

OVERLAY DISTRICT  
SITE PLAN APPLICATION

Date Aug 23, 1993

NAME OF PROPOSED DEVELOPMENT Lake Pointe Health Science Center Of Rockwall

LOCATION OF PROPOSED DEVELOPMENT Ridge Rd.

NAME OF PROPERTY OWNER/DEVELOPER Dr. Richard Brooks

ADDRESS 2506 Ridge Rd PHONE 771-2018

NAME OF LAND PLANNER/ENGINEER Rawls-Welty, Inc.

ADDRESS 13601 Preston Rd. PHONE 490-0090

TOTAL ACREAGE 2.427 CURRENT ZONING Commerical

NUMBER OF LOTS/UNITS 1

SIGNED \_\_\_\_\_

PROPOSED USE FOR DEVELOPMENT Medical Office Bldg.

Following is a checklist of items that are required as a part of the site plan consideration. In addition, other information may be required if it is necessary for an adequate review of a specific development proposal. All information should be provided on a scaled 18" x 24" sheet. Refer to the Design Guidelines for the Scenic Overlay District for additional information.

Provided or Shown	Not
<u>On Site Plan</u>	<u>Applicable</u>

\_\_\_\_\_

1. Key Map showing general location of proposed development.

\_\_\_\_\_

2. Total lot or site area - if the site is part of a larger tract include a key map showing entire tract and location of site being planned.

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3. Location, dimensions, and size of all existing and planned structures on the subject property and approximate locations of structures on adjoining property within 100 ft.
4. Accurate boundary dimensions
5. Location and type of fencing and/or screening of yards and setback areas.
6. Landscape plan meeting the provisions of Ordinance No. 88-28.
7. Location and dimensions of ingress and egress, including drive widths and curb radii, location and dimensions of all existing drives within 100 ft. of proposed development.
8. Location of all easements within the site.
9. Show existing topographic contours on 5 ft. intervals and the existing average grade of all streets adjacent to the site and indicate the proposed pad elevations for all structures.
10. Indicate proposed drive access grades.
11. Include a center cross section of the site including elevations of the ground and buildings taken from the street to the rear of the property. Additional cross sections may be necessary depending on the individual location.
12. Location, number and dimensions of off-street parking and loading facilities.
13. Height of all structures.
14. Location, general design, typical elevation and types of all signs (both wall and free standing) including lighting, heights and colors.

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\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

15. General description of exterior lighting plan including height and type of all light poles.

16. Building Plan - include a general layout of all proposed buildings indicating proposed uses.

17. Elevation drawings in accordance with the Overlay District Guidelines.

18. Location and screening of trash facilities.

19. Location of nearest fire hydrant within 500 ft.

20. Street names on proposed streets.

21. The following additional information:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**FILE COPY**

93-35

**MEMORANDUM**

**TO:** Julie Couch, City Manager  
**FROM:** Bill Crolley, City Planner *Bill*  
**RE:** Lakepointe Health Center Clock Tower  
**DATE:** June 14, 1995

Attached is a letter from Dr. Brooks requesting to address the City Council regarding the height of the clock tower that is part of the Lakepointe Health Center now under construction. As you know the site plan for this development was approved with conditions (see attached Commission and City Council minutes) by the City Council in June of 1994. Staff has discussed this with Dr. Brooks and did not feel any additional height could be allowed without Council action.

When the development was approved there was some discussion by the Architecture Review Board, Planning and Zoning Commission and the City Council regarding the height of this structure. According to the minutes the architect agreed to the 20' height limit when this case was presented to the City Council in June of 1994. Attached are the exhibits that were submitted in June 1994 with this case.

**Lakepointe Health Center  
2506 Ridge Rd.  
Rockwall, TX 75087**

June 12, 1995

Mr. Dub Douphrate  
Director of Community Development  
205 W. Rusk  
Rockwall, TX 75087

Dear Dub,

As you know the clock tower in the central plaza of the new building was approved by the City Council at 20 feet. Due to the roof on the tower which will match the new building, and the planned landscaping around it, we now know that a total height of 24 feet is necessary to prevent a "stunted" or "squatty" appearance.

You felt it best we return to the City Council for approval of the additional four feet of height. I, respectfully, request you put us on the June 19, 1995 docket.

Sincerely,



Richard L. Brooks, M.D.

RLB:rl

Rockwall 4th Fest, Inc. Wilson seconded the motion which passed unanimously.

**Action/Discussion Items**

95

**P&Z 93-35-SP/FP/RP Discuss and Consider Approval of a Site Plan, Final Plat and Replat for Lake Pointe Health Science Center of Rockwall and Take Any Necessary Action**

100

Couch reviewed with Council Dr. Brooks' request which include construction of a larger facility and a waiver to the sign height ordinance in order to accommodate a clock tower in front of the building. She also indicated to Council that a collector street would need to be located in the rear of the property; therefore, the City requested that Dr. Brooks be required to enter into a facilities agreement to provide for the dedication and escrow for the development of the roadway at a future date and to establish consideration for a cross access if necessary.

105

Ed Rawls, architect, addressed Council and reviewed the future plan for the development of the site. Mr. Rawls indicated that they were concerned about the requirement for a future cross access due to the nature of their development. Dr. Brooks and Mr. Rawls were both present to answer any questions and/or concerns of the Council. Following discussion, Morgan made a motion to approve the site plan, final plat and replat for Lake Pointe Health Center with the following conditions set forth: 1) contingent upon final engineering approval, 2) approval of a waiver to the sign ordinance to allow the 20' clock tower with facility name only, and 3) approval to authorize the City Manager to enter into a facilities agreement to provide for the dedication and escrow of the pro rata cost for the development of a collector street at a future date. He indicated that he did not include a request for a future cross access. Welborn seconded the motion which passed unanimously.

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**Discuss Summit Ridge/Lakeshore Traffic Evaluation and Take Any Necessary Action**

120

Couch reviewed with Council the Summit Ridge/Lakeshore Drive traffic evaluation in regards to the impact the traffic impediments have had in reducing the traffic volume and/or speed along this roadway. She indicated that there had been no drastic change in the amount of traffic on the route; however, there had been a fairly significant reduction in speed for the area. She also discussed the consideration for limiting truck weights for the area and the development of a draft policy establishing guidelines for future traffic impediment considerations for the city. Welborn recommended acceptance of the report, and she and White asked that action be table until they had time to study the report further. Mayor Williams said that no action would be taken on the item, and suggested that it be discussed at the Council retreat.

125

130

**Discuss and Consider Approval of Recommendations for Drainage Improvements and Take Any Necessary Action**

Couch indicated to Council that the budgeted amount of \$65,000 for drainage maintenance and improvements imposes limits on what can be accomplished. The \$50,000 reallocated from the

Mr. Ruff also asked Mr. Houser if additional improvements would be made to the site. Mr. Houser replied that the only changes would be made at the site would be to the building interior.

Mr. Friend asked Mrs. Couch about the staffs preference in regards to zoning this property Heavy Commercial verses Highway Commercial.

Mrs. Couch explained that the change to Heavy Commercial zoning was to preference of the applicant and that it also meets the criteria of the current land use plan.

Mr. Friend also inquired about the adjoining properties and how they are currently zoned.

Mrs. Couch explained that those 3 tracts of land are zone Light Industrial but are being used as residential purposes at this time.

Public hearing closed for discussion.

Mr. Ewing reopened the public hearing.

Mr. Friend made a motions to accept the request. Seconded by Mr. Ruff. The motion passed unanimously.

**Case No. 93-35-SP/RP - Discuss and consider recommending approval of a request from Dr. Richard Brooks for a Site Plan/Final Plat for the Lake Pointe Health Science Center of Rockwall to be located at 2506 Ridge Road.**

Julie outlined the applicant's request for approval of the Site Plan and Final Plat.

Ross Ramsey, representing the Architectural Review Board, outlined concerns of the Board including:

- \* Would approve the Clock tower at a height of 20 feet as long as it was not being used as a sign.
- \* Would prefer not to see wood shingles on the roof.

Mr. Ed Rawls, Rawls and Welty, 13601 Preston Road, Dallas, Texas. architect for the project, discussed the design and the site layout. He explained to the commission that the reason for choosing the wood shingle was to stay in theme with the existing building. Mr. Rauls presented a color rendering and reviewed with the commissioners the clock tower and that he would like to request that the board agree to allow the tower to remain at 20 feet tall. He explained that the State Highway department made recommendation not to delete with the proposed acceleration lane due to the widening of Ridge Road in the near future, and with that recommendation, Mr. Rawls agreed to make the radius wider. The parking lot has 199 spaces. The right of way at the back of the property, Mr. Rawls asked that the cross access issue not be automatic, and the drainage issue be tied into

a certificate of occupancy

Mr. Ewing asked about the drainage and how it would be addressed.

Mr. Rawls explained that he did not know the answer at this time regarding the drainage issue but is working on it. He plans to work with the City Engineer to resolve the problem.

Mr. Mitchell asked about the clock tower height and if it will be used for a sign.

Mr. Rawls explained that he would not have any signs on the tower if it could remain at the requested 20 feet.

Dr. Richard Brooks addressed the commission and assured them he felt the community would benefit from such a facility.

Mr. Friend proposed to approve the clock tower at 20 feet with no signs.  
R.O.W for collection and cross connection access be vacating of existing plat.  
Mr. Mitchell seconded the motion. The motion passed unanimously.

Mr. Friend made a motion to nominate Jim Greenwalt as Chairman. Mr. Ruff seconded the motion. The motion passed unanimously.

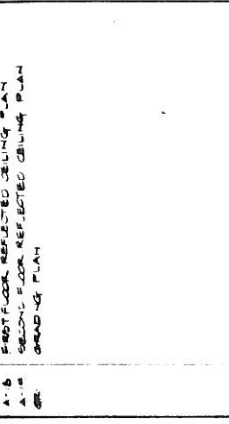
Mr. Friend nominated himself as Co-Chairman. Mr. Ruff seconded the motion. The motion passed unanimously.

## Adjournment

Meeting adjourned at 8:40 p.m.



SHEET	DESCRIPTION
A	COVER SHEET
A-1	SITE PLAN
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A-5	ROOF PLAN
A-6	ROOM FINISH SCHEDULE (INTERIOR ELEVATIONS)
A-7	DETAILED WINDOW SCHEDULE & DETAILS
A-8	EXTERIOR ELEVATIONS
A-9	LOADING DOCK SCHEDULE
A-10	LOADING DOCK DETAILS
A-11	ARCHITECTURAL DETAILS
A-12	STAIR DETAILS
A-13	GARAGE REFLECTED CEILING PLAN
A-14	FIRST FLOOR REFLECTED CEILING PLAN
A-15	SECOND FLOOR REFLECTED CEILING PLAN
A-16	GRADING PLAN



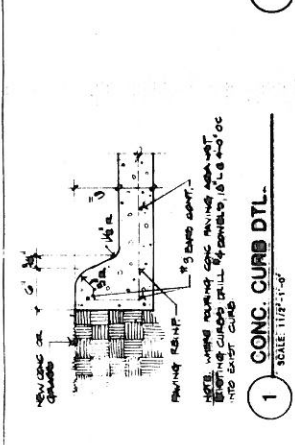
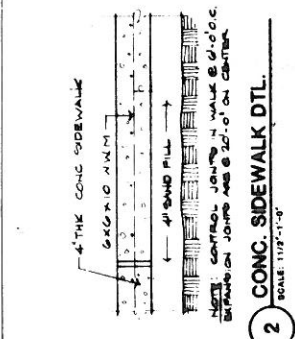
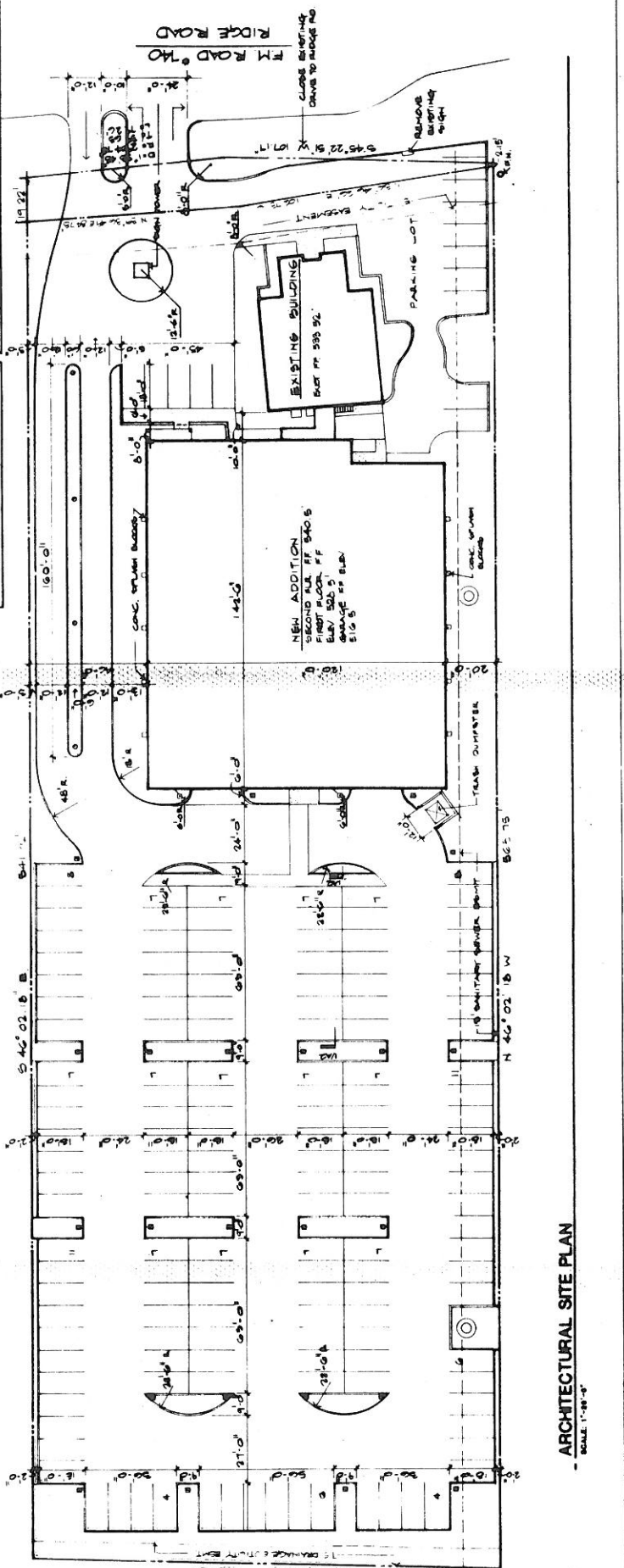
BUILDING AREA	VALUE
FIRST FLOOR AREA	12,122
SECOND FLOOR AREA	2,228
MANAGEMENT OFFICE	2,228
LABORATORY	2,690
STAIRS	670
ELEVATORS	115
MECHANICAL ROOMS	1,044
RESTROOMS	1,478
PLUMBING & CONCRETE	1,478
TOTAL NEW CONSTRUCTION	21,115
TOTAL NEW CONSTRUCTION	21,115

SITE AREA	VALUE
BLDG. AREA	19,965
PAVING AND DRIVEWAYS	44%
SIDEWALKS	485
LANDSCAPE	15,444
TOTAL	1,050,000
TOTAL PAVING DRIVEWAYS	17%
LANDSCAPE	14%
CONCRETE	2.54

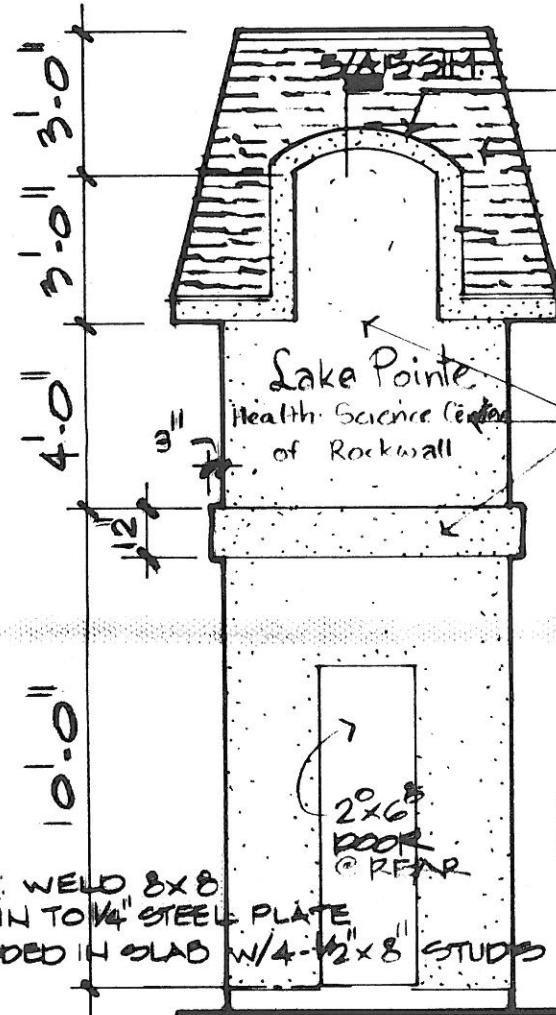
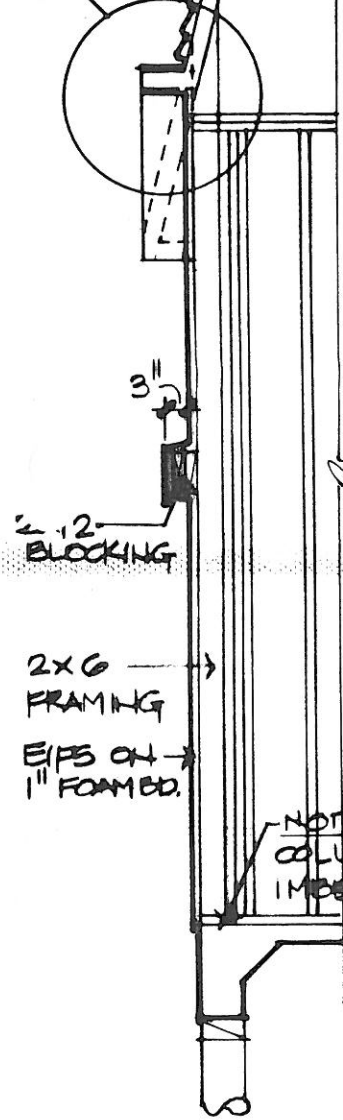
CONC. CURB DTL.	SCALE: 1/8" = 1'-0"

CONC. SIDEWALK DTL.	SCALE: 1/8" = 1'-0"

CONC. SIDEWALK DTL.	SCALE: 1/8" = 1'-0"



WOOD SHINGLES  
5/15 SIM.



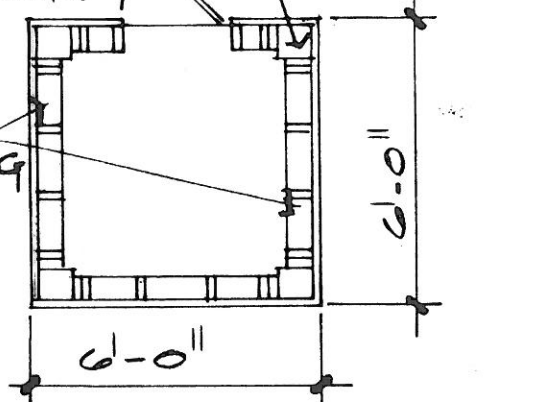
ELEV.

METAL ROOF  
WOOD SHINGLES ON  
PLYWOOD DECK

EIFS ON  
1" FOAM BD.

2x6  
DOOR

8" SQ STEEL  
TUBE COL.

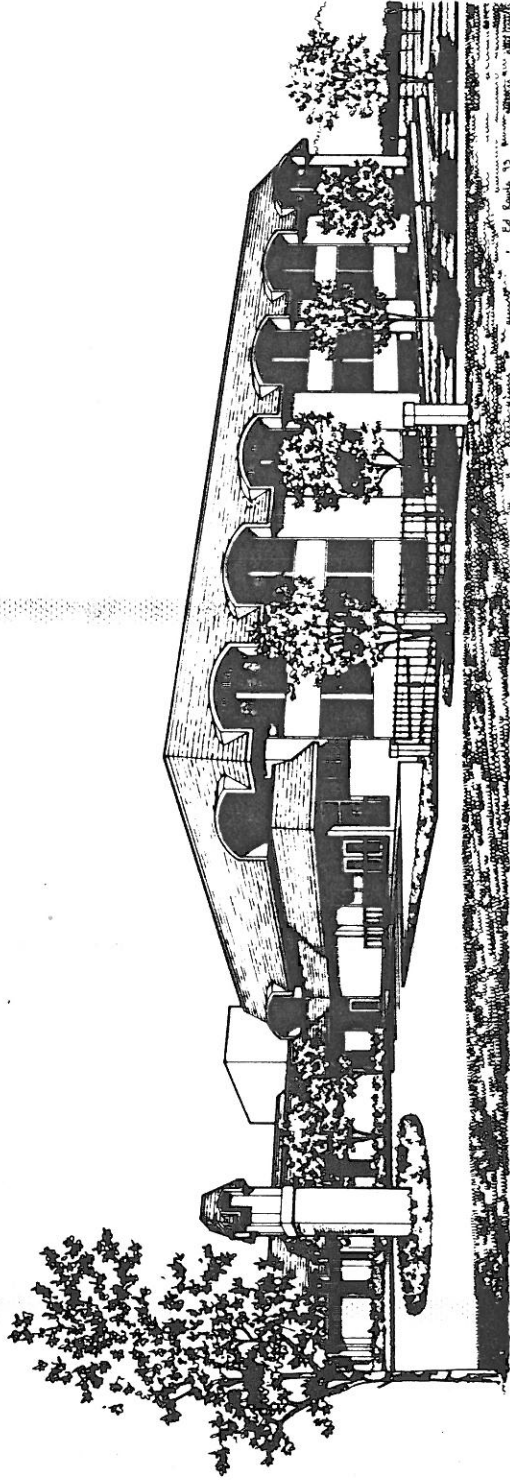


PLAN

SECTION

TOWER PLANS

SC: 1/4" = 1'-0"



**LAKE POINTE HEALTH SCIENCE CENTER OF ROCKWALL**



Rockwell Construction, Inc.  
10000 Rockwell Road, Suite 100  
Dallas, Texas 75244-1100

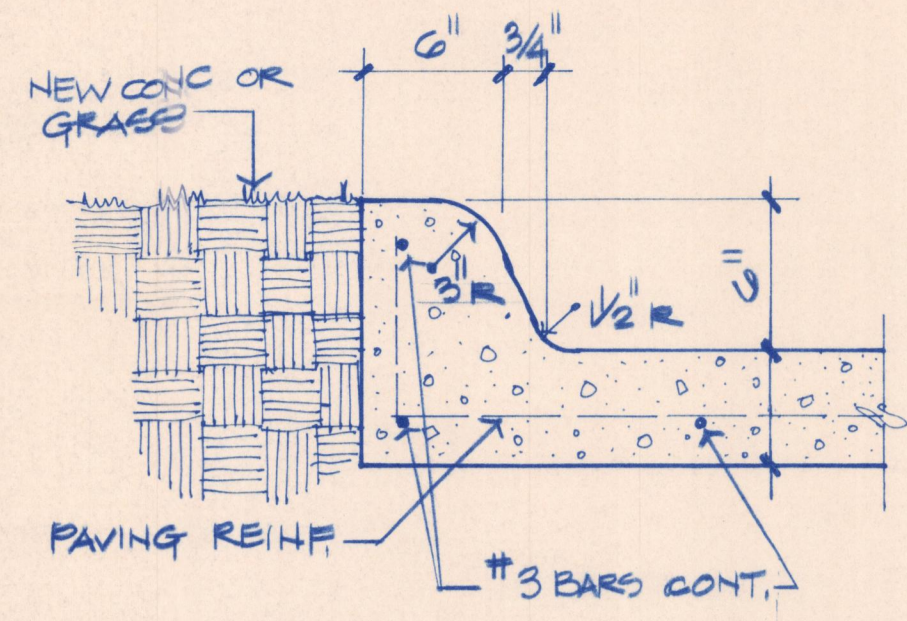


# LAKE POINTE HEALTH SCIENCE CENTER OF ROCKWALL



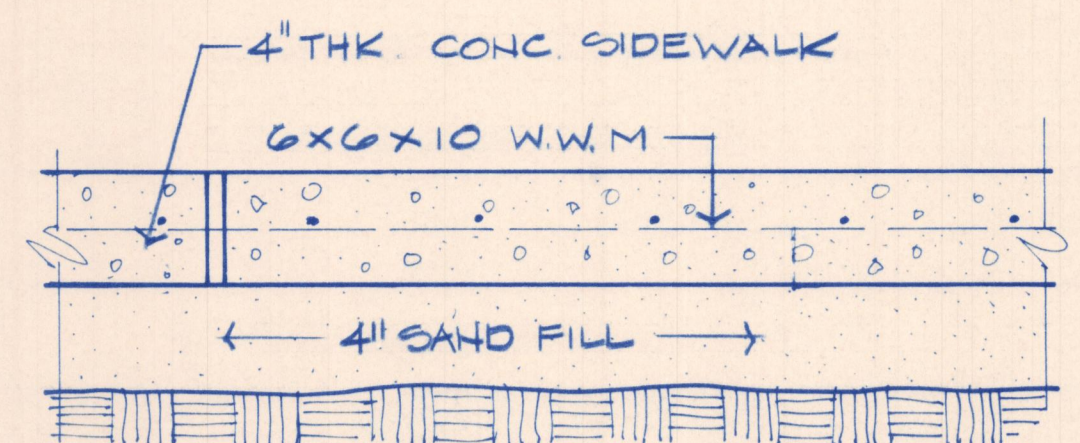
rowls & welty inc.  
Architects / Planners  
13601 Preston Road, Suite 106  
Dallas, Texas 75240 (214)490-0090

93-35-RP/FP



NOTE: WHERE POURING CONC. PAVING AGAINST EXISTING CURBS DRILL #4 DOWELS, 18" L & 4" O.C. INTO EXIST. CURB.

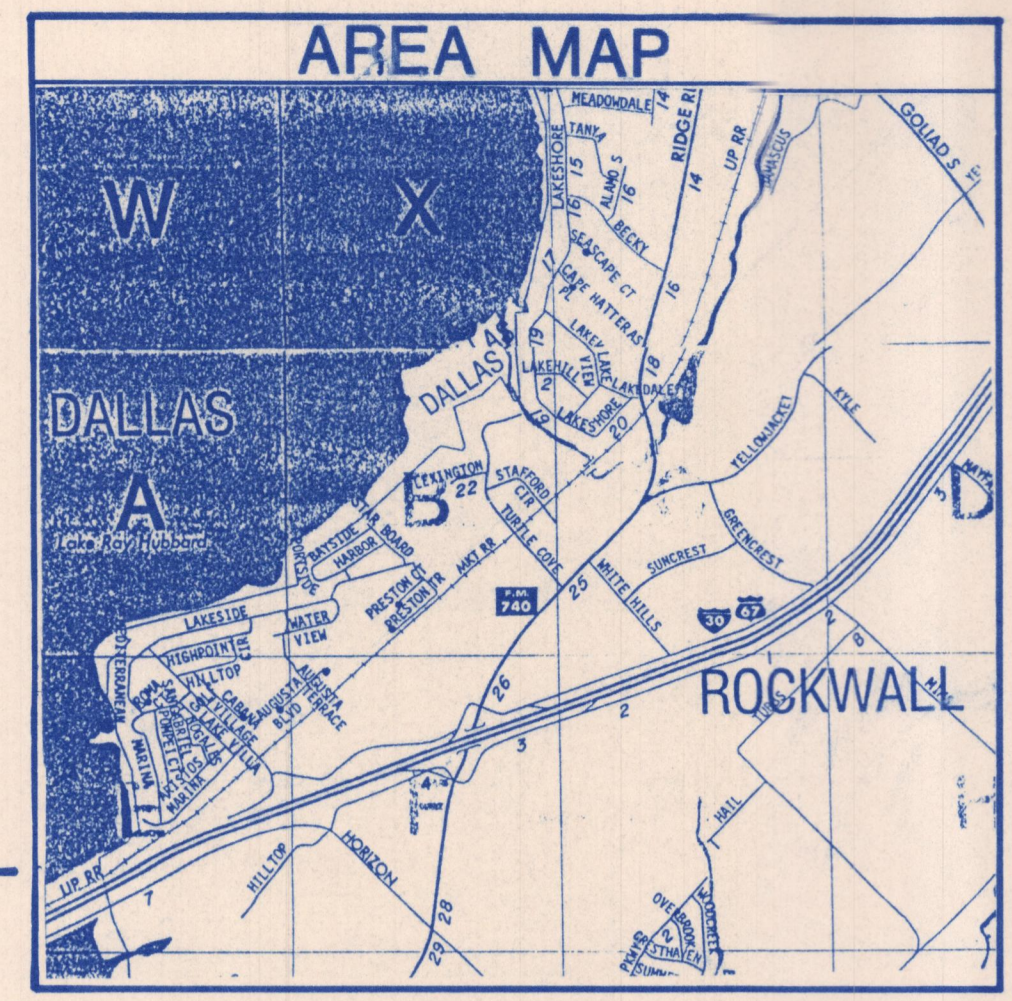
**1 CONC. CURB DTL.**  
SCALE: 1 1/2" = 1'-0"



NOTE: CONTROL JOINTS IN WALK @ 6'-0" O.C. EXPANSION JOINTS ARE @ 20'-0" ON CENTER

**2 CONC. SIDEWALK DTL.**  
SCALE: 1 1/2" = 1'-0"

3



**BUILDING AREA**

FIRST FLOOR LEASE	13,400
SECOND FLOOR LEASE	12,925
MANAGEMENT OFFICE	225
USABLE	26,550
STAIRS	676
ELEVATORS	255
ELEC./TEL. ROOMS	116
ATRIUM	2,644
BALC. & CORR.	1,418
<b>TOTAL</b>	<b>31,719</b>

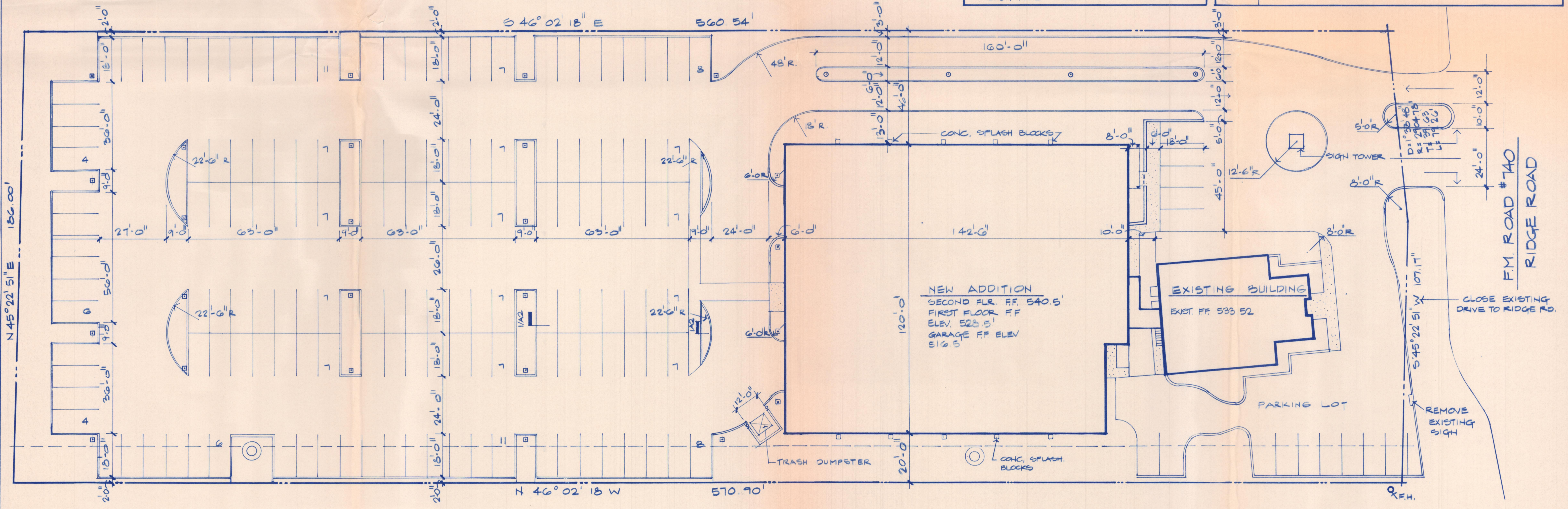
**SITE AREA**

BUILDING AREA =	19,855 SF	18%
PARKING AND DRIVES =	69,100 SF	66%
SIDEWALKS =	685 SF	1%
LANDSCAPE =	15,444 SF	15%
<b>TOTAL</b>	<b>105,090 SF</b>	<b>100%</b>

**BUILDING CODE INFORMATION -**  
OCCUPANCY - B2  
BDDY TYPE - 2H

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GR-1	GRADING PLAN



**ARCHITECTURAL SITE PLAN**  
SCALE: 1" = 20'-0"

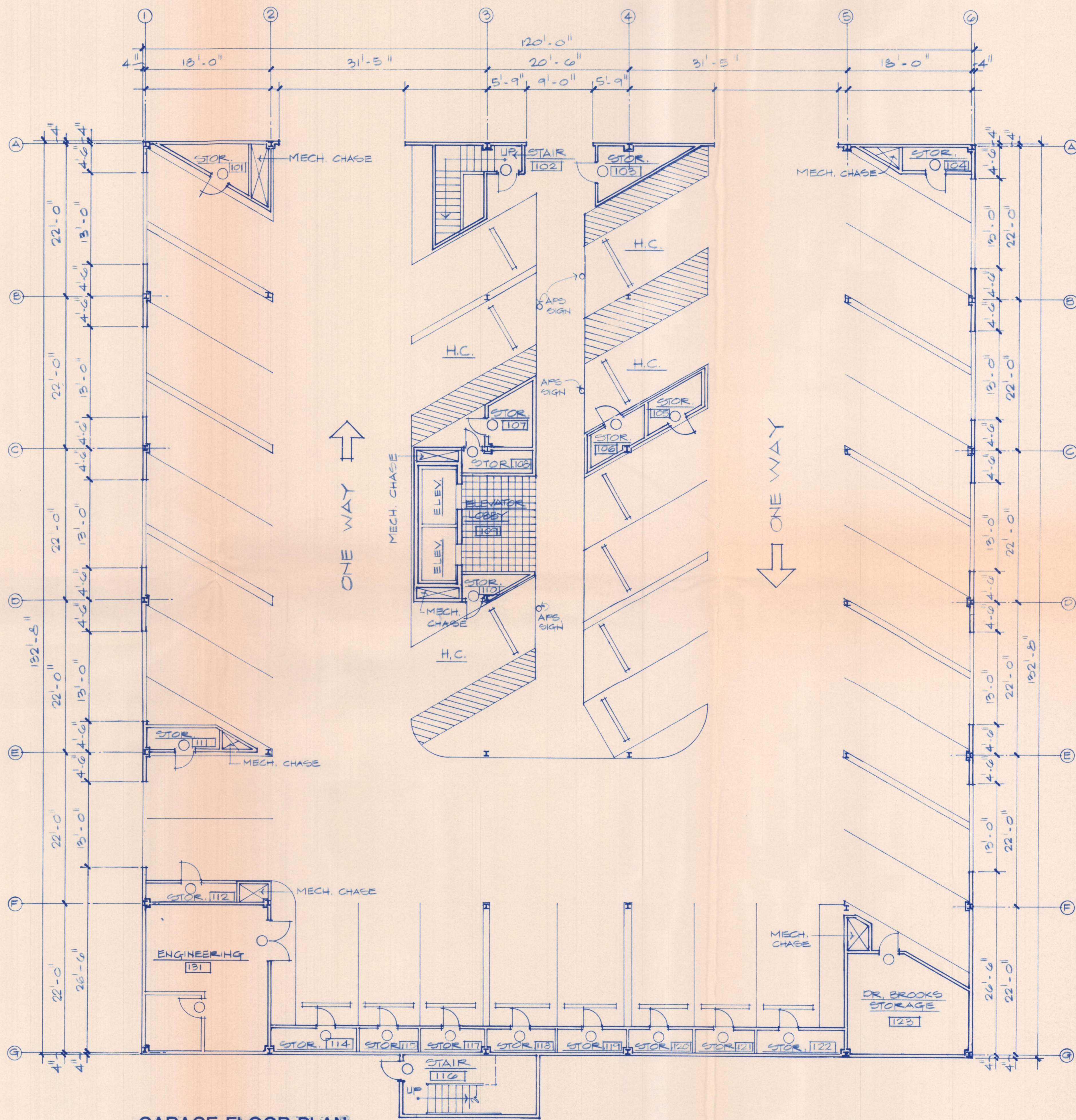
ARCHITECTURAL SITE PLAN

LAKE POINTE HEALTH  
SCIENCE CENTER  
OF ROCKWALL

rauls welly inc.  
Architects / Planners  
13601 Preston Road, Suite 105  
Dallas, Texas 75240 (214) 490-0090

DR BY:  
CHK BY:  
REVISIONS:

JOB NO. 93028  
DATE:  
SHEET NO.  
**A2**  
OF SHEETS



**GARAGE FLOOR PLAN**  
SCALE: 1/8" = 1'-0"

**GARAGE FLOOR PLAN**

**LAKE POINTE HEALTH  
SCIENCE CENTER  
OF ROCKWALL**

**rawls & welty inc.**  
Architects / Planners  
13600 Rockwall Road, Suite 106  
Dallas, Texas 75240 (214)480-0090

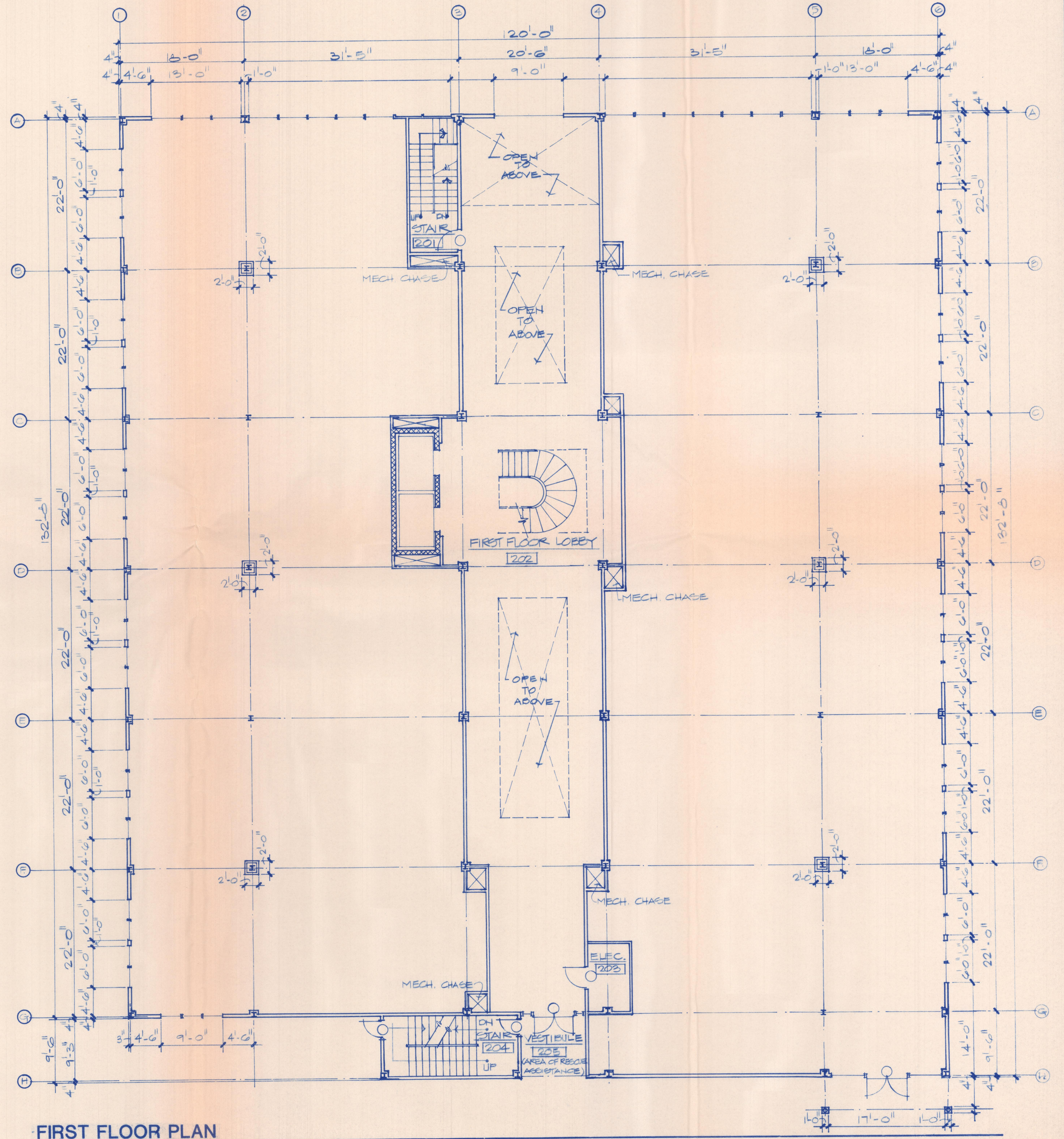


DR BY: E.F.  
CHK BY:  
REVISIONS:

JOB NO. 93028

DATE:  
SHEET NO.

**A4**  
OF SHEETS



**FIRST FLOOR PLAN**  
 SCALE: 1/8" = 1'-0"

FIRST FLOOR PLAN

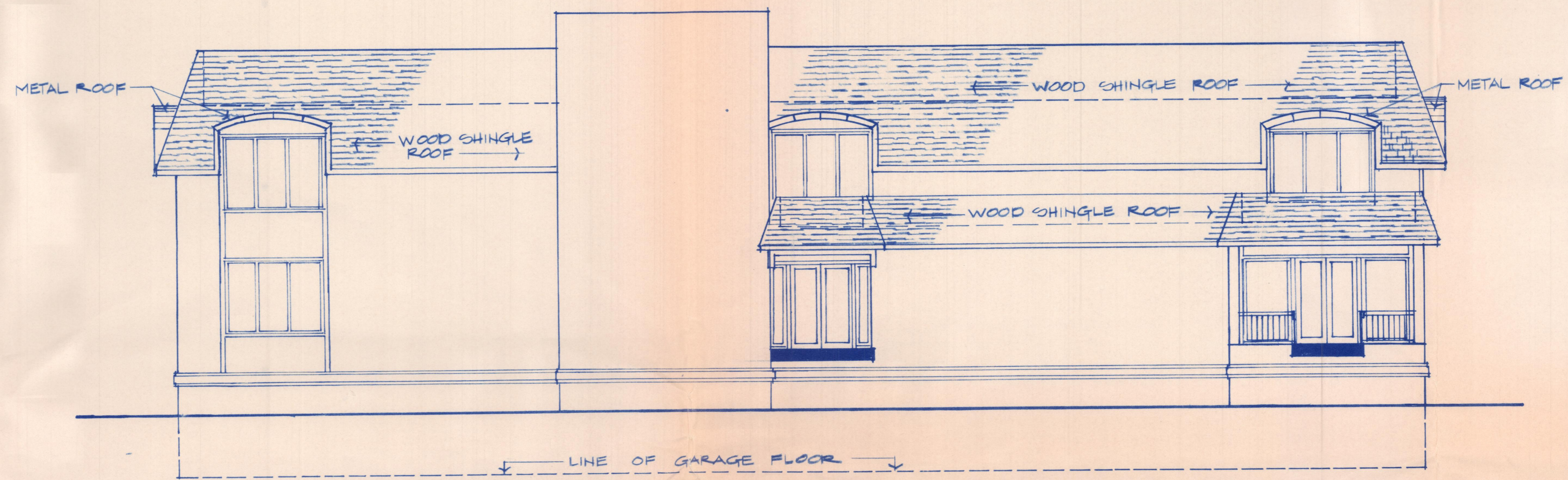
LAKE POINTE HEALTH  
 SCIENCE CENTER  
 OF ROCKWALL

rowls & welly inc.  
 Architects / Planners  
 13601 Preston Road Suite 106  
 Dallas, Texas 75240 214.490-0090



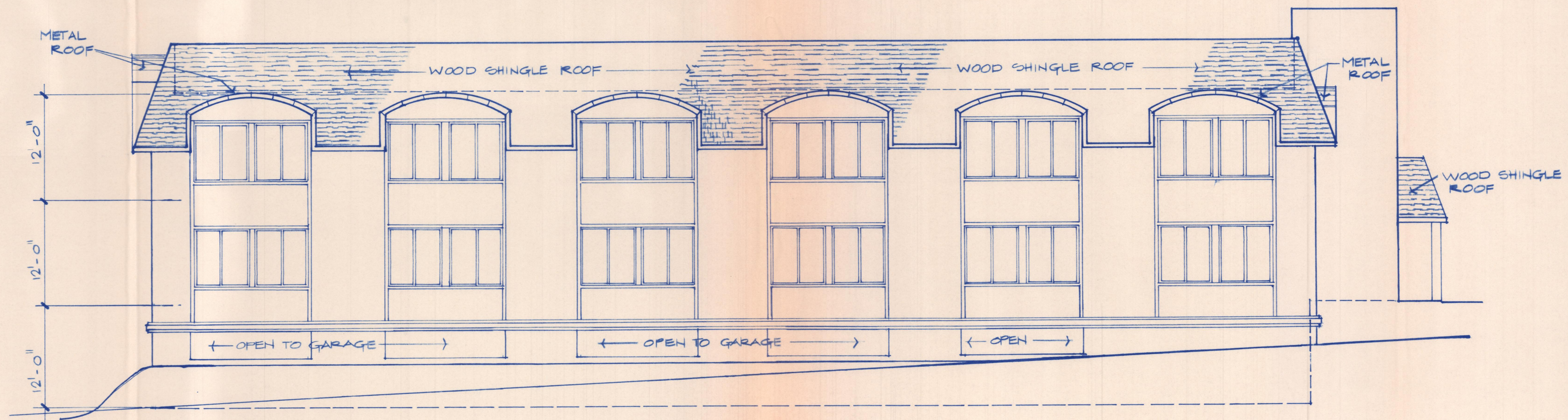
DR BY: E.F.  
 CHK BY:  
 REVISIONS:

JOB NO. 93028  
 DATE:  
 SHEET NO.  
**A5**  
 OF SHEETS



EXTERIOR ELEVATION - EAST SIDE

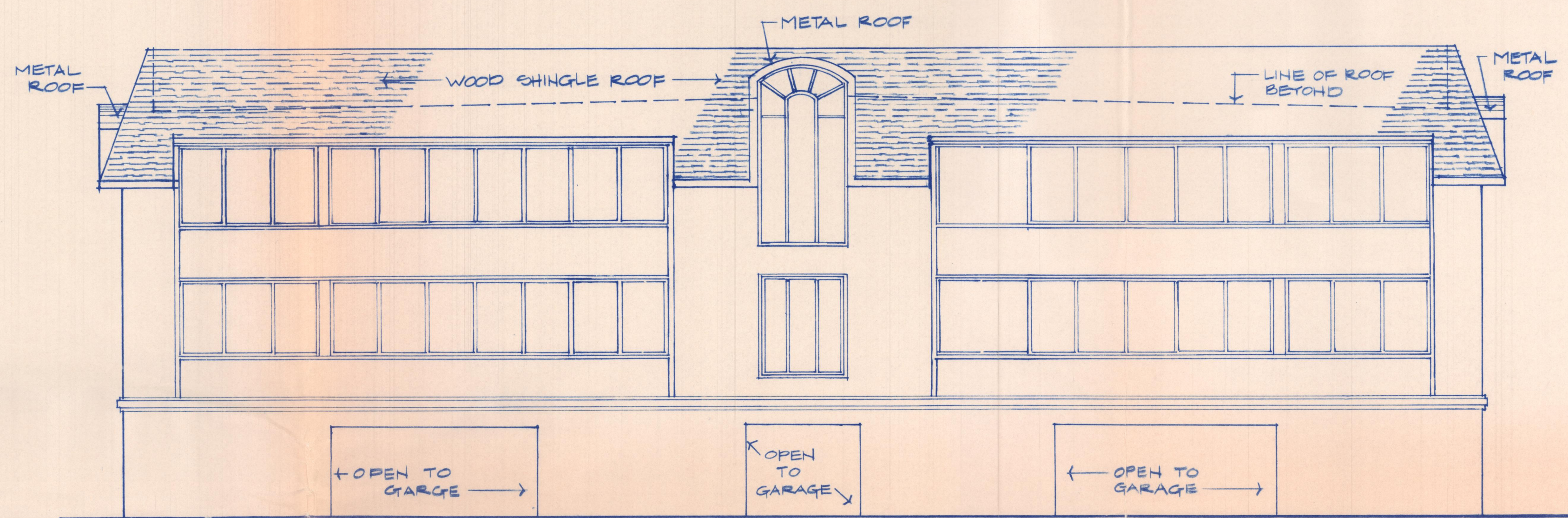
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EXTERIOR ELEVATION - SOUTH SIDE

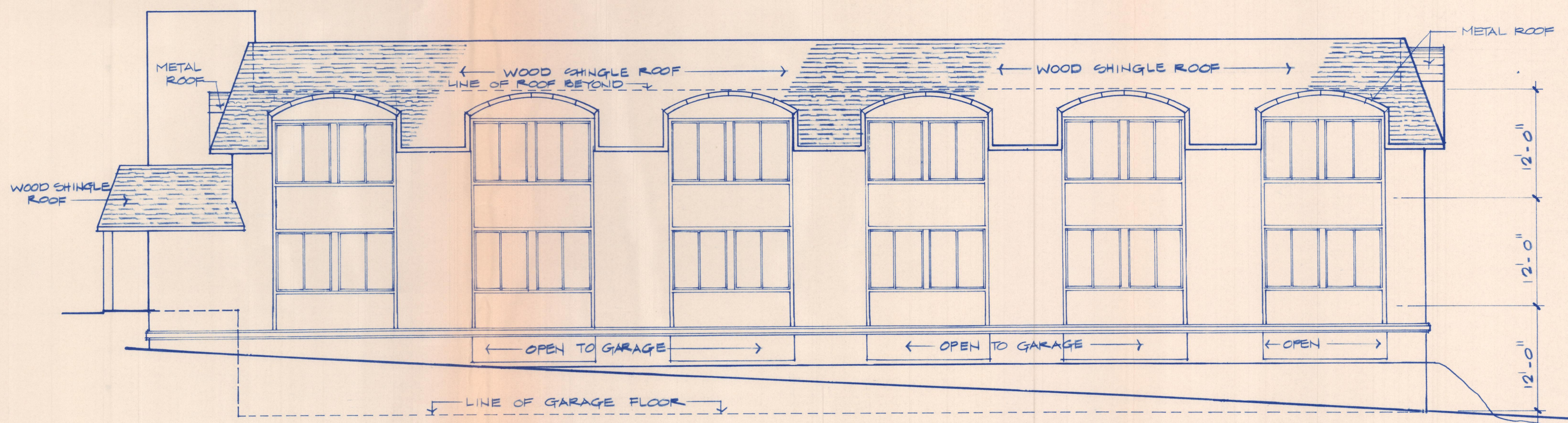
SCALE: 1/8"=1'-0"





EXTERIOR ELEVATION - WEST SIDE

SCALE: 1/8" = 1'-0"



EXTERIOR ELEVATION - NORTH SIDE

SCALE: 1/8" = 1'-0"

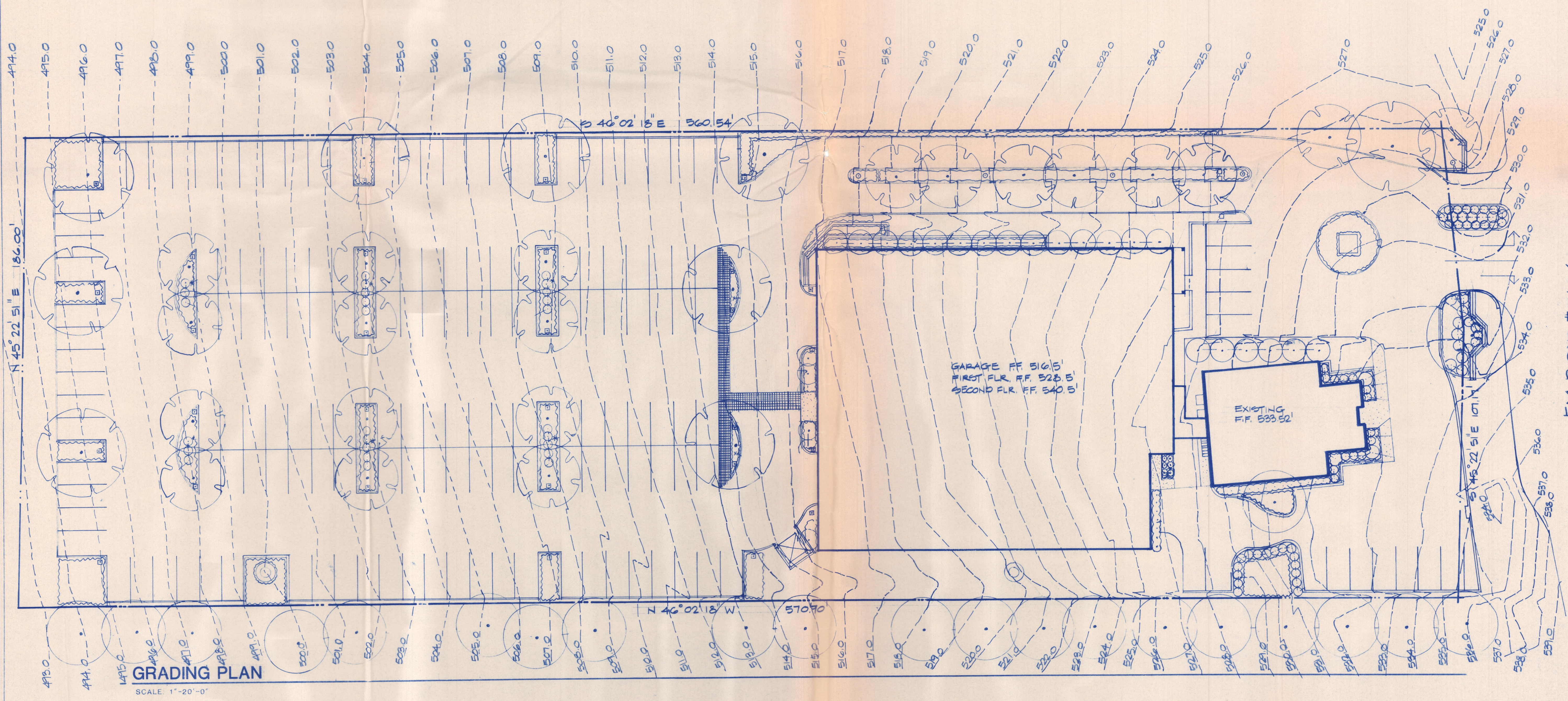
rowls & werty inc.  
Architects / Engineers / Planners  
13801 Preston Road, Suite 106  
Dallas, Texas 75240 (214)490-0090



DR BY: EEF  
CHK BY:  
REVISIONS:

JOB NO. 93028  
DATE:  
SHEET NO.

**A11**  
OF SHEETS



FM ROAD # 740 (RIDGE ROAD)

GRADING PLAN

LAKE POINTE HEALTH  
SCIENCE CENTER  
OF ROCKWALL

rouls & weiky inc.  
Architects / Planners / Engineers  
13600 Highway 106  
Dallas, Texas 75240 (214) 480-0990



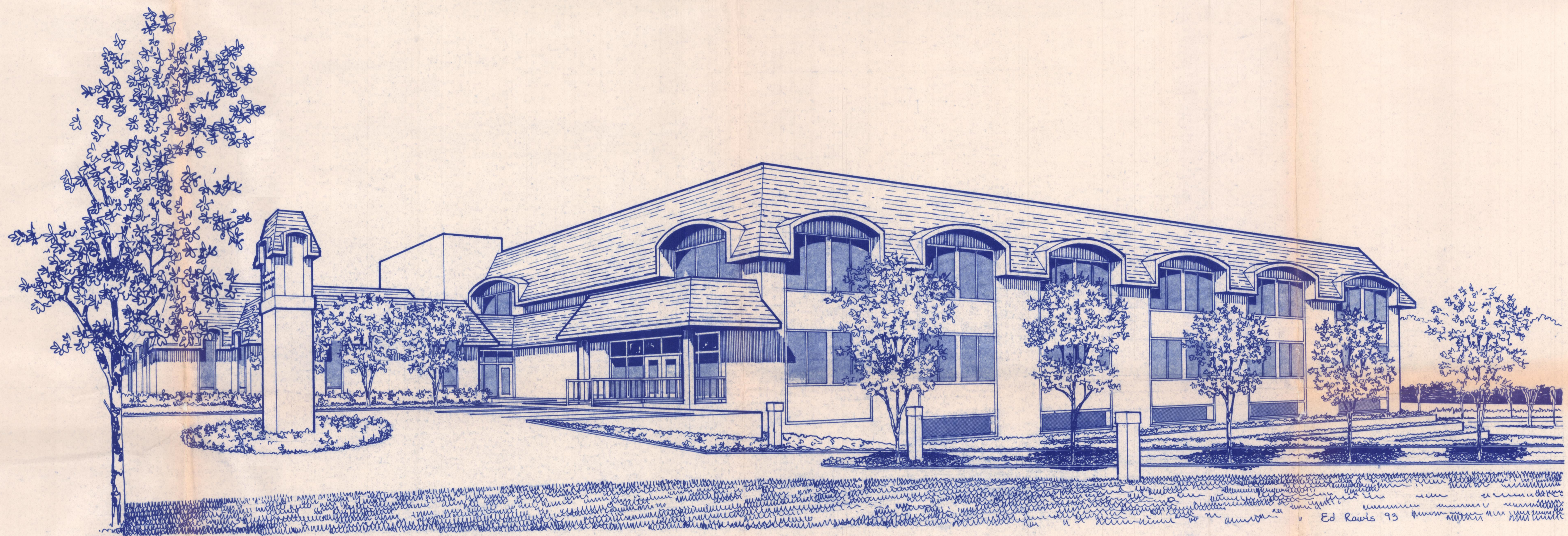
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REVISIONS:

JOB NO. 93028  
DATE:

SHEET NO.

GR1  
OF SHEETS

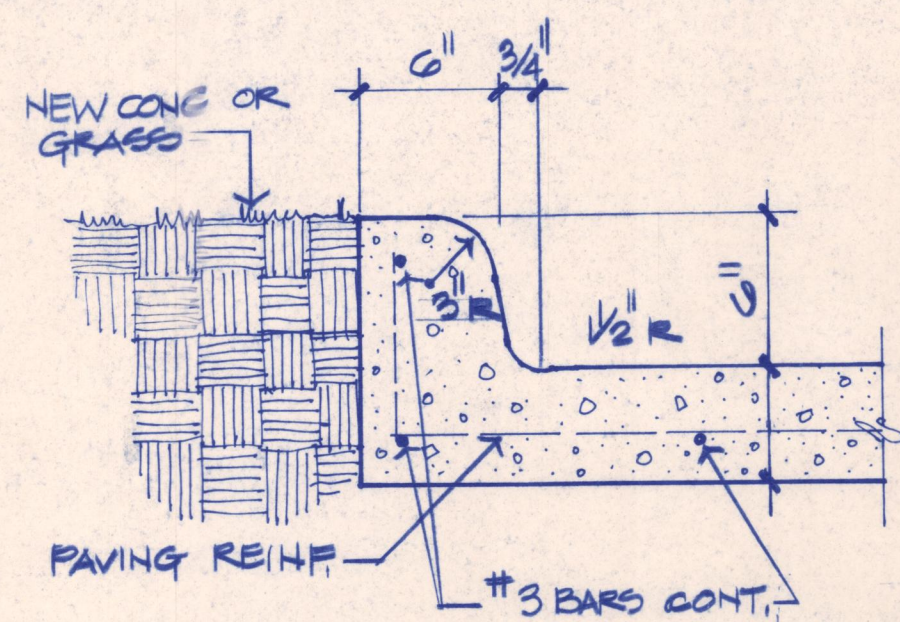
6/6/93  
Ed Rawls  
Architects



# LAKE POINTE HEALTH SCIENCE CENTER OF ROCKWALL



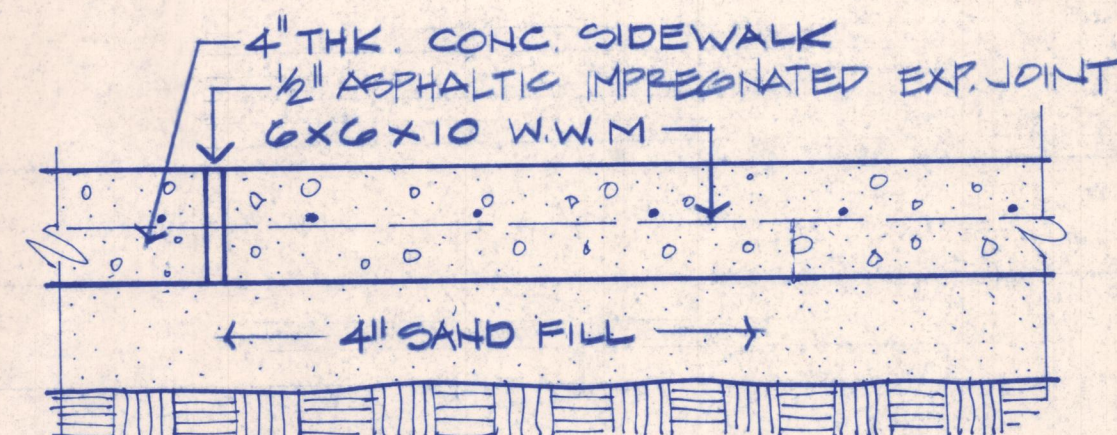
rawls & welty inc.  
Architects / Planners  
13601 Preston Road, Suite 106  
Dallas, Texas 75240 (214)490-0090



NOTE: WHERE POURING CONC. PAVING AGAINST EXISTING CURBS DRILL #4 DOWELS, 18" L @ 4'-0" OC INTO EXIST. CURB.

**4 CONC. CURB DTL.**

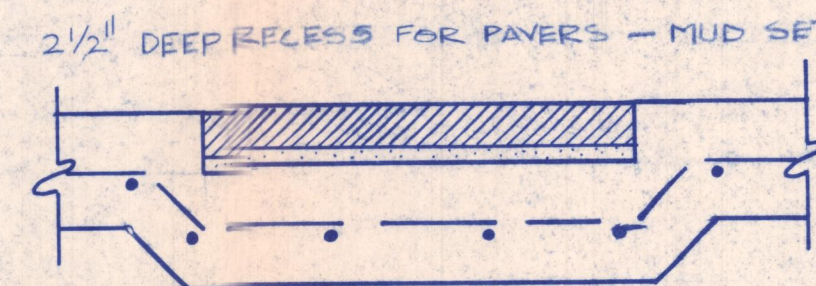
SCALE: 1 1/2" = 1'-0"



NOTE: CONTROL JOINTS IN WALK @ 6'-0" O.C. EXPANSION JOINTS ARE @ 20'-0" ON CENTER

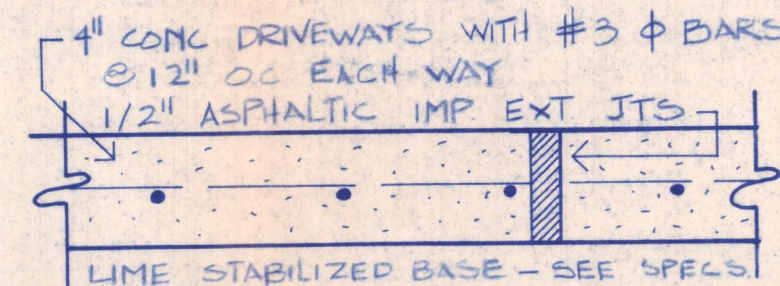
**3 CONC. SIDEWALK DTL.**

SCALE: 1 1/2" = 1'-0"



**5 SPLIT PAVER DTL.**

SCALE: 1 1/2" = 1'-0"



**2 CONC. DRIVEWAY DTL.**

SCALE: 1 1/2" = 1'-0"



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M-2	FIRST FLOOR PLAN - HVAC
M-3	SECOND FLOOR PLAN - HVAC
EL-1	GARAGE FLOOR PLAN - ELECTRICAL
EL-2	FIRST FLOOR PLAN - ELECTRICAL
EL-3	SECOND FLOOR PLAN - ELECTRICAL
P-1	GARAGE FLOOR PLAN - PLUMBING
P-2	FIRST FLOOR PLAN - PLUMBING
P-3	SECOND FLOOR PLAN - PLUMBING

**DESIGN TEAM**

ARCHITECT:  
RAWLS-WELTY, INC.

STRUCTURAL ENGINEER:  
JOE P HILL

MEP ENGINEER:

OWNER:

CIVIL ENGINEER:

LANDSCAPE DESIGNER:  
CHALE RAWLS

**GENERAL NOTES**

**CODE INFORMATION**

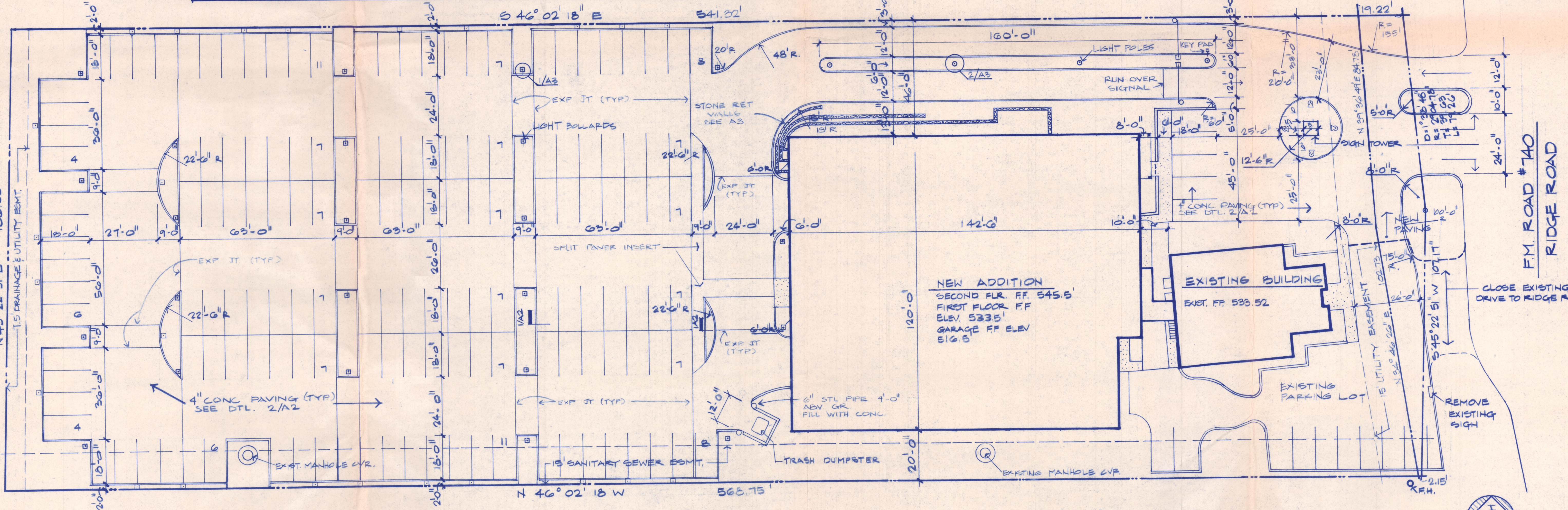
OCCUPANCY GROUP	B2
CONSTRUCTION TYPE	2N
SPRINKLED	FULLY
FIRE RESISTIVE REQUIREMENTS	HR.
EXT. NON-BEARING WALL	HR.
STRUCTURAL FRAME	HR.
PERMANENT PARTITIONS	HR.
SHAFT ENCLOSURE	HR.
FLOORS	HR.
ROOFS	HR.

**BUILDING AREA**

FIRST FLOOR LEASE	13,400
SECOND FLOOR LEASE	12,925
MANAGEMENT OFFICE	223
USABLE	26,550
STAIRS	676
ELEVATORS	255
ELEC./TEL. ROOMS	116
ATRIUM	2,644
BALC. & CORR.	1,478
TOTAL NEW CONSTRUCTION	31,719
TOTAL OF EXISTING	2,500

**SITE AREA**

BUILDING AREA	19,855 SF	18%
PARKING AND DRIVES	69,100 SF	66%
SIDEWALKS	685 SF	1%
LANDSCAPE	15,444 SF	15%
TOTAL	105,090 SF	100%
TOTAL PARKING SPACES SHOWN	199	



**1 ARCHITECTURAL SITE PLAN**

SCALE: 1" = 20'-0"

REFER TO SHEET GR-1 FOR GRADING PLAN  
REFER TO SHEET A-3 FOR LANDSCAPE PLAN  
REFER TO SHEET MEP-1 FOR SITE UTILITIES

ARCHITECTURAL SITE PLAN

LAKE POINTE HEALTH  
SCIENCE CENTER  
OF ROCKWALL

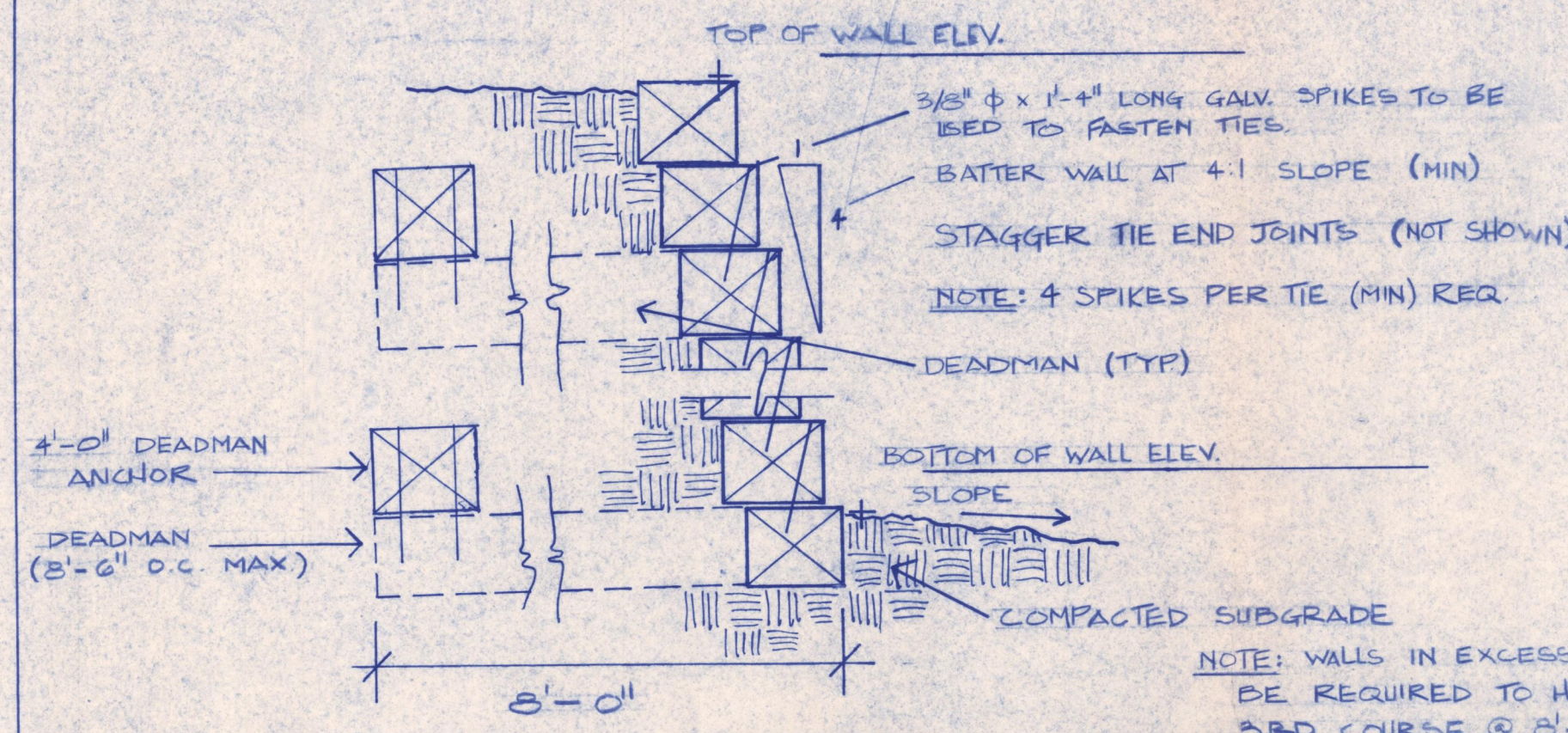
rawls-welty inc.  
Architects / Planners  
19601 Preston Road, Suite 106  
Dallas, Texas 75240 (214)480-0090

DR BY:

CHK BY:

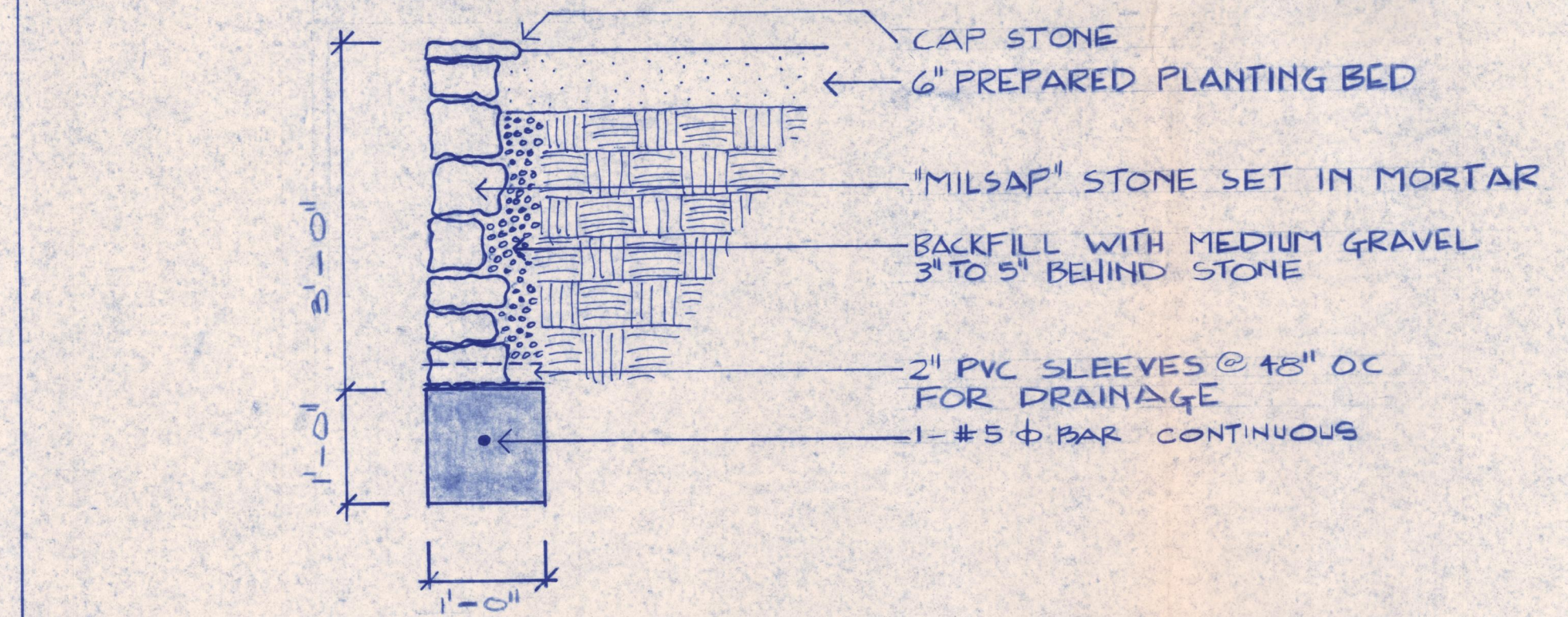
REVISIONS:  
1-11-94

JOB NO. 93028  
DATE: 12-1-93  
SHEET NO.  
**A2**  
OF SHEETS



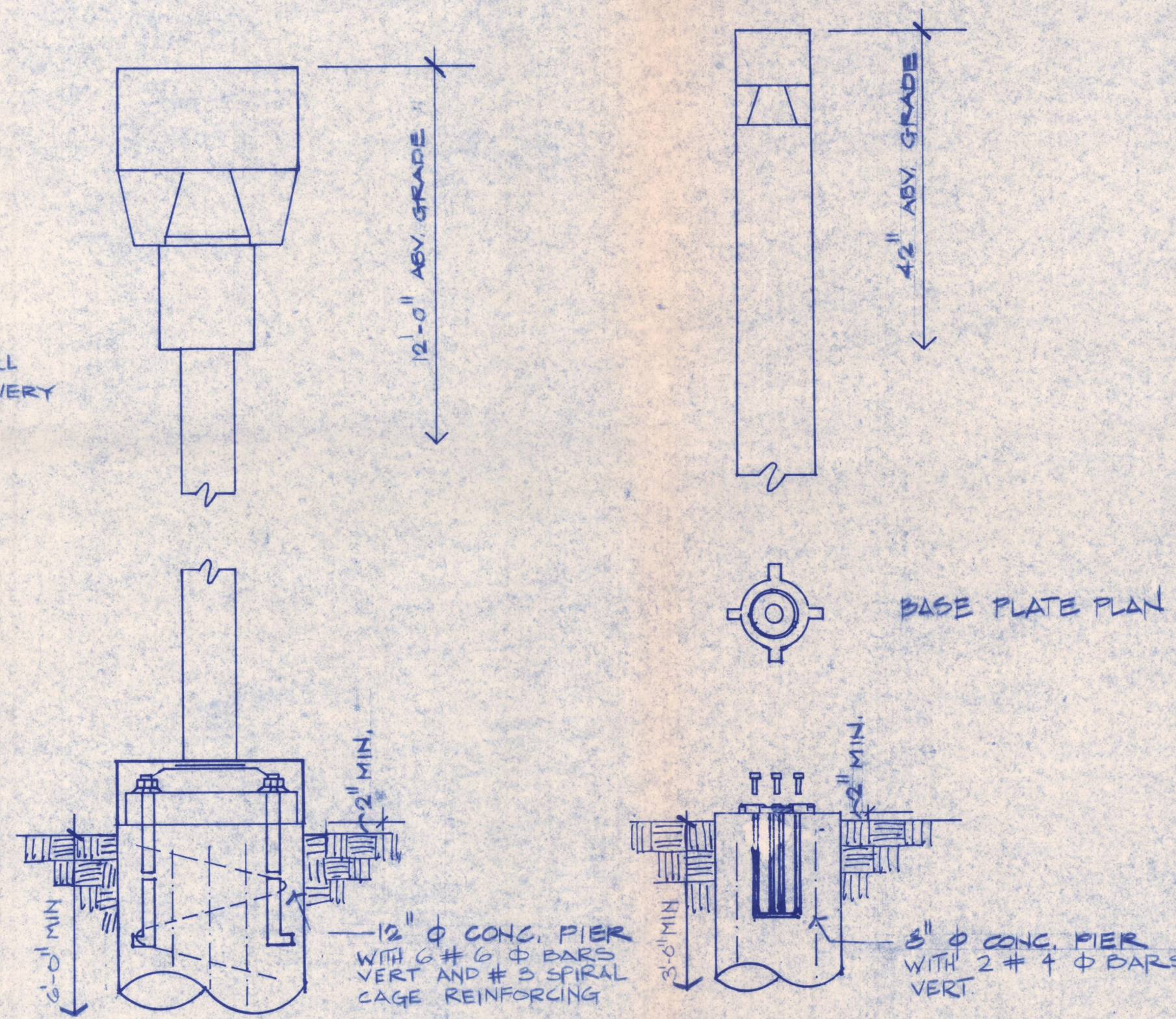
**5 RETAINING WALL - R.R. TIE**

SCALE: 1/2" = 1'-0"



**4 RETAINING WALL - STONE**

SCALE: 3/4" = 1'-0"



**3 LIGHT POLE**

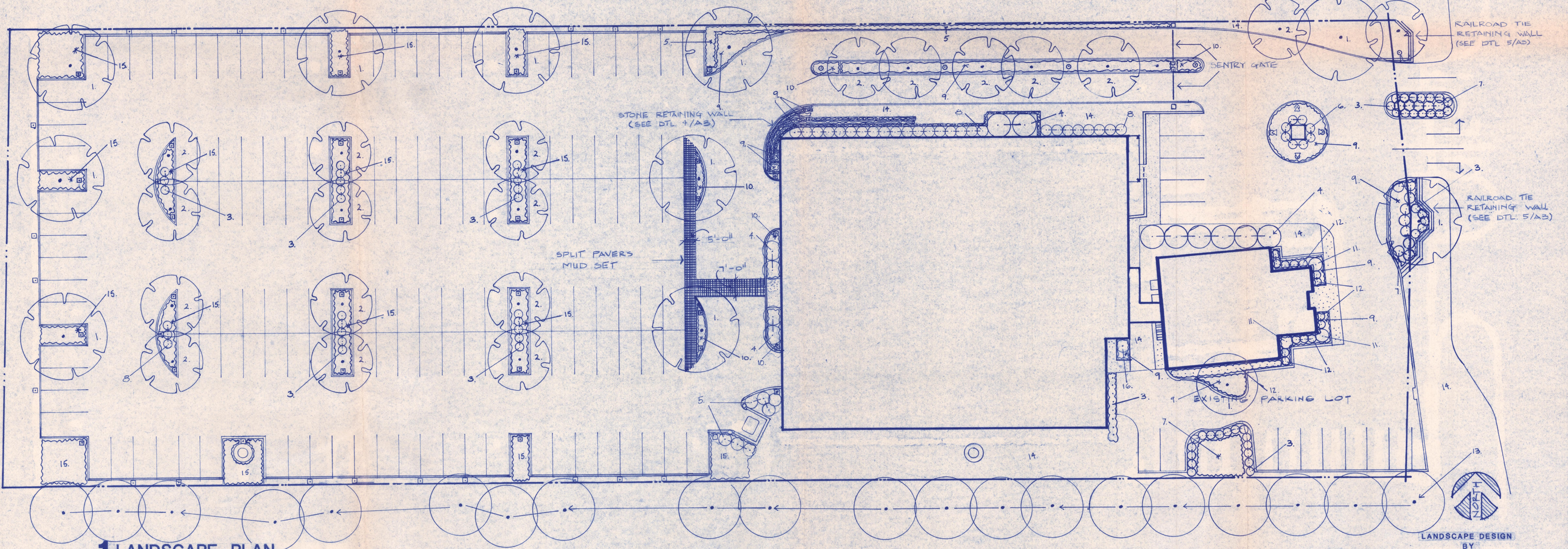
SCALE: 1 1/2" = 1'-0"

**2 LIGHT BOLLARD**

SCALE: 1 1/2" = 1'-0"

LANDSCAPE SCHEDULE				
NO.	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING
1.	LIVE OAK	QUERCUS VIRGINIANA	3" CAL	AS SHOWN
2.	LIVE OAK	QUERCUS VIRGINIANA	2" CAL	AS SHOWN
3.	DWARF YAUPON HOLLY	ILEX VOMITORIA NANA	2 GAL	3' O.C.
4.	CREPE MYRTLE	LAGERSTROEMIA INDICA	4 TO 6 HT	10' O.C.
5.	RED TOP PHOTINIA	PHOTINIA X FRASERI	5 GAL.	3' O.C.
6.	INDIAN HAWTHORNE	RAPIHOLEPIS INDICA	1 GAL.	2' O.C.
7.	PFITZER JUNIFER	JUNIPERUS PFITZERIANA	1 GAL.	2' O.C.E.W.
8.	BOXWOOD	BUXUS MICROPHYLLA	5 GAL.	3' O.C.
9.	ASIAN JASMINE	TRACHAELOSPERSIMUM ASIATICUM	4" CUPS	8" O.C.E.W.
10.	ANNUAL COLOR BEDS		4" CUPS	8" O.C.E.W.
11.	EXISTING SMALL TREE			
12.	EXISTING ORNAMENTALS			
13.	EXISTING TREES			
14.	LAWN			
15.	CREeping JUNIFER	JUNIPERUS HORIZONTALIS	1 GAL.	2' O.C.E.W.
16.	DWARF YAUPON HOLLY	ILEX VOMITORIA	5 GAL.	

- LANDSCAPE NOTES:**
1. REMOVE 8" TO 12" OF SOIL FROM ALL BEDS AND FILL WITH BLEND OF 1/2 SANDY LOAM AND 1/2 BACK TO EARTH.
  2. FILL ALL PLANTING HOLES WITH BLEND OF 1/2 SANDY LOAM AND 1/2 BACK TO EARTH.
  3. REMOVE 4" TO 6" OF SOIL AND TOP WITH BLEND OF 1/2 SANDY LOAM AND 1/2 BACK TO EARTH ON ALL AREAS TO BE SOPDED.
  4. COVER ALL PLANTINGS WITH 2" TO 3" OF BARK MULCH
  5. ALL PLANTING MATERIALS ARE TO BE PURCHASED FROM A LOCAL NURSERY.
  6. USE A HIGH QUALITY SANDY LOAM.
  7. ALL PLANTING AREAS TO BE IRRIGATED WITH AN AUTOMATIC SPRINKLER SYSTEM PROVIDED BY THIS CONTRACT. INSTALL SLEEVES TO ALL ISOLATED PLANTING AREAS PRIOR TO PLACEMENT OF PAVING MATERIALS.



**1 LANDSCAPE PLAN**

SCALE: 1" = 20'-0"

LANDSCAPE DESIGN BY  
**CHACE RAWLS**  
1704 LAKE SHORE LN.  
PLANO, TEXAS 75028

LANDSCAPE PLAN

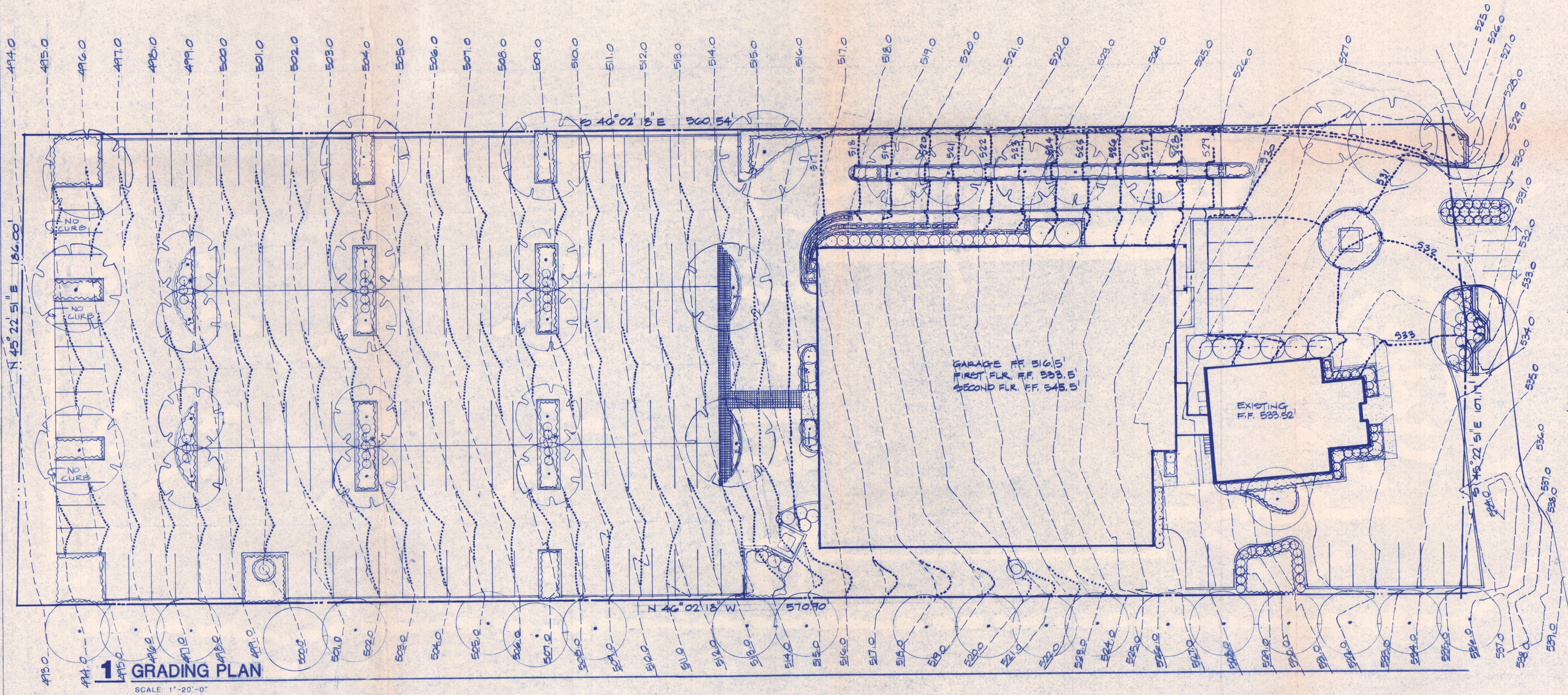
LAKE PONTE HEALTH  
SCIENCE CENTER  
OF ROCKWALL

rawls & uelty inc.  
Landscape Architects / Planners  
13601 Preston Road, Suite 106  
Dallas, Texas 75240 (214) 490-0090



DR BY:  
CHK BY:  
REVISIONS:  
11-97

JOB NO. 98028  
DATE: 12-1-95  
SHEET NO.  
**A3**  
OF SHEETS



**1 GRADING PLAN**

SCALE: 1"=20'-0"

F.M. ROAD # 740 (RIDGE ROAD)

GRADING PLAN

LAKE POINTE HEALTH  
SCIENCE CENTER  
OF ROCKWALL

rowls & weety inc.  
Architects / Planners  
13601 Preston Road, Suite 106  
Dallas, Texas 75240 (214)460-0090



DR BY:  
CHK BY:  
REVISIONS:  
1-11-94

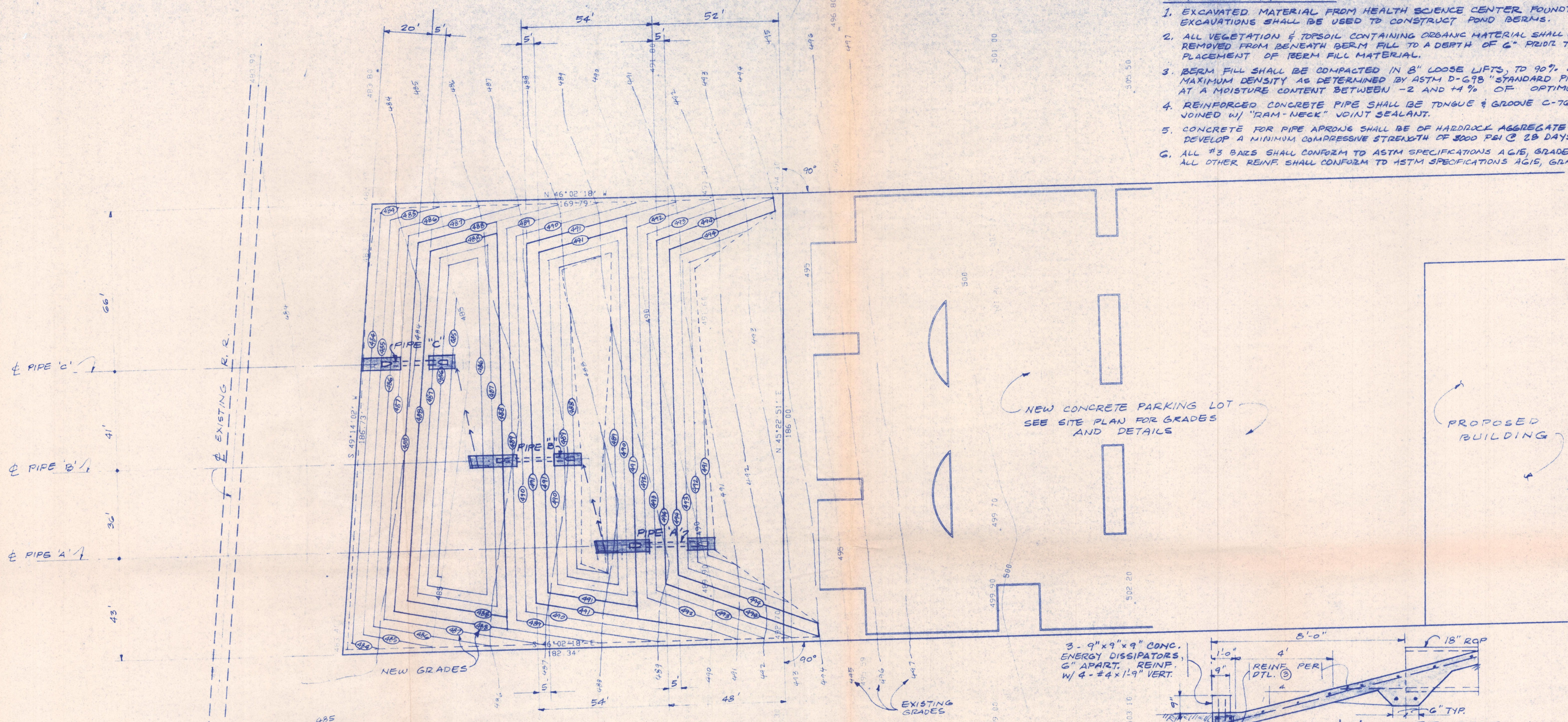
JOB NO. 93028  
DATE: 12-1-93  
SHEET NO.

**GR1**

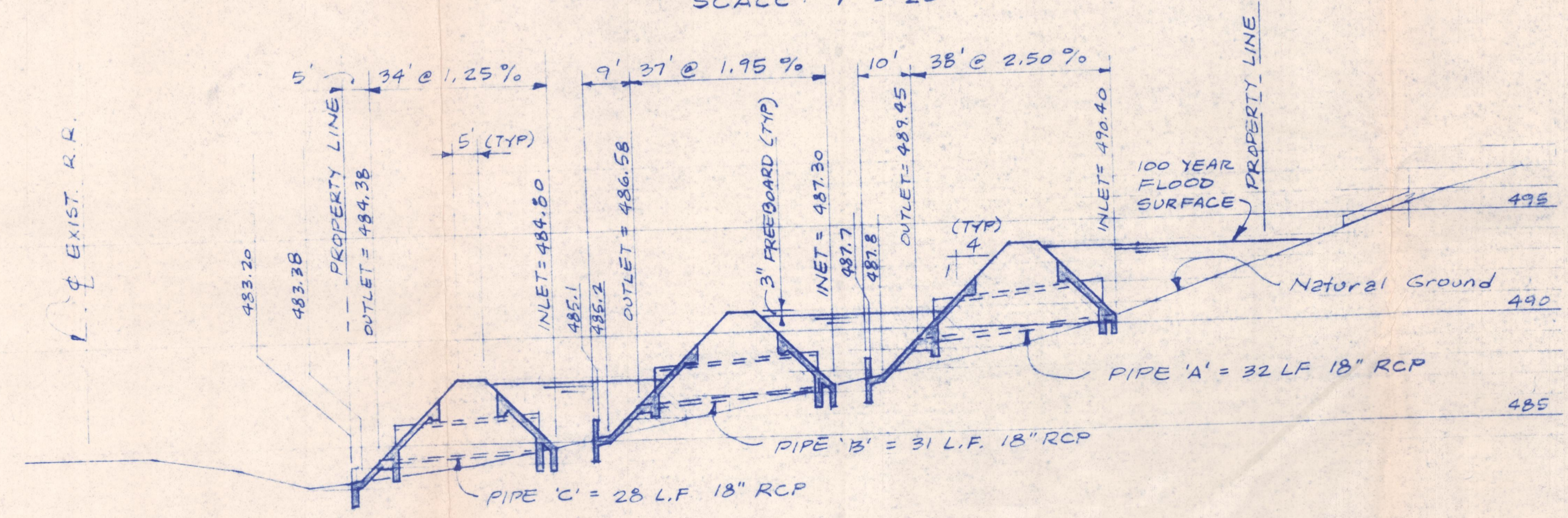
OF SHEETS

**GENERAL NOTES.**

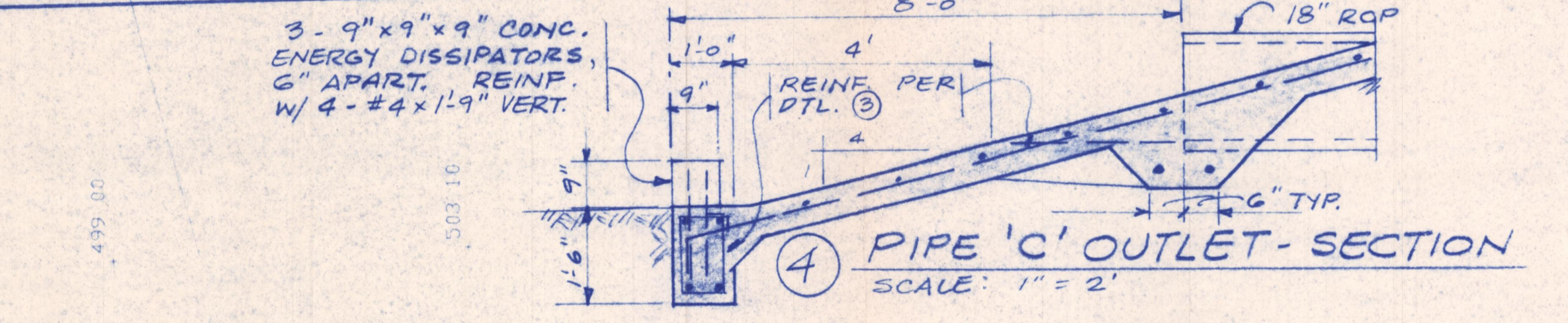
1. EXCAVATED MATERIAL FROM HEALTH SCIENCE CENTER FOUNDATION EXCAVATIONS SHALL BE USED TO CONSTRUCT POND BERMS.
2. ALL VEGETATION & TOPSOIL CONTAINING ORGANIC MATERIAL SHALL BE REMOVED FROM BENEATH BERM FILL TO A DEPTH OF 6" PRIOR TO PLACEMENT OF BERM FILL MATERIAL.
3. BERM FILL SHALL BE COMPACTED IN 8" LOOSE LIFTS, TO 90% OF ITS MAXIMUM DENSITY AS DETERMINED BY ASTM D-698 "STANDARD PROCTOR AT A MOISTURE CONTENT BETWEEN -2 AND +4% OF OPTIMUM.
4. REINFORCED CONCRETE PIPE SHALL BE TONGUE & GROOVE C-76, AND JOINED W/ "RAM-NECK" JOINT SEALANT.
5. CONCRETE FOR PIPE APRONS SHALL BE OF HARDBLOCK AGGREGATE & SHALL DEVELOP A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI @ 28 DAYS.
6. ALL #3 BARS SHALL CONFORM TO ASTM SPECIFICATIONS A305, GRADE 40. ALL OTHER REINF. SHALL CONFORM TO ASTM SPECIFICATIONS A615, GRADE 60.



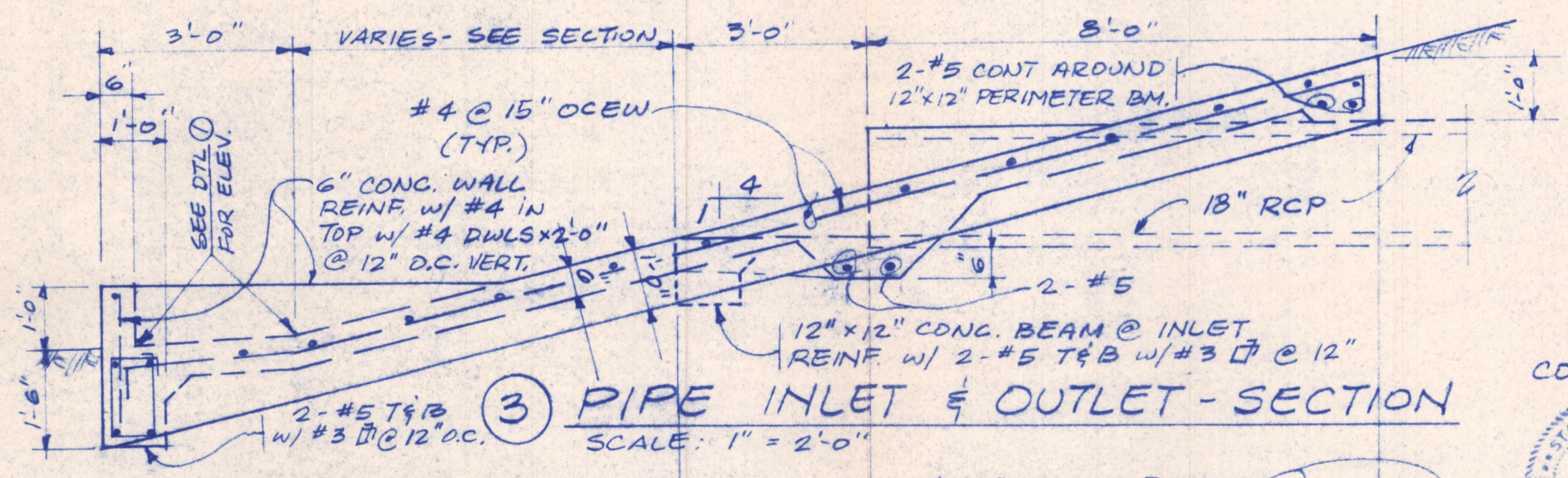
**DETENTION PONDS - GRADING PLAN**  
SCALE: 1" = 20'



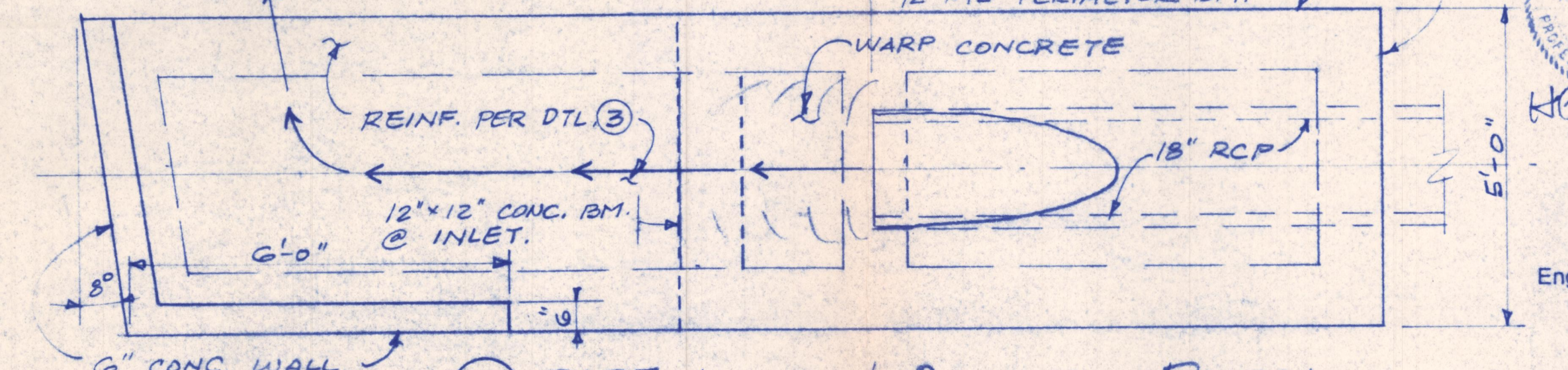
**DETENTION PONDS - SECTION**  
SCALE: HORIZ: 1" = 20'  
VERT: 1" = 5'



**PIPE 'C' OUTLET - SECTION**  
SCALE: 1" = 2'



**PIPE INLET & OUTLET - SECTION**  
SCALE: 1" = 2'-0"



**PIPE INLET & OUTLET - PLAN**  
SCALE: 1" = 2'

DRAINAGE PLAN

LAKE POINTE HEALTH SCIENCE CENTER OF ROCKWALL

rowis & uehly inc.  
Architects / Planners  
13601 Preston Road, Suite 106  
Dallas, Texas 75240 (214)490-0090



DR BY:  
CHK BY:  
REVISIONS:

JOB NO.  
DATE:  
SHEET NO.

GR2  
OF SHEETS

FOR CONSTRUCTION



Doyle Engineering Group  
Suite 260  
5580 LBJ Freeway  
Dallas, Texas 75240  
214 991 1180

SITE PLAN REVIEW

- ✓ Date Submitted \_\_\_\_\_
- ✓ Scheduled for P&Z \_\_\_\_\_
- ✓ Scheduled for Council \_\_\_\_\_
- ✓ Applicant/Owner \_\_\_\_\_
- ✓ Name of Proposed Development \_\_\_\_\_
- ✓ Location \_\_\_\_\_ Legal Description \_\_\_\_\_
- ✓ Total Acreage \_\_\_\_\_ No. Lots/Units \_\_\_\_\_
- ✓ Current Zoning \_\_\_\_\_
- Special Restrictions \_\_\_\_\_
- ✓ Surrounding Zoning \_\_\_\_\_

Planning

Yes      No      N/A

- 1. Is the site zoned properly?  Yes  No  N/A
- 2. Does the use conform to the Land Use Plan?  Yes  No  N/A
- 3. Is this project in compliance with the provisions of a Concept Plan?  Yes  No  N/A
- ✓ 4. Is the property platted? *but being expanded*  Yes  No  N/A
- ✓ 5. Is plat filed of record at Courthouse? File No. \_\_\_\_\_  Yes  No  N/A
- ✓ 6. If not, is this site plan serving as a preliminary plat? *final being expanded*  Yes  No  N/A
- 7. Does the plan conform to the Comprehensive Zoning Ordinance or PD Ordinance on the following:
  - a. Are setbacks correct?
    - needs variance from Council* front  Yes  No  N/A
    - side  Yes  No  N/A
    - rear  Yes  No  N/A
  - b. Are buildings on same lot adequately separated?  Yes  No  N/A

*David needs to check*



- c. Is the lot the proper size?
- d. Does the lot have proper dimensions?
- e. Are exterior materials correct? *- needs to show on elevation drawings*
- f. Are structural materials correct? *need to verify steel frame*
- g. Is coverage correct?
- h. Is adequate area in landscaping shown?
- i. Is it irrigated?
- j. Is landscaping in parking lot required?
- k. Are types of landscaping indicated?
- l. Is floor area ratio correct?
- m. Is building height correct? *needs to tell us height*
- n. Are correct number of parking spaces provided? *unknown*
- o. Are driving lanes adequate in width?
- p. Are parking spaces dimensioned properly?
- q. Does the parking lot meet City specifications? *need to verify concrete*
- r. Is a fire lane provided? *no, needs*
- s. Is it adequate in width?
- t. Are drive entrances properly spaced? *need to work out*
- u. Are drive entrances properly dimensioned? *needs to do* 
  - ....Do drive entrances line up with planned median breaks? *need to check*
- v. Is lighting provided and correctly directed? *except in front*
- w. Are sidewalks required?
- x. Are sidewalks provided?
- y. Is a screen or buffer required? 
  - ....Is it sized properly?
  - ....Is it designed properly?
  - ....Is it of correct materials?

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

Comments:

Building Codes

- |  |       |       |       |
|--|-------|-------|-------|
| 1. Do buildings meet fire codes? <i>David needs to check</i>   | _____ | _____ | _____ |
| 2. Do signs conform to Sign Ordinance? <i>need information</i> | _____ | _____ | _____ |

Comments:

Engineering

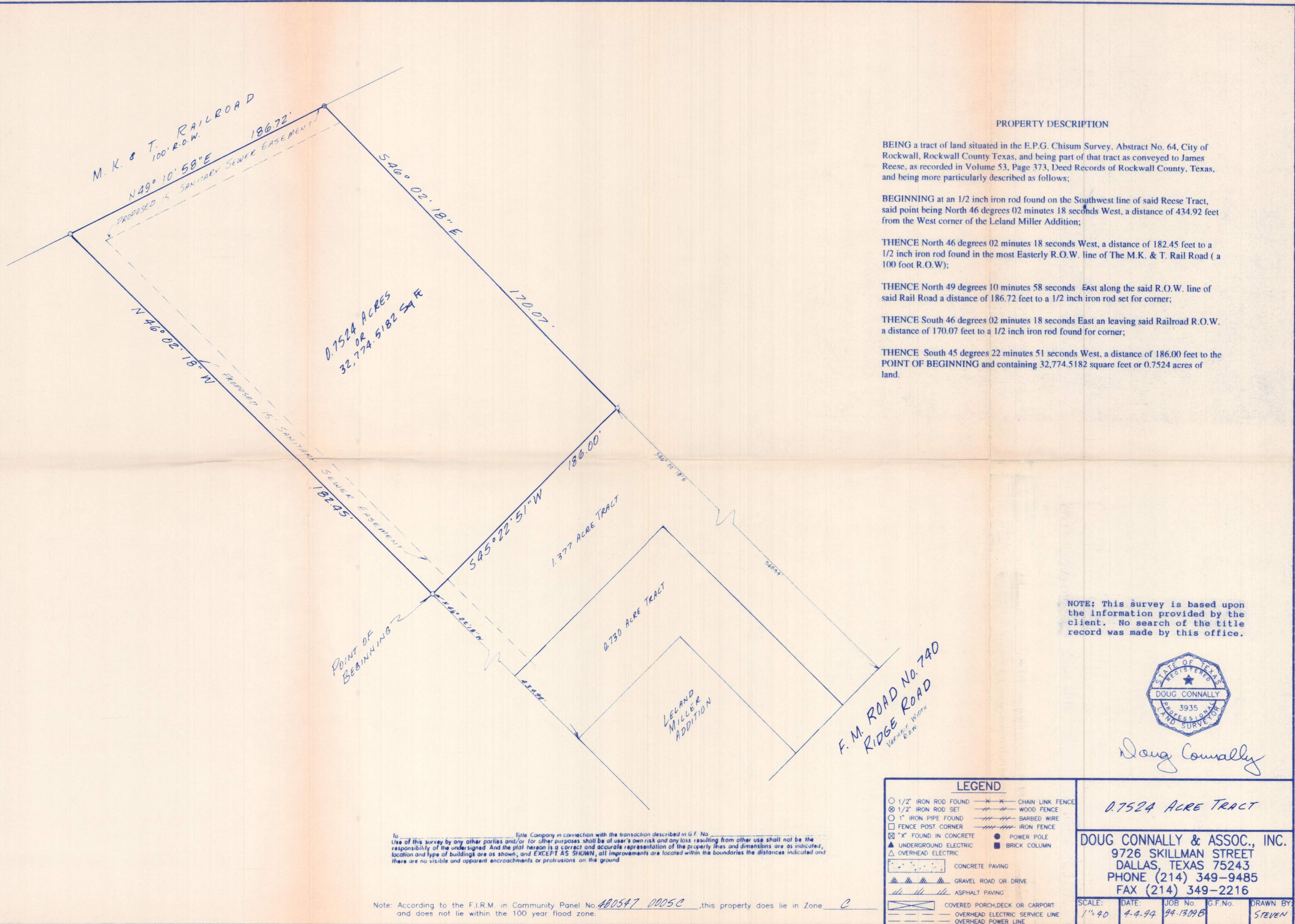
- |  |        |        |        |
|--|--------|--------|--------|
| 1. Does plan conform to Thoroughfare Plan? <i>need to check</i>              | _____  | _____  | _____  |
| 2. Do points of access align with adjacent ROW?                              | _____  | _____  | ✓_____ |
| 3. Are the points of access properly spaced? <i>drawings are not</i>         | _____  | ✓_____ | _____  |
| 4. Are street improvements required?   | _____  | ✓_____ | _____  |
| 5. Will escrowing of funds or construction of substandard roads be required? | _____  | ✓_____ | _____  |
| 6. Does plan conform with Flood Plain Regulations?                           | _____  | ✓_____ | _____  |
| 7. Is adequate fire protection present? <i>need to verify</i>                | _____  | _____  | _____  |
| 8. Are all utilities adequate?   | ✓_____ | _____  | _____  |
| 9. Are adequate drainage facilities present? <i>need add information</i>     | _____  | _____  | _____  |
| 10. Is there a facilities agreement on this site?                            | _____  | _____  | _____  |

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

Time Spent on Review

<u>Name</u>	<u>Date</u>	<u>Time Spent (hours)</u>
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

*location of trash enclosure over easement  
need fire stop on property line  
need to review sign  
need to review the drainage*



**PROPERTY DESCRIPTION**

BEING a tract of land situated in the E.P.G. Chisum Survey, Abstract No. 64, City of Rockwall, Rockwall County Texas, and being part of that tract as conveyed to James Reese, as recorded in Volume 53, Page 373, Deed Records of Rockwall County, Texas, and being more particularly described as follows;

BEGINNING at an 1/2 inch iron rod found on the Southwest line of said Reese Tract, said point being North 46 degrees 02 minutes 18 seconds West, a distance of 434.92 feet from the West corner of the Leland Miller Addition;

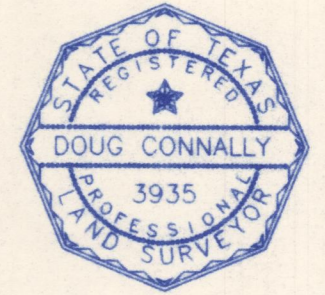
THENCE North 46 degrees 02 minutes 18 seconds West, a distance of 182.45 feet to a 1/2 inch iron rod found in the most Easterly R.O.W. line of The M.K. & T. Rail Road ( a 100 foot R.O.W);

THENCE North 49 degrees 10 minutes 58 seconds East along the said R.O.W. line of said Rail Road a distance of 186.72 feet to a 1/2 inch iron rod set for corner;

THENCE South 46 degrees 02 minutes 18 seconds East an leaving said Railroad R.O.W. a distance of 170.07 feet to a 1/2 inch iron rod found for corner;

THENCE South 45 degrees 22 minutes 51 seconds West, a distance of 186.00 feet to the POINT OF BEGINNING and containing 32,774.5182 square feet or 0.7524 acres of land.

NOTE: This survey is based upon the information provided by the client. No search of the title record was made by this office.



*Doug Connally*

To the Title Company in connection with the transaction described in G.F. No. \_\_\_\_\_ Use of this survey by any other parties and/or for other purposes shall be at user's own risk and any loss resulting from other use shall not be the responsibility of the undersigned. And the plat hereon is a correct and accurate representation of the property lines and dimensions as indicated, location and type of buildings as shown, and EXCEPT AS SHOWN, all improvements are located within the boundaries the distances indicated and there are no visible and apparent encroachments or protrusions on the ground.

Note: According to the F.I.R.M. in Community Panel No. 480547 0005C, this property does lie in Zone C and does not lie within the 100 year flood zone.

LEGEND	
○ 1/2" IRON ROD FOUND	— X — CHAIN LINK FENCE
⊗ 1/2" IRON ROD SET	— # — WOOD FENCE
○ 1" IRON PIPE FOUND	— / / / BARBED WIRE
□ FENCE POST CORNER	— / / / IRON FENCE
⊠ "X" FOUND IN CONCRETE	● POWER POLE
▲ UNDERGROUND ELECTRIC	■ BRICK COLUMN
△ OVERHEAD ELECTRIC	
▨ CONCRETE PAVING	
▧ GRAVEL ROAD OR DRIVE	
▨ ASPHALT PAVING	
▭ COVERED PORCH, DECK OR CARPORT	
— — — OVERHEAD ELECTRIC SERVICE LINE	
— — — OVERHEAD POWER LINE	

*0.7524 Acre Tract*

**DOUG CONNALLY & ASSOC., INC.**  
 9726 SKILLMAN STREET  
 DALLAS, TEXAS 75243  
 PHONE (214) 349-9485  
 FAX (214) 349-2216

SCALE: 1" = 40'	DATE: 4-4-94	JOB No. 94-1309B	G.F.No.	DRAWN BY STEVEN
--------------------	-----------------	---------------------	---------	--------------------

**CITY OF ROCKWALL**

**FACILITIES AGREEMENT**

**For the Lake Pointe Medical Center Development**

**THIS AGREEMENT** entered into on the 22nd day of June, 1994, by and between the City of Rockwall, Texas, hereinafter known as the "CITY", and Lake Pointe Health Science Center of Rockwall, Ltd., whose address is 2506 Ridge Road, Rockwall, Texas 75087, hereinafter known as the "DEVELOPER", witnesseth that:

**WHEREAS**, the Developer has requested the City to permit the platting and/or development of a tract of land known as Lake Pointe Medical Center; and,

**WHEREAS**, the City has approved such platting and/or development as being in compliance with all requirements of the Zoning Ordinance and Subdivision Regulations of the City, except as herein agreed upon; and

**WHEREAS**, the Developer, his vendors, grantees, assigns, successors, trustees and all others holding any interest now or in the future, agree and enter into this contract which shall operate as a covenant running with the land described in Exhibit "A", attached hereto and made a part hereof, and be binding upon the Developer and his representatives;

**NOW, THEREFORE**, the City and Developer, in consideration of the mutual covenants and agreements contained herein do mutually agree as follows:

**A. ZONING, PLATTING AND SITE PLANNING**

All property owned by the Developer and located within the limits of the development, as described in Exhibit "A", attached hereto and made a part hereof, shall be zoned and platted in accordance with the Zoning Ordinance and Subdivision Regulations of the City before any Building Permit will be issued. The Developer shall dedicate, at no cost to the City, all street rights-of-way, alleys, drainage easements, floodways, and other dedications as required by the City at the time of platting.

The Developer shall comply with all conditions included in the approval of the project.

**B. PUBLIC IMPROVEMENTS**

All public improvements, including streets, utilities, drainage, sidewalks, street lighting, street signage, and all other required improvements, shall be provided by the Developer, at no cost to the City, unless otherwise provided herein, in accordance with the Subdivision Regulations of the City, and as approved by the

City Engineer or his agent. Such improvements shall be installed within all applicable time frames in accordance with the Subdivision Regulations of the City unless otherwise approved herein. Engineering studies, plan/profile sheets, and other construction documents shall be provided for by the Developer at the time of platting as required by the Subdivision Regulations. Such plans shall be approved by the City Engineer or his agent prior to approval of a Final Plat. Construction of such improvements shall not be initiated until a preconstruction conference has been held regarding the proposed construction.

Construction of all public improvements shall be subject to routine review by the City Engineer or his agent to evaluate conformance with the construction plans and City standards and specifications. However, such review and evaluation shall not relieve the Developer, its engineer or agent of its obligations for the design, construction and maintenance of the improvements as set out in this Agreement and other relevant ordinances of the City. Any modification, review or evaluation by the City Engineer shall substantially conform to accepted engineering practices.

Upon completion of construction of public improvements as required by this Agreement and as required by the Subdivision Regulations, the Developer shall deliver to the City a reproducible copy of as-built construction plans of the public improvements constructed or engineered by the Developer.

### C. THOROUGHFARES

In conjunction with the platting and development of Lake Pointe Medical Center, the developer shall complete the following:

1. All required Rights-of-way shall be dedicated to the City at the time of platting, except as herein provided.
2. The Developer shall hereby agree to dedicate the required right of way to a maximum width of 60 feet across the property shown on Exhibit "A", for construction of a collector road as shown on Exhibit "B", attached hereto and made a part hereof, within 30 days of notification by the City that the right of way is needed for construction of said road, or at the time any portion of Tract 2, which is unplatted, is submitted for plat approval. The actual alignment shall be determined solely by the City, after receiving input from the Developer. In addition, in accordance with the City Subdivision regulations, the Developer shall provide to the City funds equal to the estimated cost of the construction of said road applicable to the property owned by the Developer, as determined by the City Engineer. The funds shall be provided to the City within 30 days of the above described notice to the Developer.

**D. UTILITIES**

1. Water -
  - a. All required onsite and offsite water lines and other improvements shall be constructed by the Developer and accepted by the City prior to the issuance of any Building Permit, unless otherwise approved herein.
  
2. Sewer -
  - a. All required onsite and offsite sewer lines and other improvements shall be constructed by the Developer and accepted by the City prior to the issuance of any Building Permit, unless otherwise approved herein.
  
3. Drainage -
  - a. All required onsite and offsite improvements shall be constructed by the Developer and accepted by the City prior to the issuance of any Building Permit, unless otherwise approved herein.

**E. PUBLIC FACILITIES TO BE PROVIDED BY THE CITY**

The City makes no guarantee that water supply or wastewater treatment capacity will be available at any particular time or place, it being fully understood by both parties hereto that the ability of the City to supply water and wastewater services is subject to the City's water and wastewater system capacity. The City shall be the sole judge of the availability of such capacity to supply such water and/or wastewater services, provided, however, that the City will use its best efforts to insure that said water supply and wastewater treatment capacity is available.

**F. FEES TO BE PAID BY THE DEVELOPER**

The Developer and subsequent subdividers within the Development hereby agree to pay the City all required fees, including impact fees, at the time specified in the applicable City ordinances.

**G. MAINTENANCE**

Prior to final acceptance of any public improvements, the Developer shall furnish to the City a good and sufficient maintenance bond in the amount of ten per cent (10%) of the contract price of such improvements, or in such amount as approved by the City, to indemnify the City against any repairs which may become necessary to any part of the construction work performed in connection with the subdivision and/or development,

arising from defective workmanship or materials used therein, for a period of one (1) year from the date of final acceptance of such improvements.

**H. WAIVER**

The developer expressly acknowledges that by entering into this contract, the Developer, its successors, assigns, vendors, grantees, and/or trustees, shall never construe this contract as waiving any of the requirements of the Zoning Ordinance or Subdivision Regulations or any other ordinance of the City, except as herein agreed upon.

**I. HOLD HARMLESS AGREEMENT**

The Developer, its successors, assigns, vendors, grantees, and/or trustees do hereby agree to fully release, indemnify, and hold harmless the City from all claims, suits, judgments, and demands which have accrued or which may accrue because of such development.

**J. AMENDMENTS**

This Agreement may be changed or modified only with the written consent of the Developer and of the governing City Council of the City. Such modification may be requested by either party, but shall not in any event be effective unless and until approved by the City Council of the City.

**K. REVOCATION**

In the event the Developer fails to comply with any of the provisions of this Agreement, the City shall be authorized to cease issuance of any further Certificates of Occupancy or Building Permits on property owned by the Developer, and the City shall be further authorized to file this instrument in the Mechanic's Lien records of Rockwall County as Mechanic's Lien against the Developer's property; and in the alternative, the City shall be authorized to levy an assessment against the Developer's property for public improvements to be held as tax lien against the property by the City.

**L. CONTINUITY**

This Agreement shall be a covenant running with the land, as described in Exhibit "A" and designated as Tract 1 and Tract 2, attached hereto and made a part hereof, and shall be binding upon the Developer, its successors, heirs, assigns, grantees, trustees and/or representatives.

**M. SEVERABILITY**

The provisions of this Agreement are severable and, in the event any word, phrase, sentence, paragraph, section or other provision of this Agreement, or the application



thereof to any person or circumstance, shall ever be determined by a court of competent jurisdiction to be invalid, illegal, or unenforceable for any reason, the remainder of this Agreement shall remain in full force and effect and the application thereof to any other person or circumstance shall not be affected thereby. The invalid, illegal or unenforceable provision shall be rewritten by the parties to this Agreement to accomplish the parties' original intent as nearly as possible.

**L. TERMINATION AND RELEASE**

Upon the satisfactory completion by the Developer and final acceptance by the City of all requirements of this Agreement, this Agreement shall terminate and the City will execute a release of covenant to the Developer, its assigns, successors, grantees, trustees and/or representatives and the City shall file said release in the Rockwall County Deed Records.

In Witness whereof, each of the parties hereto has caused this Agreement to be executed by its undersigned duly authorized representative as of the date hereinabove first mentioned.

LAKE POINTE HEALTH SCIENCE  
CENTER OF ROCKWALL, LTD.

CITY OF ROCKWALL

By: Richard L. Brooks  
Richard L. Brooks  
General Partner

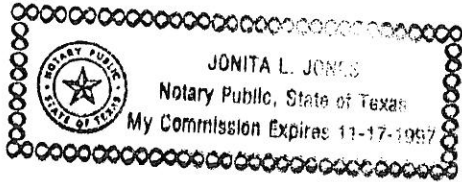
By: Julie Couch  
Julie Couch  
City Manager

Date: 6-22-94

Date: 6/22/94

THE STATE OF TEXAS )(
COUNTY OF ROCKWALL )(

This instrument was acknowledged before me on June 22, 1994, by Julie Couch of the City of Rockwall, Texas.



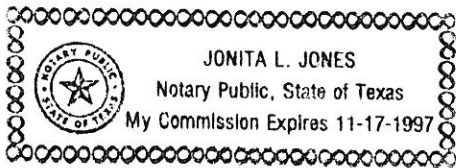
My Commission Expires: 11-17-97

Handwritten signature of Jonita L. Jones
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

Jonita L. Jones
(Printed Name)

THE STATE OF TEXAS )(
COUNTY OF ROCKWALL )(

This instrument was acknowledged before me on June 22, 1994, by Richard Brooks of the Lake Pointe Health Science Center of Rockwall, Ltd..



My Commission Expires: 11-17-97

Handwritten signature of Jonita L. Jones
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

Jonita L. Jones
(Printed Name)

Tract I of Exhibit "A"

OWNERS CERTIFICATE

STATE OF TEXAS  
COUNTY OF ROCKWALL

Whereas Richard L. Brooks, M.D. being owner of a tract of land situated in the City of Rockwall, County of Rockwall, State of Texas, said tract being more particularly described as follows;

BEING a tract of land situated in the E.P.G. Chisum Survey, Abstract No. 64, City of Rockwall, Rockwall County Texas, and being all of Lot 1 of Leland Miller Addition, an addition to the City of Rockwall, as recorded in Cabinet A, Page 374, and part of that tract as conveyed to James Reese, as recorded in Volume 53, Page 373, Deed Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at the South corner of the Leland Miller Addition, said point being on the Westerly line of F.M. Road No. 740 ( Ridge Road) a 1/2 inch iron rod set for corner;

THENCE North 46 degrees 02 minutes 18 seconds West, leaving the Westerly line of F.M. Road No. 740 (Ridge Road) a distance of 570.90 feet to a 1/2 inch iron rod found for corner;

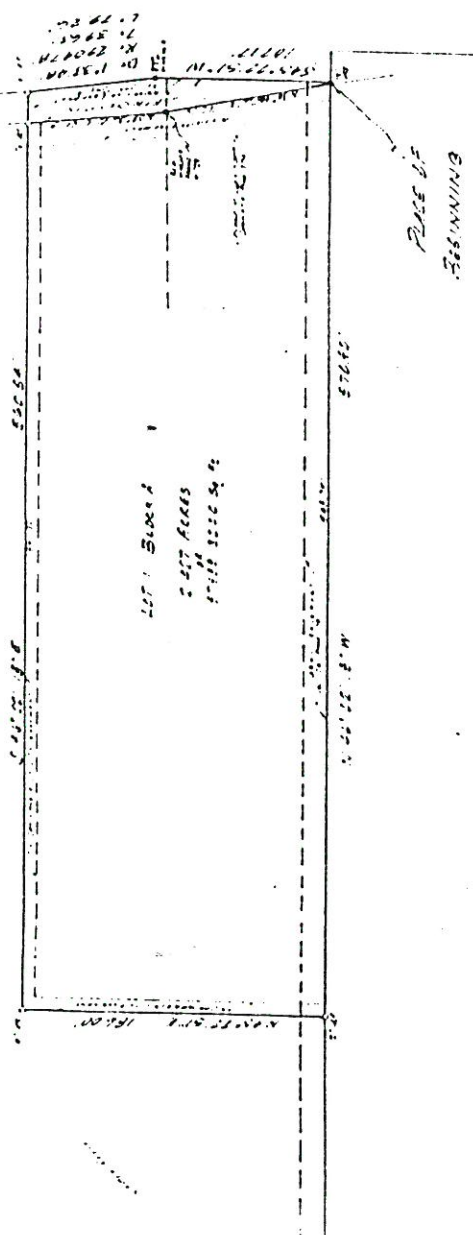
THENCE North 45 degrees 22 minutes 51 seconds East, a distance of 186.00 feet to a 1/2 inch iron rod set for corner;

THENCE South 46 degrees 02 minutes 18 seconds East, a distance of 560.54 feet to a 1/2 inch iron rod found on the Westerly line of F.M. Road No. 740 (Ridge Road), said being the beginning of a curve to the right having a central angle of 1 degree 33 minutes 48 seconds and a radius of 2904.78 feet with a chord distance of 79.25 feet and a chord bearing of South 45 degrees 38 minutes 34 seconds West to a 1/2 inch iron rod found for corner;

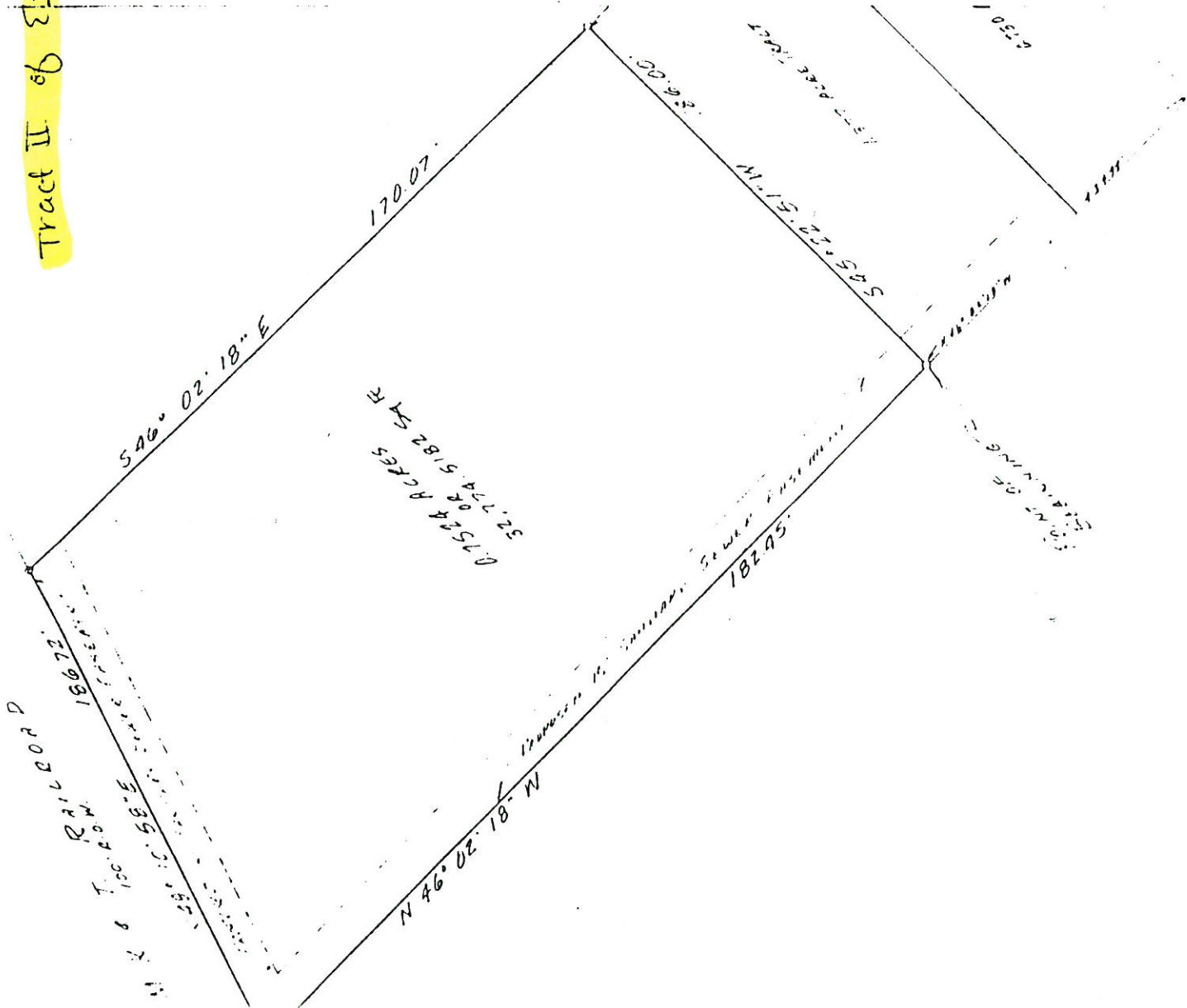
THENCE along the Westerly line of F.M. Road No, 740, (Ridge Road), the following:  
Around said curve an arc distance of 79.26 feet to the end of said curve, a wood R.O.W. marker for corner;

South 45 degrees 22 minutes 51 seconds West, a distance of 107.17 feet to the PLACE OF BEGINNING and containing 97,989.3200 square feet or 2.427 acres of land.

F.M. ROAD NO. 740



**Tract II of Exhibit "A"**



**PROPERTY DESCRIPTION**

BEING a tract of land situated in the E.P.G. Chisum Survey, Abstract No. 64, City of Rockwall, Rockwall County Texas, and being part of that tract as conveyed to James Reese, as recorded in Volume 53, Page 373, Deed Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at an 1/2 inch iron rod found on the Southwest line of said Reese Tract, said point being North 46 degrees 02 minutes 18 seconds West, a distance of 434.92 feet from the West corner of the Leland Miller Addition;

THENCE North 46 degrees 02 minutes 18 seconds West, a distance of 182.45 feet to a 1/2 inch iron rod found in the most Easterly R.O.W. line of The M.K. & T. Rail Road (a 100 foot R.O.W.);

THENCE North 49 degrees 10 minutes 58 seconds East along the said R.O.W. line of said Rail Road a distance of 186.72 feet to a 1/2 inch iron rod set for corner;

THENCE South 46 degrees 02 minutes 18 seconds East an leaving said Railroad R.O.W. a distance of 170.07 feet to a 1/2 inch iron rod found for corner;

THENCE South 45 degrees 22 minutes 51 seconds West, a distance of 186.00 feet to the POINT OF BEGINNING and containing 32,774.5182 square feet or 0.7524 acres of land.

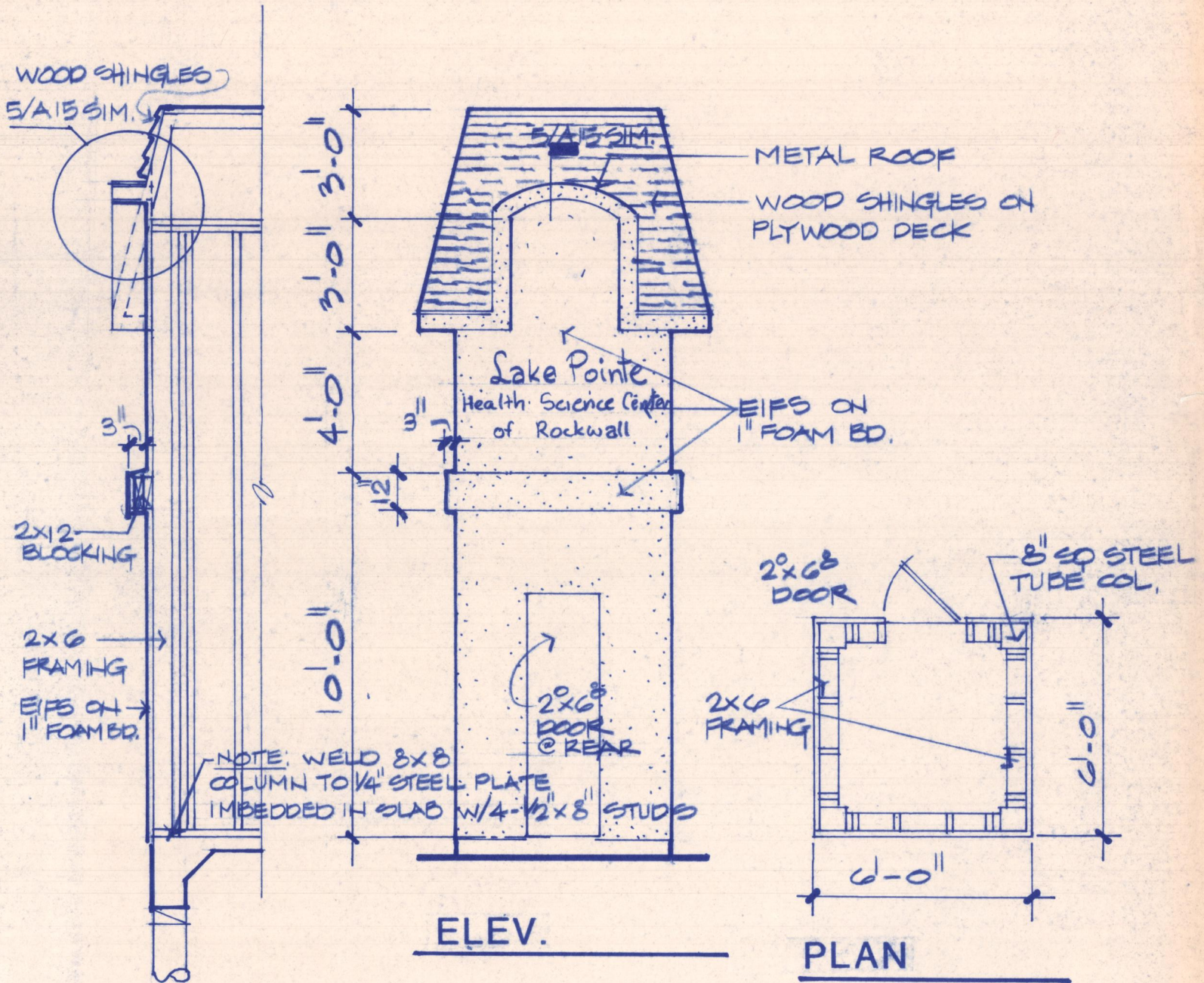
NOTE: This survey is based upon the information provided by the



# LAKE POINTE HEALTH SCIENCE CENTER OF ROCKWALL



rawls & welty inc.  
Architects / Planners  
13601 Preston Road, Suite 106  
Dallas, Texas 75240 214.490.0090



SECTION

TOWER PLANS

1/4" = 1'-0"

OUTSTANDING ISSUES REGARDING THE  
LAKEPOINT MEDICAL CENTER

Site Plan

1. Provision for cross access.

Plat

1. Provision for cross access.
2. Possible reduction of right of way on FM-740.
3. Provision of right of way at rear of property for future street and provision of escrow.
4. Inclusion of language to vacate existing plat.
5. Provision of grading plan and approval of storm drainage requirements.

OUTSTANDING ISSUES REGARDING THE  
LAKEPOINT MEDICAL CENTER

Site Plan

- ① clock tower remain at 20 ft w/ no surge
1. Provision for cross access.

Plat

1. Provision for cross access.
2. Possible reduction of right of way on FM-740.
3. Provision of right of way at rear of property for future street and provision of escrow.
4. Inclusion of language to vacate existing plat.
5. Provision of grading plan and approval of storm drainage requirements.

address prior to submission to Council

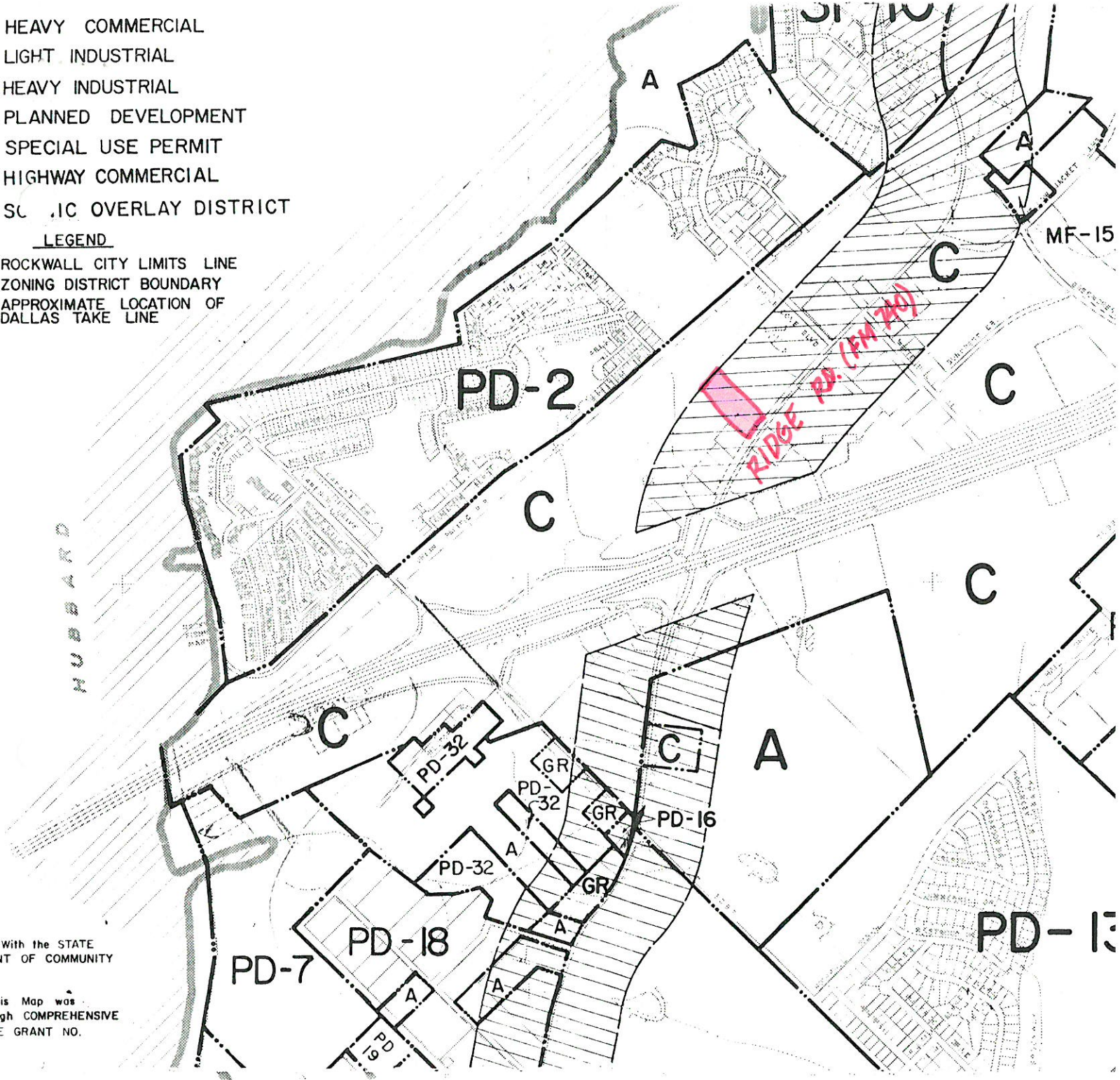
6. Sign - identification sign w/ 20 ft  
height



- HEAVY COMMERCIAL
- LIGHT INDUSTRIAL
- HEAVY INDUSTRIAL
- PLANNED DEVELOPMENT
- SPECIAL USE PERMIT
- HIGHWAY COMMERCIAL
- SPECIAL OVERLAY DISTRICT

LEGEND

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



in With the STATE  
 ENT OF COMMUNITY

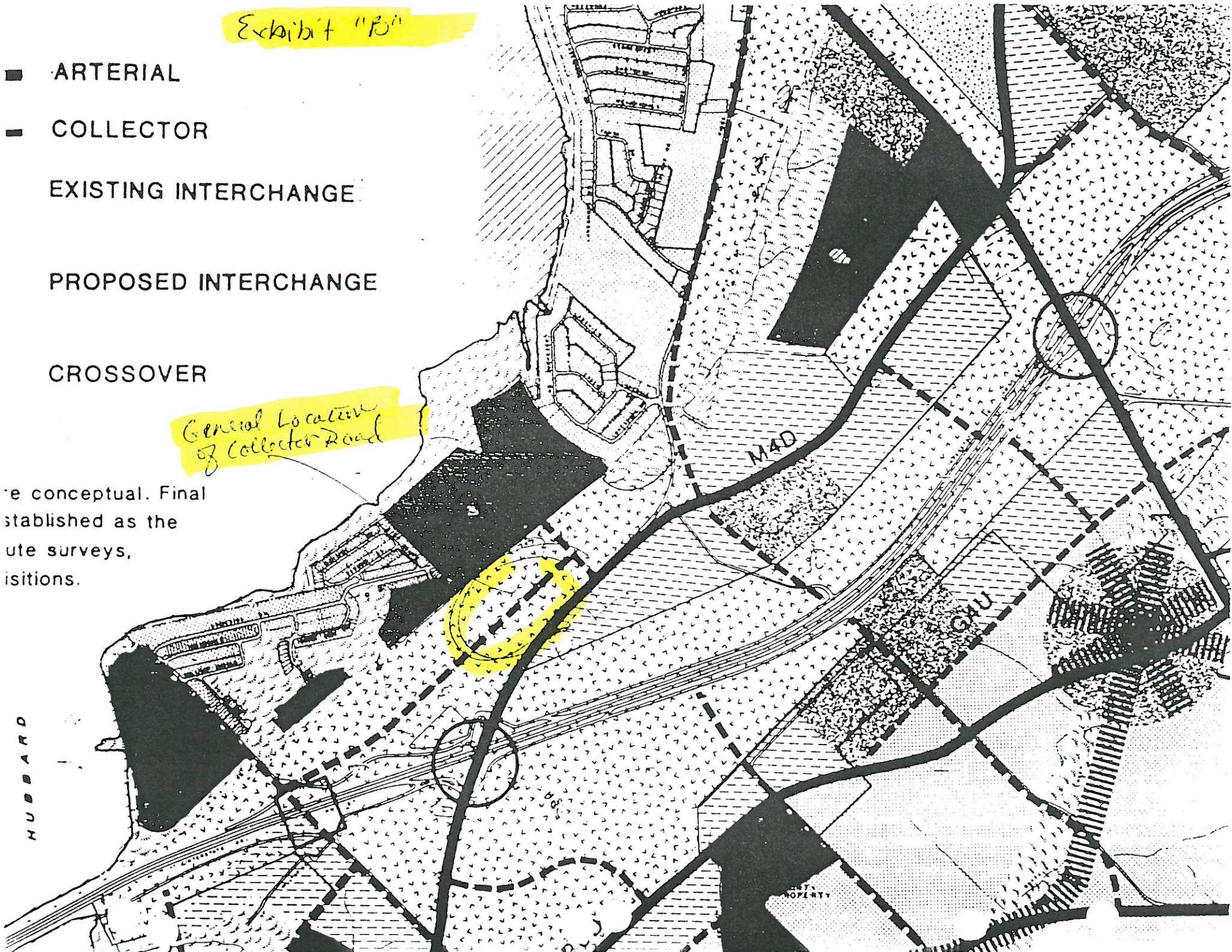
this Map was  
 ough COMPREHENSIVE  
 CE GRANT NO.

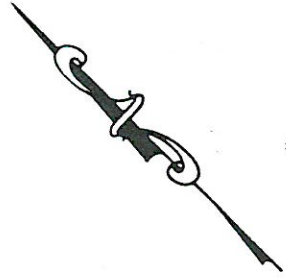
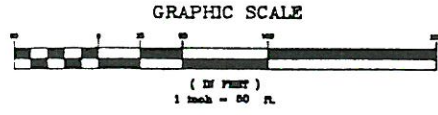
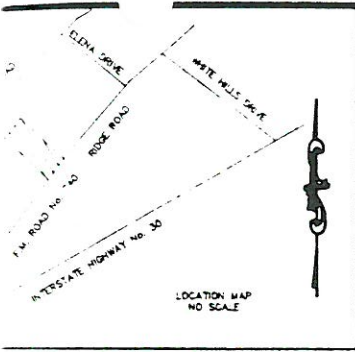
Exhibit "B"

- ARTERIAL
- COLLECTOR
- EXISTING INTERCHANGE
- PROPOSED INTERCHANGE
- CROSSOVER

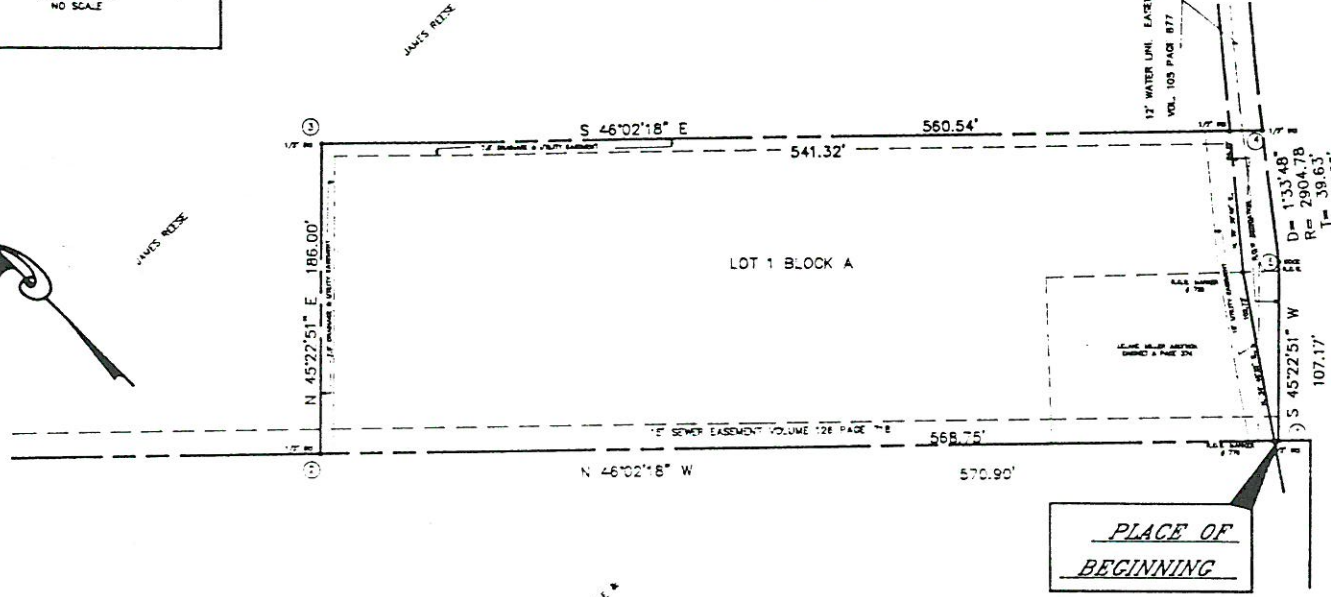
General Location of Collector Road

re conceptual. Final established as the ute surveys, isitions.





S. & C.	ORIG. AZIMUTH
121436.202	2591953.594
121451.508	2591542.657
121489.112	2591675.050
121492.241	2592078.528
121443.478	2592029.878



**F. M. ROAD No. 740**  
**RIDGE ROAD**  
 ( VARIABLE WIDTH R.O.W. )

MEVIN C. HURLE &  
 BRUCE TAYLOR

STATE OF TEXAS  
 COUNTY OF ROCKWALL

WHEREAS, RICHARD L. BROOKS, M.D. BEING OWNER OF SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS

BEING A TRACT OF LAND SITUATED IN THE E.P.G. OF S. OF LOT 1 OF LELAND MILLER ADDITION, AN ADDITION CONVEYED TO JAMES REESE, AS RECORDED IN VOLUMES DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTH CORNER OF THE LELAND MILLER ADDITION, 1/2" IRON STAKE SET FOR CORNER.

THENCE N. 46° 02' 18" W. LEAVING THE WESTERLY LINE SET FOR CORNER.

THENCE N. 45° 22' 51" E. A DISTANCE OF 186.00 FEET.

THENCE S. 45° 22' 51" E. A DISTANCE OF 107.17 FEET BEING THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 78.25' AND A CHORD BEARING OF S. 45° 36' 34" W.

THENCE ALONG THE WESTERLY LINE OF F. M. ROAD NO. 740

AROUND SAID CURVE AN ARC DISTANCE OF 107.17 FEET.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS, THAT RICHARD L. BROOKS, M.D. BEING OWNER OF A TRACT AS FINAL PLAT LAKE POINTE HEALTH SCIENCE CENTER, THE PUBLIC USE FOREVER THE STREETS AND ALLEYS OF SAID PLAT FOR THE PURPOSES STATED AND FOR THE M.P.L.A. SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED WITHIN ANY BAY ENCLOSURE OR INTERFERE WITH CONSTRUCTION OF-WAY AND EASEMENT STRIPS. ANY PUBLIC UTILITY OR EASEMENT STRIPS FOR THE PURPOSE OF DISTRIBUTION OR PARTS OF THEIR RESPECTIVE SYSTEMS WITHOUT THE APPROVAL OF THE CITY OF ROCKWALL. THE CITY OF ROCKWALL SHALL NOT BE RESPONSIBLE FOR THE CLAIMS OF AN INDIVIDUAL OR PARTY OF A PLAT BY THE CITY OF ROCKWALL. GUARANTEE THAT ANY BUILDING WITHIN SAID PLAT SHALL BE ANY REPRESENTATION, ASSURANCE OR GUARANTEE BY THE CITY OF ROCKWALL FOR PERSONAL USE AND FIRE PROTECTION WITHIN SAID PLAT.

WITNESS MY HAND, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_

OWNER, RICHARD L. BROOKS, M.D.

BY \_\_\_\_\_ RICHARD L. BROOKS, M.D.

STATE OF TEXAS  
 COUNTY OF ROCKWALL

BEFORE ME, A NOTARY PUBLIC, ON THIS DAY PRESENT, SUBSCRIBED TO THE FOREGOING DOCUMENT AND BEING CORRECT, GIVEN UNDER MY HAND AND SEAL OF OFFICE.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

AND THEREFORE MADE A TRUE AND ACCURATE SURVEY OF THE LAND AND THAT THE

KENNETH E. BROWN, REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS  
 COUNTY OF ROCKWALL

FINAL PLAT

REPLAT OF LELAND MILLER ADDITION

LAKE POINTE HEALTH SCIENCE CENTER OF ROCKWALL

CITY OF ROCKWALL  
E.P.G. CHISUM SURVEY, ABSTRACT No. 64  
ROCKWALL COUNTY TEXAS

**AGENDA  
PLANNING AND ZONING COMMISSION  
REGULAR MEETING  
CITY HALL  
205 WEST RUSK  
September 9, 1993  
7:00 P.M.**

- I. Call to Order**
  
- II. Approval of Minutes**
  
- III. Action Items**
  - A. Selection of Chairman and Co-Chairman.
  
  - B. Case No. 93-34-Z - Hold Public Hearing and Consider Recommending Approval of a Request from Gerald Houser for a Change in Zoning from "LI" Light Industrial to "HC" Heavy Commercial on a tract of land located on SH 276, East of SH 205 and more particularly described as Lot 1, Block A, Houser Addition.
  
  - C. Case No. 93-35-SP/RP - Discuss and consider recommending approval of a Request from Dr. Richard Brooks for a Site Plan/Final Plat for the Lake Pointe Health Science Center of Rockwall to be located at 2506 Ridge Road.
  
- IV. Adjournment**

Posted at 3:00 P.M. on September 3, 1993 by Denise LaRue

**CITY OF ROCKWALL**  
**Planning and Zoning Agenda**

**Agenda Date:** September 9, 1993

**Agenda No:** III. C.

**Agenda Item:** P&Z 93-35-SP/RP - Discuss and Consider Recommending Approval of a Request from Dr. Richard Brooks for a Site Plan/Final Plat for the Lake Point Health Center for Rockwall to be Located at 2506 Ridge Road

**Item Generated By:** Applicant, Richard Brooks

**Action Needed:** Discuss application and take any necessary action.

**Background Information:**

We have received a request from Dr. Brooks for a site plan and final plat on a proposed expansion of his medical clinic. The current facility has approximately 2,500 sq. ft. He is proposing to add 31,719 sq. ft. The structure will be a three story structure with the bottom floor being a parking garage. In order to add this new structure he is acquiring additional land, which requires the platting of additional land. Our comments regarding the proposed development are as follows:

**Site Plan**

The site plan meets the City's requirements. The existing driveway will be deleted and a new drive will be constructed to the north of the existing site. The outstanding issues in regard to the site plan pertain to the elevation of the drive and front parking lot onto FM-740. The Architectural Review Board has met and has recommended that the sight distance be reviewed to ensure that the sight distance is adequate on FM-740. We have checked the sight distance and it is adequate. The only other issue had to do with the proposed clock tower. This was to be used as a sign, which would have had a maximum height of 5 feet unless a waiver was granted. Since the meeting the architect has decided to remove the signage and that has eliminated the issue.

**Plat**

The plat has several outstanding issues in regard to the need for possible right of way behind the site to provide for the future collector and the need to address storm drainage issues. These issues will not be resolved before tomorrow night and if the Commission is comfortable with this approach, we would recommend that the plat be approved subject to resolving the issues prior to submission to City Council.

**Attachments:**

1. Location Map
2. Plans

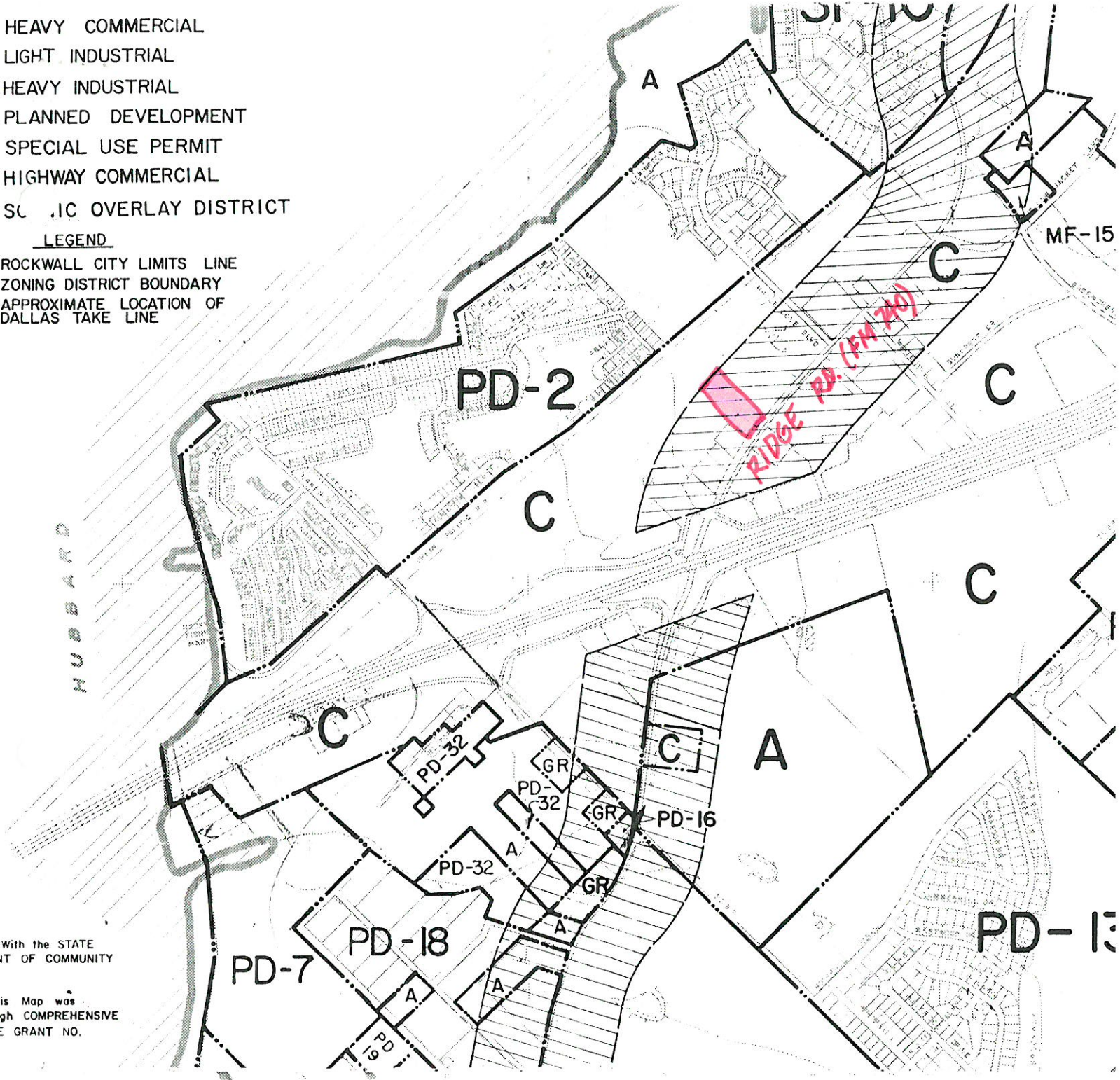
**Agenda Item:** Site Plan Medical Office

**Item No:** III. C.

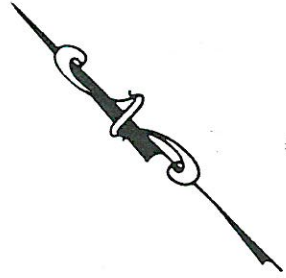
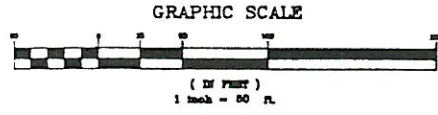
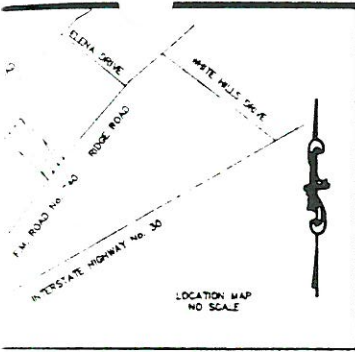
- HEAVY COMMERCIAL
- LIGHT INDUSTRIAL
- HEAVY INDUSTRIAL
- PLANNED DEVELOPMENT
- SPECIAL USE PERMIT
- HIGHWAY COMMERCIAL
- SPECIAL OVERLAY DISTRICT

LEGEND

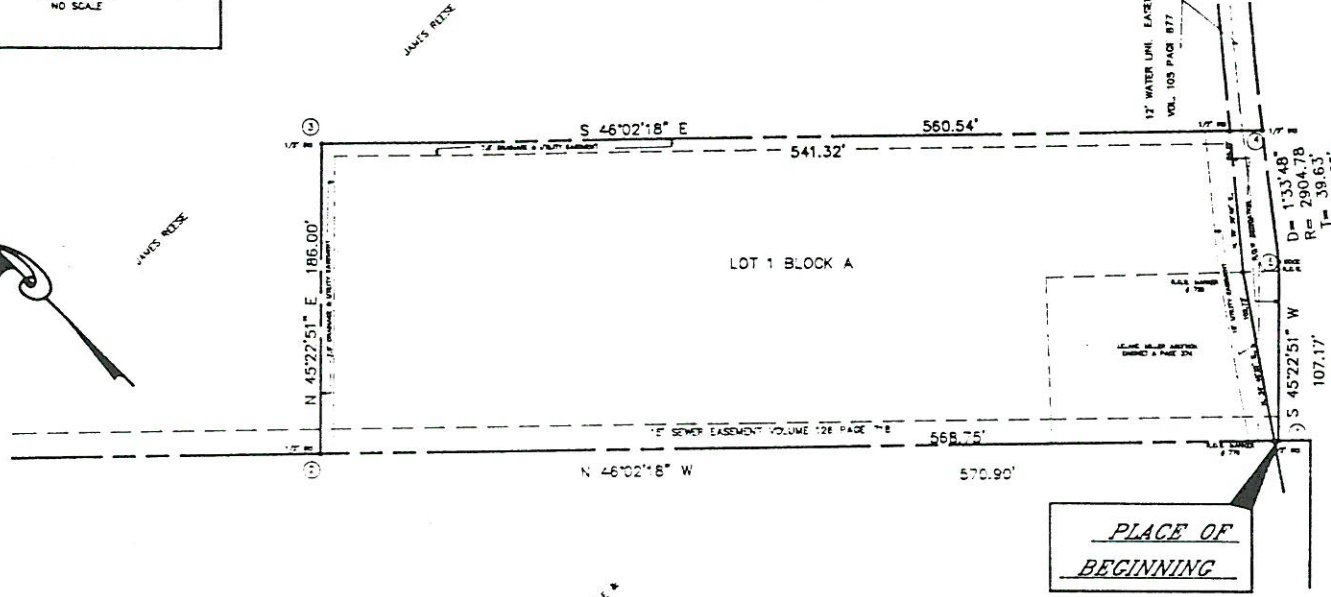
- ROCKWALL CITY LIMITS LINE
- ZONING DISTRICT BOUNDARY
- APPROXIMATE LOCATION OF DALLAS TAKE LINE



In accordance with the STATE  
 DEPARTMENT OF COMMUNITY  
 DEVELOPMENT  
 this Map was prepared through  
 a Comprehensive Zoning Ordinance  
 CE GRANT NO. \_\_\_\_\_



S. & C.	ORIG. AZIMUTH
121436.202	2591953.594
121451.508	2591542.657
121489.112	2591675.050
121492.241	2592078.528
121443.478	2592029.878



F. M. ROAD No. 740  
 RIDGE ROAD  
 ( VARIABLE WIDTH R.O.W. )

MEVIN C. HURLE &  
 BRUCE TAYLOR

STATE OF TEXAS  
COUNTY OF ROCKWALL

WHEREAS, RICHARD L. BROOKS, M.D. BEING OWNER OF SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS:

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THENCE N. 46° 02' 18" W. LEAVING THE WESTERLY LINE SET FOR CORNER.

THENCE N. 45° 22' 51" E. A DISTANCE OF 186.00 FEET.

THENCE S. 48° 02' 18" E. A DISTANCE OF 541.32 FEET BEING THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 78.25' AND A CHORD BEARING OF S. 45° 36' 34" W.

THENCE ALONG THE WESTERLY LINE OF F. M. ROAD NO.

AROUND SAID CURVE AN ARC DISTANCE OF S. 45° 22' 51" W. A DISTANCE OF 107.17'

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT RICHARD L. BROOKS, M.D. BEING OWNER OF A TRACT AS FINAL PLAT LAKE POINTE HEALTH SCIENCE CENTER, THE PUBLIC USE FOREVER THE STREETS AND ALLEYS OF SAID PLAT FOR THE PURPOSES STATED AND FOR THE M.P.L.A. SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED WITHIN ANY BAY ENCANTER OR INTERFERE WITH CONVEYANCE OF-WAY AND EASEMENT STRIPS ANY PUBLIC UTILITY EASEMENT STRIPS FOR THE PURPOSE OF DOWNGRADE OR PARTS OF THEIR RESPECTIVE SYSTEMS WITHOUT BEING RESPONSIBLE FOR THE CLAIMS OF AN INDIVIDUAL OR THE APPROVAL OF A PLAT BY THE CITY OF ROCKWALL. GUARANTEE THAT ANY BUILDING WITHIN SAID PLAT SHALL BE ANY REPRESENTATION, ASSURANCE OR GUARANTEE BY ME FOR PERSONAL USE AND FIRE PROTECTION WITH A S.D.

WITNESS MY HAND, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_

OWNER, RICHARD L. BROOKS, M.D.

BY RICHARD L. BROOKS, M.D.

STATE OF TEXAS  
COUNTY OF ROCKWALL

BEFORE ME, A NOTARY PUBLIC, ON THIS DAY PRESENT, SUBSCRIBED TO THE FOREGOING DOCUMENT AND BEING CORRECT, GIVEN UNDER MY HAND AND SEAL OF OFFICE.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

AND THEREFORE MADE A MAP BY THESE PRESENTS AND ACCURATE SURVEY OF THE LAND AND THAT THE

KENNETH E. BROWN, REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS  
COUNTY OF ROCKWALL

FINAL PLAT  
REPLAT OF LELAND MILLER ADDITION  
LAKE POINTE HEALTH SCIENCE CENTER OF ROCKWALL  
CITY OF ROCKWALL  
E.P.G. CHISUM SURVEY, ABSTRACT No. 64  
ROCKWALL COUNTY TEXAS

**PLANNING AND ZONING COMMISSION MINUTES**  
**September 9, 1993**

**Call to Order**

Van Ewing called the meeting to order at 7:15 p.m. with the following members present: Art Ruff, Pat Friend, Dennis Mitchell, Terry Raulston, Ginger Baugh, James Greenwalt was absent.

**Approval of Minutes**

The minutes for the August 12, 1993 meeting will be considered at the next scheduled meeting as they were not prepared.

**Action Items**

Mr. Friend made a motion to defer the election of Chairman and Co-Chairman to the last item in order to allow time in the event that Mr. Greenwalt may have been late attending the meeting. Mr. Mitchell seconded the motion. Passed unanimously.

Mrs. Couch outlined the applicant's request.

Mr. Ewing opened the public hearing.

**Case No. P&Z 93-34-Z - Hold Public Hearing and Consider Recommending approval of a request for a change in Zoning from "LI" Light Industrial to "HC" Heavy Commercial on a tract of land located on SH 276, East of SH 205 and more particularly described as Lot 1, Block A, Houser Addition.**

Mrs. Couch outlined the recommended request and showed the commission a location map of the plat.

Gerald Houser addressed the commission with his request.

Mr. Ewing explained to Mr. Houser that the Planning and Zoning board only make recommendations to the City Council and that Council makes the final discussion

Mr. Ruff inquired about the owner of the property. Mr. Houser told the commission he was the owner of the property.

Mr. Ruff asked if Mr. Houser understood that the zoning will remain Heavy Commercial if this request is approved. Mr. Houser indicated that he did understand.



Mr. Ruff also asked Mr. Houser if additional improvements would be made to the site. Mr. Houser replied that the only changes would be made at the site would be to the building interior.

Mr. Friend asked Mrs. Couch about the staffs preference in regards to zoning this property Heavy Commercial verses Highway Commercial.

Mrs. Couch explained that the change to Heavy Commercial zoning was to preference of the applicant and that it also meets the criteria of the current land use plan.

Mr. Friend also inquired about the adjoining properties and how they are currently zoned.

Mrs. Couch explained that those 3 tracts of land are zone Light Industrial but are being used as residential purposes at this time.

Public hearing closed for discussion.

Mr. Ewing reopened the public hearing.

Mr. Friend made a motions to accept the request. Seconded by Mr. Ruff. The motion passed unanimously.

**Case No. 93-35-SP/RP - Discuss and consider recommending approval of a request from Dr. Richard Brooks for a Site Plan/Final Plat for the Lake Pointe Health Science Center of Rockwall to be located at 2506 Ridge Road.**

Julie outlined the applicant's request for approval of the Site Plan and Final Plat.

Ross Ramsey, representing the Architectural Review Board, outlined concerns of the Board including:

- \* Would approve the Clock tower at a height of 20 feet as long as it was not being used as a sign.
- \* Would prefer not to see wood shingles on the roof.

Mr. Ed Rawls, Rawls and Welty, 13601 Preston Road, Dallas, Texas. architect for the project, discussed the design and the site layout. He explained to the commission that the reason for choosing the wood shingle was to stay in theme with the existing building. Mr. Rauls presented a color rendering and reviewed with the commissioners the clock tower and that he would like to request that the board agree to allow the tower to remain at 20 feet tall. He explained that the State Highway department made recommendation not to delete with the proposed acceleration lane due to the widening of Ridge Road in the near future, and with that recommendation, Mr. Rawls agreed to make the radius wider. The parking lot has 199 spaces. The right of way at the back of the property, Mr. Rawls asked that the cross access issue not be automatic, and the drainage issue be tied into

a certificate of occupancy

Mr. Ewing asked about the drainage and how it would be addressed.

Mr. Rawls explained that he did not know the answer at this time regarding the drainage issue but is working on it. He plans to work with the City Engineer to resolve the problem.

Mr. Mitchell asked about the clock tower height and if it will be used for a sign.

Mr. Rawls explained that he would not have any signs on the tower if it could remain at the requested 20 feet.

Dr. Richard Brooks addressed the commission and assured them he felt the community would benefit from such a facility.

Mr. Friend proposed to approve the clock tower at 20 feet with no signs.  
R.O.W for collection and cross connection access be vacating of existing plat.  
Mr. Mitchell seconded the motion. The motion passed unanimously.

Mr. Friend made a motion to nominate Jim Greenwalt as Chairman. Mr. Ruff seconded the motion. The motion passed unanimously.

Mr. Friend nominated himself as Co-Chairman. Mr. Ruff seconded the motion. The motion passed unanimously.

## **Adjournment**

Meeting adjourned at 8:40 p.m.

MINUTES OF THE ROCKWALL CITY COUNCIL  
JUNE 6, 1994

5 **Call to Order**

Mayor Alma Williams called the meeting to order at 7:00 p.m. with the following Council Members present: Dale Morgan, Pat Luby, Todd White, Bob Wilson, George Hatfield and Neil Welborn. Invocation and pledge of allegiance was led by Bob Wilson.

10

**Presentation of Plaque to Outgoing Councilmember Jack Pappa**

Mayor Williams presented former Councilmember Jack Pappa with a plaque recognizing his service on the City Council.

15

**Open Forum**

Mayor Williams opened the floor to anyone wishing to speak before Council. Since no one appeared before Council, Mayor Williams closed the open forum.

20

**Consent Agenda**

25

- a) Approval of Minutes of May 16, 1994
- b) P&Z 94-9-Z Discuss and Consider Approval of an Ordinance Granting a Zoning Change from "2F" Duplex to "C" Commercial Classification (2nd reading) for Property Located at 607 St. Mary as Requested by Scott Stark

30

Ordinance 94-19

35

AN ORDINANCE OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO GRANT A ZONING CHANGE ON A TRACT OF LAND MORE FULLY DESCRIBED HEREIN; ORDERING A CHANGE IN THE USE OF SAID PROPERTY FROM "2F" DUPLEX TO "C" COMMERCIAL CLASSIFICATION; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

40

- c) Discuss and Consider Approval of an Ordinance Implementing Rate Regulations for Cable Television (2nd reading)

45

Ordinance No. 94-20

AN ORDINANCE OF THE CITY OF ROCKWALL, TEXAS, IMPLEMENTING RATE REGULATIONS FOR CABLE TELEVISION; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A REPEALER CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

50

- d) **Discuss and Consider Approval of an Ordinance Amending Chapter 5 of the Rockwall Code of Ordinances, "Animals, Section 5.1 "Definitions," (2nd reading)**

Ordinance No. 94-21

55

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING CHAPTER 5 OF THE ROCKWALL CODE OF ORDINANCES, "ANIMALS", SECTION 5-1. "DEFINITIONS," REVISING THE DEFINITION OF LIVESTOCK AND ADDING A DEFINITION OF POTBELLIED PIG; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF FIVE HUNDRED DOLLARS (\$500.00); PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

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Hatfield pulled item a) and White pulled item b) for separate consideration. Welborn made a motion to approve items c) and d) on the consent agenda. White seconded the motion. Couch read the appropriate captions. The motion passed unanimously.

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White made a motion to approve the minutes of May 16, 1994. The motion was seconded by Morgan. The motion passed with the following votes cast:

- Ayes: Morgan, Luby, White, Williams, Wilson, and Welborn
- Abstention: Hatfield

With a correction noted in the opening paragraph, Welborn made a motion to approve an ordinance granting a zoning change from "2F" Duplex to "C" Commercial classification for property located at 607 St. Mary. Wilson seconded the motion. Couch read the caption. The motion passed with the following votes cast:

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- Ayes: Morgan, Luby, Williams, Wilson, Hatfield and Welborn
- Nays: White

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### **Appointments/Plats/Plans**

#### **Appointment with Rockwall 4th Fest, Inc. Representatives Regarding Planning and Funding for Upcoming Event and Take Any Necessary Action**

85

Paul Morelan addressed Council regarding budget for the upcoming July 4th event and requested that the balance of the program's funding being held by the City be transferred to Rockwall 4th Fest, Inc., a non-profit organization. Council reviewed the breakdown of expenses. Hatfield made a motion to transfer the balance of the account which was approximately \$13,000 to

Rockwall 4th Fest, Inc. Wilson seconded the motion which passed unanimously.

### Action/Discussion Items

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#### **P&Z 93-35-SP/FP/RP Discuss and Consider Approval of a Site Plan, Final Plat and Replat for Lake Pointe Health Science Center of Rockwall and Take Any Necessary Action**

100

Couch reviewed with Council Dr. Brooks' request which include construction of a larger facility and a waiver to the sign height ordinance in order to accommodate a clock tower in front of the building. She also indicated to Council that a collector street would need to be located in the rear of the property; therefore, the City requested that Dr. Brooks be required to enter into a facilities agreement to provide for the dedication and escrow for the development of the roadway at a future date and to establish consideration for a cross access if necessary.

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Ed Rawls, architect, addressed Council and reviewed the future plan for the development of the site. Mr. Rawls indicated that they were concerned about the requirement for a future cross access due to the nature of their development. Dr. Brooks and Mr. Rawls were both present to answer any questions and/or concerns of the Council. Following discussion, Morgan made a motion to approve the site plan, final plat and replat for Lake Pointe Health Center with the following conditions set forth: 1) contingent upon final engineering approval, 2) approval of a waiver to the sign ordinance to allow the 20' clock tower with facility name only, and 3) approval to authorize the City Manager to enter into a facilities agreement to provide for the dedication and escrow of the pro rata cost for the development of a collector street at a future date. He indicated that he did not include a request for a future cross access. Welborn seconded the motion which passed unanimously.

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#### **Discuss Summit Ridge/Lakeshore Traffic Evaluation and Take Any Necessary Action**

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Couch reviewed with Council the Summit Ridge/Lakeshore Drive traffic evaluation in regards to the impact the traffic impediments have had in reducing the traffic volume and/or speed along this roadway. She indicated that there had been no drastic change in the amount of traffic on the route; however, there had been a fairly significant reduction in speed for the area. She also discussed the consideration for limiting truck weights for the area and the development of a draft policy establishing guidelines for future traffic impediment considerations for the city. Welborn recommended acceptance of the report, and she and White asked that action be table until they had time to study the report further. Mayor Williams said that no action would be taken on the item, and suggested that it be discussed at the Council retreat.

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#### **Discuss and Consider Approval of Recommendations for Drainage Improvements and Take Any Necessary Action**

Couch indicated to Council that the budgeted amount of \$65,000 for drainage maintenance and improvements imposes limits on what can be accomplished. The \$50,000 reallocated from the

125 airport project increases the amount available to \$115,000. She outlined the staff's recommendations for expenditure of these funds. White moved that the staff be authorized to proceed with the drainage improvement recommendations as submitted. The motion was seconded by Hatfield and passed unanimously.

140 **Discuss and Consider Award of Bid for Asphalt Overlay and Take Any Necessary Action**

Couch indicated to Council that Granite Construction had submitted the low bid to complete planned overlay work within the City, including the Airport Runway and Clark Street. Hatfield made a motion to award the bid to Granite Construction. The motion was seconded by Morgan. 145 The motion passed unanimously.

**Discuss and Consider Award of Bid for Trucks and Take Any Necessary Action**

Couch reviewed the bids received and answered questions from Council. Hatfield made a motion to 1) award the 5-yd dump truck and the 1-ton cab & chassis with dump bed to Prestige 150 Ford, the lowest bidder, 2) reject all bids on the ¾-ton pickup, and 3) to award the bid on the 1-ton cab & chassis with utility bed & hoist to White GMC, the lowest bidder, with funding to be supplemented with monies from the General Fund. White seconded the motion. Prior to calling for a vote, Council discussed the bid regarding the 1-ton cab & chassis with dump bed. 155 It was the consensus of Council to allow for the diesel model on this unit. Hatfield amended his motion to include this change. White seconded the amended motion. The motion passed unanimously.

160 **Discuss and Consider Authorizing the Wyatt Company to Conduct an Actuarial Study Regarding the City's Self Insurance Program and Take Any Necessary Action**

Couch advised Council that it was time to do a study on the City's Self-Insurance Program and requested an additional study to consider including the City's liability coverage under the self- 165 insurance program. White made a motion to authorize city staff to enter into a contract with Wyatt Company to provide the two studies. Luby seconded the motion. Following Council discussion, the motion passed unanimously.

170 **Hold Executive Session Under Sections 551.072 and 551.074 of the Texas Government Code**

The Council convened into executive session at 8:55 p.m. to discuss a) acquisition of land for future expansion and b) appointment of voting representative to NCTCOG's General Assembly and Take Any Necessary Action as a Result of the Executive Session 175

The Council reconvened into regular session at 9:30 p.m. Hatfield made a motion to appoint Dale Morgan as the voting representative to NCTCOG's General Assembly. White seconded

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the motion. The motion passed unanimously. Mayor Williams announced that no other action would be taken as a result of executive session.

**Adjournment**

185

The meeting adjourned at 9:45 p.m.

APPROVED:

Alma K. Williams  
Mayor

190

ATTEST:

195

Janita Jones  
City Secretary

# MINUTES OF THE ROCKWALL CITY COUNCIL JUNE 19, 1995

5 **Call to Order**

Mayor George Hatfield called the meeting to order at 7:03 p.m. Councilmembers present included Sam Buffington, Pat Luby, Dale Morgan, Nell Welborn and Todd White. The invocation and pledge of allegiance were led by Pastor George Luck of the Holy Trinity Episcopal Church.

**Administer Oath of Office to New Councilmember, Place 2 - Ron Coleson**

15 Mayor Hatfield asked Ronald J. Coleson to come forward. Mayor Hatfield administered the oath of office to Coleson who was appointed to serve the unexpired term of Council, Place Two.

**Consent Agenda**

- 20 A. Approval of Minutes of May 30, 1995 and June 5, 1995
- B. Approval of an Ordinance Amending Ordinance 91-26, Regulating the Disposal of Sewage and the Use of Public Sewers and Regulating the Discharge of Industrial Wastes (2nd reading)
- 25 C. Approval of an Ordinance Adopting the Uniform Building Code, 1991 Edition, including all Appendices Except Appendix Chapter 12, Division I and Appendix Chapter 53 and Adopting the 1991 Uniform Building Code Standards (2nd reading)
- 30 D. Approval of an Ordinance Adopting the 1991 Uniform Mechanical Code, 1991 Edition and Appendices (2nd reading)
- E. Approval of an Ordinance Adopting the 1991 Uniform Plumbing Code with Appendices, and Adopting the 1991 IAPMO Installation Standards (2nd reading)
- 35 F. Approval of an Ordinance Adopting the 1991 Edition of the Uniform Swimming Pool Code, Spa and Hot Tub Code of the International Association of Plumbing and Mechanical Officials (2nd reading)
- 40 G. Approval of an Ordinance Repealing Chapter 9 of the Rockwall Code of Ordinances and Providing for the Adoption of the 1993 National Electrical Code and the 1993 Edition of the Uniform Administrative Code Provisions for the 1993 National Electrical Code as Chapter 9 of the Rockwall Code of Ordinances (2nd



reading)

H. Approval of an Ordinance Creating the Cultural Arts Commission (2nd reading)

Welborn requested that the ordinance establishing a Cultural Arts Commission be pulled from the consent agenda. White moved approval of the remaining items on the consent agenda. The motion was seconded by Buffington, and captions were read by Robbins.

ORDINANCE NO 95-18

AN ORDINANCE OF THE CITY OF ROCKWALL, TEXAS, AMENDING ORDINANCE 91-26, UTILITIES, PROVIDING REGULATIONS FOR THE DISPOSAL OF SEWAGE AND THE USE OF PUBLIC SEWERS; REGULATING THE DISCHARGE OF INDUSTRIAL WASTES INTO THE SANITARY SEWER OF THE CITY; REGULATING UNSEWERED AND MISCELLANEOUS DISCHARGES; PROVIDING FOR A PERMIT SYSTEM WITH DENIAL, SUSPENSION, REVOCATION AND AN APPEALS PROCESS; PROVIDING A PENALTY CLAUSE; A REPEALER CLAUSE, A SEVERABILITY CLAUSE, AND AN EFFECTIVE DATE

ORDINANCE NO. 95-19

AN ORDINANCE OF THE CITY OF ROCKWALL, TEXAS, REPEALING CHAPTER 6, ARTICLE II, OF THE ROCKWALL CODE OF ORDINANCES AND PROVIDING FOR THE ADOPTION OF THE UNIFORM BUILDING CODE, 1991 EDITION, INCLUDING ALL APPENDICES EXCEPT APPENDIX CHAPTER 12, DIVISION I AND APPENDIX CHAPTER 53, AND THE 1991 EDITION OF THE UNIFORM BUILDING CODE STANDARDS AS CHAPTER 6, ARTICLE II, OF THE ROCKWALL CODE OF ORDINANCES; REGULATING THE ERECTION, CONSTRUCTION, ENLARGEMENT, ALTERATION, REPAIR, MOVING, REMOVAL, CONVERSION, DEMOLITION, OCCUPANCY, EQUIPMENT, USE, HEIGHT, AREA AND MAINTENANCE OF BUILDINGS OR STRUCTURES; PROVIDING FOR THE ISSUANCE OF PERMITS AND COLLECTION OF FEES THEREFOR; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED FIVE HUNDRED (\$500.00) DOLLARS FOR EACH OFFENSE; REPEALING ALL ORDINANCES IN CONFLICT; AND PROVIDING AN EFFECTIVE DATE

ORDINANCE NO. 95-20

AN ORDINANCE OF THE CITY OF ROCKWALL, TEXAS, REPEALING CHAPTER 6, ARTICLE II, OF THE ROCKWALL CODE OF ORDINANCES AND PROVIDING FOR THE ADOPTION OF THE UNIFORM AND MECHANICAL CODE, 1991 EDITION AND APPENDICES, AS CHAPTER 6, ARTICLE III OF THE ROCKWALL CODE OF ORDINANCES SO AS TO REGULATE AND CONTROL THE DESIGN, CONSTRUCTION, INSTALLATION, QUALITY AND MATERIALS, LOCATION, OPERATION AND MAINTENANCE OF HEATING, VENTILATING, COMFORT COOLING, REFRIGERATION SYSTEMS, INCINERATORS, AND OTHER MISCELLANEOUS HEAT-PRODUCING APPLIANCES; PROVIDING A SEVERABILITY CLAUSE; REPEALING ALL ORDINANCES IN CONFLICT; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED FIVE HUNDRED DOLLARS (\$500.00) FOR EACH OFFENSE; AND PROVIDING AN EFFECTIVE DATE

ORDINANCE NO 95-21

AN ORDINANCE OF THE CITY OF ROCKWALL, TEXAS, REPEALING CHAPTER 21 OF THE

100 ROCKWALL CODE OF ORDINANCES AND PROVIDING FOR THE ADOPTION OF THE  
UNIFORM PLUMBING CODE, 1991 EDITION, WITH APPENDICES, AND ADOPTING THE  
1991 IAPMO INSTALLATION STANDARDS AS CHAPTER 21 OF THE ROCKWALL CODE OF  
ORDINANCES SO AS TO REGULATE THE ERECTION, INSTALLATION, ALTERATION,  
ADDITION, REPAIR, RELOCATION, REPLACEMENT, MAINTENANCE OR USE OF ANY  
PLUMBING SYSTEMS; PROVIDING FOR PERMITS; ESTABLISHING FEES; PROVIDING A  
SEVERABILITY CLAUSE; REPEALING ALL ORDINANCES IN CONFLICT; PROVIDING FOR  
A PENALTY OF FINE NOT TO EXCEED FIVE HUNDRED DOLLARS (\$500.00) FOR EACH  
OFFENSE; AND PROVIDING FOR AN EFFECTIVE DATE

105 ORDINANCE NO. 95-22

110 AN ORDINANCE OF THE CITY OF ROCKWALL, TEXAS REPEALING CHAPTER 6,  
ARTICLE VI OF THE ROCKWALL CODE OF ORDINANCES AND PROVIDING FOR THE  
ADOPTION OF THE UNIFORM SWIMMING POOL CODE, SPA AND HOT TUB CODE, 1991  
EDITION, OF THE INTERNATIONAL ASSOCIATION OF PLUMBING AND MECHANICAL  
OFFICIALS, WITH AMENDMENTS, AS CHAPTER 6, ARTICLE VI OF THE ROCKWALL  
CODE OF ORDINANCES SO AS TO PROVIDE FOR RULES AND REGULATIONS FOR THE  
115 INSTALLATION AND REPAIR OF SWIMMING POOLS WITHIN THE CITY; PROVIDING FOR  
A PENALTY OF FINE NOT TO EXCEED THE SUM OF FIVE HUNDRED DOLLARS (\$500.00)  
FOR EACH OFFENSE; PROVIDING A SEVERABILITY CLAUSE; REPEALING ALL  
ORDINANCES IN CONFLICT; AND PROVIDING FOR AN EFFECTIVE DATE

120 ORDINANCE NO. 95-23

125 AN ORDINANCE OF THE CITY OF ROCKWALL, TEXAS, REPEALING CHAPTER 9 OF THE  
ROCKWALL CODE OF ORDINANCES AND PROVIDING FOR THE ADOPTION OF THE 1993  
NATIONAL ELECTRICAL CODE AND THE 1993 EDITION OF THE UNIFORM  
ADMINISTRATIVE CODE PROVISIONS FOR THE 1993 NATIONAL ELECTRICAL CODE AS  
CHAPTER 9 OF THE ROCKWALL CODE OF ORDINANCES; PROVIDING FOR  
AMENDMENTS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED FIVE HUNDRED  
(\$500.00) DOLLARS FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE;  
PROVIDING FOR A REPEALING CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE

130 The motion passed with the following vote.

Ayes: Hatfield, Buffington, Luby, Morgan, Welborn, White  
Abstentions: Coleson

135 Welborn commented on the ordinance which would create a Cultural Arts Commission.  
Welborn stated that the ordinance would remain in effect until amended or repealed and that  
while the current Council understood the purpose and intent of the ordinance those leading the  
Council in the future might not understand the original intent of the ordinance. She stated that  
she proposed to amend the ordinance establishing a Cultural Arts Commission to include  
140 language which would exclude elected and appointed officers of an arts, cultural or historical  
organization from serving on the Commission.

145 Welborn stated that her purpose in offering the amendment was to ensure that future  
organizations would have the same opportunities in applying for motel/hotel funds from the City.  
Also, Welborn requested that the ordinance language be amended in Section 5 to reflect that the

150 City Council would "consider" the recommendations of the Commission. Welborn moved that the ordinances with these amendments be approved, and she referred the Council to comments made by Couch at the June 5, 1995 meeting regarding the appointment of members to the commission and the potential conflict of interest if certain conditions were not placed on the membership of the Commission.

155 The motion was seconded by Buffington. During Council discussion, White stated that he did not believe that the ordinance reflected language he had requested be incorporated. Couch responded that it was staff's understanding that the language requested by White was to state that the recommendations of the Commission would be non-binding on the Council. She stated that this language was included in Section 5 of the ordinance. White asked how members would be appointed to the Commission. White stated that when Mr. Phemister reported to the Council he had stated that it would be difficult to establish the Commission without drawing on some board members or officers of the cultural organizations within Rockwall. White stated that he 160 felt that the people who would be the most active and knowledgeable would be members of these boards. He stated that he would not want to exclude those who had already shown an interest in the arts. Welborn suggested that there were citizens living within the community who were interested in the arts but who do not hold official positions on these boards. She indicated that she felt these citizens would be capable of assessing the needs of all of the City's various 165 cultural groups. Following further discussion, the caption was read by Robbins.

ORDINANCE NO. 95-24

170 AN ORDINANCE OF THE CITY OF ROCKWALL, TEXAS; PROVIDING FOR THE CREATION OF A CULTURAL ARTS COMMISSION; PROVIDING FOR THE APPOINTMENT, REMOVAL, AND TERM OF OFFICE FOR MEMBERS AND OFFICERS, ESTABLISHING THE PURPOSE AND RESPONSIBILITIES OF THE COMMISSION; PROVIDING RULES AND GUIDELINES UNDER WHICH THE COMMISSION WILL FUNCTION; PROVIDING FOR A SEVERABILITY 175 CLAUSE AND AN EFFECTIVE DATE

The motion passed with the following vote:

Ayes: Hatfield, Buffington, Coleson, Luby, Morgan, Welborn  
Nays: White

180 **Appointments/Plats/Plans/Public Hearings**

185 **Appointment with J.D. Parker to Receive and Update on 4th Fest, Inc. and to Request Approval of a Format Change for Future Events and Take Any Necessary Action**

190 J. D. Parker came forward to address the Council. He reported on the status of the non-profit organization responsible for 4th Fest and recounted the history of the event for the Council. He stated that the organization had decided not to sponsor an event this year. He stated that the organization wished to create a new event which would combine several activities including the Youth Fair, the arts and craft show, and Business Expo. He asked that the Council consider the

change in format, that the Council indicate what reporting responsibility the organization had to the City, and that the City support the concept of a community expo center/fairgrounds as a long-term project. He asked for the Council's input regarding what steps they felt would be necessary to gain acceptance of the community expo/center concept.

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White stated that the City no longer had any financial or legal ties to 4th Fest, Inc. Couch indicated that because of the relationship the group previously had with the City it wanted to come to the Council. Couch stated that the City had no financial or legal ties to the organization. Hatfield stated that he had perceived that the event would be closely tied to the Chamber of Commerce and the business community with everyone working together to benefit the City of Rockwall. Welborn requested Mr. Parker to update the Council on the success of last year's event. Parker stated that the group's current financial position was at approximately Fifteen Thousand Dollars (\$15,000). He stated that they had the same funds that the organization was started with initially.

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Welborn stated that in 1990 the City Council had created and funded the first Lakefest which was held for approximately three years before the City ran out of volunteers. Welborn stated that the date started sliding, and then the event did not take place at all. The Chamber assumed the event and then proposed that it be folded into a Fourth of July celebration. At that time the organization became an independent organization, and the City turned over a Thirteen Thousand Dollar (\$13,000) balance from the Lakefest profits. Welborn stated that one of the things that brought people back was continuity. Welborn stated that she did not see any additional City funding coming forth.

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Parker stated that the event had tapered off and that development on the lake had been a problem. He stated that the group was seeking something long-term with a civic center. The Council took no action on this item.

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**Appointment with Gloria Williams to Receive a Request for the Creation of an Overlay District for the area of Rockwall referred to as the "Southside" and Take Any Necessary Action**

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Buffington excused himself from participating in the discussion and voting on this item. Gloria Williams, 304 Emma Jane, came forward to address the Council. She stated that the Southside Community was requesting that this area of town be designated as a historic overlay district within the City. Ms. Williams stated that when the area was originally settled that lot sizes were significantly smaller than lots were today. She stated that the smaller lots made it difficult to redevelop because the City now had stringent zoning guidelines and codes. She reported that the individuals within the community had signed a petition requesting that this area of town be less restricted in regards to development because of the design of the lots.

230

Ms. Williams introduced Charles Humphrey to the Council and stated that he would be presenting the Southside's formal statement to the Council. Mr. Humphrey came forward and

235 read the petition for the record. The petition stated that "the undersigned residents of a  
neighborhood know as the Southside Community that was originally settled in the 1860s, request  
that the City of Rockwall through its zoning authority, establish a Southside Historic District  
with development standards consistent with the original lot sizes. We believe this designation  
240 would result in revitalization and renewal in our neighborhood and allow construction of homes  
on existing lots that do not meet the minimum lot size in the current zoning ordinance. Now  
that the route of SH-205 has been determined, we also request that attention be given to  
infrastructure needs in our neighborhood." The petition was signed by sixty-eight people.

245 Following Mr. Humphrey's statement, Couch stated that staff had discussed a concept along  
these line for this area of town because it was an older section of town and had problems which  
were described earlier in terms of lot sizes, lot widths, lot dimensions and house sizes. Couch  
indicated that staff recommended that they be allowed to proceed in the development of an  
overlay district which would attempt to address these issues. Once developed the plan would  
be brought back to Council for discussion and possible presentation to the community, Planning  
250 and Zoning and City Council.

Morgan stated that he was in favor of any reasonable means which would encourage  
redevelopment of the Southside area. Welborn moved that the petition from the representatives  
of the Southside community be accepted; that staff be authorized to draft proposals for  
255 consideration by the Planning and Zoning Commission to define the area to be included,  
development standards and lot sizes; that the Planning and Zoning Commission be tasked with  
developing an amendment to the zoning ordinance and that a public hearing be held on the  
creation of this overlay district. The motion was seconded by Luby, and the motion passed  
unanimously. Buffington returned to the Council Chamber.

260 **Appointment with Ken Dickson to Discuss Economic Development and Sales Tax and Take  
Any Necessary Action**

265 Ken Dickson came forward to address the Council. He referred to the Master Plan that was  
developed in the early 1980s which was intended to determine what the City of Rockwall would  
be like in the year 2000. Dickson stated the results of the plan were evident in the  
comprehensive zoning ordinances currently used. He voiced concerns and stated that he believed  
that the Council should adhere to what was developed in the past. He also stated the plan had  
developed high standards.

270 Dickson was critical of the newly developed Economic Development Plan. He stated that he  
was not in favor of allowing additional metal buildings or the lowering of standards of the City.  
Dickson voiced concerns regarding the development of an airport and stated that he was not in  
favor of developing a new airport. He stated he did not believe in subsidizing businesses. He  
275 commented that he believed that the comparisons between Terrell and Greenville to Rockwall  
were in error. He stated that Rockwall was a quality community. He indicated that he believed  
that Council had enough challenges without developing additional taxes for the citizens of  
Rockwall. He stated that he believed that taxes were higher in economic towns than they were

in Rockwall. He stated that in order for Rockwall to be equal with everyone and to pay what others pay in taxes would not be what he would want.

285 Welborn asked Mr. Dickson to clarify some of the points he had made. Welborn thanked Mr. Dickson for serving on the Council in the 1980s and stated that she recognized that a lot of the City's positions today arose from the actions taken by the Council in the past. Welborn stated that the Master Plan was only good at the time it was developed. She reported that one thing that kept the plan a viable instrument were the revisions that were made to keep the plan updated. Welborn asked Mr. Dickson if he had attended any of the public meetings held during the development phase of the plan. Mr. Dickson indicated that he had not attended.

290 Welborn stated that the major concerns which were expressed by the citizens involved in the development of the plan included issues related to traffic, tax base diversification, public education and planning by local government. She pointed out that tax base diversification was a major concern. She stated that she believed that the plan was designed to address these concerns. Welborn requested Dickson to clarify what type of industry he opposed. He stated 295 that he was against metal buildings. Also, he stated that he did not believe that Rockwall citizens want to attract a labor force of skilled workers. He stated that most of the citizens of Rockwall were professionals. He indicated that he was against tax abatements and an increase in sales tax. Following additional discussion, the Council took no action on this item.

300 **Appointment with Planning and Zoning Commission Chairman**

Pat Friend, Chairman of the Planning and Zoning Commission was not present at the meeting. The Council moved forward with consideration of the zoning cases.

305 **PZ-95-24-CUP Hold Public Hearing and Consider Approval of an Ordinance Granting the Expansion of a Conditional Use Permit for a Private Club in Conjunction with a Restaurant currently operating as Pizza Getti Italian Restaurant at 561 I-30 and Take Any Necessary Action**

310 Hatfield opened the public hearing. Delores Conner came forward to address the Council. The Council had no questions regarding the application. Hatfield closed the public hearing. Luby moved approval of the request for a conditional use permit for a private club for the restaurant know as Pizza Getti. The motion was seconded by White. Robbins read the ordinance caption.

315 ORDINANCE NO. 95-25

320 AN ORDINANCE OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF ROCKWALL AS HERETOFORE AMENDED SO AS TO GRANT A CONDITIONAL USE PERMIT FOR A PRIVATE CLUB AS ACCESSORY TO A RESTAURANT TO BE LOCATED ON A TRACT OF LAND DESCRIBED HEREIN; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED TO THE SUM OF TWO THOUSAND DOLLARS (\$2000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN

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EFFECTIVE DATE

The motion passed unanimously.

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**PZ-95-25-CUP Hold Public Hearing and Consider Approval of an Ordinance Granting a Conditional Use Permit for a Private Club in Conjunction with a Restaurant named Luigi's Italian Cafe and Take Any Necessary Action**

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Hatfield opened the public hearing. Nazmi Krasniqi, applicant for the conditional use permit, came forward. The Council had no questions of the applicant. Hatfield closed the public meeting. Welborn moved approval of the conditional use permit. The motion was seconded by Buffington. Caption was read by Robbins.

ORDINANCE NO. 95-26

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AN ORDINANCE OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF ROCKWALL AS HERETOFORE AMENDED SO AS TO GRANT A CONDITIONAL USE PERMIT FOR A PRIVATE CLUB AS ACCESSORY TO A RESTAURANT TO BE LOCATED ON A TRACT OF LAND DESCRIBED HEREIN; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED TO THE SUM OF TWO THOUSAND DOLLARS (\$2000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE

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The motion passed unanimously.

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**PZ-95-26-CUP Hold Public Hearing and Consider Approval of an Ordinance Granting a Conditional Use Permit for a Snow Cone Stand not meeting the Masonry Requirements of the General Retail Zoning District on Lot 1 of the Loretta Anderson Addition and Take Any Necessary Action**

360

Hatfield opened the public hearing. Joe Florey, the applicant for the conditional use permit came forward. White asked Mr. Florey if he was familiar with the recommendations of the City staff and the Planning and Zoning Commission. Mr. Florey stated that he was familiar with these recommendations and that he was willing to abide by them. White requested further clarification regarding the recommendation requiring a concrete pad. Mr. Florey stated that he would place the stand on a concrete pad as recommended by staff. Welborn requested Florey to comment on the parking lot. Welborn asked Florey to specify how he intended to control the grass and weeds. Welborn asked Florey to describe the building and what the operating period of the business. Florey responded that the operating season would be during the summer months. Welborn requested Florey to state when it was anticipated the building would be moved following the end of the season. Luby stated his opposition of the request for the conditional use permit. Hatfield closed the public hearing.

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White requested clarification regarding the carry forward affect if the conditional use permit was

granted. White suggested that the conditional use permit be amended to include a condition that would subject the permit to the condition that it be renewed annually by the City Council. Buffington moved approval of the conditional use permit with the condition that it be renewed annually. The motion was seconded by White. Robbins read the ordinance caption.

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ORDINANCE NO 95-27

AN ORDINANCE OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF ROCKWALL AS HERETOFORE AMENDED SO AS TO GRANT A CONDITIONAL USE PERMIT FOR A STRUCTURE NOT MEETING THE EXTERIOR MATERIALS REQUIREMENTS ON A TRACT OF LAND DESCRIBED HEREIN; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE

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The motion passed with the following vote:

Ayes: Hatfield, Buffington, Coleson, Morgan, Welborn, White  
Nays: Luby

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Hatfield requested the Council to consider placing planning and zoning cases not requiring a public hearing on the consent agenda. Welborn stated that she would not be in favor of this change in the order of business. No action was taken regarding this request for a change in the order of Council business.

**PZ-95-22-PP Consider Approval of a Request for a Preliminary Plat for a Residential Subdivision named Highland Meadows, Phase I, located on the west side of Mimms Road approximately 1500' south of Tubbs Road and Take Any Necessary Action**

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Crolley reported that the current zoning on the property was SF-7 and that this zoning designation required a minimum lot size of 7,000 square feet. He stated that the proposed development consisted of 51.3 acres and 198 lots. He indicated that the preliminary plat being considered was for Phase I of the development and consisted of 25 acres and 100 lots. He referred the Council to the concept plan included in the agenda information. He stated that Phase II would be developed at a later date.

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Crolley stated that in 1992 the Council had approved a preliminary plat for this property; however, that plat was in a different lot configuration than this development. He reported that as part of the 1992 plat several conditions had been attached. During the 1992 approval of the plat concerns were raised regarding the screening along Mimms Road. Crolley stated that the applicant was proposing a wood screening fence with brick columns. He stated that the fence would be located on private property and not in the right-of-way.

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Crolley stated that staff recommended approval of the request with the following conditions and stated the result of some of the conditions might alter the lot configurations. The conditions

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420 included 1) approval of a facilities agreement outlining the area and conditions for park dedication on the tract south of the subject property, detailing screening requirements along Mimms Road and escrowing funds for improvements to Mimms Road. 2) approval of a treescape plan, and 3) approval of the engineering plans including offsite facilities. Additional conditions recommended by the Planning and Zoning Commission included approval of a temporary entrance onto Mimms Road through Block B, lot 32 and approval of the detail screening drawing. Crolley stated that the applicant requested that the temporary entrance be allowed to be developed adjacent to lot 32 so that it would no have to be moved at a later time.

425 Welborn requested clarification regarding the placement of alleys. Crolley indicated that no alleys would be along Mimms Road. Welborn requested clarification regarding the fence. Crolley stated that a concrete strip would run beneath the screening fence to add support. Welborn requested information regarding the size of the park to be dedicated. Crolley stated that originally 6.4 acres in the area were being considered. He then reported that with the redesign of the sewer and water lines the acreage was reduced. Crolley indicated that the park site would be part of the trail system. Welborn asked for information regarding park access. Crolley stated that the area own by Mr. Cameron did include a larger area. Crolley stated that Cameron had agreed to dedicate the flood plain. Welborn requested clarification regarding the need to adjust the alignment of Primrose Lane. Crolley commented that curvature would be added to help reduce speed and to create a more pleasing visual effect. Welborn asked if side and rear entry garages were discussed by the Planning and Zoning Commission. Crolley stated that it was not discussed. Crolley stated that originally the layout west of Bluebell Count was proposed with no alleys. Welborn stated that she wished to have the condition added that there would be no front entry garages. The applicant stated that rear entry on most of the lots would not be a problem but that those lots of smaller front footage might have problems with this requirement. White requested further clarification regarding the design of Primrose Lane. Crolley stated that the additional curvature would be added in to the final plat. Welborn moved approval of the preliminary plat subject to the conditions outlined by staff and the Planning and Zoning Commission and with the additional condition that the homes have side or rear entry garages for the entire phase and that Primrose Lane be redesigned to add curvature to the street. The motion was seconded by White, and the motion passed unanimously.

450 **PZ-95-23-FP Consider Approval of a Request for a Final Plat for a Residential Subdivision named Caruth Lake No. 3 located on the west side of SH-205 and south of Caruth Lane and Take Any Necessary Action**

455 Crolley reported that the zoning on the property was PD-5 which required a minimum of 7,000 square feet per lot. He stated that the proposed plat was in conformance with the preliminary plat that had been approved. He commented that Lot 14, Block A had a Lone Star Gas Easement crossing the center of the lot. He stated that the applicant was working with Lone Star Gas and the builder to achieve a pad on the lot. Crolley indicated that staff recommended that the applicant provide the City with a letter from Lone Star Gas stating that they will allow a building on this lot.

465 Crolley stated that staff recommended approval of the request with conditions that a treescape plan be approved, that engineering plans be approved and that a letter be received by Lone Star Gas regarding lot 14, and that no fence be allowed along the easement of Lot 1, Block B which would hamper the maintenance of the sewer line located in that area. He reported that the Planning and Zoning Commission had recommended approval of the request with staff conditions and that the engineering plans include a temporary alley connection to Fannin Street or Midnight Pass. Luby requested clarification regarding the location of garages. Crolley stated that all lots would be serviced by alleys. Rob Whittle, the developer, stated that he had spoken with Lone Star Gas and that they were working with D.R. Horton Company regarding Lot 14 and that a variance with the easement would be worked out. Morgan moved approval of the final plat with the conditions of staff and Planning and Zoning Commission. The motion was seconded by Buffington, and it passed unanimously.

475 **PZ-95-27-FP Discuss and Consider Approval of a Request for Final Plat of a Residential Subdivision containing 1 Lot generally located on the west side of SH-204 approximately 1800' south of Dalton Road and Take Any Necessary Action**

480 Crolley reported that the zoning on the property was SF-16 and that a preliminary plat for this plat had been approved. He stated that the previous owner had decided not to build the house and that the final plat was never presented to the Commission. Crolley reported that as part of the preliminary plat approved in 1987 a variance had been granted by the Board of Adjustment regarding the lot frontage on a public street. He stated that the plat as approved would gain access from a 30 foot access easement. Crolley indicated that with the exception of the access that the plat was similar to the Willis Addition on the north side of Dalton Road which had been approved earlier in the year. Crolley indicated that Mr. Stone, the applicant, would enter into a facilities agreement with the City which advised him that the City would not extended water to his property and that he could not be guaranteed fire protection. The Planning and Zoning Commission recommended approval of the request with the following conditions 1) that a note be added on the plat stating that the City does not guarantee access to the property, 2) that the dates and necessary information on the plat be updated, 3) that a signed fire protection waiver be obtained, and 4) that the access agreement be recorded. Welborn asked if a clause was included in the facilities agreement regarding the future subdivision of land. Couch stated that this language was included in the facilities agreement. White asked the applicant if he was fully aware that he was waiving fire protection rights. Mr. Stone stated that he was aware that he was waiving his rights. Coleson requested clarification regarding the application of the tree ordinance to this property. Crolley stated that the Planning and Zoning Commission would approve the treescape plans. Luby moved approval of the final plat with the conditions as specified by staff and the Planning and Zoning Commission. The motion was seconded by Buffington, and it passed unanimously.

500 **PZ-95-18-SIGN Discuss and Consider Approval of a Request from Wendy's for a Sign Plan for property located on Lot 3R, Rockwall Towne Centre and Take Any Necessary Action**

Crolley reported that Wendy's was requesting approval of a sign plan for the site on FM-740.

505 He stated that Wendy's felt that in order to compete and attract the traffic off of I-30 that they  
needed a sign with visibility on I-30. Crolley stated the sign ordinance allowed the City Council  
to approve a sign plan for a site and could allow more than one sign per lot under the sign plan  
provisions. He stated that the sign plan as submitted by Wendy's showed a monument sign  
510 along FM-740 that would be 5 feet in height with a 47.1 square feet area and a sign along I-30  
that would be 40 feet in height and would have 120 square feet in area. He stated that both of  
these signs would meet the criteria of the sign ordinance.

He commented that the area shown on the plan for the sign along I-30 was not currently part of  
the Wendy's lot. He stated that if the City Council approved the sign plat that staff  
515 recommended that it be approved with the condition that the lot be replatted to include this area  
in Wendy's lot. He stated that the applicant was aware that replatting would need to be  
completed. White requested information regarding the comparison of the sign to others already  
in existence in the area. Crolley stated that it was smaller in area but the height would be the  
same as others in the area.

520 Hatfield requested Couch to clarify if precedent was being established. Couch stated that under  
the sign ordinance the Council had the ability to increase the number of signs allowed. She  
stated that the request was for two general business signs. If approved future requests with  
similar circumstances may come forth. Following Council discussion, Luby moved approval  
525 of the request. The motion was seconded by Morgan. White requested clarification regarding  
the location of the entrance and exit signs and if they were in the general area of the monument  
sign. Crolley stated that the signs were closer to the building. The motion passed unanimously.

530 \* **Discuss and Consider a Request for a Sign Variance from Dr. Richard Brooks for  
Lakepointe Health Center and Take Any Necessary Action**

Crolley reported that the site was zoned commercial and that the case had previously been  
reviewed by the Architectural Review Board, the Planning and Zoning Commission and the  
535 Council regarding the height of the structure. Crolley stated that according to the minutes the  
architect agreed to the 20 feet height limit when the case was presented to the City Council in  
June of 1994. Crolley stated that Dr. Brooks decided that he would like the structure to be  
higher and he was requesting the Council to allow the structure to be increased to 24 feet in  
height.

540 Morgan requested information regarding the height of the building. The applicant stated that  
he believed that it was approximately 10 feet higher than the clock tower. Dr. Brooks provided  
comments regarding his request and outlined the history of his request. Welborn voiced  
concern regarding the request during discussion. Following Council discussion, Morgan moved  
545 approval of the variance to allow an increase in the clock tower height to 24 feet. The motion  
was seconded by Luby, and it passed with the following vote:

- Ayes: Buffington, Coleson, Hatfield, Morgan, and White
- Nayes: Welborn

## City Manager's Report

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Couch provided the Council with an update on the Lake Ray Hubbard Master Plan process. She stated that the staff for the City of Dallas were working on developing an implementation plan. Couch reported that the Lake Cities Coalition had met and the City of Dallas had presented a schedule for proceeding with the implementation phase. She stated that generally the discussion at the meeting had dealt with the issue of leasing the take-line and whether or not the adjacent cities were interested in pursuing the concepts that Dallas identified in the Master Plan. Couch stated that before any final decisions were made that it would be helpful to hold a worksession to discuss these issues.

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Welborn agreed that a worksession would be helpful, and she also requested information regarding the financial impact of the study. Couch stated that the City of Dallas' representatives had indicated that they would be willing to meet with the individual City Councils to discuss these issues. Couch stated that she believed that it would be better to meet as a group before talking with the City of Dallas so that issues can be identified. Morgan stated that one element which arose during the meeting was the fact that the Dallas consultants and staff had felt that there would be an increase in valuation associated with lakefront properties that leased the take-line through the mere fact you would have a leasehold giving access to the water. Morgan indicated the Dallas felt that this would increase the tax revenues received from these properties. Morgan stated that he did not believe this would work well.

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Couch stated that Dallas' concept was to try to get the adjacent cities to be the ones to administer the lease-hold arrangements. She stated that it was not specifically addressed in the Master Plan, but staff had identified it during their presentation to the Dallas City Council. The next meeting of the Coalition would be July 27. Crowley stated that another interesting aspect which Dallas addressed was erosion control. They commented that it would be between the City of Dallas and the adjacent cities. Welborn asked the Council to consider setting a worksession and asked staff to develop positions and options with pros and cons. Following Council discussion, a Council worksession was schedule for July 10, 1995 to begin at 6:30 p.m.

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Couch also briefed the Council on the status of the COPS FAST Grant. She stated that as discussed with the Council several months ago, when notified that the City was being considered, that a number of questions had been raised regarding the conditions placed on the funds and how the funds could be used. Couch stated that Watkins had reviewed the program and stated that he felt confident that the grant could be used to expand a current program. Couch stated that the funds would be utilized in a way that would expand the crime prevention efforts of the City. Couch stated that one of the conditions regarding the use of these funds was that it be used in a community policing type project rather than straight patrol. Couch stated that staff proposed to submit the grant application and then discuss the details of the program during the budget process.

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Hatfield requested information regarding the variance in the Council's budget. Couch responded that it was due to election expenses and liability insurance. White requested information related

595 to changes in legislation passed during the legislative session. White highlighted some of the bills which he believed impacted the City. Couch reported that she had attended a TML legislative update session to review bills that affect cities. She stated that she would provide the Council with additional information at a later date regarding these bills.

### **Action/Discussion Items**

600 **Discuss and Consider Approval of an Agreement with the S.A.F.E. Group for Adoption of a Median on Yellowjacket and Take Any Necessary Action**

605 Melissa Patterson, sponsor of S.A.F.E., came forward. She stated that S.A.F.E. stood for Students Acting For the Environment and that it was an ecology organization started at the high school. She stated that the group was adopting three of the medians on Yellowjacket. John Thomas address the Council. He stated that S.A.F.E. would be contracting with him to provide landscaping for these medians. He detailed the plans for the medians. He stated that it was proposed that the long median be broken down into sections and offered to other organizations within the high school. He also stated that he had been researching the possibilities of using wildflowers in the other medians to cut down on the maintenance and watering of these medians. 610 White moved approval of the request and the agreement. The motion was seconded by Buffington, and it passed unanimously.

**Discuss and Consider Entering Into Facilities Sharing Agreement with Rockwall YMCA and Take Any Necessary Action**

620 Crowley stated the Parks and Recreation Board was requesting authorization to approach the local YMCA regarding entering into a facilities agreement. White moved approval of the request. The motion was seconded by Morgan, and it passed unanimously.

**Discuss and Consider Amending Chapter 13, Article III (Lot Clearing) of the Rockwall Code of Ordinance and Take Any Necessary Action**

625 Couch reported that the proposed ordinance would allow the City to notify the property owner one time during the growing season. Any subsequent time they violated the ordinance they would be issued a citation. Couch stated that compliance was generally obtained through citations. She stated that another provision of the ordinance would allow for an administrative fee of \$150.00 to be added to the cost of the lot or parcel of land to be mowed, when such cost was incurred by the City. Couch stated that the intent was to ensure that the City would not become 630 a mowing service.

Hatfield requested information regarding the length of time which had to elapse before the City could foreclose on the property. Buffington moved approval of the ordinance. The motion was seconded by Luby, and the caption was read by Robbins.

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ORDINANCE NO. 95-27

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS,  
AMENDING CHAPTER 13, ARTICLE III (LOT CLEARING) OF THE CODE OF ORDINANCES  
BY AMENDING SECTION 13-44(d); PROVIDING FOR SECTION 13-46(c) AND AMENDING  
SECTION 13-47(a); PROVIDING A PENALTY OF A FINE NOT TO EXCEED THE SUM OF  
FIVE HUNDRED DOLLARS (\$500.00); PROVIDING A SEVERABILITY CLAUSE; PROVIDING  
AN EFFECTIVE DATE

Welborn requested clarification regarding building official comments. She requested information regarding the need to budget for these mowings. Couch stated that \$11,000 was in the account to maintain right-of-ways. Couch reported that she hoped to have some additional information regarding the costs during the budget process. Couch commented it was hoped that forced mowing could be avoided and that the ordinance would allow citations to be issued faster to receive compliance. Welborn expressed concerns about tying up funds for the long term. Hall, the City's attorney, reported that once a lien was placed on the property, the City could take steps to foreclose. He stated that the lien was second only to tax liens and liens for street improvements. Following Council discussion, the motion passed unanimously.

**Discuss and Consider Approval of Recommendations for Capital Improvement Street Program and Take Any Necessary Action**

Couch reported that one of the projects funded during the last bond election was miscellaneous street improvements. Buffington excused himself from the discussion and vote on this agenda item and left the room. She stated that the first project being recommended by the staff for use of these funds was to improve Bourne Avenue and Clark Street from SH 205, traversing a section of unimproved roadway on Union Pacific Railroad Right-of-way and ending at the intersection of Clark Street and Boydston. Couch stated that the improvement of this road would improve access into and out of the neighborhood, as well as, improve a road surface which was occupied by both residential and non-residential property.

She stated that the recommendation was a two-fold recommendation. She indicated that if the City was unable to obtain an easement from Union Pacific then the City would recommend that improvements be made to Bourn Street up to Lamar and then continue the improvements on St. Mary's Street from Fannin to Clark, which would allow the City to improve some drainage problems in the area as well. White requested information from Couch regarding the establishment of an additional north/south route through town for use during widening of SH 205. Couch stated that one of the issues involved identifying ways to expedite the removal of traffic from Goliad. She indicated that the improvements to Bourn would help accomplish this task. Welborn requested information regarding the 1995 asphalt overlay projects for Washington Street. Couch indicated that Washington was in bad shape. Crowley indicated that a portion of the work would be completed by City staff and the overlay work would be completed by a contractor. Following Council discussion, Welborn moved approval of the recommendations proposed by staff for the Capital Improvement Program. The motion was seconded by Morgan, and it passed unanimously. Buffington returned to the Council Chambers.

**Discuss and Consider Approval of a Bid for Rental of Bomag Equipment and Take Any**

### **Necessary Action**

685 Couch stated that this equipment rental was generally done each summer as street improvement projects were begun. She stated that the low quote was received from Romco and that staff recommended acceptance of this quote. Buffington moved approval of the quote. The motion was seconded by Coleson, and it passed unanimously.

### **Discuss and Consider Approval of a Bid for Fencing to Surround the New Water Tower and Take Any Necessary Action**

690 Couch commented on the fencing surrounding the water tower. She stated that bids were received from several fence contractors and that staff recommended that the bid be awarded to the low bidder JDC Construction in the amount of \$16,500. Hatfield requested information regarding the budget of the project. Couch indicated that the project was under budget. 695 Douphrate indicated that originally the fence had been budgeted at \$10,000; however, it did not include the stone columns. Couch stated that the one remaining improvement was the landscaping. Following Council discussion, Morgan moved acceptance of the low bid for the fence surrounding the water tower. The motion was seconded by Buffington, and it passed 700 unanimously.

### **Discuss and Consider A Request from Dallas Water Utilities regarding the City's Position Regarding the Old Hwy. 66 Bridge and Take Any Necessary Action**

705 Couch stated that the City of Dallas was approaching all of the cities within the area to see if any had an interest in participating in the renovations of the Old SH-66 bridge now used as a fishing pier. Staff's general opinion was that it was not interested. Buffington moved that the City not participate in the reconstruction of the bridge. The motion was seconded by Morgan, and it passed unanimously.

### **Hold Worksession to Discuss Fire Truck Options and Take Any Necessary Action**

710 Couch stated that over the past several months that staff had been reviewing various options relating to the purchase of a new ladder truck. She reviewed the options currently available to the City. She stated that the City could continue to look for used equipment, that the City could 715 purchase a new stick ladder truck, or that the City could purchase a new quint firetruck which serves as both a ladder truck and a pumper. She indicated that this option would provide an additional level of safety and that it would service two needs. Poindexter, the City's Fire Chief, reviewed the options available if the City choose to purchase a quint. He reviewed the ways the City could purchase the equipment. One would be to bid the truck through the City's purchasing 720 procedures. The other would be to purchase the equipment through an interlocal agreement with the Houston Area Council of Governments. Poindexter told the Council that he would prefer to purchase a new E One 95" Ladder Basket Quint through the Houston Area Council of Governments. Council discussion was held regarding the financing options of the purchase. 725 Following Council discussion, Welborn moved that the City Manager and Fire Chief be

authorized to proceed with the purchase of a new E One Ladder Basket Quint through the Houston Area Council of Governments. The motion was seconded by Buffington, and it passed unanimously.

730 **Hold Executive Session under Section 551.072 and 551.074 of the Texas Government Code to Discuss:**

735 The Council convened into executive session at 10:00 p.m. to discuss land acquisition for City facilities, the appointment of a person to the Economic Development Planning Commission, and appointment of members to the Cultural Arts Commission.

The Council reconvened into regular session at 10:35 p.m. Mayor Hatfield announced that no action would be taken as a result of the executive session.

740 **Adjournment**

Mayor Hatfield adjourned the meeting at 10:40 p.m.

745 APPROVED:

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Mayor

755 ATTEST:

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City Secretary