

APPLICATION AND
FINAL PLAT CHECKLIST

DATE: 8-3-92

Name of Proposed Development Repl. Browns Addn -

Name of Developer W.H. Brown, Inc.

Address P.O. Box 25429, Ok. City, Ok. 73125 Phone 405-478-1656

Owner of Record Same

Address _____ Phone _____

Name of Land Planner/Surveyor/Engineer Harold L. Evans

Address P.O. Box 28355 Dallas TX 75228 Phone 214-328-8133

Total Acreage 2.4679 Current Zoning Com.

Number of Lots/Units 3 Signed [Signature]

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

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

INFORMATION

<u>Provided or Shown on Plat</u>	<u>Not Applicable</u>	
<u>✓</u>	_____	1. Title or name of development written and graphic scale, north point, date of plat and key map
<u>✓</u>	_____	2. Location of the development by City, County and State
_____	_____	3. Location of development tied to a USGS monument, Texas highway monument or other approved benchmark
<u>✓</u>	_____	4. Accurate boundary survey and property description with tract boundary lines indicated by heavy lines

<u>Provided or Shown on Plat</u>	<u>Not Applicable</u>	
✓		5. Accurate plat dimensions with all engineering information necessary to reproduce plat on the ground
✓		6. Approved name and right-of-way width of each street, both within and adjacent to the development
✓		7. Locations, dimensions and purposes of any easements or other rights-of-way
✓		8. Identification of each lot or site and block by letter and building lines or residential lots
✓		9. Record owners of contiguous parcels of unsubdivided land, names and lot pattern of contiguous subdivisions, approved Concept Plans referred by recorded subdivision plats or adjoining platted land by record name and by deed record volume and page
✓		10. Boundary lines, dimensions and description of open spaces to be dedicated for public use of the inhabitants of the development
✓		11. Certificate of dedication of all streets, alleys, parks and other public uses signed by the owner or owners
	✓	12. Designation of the entity responsible for the operation and maintenance of any commonly held property and a waiver releasing the City of such responsibility or a waiver releasing the City for damage in establishment or alteration of grade
✓		13. Instrument of dedication or adoption signed by the owner or owners
✓		14. Space for signatures attesting approval of the plat
		15. Seal and signature of the surveyor or engineer responsible for surveying the development and/or the preparation of the plat

<u>Provided or Shown on Plat</u>	<u>Not Applicable</u>
<u>✓</u>	<u> </u>
<u>✓</u>	<u> </u>
<u>✓</u>	<u> </u>

16. Compliance with all special requirements developed in preliminary plat review
17. Waiver of drainage liability by the City due to development's design
18. Statements indicating that no building permits will be issued until all public improvements are accepted by the City.



N

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

(214) 771-7700

Cash Receipt

Name Braum's Ice Cream Date 8

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	65.00	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

65.00

Received by X



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

N

(214) 771-7700

TAC
B

Cash Receipt

Name Unigala Restaurants Date 8

Mailing Address _____

Job Address _____ Permit No. _____

Check

Cash

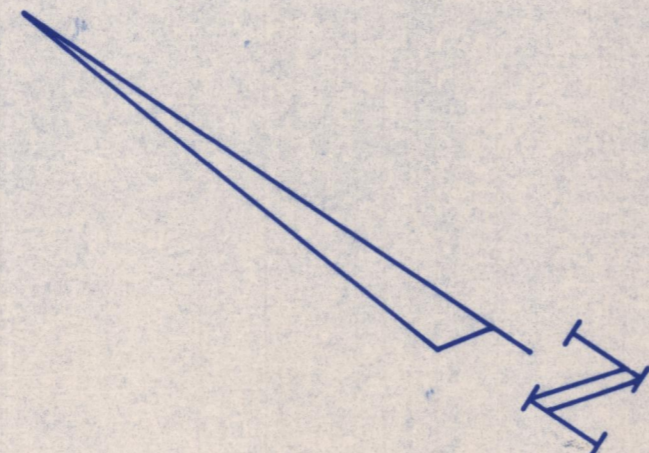
Other

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Fence Permit	01-3602		10% Fee	02-3311
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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	115.00	Portable Meter Deposit	02-2311
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Sign Permits	01-3628		NSF Check	02-1128
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Recreation Fees	01-3401		Street	14-3828
			Assessment-Ph#2	14-3830
			Hotel/Motel Tax	15-3206
TOTAL OF COLUMN			TOTAL OF COLUMN	

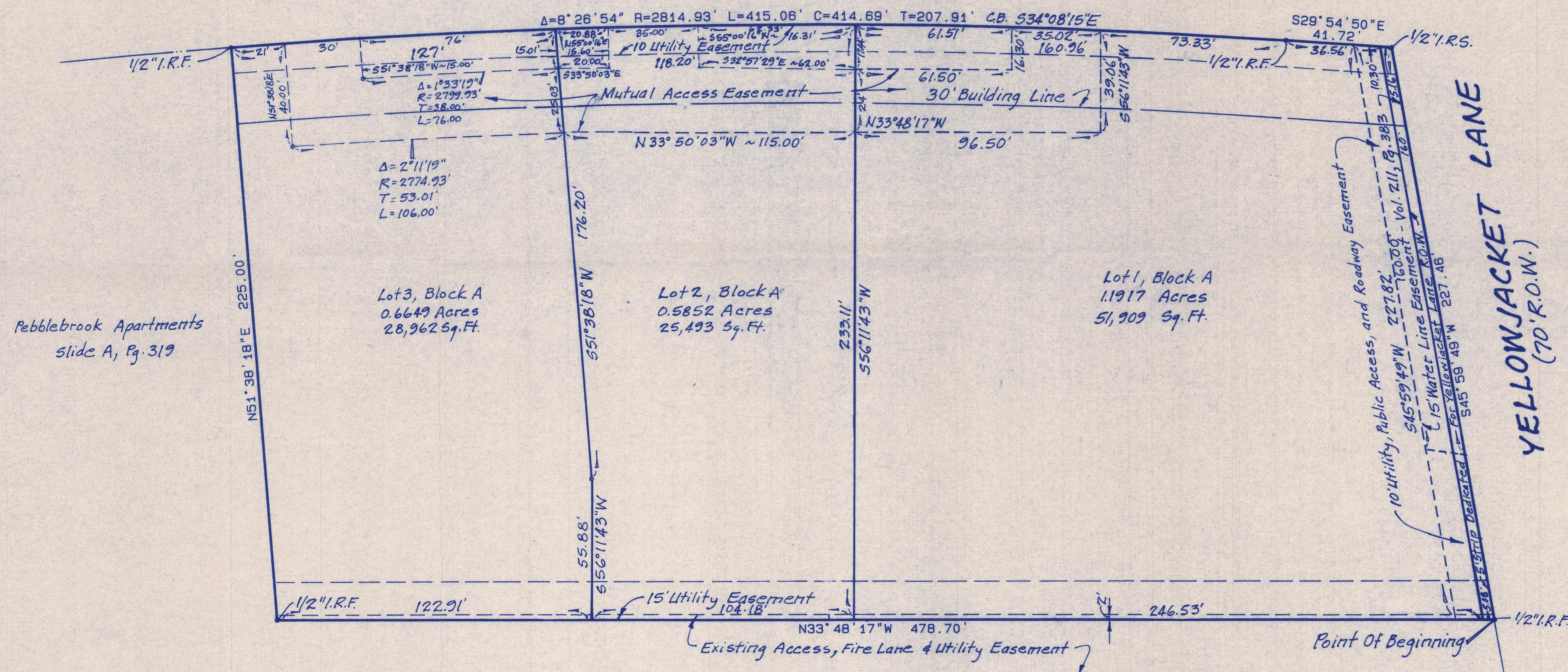
TOTAL DUE

115.00

Received by X



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



LOCATION MAP
Scale: 1" = 2,000'



HAROLD L. EVANS
CONSULTING ENGINEER
2331 GUS THOMASSON RD. SUITE 102
DALLAS, TEXAS 75228
PHONE (214) 328-8133

SCALE	DATE	JOB NO.
1" = 40'	7-27-92	9109

A REPLAT OF BRAUM'S ADDITION
B.J.T. LEWIS SURVEY, ABSTRACT NO. 225
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
W. H. Braum, Inc. Owner
P.O. Box 25429, 3000 N.E. 63rd, Oklahoma City, Oklahoma, 73125 Tel. 405-478-1656

15
(SUBMISSION)

1/2

STATE OF TEXAS
COUNTY OF ROCKWALL

OWNER'S CERTIFICATE

WHEREAS, *W. H. Braum, Inc.* is the owner of a tract of land situated in the B. J. T. Lewis Survey, Abstract No. 225, Rockwall County, Texas, and being a part of a tract of land conveyed to Clair Ables Grainger, wife of Bruner Allen Grainger, by Deed from H. L. Williams, his wife, Mary J., and J. C. Milford, recorded in Volume 49, Page 286, Deed Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found for a corner at the intersection of the Northwest line of Yellowjacket Lane, a 70 foot right-of-way, with the most Southerly Northeast line of Pebblebrook Apartments, according to the plat recorded in Slide A, Page 319, Plat Records, Rockwall County, Texas;
THENCE: North 33° 48' 17" West a distance of 478.70 feet along said Northeast line of Pebblebrook Apartments to a 1/2" iron rod found for a corner;
THENCE: North 51° 38' 18" East a distance of 225.00 feet along the most Northerly Southeast line of said Addition to a 1/2" iron rod found for a corner on the Southwest line of State Highway No. 205, a 100 foot right-of-way, said iron rod being on curve to the right having a central angle of 8° 26' 54", a radius of 2814.93 feet, and a chord that bears South 34° 08' 15" East a distance of 414.69 feet;
THENCE: Along said curve and with said Southwest line an arc distance of 415.06 feet to a 1/2" iron rod found for a corner;
THENCE: South 29° 54' 50" East a distance of 41.72 feet continuing with said Southwest line to a 1/2" iron rod set for a corner at the intersection of said Southwest line of State Highway No. 205 and the Northwest line of said Yellowjacket Lane;
THENCE: South 45° 59' 49" West a distance of 227.46 feet along said Yellowjacket Lane to the Point of Beginning and containing 107,502 square feet or 2.4679 acres of land.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:
THAT *W. H. Braum, Inc.*, being owner does hereby adopt this plat designating the hereinabove described property as a *Replat of Braum's Addition, an addition to the City of Rockwall, Rockwall County, Texas*, and does hereby dedicate to the public use forever the streets and alleys shown thereon, and does hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall have the right of ingress or egress to, from and upon the said easement strips for the purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in this subdivision.

No house, dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until such time as the developer has complied with all requirements of the Platting Ordinance of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, drainage structures, storm sewers, water, sanitary sewer and alleys, all according to the specifications of the City of Rockwall.

It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, nor shall such approval constitute any representation, assurance or guarantee by the City of the adequacy and availability of water for personal use and fire protection within such plat, as required under Ordinance 83-54.

WITNESS MY HAND at _____ (City), _____ (State), this _____ day of _____, 1992.

W. H. BRAUM, INC.

By: _____

STATE OF _____
COUNTY OF _____

This instrument was acknowledged before me on the _____ day of _____, 1992, by the _____ of *W. H. Braum, Inc.*, a corporation, on behalf of said corporation.

Notary Public _____

SURVEYOR'S CERTIFICATE

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

Harold L. Evans, P.E., Registered Professional Land Surveyor No. 2146

STATE OF TEXAS
COUNTY OF DALLAS

This instrument was acknowledged before me on the _____ day of _____, 1992, by Harold L. Evans.

Notary Public _____

APPROVED

Chairman, Planning and Zoning Commission _____ Date _____

I hereby certify that the above and foregoing plat of a *Replat of Braum's Addition, an addition to the City of Rockwall*, was approved by the City Council of the City of Rockwall on the _____ day of _____, 1992.

This approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk of Rockwall County, Texas, within one hundred twenty (120) days from said date of final approval.

Said addition shall be subject to all the requirements of the Platting Ordinance of the City of Rockwall.

WITNESS OUR HANDS this _____ day of _____, 1992.

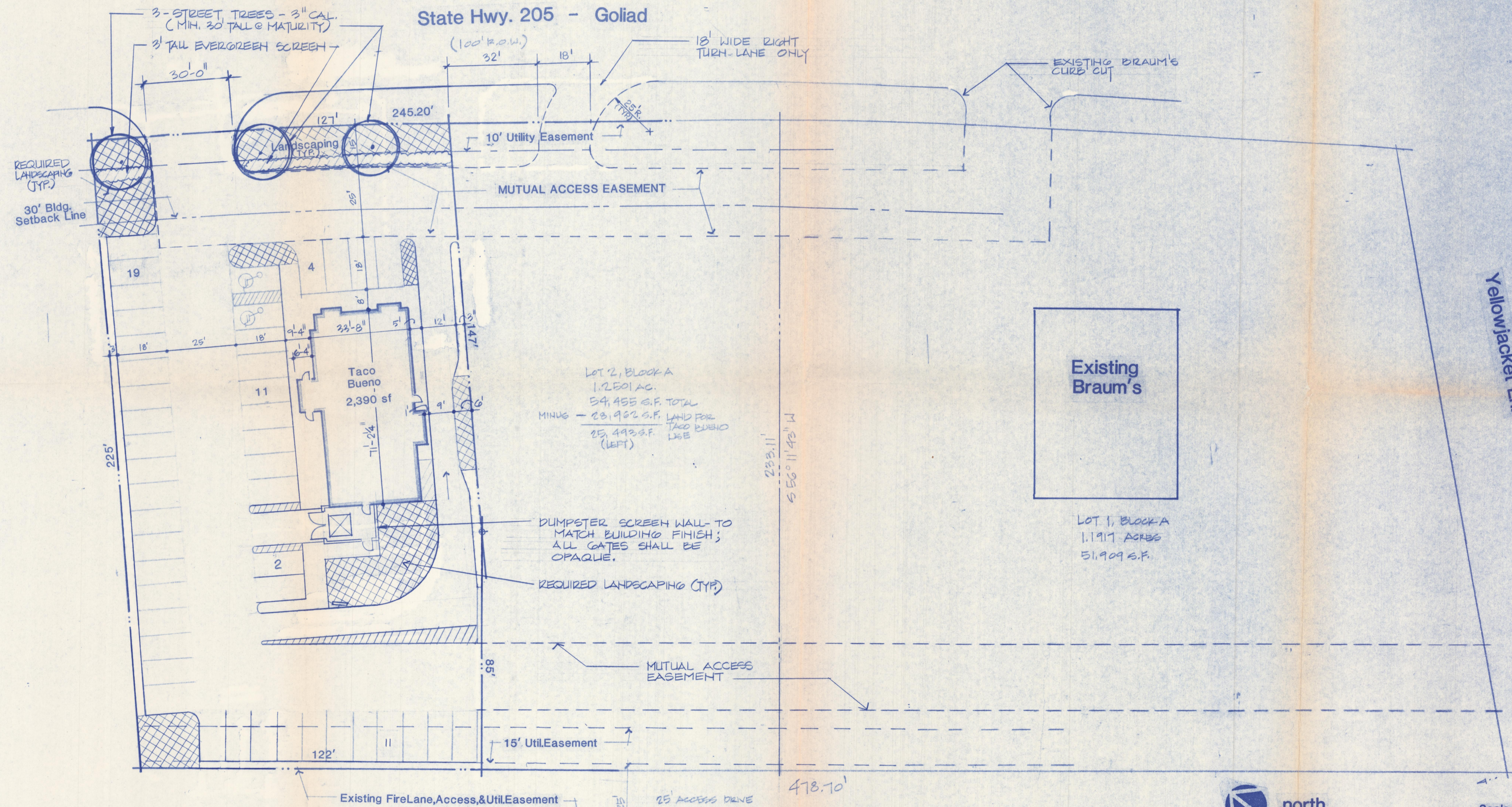
Mayor, City of Rockwall _____ City Secretary, City of Rockwall _____

1/51
(SUBMISSION)

2
2

HAROLD L. EVANS CONSULTING ENGINEER		
2331 GUS THOMASSON RD. SUITE 102 DALLAS, TEXAS 75228 PHONE (214) 328-8133		
SCALE	DATE	JOB NO.
	7-27-92	9109

A REPLAT OF BRAUM'S ADDITION	
B.J.T. LEWIS SURVEY, ABSTRACT NO. 225	
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS	
W. H. Braum, Inc. ~ Owner P.O. Box 25429, 3000 N.E. 63rd, Oklahoma City, Oklahoma, 73125 Tel. 405-478-1656	



State Hwy. 205 - Goliad

Yellowjacket Ln.

LOT 2, BLOCK A
1.2501 AC.
54,455 S.F. TOTAL
MINUS - 28,962 S.F. LAND FOR
TACO BUENO
25,493 S.F.
(LEFT)

Existing Braum's

LOT 1, BLOCK A
1.1917 ACRES
51,909 S.F.

AREA TABULATIONS

TOTAL SITE AREA (- BLDG. S.F.)	=	26,572
LANDSCAPING REQUIRED (*12.5%)	=	3,322
LANDSCAPING PROVIDED	=	3,410

* 15% REDUCED TO 12.5% BY PROVIDING
3' TALL EVERGREEN SCREEN!



north

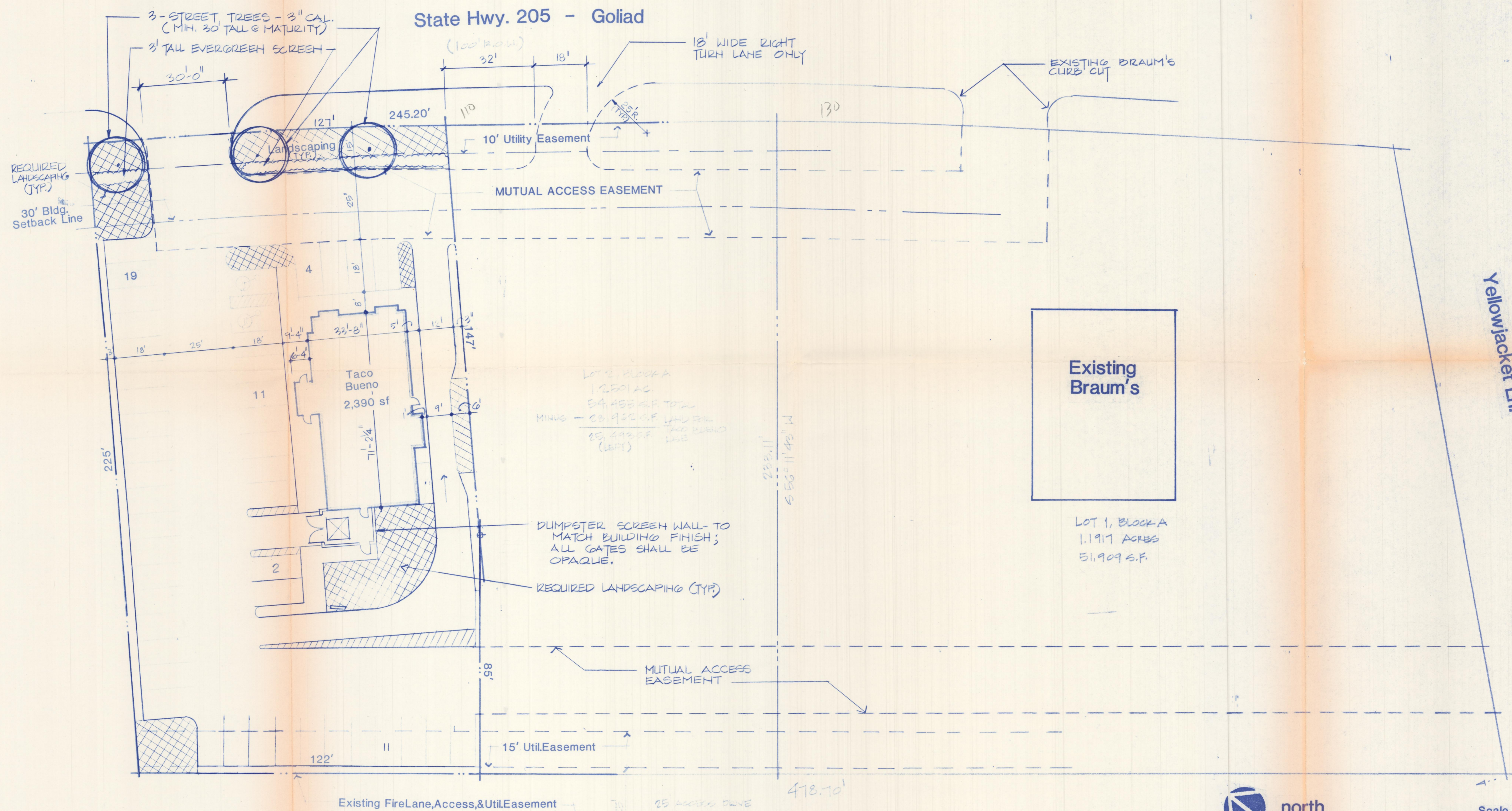
Scale 1"=20'

Site Plan • Rockwall, Texas

"TACO BUENO"	2,390 S.F.
PARKING REQUIRED	24
VIA S.F. OR VAGONS WHICHEVER IS GREATER	
PARKING PROVIDED	47
LAND AREA	± 28,962 S.F.

ROCKWALL P. & Z.
214 / 171-1100
JULIE COUCH

DATE 5/24/12



State Hwy. 205 - Goliad

Yellowjacket Ln.

Existing Braum's

LOT 1, BLOCK A
1.1917 ACRES
51,909 S.F.

Existing Fire Lane, Access, & Util. Easement

AREA TABULATIONS

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north

Scale 1"=20'

Site Plan •

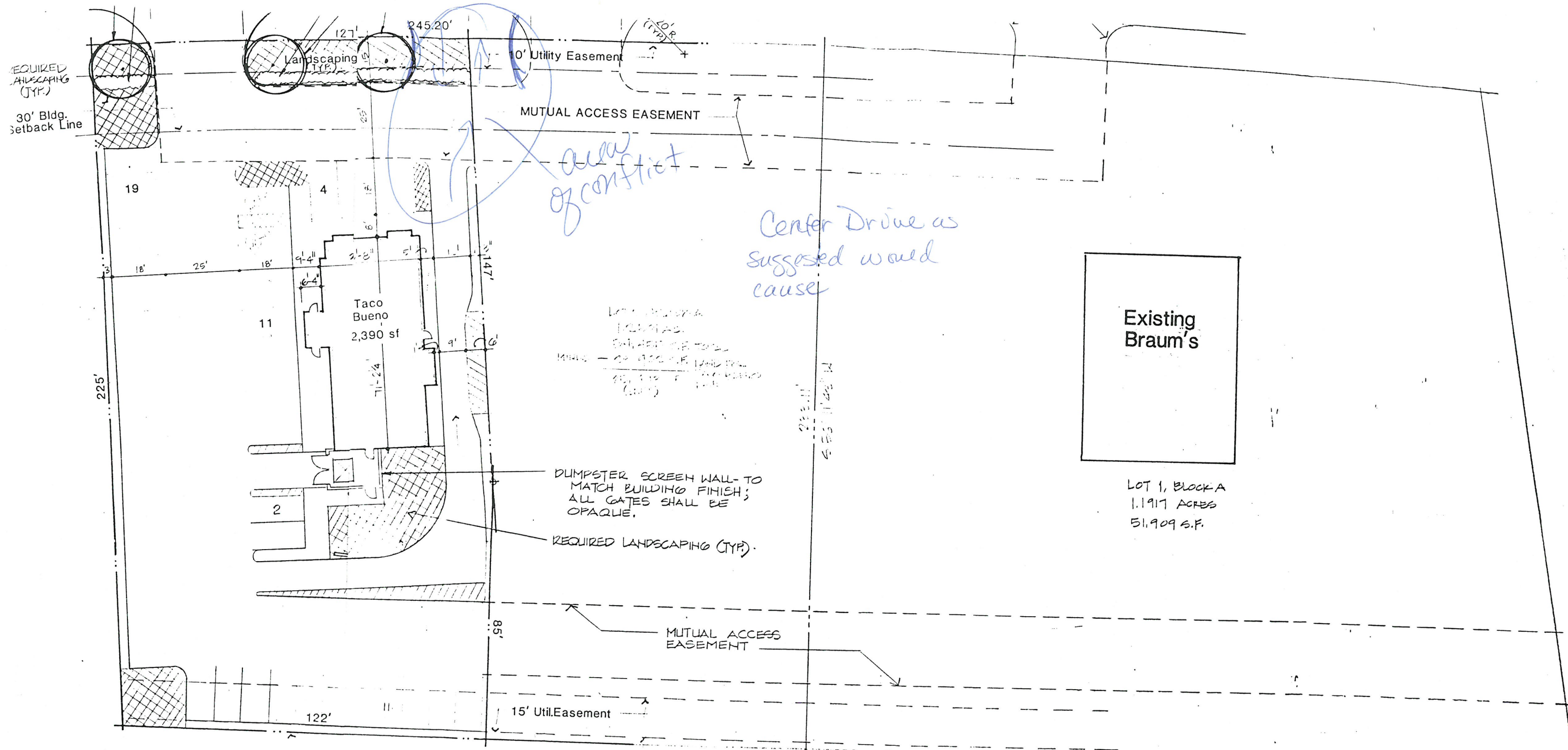
Rockwall, Texas

"TACO BUENO"	2,390 S.F.
PARKING REQUIRED 1/100 S.F. OR 1/4 SPACES WHICHEVER IS GREATER	24
PARKING PROVIDED	47
LAND AREA	± 28,962 S.F.

ROCKWALL P. & Z.
214/771-7100
JULIE COUCH

DATE 5/24/92

2 (SUBMISSION)



AREA TABULATIONS

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north

Scale

Site Plan • Rocky

"TACO BUENO" _____ 21

LANDSCAPING PROVIDED _____

LANDSCAPING REQUIRED _____

MINOR S.F. OR 1/4 ACRES _____

MINOR S.F. OR 1/4 ACRES _____

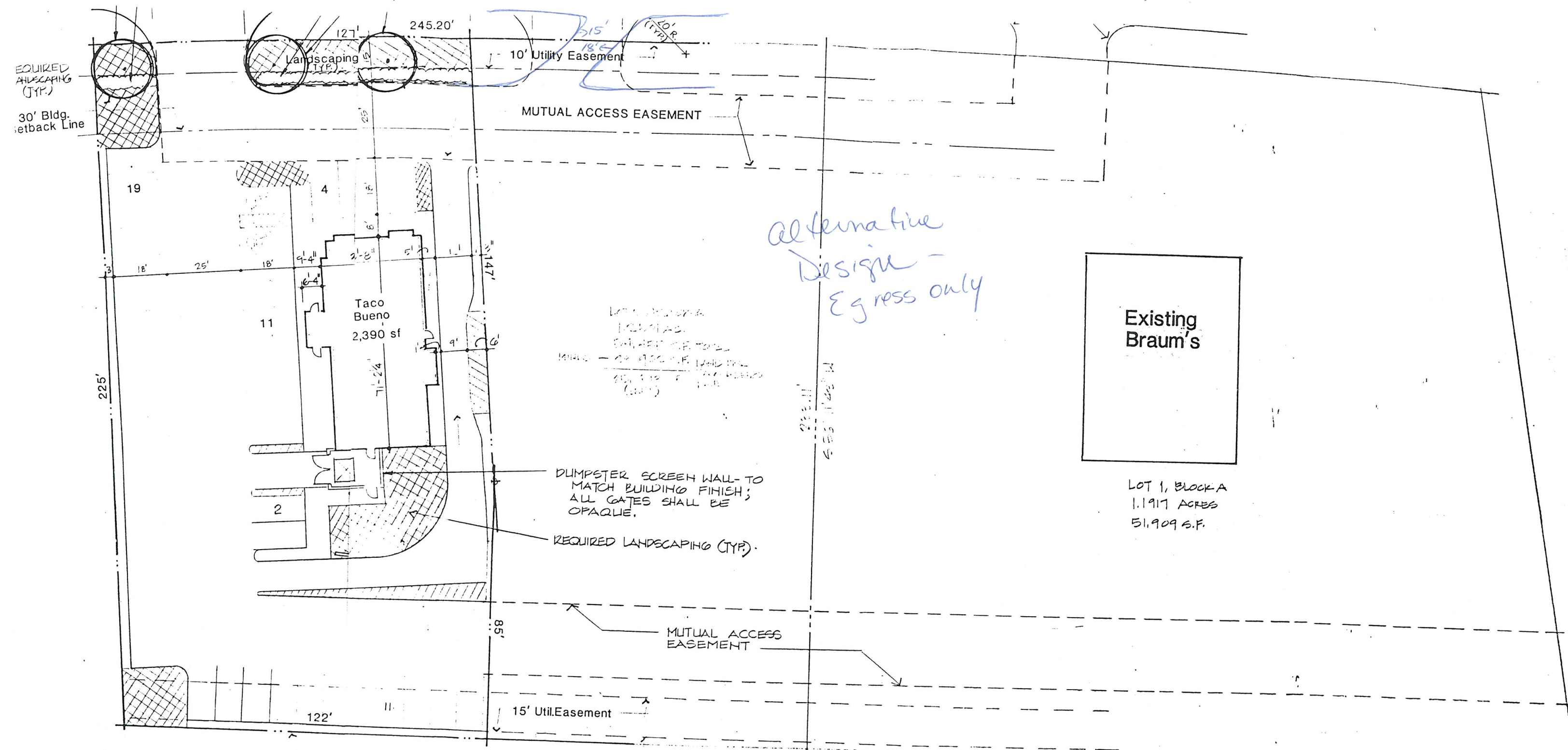
LANDSCAPING PROVIDED _____

LANDSCAPING REQUIRED _____

MINOR S.F. OR 1/4 ACRES _____

MINOR S.F. OR 1/4 ACRES _____

ROCKY HILL P. & Z.
214 / 771-7100
JULIE COLCH



Alternative Design - Egress only

LOT 1, BLOCK A
1.1917 ACRES
51,909 S.F.
MINUS - 22,922 S.F. LAND FOR
28,987 S.F. (66%)

DUMPSTER SCREEN WALL - TO
MATCH BUILDING FINISH;
ALL GATES SHALL BE
OPAQUE.

REQUIRED LANDSCAPING (TYP.)

Existing Braum's

LOT 1, BLOCK A
1.1917 ACRES
51,909 S.F.

Existing Fire Lane, Access, & Util. Easement 122' 25 AVENUE DRIVE 478.10'

north
Scale
Site Plan • Rocky

AREA TABULATIONS

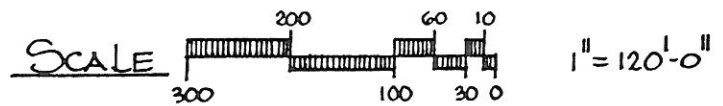
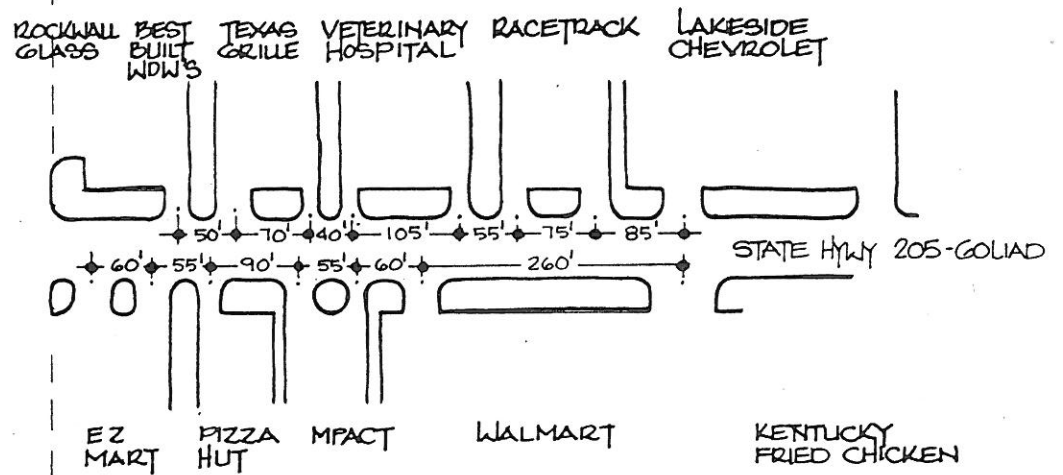
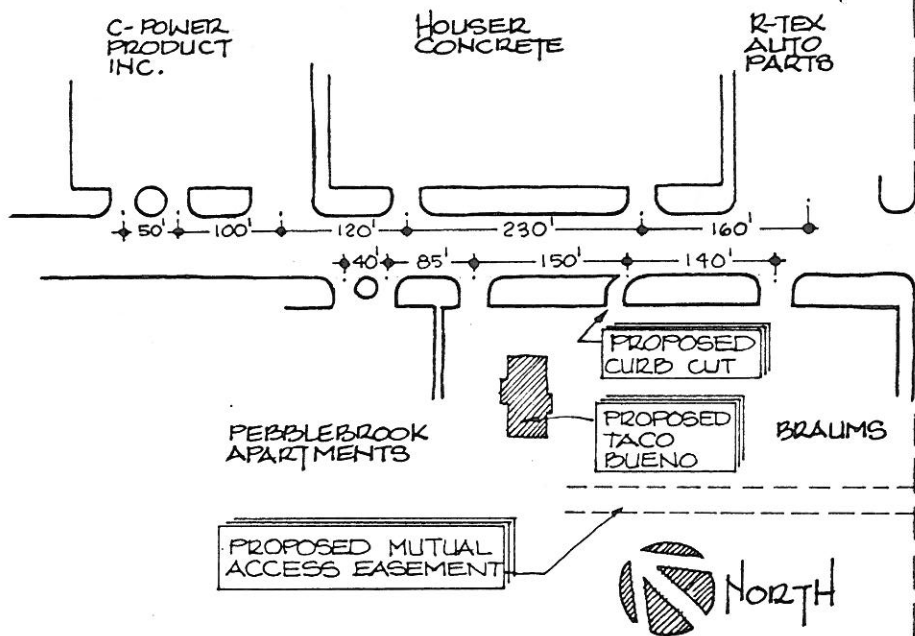
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Rockwell P. & Z.
214/771-7100
JULIE COUCH

"TACO BUENO"	2
LANDSCAPING REQUIRED	
VICO S.F. OR 1/4 BAYS	
WHICHEVER IS GREATER	
LANDSCAPING PROVIDED	
LAND AREA	±

YELLOWJACKET LN.



Dean Looper
Braum's Ice Cream Stores
P.O. Box 25429
Okla. City, OK 73125
Dec. 30, 1992

Mrs. Julie Couch
City of Rockwall
205 West Rusk Street
Rockwall, Texas 75087

Dear Mrs. Couch:

Please find enclosed 2 mylar copies of plat for record
of the Re-plat of the Braum's Addition, Rockwall.

Please let me know at 405-478-1656 if you require anything
additional.

Thnaks for your continued cooperation.

Very truly yours,



Dean Looper



ICE CREAM AND DAIRY STORES

A DIVISION OF W. H. BRAUM, INC.

15406 Midway Addison, TX 75001 214-387-9160

September 4, 1992

Julie Couch, Assistant City Manager
City of Rockwall
205 W. Rusk
Rockwall, Texas 75087

Re: Highway 205 near YellowJacket
(Braums Addition)

Dear Ms. Couch,

This letter is in regard to the above mentioned property. At the last P&Z Meeting, there was a motion made to issue a 30 ft. driveway cut for the benefit of Taco Bueno and a mutual access across the rear of the property. Bill Braum, President of Braums Ice Cream Company, has given us the authority to grant the driveway easement to the rear if the City of Rockwall will approve a 30 ft. driveway cut to Taco Bueno and an 18 ft. right-out on Lot 2.

Braums is very pleased with our location in Rockwall and would hope you could grant this request for us. Thank you for your consideration and help.

Sincerely,

Gordon E. Pulis
Regional Director of Real Estate

GEP:gyp



Corporate Headquarters: 8115 Preston Road • LB7 • Dallas, TX 75225 • 214/363-9513

Ladies and Gentlemen of the Rockwall City Council:

Thank you for allowing Taco Bueno the opportunity of presenting our plan for coming to your wonderful town on Lake Ray Hubbard.

After our first denial by the planning and zoning board and your concurrence with their decision, we have gone back to the drawing board and looked at several alternative plans in an effort to compromise on your needs of traffic control and safety and our need of trying to open a successful and profitable store that meets the needs of our customers.

We looked at the following alternatives:

- 1.) Single driveway for the two parcels
- 2.) Re-designing our building
- 3.) Right out from middle parcel with cross access
- 4.) Two curb cuts on our parcel

The enclosed site plan is an approved site plan by Taco Bueno Senior Management and one that they are prepared to move ahead with as soon as possible.

We look forward to being a part of your vibrant community and for a long and mutually beneficial relationship for years to come. Thank you for working with us on this matter.

Sincerely,

A handwritten signature in cursive script that reads "Ted Papit".

Ted Papit
President

TP/cs

enclosure

FRANK N. BULLOCK, INC.
COMMERCIAL REAL ESTATE
8115 PRESTON ROAD #550
DALLAS, TEXAS 75225

FRANK N. BULLOCK
PRESIDENT

AREA CODE 214 360-2232
FAX 214 360-9560

July 31, 1992

Ms. Julie Couch
City of Rockwall
205 West Rusk
Rockwall, Texas 86087

Re: Taco Bueno, Rockwall, Texas

Dear Julie:

Enclosed please find the site review fee you requested. We have yet to see an application form for the site plan review process.

Please inform me what else we need to do in order to keep this process moving. Thanks for your help.

Sincerely,



Frank N. Bullock

FNB/cs

enclosure

FRANK N. BULLOCK, INC.
COMMERCIAL REAL ESTATE
8115 PRESTON ROAD #550
DALLAS, TEXAS 75225

FRANK N. BULLOCK
PRESIDENT

AREA CODE 214 360-2232
FAX 214 360-9560

July 23, 1992

Ms. Julie Couch
Assistant City Manager
City of Rockwall
205 W. Rusk
Rockwall, TX 75087

Dear Julie:

Thanks for meeting with us and discussing the Taco Bueno site plan situation. We appreciate your willingness to work with us and look forward to proceeding ahead with a new plan on Monday.

Hopefully, we will have addressed all of the pertinent issues and will receive council approval in Mid-August. Thanks again for your help and we look forward to proceeding ahead with this project.

Sincerely,



Frank N. Bullock

FNB/cs







CITY OF ROCKWALL
Planning and Zoning Agenda

Agenda Date: August 13, 1992

Agenda No: IV. B.

Agenda Item: P&Z 33-SP/FP - Consider Approval of a Request from Taco Bueno for a Site Plan and Replat of the Braums Addition on SH-205

Item Generated By: Applicant, Taco Bueno

Action Needed: Consider the request and take any necessary action.

Background Information:

Taco Bueno wants to locate on the northernmost portion of the undeveloped lot north of Braums. This site was platted into two lots when Braums was built. They now want to replat the site into three lots rather than two lots. They are showing a cross access to the front of the lots just as was required on the original plat. We would like to see cross access along the rear as well since there will be three lots.

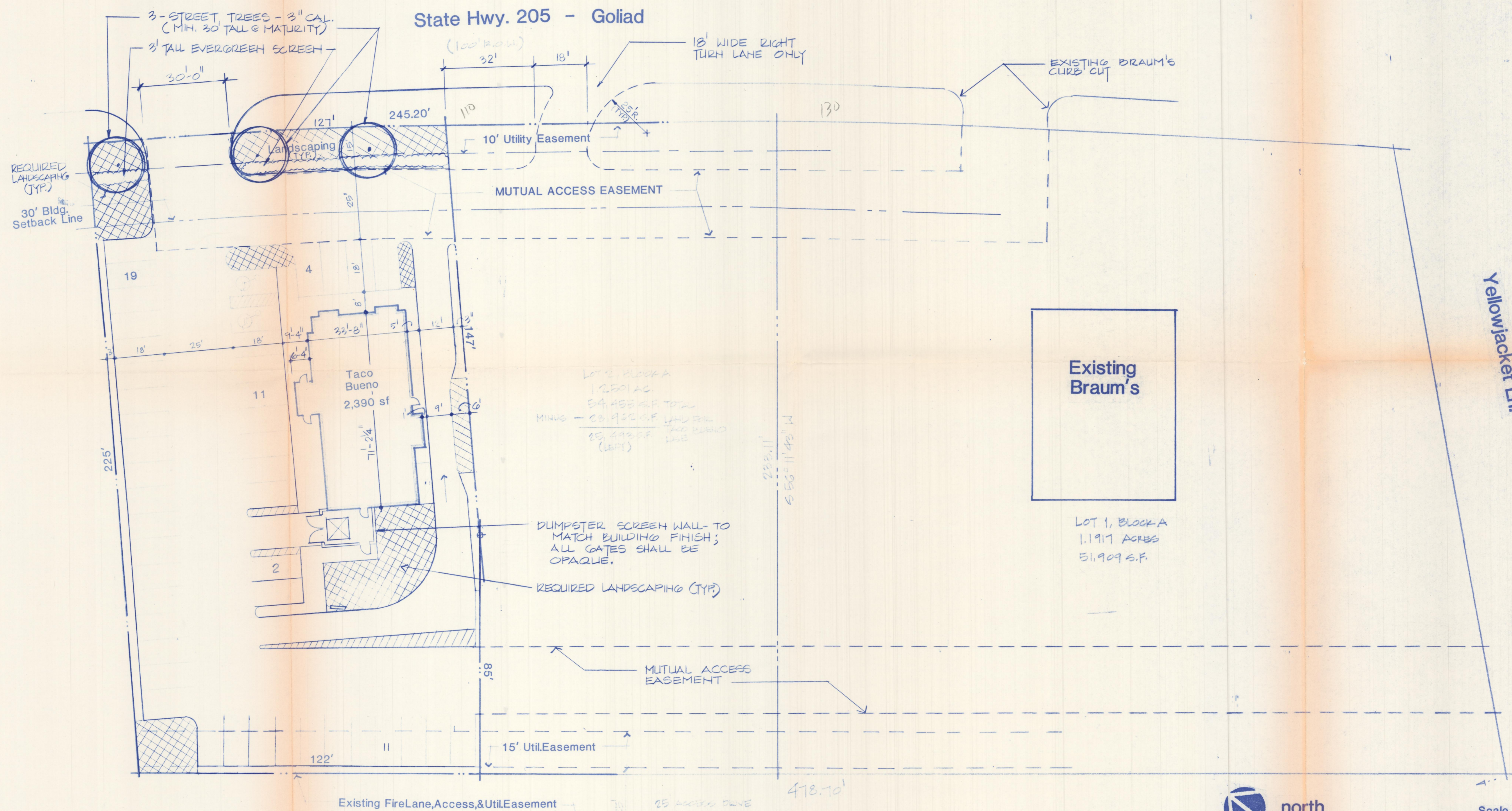
The site plan meets our minimum requirements with the exception of the entrances. When the original plat was approved two entrances were provided to allow access to the second lot and meet the 200 foot separation requirement. They are asking for a third drive to serve the third lot. This would put the two northern drives 100 feet apart rather than 200 feet apart. They have them placed so that the middle lot could have head in parking along the north property line and have the drive line up to access this parking. If the third drive is not approved at this time it is likely that the request would be included in any planned development on this site. Taco Bueno has indicated that they feel their development also needs the thire drive in order to provide an exiting location.

Attachments:

1. Site Plan
2. Plat

Agenda Item: Taco Bueno Site Plan

Item No: IV. B.



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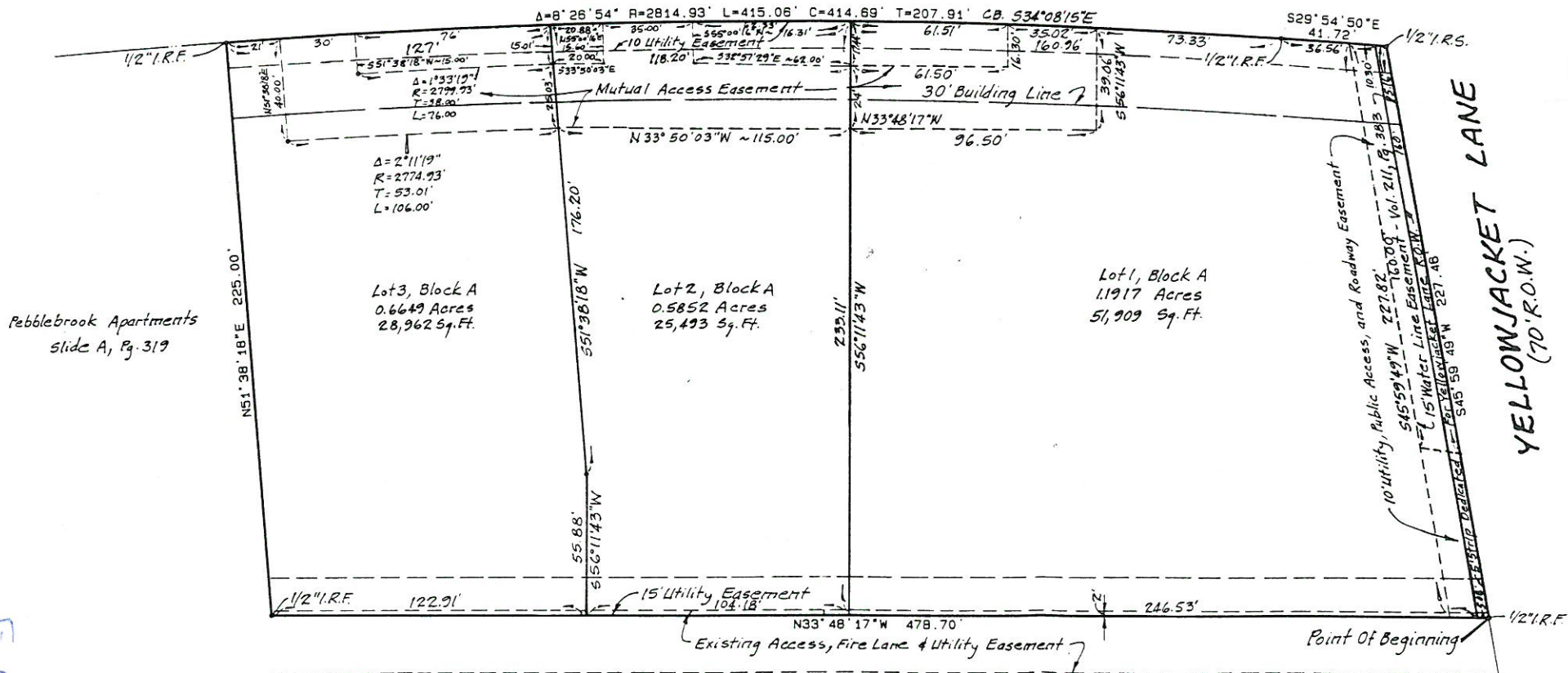
ROCKWALL P. & Z.
214/771-7100
JULIE COUCH
DATE 5/24/92

north
Site Plan • Rockwall, Texas
Scale 1"=20'

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2 (SUBMISSION)

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



Pebblebrook Apartments
slide A, Pg. 319

Pebblebrook Apartments
slide A, Pg. 319

YELLOWJACKET LANE
(70' R.O.W.)

**CITY OF ROCKWALL
City Council Agenda**

Agenda Date: August 17, 1992

Agenda No: VII. B.

Agenda Item: P&Z 33-SP/FP - Consider Approval of a Request from Taco Bueno for a Site Plan and Replat of the Braums Addition on SH-205

Item Generated By: Applicant, Taco Bueno

Action Needed: Consider the request and take any necessary action.

Background Information:

The Commission has recommended approval of the replat and site plan with the condition that the drive access requested for the middle lot be deleted and that a rear cross access easement be provided on the plat for all three lots. The Commission had some concerns about permitting an additional drive that would not meet our separation requirements. They also felt that rear access to the entrance off of Yellowjacket would provide a second means of access into and out of the site.

Attachments:

Agenda Item: Taco Bueno Site Plan

Item No: VII. B.

CITY OF ROCKWALL
City Council Agenda

Agenda Date: August 17, 1992 **Agenda No:** VII. B.

Agenda Item: P&Z 33-SP/FP - Consider Approval of a Request from Taco Bueno for a Site Plan and Replat of the Braums Addition on SH-205

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Background Information:

Taco Bueno wants to locate on the northernmost portion of the undeveloped lot north of Braums. This site was platted into two lots when Braums was built. They now want to replat the site into three lots rather than two lots. They are showing a cross access to the front of the lots just as was required on the original plat. We would like to see cross access along the rear as well since there will be three lots.

The site plan meets our minimum requirements with the exception of the entrances. When the original plat was approved two entrances were provided to allow access to the second lot and meet the 200 foot separation requirement. They are asking for a third drive to serve the third lot. This would put the two northern drives 100 feet apart rather than 200 feet apart. They have them placed so that the middle lot could have head in parking along the north property line and have the drive line up to access this parking. If the third drive is not approved at this time it is likely that the request would be included in any planned development on this site. Taco Bueno has indicated that they feel their development also needs the third drive in order to provide an exiting location.

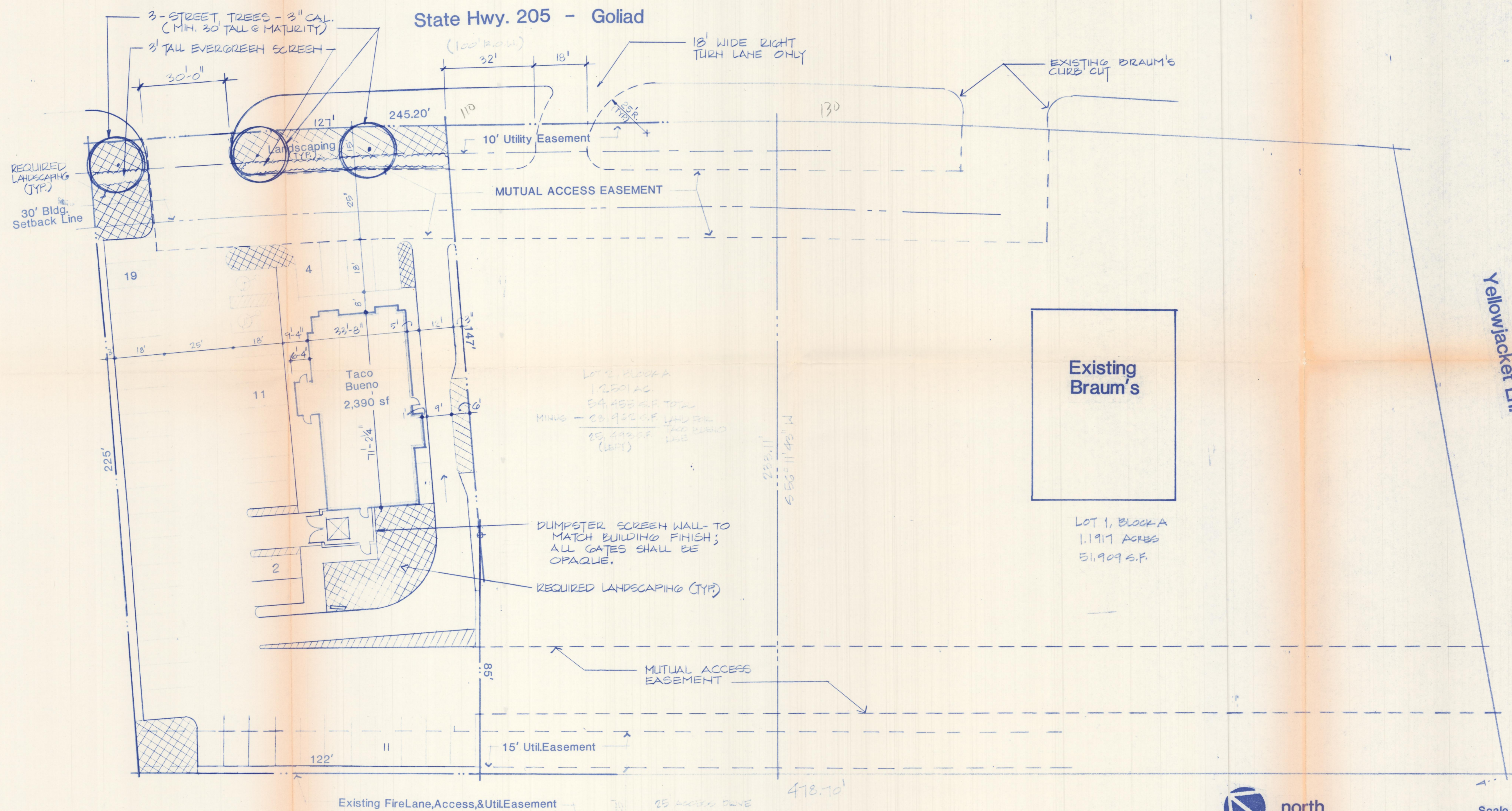
The Commission will consider this request on Thursday night. We will forward their recommendation to you on Friday.

Attachments:

1. Site Plan
2. Plat

Agenda Item: Taco Bueno Site Plan

Item No: VII. B.




AREA TABULATIONS

TOTAL SITE AREA (- BLDG. S.F.)	=	26,572
LANDSCAPING REQUIRED (*12.5%)	=	3,322
LANDSCAPING PROVIDED	=	3,410

* 15% REDUCED TO 12.5% BY PROVIDING
3' TALL EVERGREEN SCREEN.

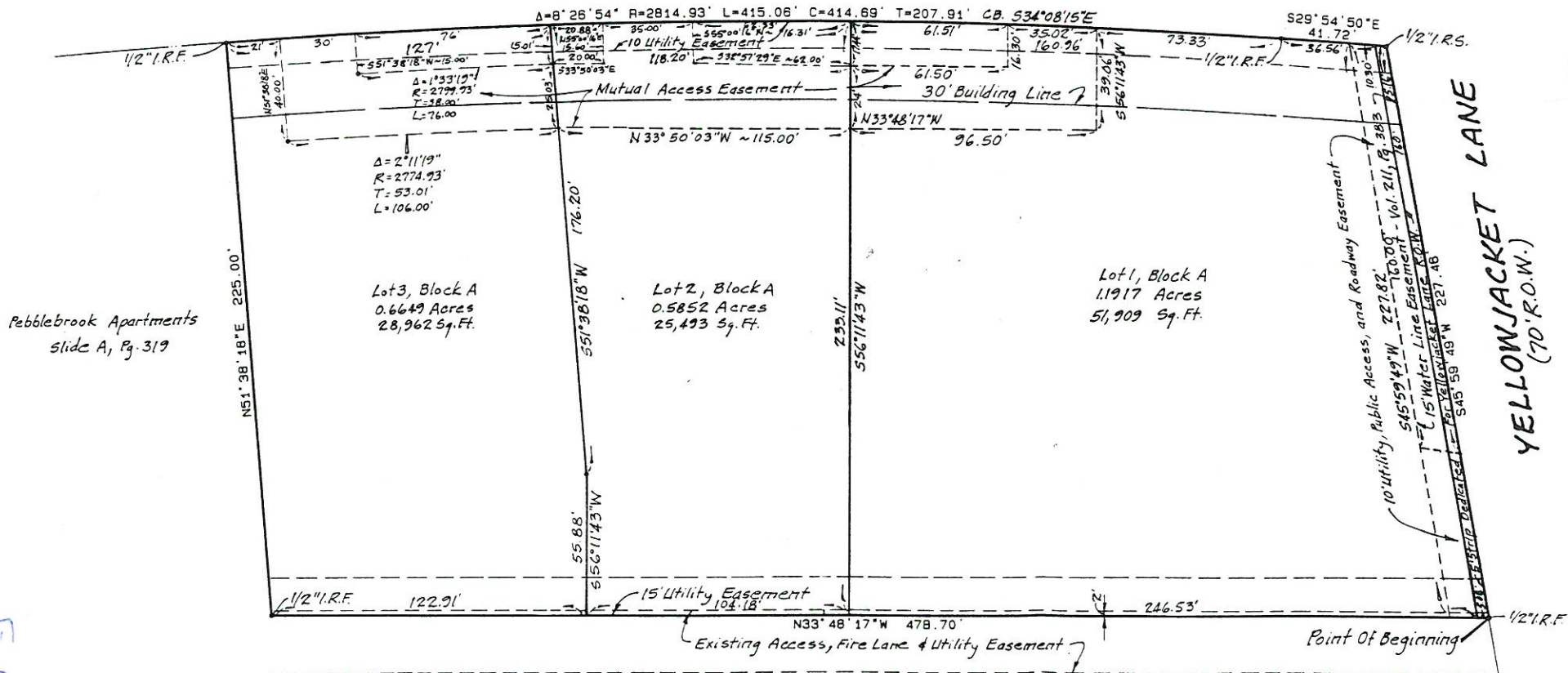
ROCKWALL P. & Z.
214/771-7100
JULIE COUCH
DATE 5/24/92

 north
 Scale 1"=20'
Site Plan • Rockwall, Texas

"TACO BUENO"	2,390 S.F.
PARKING REQUIRED 1/100 S.F. OR 1/4 SPACES WHICHEVER IS GREATER	24
PARKING PROVIDED	47
LAND AREA	± 28,962 S.F.

2 (SUBMISSION)

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



Pebblebrook Apartments
Slide A, Pg. 319

Pebblebrook Apartments
Slide A, Pg. 319

YELLOWJACKET LANE
(70' R.O.W.)

819

CITY OF ROCKWALL
City Council Agenda

Agenda Date: September 8, 1992 **Agenda No:** VI. A.

Agenda Item: P&Z 92-33-SP/FP - Discuss and Consider Approval of a Request from Taco Bueno for a Site Plan and Replat of the Braums Addition

Item Generated By: Applicant, Taco Bueno and Braums

Action Needed: Discuss

Background Information:

At the last meeting the City Council considered approval of a site plan for a Taco Bueno facility to be located north of the Braums facility on SH-205. The Planning and Zoning Commission recommended to the City Council that the Taco Bueno site plan be approved with the condition that the entrances onto SH-205 be limited to 2 for the entire addition and that a rear access easement be provided the full length of the plat. There was considerable discussion concerning the number and design of drives onto SH-205 and the Council remanded the site plan back to the Commission for consideration of other alternatives for the drive layout. Some of the concerns identified included the conflict of left hand turns out of the middle drive and right hand turns out of the northern drive. It was also suggested that the northern drive could be moved the lot line between the middle and northern lot and be used as joint access, eliminating the need for a third drive.

We have reviewed the site plan with John Reglin, the City's traffic planner, and he has suggested that if the concern of the Commission and Council was the potential conflict with left hand turns being made out of both drives, a change could be made in the design of the middle drive that would only allow egress from the site and only in a right turn direction. A drawing of this concept is attached. This concept would eliminate the left hand turning movements from the middle drive and preclude anyone from turning into the middle drive.

We also discussed the possibility of moving the northern drive to the interior lot line. Mr. Reglin pointed out that the location of this drive would potentially cause some severe problems with access out of the drive through lane and access into and out of the site. It was his recommendation that a drive not be located on the interior lot line for this reason.

It is Mr. Reglin's opinion as well as mine that the rear access should be required regardless of the driveway configuration on SH-205.

The representatives of both Taco Bueno and Braums are comfortable with this design alteration. The Commission considered this item at their last meeting and they have reaffirmed their previous recommendation that the site plan be approved with only 2 drive openings on SH-205 and that cross access easements be provided on the front and rear of the lots.

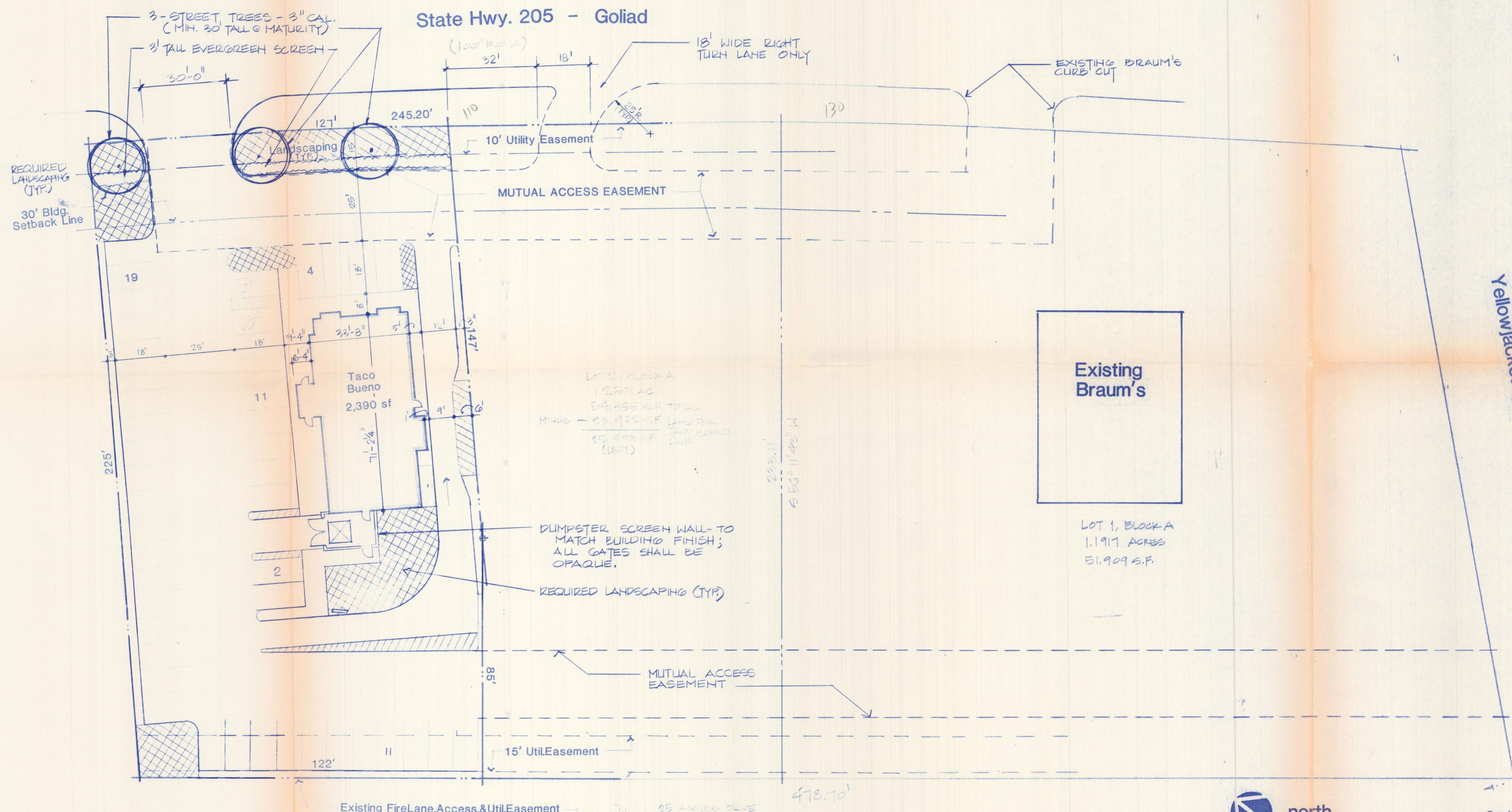
Attached is a copy of the revised site plan prepared by Taco Bueno showing the right turn egress only. Taco Bueno representatives have indicated that they feel they need both drives to make the site work for them. They will be at the meeting.

Attachments:

1. Revised site plan

Agenda Item: Taco Bueno Site Plan

Item No: VI. A.




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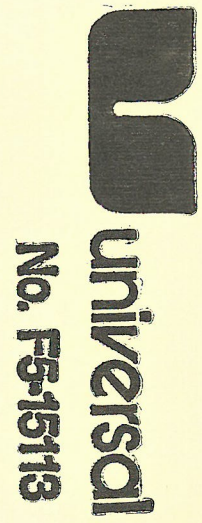
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Site Plan • Rockwall, Texas

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2 (SUBMISSION)

92-33-SP/Replat
Taco Bueno Site Plan
& Replat/Braums Addn

Taco Bueno
F Braums



125 **P&Z 92-33-SP/FP Consider Approval of a Request from Taco Bueno for a Site Plan and Replat of the Braums Addition on SH-205**

130 Couch outlined the applicant's request. Gordon Pules of Braums, Inc. and who resides at 1662 Hillbriar in Dallas, addressed the Commission and outlined the request for approval of a site plan and replat of the Braums Addition on SH-205. Mr. Walt Carruchi, who heads development and construction of Taco Bueno addressed the Commission and requested approval of two curb cuts. After much discussion, Greenwalt made a motion to recommend approval of a request from Taco

135 Bueno for a site plan and replat of the Braums Addition on SH-205 with the conditions that there be mutual access easement across the front of the property, that there be mutual access easements across the rear of the property, and that there be only one curb cut, as shown on site plan, deleting the curb cut on lot two. Mitchell seconded the motion. The motion was voted on and passed with Friend abstaining.