

APPLICATION AND  
FINAL PLAT CHECKLIST

DATE: 10-12-87

Name of Proposed Subdivison MR. M ADDITION

Name of Subdivider WHITTLE DEVELOPMENT INC.

Address 2804 Ridge Road, Rockwall, Texas 75087 Phone 711-222-5238

Owner of Record WHITTLE DEVELOPMENT, INC.

Address 2804 Ridge Road, Rockwall, Texas 75087 Phone 711-222-5238

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

Address 2331 Gus Thomasson Rd. #102, Dallas, TX. 75228 Phone 328-8133

Total Acreage 0.9839 Current Zoning \_\_\_\_\_

Number of Lots/Units 1 Signed \_\_\_\_\_

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 into a satisfactory scale, usually not smaller than one inch equals 100 feet.

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

*Paul Kangas  
426-5446*

|                                      |                           |
|--------------------------------------|---------------------------|
| <u>Provided or<br/>Shown on Plat</u> | <u>Not<br/>Applicable</u> |
|--------------------------------------|---------------------------|

- |          |                 |   |
|----------|-----------------|---|
| <u>✓</u> | <u>        </u> | 1. Title or name of subdivison, written and graphic scale, north point, date of plat, and key map       |
| <u>✓</u> | <u>        </u> | 2. Location of the subdivision by City, County and State  |
| <u>✓</u> | <u>        </u> | 3. Location of subdivision tied to a USGS monument, Texas highway monument or other approved benchmark  |
| <u>✓</u> | <u>        </u> | 4. Accurate boundary survey and property description with tract boundary lines indicated by heavy lines |
| <u>✓</u> | <u>        </u> | 5. Accurate plat dimensions with all engineering information necessary to reproduce plat on the ground  |

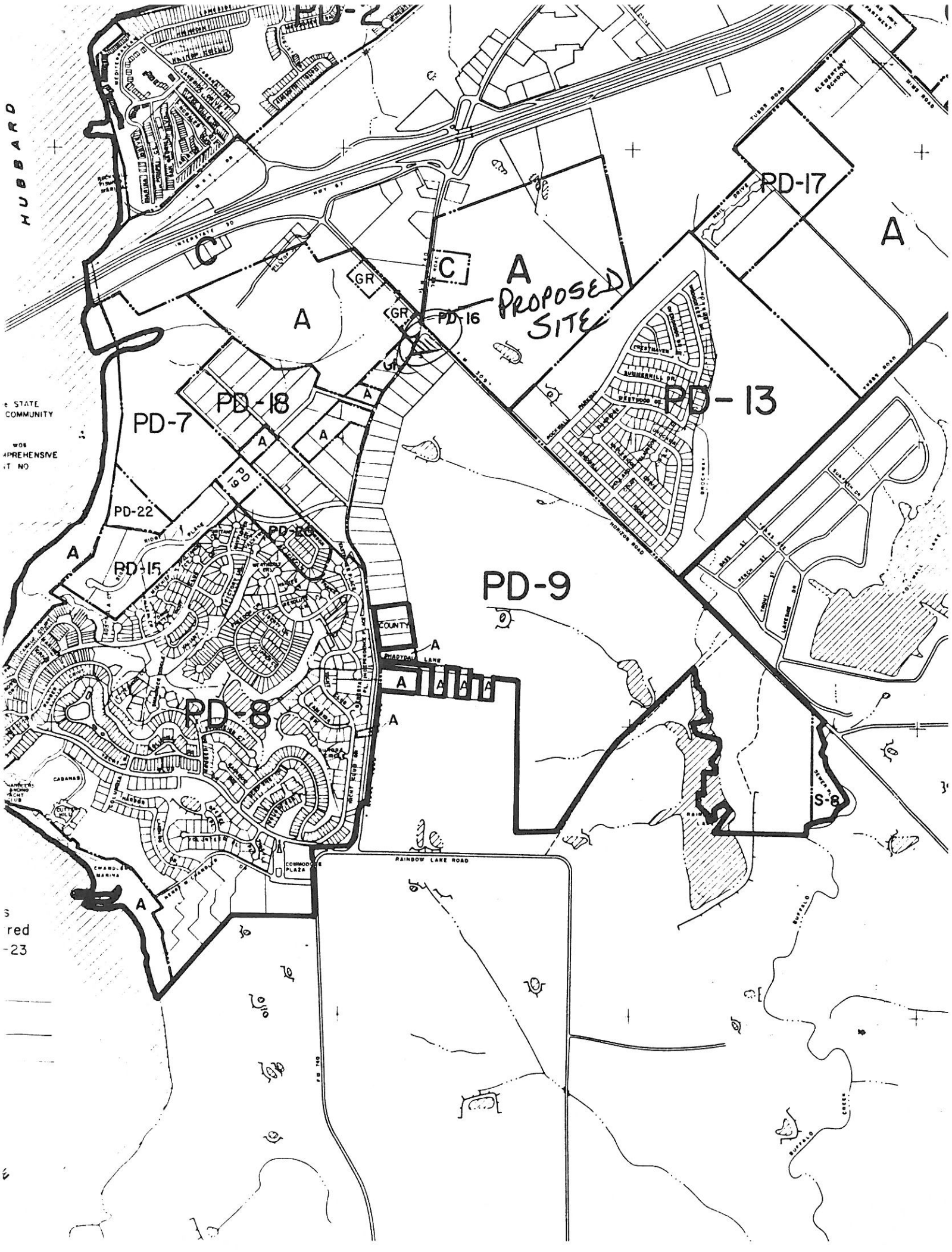
APPLICATION AND  
FINAL PLAT CHECKLIST

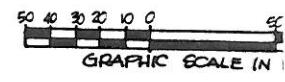
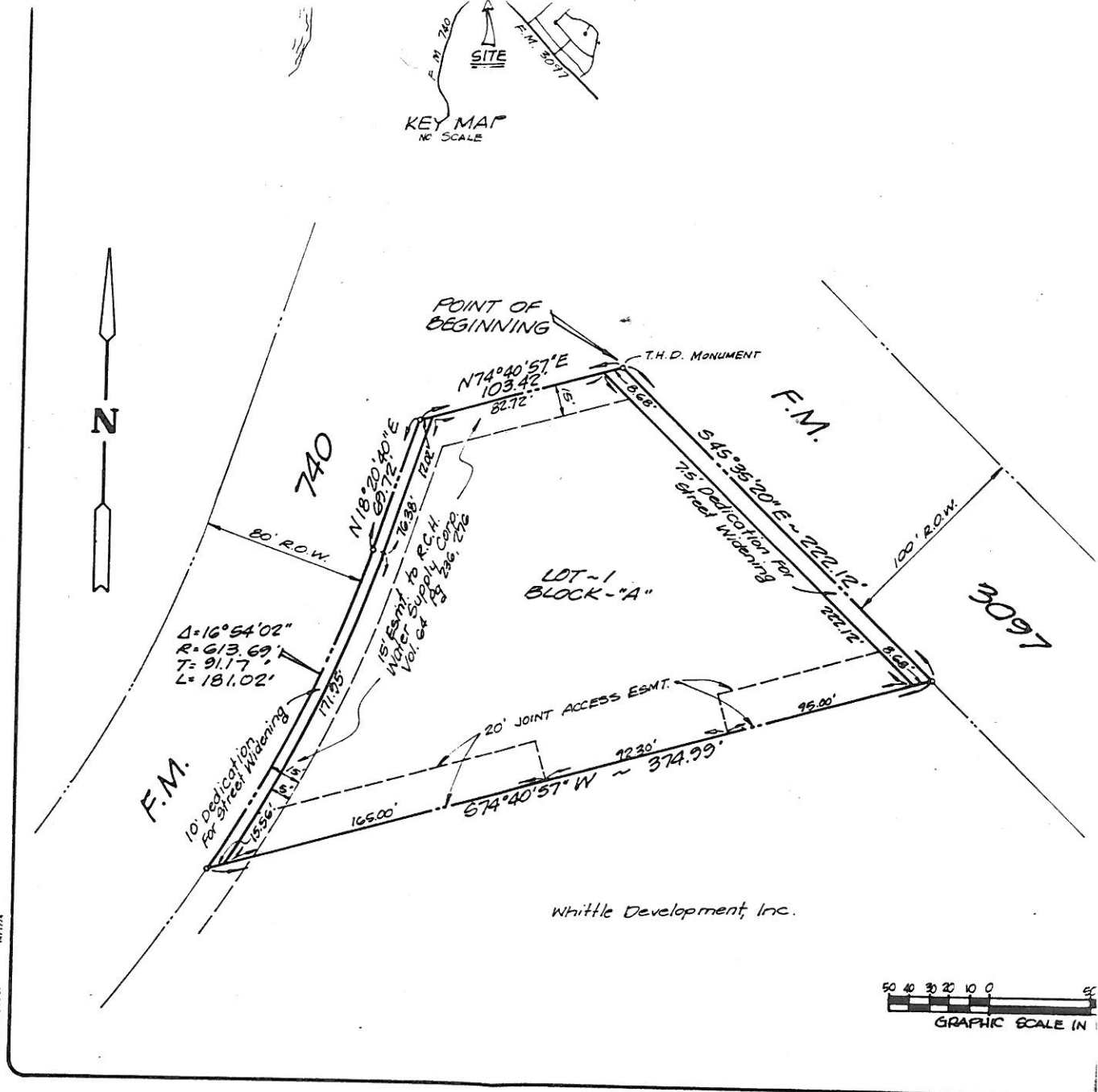
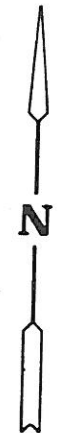
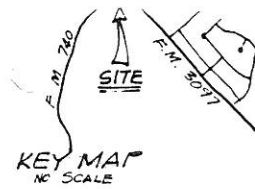
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|-----------|-------|--|
| <u>✓</u>  | _____ | 6. Approved name and right-of-way width of each street, both within and adjacent to the subdivision  |
| <u>✓</u>  | _____ | 7. Locations, dimensions and purposes of any easements or other rights-of-way  |
| <u>✓</u>  | _____ | 8. Identification of each lot or site and block by letter or number and building lines of residential lots   |
| <u>✓</u>  | _____ | 9. The record owners of contiguous parcels of unsubdivided land; names and lot patterns of contiguous subdivisions, approved Concept Plans, reference recorded subdivision plats or adjoining platted land by record name, and deed record volume and page |
| <u>✓</u>  | _____ | 10. Boundary lines, dimensions and descriptions of open spaces to be dedicated for public use of the inhabitants of the subdivision  |
| <u>NA</u> | _____ | 11. A certificate of dedication of all streets, alleys, parks and other public uses, signed by the owner or owners   |
| <u>✓</u>  | _____ | 12. The 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    |
| <u>✓</u>  | _____ | 13. An instrument of dedication or adoption signed by the owner or owners  |
| <u>✓</u>  | _____ | 14. Space for signatures attesting approval of the plat  |
| <u>✓</u>  | _____ | 15. The seal and signature of the surveyor and/or engineer responsible for surveying the subdivision and/or the preparation of the plat  |
| <u>✓</u>  | _____ | 16. Complies with all special requirements developed in preliminary plat review  |

HUBBARD

STATE COMMUNITY  
WOS  
APREHENSIVE  
IT NO

red  
-23





TILDEN POST  
 10/17/74



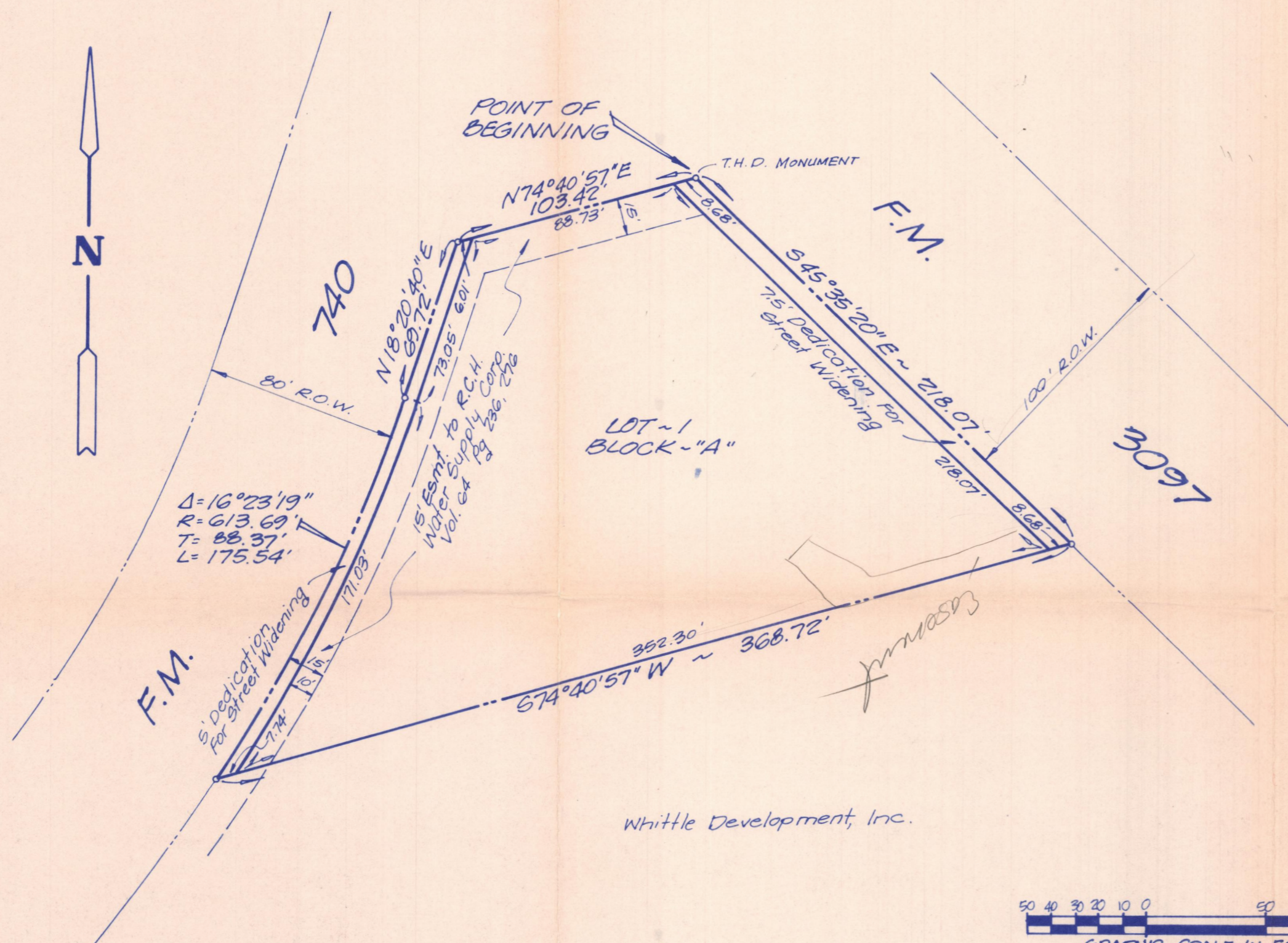
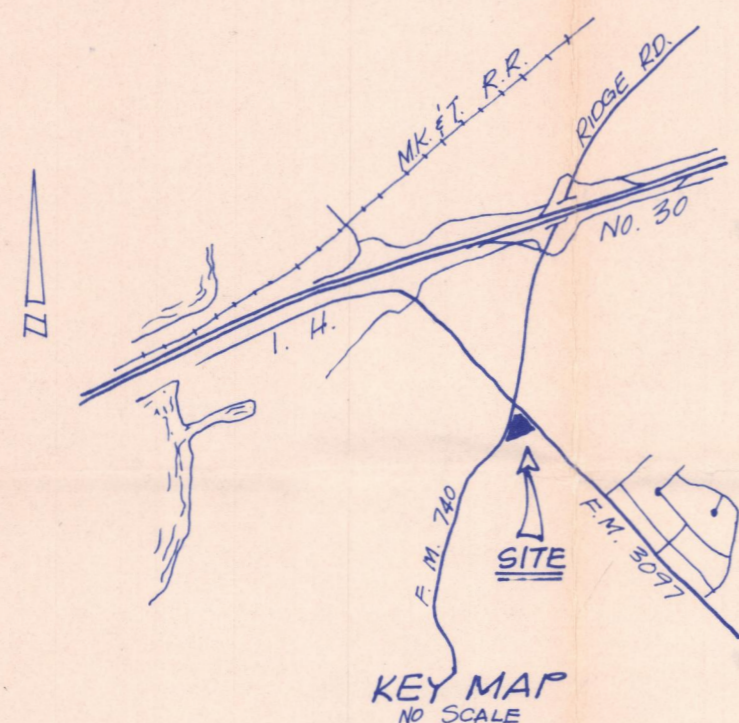




OWNERS CERTIFICATE

WHEREAS, Whittle Development, Inc., is the owner of a tract of land situated in the E. Teal Survey, Abstract No. 207, Rockwall County, Texas, and being a part of Tract 5 as described in deed recorded in Volume 184, Page 490, Deed Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a concrete monument at the North corner of said Tract 5 and at the intersection of the right-of-way cut back of F.M. 740, an 80-foot right-of-way, with the Southwest line of F.M. 3097, a 100-foot right-of-way;  
 THENCE: South 45° 35' 20" East a distance of 218.07 feet with the Southwest line of F.M. 3097 to an iron rod set for a corner;  
 THENCE: South 74° 40' 57" West a distance of 368.72 feet to an iron rod set for a corner on the Southeast line of F.M. 740, said iron rod being on a circular curve to the left having a central angle of 16° 23' 19", a radius of 613.69 feet, and a chord that bears North 26° 32' 20" East a distance of 174.94 feet;  
 THENCE: Along said curve and with said Southeast line an arc distance of 175.54 feet to an iron rod set for a corner;  
 THENCE: North 18° 20' 40" East a distance of 69.72 feet continuing with the Easterly line of F.M. 740 to an iron rod set for a corner;  
 THENCE: North 74° 40' 57" East a distance of 103.42 feet with the previously mentioned right-of-way cut back to the Point of Beginning and Containing 0.9839 Acres of Land.



Whittle Development, Inc.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

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

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

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

WITNESS MY HAND at \_\_\_\_\_, Texas, this \_\_\_\_\_ day of \_\_\_\_\_, 1987.

WHITTLE DEVELOPMENT, INC.

Robert S. Whittle, President

STATE OF TEXAS  
COUNTY OF \_\_\_\_\_

This instrument was acknowledged before me on the \_\_\_\_\_ day of \_\_\_\_\_, 1987, by Robert S. Whittle, the President of Whittle Development, Inc., a Texas corporation, on behalf of said corporation.

Notary Public  
My Commission Expires \_\_\_\_\_

SURVEYOR'S CERTIFICATE

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Harold L. Evans, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.

Harold L. Evans, P.E., Registered Public Surveyor No. 2146

STATE OF TEXAS  
COUNTY OF DALLAS

This instrument was acknowledged before me on the \_\_\_\_\_ day of \_\_\_\_\_, 1987, by Harold L. Evans.

Notary Public  
My Commission Expires \_\_\_\_\_

RECOMMENDED FOR FINAL APPROVAL

\_\_\_\_\_  
City Manager

APPROVED

\_\_\_\_\_  
Date

\_\_\_\_\_  
Chairman, Planning and Zoning Commission

\_\_\_\_\_  
Date

I hereby certify that the above and foregoing plat of Mr. M Addition, an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the \_\_\_\_\_ day of \_\_\_\_\_, 1987.

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

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

WITNESS OUR HANDS this \_\_\_\_\_ day of \_\_\_\_\_, 1987.

\_\_\_\_\_  
Mayor, City of Rockwall

\_\_\_\_\_  
City Secretary, City of Rockwall

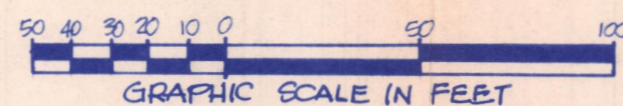
1st sub.

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

|          |         |         |
|----------|---------|---------|
| SCALE    | DATE    | JOB NO. |
| 1" = 50' | 10-9-87 | 87212   |

**MR. M ADDITION**  
E. TEAL SURVEY ~ ABSTRACT NO. 207  
CITY OF ROCKWALL, ROCKWALL COUNTY TX.

|  |                |
|--|----------------|
| WHITTLE DEVELOPMENT, INC.<br>2804 RIDGE ROAD | OWNER<br>75067 |
|--|----------------|



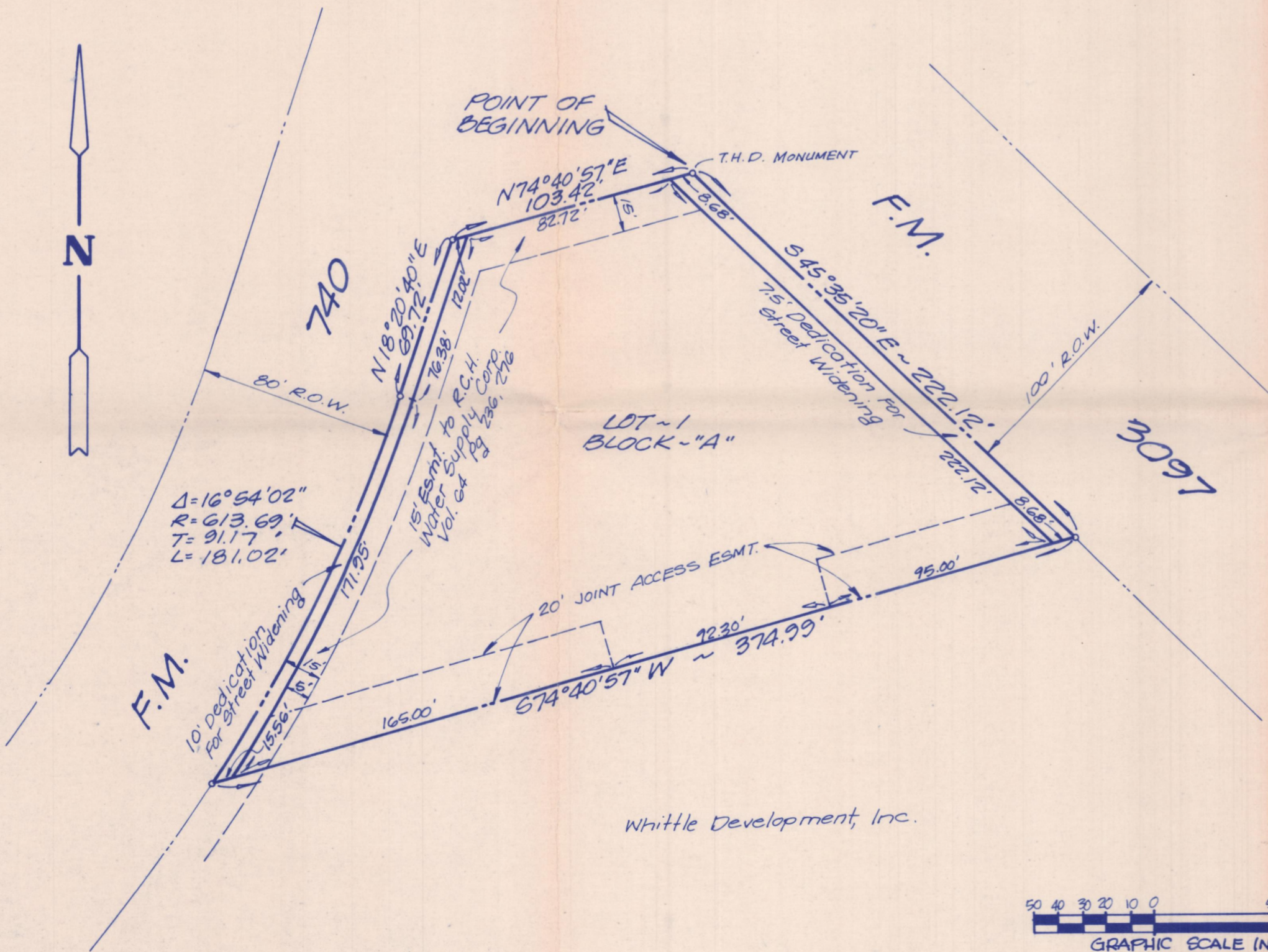
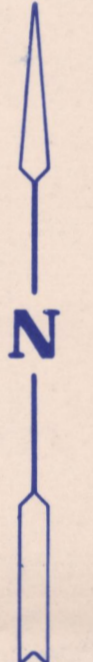
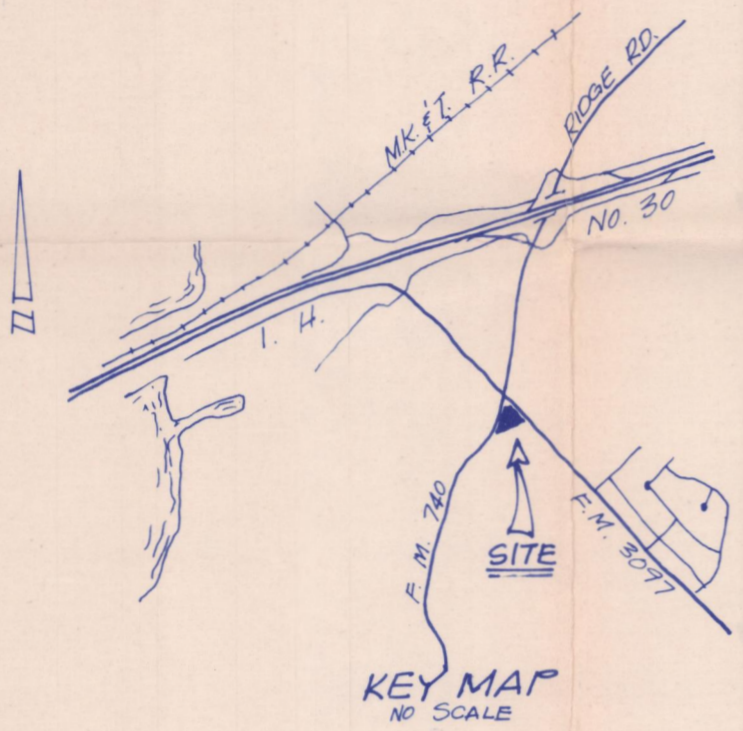


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COUNTY OF ROCKWALL

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THENCE: South 45° 35' 20" East a distance of 222.12 feet with the Southwest line of F.M. 3097 to an iron rod set for a corner;  
THENCE: South 74° 40' 57" West a distance of 374.99 feet to an iron rod set for a corner on the Southeast line of F.M. 740, said iron rod being on a circular curve to the left having a central angle of 16° 54' 02", a radius of 613.69 feet, and a chord that bears North 26° 47' 41" East a distance of 180.37 feet;  
THENCE: Along said curve and with said Southeast line an arc distance of 181.02 feet to an iron rod set for a corner;  
THENCE: North 18° 20' 40" East a distance of 69.72 feet continuing with the Easterly line of F.M. 740 to an iron rod set for a corner;  
THENCE: North 74° 40' 57" East a distance of 103.42 feet with the previously mentioned right-of-way cut back to the Point of Beginning and Containing 1.0138 Acres of Land.



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Robert S. Whittle, President

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COUNTY OF \_\_\_\_\_  
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My Commission Expires \_\_\_\_\_

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My Commission Expires \_\_\_\_\_

RECOMMENDED FOR FINAL APPROVAL

\_\_\_\_\_  
City Manager  
APPROVED  
\_\_\_\_\_  
Chairman, Planning and Zoning Commission  
Date  
Date

I hereby certify that the above and foregoing plat of Mr. M Addition, an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the \_\_\_\_\_ day of \_\_\_\_\_, 1987.

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

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

WITNESS OUR HANDS this \_\_\_\_\_ day of \_\_\_\_\_, 1987.

\_\_\_\_\_  
Mayor, City of Rockwall  
\_\_\_\_\_  
City Secretary, City of Rockwall

*Sub*

|   |         |         |
|---|---------|---------|
| HAROLD L. EVANS<br>CONSULTING ENGINEER  |         |         |
| 2331 GUS THOMASSON RD. SUITE 102<br>DALLAS, TEXAS 75228<br>PHONE (214) 328-8133 |         |         |
| SCALE   | DATE    | JOB NO. |
| 1" = 50'  | 10-9-87 | 87212   |

|  |                |
|--|----------------|
| MR. M ADDITION                               |                |
| E. TEAL SURVEY ~ ABSTRACT NO. 207            |                |
| CITY OF ROCKWALL, ROCKWALL COUNTY TX.        |                |
| WHITTLE DEVELOPMENT, INC.<br>2804 RIDGE ROAD | OWNER<br>75087 |



PLAT REVIEW

\*  Preliminary Plat

\*  Final Plat

\* Name of Proposed Subdivision Mr. M

\* Location of Proposed Subdivision FM 740 / FM 3097

\* Name of Subdivider Paul Kangas

\* Date Submitted 10/12/87 Date of Review \_\_\_\_\_

\* Total Acreage .9839 \* No. of Lots 1

Review Checklist

|   | <u>Yes</u> | <u>No</u> | <u>N/A</u> |
|---|------------|-----------|------------|
| * 1. Was the proper application submitted <del>and checklist?</del> (attach copy) |            |           |            |
| * 2. Were the proper number of copies submitted?                                  | _____      | _____     | _____      |
| * 3. Is scale 1" = 100' (Specify scale if different)<br>Scale = _____             | _____      | _____     | _____      |
| * 4. Is the subdivision name acceptable?  | _____      | _____     | _____      |
| 5. Comments:  |            |           |            |



Planning and Zoning

- 1. What is the proposed use? Retail
- 2. What is the proposed density? NA
- 3. What is the existing zoning? PD - GR

|  | <u>Yes</u>    | <u>No</u>                | <u>N/A</u>    |
|--|---------------|--------------------------|---------------|
| 4. Is the plan zoned properly?   | <u>✓</u>      | <u>      </u>            | <u>      </u> |
| 5. Does the use conform to the Land Use Plan?  | <u>✓</u>      | <u>      </u>            | <u>      </u> |
| 6. Is this tract taken out of a larger tract   | <u>✓</u>      | <u>      </u>            | <u>      </u> |
| 7. Will the development landlock another property?   | <u>      </u> | <u>✓</u>                 | <u>      </u> |
| 8. Is this project subject to the provisions of the Concept Plan Ordinance?                    | <u>      </u> | <u>✓</u>                 | <u>      </u> |
| 9. Has a Concept Plan been been Provided and Approved  | <u>      </u> | <u>✓</u>                 | <u>      </u> |
| 10. Does the plan conform to the Master Park Plan?   | <u>      </u> | <u>      </u>            | <u>✓</u>      |
| 11. Does plan conform to the Comprehensive Zoning Ordinance of approved PD Ordinance?          |               |                          |               |
| a. Lot Size  | <u>✓</u>      | <u>      </u>            | <u>      </u> |
| b. Building Line   | <u>✓</u>      | <u>      </u>            | <u>      </u> |
| c. Parking   | <u>✓</u>      | <u>      </u>            | <u>      </u> |
| d. Buffering   | <u>      </u> | <u>      </u>            | <u>✓</u>      |
| e. Site Plan   | <u>✓</u>      | <u>      </u>            | <u>      </u> |
| f. Other   | <u>      </u> | <u>      </u>            | <u>✓</u>      |
| 12. Has the City Planner reviewed and commented on the plan?<br>(If so, attach copy of Review) | <u>✓</u>      | <u><del>      </del></u> | <u>      </u> |

13. Does the plan exhibit good planning in general layout, access, and vehicular and pedestrian circulation? ✓ \_\_\_\_\_
14. Comments: \_\_\_\_\_

Yes                      No                      N/A

Engineering

1. Streets and Traffic

- a. Does the plan conform to the Master Thoroughfare Plan? ✓ \_\_\_\_\_
- b. Is adequate right-of-way provided for any major thoroughfares or collectors? ✓ \_\_\_\_\_
- c. Is any additional right-of-way provided for all streets and alleys? ✓ \_\_\_\_\_
- d. Is any additional right-of-way required? *already provided* ~~\_\_\_\_\_~~ ✓ \_\_\_\_\_
- e. Is there adequate road access to the proposed project? ✓ \_\_\_\_\_
- f. Will escrowing of funds or construction of sub-standard roads be required? \_\_\_\_\_ ✓ \_\_\_\_\_
- g. Do proposed streets and alleys align with adjacent right-of-way? \_\_\_\_\_ \_\_\_\_\_ ✓
- h. Do the streets and alleys conform to City regulations and specifications? \_\_\_\_\_ \_\_\_\_\_ ✓

- \* i. Are the street names acceptable? \_\_\_\_\_ \_\_\_\_\_ \_\_\_\_\_ ✓
- j. Is a traffic analysis needed? *already provided* \_\_\_\_\_ ✓ \_\_\_\_\_ \_\_\_\_\_
- k. Comments:

2. Utilities

- a. Does the Plan conform to the Master Utility Plan? *need a developer's agreement* \_\_\_\_\_ \_\_\_\_\_ ✓ \_\_\_\_\_
- b. Are all lines sized adequately to handle development?
  - 1. Water \_\_\_\_\_ ✓ \_\_\_\_\_ \_\_\_\_\_
  - 2. Sewer \_\_\_\_\_ ✓ \_\_\_\_\_ \_\_\_\_\_
- c. Is additional line size needed to handle future development?
  - 1. Water *proposed in the developer's agreement* \_\_\_\_\_ ✓ \_\_\_\_\_ \_\_\_\_\_
  - 2. Sewer \_\_\_\_\_ ✓ \_\_\_\_\_ \_\_\_\_\_
- d. Is there adequate capacity in sewer outfall mains, treatment plants and water transmission lines to handle the proposed development? \_\_\_\_\_ ✓ \_\_\_\_\_ \_\_\_\_\_
- e. Are all necessary easements provided? \_\_\_\_\_ ✓ \_\_\_\_\_ \_\_\_\_\_
- f. Do all easements have adequate access? \_\_\_\_\_ ✓ \_\_\_\_\_ \_\_\_\_\_
- g. Are any off site easements required? \_\_\_\_\_ \_\_\_\_\_ ✓ \_\_\_\_\_
- h. Have all appropriate agencies reviewed and approved plans?
  - 1. Electric \_\_\_\_\_ \_\_\_\_\_ \_\_\_\_\_
  - 2. Gas \_\_\_\_\_ \_\_\_\_\_ \_\_\_\_\_
  - 3. Telephone \_\_\_\_\_ \_\_\_\_\_ \_\_\_\_\_
  - 4. Cable \_\_\_\_\_ \_\_\_\_\_ \_\_\_\_\_

- |   |          |       |       |
|---|----------|-------|-------|
| i. Does the drainage conform to City regulations and specifications?            | <u>✓</u> | _____ | _____ |
| j. Do the water and sewer plans conform to City regulations and specifications? | <u>✓</u> | _____ | _____ |
| k. Is there adequate fire protection existing or planned?                       | <u>✓</u> | _____ | _____ |
| l. Comments:  |          |       |       |

General Requirements

- |   |          |       |       |
|---|----------|-------|-------|
| 1. Has the City Engineer reviewed and approved the plan?              | <u>✓</u> | _____ | _____ |
| 2. Does the final plat conform to the City's Flood Plain Regulations? | <u>✓</u> | _____ | _____ |
| 3. Does the final plat conform to the preliminary plat as approved?   | <u>✓</u> | _____ | _____ |
| 4. Staff Comments:  |          |       |       |



Time Spent on Review

| <u>Name</u>       | <u>Date</u>     | <u>Time Spent (hours)</u> |
|-------------------|-----------------|---------------------------|
| <u>Julie Goup</u> | <u>11/11/88</u> | <u>1 hr.</u>              |
| <u> </u>          | <u> </u>        | <u> </u>                  |
| <u> </u>          | <u> </u>        | <u> </u>                  |
| <u> </u>          | <u> </u>        | <u> </u>                  |



If final plat approved:

Changes required made to plat.....

Copies of plat signed by:

Owner.....

Surveyor.....

Notary.....

Approval dates for P&Z & Council on plats.....

Plats signed by:

P&Z Chairman.....

Mayor.....

City Secretary.....

Mylar filed with County.....

Slide No. recorded on all others.....

Listed in Plat Indexes.....

added ~~to~~ <sup>Plat</sup> to plat map

Copy files with:

Permanent Plat File (Mylar).....

Map update file.....

RISD (residential).....

Inspection Department..... (3 - 1 for Finance ~~and~~ and 1 for Post Office after address assigned)

Street Department.....

~~(3 - 1 for Finance after addresses and 1 for Post Office after addresses)~~

Water and Sewer Department.....

Case File.....

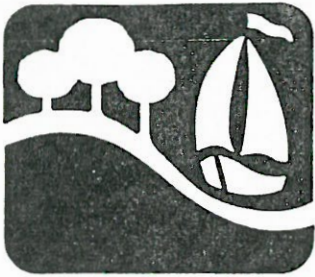
Beta Cable.....

Southwestern Bell.....

Lone Star Gas.....







**CITY OF ROCKWALL**  
**"THE NEW HORIZON"**

February 3, 1988

Mr. Rob Whittle  
Whittle Development  
2804 Ridge Road  
Rockwall, Texas 75087

Dear Mr. Whittle:

On February 1, 1988, the Rockwall City Council approved a final plat on the Mr. M Addition subject to the execution of a developer's contract providing for the construction of a 12" water line. I have received a signed copy from you and have also enclosed a copy signed by the City Manager for your records.

An approved final plat must be filed at the County within 120 days by this office or the approval becomes void. Sixteen executed copies and two mylars must be returned to this office by May 11, 1988, to ensure timely filing. In addition, no building permits may be issued until this plat has been filed of record.

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

Sincerely,

*Mary Nichols*

Mary Nichols  
Administrative Aide

CC: Harold Evans & Assoc.  
Larry Bennett  
MN/mmp

**CITY OF ROCKWALL  
Council Agenda**

**AGENDA DATE:** February 1, 1988

**AGENDA NO.** VI. D.

**AGENDA ITEM:** P&Z 87-73-FP - Discuss and Consider Approval of a Final Plat for a Mr. M located on FM-740 and Horizon Road and Approval of a Developers' Contract

**ITEM GENERATED BY:** Whittle Development, Owner

**ACTION NEEDED:** Approval or denial of Final Plat for Mr. M Addition with any changes or conditions included in motion and approval of a Developer's contract

**BACKGROUND INFORMATION:**

At your last meeting the Council approved a Conditional Use Permit for this case as well as a site plan and preliminary plt. The next step is to consider approval of the final plat. The plat as submitted conforms to both our requirements and the preliminary plat. The plat reflects a 10 ft. dedication on FM-740 and a 7-1/2 ft. dedication on FM-3097 in accordance with our review of the traffic projections in this area. Joint access easements are also provided along the south property line for future drives to the south.

The utility service for this site is currently available across the street on FM-3097. Two bores under 3097 will be required to tie the property in. Our long-range water distribution plan calls for the construction of a 12" water main along the length of 3097 to ultimately serve this area. While this line is not needed for this small site, we do recommend that approval be subject to the execution of a Developers' Contract that would require initiation of construction of the line with the next phase of development within PD-9 along FM-3097. We have attached a draft of the proposed contract for your review. The contract provides that the construction of the line will take place if there is any further development within PD-9 along 3097 or if a development is of a size that requires that capacity.

**P&Z RECOMMENDATION** Recommend approval of final plat subject to the execution of a developers' contract to provide for construction of the 12" water line.

**ATTACHMENTS:**

1. copy of location map
2. copy of final plat
3. copy of developers' contract

**AGENDA ITEM:** Mr. M Final Plat

**ITEM NO:** VI. D.



*mem*

MINUTES OF THE ROCKWALL CITY COUNCIL

February 1, 1988

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

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

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

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

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



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

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

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

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

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

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

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

On the Site Plan:

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

On the final plat:

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

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

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

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

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



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

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

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

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

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

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

APPROVED:

ATTEST:

\_\_\_\_\_  
Mayor

By \_\_\_\_\_



PLANNING AND ZONING ACTION SHEET

Applicant Mr. M Case No. 81-73-FP  
Property Description FM740 / FM3097  
Case Subject Matter final plat

CASE ACTION

Date to P&Z 1/14 Approved Disapproved Tabled  
Conditions \_\_\_\_\_

Date to City Council 2/1 \_\_\_\_\_  
Conditions \_\_\_\_\_

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

ITEMS IN FILE

Zoning Cases

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

Plat/Site Plan Cases

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