

SITE PLAN APPLICATIONDate 12/28/87NAME OF PROPOSED DEVELOPMENT ELCHICO RESTAURANTNAME OF PROPERTY OWNER/DEVELOPER CARLISLE

ADDRESS \_\_\_\_\_ PHONE \_\_\_\_\_

NAME OF LAND PLANNER/ENGINEER MELVIN R. FAIN ARCHTADDRESS 2121 SPRING CREEK PKWY #205 PHONE 214-964-3000TOTAL ACREAGE .578 PLANO CURRENT ZONING C

NUMBER OF LOTS/UNITS \_\_\_\_\_

SIGNED

FRANK KING

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 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

<u>✓</u>	_____
<u>✓</u>	_____
<u>✓</u>	_____
<u>✓</u>	_____
<u>✓</u>	_____
<u>✓</u>	_____
_____	_____
_____	_____

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 \_\_\_\_\_

I-30 SERVICE ROAD

**PARKING PROVIDED - 32 SPACES**



**SITE PLAN**

**Melvin R Fain Architects Inc**  
2121 Spring Creek Parkway Suite 205  
Piano, Texas 75023 (214) 964-3000  
12-22-87



# City of Rockwall Planning and Zoning Applicant Receipt

Date 12/28/87

Applicant Frank King Phone \_\_\_\_\_

Address \_\_\_\_\_

Development El Chico Corp

The following items have been received on this date by the City of Rockwall Administrative Office:

☒ Site Plan Application

☐ Prel. Plat Application

☐ Final Plat Application

☐ Zone Change Application

☐ Sign Board Application

☐ Board of Adj. Application

☐ Front Yard Fence Application

☐ CUP Application

☒ ( 2 ) sets/site plans - Submission # \_\_\_\_\_

☐ ( ) sets/prel. plats - Submission # \_\_\_\_\_

☐ ( ) sets/final plats - Submission # \_\_\_\_\_

☐ ( ) sets/executed final plats/mylars

☐ ( ) sets/engineer drawings - Submission # \_\_\_\_\_

☒ Filing fee \$ 8500

☐ Other \_\_\_\_\_

*Tentative P&Z date  
Call Julie Couch  
on Monday 1/4  
to confirm need  
to appear.*

*Supply additional  
copies if told  
to resubmit  
has received  
today.  
M.A.*

With this application, you are scheduled to appear before the

Planning & Zoning Commission

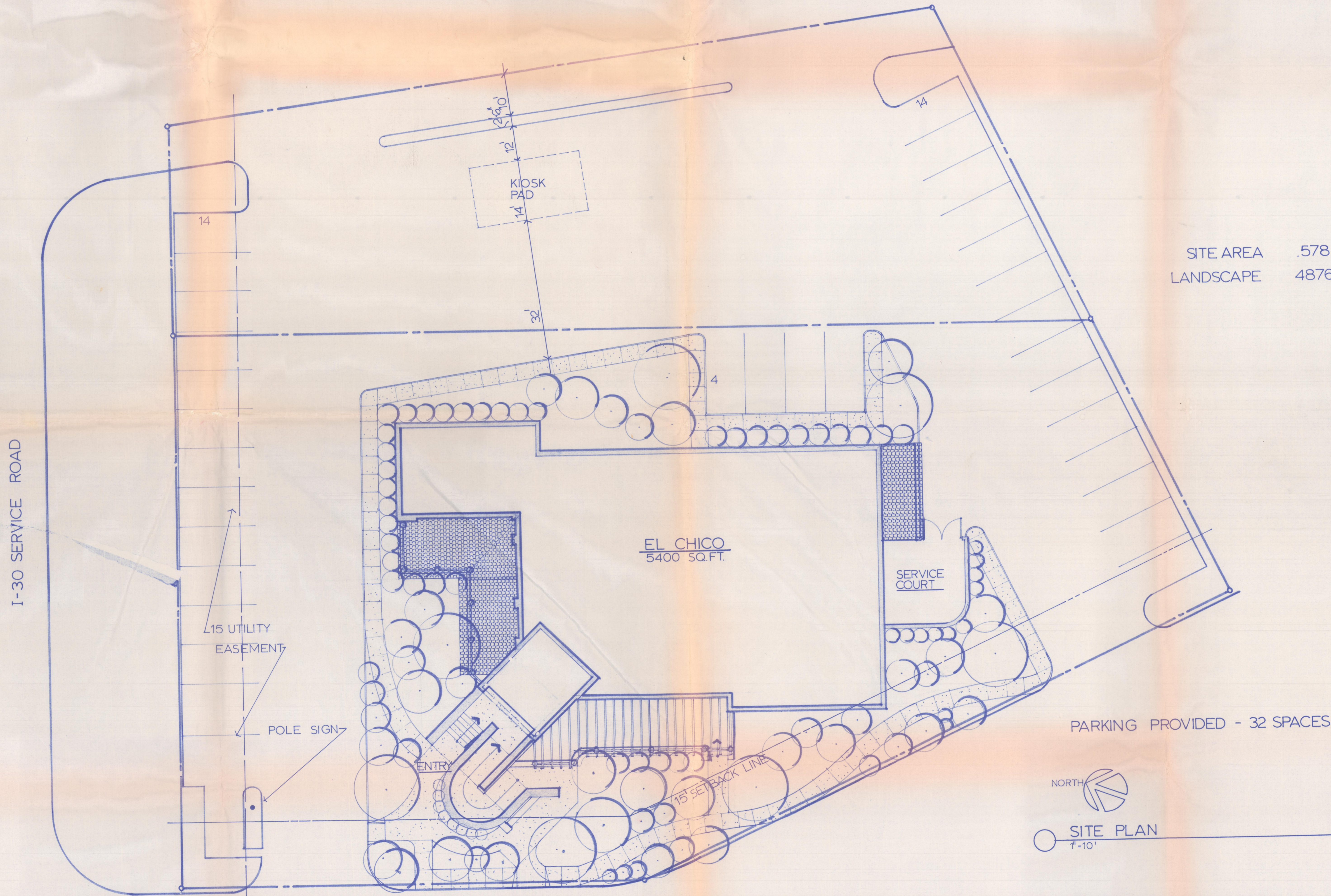
on January 14, \_\_\_\_\_

at 7:30 P.M. at City Hall, 205 W. Rusk, Rockwall,

Texas.

Received By: Mary

*1st (SUBMISSION)  
Same as second submission  
without dimensions*

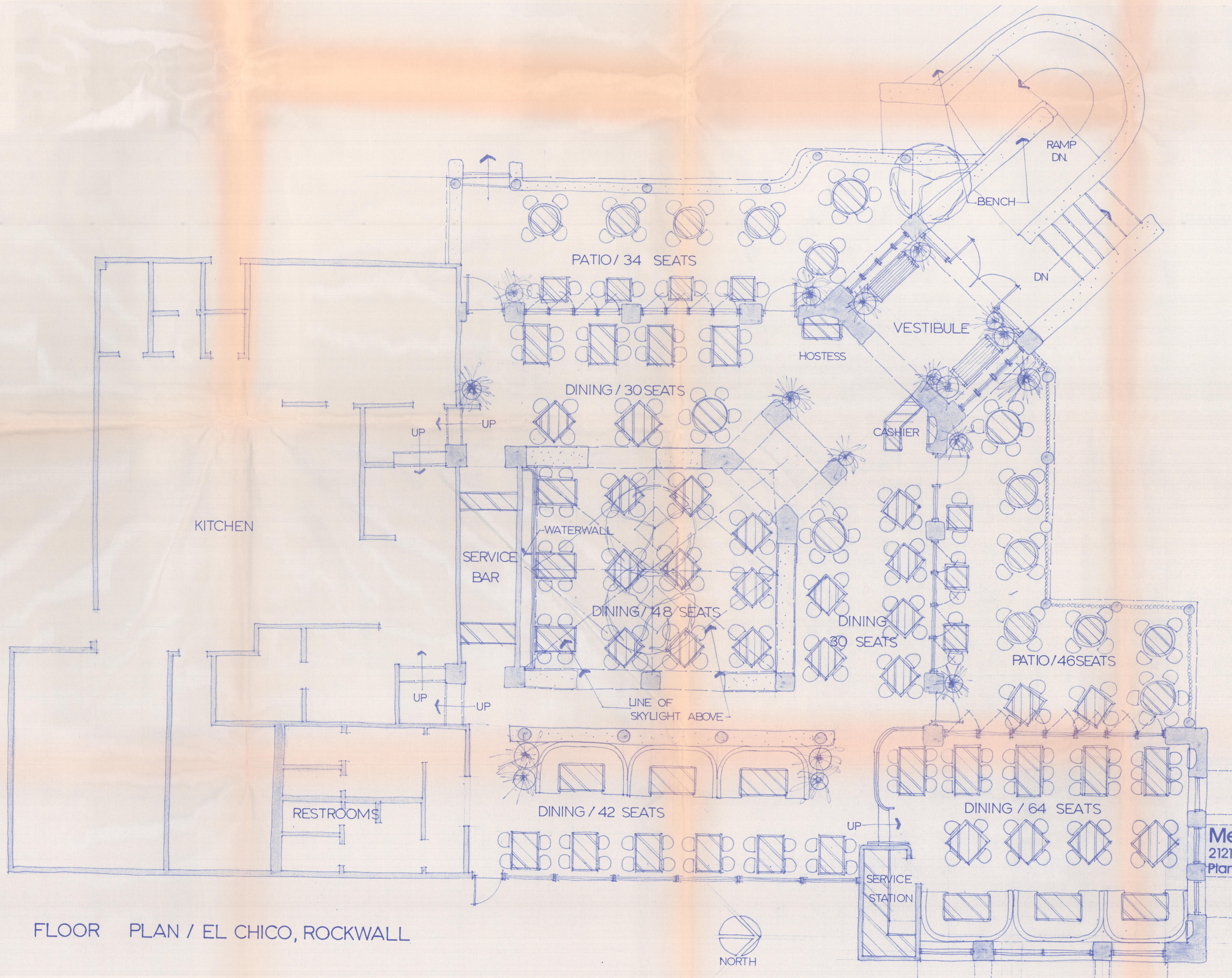


SITE AREA .578 ac. = 25,177 sq. ft.  
LANDSCAPE 4876 sq. ft. = 20% coverage

PARKING PROVIDED - 32 SPACES

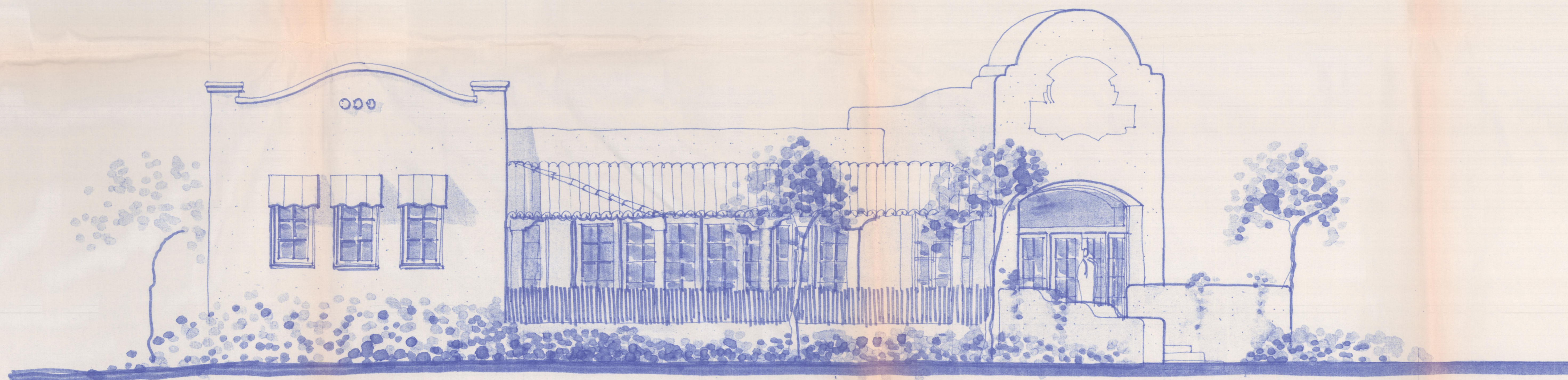
NORTH  
SITE PLAN  
1"=10'

Melvin R Fain Architects Inc  
2121 Spring Creek Parkway Suite 205  
Plano, Texas 75023 (214) 964 3000  
12-22-87



DINING SEATS	214
PATIO SEATS	80
TOTAL SEATS	294

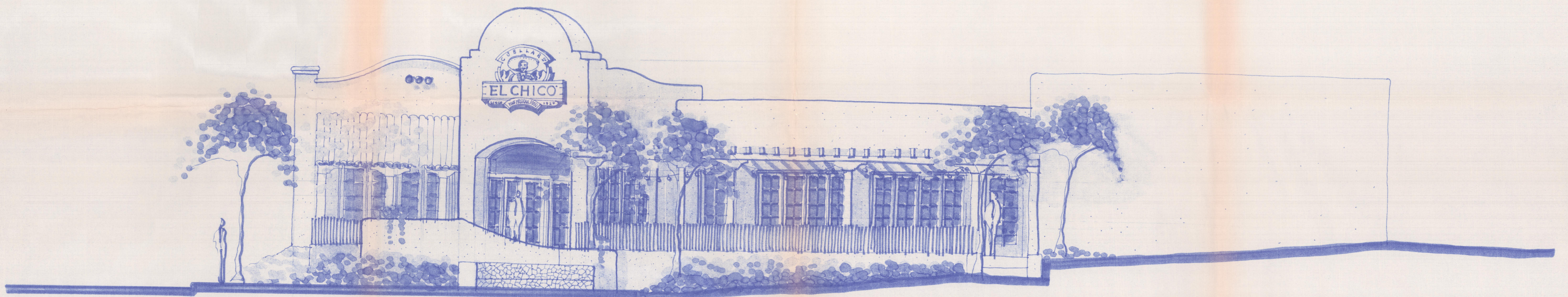
**Melvin R Fain Architects Inc**  
 2121 Spring Creek Parkway Suite 205  
 Plano, Texas 75023 (214) 964 3000



NORTH ELEVATION

Melvin R Fain Architects Inc  
2121 Spring Creek Parkway Suite 205  
Plano, Texas 75023 (214) 964 3000

12-22-87



WEST ELEVATION

Melvin R Fain Architects Inc  
2121 Spring Creek Parkway Suite 205  
Plano, Texas 75023 (214) 964 3000

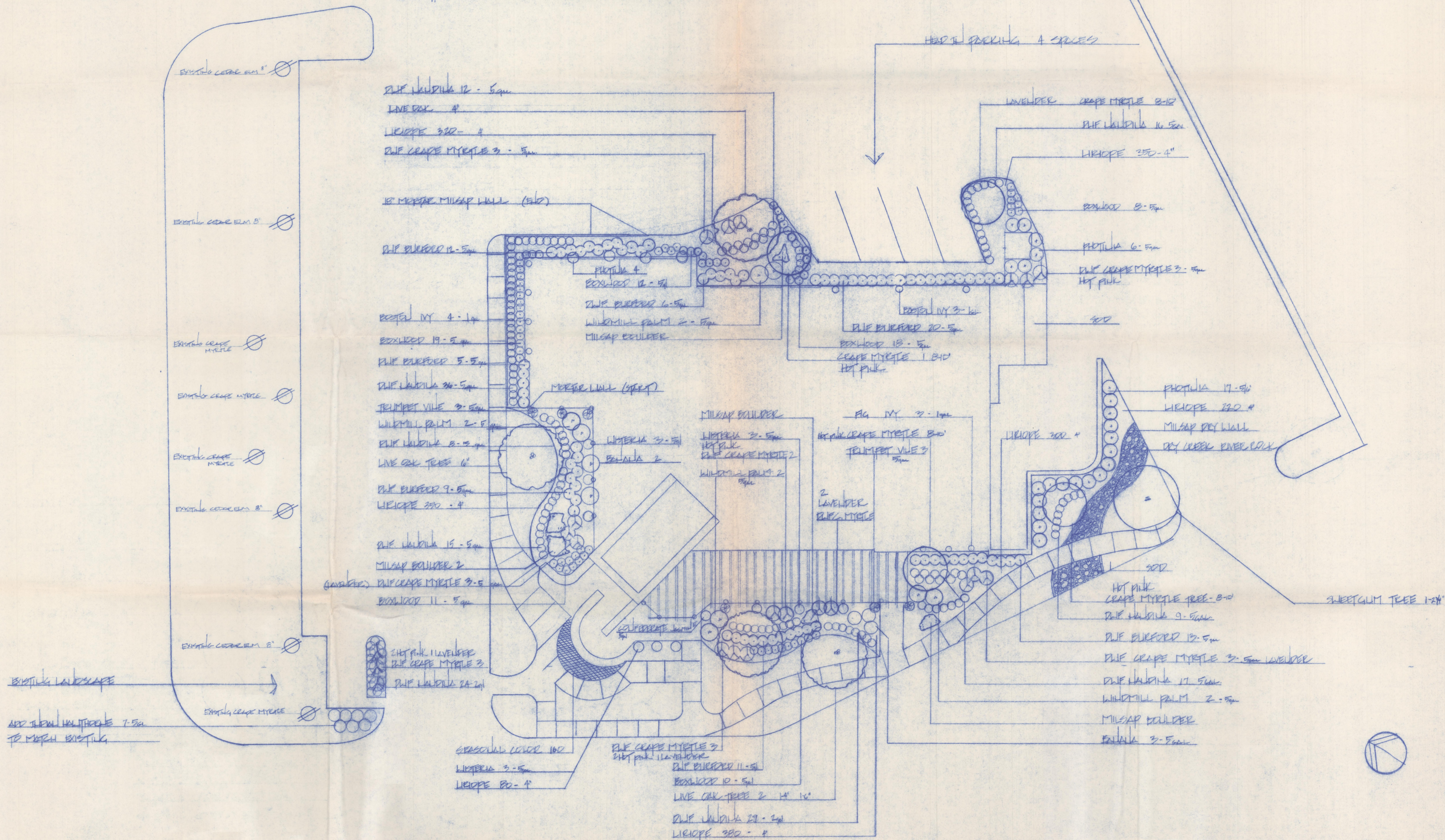
12-22-87





LANDSCAPE DEVELOPMENT FOR: EL CHICO CORP.  
1200 STEMMOORE FLIT SLITE RD  
DALLAS, TEXAS OCTOBER 7, 1988  
SCALE 1" = 10' 446-3470  
PROJECT LOCATION: ROCKWELL VILLAGE SHOPPING  
505 ILLUSTATE RD ROCKWELL, TEXAS STORE #25

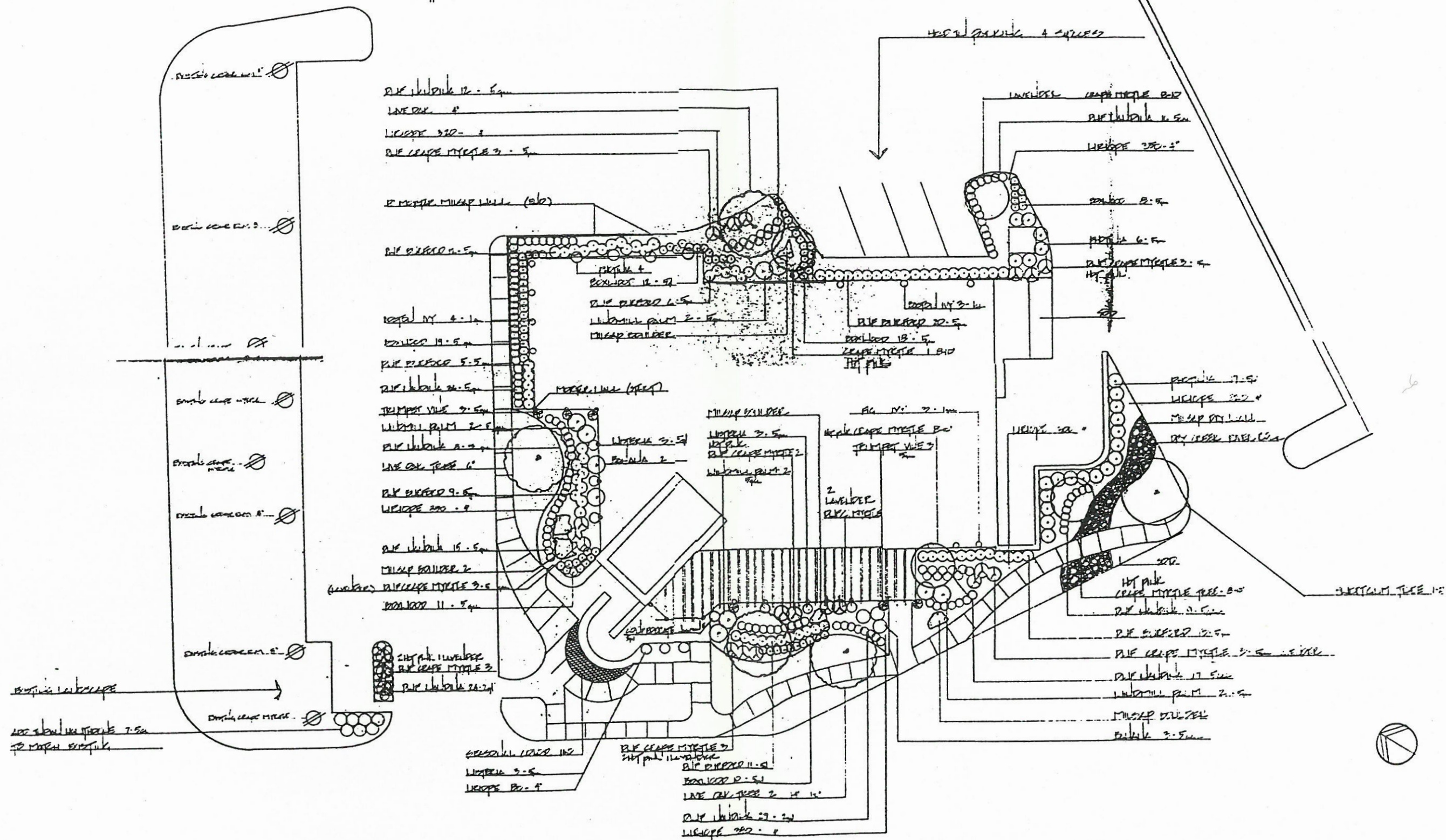
LANDSCAPE NOTES: ALL CONCRETE PAVING THAT BORDERS LANDSCAPE AREAS TO BE CURBED  
ANY LANDSCAPE AREA NOT LABELED TO RECEIVE FERTILIZER SO D TOTAL LANDSCAPE AREA 4761 SQ. FT.



PAID PREPARED BY: MCELUM ROAD GARDEN  
7755 MCELUM ROAD DALLAS, TEXAS 75232  
DALLAS, TEXAS PREPARED BY: JOHN MERRON  
348-2971

LANDSCAPE DEVELOPMENT FOR: EL CHICO CORP.  
1222: STEMMORE PLT SUITE KO  
DALLAS, TEXAS OCTOBER 7, 1980  
SCALE 1" = 14'-0"  
PROJECT LOCATION: COCKLE WILGE SHOPPING  
CROSS INTERSTATE 30 COCKLE, TEXAS SHEET #25

LANDSCAPE NOTES: ALL CONCRETE PERIMETER LANDSCAPE AREA. TO BE CURE BUT LANDSCAPE AREA. NOT TO RECEIVE DEEMUR 501 TOTAL LANDSCAPE AREA 476



SITE PLAN REVIEW

\* Date Submitted 12/28/87  
 \* Scheduled for P&Z 1/14/88  
 \* Scheduled for Council 2/1/88  
 \* Applicant/Owner El Chico Corp  
 \* Name of Proposed Development \_\_\_\_\_  
 \* Location Ridge Road Ulg \* Legal Description Lot 2, BK A, Carliste Plaza Addn  
 \* Total Acreage 15 \* No. Lots/Units 1  
 \* Current Zoning Commercial  
 Special Restrictions variance to 15 foot side setback granted by BOA to allow 10' setback  
 \* Surrounding Zoning Commercial

<u>Planning</u>	<u>Yes</u>	<u>No</u>	<u>N/A</u>
1. Is the site zoned properly?	<u>✓</u>	<u>   </u>	<u>   </u>
2. Does the use conform to the Land Use Plan?	<u>✓</u>	<u>   </u>	<u>   </u>
3. Is this project in compliance with the provisions of a Concept Plan?	<u>   </u>	<u>   </u>	<u>✓</u>
* 4. Is the property platted?	<u>X</u>	<u>   </u>	<u>   </u>
* 5. Is plat filed of record at Courthouse? File No. _____	<u>X</u>	<u>   </u>	<u>   </u>
* 6. If not, is this site plan serving as a preliminary plat?	<u>   </u>	<u>X</u>	<u>   </u>
7. Does the plan conform to the Comprehensive Zoning Ordinance or PD Ordinance on the following:			
a. Are setbacks correct?			
front	<u>✓</u>	<u>   </u>	<u>   </u>
<i>diel receive variance</i> side	<u>✓</u>	<u>   </u>	<u>   </u>
rear	<u>✓</u>	<u>   </u>	<u>   </u>
b. Are buildings on same lot adequately separated?	<u>   </u>	<u>   </u>	<u>✓</u>

- |  |               |               |               |
|--|---------------|---------------|---------------|
| c. Is the lot the proper size?                             | <u>✓</u>      | <u>      </u> | <u>      </u> |
| d. Does the lot have proper dimensions?                    | <u>✓</u>      | <u>      </u> | <u>      </u> |
| e. Are exterior materials correct?                         | <u>✓</u>      | <u>      </u> | <u>      </u> |
| f. Are structural materials correct?                       | <u>✓</u>      | <u>      </u> | <u>      </u> |
| g. Is coverage correct?                                    | <u>✓</u>      | <u>      </u> | <u>      </u> |
| h. Is adequate area in landscaping shown?                  | <u>✓</u>      | <u>      </u> | <u>      </u> |
| i. Is it irrigated?  | <u>✓</u>      | <u>      </u> | <u>      </u> |
| j. Is landscaping in parking lot required?                 | <u>      </u> | <u>✓</u>      | <u>      </u> |
| k. Are types of landscaping indicated?                     | <u>      </u> | <u>✓</u>      | <u>      </u> |
| l. Is floor area ratio correct?                            | <u>✓</u>      | <u>      </u> | <u>      </u> |
| m. Is building height correct?                             | <u>✓</u>      | <u>      </u> | <u>      </u> |
| n. Are correct number of parking spaces provided?          | <u>✓</u>      | <u>      </u> | <u>      </u> |
| o. Are driving lanes adequate in width?                    | <u>✓</u>      | <u>      </u> | <u>      </u> |
| p. Are parking spaces dimensioned properly                 | <u>✓</u>      | <u>      </u> | <u>      </u> |
| q. Does the parking lot meet City specifications           | <u>✓</u>      | <u>      </u> | <u>      </u> |
| r. Is a fire lane provided?                                | <u>✓</u>      | <u>      </u> | <u>      </u> |
| s. Is it adequate in width?                                | <u>✓</u>      | <u>      </u> | <u>      </u> |
| t. Are drive entrances properly spaced?                    | <u>✓</u>      | <u>      </u> | <u>      </u> |
| u. Are drive entrances properly dimensioned?               | <u>✓</u>      | <u>      </u> | <u>      </u> |
| ....Do drive entrances line up with planned median breaks? | <u>      </u> | <u>      </u> | <u>✓</u>      |
| v. Is lighting provided and correctly directed?            | <u>      </u> | <u>      </u> | <u>      </u> |
| w. Are sidewalks required?                                 | <u>      </u> | <u>✓</u>      | <u>      </u> |
| x. Are sidewalks provided?                                 | <u>      </u> | <u>✓</u>      | <u>      </u> |
| y. Is a screen or buffer required?                         | <u>      </u> | <u>✓</u>      | <u>      </u> |
| ....Is it sized properly?                                  | <u>      </u> | <u>      </u> | <u>      </u> |
| ....Is it designed properly?                               | <u>      </u> | <u>      </u> | <u>      </u> |
| ....Is it of correct materials?                            | <u>      </u> | <u>      </u> | <u>      </u> |

- |  |       |       |       |
|--|-------|-------|-------|
| * 7. Does the site plan contain all required information from the application checklist?           | _____ | _____ | _____ |
| 8. Is there adequate access and circulation?   | ✓     | _____ | _____ |
| 9. Is trash service located and screened?  | ✓     | _____ | _____ |
| * 10. Are street names acceptable?   | _____ | _____ | ✓     |
| 11. Was the plan reviewed by a consultant?<br>(If so, attach copy of review.)                      | _____ | ✓     | _____ |
| 12. Does the plan conform to the Master Park Plan?   | _____ | _____ | ✓     |
| 13. Are there any existing land features to be maintained?<br>(ie, topography, trees, ponds, etc.) | _____ | ✓     | _____ |

Comments:

#### Building Codes

- |  |       |       |       |
|--|-------|-------|-------|
| 1. Do buildings meet fire codes?       | ✓     | _____ | _____ |
| 2. Do signs conform to Sign Ordinance? | _____ | _____ | ✓     |

Comments:

#### Engineering

- |  |       |       |       |
|--|-------|-------|-------|
| 1. Does plan conform to Thoroughfare Plan?                                   | ✓     | _____ | _____ |
| 2. Do points of access align with adjacent ROW?                              | _____ | _____ | ✓     |
| 3. Are the points of access properly spaced?                                 | _____ | _____ | ✓     |
| 4. Are street improvements required?   | _____ | ✓     | _____ |
| 5. Will escrowing of funds or construction of substandard roads be required? | _____ | ✓     | _____ |
| 6. Does plan conform with Flood Plain Regulations?                           | ✓     | _____ | _____ |
| 7. Is adequate fire protection present? <i>must be expanded</i>              | _____ | ✓     | _____ |
| 8. Are all utilities adequate?   | ✓     | _____ | _____ |
| 9. Are adequate drainage facilities present?                                 | ✓     | _____ | _____ |
| 10. Is there a facilities agreement on this site?                            | _____ | ✓     | _____ |

- |   |                                     |                                     |                                     |
|---|-------------------------------------|-------------------------------------|-------------------------------------|
| 11. Are existing roads adequate for additional traffic to be generated?                               | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            |
| 12. Is the site part of a larger tract? Does the plan adversely impact development of remaining land? | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| 13. Are access easements necessary?   | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| 14. Are street and drive radii adequate?  | <input type="checkbox"/>            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| 15. Have all required conditions been met?  | <input type="checkbox"/>            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| 16. Is there a pro rata agreement on this site?   | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| 17. Have all charges been paid?   | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/>            |

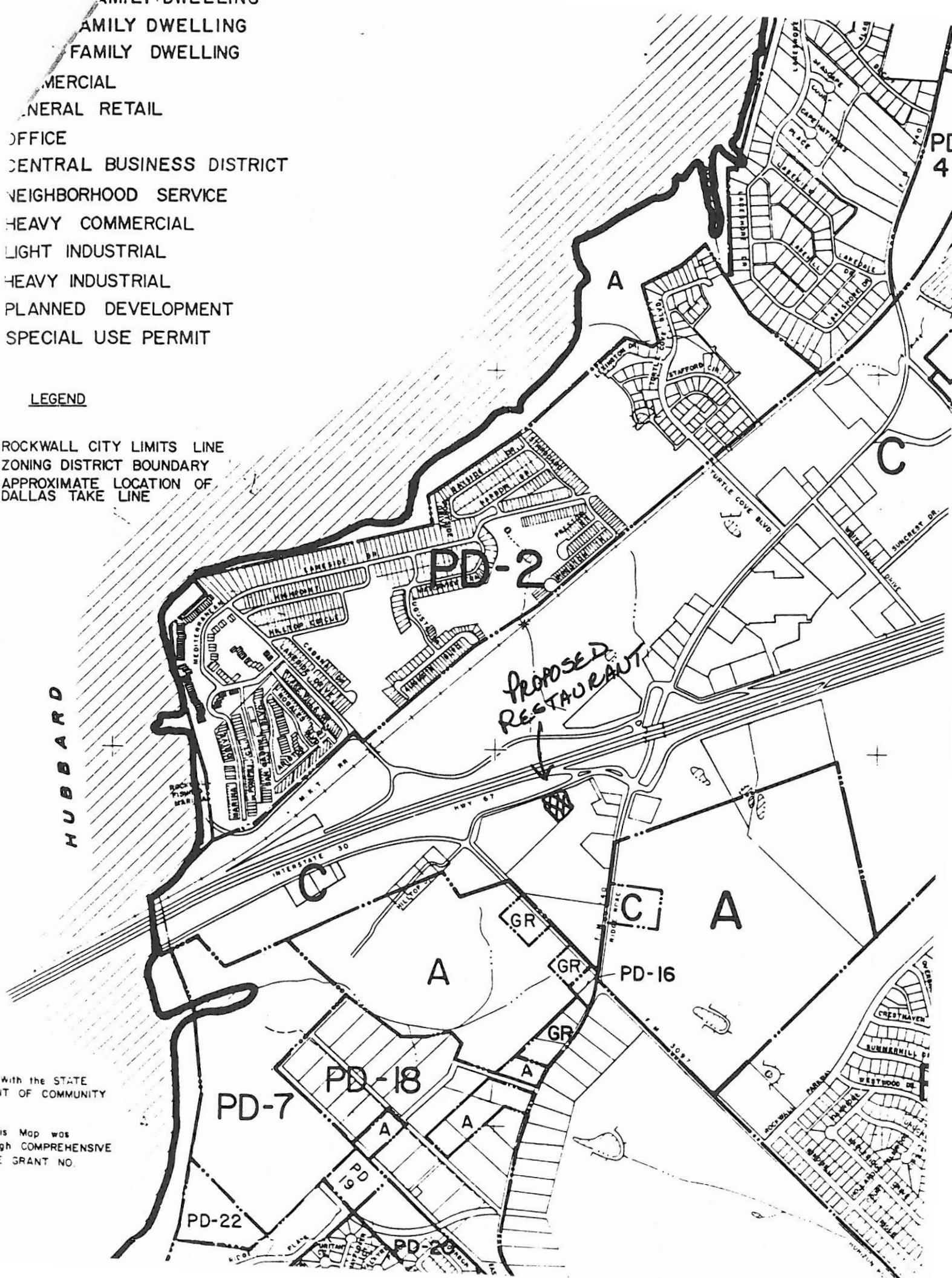
Time Spent on Review

<u>Name</u>	<u>Date</u>	<u>Time Spent (hours)</u>
<u>Julie Long</u>	<u>1/11/88</u>	<u>30 min</u>
<u> </u>	<u> </u>	<u> </u>
<u> </u>	<u> </u>	<u> </u>
<u> </u>	<u> </u>	<u> </u>
<u> </u>	<u> </u>	<u> </u>

FAMILY DWELLING  
 FAMILY DWELLING  
 COMMERCIAL  
 GENERAL RETAIL  
 OFFICE  
 CENTRAL BUSINESS DISTRICT  
 NEIGHBORHOOD SERVICE  
 HEAVY COMMERCIAL  
 LIGHT INDUSTRIAL  
 HEAVY INDUSTRIAL  
 PLANNED DEVELOPMENT  
 SPECIAL USE PERMIT

# LEGEND

ROCKWALL CITY LIMITS LINE  
 ZONING DISTRICT BOUNDARY  
 APPROXIMATE LOCATION OF  
 DALLAS TAKE LINE



tion With the STATE  
 TMENT OF COMMUNITY

f this Map was  
 through COMPREHENSIVE  
 ANCE GRANT NO.



## LETTER OF TRANSMITTAL

Date January 15, 1988 Job# 5305

Attention Julie Couch

Re: El Chico Rockwall

TO CITY OF ROCKWALL PLANNING & ZONING

ROCKWALL, TEXAS

WE ARE SENDING YOU (X)Attached ( )XXXXXXXXXXXXX via FK Deliver  
the following items:

( ) Shop drawings      ( ) Prints      (X) Plans      ( ) Samples  
( ) Specifications      ( ) Copy of letter      ( ) Change order  
( )

[illegible]

THESE ARE TRANSMITTED AS CHECKED BELOW:

( ) For approval ( ) Approved as submitted  
(X) For your use ( ) Approved as noted  
( ) As requested ( ) Returned for corrections  
( ) For review and comment ( ) \_\_\_\_\_  
( ) FOR BIDS DUE \_\_\_\_\_ 19\_\_\_\_\_  
( ) PRINTS RETURNED AFTER LOAN TO US

REMARKS

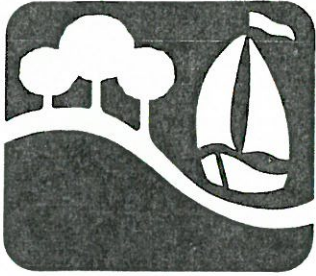
JULIE, IF YOU HAVE ANY QUESTIONS, PLEASE FEEL FREE TO  
GIVE US A CALL. THANK YOU!!!

Jerry Watts

COPY TO Job File

SIGNED Frank King/sb

If enclosures are not as noted, kindly notify us at once



# CITY OF ROCKWALL

## "THE NEW HORIZON"

January 25, 1988

El Chico Corporation  
12200 Stemmons #100  
Dallas, TX 75234

Gentlemen:

On January 14, 1988, the Planning & Zoning Commission recommended approval of a revised site plan for an El Chico Restaurant to be located within the Rockwall Village Shopping Center subject to the following conditions:

- \*approval of a dimensioned site plan.

- \*approval of a landscaping plan.

The Rockwall City Council will consider approval of the site plan on February 1, 1988 at 7:00 p.m. in City Hall, 205 W. Rusk. Please call me if you have any questions.

Sincerely,

Mary Nichols  
Administrative Assistant

MN/mm

cc:  
Melvin R. Fain/Architects

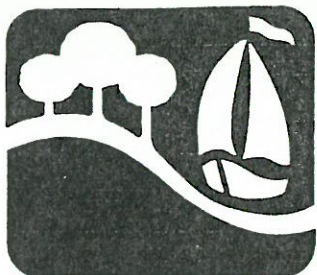
## LETTER OF TRANSMITTAL

Date January 27, 1988 Job# 5305

Re: EL CHICO ROCKWALL

( ) Shop drawings      ( ) Prints      (X) Plans      ( ) Samples  
( ) Specifications      ( ) Copy of letter      ( ) Change order  
( )

If enclosures are not as noted, kindly notify us at once



# CITY OF ROCKWALL

## "THE NEW HORIZON"

February 3, 1988

El Chico Corporation  
12200 Stemmons, #100  
Dallas, Texas 75234

Gentlemen:

On February 1, 1988, the Rockwall City Council approved a revised site plan for an El Chico restaurant to be located within the Rockwall Village Shopping Center on I-30 west of Ridge Road subject to the submission and approval of a landscape plan.

Please feel free to contact me if you have any questions.

Sincerely,

*Mary Nichols*

Mary Nichols  
Administrative Aide

CC: Melvin R. Fain Architects  
Larry Bennett

CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION

AGENDA NOTES

AGENDA DATE January 14, 1988

AGENDA NO. III.C.

AGENDA ITEM P&Z 87-72-SP - Discuss and Consider Approval of a Revised Site Plan for an El Chico Restaurant Located on I-30 West of FM-740

ITEM GENERATED BY El Chico Corp., Builder

ACTION NEEDED Approval or denial of revised site plan with any conditions included in the motion.

BACKGROUND INFORMATION

Several months ago the Planning and Zoning Commission and Council approved a site plan for El Chico to be located in the Rockwall Village Shopping Center. The original site plan was for a 2-story restaurant with 8,450 sq. ft. The El Chico Corp. has now decided that they cannot justify the cost of this size restaurant and has revised their plans back to a one story, 5,400 sq. ft. structure. The basic location of the site has not changed, but the configuration, size, and the elevations have changed. Because the visual concept of the building has changed considerably we have required them to resubmit a site plan with the proposed changes. Attached is a copy of the revised site plan and elevations.

The revised plan as submitted does meet our requirements. They have indicated that they do plan to design the building so that a second story could be added at a later date. Their seating has been reduced from 376 seats with patio area to 294 seats with patio area. The elevation has changed from a combination brick and stucco to primarily a stucco building. As approved with the original site plan, they propose to submit a landscape plan for separate approval at a later date.

ATTACHMENTS

1. copy of location map
2. copy of original site plan
3. copy of revised site plan & elevations

**CITY OF ROCKWALL  
Council Agenda**

**AGENDA DATE:** February 1, 1988

**AGENDA NO.** VI. C.

**AGENDA ITEM:** P&Z 87-72-SP - Discuss and Consider Approval of a Revised Site Plan for an El Chico Restaurant Located on I-30 West of FM-740

**ITEM GENERATED BY:** El Chico Corp., Builder

**ACTION NEEDED:** Approval or denial of revised site plan with any conditions included in the motion.

**BACKGROUND INFORMATION:**

Several months ago the Planning and Zoning Commission and Council approved a site plan for El Chico to be located in the Rockwall Village Shopping Center. The original site plan was for a 2-story restaurant with 8,450 sq. ft. The El Chico Corporation has now decided that they cannot justify the cost of this size restaurant and have revised their plans back to a one story, 5,400 sq. ft. structure. The basic location of the site has not changed, but the configuration, size, and the elevations have changed. Because the visual concept of the building has changed considerably we have required them to resubmit a site plan with the proposed changes. Attached is a copy of the revised site plan and elevations.

The revised plan as submitted does meet our requirements. They have indicated that they do plan to design the building so that a second story could be added at a later date. Their seating has been reduced from 376 seats with patio area to 294 seats with patio area. The elevation has changed from a combination brick and stucco to primarily a stucco building. As approved with the original site plan, they propose to submit a landscape plan for separate approval at a later date.

**P&Z RECOMMENDATION** - Approval of the revised site plan subject to the review by P&Z at their Work Session of a dimensioned site plan and subject to the submission and approval of a landscape plan.

**ATTACHMENTS:**

1. copy of location map
2. copy of original site plan
3. copy of revised site plan and elevations

**AGENDA ITEM:** El Chico Site Plan

**ITEM NO:** VI. C.

## MINUTES OF THE ROCKWALL CITY COUNCIL

February 1. 1988

Mayor Frank Miller called the meeting to order at 7:00 P.M. with the following Councilmembers present: Nell Welborn, Ken Jones, Jean Holt, John Bullock and Pat Luby.

Council considered approval of the Consent Agenda which consisted of A) the minutes of January 18, 1988, and B) an ordinance authorizing a Conditional Use Permit for gasoline sales as an accessory to a retail use for a convenience store located at FM-740 and Horizon Road on second reading. Assistant City Manager Julie Couch read the ordinance caption. Welborn asked to pull Item A. Holt made a motion to approve Item B. Bullock seconded the motion. The motion was voted on and passed unanimously. Welborn then pointed out some clarifications regarding certain wording in the minutes. Miller added that the names of the Councilmembers appointed as liaisons to the Chamber of Commerce should be included as well as a clarification between Mayor Miller and Coach Troy Miller's comments. Welborn made a motion to approve the minutes with all the aforementioned changes. Bullock seconded the motion. The motion was voted on and passed unanimously. At this time, 7:10 P.M., Bill Fox joined the meeting.

Mayor Miller then announced the names of persons he appointed to a committee whose task is to review ways of honoring the High School clubs and organizations for their accomplishments. These appointees are: Brad Singleton, Mickey Florence, Ken Jones, Barbara Willess, Bill Eisen, Ed Heath, Dick Swetnam, Carol White, Joe Holt, Pat Grady and Rita Templeton.

Norm Seligman, Vice Chairman of the Planning and Zoning Commission, gave a brief report of the Commission's recommendations for the four items they had reviewed. Miller confirmed with Seligman that regarding El Chico's site plan, the recommendation for a landscape plan approval included review by the Planning and Zoning Commission and Council.

Billie Ladd then addressed the Council to request an amendment to the private club and public amusements ordinances to allow game rooms in entertainment centers where there was a mix of uses and allow alcoholic beverages to be sold in a private club area separate from the game room. She outlined the various functions of a proposed bowling center which would include retail, restaurant/private club, child care and arcade facilities. Wyatt Slaughter explained some community activities the center would be available for and showed

photographs of another center under the same ownership. Dick Poor explained locations of similar bowling centers. Slaughter discussed operation of the proposed center, proposed control cameras and an alcohol awareness program he would send employees to. Norma Morris, of the adjacent Montessori school, stated that she was not opposed to the facility as most of the alcohol would be sold and consumed after the school had closed for the day.

Leon Tuttle addressed the Council and explained that the ordinance for private clubs was drafted as a means to encourage restaurants to locate in Rockwall. Council discussed reviewing both the private club and public amusements ordinance in a Worksession. Bullock made a motion to schedule this item for review at a Worksession and to allow the Bowling Center applicants to apply to the Planning and Zoning Commission pending completion of the review. Welborn seconded the motion. Council discussed State law regarding hours alcohol may be sold and discussed possible amendments that would allow gaming devices in an area separate from a private club. The motion was voted on and passed unanimously. Council then agreed that February 8th was a suitable date for the Worksession.

Council then heard a report from Norm Seligman, Chairman of the Charter Review Commission. Seligman outlined recommended amendments to the Home Rule Charter. After brief discussion Fox made a motion to accept the recommendations but schedule them for review at the Worksession for further recommendations by Council. Welborn seconded the motion. The motion was voted on and passed unanimously.

Bill Eisen then gave the City Manager's report in which he discussed the upcoming award of bids for fire trucks, some complaints regarding certain types of tapes being displayed in video stores, status of proposed improvements on FM-740 at I-30, a report from the Texas Municipal League on approved and proposed legislative changes, and status of the Squabble Creek Wastewater Treatment Plant expansion. Council directed Staff to draft a resolution urging TML to voice opposition to proposed legislation regarding billboards.

Couch advised Council that the next item on the Agenda, a final plat application for the Estep addition, had been withdrawn by the applicant.

Council then considered approval of a site plan and final plat for Northshore Plaza Phase II. Mayor Miller turned the Chair over to Mayor Pro Tem Bill Fox. Miller and Holt then left the room due to a conflict of interest. Council discussed whether to table the item in

the absence of the applicant. Welborn made a motion to approve the site plan and final plat with conditions on each as recommended by the Planning and Zoning Commission and indicted in the Agenda notes. The conditions are:

On the Site Plan:

1. That the parking lanes on Phase III be widened to 24 ft.
2. That a sidewalk be extended along the curb on Phase III
3. That the new building style be approved for all three phases.
4. That need for the proposed easement on Phase III be determined at the time of final plat.
5. That the landscape plan submitted on the site plan be approved.

On the final plat:

1. That joint access easements be located on the three drives to Phase III.
2. That a 10 ft. utility easement be located on Lakeshore Drive.
3. That a joint access easement be filed by instrument for Phase III at the time the final plat is filed.

Bullock seconded the motion. The motion was voted on and passed unanimously.

Miller resumed the Chair as he and Holt rejoined the meeting.

Council then considered approval of a revised site plan for an El Chico restaurant on I-30 west of FM-740. Frank King of Melvin M. Fain Architects explained that economy had dictated downscale of the project and that although the plan was now a one story restaurant, a second floor could be added when economic conditions improved. Bullock made a motion to approve the revised site plan. Welborn offered a substitute motion to approve the site plan subject to the submission and approval of a landscape plan. Holt seconded the motion. The motion was voted on and passed unanimously.

Council then considered approval of a final plat for the Mr. M Addition located on FM-740 and Horizon Road.

Welborn made a motion to approve the final plat subject to the execution of a developer's contract regarding installation of a future 12 inch water line. Bullock seconded the motion. The motion was voted on and passed unanimously. Rob Whittle then briefly updated Council on the status of a business he had encouraged to locate in Rockwall.

Council then discussed status of Rockwall County's accounts with with the City. Eisen stated that the County accounts were current to date. Fox stated displeasure that the County had not participated in the cost of obtaining Extended Area Phone Service as had originally been agreed.

Mark Hipes of Marlin M. Blake and Associates outlined results of the enhancement studies for assessment procedures. Miller questioned the results of the study on Ridge Road. Hipes explained that although commercial enhancement on Ridge Road probably did exist, there was no measurable enhancement of data he could use to prove the enhancement if challenged in court.

Council adjourned into Executive Session at 8:45 P.M. to discuss litigation regarding nonconforming status at Chandlers Landing. Upon reconvening at 8:50 P.M. Miller announced there was no necessary action to be taken on this item.

Council then discussed sending press releases to newspapers, TV stations, radio stations, magazines and business organizations regarding the Extended Area Phone Service in Rockwall and other information pertaining to community events in Rockwall. Eisen told Council that Rick Crowley would be acting as a public relations coordinator to send out press releases on an ongoing basis and to maintain permanent contacts with the media.

As there was no further business to come before Council for consideration, the meeting adjourned at 10:20 P.M.

APPROVED:

ATTEST:

\_\_\_\_\_  
Mayor

By \_\_\_\_\_

PLANNING AND ZONING ACTION SHEET

Applicant El Chico Case No. 87-72-SP

Property Description \_\_\_\_\_

Case Subject Matter \_\_\_\_\_

revised site plan

CASE ACTION

Approved Disapproved Tabled

Date to P&Z 1/14/88 ✓

Conditions Want to see dimensioned site plan 1/28/88

Date to City Council 2/1/88

Conditions \_\_\_\_\_

Ordinance no. \_\_\_\_\_ Date \_\_\_\_\_

ITEMS IN FILE

Zoning Cases

- ☒ Application
- ☐ Site Plan
- ☐ Filing Fee
- ☐ Notice to Paper
- ☐ Notice to Residents
- ☐ List of Residents Notified
- ☐ Residents' Responses
- ☐ Consultant's Review
- ☐ Agenda Notes
- ☐ Minutes
- ☐ Ordinance
- ☐ Correspondence
- ☐ Applicant Receipts

Plat/Site Plan Cases

- ☒ Application
- ☒ Filing Fee
- ☒ Plat/Plan
- ☐ Engineer's Review
- ☐ Consultant's Review
- ☐ Agenda Notes
- ☐ Minutes
- ☐ Correspondence
- ☐ County File Number
- ☐ Applicant Receipts