restaurant stated that the number of parking spaces on its parking lot, formerly K-Bob's parking lot, is about 117. We counted about 50 in good repair. There is also a parking area west of the building that can be counted when marked, although it appears relatively poor due to its gravelly consistency. Opportunities for additional parking exist with Rockwall Appliance and Lakeside Chevrolet; however, parking here would require the customers to hike across the field or on the service road, which we believe to be an unlikely endeavor, to gain access to the restaurant.
2. The representative suggested to tow any of his customers' cars away if they are parked in our parking area. We are in the hospitality business and we don't enjoy aggressive stand-offs with any customers-- neither ours nor our neighbor's. We are also responsible for our motel guest's cars, which we fear could become damaged by intoxicated people venting their dissatisfaction over their cars being towed.
3. Ms. Couch stated that this existing business (the restaurant) is not subject to changes. However this existing business was a restaurant (closing at 10.00 P.M.) and is now applying for a permit for a private club. This changes the nature of the business, coinciding their prime time business with those of the Inn of Rockwall.

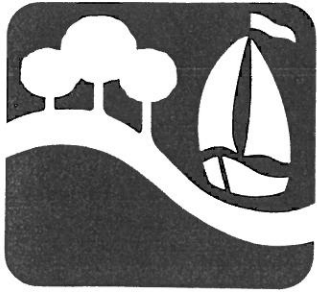
Although concerned with the noise and nuisance possible, this issue will be addressed when needed.

We emphasize that we are not opposed to the request from El Jardin's Restaurant for a conditional use permit for a private club, if requirements are met for adequate parking west of their establishment.

*G. Marta Pilarc*

G. Marta Pilarc, Owner/Manager Inn of Rockwall

Thank you.



**CITY OF ROCKWALL**  
"THE NEW HORIZON"

June 5, 1992

Mr. Michael J. Barr  
Barr Real Estate Co.  
1100 Summit, Suite 102  
Plano, Texas 75074

Dear Mr. Barr:

On Monday, June 1, 1992 the Rockwall City Council approved your request for a conditional use permit for a private club located at 1120 Interstate 30.

Attached are the requirements for operating a private club within the City. Prior to beginning any construction or operation you will need to submit business applications for any required construction permits or a certificate of occupancy to the Building Inspection Department. If you have any questions please don't hesitate to call.

Sincerely,

A handwritten signature in cursive script, appearing to read "Julie Couch".

Julie Couch  
Assistant City Manager

hcc

attachments



**CITY OF ROCKWALL**  
**Planning and Zoning Agenda**

**Agenda Date:** May 14, 1992

**Agenda No:** III. E.

**Agenda Item:** P&Z-10-CUP - Hold Public Hearing and consider Approval of a Request from El Jardin Mexican Restaurant, Inc. for a CUP for a Private Club Located at 1120 I-30

**Item Generated By:** Applicant, El Jardin

**Action Needed:** Hold public hearing and take any necessary action.

**Background Information:**

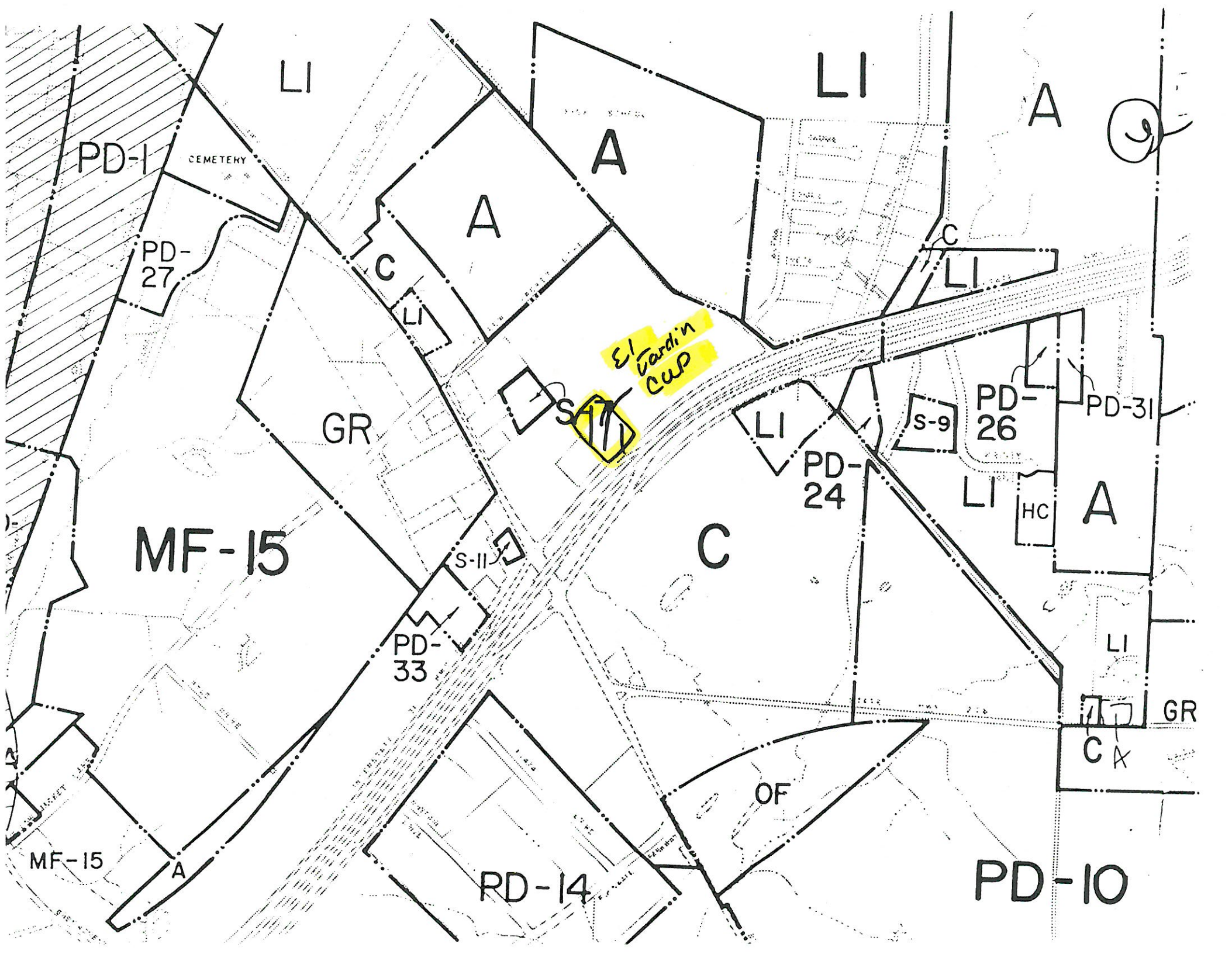
We have received a request for a CUP for a private club for a new restaurant that is going to be opening at the old K-Bob's Steakhouse location on I-30. The site meets all of the minimum requirements for a private club under our ordinances. We see no problem with the request. A copy of the floor plan is attached.

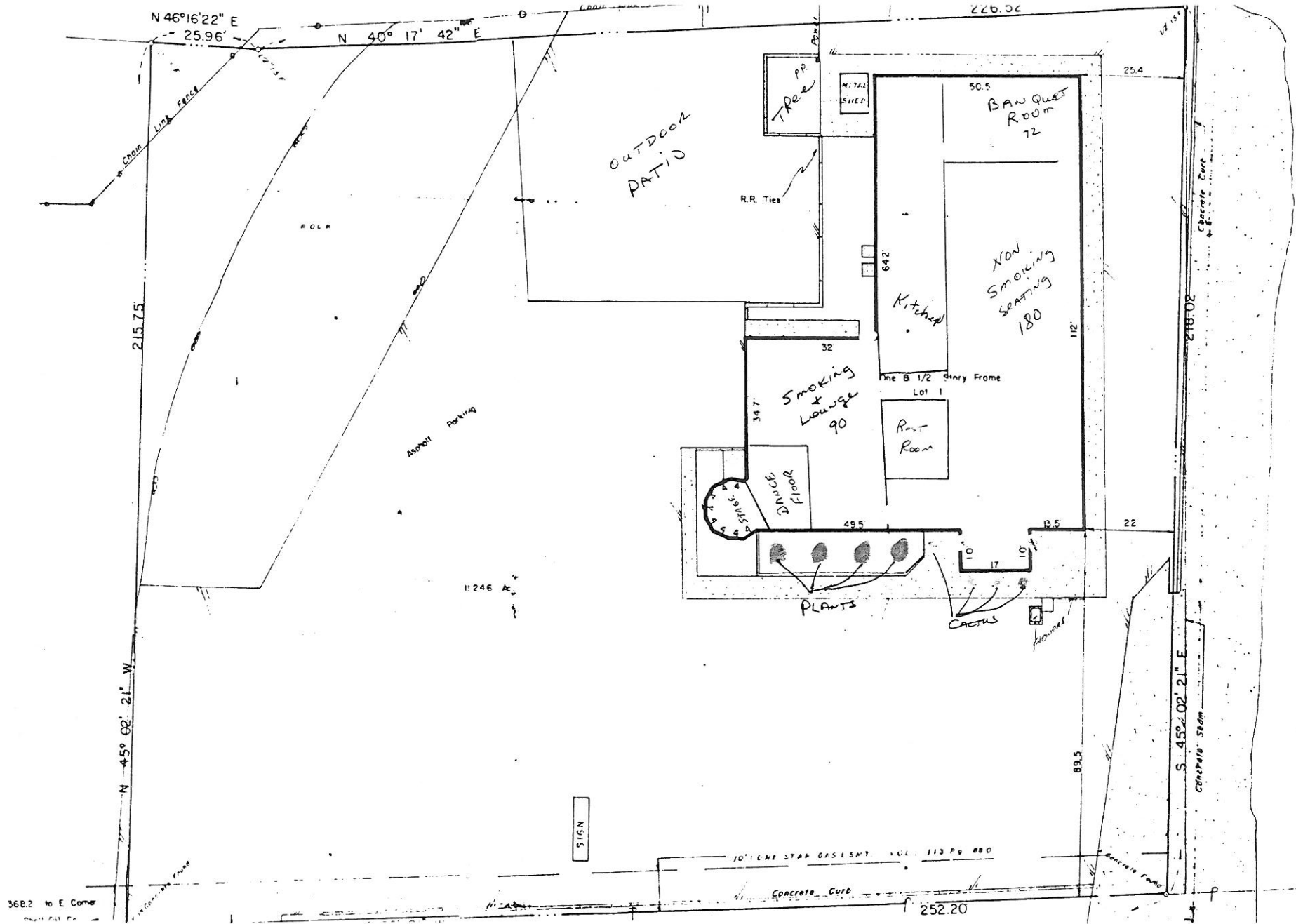
**Attachments:**

1. Location Map
2. Floor Plan

**Agenda Item:** CUP for Private Club - El Jardin

**Item No:** III. E.





**CITY OF ROCKWALL  
City Council Agenda**

**Agenda Date:** May 18, 1992 **Agenda No:** VI. D.

**Agenda Item:** P&Z-10-CUP - Hold Public Hearing and consider Approval of an Ordinance Granting a Request from El Jardin Mexican Restaurant, Inc. for a CUP for a Private Club Located at 1120 I-30 (1st Reading)

**Item Generated By:** Applicant, El Jardin

**Action Needed:** Hold public hearing and take any necessary action.

**Background Information:**

The Planning and Zoning Commission has recommended approval of the request. A copy of the ordinance is attached.

**Attachments:**

1. Ordinance

**Agenda Item:** CUP for Private Club - El Jardin

**Item No:** VI. D.

1. A request from El Jardin Mexican Restaurant for a conditional use permit for a private club on property described as being all of lot 1 of the Billy G. Jones Subdivision, an addition to the City of Rockwall County, Texas, and being further described as 1120 Interstate 30, Rockwall, Texas 75087.
2. A request from TMS Manufacturing, Inc. for a change in zoning from Commercial zoning classification to Light Industrial zoning classification for property located at 1411 Goliad further described as follows:

92-10

TRACT NO. ONE:

All that certain lot, tract or parcel of land lying in the County of Rockwall, part of the BJT Lewis Survey and being a part of the J.R. Lofland Homestead tract, now in the name of Mrs. Amanda Rochell, said tract being 60 feet by 305.4 feet in size, containing 0.420 acres, described as follows: BEGINNING at an iron pin the Northeast corner of the Charles E. Atkins 1-1/2 Acre tract, of record in Vol. 56, Page 356, Deed Records of Rockwall County, Texas; THENCE North 46 Deg. 09' East 60 feet to an iron pin for a corner; THENCE North 42 Deg. 09' West 305.4 feet to an iron pin for a corner; THENCE South 46 Deg. 09' West 60 feet to an iron pin in the Northwest corner of the Atkins lot; THENCE South 42 Deg. 09' East 305.4 feet with the Atkins tract Northeast line to the place of beginning, containing 0.420 acres as surveyed by R.E.L. Halford, County Surveyor, on March 1, 1966.

TRACT NO. TWO:

All that certain lot, tract or parcel of land, and being a certain 1-1/2 acres out to the B.J.T. Lewis Survey and out of the J.R. Lofland homestead tract, located about 1 mile Southeast of the town of Rockwall, Rockwall County, Texas; Beginning at West corner of a certain 2 acre tract conveyed by Mrs. Amanda Rochell et al to H.L. Williams, as shown in Volume 56, Page 150 of the Deed Records, Rockwall County, Texas; Thence North 41 Deg. 13' West 64.7 feet along North margin of State Highway 205 to R O W marker; Thence North 51 Deg. 03' East where R O W widens 24.8 feet to a concrete R O W marker; Thence North 42 Deg. 09' West 242.7 feet along North margin of Highway 205 to an iron pin in R O W line; Thence North 46 Deg. 09' East 208.7 feet to an iron pin for a corner; Thence South 42 Deg. 09' East 305.4 feet to an iron pin for a corner; Thence South 46 Deg. 09' West 234.7 feet to the place of beginning, and containing 1-1/2 acres of land surveyed by R.E.L. Halford, County Surveyor, on June 24, 1957;

92-11

**CITY OF ROCKWALL**  
**City Council Agenda**

**Agenda Date:** May 18, 1992

**Agenda No:** VI. D.

**Agenda Item:** P&Z-10-CUP - Hold Public Hearing and consider Approval of an Ordinance Granting a Request from El Jardin Mexican Restaurant, Inc. for a CUP for a Private Club Located at 1120 I-30 (1st Reading)

**Item Generated By:** Applicant, El Jardin

**Action Needed:** Hold public hearing and take any necessary action.

**Background Information:**

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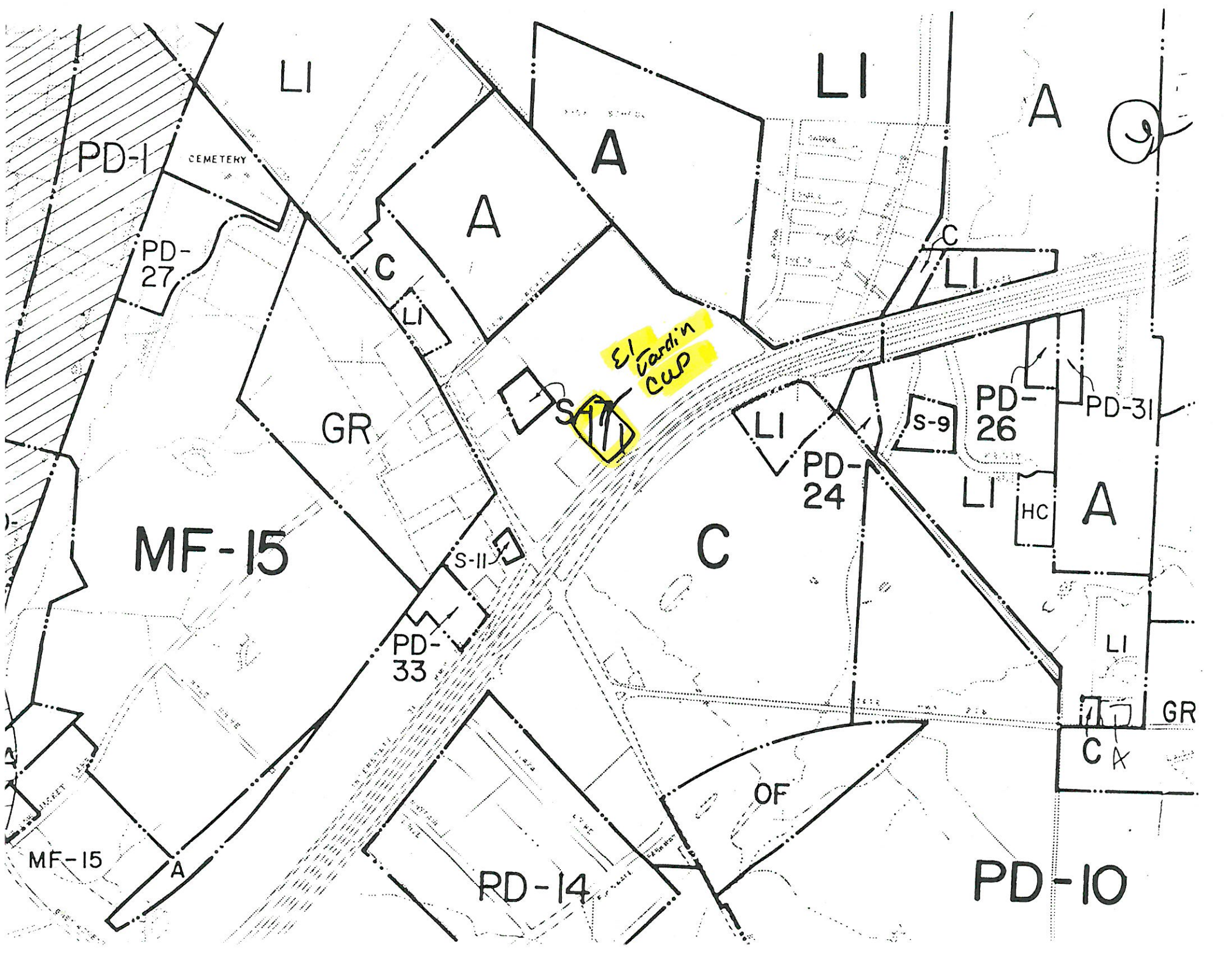
The Commission is considering this item at their meeting on Thursday night. We will forward their recommendation to you on Friday.

**Attachments:**

1. Location Map
2. Floor Plan

**Agenda Item:** CUP for Private Club - El Jardin

**Item No:** VI. D.



PD-1

CEMETERY

PD-27

LI

A

LI

A

9

GR

El Jardin CUP

S-7

PD-26

PD-31

MF-15

S-11

PD-24

LI

HC

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PD-33

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LI

GR

MF-15

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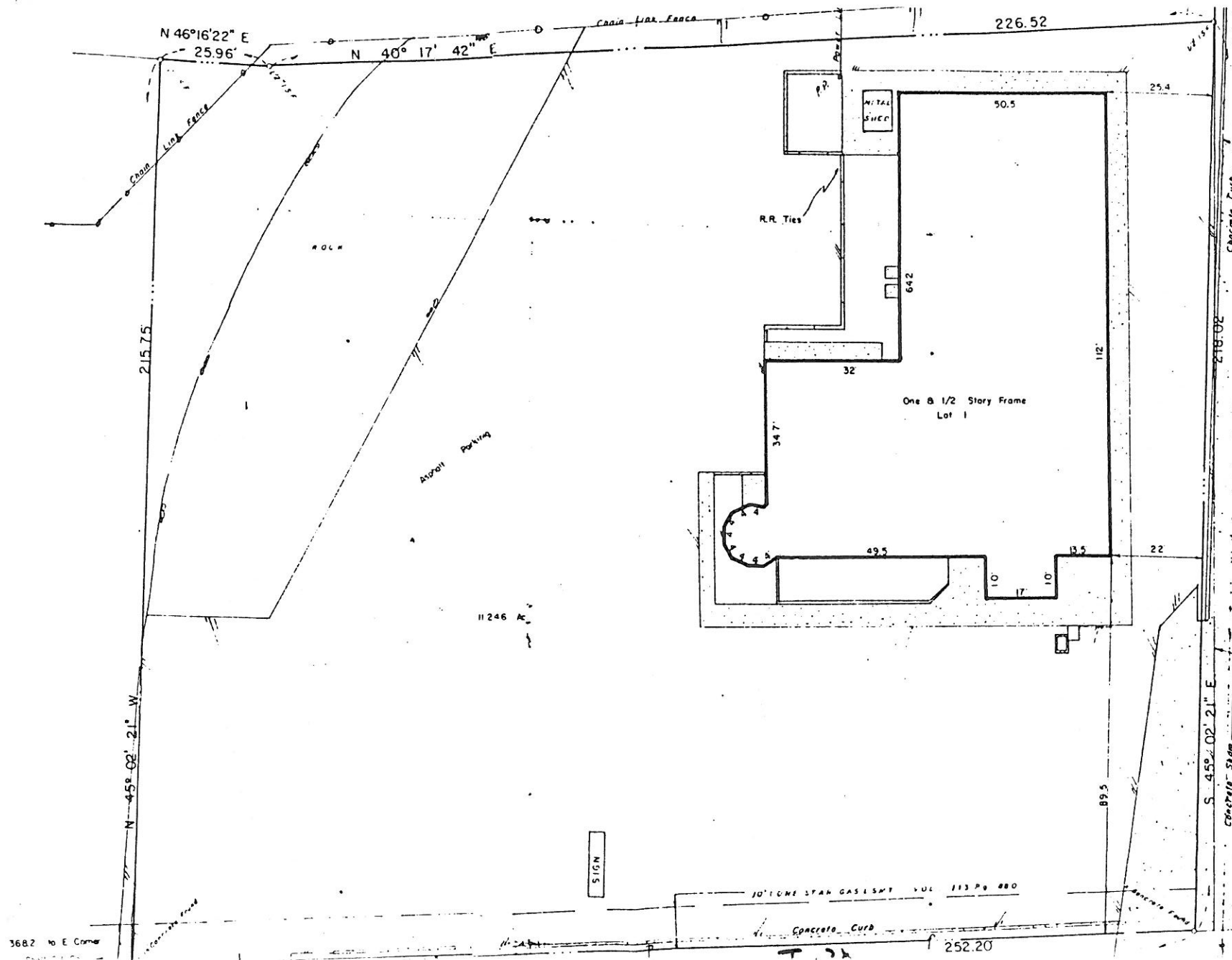
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PD-14

PD-10

CX

7



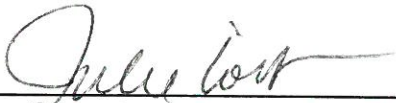




**CITY OF ROCKWALL**  
**"THE NEW HORIZON"**

**PUBLIC NOTICE**

The Rockwall Planning and Zoning Commission will hold a public hearing on Thursday, May 14, 1992 at 7:00 P.M. in City Hall, 205 W. Rusk, and the Rockwall City Council will hold a public hearing on Monday, May 18, 1992 at 7:00 p.m. in City Hall, 205 W. Rusk, Rockwall, Texas to consider approval of a request from El Jardin Mexican Restaurant for a conditional use permit for a private club located at 1120 Interstate 30, Rockwall, Texas and further described as all of Lot 1 of the Billy Jones Subdivision, an addition to the City of Rockwall County, Texas. As an interested property owner, you are invited to attend this meeting or make your feelings known in writing by returning the form below:

  
\_\_\_\_\_  
City Secretary

-----  
Case No. PZ 92-10-CUP

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

I am opposed to the request for the reasons listed below \_\_\_\_\_

- 1.
- 2.
- 3.

Signature \_\_\_\_\_

Address \_\_\_\_\_

Notices for El Jardin Mexican Restaurant

Mr. Pat Grady  
Lakeside Chevrolet  
P. O. Box 999  
Rockwall, Texas 75087

Ione Stoble  
1 Pin Tail Point  
Rockwall, Texas 75087

Horst Pilarc  
1130 I-30  
Rockwall, Texas 75087

EL JARDIN

3

1. PAT GRADY  
BOX 999  
ROCKWALL
2. LAKESIDE CHEVROLET  
P.O. BOX 999  
ROCKWALL
3. IONE STROBLE  
1 PIN TAIL POINT  
ROCKWALL
4. HORST PILARC  
1130 I 30  
ROCKWALL

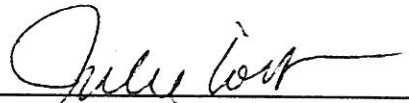


# CITY OF ROCKWALL

"THE NEW HORIZON"

## PUBLIC NOTICE

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\_\_\_\_\_  
City Secretary

-----  
Case No. PZ 92-10-CUP

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

I am opposed to the request for the reasons listed below \_\_\_\_\_

1. GOOD BUSINESS FOR ROCKWALL
- 2.
- 3.

Signature   
Address #1 PINEHURST POINT  
ROCKWALL, TX 75087

**Public Notice**

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1. A request from El Jardin Mexican Restaurant for a conditional use permit for a private club on property described as being all of lot 1 of the Billy G. Jones Subdivision, an addition to the City of Rockwall County, Texas, and being further described as 1120 Interstate 30, Rockwall, Texas 75087.

55 **PZ 92-10-CUP Hold Public Hearing and Consider Approval of a Request from El Jardin Mexican Restaurant, Inc for a CUP for Private Club Located at 1120 I-30** *MW 5/14/92*

60 Couch explained the applicant's request. Welborn opened the public hearing. Mr. C. B. Kerbo, General Manager of El Jardin addressed the Commission with his request. Ms. Pilarc, owner of The Rockwall Inn addressed the Commission and expressed her concerns about adequate parking, how late the bar will be open on weekends, and noise. Welborn closed the public hearing. Greenwalt made a motion to recommend approval of a request for a conditional use permit for a private club located at 1120 I-30. Wilson seconded the motion. The motion was voted on and passed unanimously.

65