

17/94 13:41

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CI CIS #94

001

Page 1 of 3

Amendment

City of Rockwall (6/87)

SITE PLAN APPLICATION

(EXISTING)

Date 11.17.94

Name of Proposed Development RIDGE ROAD SHOPPING CENTER DUMPSTER PAD

Name of Property Owner/Developer NEW ENGLAND MUTUAL LIFE INSURANCE CO.

Address 275 W. CAMPBELL RD. #415 RICHARDSON, TX 75080

Phone 214.480.0095

Name of Land Planner/Engineer HAROLD EVANS

Address

Phone 214.328-8133

Total Acreage APPRX. 10 ACRES

Current Zoning PD1

Number of Lots/Units

TRANSWESTERN PROPERTY COMPANY, AS AGENT FOR NEW ENGLAND MUTUAL LIFE INSURANCE CO.

Signed By: Stephanie French, STEPHANIE FRENCH, PROPERTY MANAGER

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 On Site Plan Not

✓

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 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.

Page 2 of 3

\_\_\_\_\_

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:

\_\_\_\_\_

PERMISSION WAS GIVEN TO TENANT  
BASED ON ATTACHED LETTER  
DATED  
\_\_\_\_\_  
\_\_\_\_\_

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.

Mr. Frank Rogers  
CiCi's Pizza  
1103 Ridge Road Center  
Rockwall, TX 75087

March 3, 1994

RE: PROPOSED DUMPSTER SITE  
PROPERTY: Ridge Road Center (CA #1078)

Dear Mr. Rogers:

Thank you for the attached plan and bid you faxed to David English last week for the proposed dumpster pad site. Please accept this letter as authorization by Copley Real Estate Advisors, Inc. to reimburse you for 50% of the cost of the installation of the pad (landlord's share not to exceed \$3,250.00) on the following conditions:

- Landlord is provided with copies of invoices and proof of payment relating to installation of the pad.
- Landlord is provided with documentation that said pad site improvement is in compliance with city regulations.
- Landlord is provided with easement agreement executed by adjacent land owner that permits said improvements to be built and operated across the existing access easement.

We are very excited for the opening of your restaurant in Rockwall, and I look forward to seeing your progress during my next site visit. From all the things I've heard about CiCi's, New England is missing out on something wonderful!

Sincerely,  
COPLY REAL ESTATE ADVISORS, INC.



Page C. Wallace

A -  
Please fax to  
Stephanie French  
(714) 386-5769

Then toss [unclear]

02/23/94 17:28 214 466 2425 CICI ENT. INC. NIX SERVICES 84 514

002/002 P. 02

**Bob Nix Services**  
P.O. Box 85-2461  
Mesquite, Texas 75185-2461

To: Frank Rogers  
Cici's Pizza Restaurant  
Rockwall, Texas

Re: Dumpster pad for north end of building.

To include:

1. Cut curb and repair.
2. 8" concrete drive 12' wide with 1/2" steel on 12" centers.
3. 10'x12' pad for dumpster with 8" concrete.
4. Madite block walls on pad 5' high.
5. Dirt work for drainage.

Total price

6,500.00

*Bob Nix*  
Bob Nix

6.21.94

Post-It™ brand fax transmittal memo 7671		# of pages > 1	
To David English	From S. French		
Co. TPC	Co. TPC		
Dept.	Phone # 702-8791		
Fax # 991.4241	Fax #		



FROM :

PHONE NO. :

P03

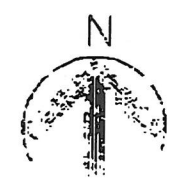
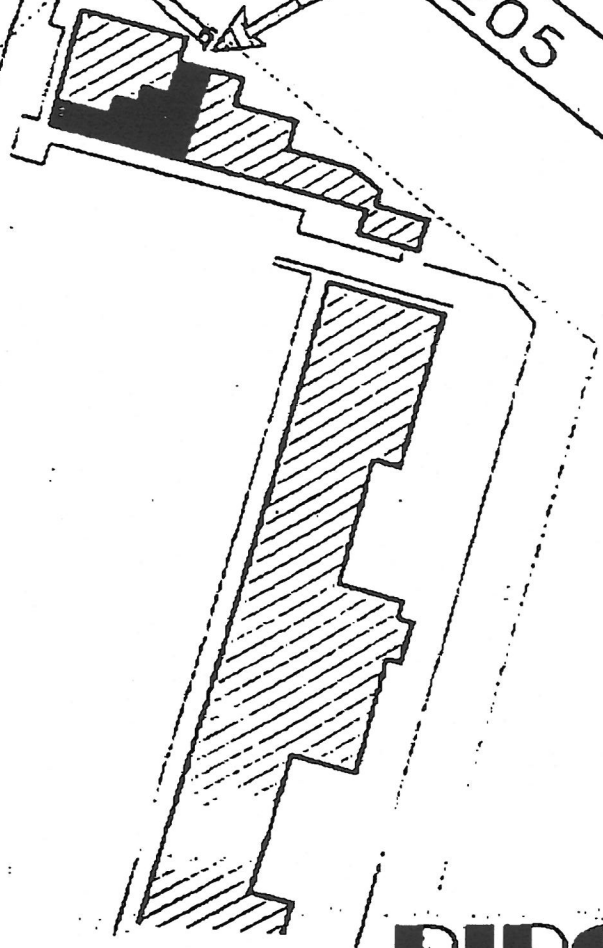
SOU W 500 W 1078 1600 17-01 09/21/11

PROJECT  
LOCATIN

State Highway 205

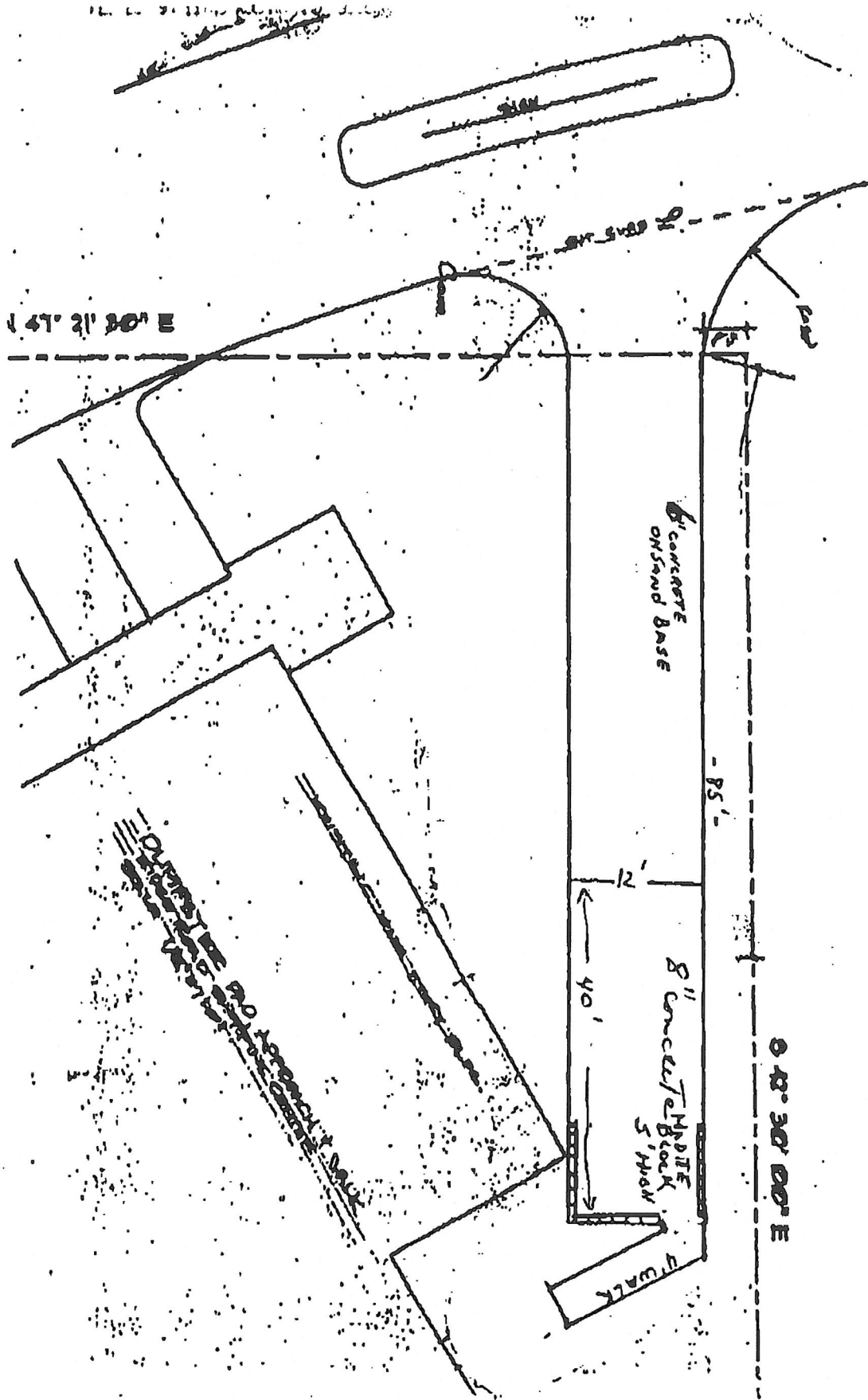
Ridge Road  
(FM 740)

Ridge Road



NO SCALE

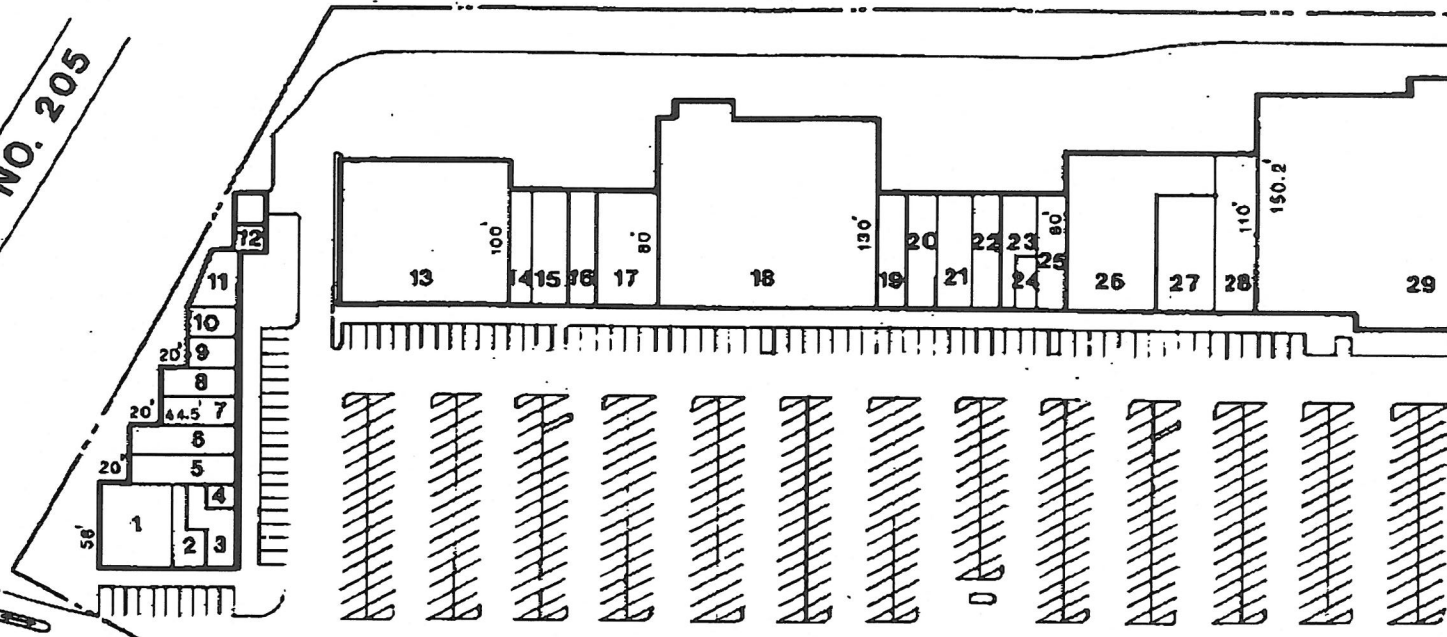
**RIDGE ROAD  
SHOPPING CENTER**



TO BILL CHILDS CICI'S EAT	FROM RAYMOND LAUBERT	DATE 2/22/74
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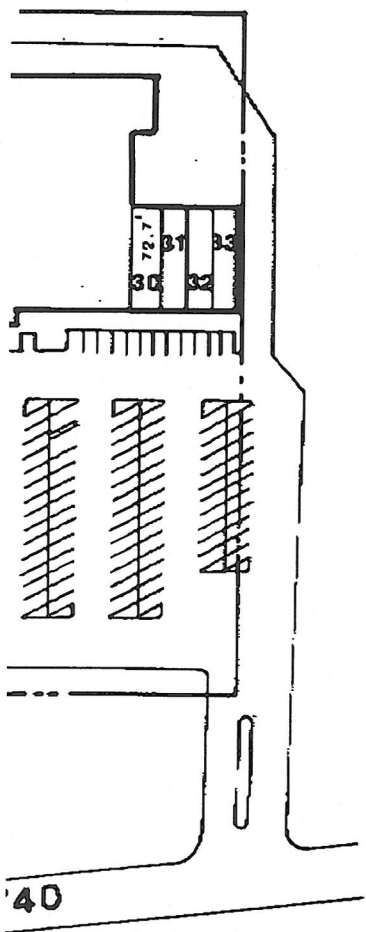
STATE HIGHWAY NO. 205

NORTH



PHONE NO. :

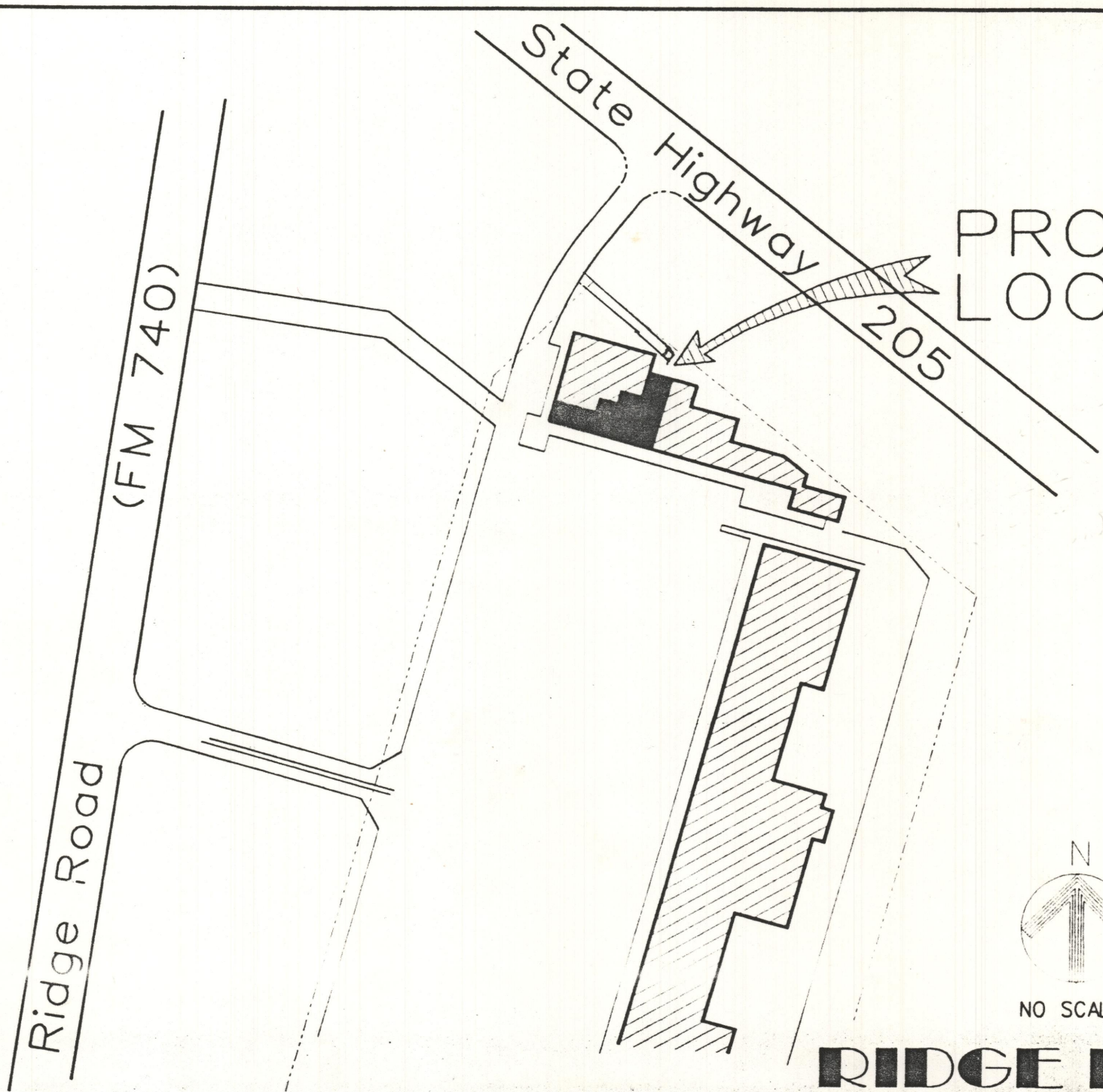
FROM :



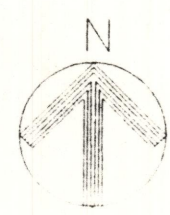








PROJECT  
LOCATION



NO SCALE

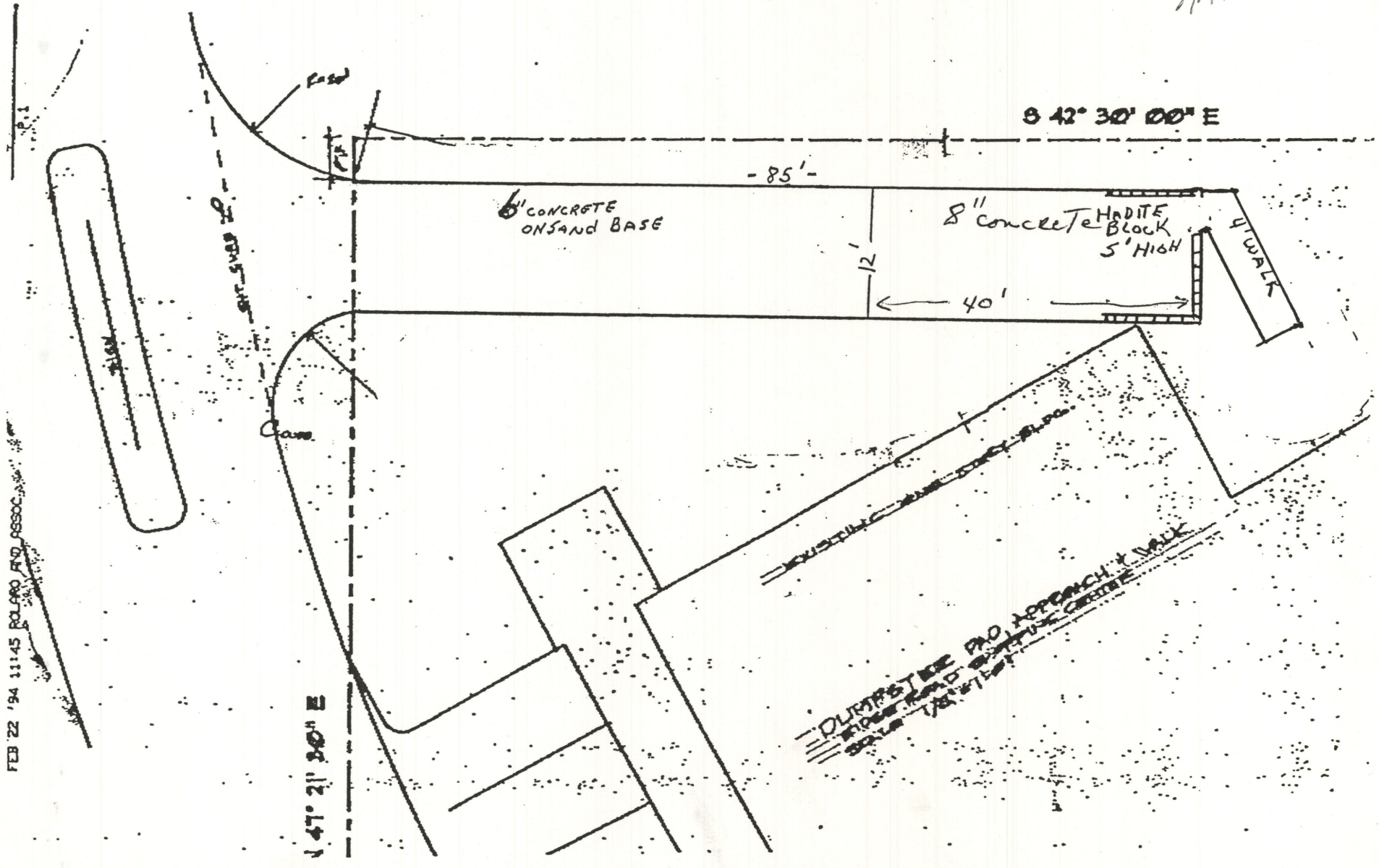
# RIDGE ROAD SHOPPING CENTER







David  
71-4000



TO	BILL CHILDS
FROM	RAYMOND LAMBERT
	2111 2122

FEB 22 '94 11:45 POLARO AND ASSOC.

AGENDA  
PLANNING & ZONING COMMISSION WORK SESSION  
Rockwall City Hall  
205 W Rusk  
Tuesday, November 22, 1994  
7:00 P.M.

I. CALL TO ORDER

II. WORK SESSION ITEMS

94-34-FP A request from HOLMC Inc. for a Final Plat for Rockwall School North Addition an 11.599 acre tract of land located north of Dalton Road and west of SH-205.

94-35-FP A request from Foxchase Development Corp. for Foxchase Phase IV located in the Foxchase Addition.

94-36-FP A request from HOLMC Inc. for a Final Plat for Harlan Park Phase II a 10.319 acre tract of land located west of SH-205 and east of Holden Drive.

94-37-RP A request from Habitat for Humanity for a Replat of Lot 51 of the Canup Subdivision into 2 lots.

94-38-RP A request from Habitat for Humanity for a Replat of Lot 4 Block K of the Sanger Brothers Addition into 2 lots.

94-39-SP A request from New England Mutal Life Insurance Co. for an amendment to the Site Plan for PD-1 (Ridge Road Center) in order to allow for a dumpster pad and drive for Ci Ci's Pizza located at 1103 Ridge Road.

94-40-Z A request from Embrey Enterprises, Inc. for a change in zoning for a portion of PD-13 from Duplex to SF for Windmill Ridge Estates.

94-41-RP A request from Neal Jones for a Replat Plat for Lot 21, Block A, of Chandlers Landing Phase 17.

94-42-PP A request from Mahr Development Corp. for a Preliminary Plat for Hillcrest Shores Addition Phase II & III located west of North Lakeshore and north of Bay Hills Drive.

94-43-FP A request from Homeplace Properties Inc. for a Final Plat for Random Oaks At The Shores.

94-44-FP A request from Max Scheid for a Final Plat for Lofland Lake Estates.

Review and Discuss Tree Preservation Ordinance

III. ADJOURNMENT



94-39

Planning & Zoning Regular Meeting  
December 8, 1994

I. CALL TO ORDER

5

The meeting was called to order at 7:00 p.m. by Art Ruff with the following members present: Ross Ramsay, David Hairston, Terry Raulston, and Ginger Baugh. Pat Friend and Van Ewing were absent.

II. APPROVAL OF MINUTES FROM NOVEMBER 10, 1994 MEETING

10

Hairston made a motion to accept the minutes as written from the November 10, 1994 meeting. Raulston seconded the motion which was voted on and passed unanimously.

94-40-Z Hold Public Hearing and Consider recommending Approval of a Request from Embrey Enterprises, Inc., for a Change in Zoning for a Portion of PD-13 from Duplex to SF for Windmill Ridge Estates.

15

Mr. Douphrate outlined the request, recommending approval.

20

Mr. Ruff opened the public hearing.

Mr. Pat Atkins of Tipton Engineering, representing the Owner, Embrey Enterprises, Inc., addressed the Commission asking for approval of the request.

25

Mrs. Paula Bavinck, 119 Brockway Dr., Rockwall, Texas addressed the Commission with questions regarding flood plane information and if the wooded area behind her property would be destroyed if the request was granted. Staff assured Mrs. Bavinck that her areas of concern would not be effected if the request was granted. Douphrate asked Mrs. Bavinck to feel free to call or come by his office for further detailed information.

30

Ruff closed the public hearing.

After much discussion Hairston made a motion to approve the request from Embrey Enterprises, Inc., for a change in zoning from Duplex to SF for Windmill Ridge Estates. Raulston seconded the motion which was voted on and passed unanimously.

35

III. ACTION ITEMS

94-35-FP Discuss and Consider Approval of a Request from Foxchase Development Corporation for a Final Plat of Foxchase Phase IV Located in the Foxchase Addition.

40

Mr. Douphrate outlined the request recommending approval.



Mr. Harold Evans, representing Foxchase Development Corporation, addressed the Commission asking for approval of the request.

After discussion, Roulston made a motion to approve the request from Foxchase Development Corporation for a Final Plat of Foxchase Phase IV provided the engineering plans are corrected in accordance with the Engineering Department's comments and noted revisions. Hairston seconded the motion which was voted on and passed unanimously.

94-34-FP      Discuss and Consider Approval of a Request from HOLMC, Inc., for a Final Plat of Rockwall School North Addition, being an 11.599 Acre Tract of Land Located North of Dalton Road and West of SH 205.

Mr. Douphrate outlined the request recommending approval.

Mr. Harold Evans, Engineer for the owner, Joe Holt, addressed the Commission asking for approval of the request.

Mr. Joe Holt, owner, addressed the Commission asking for approval of the request. Mr. Holt assured the Commission that the RISD would escrow the required amount of \$17,600.00 for future street improvements to Dalton Road.

After discussion, Baugh made a motion to approved the request from HOLMC, Inc., for a Final Plat of Rockwall School North Addition, being an 11.599 acre tract of land located north of Dalton Road and west of SH 205 with the condition the applicant escrows \$17,600.00 for the future street improvements to Dalton Road. Hairston seconded the motion which was voted on and passed unanimously.

94-36-FP      Discuss and Consider Approval of a Request from HOLMC, Inc., for a Final Plat of Harlan Park Phase II, a 10.319 Acre Tract of Land Located West of SH 205 and East of Holden Drive.

Mr. Douphrate outlined the request recommending approval.

Mr. Joe Holt, owner of HOLMC, Inc., addressed the Commission asking for approval of the request.

After discussion Ruff made a motion to approve a Final Plat of Harlan Park Phase II, a 10.319 acre tract of land located west of SH 205 and east of Holden Drive. Baugh seconded the motion which was voted on and passed unanimously.

94-44-FP      Discuss and Consider Approval of a Request from Max Shied for a Final Plat of Lofland Lake Estates No. 2 Located along FM 549 East of SH 205.

Mr. Douphrate outlined the request recommending approval.

90 Harold Evans, representing the owner, Max Shied, addressed the Commission asking for approval of the request.

After discussion Baugh made a motion to approve the request from Max Shied for a Final Plat of Lofland Lake Estates No. 2 located along FM 549 east of SH 205. Ramsay seconded the motion which was voted on and passed unanimously.

95 94-39-SP Discuss and Consider a Request from New England Mutual Life Insurance Co., to Amend the Site Plan for Planned Development 1 (Ridge Road Center) in Order to Allow for a Rear Dumpster Pad and Drive for CiCi's Pizza Located at 1103 Ridge Road.

100 Mr. Douphrate outlined the request recommending approval.

Mr. Frank Rogers and Mr. David Auld, owners of CiCi's Pizza, addressed the Commission asking for approval of the request.

105 After much discussion Raulston made a motion to approve the request from New England Mutual Life Insurance Co., to amend the Site Plan for Planned Development 1 (Ridge Road Center) in order to allow for a rear dumpster pad and drive for CiCi's Pizza located at 1103 Ridge Road provided the following conditions are met:

110 An 8 foot masonry wall will be constructed and additional shrubs added along the driveway to adequately screen the dumpster from SH 205.

115 The Building Official will review plans for the foundation and wall and inspect the site to insure they meet code.

Baugh seconded the motion which was voted on and passed unanimously.

120 94-42-PP Discuss and Consider Approval of a Request from Mahr Development Corp., for a Preliminary Plat of Hillcrest Shores Addition, Phase II Located West of N. Lakeshore Dr. and North of Bay Hills Dr.

125 Mr. Douphrate outlined the request recommending approval.

Mr. Robert Pope, representing Mahr Development Corp., addressed the Commission asking for approval of the request.

130 After much lengthy discussion regarding development of N. Lakeshore Dr., Ramsay made a motion to approve a request from Mahr Development Corp., for a Preliminary Plat of Hillcrest Shores Addition, Phase II located west of N. Lakeshore Dr. and north of Bay Hills Dr. The

135 motion died for lack of a second. The subsequent motion made by Ramsay was to approve conditional to the following:

Approval contingent to Traffic Engineer's study being prepared on N. Lakeshore Drive regarding the safety of said drive upon the addition of the lots proposed in that addition. Study is to be prepared as per the direction of the City Staff.

140 Hairston seconded the motion. The motion was voted on and passed unanimously.

145 94-43-FP Discuss and Consider Approval of a Request from Homeplace Properties, Inc., for a Final Plat of Random Oaks Located West of SH 205 and South of Ridge Road West.

Mr. Douphrate outlined the request recommending approval.

150 Mr. Pat Atkins of Tipton Engineering, representing Homeplace Properties, addressed the Commission requesting approval of the request.

After much discussion Ramsay made a motion to approve a request from Mahr Development Corp., for a Final Plat of Random Oaks located west of SH 205 and south of Ridge Road West with the following conditions:

The applicant escrow the cost to improve one-half of that portion of Quail Run Road which fronts along the subdivision;

160 The applicant escrow the cost outlined in the pro-rata water line agreement established with Mr. Al Oexman; and

The applicant extend the north bound left turn lane further south to provide a left turn capability onto Bending Oaks Trail.

165 V. ADJOURNMENT

There being no further business the meeting was adjourned at 9:05 p.m.

170 ATTEST:

APPROVED

\_\_\_\_\_  
Recording Secretary

\_\_\_\_\_  
Planning & Zoning Commission Chairman



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

**Agenda Date:** December 19, 1994

**Agenda No.** V.I.

**Agenda Item:** PZ-94-39-SP Discuss and Consider Approval of a Request from New England Mutual Life Insurance Co. for an Amendment to the Site Plan for PD-1 (Ridge Road Center) to Allow for A Dumpster Pad and Drive for Ci Ci's Pizza located at 1103 Ridge Road and Take Any Necessary Action

**Item Generated By:**

**Action Needed:**

**Background Information:**

**Recommendations:**

The Planning and Zoning Commission recommended approval of the request provided that the following conditions are met:

1. An 8 foot masonry wall is constructed and additional shrubs added along the driveway to adequately screen the dumpster from SH 205, and
2. The Building Official reviews the plans for the foundation and wall and inspects the site to insure codes are meet.

**Attachments:**

1. Copy of Planning and Zoning Commission agenda information.

**Agenda Item:** PZ-94-39-SP: Ci Ci's Pizza

**Item No.** V.I.

City of Rockwall  
City Council Agenda

**Agenda Date:** December 19, 1994

**Agenda Item:** P&Z 94-39-SP - Discuss and Consider a Request from New England Mutual Life Insurance Co., to Amend the Site Plan for Planned Development 1 (Ridge Road Center) in Order to Allow for a Rear Dumpster Pad and Drive for CiCi's Pizza Located at 1103 Ridge Road.

**Item Presented By:** New England Mutual Life Insurance Co.

**Action Needed:** Consider Amendment to Site Plan.

**Background Information:** The Applicant requests approval to amend the site plan for PD-1 Ridge Road Center to allow for a rear dumpster pad and drive for CiCi's Pizza. This dumpster pad, if approved, should be adequately screened from SH 205 by providing a masonry wall on three sides of the dumpster and live screening along the driveway leading up to the dumpster pad. The applicant proposed a 4 foot tall masonry wall around the structure. It is Staff's opinion this needs to be raised to a minimum of 8 feet with additional live shrubs along the drive.

**Recommendation:** The Commission recommends approval of the request provided: 1) the wall is raised to a minimum of 8 feet; 2) additional shrubs are added along the driveway; and 3) The applicant provide structural details of the masonry wall prior to construction.

**Attachments:**

1. Memorandum from Dan Boutwell, AICP
2. Site Plan.
3. Zoning Map.

**Agenda Item:** PZ 94-39-SP



**FROM:** Dan C. Boutwell, AICP  
**SUBJECT:** P&Z 94-39 -SP [Site Plan for PD - 1 (Ridge Road Center)]  
**DATE:** November 23, 1994

The applicant is requesting approval an amendment to a site plan for PD - 1 Ridge Road Center to allow for a dumpster pad and drive for Ci Ci's Pizza located at 1103 Ridge Road.

1. The applicant has indicated a four (4) foot masonry wall surrounding the dumpster on three sides. It is recommended that this wall be increased in height to insure that the dumpster is completely screened. In addition the applicant should contact the City to inquire whether or not review by the architecture review board is required due to the proximity of this site to the Scenic Overlay Zone.
2. The applicant has indicated a row of live screening adjacent to the property line. It is recommended that additional planting be provided in this area to provided a adequate live screening. In addition maintenance of this live screening must be provided.
3. The proposed drive must meet requirements of the City of Rockwall.

The above comments represent concerns and issues identified by recent review of the submitted application and material. The comments do not necessarily represent an exhausted accounting of requirements nor do they relieve the applicant or his agent from compliance with all regulations and requirements contained in the development ordinance of the City. Upon satisfying the above comments we would recommend approval of this request.

If you have any comments or questions please do not hesitate to contact me.

Mr. Frank Rogers  
CiCi's Pizza  
1103 Ridge Road Center  
Rockwall, TX 75087

March 3, 1994

RE: PROMISED DUMPSTER SITE  
PROPERTY: Ridge Road Center (GA #1078)

Dear Mr. Rogers:

Thank you for the attached plan and bid you faxed to David English last week for the proposed dumpster pad site. Please accept this letter as authorization by Copley Real Estate Advisors, Inc. to reimburse you for 50% of the cost of the installation of the pad (landlord's share not to exceed \$3,250.00) on the following conditions:

- Landlord is provided with copies of invoices and proof of payment relating to installation of the pad.
- Landlord is provided with documentation that said pad site improvement is in compliance with city regulations.
- Landlord is provided with easement agreement executed by adjacent land owner that permits said improvements to be built and operated across the existing access easement.

We are very excited for the opening of your restaurant in Rockwall, and I look forward to seeing your progress during my next site visit. From all the things I've heard about CiCi's, New England is missing out on something wonderful!

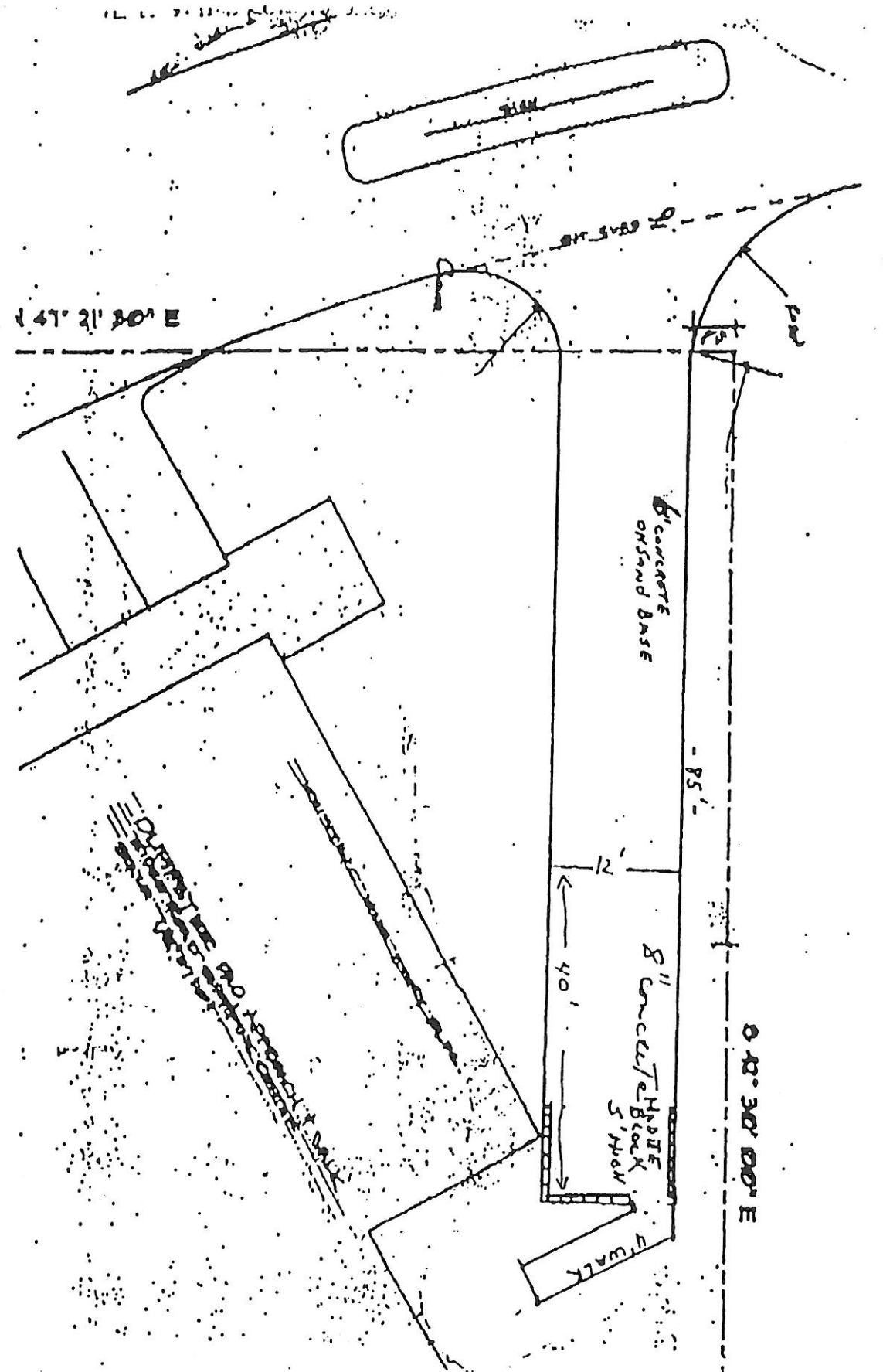
Sincerely,  
COPLY REAL ESTATE ADVISORS, INC.



Page C. Wallace

A -  
Please fax to  
Stephanie French  
(714) 386-5769

Then toss [unclear]



TO BILL CHILDS CICI'S BMT	FROM RAYMOND LAUBERT	DATE 2/20/74
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