



THE CAMERON COMPANY

CAMERON BUILDING • 1101 RIDGE ROAD • ROCKWALL, TEXAS 75087
DALLAS PHONE: 226-1939 ROCKWALL PHONE: 722-3878

March 21, 1984

SITE PLAN APPLICATION

Name of development: Ridge Road Center

Owners/Developers: The Cameron Company
1101 Ridge Rd
Rockwall, Tx 75087

Land planners: Maples Associates, Architects
210 W. 6th Street
Ft. Worth, Tx 76102

Freese and Nichols, Engineers
811 Lamar Street
Ft. Worth, Tx 76102

Total acreage of previously
zoned Development: 20.75 acres

Current zoning: Local retail

Number of buildings in proposed
additions: 2

Proposed use: General retail

NOTE: See original as submitted to and approved by the city
of Rockwall prior to the initial phase of construction.



CITY OF ROCKWALL OFFICIAL RECEIPT

DATE 3/22/84

NAME Cameron Company
ADDRESS _____

Cash

Check

Other

GARBAGE

LAND FILL PERMIT

GARAGE SALES

SOLICITORS PERMIT

RENT

MISCELLANEOUS WATER SALES

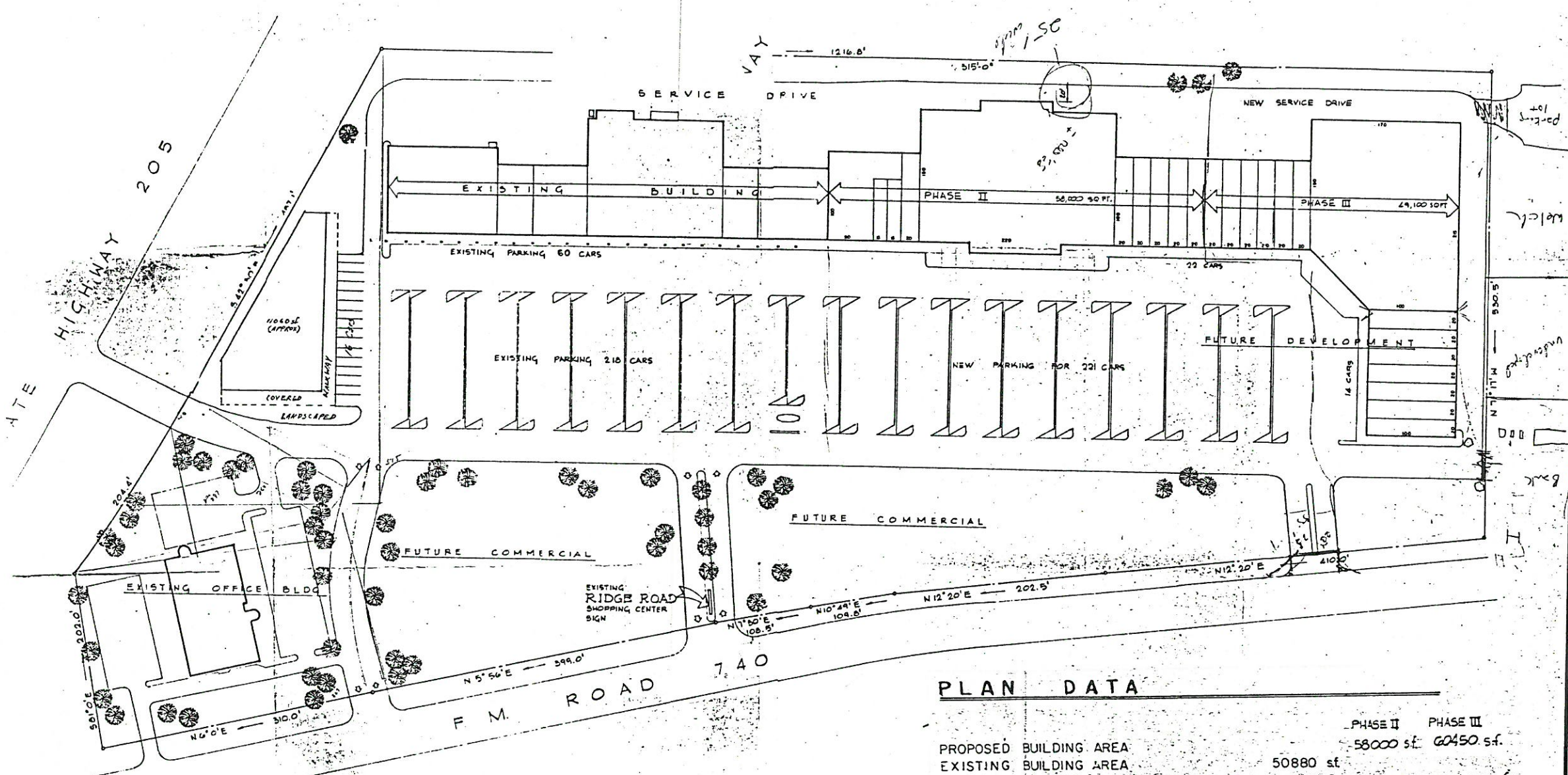
Site Plan

145.00

Received By _____

2439

FORM G-1



RIDGE ROAD

PROPOSED SHOPPING CENTER ADDITION

PLAN DATA

PROPOSED BUILDING AREA	58,000 sf.	PHASE II	PHASE III
EXISTING BUILDING AREA	50,880 sf.		60,450 sf.
TOTAL BUILDING AREA	108,880 sf.		169,330 sf.
PROPOSED PARKING SPACES	294		
EXISTING PARKING SPACES	251		
TOTAL PARKING SPACES	545		

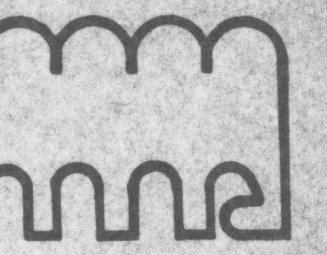
1 PARKING SPACE PER 289 sf.

MAPLES ASSOCIATES
 ARCHITECTS
 ENGINEERS
 PLANNERS

20 WEST 86 STREET
 HOUSTON, TEXAS
 TEL. 877 / 284-0282

PROJECT NO. 0516
 DATE: FEB 1 1984
 DRAWN: DMJ
 CHECKED: RMP

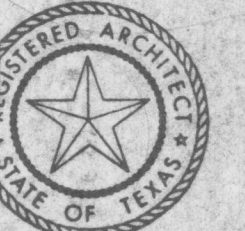
DATE	REVISIONS	DESCRIPTION



MAPLES ASSOCIATES

ARCHITECTS
ENGINEERS
PLANNERS

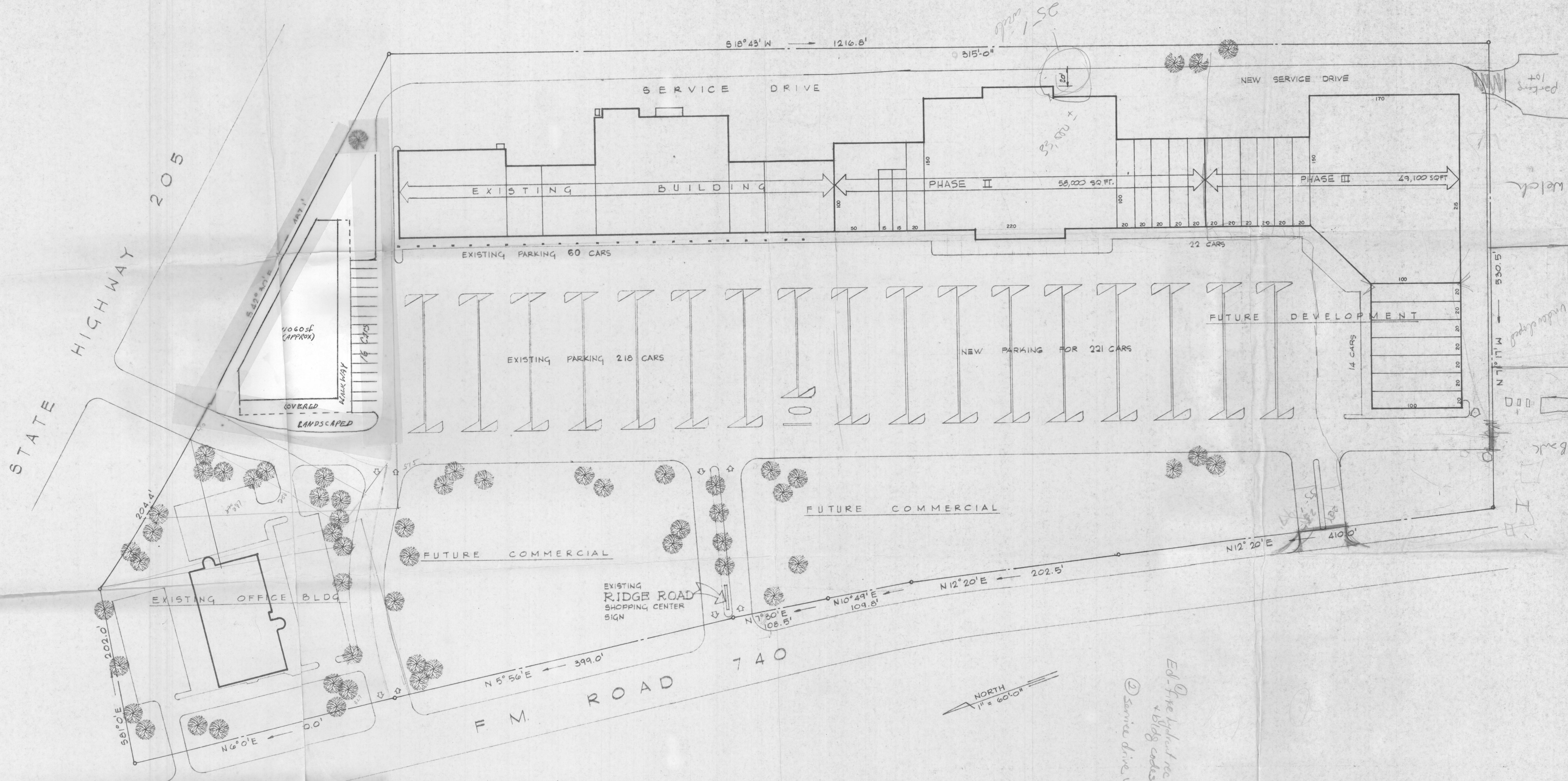
210 WEST 68 STREET
FORT WORTH, TEXAS
TEL. 817 / 336-0828



PROJECT NO.
8316
DATE
FEB. 1, 1984
DRAWN
DMJ
CHECKED
RNP

REVISIONS	DESCRIPTION	DATE

SHEET NO.
OF SHEETS



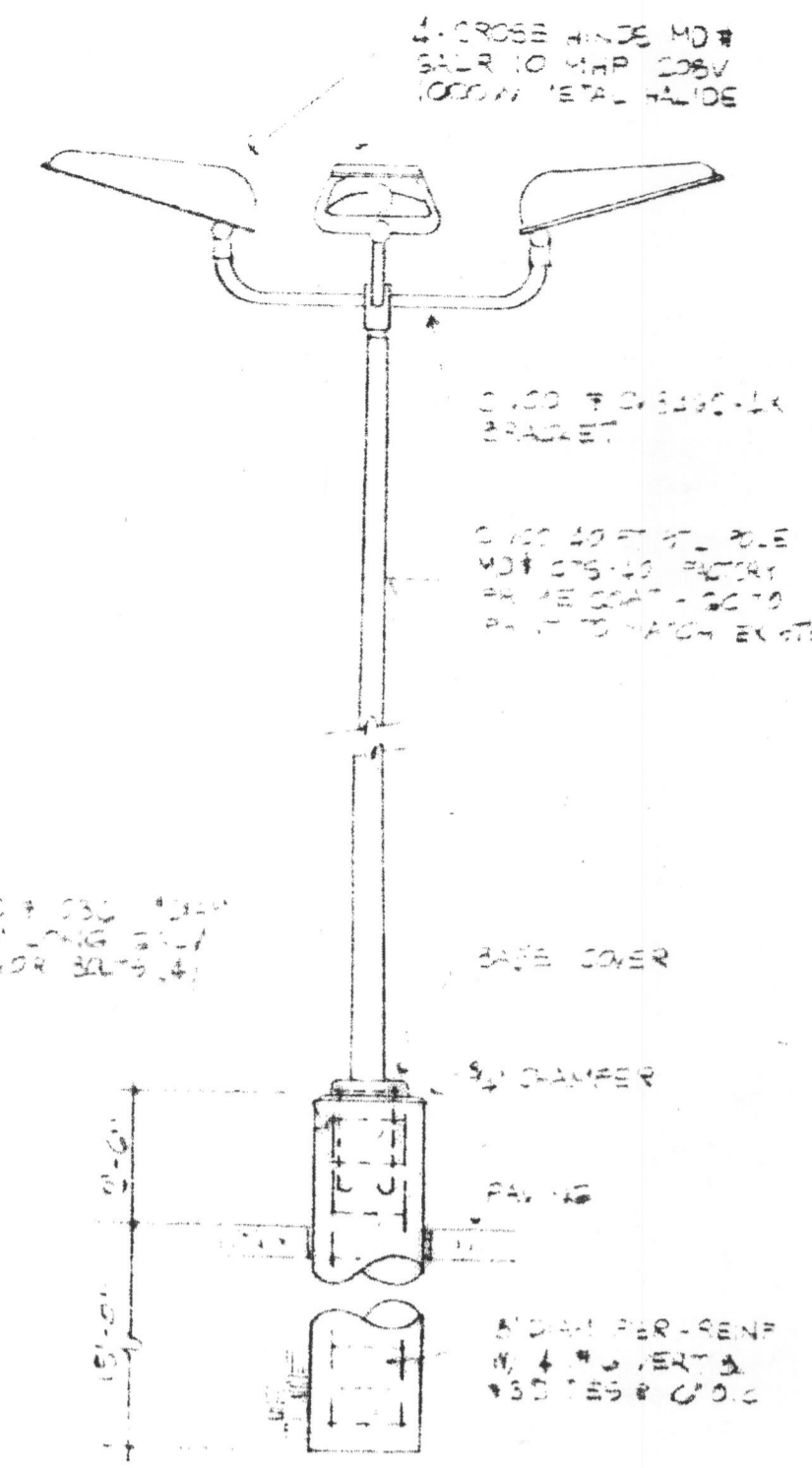
RIDGE ROAD

PROPOSED SHOPPING CENTER ADDITION

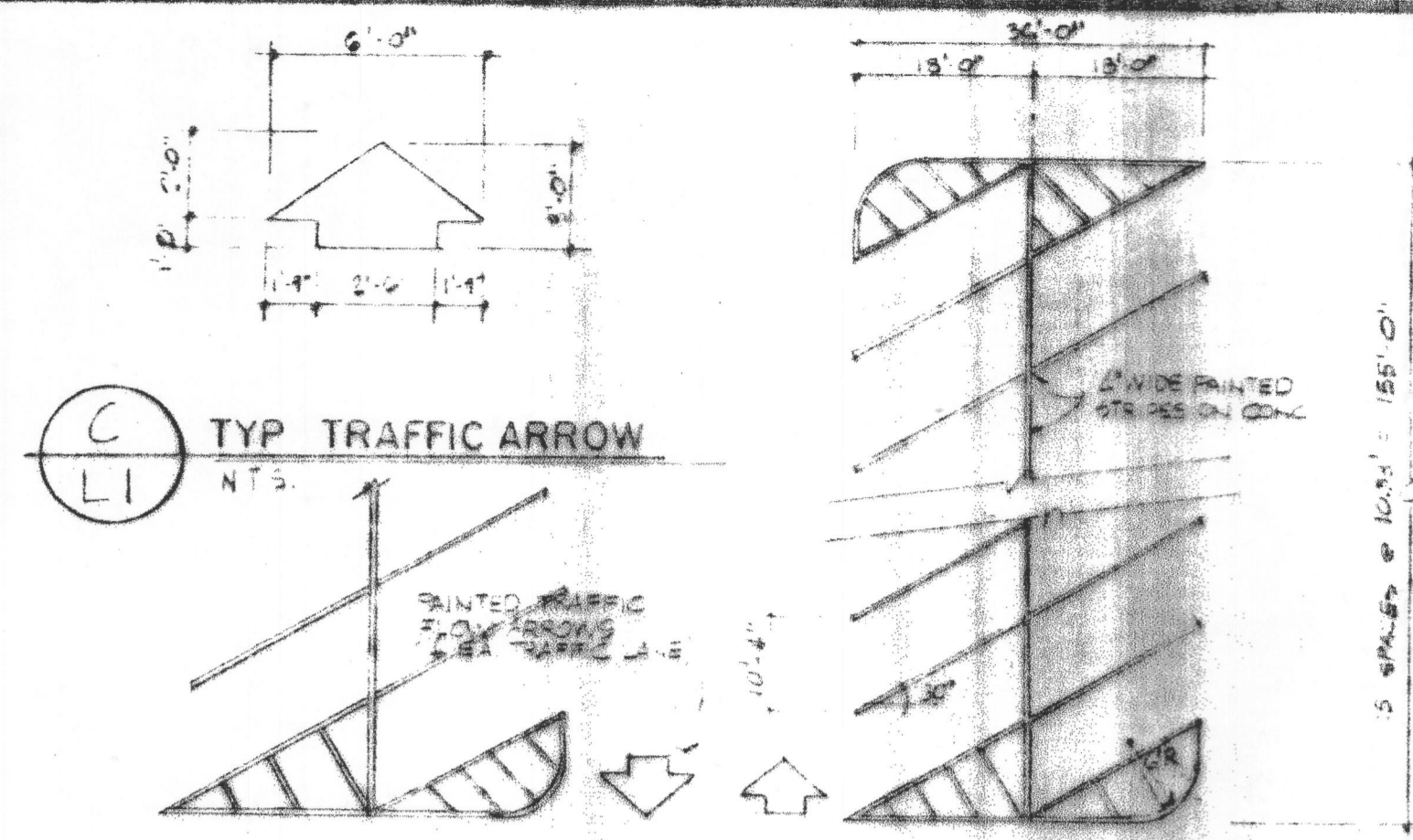
A DEVELOPMENT BY THE
CAMERON COMPANY
1101 RIDGE ROAD ROCKWALL, TEXAS

Approved

PLAN DATA		PHASE II	PHASE III
PROPOSED BUILDING AREA		58,000 sq. ft.	60,450 sq. ft.
EXISTING BUILDING AREA			50,880 sq. ft.
TOTAL BUILDING AREA		108,880 sq. ft.	127,330 sq. ft.
PROPOSED PARKING SPACES		294	
EXISTING PARKING SPACES			251
TOTAL PARKING SPACES		294	545
1 PARKING SPACE PER		289 sq. ft.	



(B) LIGHT POLE BASE
SCALE 1" = 1'-0"



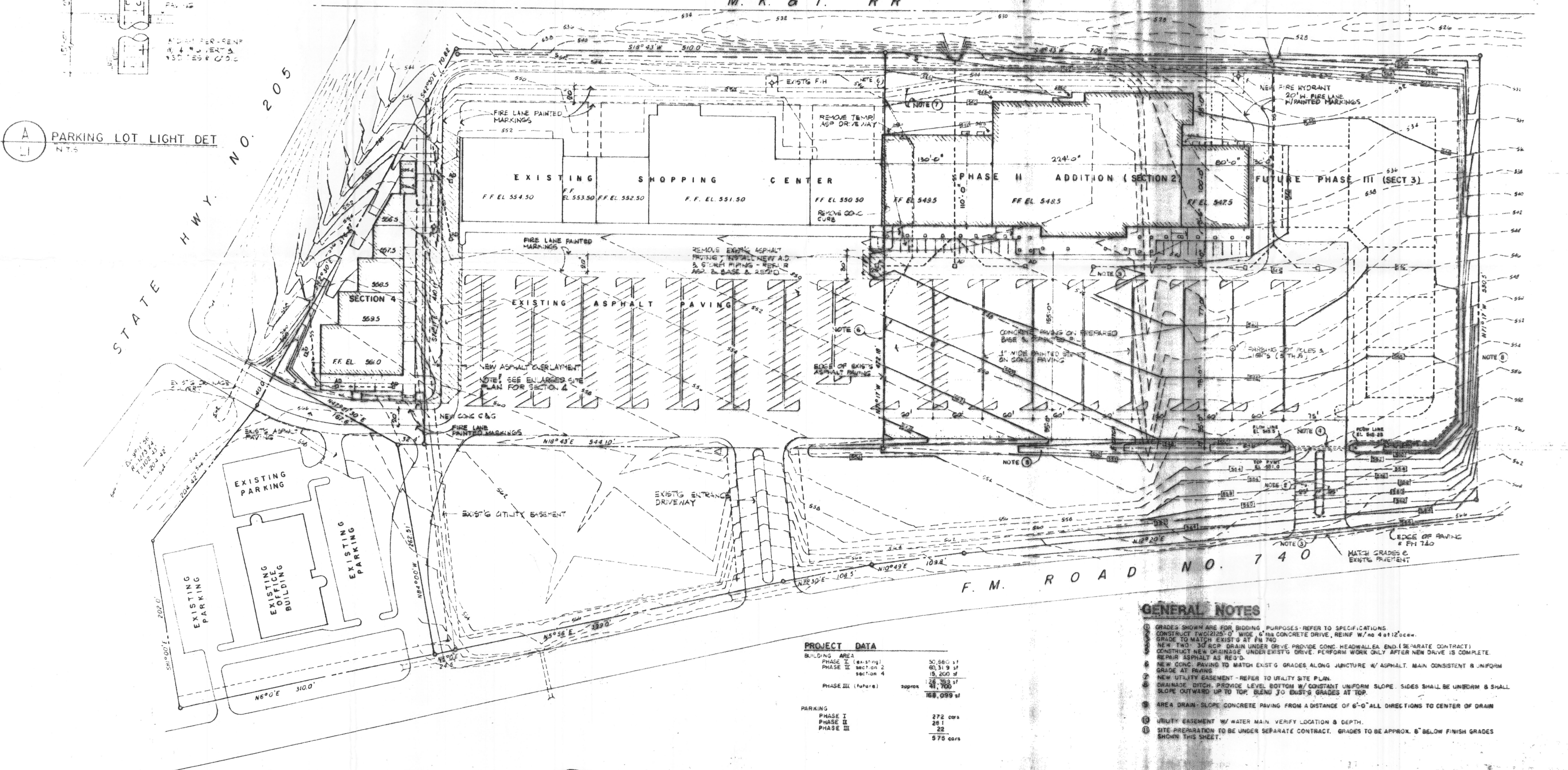
(C) TYP TRAFFIC ARROW
SCALE 1" = 1'-0"



(D) TYPICAL PARKING MARKING
SCALE 1" = 1'-0"

SYMBOL LEGEND	
SYMBOL	DESCRIPTION
---	SANITARY SEWER MAIN
---	WATER MAIN
---	STORM SEWER
---	GAS MAIN
GCO	GRADE CLEAN-OUT
E	ELECTRICAL POWER LINES
PP	POWER POLE
SS	SUBSURFACE BORING (1440 SURF)
SS	EXISTING SPOT ELEVATION
SS	NEW SPOT ELEVATION
---	EXISTING ELEVATION CONTOUR
---	NEW ELEVATION CONTOUR

(A) PARKING LOT LIGHT DET
SCALE 1" = 1'-0"



PROJECT DATA

BUILDING AREA	50,840 sf
PHASE I (existing)	60,319 sf
PHASE II (section 2)	15,260 sf
PHASE III (future)	24,783 sf
	188,099 sf

PARKING	
PHASE I	272 cars
PHASE II	281
PHASE III	22
	575 cars

GENERAL NOTES

- GRADES SHOWN ARE FOR BIDDING PURPOSES - REFER TO SPECIFICATIONS
- CONSTRUCT 12" DIA. 6" WIDE 6" THK CONCRETE DRIVE, REINF W/NO 4@12" OCC.
- GRADE TO MATCH EXIST'G AT FM 740
- NEW 2" DIA 30 RCP DRAIN UNDER DRIVE, PROVIDE CONC HEADWALLS END IN SEPARATE CONTRACT
- CONSTRUCT NEW DRAINAGE UNDER EXIST'G DRIVE. PERFORM WORK ONLY AFTER NEW DRIVE IS COMPLETE
- REPAIR ASPHALT AS REQ'D
- NEW CONC PAVING TO MATCH EXIST'G GRADES ALONG JUNCTURE W/ ASPHALT. MAIN CONSISTENT & UNIFORM GRADE AT PAVING
- NEW UTILITY EASEMENT - REFER TO UTILITY SITE PLAN
- DRAINAGE DITCH. PROVIDE LEVEL BOTTOM W/ CONSTANT UNIFORM SLOPE. SIDES SHALL BE UNIFORM & SHALL SLOPE OUTWARD UP TO TOP. BLEND TO EXIST'G GRADES AT TOP.
- AREA DRAIN - SLOPE CONCRETE PAVING FROM A DISTANCE OF 6'-0" ALL DIRECTIONS TO CENTER OF DRAIN
- UTILITY EASEMENT W/ WATER MAIN. VERIFY LOCATION & DEPTH.
- SITE PREPARATION TO BE UNDER SEPARATE CONTRACT. GRADES TO BE APPROX. 6" BELOW FINISH GRADES SHOWN THIS SHEET.

SITE PLAN
SCALE 1" = 60'-0"

MAPLES ASSOCIATES
ARCHITECTS
ENGINEERS
PLANNERS

REGISTERED PROFESSIONAL ARCHITECTS
REGISTERED PROFESSIONAL ENGINEERS
REGISTERED PROFESSIONAL PLANNERS

STATE OF TEXAS
1-18-84

REGISTERED PROFESSIONAL ARCHITECTS
REGISTERED PROFESSIONAL ENGINEERS
REGISTERED PROFESSIONAL PLANNERS

STATE OF TEXAS
25054
C. C. MAPLES
4-25-81

PROJECT NO. 8816
DATE
DRAWN
PHE, CHS
CHECKED
RUP

RES. VISIONS
DESIGN CENTER

RIDGEROAD
SHOPPING CENTER COMPLEX
10000 FM 740, SUITE 100
DALLAS, TEXAS 75243
GANNETT COMPANY

SHEET NO.
LI

MINUTES OF THE PLANNING AND ZONING COMMISSION

April 12, 1984

The meeting was called to order at 7:35 P.M. Members present were Chairman Wayne Rogers, Leigh Plagens, J. D. Jacobs and Wes Barton.

The Commissioners first considered the minutes of the meeting March 8, 1984. There being no additions or deletions, Jacobs made a motion to approve the minutes of March 8, 1984, as written. Plagens seconded the motion. The motion was voted on and carried unanimously.

The Chairman opened a public hearing on a request from Our Lady of the Lake Catholic Church for a Conditional Use Permit for a church in an "MF-15" District. John Messina explained the church's plans require seven acres behind the Methodist Church to construct a new structure. The Chairman closed the public hearing. Barton made a motion to recommend approval of the request for a Conditional Use Permit for a church in an "MF-15" District on SH-205 behind the First United Methodist Church. Jacobs seconded the motion. The motion was voted on and carried unanimously.

The Commissioners then considered a preliminary plat for Our Lady of the Lake Catholic Church. Julie Couch showed the Commissioners a revised plat showing how a street could continue around the edge of the church property and into undeveloped property beyond Canyon Ridge Apartments. She also showed the Commissioners a Concept Plan for the area prepared a few years before. She suggested the Commissioners require that the street entrance be built to City specifications and that the curves meet City standards. Messina explained that they were wanting to add one lane to the existing entrance off of SH-205 and then build one half of a road to their church site. Couch and Harold Evans discussed whether the existing street was built to City standards. Evans will research the construction. Wayne Miles joined the meeting at this point. Jim Conway, representing Cameron and Company, joined the discussion. Messina and Conway agreed that they expected Raymond Cameron to give the property between the Methodist Church and the Cemetery to the Methodist Church at some future date. Conway reported that Cameron does not plan any development north of the church site to the railroad tracks. Harold Evans explained that Raymond Cameron did participate in the preparation of the Concept Plan for the area and had no problems with the Concept Plan as prepared. Plagens made a motion to recommend approval of the preliminary plat for Our Lady of the Lake Catholic Church on SH-205 subject to the road being aligned and constructed to City standards, with the church responsible for building one half of the street, and subject to Cameron agreeing to the change in such alignment. Jacobs seconded the motion. The motion was voted on and carried unanimously.

The Chairman opened a public hearing on a request from Pat Grady for a Conditional Use Permit to remodel a building with wood frame interior at Lakeside Chevrolet. Grady explained that he was constructing a 5,500 sq. ft. addition to his building which would meet City zoning standards for 100% noncombustible structural materials. However, the mezzanine in the office area would be a wood structure. He explained it was difficult to remodel with metal while still occupying the building. He planned to add three walls with $\frac{1}{2}$ in. sheetrock. Barton questioned whether other Conditional Use Permits granted for similar cases had required $\frac{5}{8}$ in sheetrock. The Chairman closed the public hearing. Jacobs

made a motion to recommend approval of the request for a Conditional Use Permit to remodel a building with less than 100% noncombustible structural materials at Lakeside Chevrolet on SH-205. Barton seconded the motion. The motion was voted on and carried unanimously.

The Chairman opened the public hearing on a request from Karen Johnson for a Conditional Use Permit for a day care center in an "SF-7" District at 401 East Boydston. Johnson explained how she planned to open a center for 55 to 60 children, and provide asphalt parking on an existing drive along with a curved drive in front of the house to handle drop-off and pickup traffic. Couch explained that the site would require six parking spaces, each 9x18 ft. Adjacent property owners complained that there would not be sufficient parking and that if the entire lot were paved for parking there would be no room for playgrounds for the children. Other neighbors pointed out the proximity of the new Central Fire Station and potential traffic problems on Fannin Street when it becomes a one way, three lane street. Adjacent property owners complained of sewer problems in the area and suggested no additional loading on the line. The Chairman closed the public hearing. The Commissioners asked how many responses were received from adjacent property owners through the mail. Staff explained that 4 of 16 were returned with unfavorable comments. Rogers questioned what the playground requirement is for day care centers. Johnson explained that the State requires 8 sq. ft. per child who would be out at the same time. She lets them out in age groups and would, therefore, need 80 sq. ft. Miles questioned whether this location for a day care center would be good planning for the City. Barton cited possible traffic problems on Fannin Street. Miles questioned the adequacy of the site to meet parking and playground requirements. Barton noted that there had been only neighborhood opposition at the public hearing. Barton made a motion to recommend denial of the request for a Conditional Use Permit for a day care center in an "SF-7" Residential District on Lot 1, Block A Nancy D Subdivision because of the lack of space for parking and playground area, neighborhood opposition, and possible traffic problems on Fannin Street. Plagens seconded the motion. The motion was voted on and carried, with Miles, Plagens and Barton voting for and Jacobs voting against.

The Chairman opened a public hearing on a request from Jack Kilgore for a front yard fence at 513 East Heath Street. Mrs. Kilgore appeared to explain they were requesting permission to put up a front yard fence in order to keep cars and trucks from running into their yard. They plan a 36 in. two-rail split rail fence down the sides and across the front of their lot. The Chairman closed the public hearing. Miles made a motion to recommend approval of the request from Jack Kilgore for a front yard fence on Lot 3, Block 1 Stark Addition. Jacobs seconded the motion. The motion was voted on and carried unanimously.

The Chairman opened a public hearing on a request from Jack McLain for a front yard fence at 203 Renfro Street. McLain explained that his was the last house on a deadend street. He wanted a fence to keep his child in the yard. The previous owner had taken down a chain link fence which had been in the same location. Julie Couch explained that the other front yard fences which had been approved had been split rail and picket fences. This one, while meeting the ordinance requirements of being made of wood and not opaque, is a plank fence. The Chairman closed the public hearing. Plagens made a motion to recommend approval of the request from Jack McLain for a front yard fence at 203 Renfro. Jacobs seconded the motion. The motion was voted on and carried unanimously.

The Chairman opened a public hearing on a request from Bill Cameron for a change in zoning from Agricultural to Commercial for a tract of land on I-30 east of the Church on the Rock. Rex Cameron explained that Cameron Company was requesting the change in order to make the best use of their land which was split between an Agricultural and Commercial District. The Chairman closed the public hearing. Barton made a motion to recommend approval of the request for a change in zoning from Agricultural to Commercial for the Cameron Company property on I-30 east of the Church on the Rock. Miles seconded the motion. The motion was voted on and carried unanimously.

Bill, Raymond, Rex and Don Cameron presented a preliminary plat for the Cameron Addition on I-30 east of the Church on the Rock. Julie Couch explained that the plan had been revised since the Planning and Zoning Commission Work Session. She explained that a major thoroughfare was proposed in the proposed Thoroughfare Plan to run along the rear of the property. All of the right-of-way was being requested from the Cameron property because of the adjacent development by Centennial Homes, HUD, and a church at FM-3097. She explained the Church on the Rock had dedicated 120 ft. on adjacent property with the understanding that, if after a route survey, it was determined that the location of the road would be further south, some of the right-of-way would be returned to the property owner. Don Cameron explained that they had located their entrance along the west side of their property in order to accommodate a potential buyer. Julie Couch suggested that Julian turn back to the west and make a circle by connecting back into Rock-creek Drive. Bill Cameron asked for that decision to be made when they are ready to sell off the property. Julie Couch explained that if after platting the property, the buyer requested a different alignment of the street, the Camerons could request a replatting of the property; however, all property owners within the plat would have to agree. Conway questioned the constitutionality of the entire dedication of right-of-way process, calling it a deprivation of property without due process. He noted that the proposed Thoroughfare Plan had not been approved yet by the City Council, that the City was operating under an older approved Thoroughfare Plan. Couch suggested that the Commission might approve the plat with the right-of-way required with the agreement that the City would return the right-of-way to the property owner if the Thoroughfare Plan were not approved, or that the Commission could deny the plat until the Thoroughfare Plan were either approved or disapproved. Conway explained that even if the Thoroughfare Plan were approved showing the thoroughfare through the Cameron property, his client would refuse to dedicate the right-of-way and would demand compensation from the City. Conway said they would have been willing to dedicate right-of-way if it were an existing street; he agreed streets were necessary for the public welfare, but he felt that his client's property rights should be paid for if it were for a new street. Raymond Cameron pointed out that the Thoroughfare Plan was a long-range plan and that the property dedicated as right-of-way might not be used for paving for 20 to 30 years. Conway explained to Plagens that if the preliminary plat were denied by the Commission, that his client planned to go to the City Council, and if denied there, proceed to take legal action in the courts. The Commissioners and the Camerons discussed the adjacent right-of-way on the Church on the Rock site. Miles made a motion to recommend denial of the preliminary plat for Cameron Addition as presented to the Commission. Jacobs seconded the motion. The motion was voted on and carried unanimously.

The Camerons presented a development plan for the extension of Ridge Road Shopping Center. The Commissioners discussed the entrance width on FM-740. Don Cameron explained that they would use whatever width the City thought would be safe. Julie Couch recommended a 25 ft. service drive behind all buildings in order for the City's fire trucks to have sufficient area to set up to work a fire. She described an adjacent approved development plan to the south and a possible additional development all the way to the MKT Railroad tracks and the need for circulation among the tracts without entering FM-740. Conway said that he feared there would be auto and pedestrian traffic through any service access to adjacent properties. Miles questioned whether since this is a Planned Development, the Commission could vary the entrance width to 50 ft. He explained to the Camerons that the Planning and Zoning Commission was appointed to recommend what was good planning for the entire City. Don Cameron requested that the Commission leave all site planning up to the Cameron family. He questioned the legal precedence upon which the City based its right to request changes in an applicant's site plan. He explained that they planned a grade change between the shopping center and the adjacent bank site, with a retaining wall which would make a connection impossible. Miles commented that connections between the lots would be good for traffic planning and the safety of customers if the topography made such a connection possible. Couch explained that the existing topography was compatible with a connection; however, if the Camerons did plan a severe cut in the land, there could be problems with making a connection. Rogers questioned whether the Camerons had met with the adjoining property owners to even discuss the possibility of a connection. Don Cameron said they saw no need to meet with any adjoining property owners. The Camerons discussed the history of the zoning and development of the property. Rogers and Miles explained that the Staff was directed by the Planning and Zoning Commission to make recommendations on all projects, and the Planning and Zoning Commission was the body which made recommendations to the City Council. Miles expressed his opinion that basically what was good for the City was usually good for the developer and vice versa. He said that the Commission was not trying to be arbitrary and capricious in suggesting the discussion of a connection between adjoining properties. Miles went on to explain that the Ridge Road Center was in a Planned Development and that the City Council had discretion to vary from standard zoning in approving a development plan for a Planned Development. Don Cameron asked the Commission to leave it up to the developers to decide what was the best use and site plan for the property. Julie Couch said the Staff would agree to a 20 ft. service drive behind one of the structures in the proposed expansion if no fire hydrants were located directly behind that building. Miles made a motion to recommend approval of the development plan for the expansion of the Ridge Road Center in PD-1 with the entrance on FM-740 50 ft. wide and with a 20 ft. service drive behind one building with no fire hydrant located directly behind that building. Barton seconded the motion. The motion was voted on and carried unanimously.

Terry Wallace of Dallas Design presented a site plan for an office complex for Rockwall Associates on FM-740. Julie Couch pointed out the problem with obtaining access from Lakeside Village onto FM-740. She explained that the Staff had requested the applicant to meet with other property owners and develop a Concept Plan to show how access would be given to Lakeside Village and to property owners along FM-740 and the railroad tracks. Couch explained that the City's traffic planners do not believe that Elena Drive would be a good location for a direct access

to Lakeside Village. She pointed out to the applicant that some thoroughfare might be needed either partially or entirely on the proposed future expansion area for this project. Wallace said the applicant was planning a meeting with the adjoining property owners on April 17th. Miles made a motion to recommend approval of the site plan/preliminary plat for an office complex on FM-740 for Rockwall Associates subject to reduction of the right-of-way on Elena Drive to 25 ft. and completion of a Concept Plan. Barton seconded the motion. The motion was voted on and carried unanimously.

The Chairman called a recess at 9:30 P.M. The meeting was reconvened at 9:40 P.M.

Don Gardner presented a site plan for a washateria on the north-east corner of Bourn and South Goliad. He explained the hours of operation would be from 7:30 A.M. to 9:30 P.M. seven days a week. He understood that he must provide a 6 ft. solid screen along the eastern side of his property adjacent to a residential district. Karen Martin explained that that the site did meet all landscaping and parking requirements of the City. Jacobs made a motion to recommend approval of the site plan for Lakeview Dry Cleaners. Plagens seconded the motion. The motion was voted on and carried unanimously.

Harold Evans and a representative of Ladd Properties Ltd. presented the preliminary plat for Rockwall 205 Business Park. They explained that the area was planned for a light industrial office/warehouse complex. The first phase includes Lots 1 through 6, Block A and Lots 1 through 5, Block B. The applicant understood that he must either have a dead-end 8 in. water line or a looped 6 in. water line in place for the first phase. Harold Evans will study the amount of right-of-way on Lofland Road. Julie Couch pointed out that the applicant would need to dedicate 10 ft. of ROW or an easement along SH-205 for future widening. Barton made a motion to recommend approval of the preliminary plat for Lots 1 through 6, Block A and Lots 1 through 5, Block B, Rockwall 205 Business Park. Plagens seconded the motion. The motion was voted on and carried unanimously.

Bob Brown and Bobby Holt presented a site plan/preliminary for a drive-in bank on FM-740 submitted by Rockwall Bank. Couch explained that the City's policy would require the owners to put money in escrow for half of the paving of the adjacent gravel road. Miles questioned whether the applicant wanted a 50 ft. entrance onto FM-740. The applicant thought that a 45 ft. would be sufficient. Couch said the estimate from the engineers indicated that the owner would need to put \$9,000 in escrow when they were ready to develop the property. Holt agreed to this figure. Plagens made a motion to recommend approval of the site plan/preliminary plat for Rockwall Bank, with \$9,000 placed in escrow when ready to develop. Miles seconded the motion. The motion was voted on and carried unanimously.

Dan Highly and Jim Cervine presented a site plan/preliminary plat for Rockwall Village at I-30 and FM-740. Couch explained that the applicant had agreed to remove two accesses to the property. The Commissioners questioned whether the applicant had met with the Chamber of Commerce about changing their access easement. Highly said they had not met yet. Wayne Rogers, a member of the Board of Directors of the Chamber, explained that the Chamber of Commerce and Carlisle Properties would have to work together to agree to an easement change. The Commissioners discussed landscaping behind the Chamber building. Couch requested that the applicant

move the Southernmost entrance off I-30, 30 ft. from the intersection with Hilltop Drive. She reported that City Engineers estimated paving onehalf of the gravel road the length of the Rockwall Village tract would cost \$125,000 for a 40 ft. street. She explained that the Staff would obtain a written estimate from the engineers for a 36 ft. street. Highly explained that the applicants were willing to dedicate the ROW for this street, but do not want to be responsible for paving. Staff pointed out that there might be some land within the gravel road which does not belong to either of the adjoining property owners. Miles told the applicants that the P&Z would consider a revision to the site plan should at some point in the future Carlisle Properties purchase the Chamber of Commerce property. Couch explained that the applicants had agreed to provide an access to FM-740 before any of the stores opened. Plagens made a motion to recommend approval of the site plan/preliminary plat for Rockwall Village with the movement of one entrance 30 ft. from the intersection of the I-30 service road and Hilltop Drive, the movement of the access easement to the Chamber of Commerce Building and the placing of the estimated cost of paving the 36 ft. road along the rear of the property in escrow. Miles seconded the motion. The motion was voted on and carried unanimously.

Van Hall and Peter Hodapp presented the final plat for Chandlers Landing Phase 4 submitted by Texas Frates Company. Hall explained that they would add the proper wording onto the plat which would vacate the previously filed Phase 4 plat. Jacobs made a motion to recommend vacating the current Chandlers Landing Phase 4 plat, and approval of the revised final plat with all greenbelts marked and subject to approval of the final engineering. Barton seconded the motion. The motion was voted on and carried unanimously.

Van Hall and Peter Hedapp presented the final plat for Chandlers Landing Phase 17 submitted by Texas Frates Company. Couch explained that the plat needed revisions to easements to insure access to utility lines and the sewer lift station. She also pointed out that the plat needed to have "Fire Lane" marked across the entire width of Yacht Club Drive. Plagens made a motion to recommend approval of the final plat for Chandlers Landing Phase 17 subject to the fire lanes being marked on the Yacht Club Drive, easements corrected and final approval of engineering. Jacobs seconded the motion. The motion was voted on and carried unanimously.

Richard Harris and Harold Evans presented the revised final plat for Harris Heights Phase 1. They explained that they had realigned the creek from the original drawing on the plat previously approved. Once the sewer is built they believe they would need less easement. They would like to reduce the easements from 60 to 40 ft. The realignment would also straighten the easement across Lot 1, Block E. Harris pointed out that this saved two lots which otherwise might be unbuildable. Miles made a motion to recommend approval of the revised Harris Heights Phase 1 final plat subject to engineer's approval of the reduced easement size. Plagens seconded the motion. The motion was voted on and carried unanimously. Richard Harris and Harold Evans presented the final plat for Harris Heights Phase 2. Couch pointed out that one lot facing Heath Street did not meet the lot frontage requirements; however, it does meet the lot width requirement at the building line. This was caused by the placement of a large drainage easement all on the adjacent lot. Harold Evans agreed to continue the dedication on the Holli Lane cul-de-sac so that it might more easily be extended. Barton made a motion to recommend approval of the final plat on Harris Heights Phase 2 subject to final engineering approval, dedication

on the cul-de-sac Holli Lane to accomodate extension of the road, correction of the curve data and a 25 ft. building line on all lots. Jacobs seconded the motion. The motion was voted on and carried unanimously.

Richard Harris and Harold Evans presented the final plat for Harris Heights Phase 3. Evans explained that the building lines should all read 25 ft. Plagens made a motion to recommend approval of the final plat for Harris Heights Phase 3 subject to final approval of the engineering, changing Harris Circle to Harris Drive, addition of the restriction of a 6 ft. wooden fence along the rear property line of Lots 12-19, Block C, and a 25 ft. building line. Barton seconded the motion. The motion was voted on and carried unanimously.

Richard Harris and Harold Evans presented the final plat for Harris Heights Phase 4. Evans explained that they wanted to change the easement from that on the plat originally submitted. Miles made a motion to recommend approval of the final plat for Harris Heights Phase 4 with a straightened easement and a 30 ft. easement along SH-205. Jacobs seconded the motion. The motion was voted on and carried unanimously.


Harold Evans suggested that the P&Z consider technical review meetings like Garland. Each week, members of the City Staff, utility companys and P&Z meet with developers to work out any problems or changes on plats and site plans. The items are then placed on a Consent Agenda at the actual public meetings. Richard Harris pointed out that such a review process would save time for both the P&Z and the developers. The Commissioners discussed creating a consent agenda. Plagens made a motion to approve a resolution adopting a policy creating a consent agenda for the P&Z. Barton seconded the motion. The motion was voted on and carried unanimously.

There being no other business to come before the P&Z, the meeting was adjourned at 10:55 P.M.

APPROVED:


Chairman

ATTEST:


City Secretary

MINUTES OF THE ROCKWALL CITY COUNCIL

May 7, 1984

The meeting was called to order at 7:30 P.M. Members present were Mayor Leon Tuttle, Ken Dickson, Russell Phelps, Ed Eubanks, Bill Fox and Granville Davis. The Mayor thanked the City Staff for the work which had gone into preparing the new City Hall. The Councilmembers considered the minutes of March 26,, 1984, April 2, 9, and 16, 1984. There being no additions or deletions, Dickson made a motion to approve the minutes of the meetings of March 26, April 2, 9, and 16, 1984, as written. Eubanks seconded the motion. The motion was voted on and carried unanimously.

The Councilmembers then considered the Consent Agenda. The Mayor removed Item A, a resolution determining that dance floors be allowed in Commercial Districts. Phelps made a motion to approve the remainder of the Consent Agenda as follows:

Approval of Ordinance No. 84-22 changing the zoning from General Retail to "SF-10" Single Family Residential on Lots 31-48, Block A, Stonebridge Meadows, Phase V.

Approval of Ordinance No. 84-23 changing the zoning from Agricultural to "SF-10" Single Family Residential on Heritage Heights.

Approval of Ordinance No. 84-24 changing the zoning from Agricultural to Light Industrial with a Conditional Use Permit for a concrete plant on the G. M. Houser, Inc. property on SH-276.

Eubanks seconded the motion. The motion was voted on and carried unanimously.

The Councilmembers then discussed the item removed from the Consent Agenda, a resolution determining that dance floors be allowed as an accessory use in a Commercial District with a Conditional Use Permit. Phelps made a motion that the resolution be denied. Dickson seconded the motion. The Councilmembers discussed the case which had prompted this amendment to the Zoning Ordinance. The motion was voted on and carried unanimously.

Michael Hoyer, Chairman of the Airport Board, appeared before the Council. Dickson questioned how many leases had been signed at the Airport. Hoyer reported that there were 45 signed. He said that the City had received a \$7,000 estimate from Texas Power and Light Company to modify a high tension power line at the end of the runway. He said this was in line with an earlier Airport Board estimate for moving this line. He assumed the Council had approved this expenditure. Hoyer noted that Joe Whitus had resigned from the Airport Board. Rick Crowley presented a report detailing activities at the Airport, including new daily cash reports and followup on leases. He is surveying Airports as the Councilmembers requested. Councilmembers and Hoyer discussed advertising for the new tiedowns. They discussed the City's legal

rights under the lease agreement and without the signed leases. Dickson requested the Staff obtain a legal opinion as to the City's position on planes tied down at the Airport which had not signed a lease. Mayor Tuttle asked for a report on the construction funds at the Work Session. Fox asked for the survey results at the Work Session. The Mayor questioned how much money was left in the Airport Construction Fund.

The Councilmembers then considered the bids for an air compressor cascade system for the Fire Department. The bids received were as follows:

	<u>Koetter Fire Protection Service</u>	<u>Riggs First Line Equipment</u>
Air Compressor	7,395.00	8,980.16
3,600 PSI Cylinder Cascade	1,435.00	1,394.40
5,000 PSI Cylinder Cascade	3,320.00	2,352.00
Filling Station	1,610.00	1,759.52

Benny Gracy asked that the Council reject all bids as they did not meet specifications. He would like to rewrite the bid specifications and rebid. Phelps made a motion to reject all bids for the Fire Department air compressor cascade system. Davis seconded the motion. The motion was voted on and carried unanimously.

Phelps nominated Ken Dickson as Mayor Pro Tem. Davis seconded the nomination. There being no other nominations, the Mayor called for a vote on Ken Dickson as Mayor Pro Tem. The motion was voted on and carried, with Davis, Eubanks, Fox and Phelps voting for and Dickson abstaining.

Staff reported that there were three vacancies on the Electrical Board. These are for a citizen at-large, a journeyman, and a TP&L representative. TP&L had asked for Gary Smotherman to be their new representative. Larry King had requested more time in order to find a journeyman. Dickson nominated Gary Smotherman for the TP&L representative on the Electrical Board. Eubanks seconded the nomination. The appointment was voted on and carried unanimously.

Phelps nominated Bill Fox as the City Council's voting representative to the North Central Texas Council of Governments. Dickson seconded the nomination. The motion was voted on and carried, with Dickson, Phelps, Davis and Eubanks voting for and Fox abstaining.

Ed Heath reported that the Buffalo Creek outfall main study was completed. The Freese and Nichols review showed that the line was adequate. However, infiltration had reduced its capacity. He proposed to design a rehabilitation plan with financing. He explained that the Squabble Creek plant has capacity on dry days, but not on wet days. The Mayor questioned how the Staff could expedite the expansion of the sewage treatment plant and do repairs to the sewer line. Dickson questioned the cost of additional engineering studies by Freese and Nichols. Staff reported that the Freese and Nichols study would cost 8% of contract price. Heath estimated that it would cost \$150,000 to repair the

line south of SH-66, but that the Staff would have a complete trunk line cost estimate in a few weeks. Dickson cited that some City residents on the north side have never been served by the City sewer. Davis questioned whether the plant expansion should be done in conjunction with repair of the line. Dickson made a motion to approve a resolution stating the Council's support for the expansion of Squabble Creek wastewater treatment plant and serving all City residents with sewer lines as a top priority. Eubanks seconded the motion. The motion was voted on and carried unanimously.

Julie Couch updated the Councilmembers on the status of the City Hall. She had received a proposal for art work in the public areas and Mayor's office in the City Hall at \$864. She explained that since moving into the new City Hall the booking room had been changed into a patrol room, and the Staff would like to obtain two additional desks and chairs, as well as a table for the interrogation room. The movement of the outdoor light fixtures away from the building would also require approval of additional expenditures out of the sales tax surplus. Phelps discussed the security of the City Hall and access at night to the Police Department. Couch explained that she would bring any additional changes to the City Council. The Mayor noted that the west windows needed additional shielding from the sun. Eubanks made a motion to approve the additional furniture as detailed by Couch. Davis seconded the motion. The motion was voted on and carried unanimously.

The Mayor opened a public hearing on amending the 100% non-combustible structural materials requirement in the Neighborhood Service, General Retail, Commercial, Heavy Commercial, Light Industrial, Heavy Industrial and Central Business Districts of the Comprehensive Zoning Ordinance. There being no one to speak, the Mayor closed the public hearing. Julie Couch explained that the Staff wanted more time to review the wording of the ordinance itself and would present it at the Work Session.

The Mayor opened the public hearing on a request from Gene Burks on rezoning from Light Industrial to Planned Development for zero lot line residential on SH-66. Julie Couch explained that Burks had not submitted the additional information requested by Council on this development. Dickson questioned whether Burks' option on purchasing the property had run out. Councilmembers agreed to table this matter until Burks is ready to come before the Council with a revised plan if he still has an option to purchase the land. The Mayor then passed the approval of a site plan for Village Creek Addition on the same property.

The Mayor opened a public hearing on a request from Karen Johnson for a Conditional Use Permit for a day care center in an "SF-7" residential district on Lot 1, Block A, Nancy D Subdivision at 401 East Boydston. Johnson explained that she had turned in a revised site plan to the City, showing how she could accommodate parking and drop-off areas, but the City Staff could not locate it for review. Dickson noted that the adjoining property owners had objected at the Planning and Zoning Commission meeting and that the Planning and Zoning Commission had

recommended denying this Conditional Use Permit. Julie Couch explained that the Planning and Zoning Commission had recommended denial because of the lack of parking, objections by neighbors and the possibility of increased traffic on Fannin Street. The Councilmembers reviewed the written remarks received from property owners within 200 ft. Phelps said that he would want to see the site plan before any decision was made. Dickson made a motion to continue this public hearing to the next regular meeting of the City Council. Phelps seconded the motion. The motion was voted on and carried unanimously.

The Mayor explained that he had a conflict of interest in the area of the next item and turned the meeting over to Mayor Pro Tem Dickson. The Mayor Pro Tem opened the public hearing on a request from Jack Kilgore for a front yard fence at 513 East Heath Street. Kilgore explained that he wanted the fence to prevent vehicles from running into his yard. Dickson noted that there were no responses received out of 21 notices. The Mayor Pro Tem closed the public hearing. Phelps made a motion to approve the request from Jack Kilgore for a front yard fence on Lot 3, Block 1, Stark Addition. Eubanks seconded the motion. The motion was voted on and carried unanimously.

The Mayor opened a public hearing on a request from Jack McLain for a front yard fence at 203 Renfro Street. McLain explained that he wanted the fence to keep his young son in and neighborhood dogs out of his yard. He plans a 32 in. high wood plank fence. Couch explained that the front yard fence ordinance only designates that a fence must be wood and not opaque. This fence would meet the requirements of the City ordinance, but vary somewhat from previously approved fences. Dickson questioned why the fence had been built without a fence permit. McLain explained that he was merely replacing a previous chain link fence and did not realize he would need a permit. The Mayor closed the public hearing. Dickson made a motion to approve the request from Jack McLain for a front yard fence at 203 Renfro Street. Eubanks seconded the motion. The motion was voted on and carried unanimously.

The Mayor opened the public hearing on a request from Pat Grady for a Conditional Use Permit to remodel a building with wood frame interior at Lakeside Chevrolet. Grady explained that his new addition would meet the City's noncombustible requirements; however, his interior remodeling would not. The Mayor closed the public hearing. Phelps made a motion to approve the Conditional Use Permit to remodel a building with wood frame interior at Lakeside Chevrolet on SH-205. Eubanks seconded the motion. The motion was voted on and carried unanimously.

The Mayor opened a public hearing on a request from Our Lady of the Lake Catholic Church for a Conditional Use Permit for a church in an "MF-15" District. John Messina appeared before the Council to ask for the permit. The mayor closed the public hearing. Phelps made a motion to approve the Conditional Use Permit for a church in an "MF-15" District on SH-205 behind the First United Methodist Church. Dickson seconded the motion. The motion was voted on and carried unanimously.

Harold Evans presented the preliminary plat for Our Lady of the Lake Catholic Church on SH-205. Julie Couch explained that the City's traffic planner had recommended that the alignment of the entry road be changed and the entrance to the Methodist Church be moved to the north side. The road would eventually tie back into Yellowjacket Lane. Raymond Cameron and John Messina stated that they both agreed to this proposed realignment. Phelps made a motion to approve the preliminary plat for Our Lady of the Lake Catholic Church on SH-205 subject to the alignment of a road on the north side being feasible at the existing terrain. Davis seconded the motion. The motion was voted on and carried unanimously.

The Mayor opened a public hearing on a request from Bill Cameron for a change in zoning from Agricultural to Commercial for a tract of land east of the Church on the Rock. Rex Cameron explained the request. The Mayor closed the public hearing. Dickson made a motion to approve the request from Bill Cameron for a change in zoning from Agricultural to Commercial for a tract of land on I-30 east of the Church on the Rock property. Eubanks seconded the motion. The motion was voted on and carried unanimously.

The Camerons explained that they wanted to pull the preliminary plat for the Cameron Addition off the Agenda.

Don Cameron presented the site plan for Ridge Road Shopping Center. He explained that they planned a 20 ft. service drive behind one building, with fire hydrants located away from the area. He discussed truck movements with the Councilmembers. Julie Couch explained the 25 ft. service drive was requested to allow the fire truck to set up in the event of a fire. Cameron explained the entrance would be constructed with Phase 2 and would contain landscaping in the median. Dickson questioned why the Camerons were not providing access between their property and the adjoining development. Don Cameron pointed out that the bank was at a higher elevation than the first phase of the shopping center. Fox then questioned how the entry would reach the grade of FM-740. Cameron said that they planned another steep entry much like the existing entrance. Dickson questioned why the Camerons did not plan a service connection in the rear. Jim Conway said they did not want customers using the service drive and conflicting with delivery trucks. Couch explained that City Staff had discussed two connections with the Camerons. The rear connection would be for service vehicles and would have to be signed as such. The front connection was for a customer driveway between the developments. Eubanks, Fox and Dickson all agreed that there was reason for concern over the traffic hazard of too many entrances too close together on FM-740. Dickson questioned whether the Rock-wall Bank had been approached. Couch explained that the owner to the south, Allen Welch, had approached the bank and the bank was willing to make a cut for a connection. Bill Cameron said he did not want to be forced to tie in with adjoining property owners. He could not control their architectural style, nor where customers parked. Jim Conway pointed out that it was the property-owner's responsibility to maintain all driveways and parking areas. The Councilmembers asked for clarification that all delivery trucks would use the rear service drive and that the new stores would not have any entrances off the south or east sides of the buildings. Ed Heath estimated that based on Don Cameron's drawing, there will

be a 22 ft. drop between the existing grade of the Rockwall Bank and the proposed grade for Ridge Road Shopping Center. Eubanks questioned the distance between the new entrance to Ridge Road Shopping Center and the Rockwall Bank. Staff estimated the distance was 150 to 200 ft. Phelps agreed with Staff that the concept of connecting property so that customers can move internally without entering and re-entering Ridge Road was desirable. However, the grades would make such a connection impractical. Dickson pointed out that the Council had not discussed grades with the bank when it presented its site plan. Phelps made a motion to approve the site plan for the extension of Ridge Road shopping Center as presented. Eubanks seconded the motion. The motion was voted on and carried unanimously.

Bobby Holt presented the site plan/preliminary plat for a drive-in bank on FM-740 submitted by Rockwall Bank. Julie Couch pointed out that the site abutted an existing gravel road which the proposed thoroughfare plan showed to be upgraded. She said if the Council should adopt a policy to require developers to pay for the cost of improving perimeter roads that the cost to the bank for one half of a 36 ft. road alongside their property would be approximately \$7,371. Phelps questioned whether putting such an amount in escrow would provide enough money once the City was ready to build the road. Couch explained that the alternative was to get the developer to actually build his portion of the road; however, if adjacent property-owners were not prepared to develop at this time, the City would have only half of a road. The City Traffic Planner recommended 60 ft. of right-of-way and 36 ft. of paving along this road. Holt said he would agree to put the money in escrow and was willing to dedicate the right-of-way on FM-740 necessary for future widening. Dickson made a motion to approve the site plan/preliminary plat for Rockwall Bank's drive-in bank on FM-740 south of I-30. Fox seconded the motion. The motion was voted on and carried unanimously. Dickson clarified that his motion included the requirement to place \$7,371 in escrow toward paving of the road. All the Councilmembers agreed that this was the motion they had voted on.

Dan Highley and Jim Cervine presented the site plan/preliminary plat for Carlisle Plaza at I-30 and FM-740. Couch explained that the applicants had agreed to the Staff request to move entrances and to dedicate right-of-way and place money in escrow for the same gravel roadway as Rockwall Bank. Harold Evans asked that the applicants be given the option to either place the money in escrow for paving or pave half of the road themselves. Couch noted that the Planning and Zoning Commission had wanted to insure that one entrance would be built off of FM-740 when the first store opened in the shopping center. She also explained that the applicants must meet with the Chamber of Commerce in order to relocate their access easement. She asked that the applicants provide an additional 10 ft. of right-of-way or a 10 ft. easement along FM-740. Eubanks asked the applicants to describe what a driver would see from I-30. Dickson made a motion to approve the preliminary plat/site plan for Carlisle Plaza at I-30 and FM-740 submitted by Safeway and Carlisle Properties with an entrance to FM-740 open when the first store opens, 10 ft. of

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right-of-way plus 10 ft. of easement along FM-740, and with sufficient money placed in escrow to pave one-half of the roadway along the length of their property or approval of a pavement plan submitted by the applicant. Phelps seconded the motion with the decision to be made on whether to place money in escrow or have the road paved at the time of the final plat. Harold Evans pointed out that the City might consider whose easement that 10 ft. beyond the right-of-way would be on FM-740. He expressed concern over the State wanting to widen the road and the City utility lines having to be relocated. The motion to approve the preliminary plat/site plan was voted on and approved unanimously.

The Mayor recessed the meeting at 9:45 P.M. He reconvened the meeting at 9:55 P.M.

A Ladd Properties representative presented the preliminary plat for Rockwall 205 Business Park, Phase 1. They plan a Light Industrial/Warehouse area. Crawford Utilities plans to relocate their utility contracting business there. Dickson questioned what the master plan called for in this area. Couch said the plan showed low density housing; however, this area needed to be revised based on actual development throughout the SH-205 area. The applicant agreed that right-of-way on Lofland Road was needed for future widening. Harold Evans is researching the amount of existing right-of-way. Julie Couch explained what rights and responsibilities the City has within its extraterritorial jurisdiction, that it can enforce subdivision regulations such as street and water line standards. The applicant said he would like to use asphalt paving and rock. Phelps said he would have a problem with asphalt. The Mayor said he wanted the applicant to meet City standards. Curtis Crawford spoke before the Council. Davis cited the nice facility Crawford maintains in Rowlett. Dickson made a motion to approve the preliminary plat for Rockwall 205 Business Park, Lots 1 through 5, Block B, and Lots 1 through 7, Block A, subject to the determination of right-of-way on Lofland Road and compliance with the City Subdivision regulations. Phelps seconded the motion. The motion was voted on and carried unanimously.

Don Gardner presented his site plan for Lakeview Washeteria on the corner of Bourn and South Goliad Streets. Couch explained that the applicant would have to screen his site from Throckmorton. Councilmembers discussed parking, landscaping and hours of operation. Phelps made a motion to approve the site plan for Lakeview Cleaners and Washeteria on the northeast corner of Bourn and South Goliad. Davis seconded the motion. The motion was voted on and carried unanimously.

Greg Wallace appeared to represent Rockwall Associates on their site plan/preliminary plat for an office complex on FM-740. Couch said the Staff had no problems with the site plan itself. However, there was concern over where the safest access to FM-740 should be located. The area owners had been asked to get together and draw up a Concept Plan of the area. Couch had scheduled a meeting with the owners and traffic planner on May 10th. Wallace said he revised his plan to reduce the retaining wall to which Haywood Eason had objected. Couch explained the Council could

either approve the site plan subject to the decision on the right-of-way based on a Concept Plan or table the plan until the Concept Plan was complete. Wallace said that Tommy Singleton plans an additional access in the valley which would accommodate traffic out of Lakeside Village. Phelps made a motion to approve the site plan for Rockwall Associates office complex subject to the approval of a Concept Plan. The motion died for lack of a second. Dickson made a motion to table the site plan/preliminary plat for an office complex by Rockwall Associates until the Concept Plan was complete. Wallace noted that this would delay closing on the property. Davis seconded the motion. The motion was voted on and carried, with Eubanks, Davis, Dickson and Fox voting for and Phelps voting against.

The Mayor explained that he must abstain from the next four plats because of a conflict of interest. Mayor Pro Tem Dickson presided in his place. Richard Harris explained that he had moved some lot lines on Harris Heights, Phase I in order to produce better building sites. Harold Evans said he did not understand at first what the City engineers had requested in order to review the drainage and utility easements. He said he would now provide Freese and Nichols with sectional drawings showing the relative locations of the drainway, utility lines, and easements. Phelps said he wanted to insure that the utility companies did not destroy the trees when they were laying utility lines. Harold Evans pointed out that all building lines on the plat should read 25 ft. Phelps made a motion to approve the revised final plat for Harris Heights, Phase I subject to approval of easements by the City engineers. Eubanks seconded the motion. The motion was voted on and carried unanimously.

Harold Evans explained that he had moved the sewer line on Harris Heights, Phase II final plat, that all building lines should read 25 ft., and that he was adding a sewer easement. Couch pointed out that the lot facing Heath Street did not meet the minimum lot frontage at the street; however, it did meet lot width requirement at the building line. The same is true of several lots on the cul-de-sacs. Phelps questioned whether the sewer problem at John Vance's house had been addressed. Harris said that he had paid \$2,000 to the City to handle the problem. Davis made a motion to approve Harris Heights, Phase II final plat subject to engineering approval. Eubanks seconded the motion. The motion was voted on and carried unanimously.

Harold Evans presented Harris Heights, Phase III final plat. He explained there would be a restriction to a 6 ft. wooden fence on the rear property line of those lots backing against the Wade Addition, Harris Circle would be changed to Harris Drive, and there would be a 25 ft. building line throughout. Eubanks made a motion to approve the final plat for Harris Heights, Phase III subject to engineering approval. Davis seconded the motion. The motion was voted on and carried unanimously.

Harold Evans explained that he had straightened an easement on Harris Heights, Phase IV and that there would be a 30 ft. easement along SH-205. Eubanks made a motion to approve the final plat for Harris Heights, Phase IV subject to approval of the engineering. Davis seconded the motion. The motion was voted on and carried unanimously.

The Councilmembers discussed the Sign Ordinance. Julie Couch explained that the old Sign Ordinance had a provision whereby the Council could waive any requirements of the Sign Ordinance if they thought them to be a hardship. Over the years the City has received several requests to place identification signs in rights-of-way. The new Sign Ordinance does not give the City Council the power to waive requirements such as to allow signs in the right-of-way. The Council would have to amend the Sign Ordinance in order to approve such signs. Dickson said he did not want to weaken the Sign Ordinance. Couch said the proposed amendment would require the signs to meet all other identification sign requirements. Councilmembers discussed location and maintenance. Phelps made a motion to approve Ordinance 84-25 amending the Sign Ordinance to allow the City Council discretion to allow identification and development signs in subdivisions in rights-of-way. Davis seconded the motion. The motion was voted on and carried, with Eubanks, Phelps, Davis and Dickson voting for and Fox voting against.

The Council then considered a request from Richard Harris to place a subdivision sign in the right-of-way in a median on Darrin Drive next to SH-205. The Councilmembers discussed construction and maintenance. Phelps made a motion to approve a request from Richard Harris to place a subdivision identification sign in the right-of-way median on Darrin Drive. Eubanks seconded the motion. Fox asked and Phelps agreed to amend his motion to require Harris to maintain the sign until it is destroyed. The amended motion was voted on and carried unanimously.

Van Hall presented Chandlers Landing, Phase 4 final plat. He explained that the original plat was approved in 1973. Phelps made a motion to approve the vacation of the original Phase 4 Chandlers Landing plat and approve the new final plat subject to the approval of engineering and marking all greenbelts. Dickson seconded the motion. The motion was voted on and carried unanimously.

Van Hall presented the final plat for Chandlers Landing Phase 17. Councilmembers discussed whether easements and utility lines had been corrected, as well as field note errors and provision of contour lines. Dickson made a motion to deny the final plat for Chandlers Landing, Phase 17 until all information, such as readable contour maps, was provided. Fox seconded the motion. The motion was voted on and carried unanimously.

Ed Heath presented a request to construct additional drying beds at the Squabble Creek wastewater treatment plant. The City had previously bid the work and received a bid of approximately \$7,900. The Council had wanted to keep the cost under \$5,000 so the City was considering rebidding only part of the work, with the City doing the remainder. The expansion would double the size of the drying beds which are insufficient for the current plant size. The Mayor asked whether it would be cheaper to go ahead and expand the drying beds large enough to accommodate a plant expansion. Heath explained that the current drying beds are functional but must be cleaned often. He will ask the City engineers for an engineering design as soon as possible.

Staff asked the City Council to determine the policy as to what sewer and water availability rates will be paid at what time by builders in newly annexed areas which were already subdivided before annexation. The need for such a policy was precipitated by a builder in Heritage Heights who received a variance to put in a septic tank. He therefore would not be receiving any City sewer service, nor has the City purchased the water system which serves him. The Mayor suggested charging builders as they tie onto the system the same rate as other builders within the City Limits. Phelps suggested giving the builders an option to pay the current availability prices when obtaining a building permit or waiting and paying the future availability rates whenever they tie onto the City system. He also said this might prevent any misunderstanding as to whether property-owners must pay the availability before building. The Mayor warned that if the City were to charge availability fees before the services were in the area that property-owners would press the City for sewer and water service. Dickson asked that this item be discussed at the Work Session with more information on the rates and options. Harold Evans asked the Council to clarify that they were only discussing annexed areas where the subdivider had paid no availability fees. Fox made a motion to charge builders in newly annexed, yet subdivided land the \$1,000 water availability and \$450 sewer availability charges at the time the utility services were provided by the City. Dickson seconded the motion. Phelps suggested the motion be amended to reflect whatever the current availability fees would be, not the current \$1,450. Fox amended his motion to read that builders in newly annexed, already subdivided land would be charged the current water and sewer availability rates once the City furnishes the service to the lot. Dickson seconded the motion. The motion was voted on and carried unanimously.

Chief Beaty told the Council that he had checked into the City insurance coverage and that the City was covered for any accidental shootings at the firing range. He had not yet received a price on liability insurance to cover medical bills for prisoners. He asked the Council to authorize payment of an outstanding bill from Sparks Clinic and Mesquite Community Hospital. Phelps questioned the particular circumstances around each case. The Chief explained that one DWI suspect was taken to Mesquite because of concern for alcohol poisoning. Another bill resulted from a domestic fight where the Police took the injured to a local doctor. Another bill resulted when a car thief wrecked the vehicle he was in and was arrested after he was injured. The Mayor questioned where the DWI fine money went. The Chief explained that the County received the fine money; however, their position was that since the City arrested the prisoner, the prisoner's injury was the City's responsibility. The Mayor said he would set up a meeting between the Chief, himself and County officials to discuss the situation. Dickson expressed concern over not paying the bills and perhaps making local hospitals reluctant to assist the local police. Phelps suggested waiting for the results of the meeting with the County officials before making a decision. The Chief reported that Officer David Knight was bitten by a suspect during an arrest Saturday.

Bill Briggs Lofland asked the Council to approve funding for a second legal opinion for the Home Rule Charter Commission. He explained that the Commissioners had received a legal opinion from the City Attorney on a zoning restriction in the Charter. Members of the Charter Commission had talked with other attorneys in Dallas who seemed to express differing opinions. Phelps questioned who Lofland would recommend. Lofland said Commissioners recommended an attorney by the name of Reneker in Dallas. Phelps suggested contacting someone such as Joe Geary. Dickson questioned what the estimated cost would be. Fox said that Reneker represented Chandlers Landing Homeowners during recent public hearings, that he was a zoning specialist and that he used to work for Joe Geary. Geary, he said, represents condominium builders. The Mayor and Dickson suggested leaving the selection of an attorney up to the Commissioners. Dickson made a motion to approve the expenditure of up to \$500 to pay for a second legal opinion on zoning for the Home Rule Charter Commission. Davis seconded the motion. The motion was voted on and carried, with Davis and Dickson voting for and Phelps, Eubanks and Fox abstaining.

Fox complained that helicopters had been landing close to houses and a church in Rockwall. He suggested that helicopters be restricted to landing only at the Airport. Dickson suggested that there might be other designated sites besides the Airport. Phelps noted the need for emergency helicopters to land anywhere within the City. Couch said that other cities regulated such landings through the regulation of heliports in the zoning ordinance. Phelps questioned how the City could enforce such a restriction. Dickson suggested working out enforcement with the District Attorney. The Mayor asked this item be placed on the Work Session Agenda. Dickson asked for input from the Police Department. Eubanks asked to see a draft ordinance.


Jesse Gilbert explained that the City Council had requested several months ago to look into applying for grant monies. The Governmental Service Agency has submitted a proposal to prepare a Community Development Block Grant Application for the City of Rockwall. Gilbert explained that he did not expect the City to be eligible for any funds because of the City's high income and the amount of new housing. Dickson said that there might be better use for the money than paying a consultant \$1,750 to just apply for a grant which the City may not receive. Gilbert said that a detailed application, however, would require extensive Staff time. Harold Evans related his experience in obtaining Block Grants for the City of Forney. Dickson suggested that the application for any grant be directed toward streets and sewer in the old part of town. Dickson made a motion to approve the expenditure of \$1,750 to the Governmental Service Agency to prepare and submit an application for Community Development Block Grant of the Texas Community Development Program, with guidance toward sewer, streets and water improvements in the old part of town if such funds were available. Fox seconded the motion. Phelps said he did not want to limit the direction of the consultants; that the Council should wait for their recommendation as to what area to direct the funds. The motion was voted on and carried unanimously.

Harold explained that First Texas Savings Association was requesting to use an existing overhead power line in Northshore II-A. He said the rest of the subdivision would have underground utilities. Bill Briggs Lofland questioned the location of the overhead lines. Phelps noted the Council had discussed such requests before; that often such requests were made simply to cut cost of development. Evans said that the request was both to cut costs and time. Phelps made a motion to deny the request from First Texas Savings Association to use existing overhead power lines. Eubanks seconded the motion. The motion was voted on and carried unanimously.

The Mayor related that he had received a letter from one of the baseball program coaches complaining of the expenditures required from coaches and making suggestions for the program. Julie Couch explained that the City puts up \$1,000 each year for the baseball program. The Mayor suggested getting Dale Downen to talk with the coaches. Dickson wanted to make sure that the County residents paid their own way in the program, and that no underprivileged children were prevented from playing because they could not afford their own equipment. Davis questioned when the City would have lighted ballfields. The Mayor explained the Park Board was working on using outfield fence advertising to pay for such lights. The Mayor questioned when the new ballfields would be ready. Ed Heath explained that he had been delayed because he needed an operator to move the dirt on the site next to the Service Center. The Mayor suggested the Staff contact Tom Lyons to arrange volunteer help on fences or backstops at the new field.

The Council went into Executive Session to discuss personnel matters at 12:25 A.M. The meeting was adjourned at 2:00 A.M.

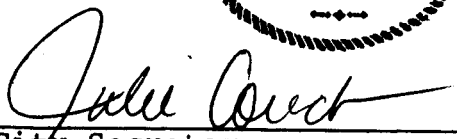
APPROVED:



 Mayor



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$$170 \times$$

$$68 =$$

$$11,560.0000 * \frac{3}{4}$$

$$11,560.0000 + \Sigma$$

02

$$70,310.0000 \diamond \Sigma$$

$$342 \times$$

$$190 =$$

$$64,980.0000 * \frac{3}{4}$$

$$64,980.0000 + \Sigma$$

03

$$135,290.0000 \diamond \Sigma$$

$$135,290.0000 \div$$

$$43,560 =$$

$$3.1058 * \frac{3}{4}$$

area involved

$$20.75 \times$$

$$10\%$$

$$2.0750 * \frac{3}{4}$$

10% initial

max
development

$$20.75 \times$$

$$10. \%$$

$$\underline{2.0750} * \frac{3}{4}$$

10%
total site

$$460. \times$$

$$510. =$$

$$234600.0000 * \frac{3}{4}$$

$$234600.0000 \div$$

$$43560. =$$

$$+ 5.3857 * \frac{3}{4}$$

$$\begin{array}{r} 3.41 \\ \hline 8.79 \end{array}$$

$$5.3857 -$$

$$20.7500 +$$

8.8
developed
already

002

$$15.3643 \quad T$$

11.95 to
be developed
in II, III,
ed front

$$202. \times$$

$$327. =$$

$$66054.0000 * \frac{3}{4}$$

8.85 acres
in Phase II, III
1.32 ac = 15%

$$204. \times$$

$$200. =$$

$$40800.0000 * \frac{3}{4}$$

$$40800.0000 \div$$

$$2. =$$

$$20400.0000 * \frac{3}{4}$$

$$40. \times$$

$$200. =$$

$$8000.0000 * \frac{3}{4}$$

$$40. \times$$

$$200. =$$

$$8000.0000 * \frac{3}{4}$$

$$8000.0000 \div$$

$$2. =$$

$$4000.0000 * \frac{3}{4}$$