

APPLICATION AND
FINAL PLAT CHECKLIST

DATE: 3-8-85

Name of Proposed Development Waggoner Gardens Inc. Addition

Name of Developer Maurice Waggoner

Address 950 Williams St, Rockwall, Texas 75087 Phone 722-1551

Owner of Record Adele D. McDowell

Address 606 Griffith Street, Terrell, Tx. 75160 Phone 214-563-7110

Name of Land Planner/Surveyor/Engineer B.L.S. and Associates Inc.

Address 304 W. Rusk, P.O. Box 65, Rockwall Tx. 75087 Phone 722-3030

Total Acreage 8.869 Current Zoning P.D.

Number of Lots/Units 1 Signed Bob O. Brewer

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

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

INFORMATION

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

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

ENGINEERING DRAWINGS CHECKLIST

Date: 3-11-85

Name of Proposed Subdivision Waggoner Gardens Inc. Addition

Name of Subdivider Maurice Waggoner

Address 950 Williams St., Rockwall, Texas 75087 Phone 722-1551

Owner of Record Adele D. McDowell

Address 606 Griffith St., Terrell, Texas 75160 Phone 214-563-7110

Name of Land Planner/Surveyor/Engineer B.L.S. & Associates Inc.

Address 304 W. Rusk P.O. Box 65, Rockwall Tx 75087 Phone 722-3036

Total Acreage 3.869

Current Zoning P.D.

Number of Lots/Units 1

Signed Bill Brown

The engineering drawings submitted for review and approval of the proposed utilities shall be complete design drawings and shall comply with the Standards of Design, the Standard Specifications for Construction and the Standard Details. These drawings will be submitted with the final plat.

The following Engineering Drawings Checklist is a summary of the requirements contained in the Standards mentioned. In all cases, the engineering drawings should conform to good engineering practices.

The drawings should be placed in the order of the following checklist.

The applicant should submit three (3) sets of all engineering drawings to the City for review. Any resubmissions should contain the marked up set of drawings returned to the applicant.

After completion, the City should be provided with the original and two copies of the as-built drawings showing all corrections as approved by the City.

The drawings must be accompanied by documentation from all utility companies verifying their agreement with the easements shown.

FOR CITY USE ONLY

Information
Included
on Plans

Information
Sufficient
for Review

Item

_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

UTILITY PLAN:

1. Plan view shall show relationship of all existing and proposed utilities, including streets, storm drainage, water distribution pipelines, sewer pipelines, natural gas pipelines, electric lines, telephone cables and television cables.
2. Plan view shall also include all existing and proposed easements and rights-of-ways.
3. Plan view shall show street lighting.

STREETS:

1. Paving plan shall show plan and profile of existing and proposed street improvements.
2. Paving profile shall show existing ground grade and the grade of the right and left curb and the existing and proposed utilities.
3. Paving plan shall show existing grade and proposed grade.
4. Paving plan shall show paving width and street classification with standard curve data.
5. Paving details shall comply with the Standard Details for the City of Rockwall.

STORM DRAINAGE:

1. The drainage area map showing the entire watershed on which the project is located shall be included. This map shall show contours at a minimum of 5 foot intervals and be on a scale no larger than 1 inch = 2000 feet.

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Item

2. A drainage area map of the project site with contours at a minimum of 2 feet intervals shall be included. This map shall show the existing topography of the project site and the proposed grading plan of the site. Drainage contributing from areas outside the project site shall be specifically addressed.
3. The drainage calculations for the site shall be provided on the plans as per the standard table. This calculation shall identify the sub-drainage area by number, the contributing area in acres, the time of concentration in minutes, the coefficient of runoff, the storm frequency and duration, the storm intensity in inches per hour and the accumulated runoff in cubic feet per second.
4. The direction of storm water flow on the site shall be shown on the drainage area map.
5. The drainage facilities shall be designed for ultimate watershed development as shown on the Growth and Management Plan even though the project may be developed in phases or the topography is such that other developments contribute to the proposed site.
6. Where phased development will occur, the drainage plans and calculations shall show how the drainage will be controlled during intermediary construction.
7. Where the storm drainage facilities tie into existing facilities, the plans shall show how this project will affect those existing facilities.
8. All existing and proposed drainage easements on the project site shall be shown.
9. The storm drainage details shall comply with the Standard Details for the City of Rockwall.

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Item

WATER DISTRIBUTION

- | | | |
|-------|-------|--|
| <hr/> | <hr/> | 1. The plans shall show existing and proposed water supply improvements, including size of pipelines, location of valves and location of fire hydrants and <i>Demand</i> (fire flow calculations). |
| <hr/> | <hr/> | 2. The plans shall identify the source of water supply. |
| <hr/> | <hr/> | 3. The water distribution system details shall comply with the Standard Details for the City of Rockwall and the Water Distribution Plan. |

WASTEWATER COLLECTION

- | | | |
|-------|-------|---|
| <hr/> | <hr/> | 1. The plans shall show existing and proposed wastewater collection improvements. |
| <hr/> | <hr/> | 2. The drainage calculations for the wastewater collection system shall be included. These calculations shall include the collection area by number, the area served in acres, the type of units served, the maximum, dry weather flow in million gallons per day (MGD), the infiltration/inflow allowance in MGD and the total accumulated wastewater flow in MGD. |
| <hr/> | <hr/> | 3. Where proposed facilities tie into existing facilities, the plans shall show the flow line of the existing facilities and how the proposed facilities affect the system. |
| <hr/> | <hr/> | 4. Where a portion of the proposed wastewater collection system will service areas outside the project, the plans shall clearly indicate how the design of the common pipeline is determined. |
| <hr/> | <hr/> | 5. The details of the wastewater collection system shall comply with the Standard Details of the City of Rockwall. |
| <hr/> | <hr/> | 6. If a wastewater collection system will not be provided, the plans should indicate how the wastewater will be collected and treated. |

FOR CITY USE ONLY

Case No: _____

Date Submitted: _____

Fee Paid: _____

Sent to Engineer: _____

Availability Pd: _____

Engineering Approval: _____

P & Z Approval: _____

City Council Approval: _____

Pre-Construction: _____

As Built Submitted: _____

CITY OF ROCKWALL

205 West Rusk Street

ROCKWALL, TEXAS 75087-3628

(214) 722-1111 -- Dallas 226-7885

March 29, 1985


TO: ■ Maurice Waggoner ■
■ 102 Pecan ■
■ Terrell, TX 75160 ■
■

> Subject: Waggoner final plat

Staff comments:

1. Dedicate 5 ft of right-of-way on SH-66
2. Submit engineering
3. Submit 3 copies of approved site plan

cc: Bob Brown
John Lindsay


Karen Martin

DUPLICATE

CITY OF ROCKWALL

205 West Rusk Street

ROCKWALL, TEXAS 75087-3628

(214) 722-1111 — Dallas 226-7885

TO: ■ Maurice Waggoner
■ 102 Pecan
■ Terrell, Texas 75160
■

■ April 16, 1985
■
■

Re: Waggoner Addition Final Plat

> On April 11, 1985, the Planning and Zoning Commission recommended approval of your final plat subject to engineering. The City Council will consider this plat on May 6, 1985. Please submit three additional copies of the file plat drawing only by April 26th.

CC: Bob Brown


Karen Martin

Maurice Waggoner

102 Pecan

Terrell, Texas 75160

FROM

CITY OF ROCKWALL
205 West Rusk Street
ROCKWALL, TEXAS 75087-3628
(214) 722-1111 • Dallas 228-7885

SUBJECT

Waggoner Garden Addition

DATE

May 9, 1985

MESSAGE:

- On May 6, 1985 the City Council approved your final plat. Two mylars and eight copies of the plat must be signed and one filed with the County Clerk by June 5, 1985 or it will be void.

cc: Bob Brown
John Lindsey

ORIGINATOR-DO NOT WRITE BELOW THIS LINE

REPLY TO →

SIGNED

Karen Martin

REPLY

DATE

SIGNED

SEND PARTS 1 AND 3 INTACT-PART 1 WILL BE RETURNED WITH REPLY

(Ennis) RM-858-3

ORIGINATOR'S COPY

ORIGINATOR DETACH AND FILE FOR FOLLOW UP

MINUTES OF THE PLANNING AND ZONING COMMISSION

April 11, 1985

Members present were Chairman Tom Quinn, Don Smith, Leigh Plagens, Hank Crumbley, and J. D. Jacobs. The Commission first considered approval of the minutes of March 14, 1985, There being no additions or deletions, Leigh Plagens moved approval of the minutes as written. J. D. Jacobs seconded the motion. The same was voted on and carried unanimously.

The Commission then considered approval of the Consent Agenda as follows:

A. approval of the final plat for Turtle Cove, Phase 1 subject to engineering approval, and

B. approval of a final plat for Waggoner Gardens subject to engineering approval.

There being no discussion concerning the Consent Agenda, Don Smith moved approval. Leigh Plagens seconded the motion. The same was voted on and carried unanimously.

The Commission then held a public hearing and considered approval of a request from Philip Williams, Spatex/Patrick Stephenson Joint Venture and KC Ventures for a change in zoning from Agricultural and Commercial to General Retail on a 4.649 acre tract on Hill Top Drive. Mr. Williams made his presentation for the Planning and Zoning Commission, indicating that he had been asked by the City Council to return to the Commission regarding his request. The Chairman called for any additional comments during the public hearing. There being none, he closed the public hearing. Members of the Commission indicated that since the City Council had denied his request on his first submission that he needed to provide some additional information. After considerable discussion, Hank Crumbley suggested that the item should be tabled until the next meeting in order to allow Mr. Williams to provide some additional information regarding his proposed rezoning. Don Smith made a motion that Mr. Williams return to the Planning and Zoning Commission with a more detailed and professionally outlined Concept Plan for the proposed area. Leigh Plagens seconded the motion. The same was voted on and carried unanimously.

The Commission then held a public hearing and considered approval of a request from Culpepper Cattle and Catering Company for a Conditional Use Permit for a retail building with less than 90% masonry facade in a Commercial District just west of the existing Culpepper's Restaurant on I-30. Robert Engles appeared before the Commission to present his request. He explained he wanted to locate a retail building on the site as shown on the original site plan and that he wanted to face it in materials similar to the existing Culpeppers. The Chairman called for any additional comments during the public hearing. There being none, the public hearing was closed. Several questions were raised by members of the Commission, including the question of adequate parking and other items that are currently not in compliance with the City's ordinances. It was pointed out to the Commission that the City is currently in litigation with Culpeppers regarding the status of some of the other

improvements on the property. There was some discussion on the part of the Commission to consider tabling consideration of this item until litigation is resolved on the other items. It was pointed out that the Court hearing on the other items would be held prior to their next regular meeting. After some additional discussion, Hank Crumbley made a motion to table consideration of this item until the next regular meeting. Leigh Plagens seconded the motion. The same was voted on and carried unanimously.

The Commission heard a brief presentation from Dr. Douglas Cargo with Hunter Associates who will be completing the Comprehensive Land Use Plan for the City. He gave a brief presentation providing an overview of the process that would be undergone in developing the Land Use Plan.

The Commission then considered approval of a preliminary plat for Hidden Ridge Addition on SH-205 north of Alamo Road. Mrs. Couch explained the future location of Alamo Road indicated that the most appropriate alignment would be to utilize the existing right-of-way for Alamo Road. This would not impact the subdivision. There was some discussion among the Commissioners regarding the provision of alleys. After some discussion, Leigh Plagens moved approval of the preliminary plat subject to drainage and engineering. Hank Crumbley seconded the motion. The same was voted on and carried unanimously.

The Commission then considered approval of a site plan for McDonalds on Lot 3, Block A, Rockwall Towne Centre on I-30. Mr. Yeager with McDonalds presented the site plan. There was considerable discussion on landscaping for the site. The Planning and Zoning Commission indicated that they would like to see some trees located along the frontage. After some additional discussion Leigh Plagens made a motion to approve the site plan as submitted with the condition that three trees, which would be maintenance free and generic to the area of at least 3 inches caliper dimension, would be located along the frontage, two trees being located between the two drives and one tree being located along the frontage adjacent to the eastern property line. J. D. Jacobs seconded the motion. The same was voted on and carried unanimously.

The Commission then considered approval of a site plan/preliminary plat for Professional Real Estate Consultants for Ridge Road Tower on the northwest corner of I-30 and FM-740. Representatives from Professional Real Estate submitted a site plan. Commissioner Don Smith indicated some concern over a proposed retaining wall shown on the site plan and the actual number of trees to be provided. He indicated some concern that the site plan might have to be altered if, in fact, the retaining wall is not utilized. After some additional discussion Don Smith moved approval of the site plan as shown subject to the provision of a retaining wall and that the landscaping shall include a minimum of twelve trees, and with the stipulation that the 2 ft. overhang for the parking spaces shall be all concrete. Leigh Plagens seconded the motion. The same was voted on and carried unanimously.

The Commission then considered approval of a final plat for the Church on the Rock, Phase II on I-30. Mrs. Couch briefly explained the plat, pointing out that with this plat the Church would be required to pave 20 feet of Rockcreek Drive and would also have to either pave two lanes along the rear of the property to FM-3097 or escrow the money for three lanes of paving on their own property along the rear of the property

at an estimated cost of \$222,000 before obtaining a building permit for the educational facility. She pointed out that these requirements should be restated as a condition of plat approval. After a brief discussion Don Smith moved approval of a final plat restating the above conditions. J. D. Jacobs seconded the motion. The same was voted on and carried unanimously.

There being no further business, the Commission adjourned the meeting at 9:30 P.M.

APPROVED:

Thomas E. C.
Chairman

ATTEST:

Julie Covert
City Secretary

MINUTES OF THE ROCKWALL CITY COUNCIL

May 6, 1985

The meeting was called to order at 7:30 P.M. Members present were Mayor Leon Tuttle, Councilmembers Bill Fox, Granville Davis, Nell Welborn, Ed Eubanks, John Bullock and Luke Gournay.

Mayor Tuttle called the meeting to order and the Council adjourned to the New Caledonia Baptist Church. The Council reconvened at the New Caledonia Baptist Church. Mayor Tuttle opened the second public hearing on the proposed Community Development Grant Application. He noted that the following people were present at the public hearing: Mayor Leon Tuttle, Councilmembers Bill Fox, Granville Davis, Ed Eubanks, Nell Welborn, Luke Gournay and John Bullock. City Staff members present were Bill Eisen, Bruce Beaty, Rick Crowley, City Community Development Consultant Jack Russell of Governmental Services Agency. The following interested citizens were also present: Alma Dickson, 804 Sam Houston; Larry D. Anderson, 800 Sam Houston; Maudie Mims, 206 Emma Jane; Margery Jones, 410 Boydston; Audrey Dabney, 706 Peters Colony; Helen L. Jones, 902 Davy Crockett; Willie B. Alexander, 808 Sam Houston; Lenore Mitchell, 508 Dickey; Elizabeth Carwile, 310 Emma Jane; Arena Anthony, 1008 Davy Crockett; Evelyn Jones, 1008 Davy Crockett; Mary M. Price, 1006 Davy Crockett; Barbara N. Hicks, 904 Davy Crockett; Erma Lee Brannon, 1005 Sam Houston; Verna M. Sims, 506 Dickey; Willene Gibson, 306 Bourn; Jim Wright, 1009 Sam Houston; John Buffington, 509 Bourn; Juanita Jones, 309 Bourn; Juanita Bratton, 508 Sherman; Willie Strange, 711 Sherman; Gloria Williams, no address given; Sam Buffington, 803 Lamar; Calvin Jackson, 802 Sam Houston; Lurline Hicks, 801 Sam Houston.

Mayor Tuttle asked Jack Russell to explain the recommendation of the Staff and Consultant for the 1985 Community Development Application. Russell explained to the group that the proposal was to take a somewhat different approach from the previous year's application and to address primarily the two things which are applicable for funding under the Community Development program that the City does not have the legal authority to undertake without the designation of a project as a Community Development Project. He explained that the recommendation involved a housing rehabilitation program, as well as some individual privately owned sewer service mains which would also fall under housing rehabilitation. He explained that the program would involve about \$250,000 in housing rehabilitation money, and that about 33 homes would be able to tie into the new sewer lines which are currently served by some older dilapidated lines in several areas of the City. Russell explained that not only would the housing rehabilitation grant funds be available in one particular target area, but such grants would be available Citywide. He explained that it was his opinion that this would, in fact, increase the City's likelihood of obtaining points toward funding of this particular application. He explained that the housing rehabilitation money, if approved, would probably be designated as either a grant or a forgivable

loan under the program. After detailing the City's application, Russell asked if there were any questions or input into the application preparation process.

Russell was asked who would be eligible to apply for a housing rehabilitation grant or forgivable loan. He answered that all low to moderate income families would be eligible to make such an application. Russell was also asked to read the low to moderate income guidelines for Rockwall County. Russell provided those figures to answer the question.

Mayor Tuttle asked if there were any other questions or comments concerning the Community Development Grant Application. There were none. Mayor Tuttle adjourned the public hearing and the Council adjourned back to City Hall.

The Council reconvened at Rockwall City Hall to consider approval of a resolution authorizing the submittal of a Community Development Grant Application. Mr. Russell again addressed the City Council. Russell again outlined the proposal for the 1985 Community Development Grant Application. He explained that the application as proposed would involve a commitment of \$30,000 for sewer construction which would be provided as a local in-kind match. He explained that the grant funds for which the City was applying would involve: sewer tie-ins - \$26,400; construction and inspection - \$12,000; engineering and design - \$3,000; general project administration - \$12,000; housing rehabilitation administration - \$6,000; and housing rehabilitation - \$190,600; making a total of \$250,000.

Welborn explained that she was in favor of approaching the housing rehabilitation portion of the grant as a forgivable loan rather than an outright grant, since there was a possibility that Social Security recipients would have to declare outright grants as a portion of their income. Russell stated that there were several advantages to that; however, it would cost additional \$2,000 in legal fees to insure that the appropriate documentation was provided for such an arrangement. Eubanks asked Russell if based on his experience he felt that housing rehabilitation programs were effective. Russell stated that there was a considerable amount of administrative and coordination problems associated with such programs. However, he felt that in most areas where housing rehabilitation had been accomplished, considerable improvements had resulted. Fox asked if there were only two categories for which the City could request funding. Russell stated that there were numerous categories under which the City could seek funding; however, it was his opinion that the proposed grant application constituted the City's best chance for actually obtaining funding considering the level of competition with which the City would be faced.

Gournay made a motion that the City of Rockwall provide \$30,000 for sewer improvements as a local match as a part of the Community Development Grant Application. Ed Eubanks seconded the motion. The motion was voted on and passed unanimously.

Ed Eubanks made a motion that the City also include about \$1,000 in local match for necessary auditing expenses to be done in conjunction with the City's annual audit and to be paid for out of the General Fund. Bullock seconded the motion. The motion was voted on and passed unanimously.

Gournay made a motion that the City request funding for one half the salary of an inspector for construction, inspection and coordination associated with the housing rehabilitation portion of the program. Bullock seconded the motion. The motion was voted on and passed unanimously.

Gournay made a motion that the housing rehabilitation portion of the application be structured, if funded, as a five year forgivable loan program with no repayment required unless the property was sold by the owner or his heirs within a five year period. Eubanks seconded the motion. Davis asked if such program would be a burden on City Staff. Eisen responded that it was his feeling that such a program would not be an excessive burden on the Staff. The motion was voted on and passed unanimously.

Eubanks made a motion that the resolution authorizing submittal of the Community Development Program Grant Application be approved. Gournay seconded the motion. The motion was voted on and passed unanimously.

The Council then considered approval of the minutes of April 1, 8, and 22, 1985. Eubanks made a motion that the minutes of April 1, 8, and 22, 1985, stand approved as printed. Welborn seconded the motion. The motion was voted on and carried unanimously.

Welborn made a motion to approve the Consent Agenda as follows:

1. 85-87-SP - Approval of a site plan for McDonald's on Lot 3, Block A Rockwall Towne Centre
2. 85-5-SP/PP - Approval of a site plan for Professional Real Estate Consultants for Ridge Road Tower off FM-740
3. 85-24-FP - Approval of a final plat for Waggoner Gardens Addition on SH-66

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

Mayor Tuttle then presented awards for service to former Councilmember Russell Phelps. Ken Dickson, who was also to have received an award for service, was out of town and unable to attend the meeting.

Sammy Buffington then appeared before the Council representing the NAACP. Buffington stated that he and the NAACP wished to commend the Council for the work that had been done by the City. He urged the Council to continue to think of the NAACP

as constituents and congratulated the new Councilmembers on their successful election to the City Council. He stated that the Council was doing a fine job and urged the Council to keep up the good work.

City Manager Bill Eisen then read a report provided by Planning and Zoning Commission Chairman Tom Quinn. Quinn stated in his report that he was unable to attend the meeting because he had been called out of town on business and asked the Council to accept the written report in his absence. After hearing the report Mayor Tuttle and the Council asked that the City Manager thank Mr. Quinn for an excellent report.

Mayor Tuttle then opened the public hearing on a request from Kirby Albright for annexation of a 20.03 acre tract on FM-740 south of Shadydale Lane. Tuttle asked the audience if there was anyone who wished to address the Council in favor of or in opposition to the proposed annexation. There being no comment from the audience, the public hearing was closed.

Eisen then presented the City Manager's report. He updated the Council on the following items: 1. Land Use Plan; 2. Sewer System Study; 3. Park Master Plan; 4. the Alumax Permit application; 5. removal of the old water tower on the old City Hall site.

Davis asked that the City explore the possibility of renting a Gradall type machine to clean out drainage ditches in the older part of town. Eisen indicated that this would be done. Eubanks asked that at some future meeting the Chief of Police present a report detailing the number of trucks and number of cars that had been issued citations under the 55 mile per hour speed enforcement grant program. Gournay stated that it was his understanding that the City Council had previously adopted a resolution supporting a hospital in Rowlett. He asked that this item be returned to the next City Council Agenda for reconfirmation of the Council's position on this matter. Welborn asked that consideration be given to combining the polling places for City and School Board elections. Davis asked that a system of selling permits for parking in excess of the posted hours around the Square be returned to the Council Agenda or taken care of by the City Staff. He also asked if the City currently had plans for the old underground water storage tank on the old City Hall site. Gournay asked that the City Manager continue efforts to get the State Department of Highways and Public Transportation to improve the appearance of the old State barn on SH-66. He also asked if the Council could include at a future meeting consideration of conditions that exist at the Rockwall Fishing Marina.

The Council then considered approval of a preliminary plat on Hidden Ridge Addition on SH-205. Bob Brown addressed the Council on behalf of Mr. Morris and requested that with approval of this plat the City Council agree to deletion of alleys. Tuttle asked if Morris would be willing to place deed restrictions on the property for rear or side entry garages. Morris answered that he would have no problem with such deed restrictions being placed. He also indicated that there would be no problem with

placing such a requirement prohibiting front entry garages on the plat. Welborn indicated that she had some problems with no alleys in the subdivision. Gournay indicated his concern that the Council is seeing more and more development projects which did not include alleys. Gournay stated that his chief concern in this regard involved use of City streets by garbage collection vehicles.

Tuttle stated that he had no problem with this particular subdivision not having alleys. However, he felt that each subdivision should be considered on its own merits in this regard.

Fox made a motion that the preliminary plat submitted by Doug Morris on Hidden Ridge Addition on SH-205 be approved, with the alley requirement being waived, and that the plat reflect side and rear entry garages only. Davis seconded the motion. Eubanks suggested that the developer should look at the possibility of dedicating an alley on the west side of the property. Tuttle suggested that this could be considered at the time of final platting. The motion was voted on and passed unanimously.

The Council then considered approval of a final plat for Church on the Rock, Phase II. Couch explained that the Planning and Zoning Commission had recommended approval of this plat subject to getting two lanes of paving on FM-3097 or escrowing funds in the amount of \$220,000. Couch also explained that additional sidewalk requirements would have to be added in order to meet the requirement of the Subdivision Standards.

Fox made a motion that the Council approve the final plat for Church on the Rock, Phase II with the stipulation that approval of this plat is subject to getting two lanes of pavement on FM-3097 or escrowing funds of \$220,000 and that sidewalks be added based on the City's new requirements for sidewalks. Eubanks seconded the motion. The motion was voted on and passed unanimously.

The Council then considered approval of a final plat by Sheffield Development for Turtle Cove, Phase I. Welborn made a motion that the final plat for Turtle Cove, Phase I be approved subject to engineering determinations with regard to the need for additional improvements of the sanitary sewer lift station which serves the proposed development. Davis seconded the motion.

Gournay expressed his concern about emergency access into Turtle Cove. Gournay offered an amendment to the motion which would require that an all-weather access be connected in conjunction with Phase I of the development to provide for emergency access. Davis seconded the motion. The motion to amend the main motion was voted on and passed unanimously.

The developer stated that he had no problem with this requirement and would have no problem implementing the construction of such an all-weather access with Phase I of the development.

Tuttle then called for a vote on the main motion. The amended main motion was voted on and passed unanimously.

Lyn McCreary, representing Lakeside National Bank, then appeared before the Council to request a waiver from the parking lot paving standards on a temporary parking lot. McCreary asked the Council to consider granting a waiver from the parking lot paving standards for a temporary gravel parking lot at the bank. He estimated that the temporary parking area would be needed for a period of eighteen months.

Bullock made a motion to approve the request from Lakeside National Bank for a waiver from the parking lot paving standards on a temporary parking lot for a period of eighteen months. Fox seconded the motion. The motion was voted on and passed unanimously.

The Council then considered approval of bids on the Eastside Water Line. Tony Reid, of Freese and Nichols, addressed the Council and presented a bid tabulation for construction of the Eastside 20 inch water transmission line. He told the Council that eight bids had been received. Reid recommended that the Council award the bid to the low bidder, Dual Construction, in the amount of \$313,488.35. He noted that the recommendation of the Staff and of the engineers was that the alternative bid for ductile iron be rejected and that the Council award the bid in the above amount for concrete steel cylinder pipe. Fox made a motion to award the bid on the Eastside 20 inch water transmission line to Dual Construction in the amount of \$313,488.35 for concrete steel cylinder pipe as recommended by the engineering report and the City Staff. Gournay seconded the motion. The motion was voted on and passed unanimously.

The Council then considered appointment of a representative to the North Texas Municipal Water District Board of Directors. Tuttle placed the name of Brett Hall in nomination to again serve in that capacity. Gournay seconded the nomination. There being no other nominations, Hall was appointed to serve on the North Texas Municipal Water District Board of Directors.

The Council then discussed and considered amending the Subdivision Ordinance to require Parks and Recreation Board review of plats. Eisen reported that the Parks and Recreation Board had recommended that the Council amend the plat approval process to include as a first step in the process submittal of all plats to the Park Board for review and comment to the City Council. Eubanks made a motion that the request of the Parks and Recreation Board be approved. Welborn seconded the motion. The motion was voted on and passed unanimously.

The Council then considered approval of a resolution expressing gratitude to the Women's League for its \$5,000 contribution to the Community Building. Eisen reported that the Parks and Recreation Board had unanimously requested that the Council approve the resolution commending the Women's League for the \$5,000 contribution. Fox made a motion that the resolution expressing gratitude to the Women's League be approved. Davis seconded the motion. The motion was voted on and passed unanimously.

The Council instructed the City Staff to prepare resolutions for their consideration to commend all contributors who had supported the Community Building project at a future meeting.

The Council then considered additional improvements to the Community Building and pool area. Eisen told the Council that the Parks and Recreation Board had recommended that the following improvements be made at the Community Building/pool area: 1. a hotmix asphalt parking lot providing parking spaces for about 30 cars be constructed at a cost of about \$26,308; 2. that the redwood deck originally estimated at \$6,700 be reduced in size so that the cost would be about \$3,350, and that the deck would be approximately 22 ft. long extending about 8 ft. from the back of the building; the split rail fence currently existing at the park be extended along the side of the road leading to the Community Building area and the newly constructed plaza and extending west down the boundary of the existing baseball field to the City's property line, at an estimated cost of about \$2,800. Eubanks made a motion that the Council approve the additional improvements at the Community Building and the pool area as recommended by the Parks and Recreation Board. Gournay seconded the motion. The motion was voted on and passed unanimously.

The Council then considered improvements to Harry Myers Park. Eisen told the Council that the Parks and Recreation Board had recommended that a plaza between the restroom area and picnic pavilion area be constructed at Harry Myers Park. The cost estimate, including lighting, for this project was \$5,750. He stated that funding for this project would come from in-kind refunds generated by the original grant for park development in Harry Myers Park.

Welborn made a motion that the Council approve the improvements recommended by the Park Board to Harry Myers Park. Eubanks seconded the motion. The motion was voted on and passed unanimously.

The Council then considered improvements to Williams Street Park. Eisen told the Council that the Parks and Recreation Board had unanimously recommended that an additional entrance be added to Williams Street Park and that the existing entrance and parking area be improved by blading and sealcoating. The cost estimate for the work proposed by the Park Board totaled \$6,455. Eisen stated this project would be funded from the Recreational Development Fund. Gournay made a motion that the Park Board recommendation for improvements to Williams Street Park be approved. Davis seconded the motion. The motion was voted on and passed unanimously.

The Council then considered improvements to the Baseball Park. Eisen told the Council that the Parks and Recreation Board had passed unanimously a recommendation that the following actions be taken in the improvements of the Baseball Park: 1. that the City advertise for architectural proposals for the purpose of selecting a firm to assist in planning and design of concession and restroom buildings at the Park; 2. that the City pour concrete pads for bleachers and that each dugout be provided with a concrete floor. Eisen told the Council that the estimated cost of these improvements is \$3,480 and that the project would be funded out of the Recreational Development Fund.

Gournay made a motion that the recommendations by the Park Board for improvements to the Baseball Park be approved. Eubanks seconded the motion. The motion was voted on and passed unanimously.

The Council then considered improvements to the Southside Park. Eisen told the Council that the Parks and Recreation Board had recommended that the Council approve improvements to the Southside Park which include the construction of a shaded pavilion, fencing for the pool area, a wooden screening fence for the equipment area, and the previously approved fencing for the basketball area. Eisen told the Council that the estimated cost of these projects would be \$18,000 and that the project would be funded from the Recreational Development Fund.

Davis made a motion that the Council approve the Park Board's recommendation for improvements to Southside Park. Eubanks seconded the motion. The motion was voted on and passed unanimously.

The Council then considered an ordinance amending the 1984-85 City of Rockwall Budget. Eisen explained it was necessary to amend the 1984-85 Budget due to unforeseen attorney's fees and street improvement requirements. He told the Council that the amendments were in part a result of the work that the City had done in its attempt to obtain Metro telephone service, and due to the recent storms where the City experienced in excess of a 100 year flooding. Gournay made a motion to approve the ordinance amending the 1984-85 Budget. Fox seconded the motion. The motion was voted on and passed unanimously.

The Council then discussed the City Council Retreat. The Council instructed the Staff to make reservations for holding the Retreat at Lakeway near Austin for August 15th through 17th.

The Council then considered renaming the Central Fire Station. Welborn made a motion that the Rockwall Central Fire Station be renamed "Benny Gracy Memorial Fire Station" as recommended by the Rockwall Volunteer Fire Department. Bullock seconded the motion. Eubanks offered an amendment to the motion which would provide for the City to purchase from the General Fund dress blue uniforms for the Volunteer Fire Department. Gournay seconded the amendment. Tuttle stated that the type of uniform which the City would provide to the Volunteer Fire Department should not, in his opinion, be tied to the motion to rename the Fire Station. He suggested that the City should let the Fire Department advise the City what type of uniforms that they might want provided. Welborn stated that it was her opinion that the City Council should ask the Volunteer Fire Department to tell the Council what they needed. Eubanks stated that his motion was in no way intended to tell the Fire Department how to dress. Fox suggested that the Council should go to the Fire Department and get them to make a recommendation back to the Council. Tuttle asked Eubanks to restate his motion. Eubanks stated that his motion would provide that the City pay, out of the General Fund, for furnishing a clothing allowance for appropriate uniforms for the Fire Department to utilize at the different activities at which they might represent the City.

Tuttle called for a vote on the amendment. The amendment to the main motion passed, with the following vote being recorded: Voting for: Eubanks, Davis, Welborn, Bullock, Fox and Gournay; voting against: Tuttle.

Tuttle then called for a vote on the amended main motion. The motion was voted on and passed unanimously as amended.

The Council then considered approval of an ordinance granting a Conditional Use Permit for a structure with less than 90% masonry facade on Lot 1, Block A Herring Addition (1st reading). Welborn made a motion to approve the ordinance granting a Conditional Use Permit for a structure with less than 90% masonry facade on Lot 1, Block A Herring Addition. Bullock seconded the motion. The motion was voted on and passed unanimously.

The Council then considered approval of a Code of Ethics Ordinance on second reading. Gournay made a motion that the Code of Ethics Ordinance be approved on second reading. Eubanks seconded the motion. The motion was voted on and passed unanimously.

The Council then adjourned to hold an Executive Session under Section 6252-17 V.A.C.S. to discuss personnel and legal matters.

The Council reconvened after Executive Session to consider appointment of a Municipal Prosecutor. Ray Sumrow was nominated to serve as Municipal Prosecutor. There being no further nominations, Tuttle called for a vote on confirming the appointment of Sumrow as City Prosecutor. Sumrow was appointed to the position by unanimous vote.

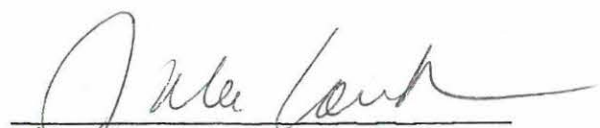
There being no further business to come before the Council, the meeting was adjourned at 11:45 P.M.

APPROVED:



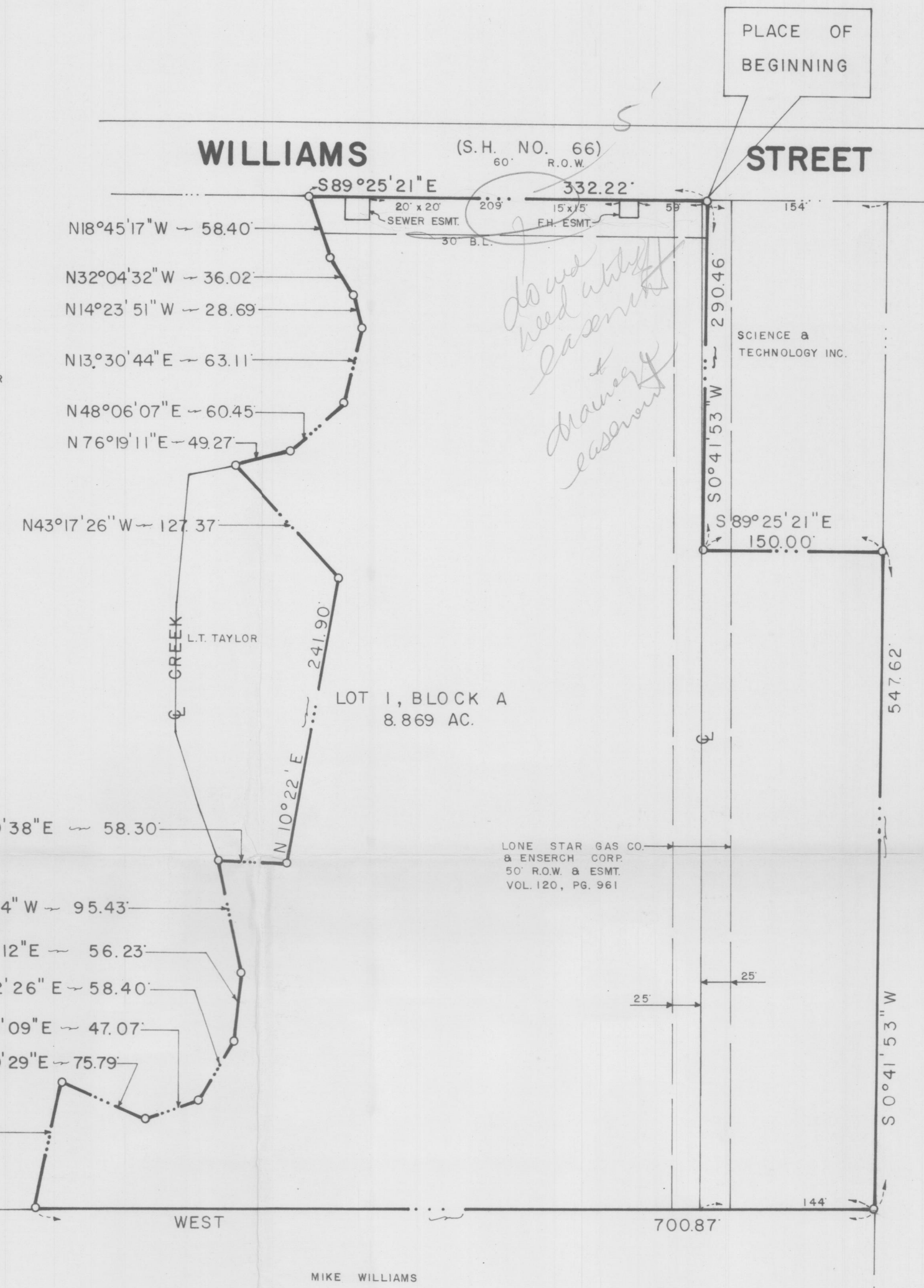
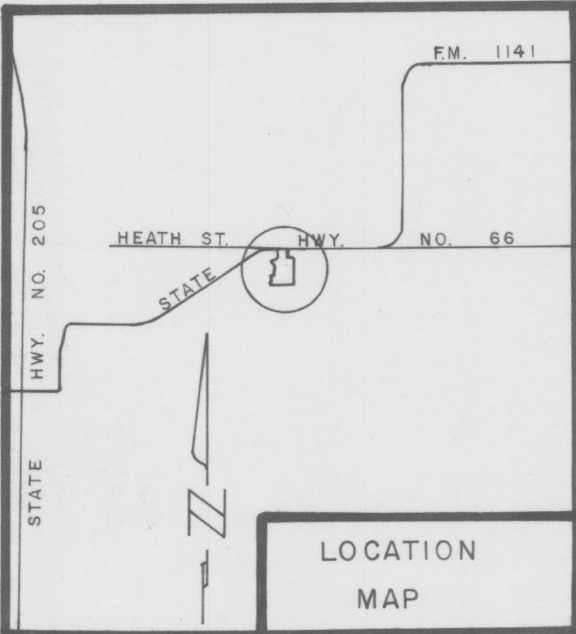
Mayor

ATTEST:



City Secretary





FINAL PLAT

WAGGONER GARDENS INC. ADDITION
 CITY OF ROCKWALL
 R. BALLARD SURVEY - ABSTRACT NO. 29
 ROCKWALL COUNTY, TEXAS

ADELE D. Mc DOWELL OWNER
 606 GRIFFITH ST. TERRELL, TEXAS 75160

B.L.S. & ASSOCIATES, INC. SURVEYORS
 304 W. RUSK, P.O. BOX 65 ROCKWALL, TEXAS 75087

SCALE 1"=100' MARCH 6, 1985

OWNERS CERTIFICATE

STATE OF TEXAS
 COUNTY OF ROCKWALL
 WHEREAS, Adele D. McDowell, being the owner of a tract of land in the County of Rockwall, State of Texas, said tract being described as follows:
 BEING, a tract of land situated in the R. Ballard Survey, Abstract No. 29, City of Rockwall, Rockwall County, Texas, and being that tract as recorded in Volume 217, Page 120, Deed Records, Rockwall County, Texas, and being more particularly described as follows.
 BEGINNING, at a point on the South line of State Highway No. 66, said point being the Northeast corner of said tract recorded in Volume 217, Page 120, an iron stake for corner.
 THENCE, S. 0° 41' 53" W., leaving the said South line of State Highway No. 66, a distance of 290.46 feet to an iron stake for corner.
 THENCE, S. 89° 25' 21" E., a distance of 150.00 feet to an iron stake for corner.
 THENCE, S. 0° 41' 53" W., a distance of 547.62 feet to a iron stake for corner.
 THENCE, West, a distance of 700.87 feet to an iron stake for corner.
 THENCE, N. 11° 49' 40" E., a distance of 106.40 feet to a point in center of creek, a point for corner.
 THENCE, along center of creek as follows:
 S. 65° 30' 29" E., a distance of 75.79 feet to a point for corner.
 N. 70° 32' 09" E., a distance of 47.07 feet to a point for corner.
 N. 30° 42' 26" E., a distance of 58.40 feet to a point for corner.
 N. 6° 31' 12" E., a distance of 56.23 feet to a point for corner.
 N. 11° 47' 14" W., a distance of 95.43 feet to a point for corner.
 THENCE, S. 87° 20' 38" E., leaving the said center of creek, a distance of 58.30 feet to an iron stake for corner.
 THENCE, N. 10° 22' E., a distance of 241.90 feet to an iron stake for corner.
 THENCE, N. 43° 17' 26" W., a distance of 127.37 feet to a point in the center of a creek, an iron stake for corner.
 THENCE, along the center of a creek the following:
 N. 76° 19' 11" E., a distance of 49.27 feet to a point for corner.
 N. 48° 06' 07" E., a distance of 60.45 feet to a point for corner.
 N. 13° 30' 44" E., a distance of 63.11 feet to a point for corner.
 N. 14° 23' 51" W., a distance of 28.69 feet to a point for corner.
 N. 32° 04' 32" W., a distance of 36.02 feet to a point for corner.
 N. 18° 45' 17" W., a distance of 58.40 feet to a point on the South line of State Highway No. 66, a point for corner.
 THENCE, S. 89° 25' 21" E., along the South line of State Highway No. 66, a distance of 332.22 feet to the PLACE OF BEGINNING and containing 8.869 acres of land.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:
 That Adele D. McDowell, being owner does hereby adopt this plat designating the herein described property as Waggoner Gardens Inc. Addition, to the City of Rockwall, Rockwall County, Texas, and do hereby dedicate to the public use forever, the Streets and alleys shown thereon and do hereby reserve the right-of-way and easement strips shown on this plat for the purpose stated and for the mutual use and accommodation of all utilities desiring to use or using same, any public utility shall have the right to remove all of part of any buildings, fences, trees, shrubs or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective systems on any of the right-of-way and easement strips; and any public utility shall have the right of ingress and egress to, from and upon the said right-of-way and easements strips for the purpose of construction, patrolling, maintaining and either adding to or removing all or part of their respective systems without the necessity of at any time procuring the permission of anyone. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grades of streets in this addition. (A) It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the city. (B) The approval of a plat by the City does not constitute any representation, assurance, or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, nor shall such approval constitute any representation, assurance or guarantee by the City of the adequacy and availability of water for personal use and fire protection within such plat.

WITNESS our hand at Rockwall, Texas, this _____ day of _____ A.D. 1985.
 By Adele D. McDowell owner
 STATE OF TEXAS
 Before me, the undersigned Notary Public, in and for the State of Texas, on this day personally appeared Adele D. McDowell, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purpose and consideration herein expressed.
 GIVEN under my hand and seal of office this _____ day of _____ A.D. 1985

Notary Public for the State of Texas
 My Commission Expires _____
 SURVEYORS CERTIFICATE
 NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:
 That I, Bob O. Brown, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision.

Bob O. Brown, Registered Public Surveyor No. 1744
 STATE OF TEXAS
 COUNTY OF ROCKWALL
 Before me, the undersigned Notary Public, in and for the State of Texas, on this day personally appeared Bob O. Brown, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration herein expressed.
 GIVEN under my hand and seal of office this _____ day of _____ A.D. 1985

Notary Public in and for the State of Texas
 My Commission Expires _____
 RECOMMENDED FOR FINAL APPROVAL
 City Manager _____ Date _____
 APPROVED
 Chairman Planning and Zoning Commission _____ Date _____
 I hereby certify that the above and foregoing plat of the Waggoner Gardens Inc Addition to the City of Rockwall, Texas was approved by the City Council of the City of Rockwall, Texas on the _____ day of _____ A.D. 1985.
 WITNESS our hand this _____ day of _____ A.D. 1985
 _____ Mayor _____ City Secretary

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS, Adele D. McDowell, being the owner of a tract of land in the County of Rockwall, State of Texas, said tract being described as follows:

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WITNESS our hand at Rockwall, Texas, this _____ day of _____ A.D. 1985.

By _____ Adele D. McDowell owner

STATE OF TEXAS

Before me, the undersigned Notary Public, in and for the State of Texas, on this day personally appeared Adele D. McDowell, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purpose and consideration herein expressed.

GIVEN under my hand and seal of office this _____ day of _____ A.D. 1985

Notary Public for the State of Texas
My Commission Expires _____

SURVEYORS CERTIFICATE

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That I, Bob O. Brown, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision.

Bob O. Brown, Registered Public Surveyor No. 1744

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned Notary Public, in and for the State of Texas, on this day personally appeared Bob O. Brown, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration herein expressed.

GIVEN under my hand and seal of office this _____ day of _____ A.D. 1985

Notary Public in and for the State of Texas
My Commission Expires _____

RECOMMENDED FOR FINAL APPROVAL

City Manager _____ Date _____
APPROVED

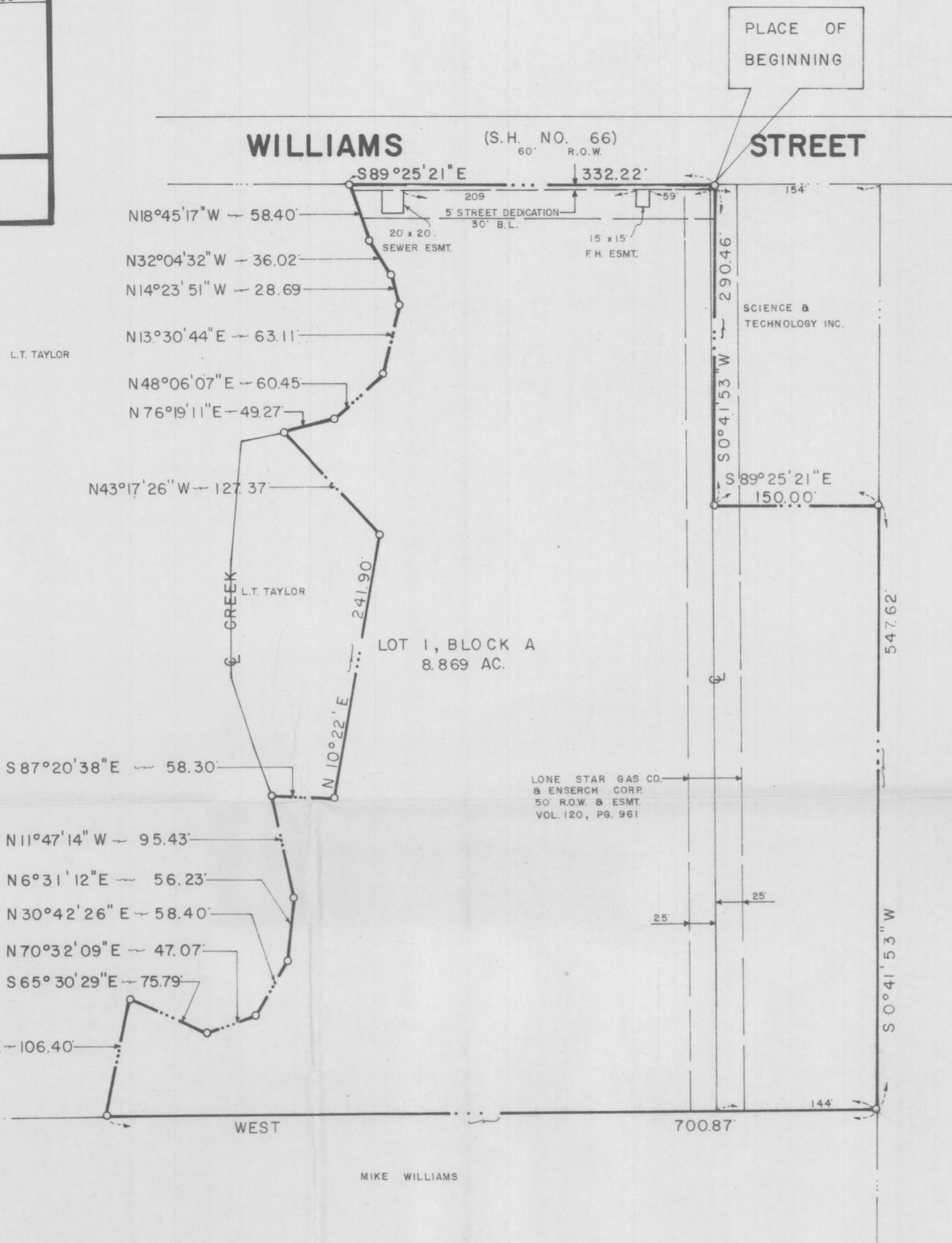
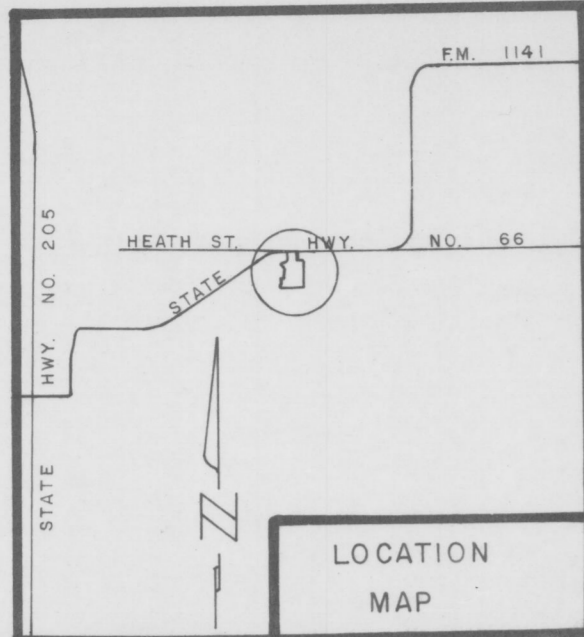
Chairman Planning and Zoning Commission _____ Date _____

I hereby certify that the above and foregoing plat of the Waggoner Gardens Inc Addition to the City of Rockwall, Texas was approved by the City Council of the City of Rockwall, Texas on the _____ day of _____ A.D. 1985.

WITNESS our hand this _____ day of _____ A.D. 1985

Mayor

City Secretary



FINAL PLAT

WAGGONER GARDENS INC. ADDITION

CITY OF ROCKWALL

R. BALLARD SURVEY - ABSTRACT NO. 29

ROCKWALL COUNTY, TEXAS

ADELE D. McDOWELL OWNER

606 GRIFFITH ST. TERRELL, TEXAS 75160

B.L.S. & ASSOCIATES, INC. SURVEYORS

304 W. RUSK, P.O. BOX 65 ROCKWALL, TEXAS 75087

SCALE 1"=100'

MARCH 6, 1985

2nd approved

Waggoner Addition