



APPLICATION AND FINAL PLAT CHECKLIST

Final

Date 7-25/94

Name of Proposed Development Villages of Crowth Lake-Phase 2

Name of Developer Crowth Lake Development Corp

Address PO BX 369 Rockwall Phone 771 5253

Owner of Record Robert S. Whittle

Address PO BX 369 Rockwall Phone 771-5253

Name of Land Planner/Surveyor/Engineer Arnold Evans

Address Dallas Phone 328-8153

Total Acreage \_\_\_\_\_ Current Zoning SF

Number of Lots/Units 9

Signed

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

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

Information

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

|       |       |
|-------|-------|
| _____ | _____ |
|-------|-------|

1. Title or name of development, written and graphic scale, north point, date of plat and key map

2. Location of the development by City, County and State.

3. Location of development tied to a USGS monument, Texas highway monument or other approved benchmark

4. Accurate boundary survey and property description with tract boundary lined indicated by heavy lines

5. If no engineering is provided show contours of 5 ft. intervals

6. Accurate plat dimensions with all engineering information necessary to reproduce plat on the ground

7. Approved name and right-of-way width of each street, both within an adjacent to the development

8. Locations, dimensions and purposes of any easements or other rights-of-way

9. Identification of each lot or site and block by letter and number and building lines

10. Record owners of contiguous parcels of unsubdivided land, names and lot patterns of contiguous subdivisions, approved Concept Plans, reference recorded subdivision plats or adjoining platted land by record name and by deed record volume and page

11. Boundary lines, dimensions and descriptions of open spaces to be dedicated for public use of the inhabitants of the development

12. Certificate of dedication of all streets, alleys, parks and other public uses signed by the owner or owners (see wording)

\_\_\_\_\_

\_\_\_\_\_

13. Designation of the entity responsible for the operation and maintenance of any commonly held property and a waiver releasing the City of such responsibility, a waiver releasing the City for damages in establishment or alteration of graded (see wording)

\_\_\_\_\_

\_\_\_\_\_

14. Statement of developer responsibility for storm drainage improvements (see wording)

\_\_\_\_\_

\_\_\_\_\_

15. Instrument of dedication or adoption signed by the owner or owners (see wording)

\_\_\_\_\_

\_\_\_\_\_

16. Space for signatures attesting approval of the plat (see wording)

\_\_\_\_\_

\_\_\_\_\_

17. Seal and signature of the surveyor and/or engineer responsible for surveying the development and/or the preparation of the plat (see wording)

\_\_\_\_\_

\_\_\_\_\_

18. Compliance with all special requirements developed in preliminary plat review

\_\_\_\_\_

\_\_\_\_\_

19. Statements indicating that no building permits will be issued until all public improvements are accepted by the City (see wording)

\_\_\_\_\_

\_\_\_\_\_

20. Submit along with plat a calculation sheet indicating the area of each lot

\_\_\_\_\_

\_\_\_\_\_

21. Attach copy of any proposed deed restrictions for proposed subdivision

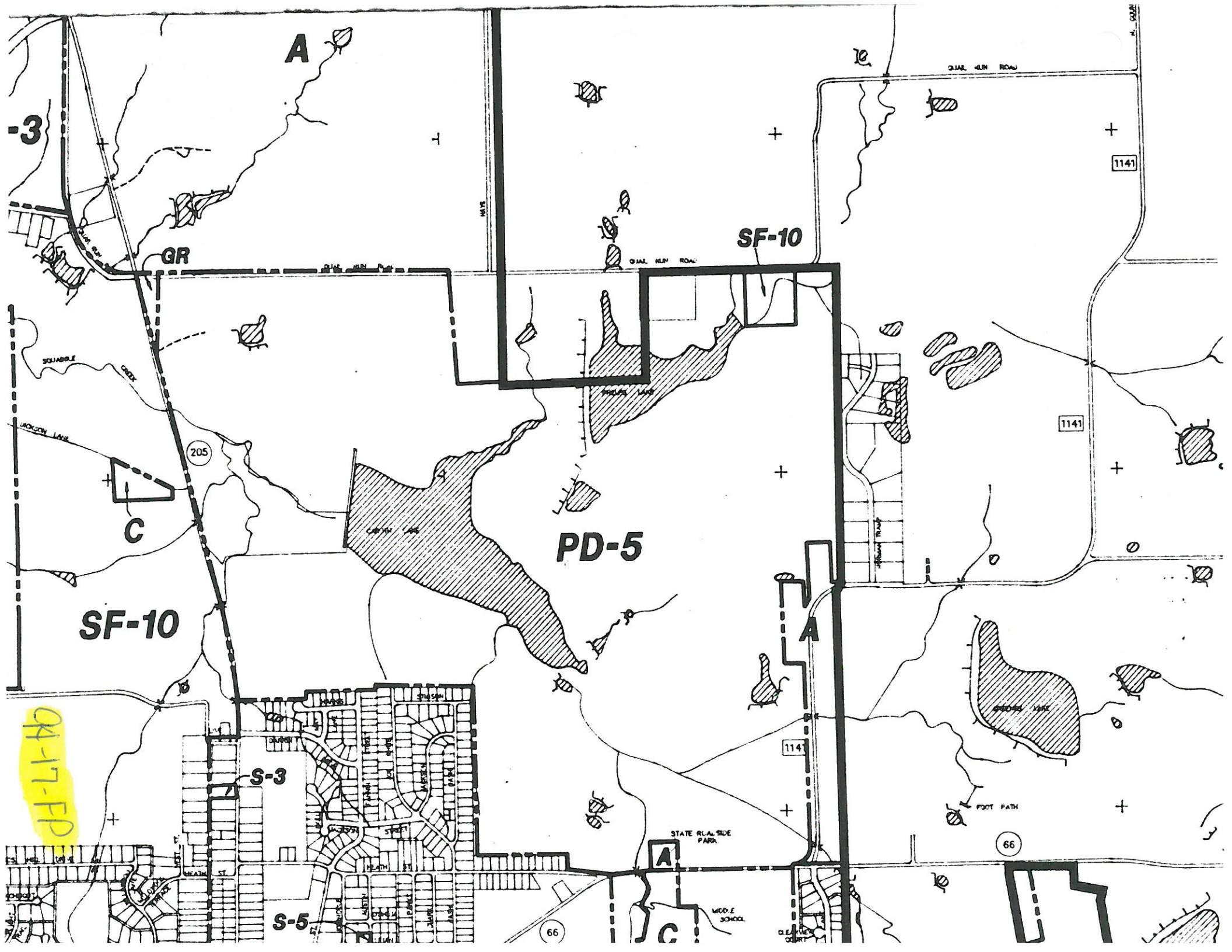
Taken by: \_\_\_\_\_

File No.: 94-17-FP

Date: 7/25/94

Fee: \$183.50

Receipt No.: 032168





CITY OF ROCKWALL  
"THE NEW HORIZON"  
Rockwall, Texas 75087-3628

No 032168

(214) 771-7700

Cash Receipt

Name Caruth Lake Phase II Date 8/1/94

Mailing Address \_\_\_\_\_

Job Address Junco Road Permit No. \_\_\_\_\_

Check

Cash

Other

| DESCRIPTION              | Acct. Code | Amount | DESCRIPTION            | Acct. Code | Amount |
|--------------------------|------------|--------|------------------------|------------|--------|
| Building Permit          | 01-3601    |        | Water Tap              | 02-3311    |        |
| Fence Permit             | 01-3602    |        | 10% Fee                | 02-3311    |        |
| Electrical Permit        | 01-3604    |        | Sewer Tap              | 02-3314    |        |
| Plumbing Permit          | 01-3607    |        | Water Availability     | 06-3835    |        |
| Mechanical Permit        | 01-3610    |        | Sewer Availability     | 07-3836    |        |
| Municipal Pool           | 01-3402    |        | Meter Deposit          | 02-2201    |        |
| Zoning, Planning, B.O.A. | 01-3411    | 183.50 | Portable Meter Deposit | 02-2311    |        |
| Subdivision Plats        | 01-3412    |        | Misc. Income           | 02-3819    |        |
| Sign Permits             | 01-3628    |        | NSF Check              | 02-1128    |        |
| Health Permits           | 01-3631    |        | Meter Rent             | 02-3406    |        |
| Misc. Permits            | 01-3625    |        | Marina Lease           | 08-3810    |        |
| Misc. Income             | 01-3819    |        | Cemetery Receipts      | 10-3830    |        |
| Sale of Supplies         | 01-3807    |        | PID                    | 13-3828    |        |
| Recreation Fees          | 01-3401    |        | Street                 | 14-3828    |        |
|                          |            |        | Assessment-Ph#2        | 14-3830    |        |
|                          |            |        | Hotel/Motel Tax        | 15-3206    |        |
|                          |            |        |                        |            |        |
|                          |            |        |                        |            |        |
|                          |            |        |                        |            |        |
|                          |            |        |                        |            |        |
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|                          |            |        |                        |            |        |
|                          |            |        |                        |            |        |
|                          |            |        |                        |            |        |

TOTAL OF COLUMN

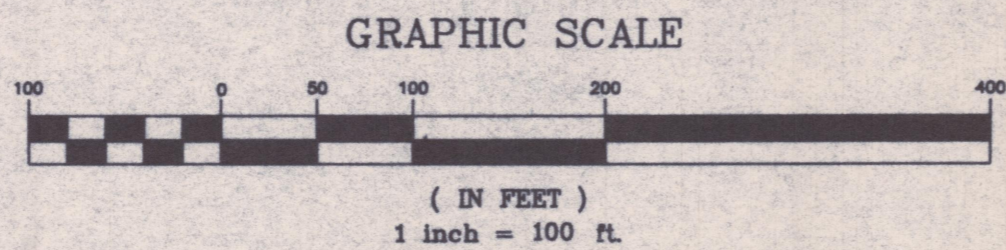
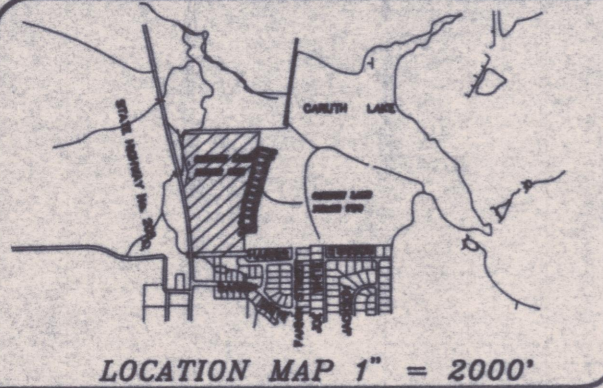
TOTAL OF COLUMN

TOTAL DUE

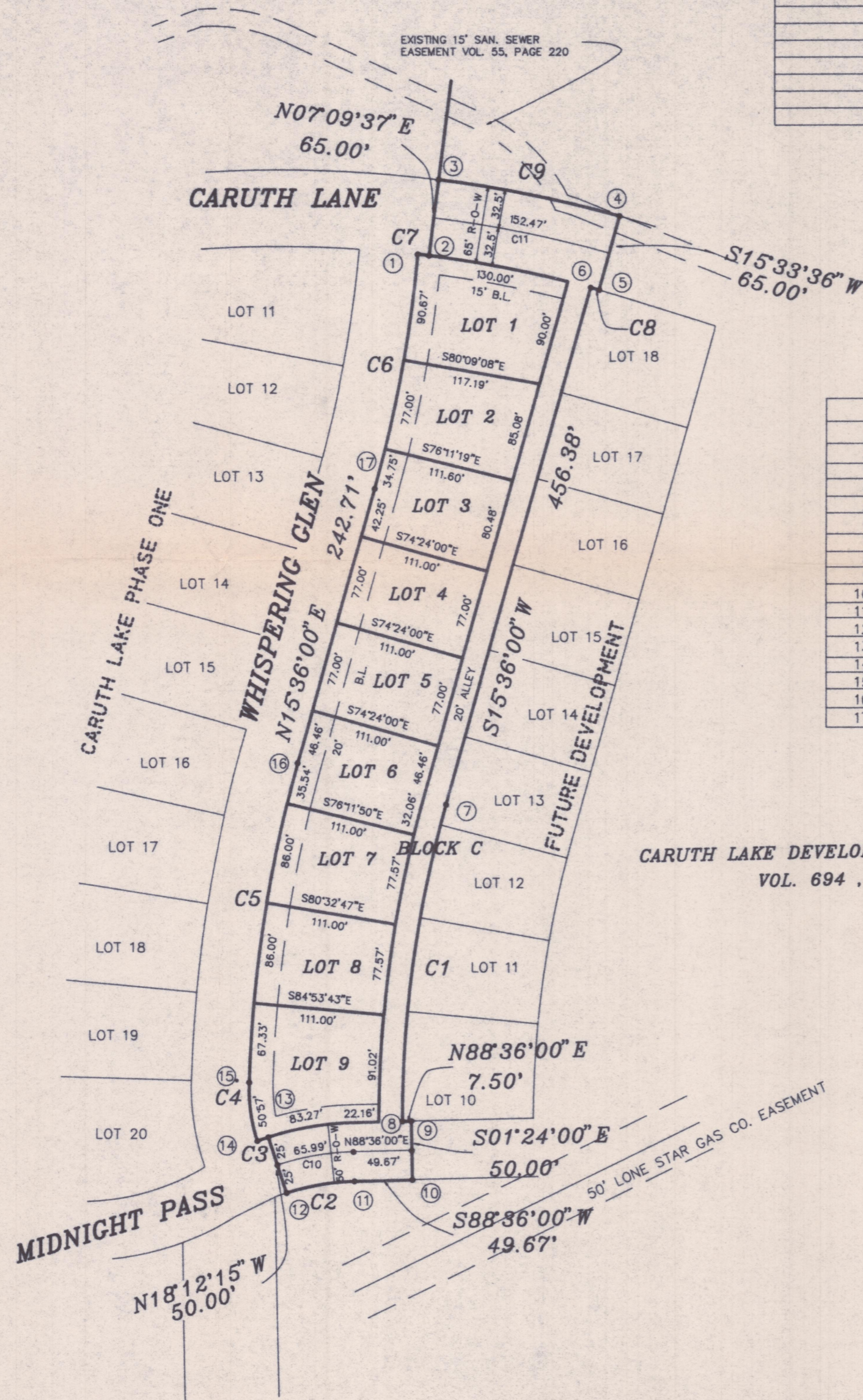
183.50

Received by

[Signature]



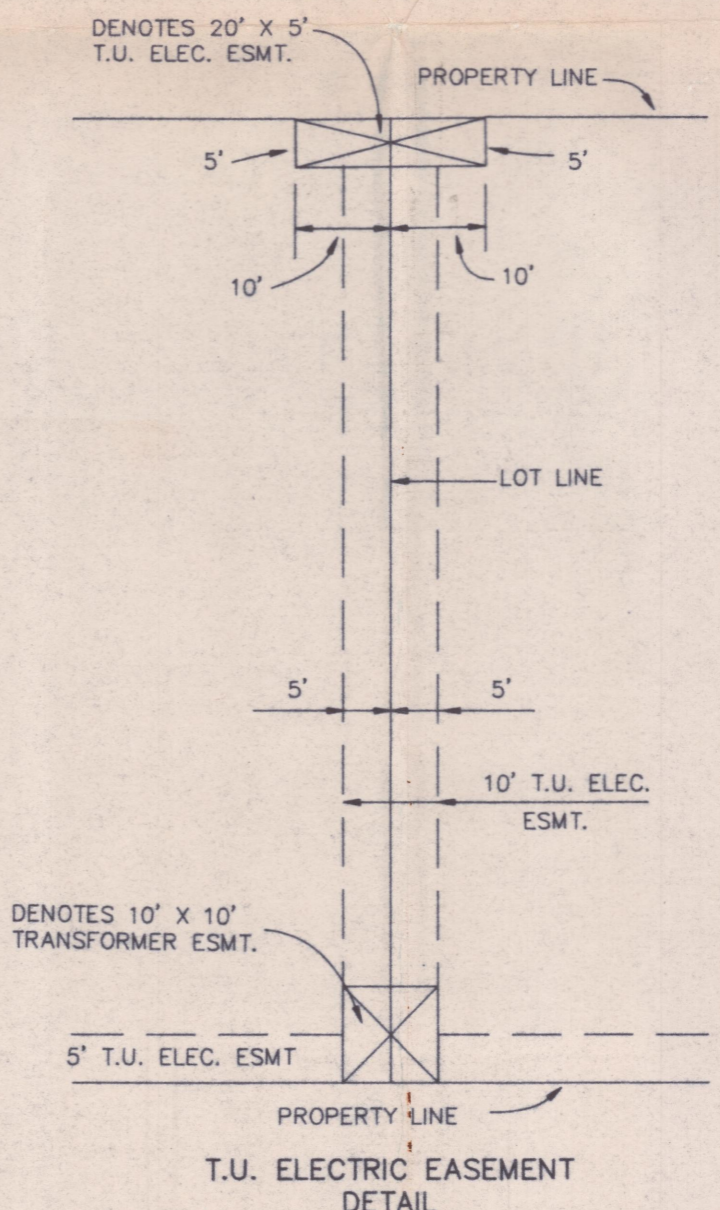
| CURVE | RADIUS   | LENGTH  | TANGENT | CHORD   | BEARING      | DELTA      |
|-------|----------|---------|---------|---------|--------------|------------|
| C1    | 1002.00' | 254.12' | 127.75' | 253.44' | S07°17'43\"W | 14°31'52\" |
| C2    | 200.00'  | 58.66'  | 29.54'  | 58.45'  | S80°11'52\"W | 16°48'15\" |
| C3    | 250.00'  | 9.94'   | 4.97'   | 9.94'   | S70°39'23\"W | 02°16'45\" |
| C4    | 150.00'  | 50.57'  | 25.53'  | 50.33'  | S07°57'32\"E | 19°19'01\" |
| C5    | 1133.00' | 274.87' | 138.12' | 274.20' | S08°38'59\"W | 13°54'01\" |
| C6    | 1113.14' | 202.42' | 101.49' | 202.14' | N10°23'26\"E | 10°25'09\" |
| C7    | 1007.50' | 9.80'   | 4.90'   | 9.80'   | N83°07'07\"W | 00°33'27\" |
| C8    | 1007.50' | 7.50'   | 3.75'   | 7.50'   | N74°39'12\"W | 00°25'35\" |
| C9    | 1072.50' | 157.23' | 78.76'  | 157.09' | N78°38'24\"W | 08°23'59\" |
| C10   | 225.00'  | 65.99'  | 33.23'  | 65.75'  | S80°11'52\"W | 16°48'15\" |
| C11   | 1040.00' | 152.47' | 76.37'  | 152.33' | N78°38'24\"W | 08°23'59\" |



SURFACE ADJUSTED COORDINATES

|    |                |                |
|----|----------------|----------------|
| 1  | 7033359.868130 | 2595377.012906 |
| 2  | 7033358.693620 | 2595386.744886 |
| 3  | 7033423.186716 | 2595394.846779 |
| 4  | 7033392.244219 | 2595548.858589 |
| 5  | 7033329.626427 | 2595531.422647 |
| 6  | 7033331.611378 | 2595524.190008 |
| 7  | 7032892.044222 | 2595401.460827 |
| 8  | 7032623.105664 | 2595364.549952 |
| 9  | 7032623.288965 | 2595372.050041 |
| 10 | 7032573.303891 | 2595373.271669 |
| 11 | 7032572.090278 | 2595323.614540 |
| 12 | 7032562.139837 | 2595266.020210 |
| 13 | 7032609.637300 | 2595250.400000 |
| 14 | 7032606.343518 | 2595241.017405 |
| 15 | 7032656.191180 | 2595234.048271 |
| 16 | 7032927.272672 | 2595275.286517 |
| 17 | 7033161.040074 | 2595340.555456 |

CARUTH LAKE DEVELOPMENT CORPORATION  
VOL. 694 , PAGE 47



*- File Copy -*

94-17-FP

1/7

HARRIS HEIGHTS ADD.  
SLIDE B, PAGE 182

NOTE : ALL PROPERTY CORNERS, POINT OF CURVATURES AND POINT OF TANGENCY ARE 1/2\" IRON ROD'S SET UNLESS OTHERWISE NOTED.

**HAROLD L. EVANS**  
CONSULTING ENGINEER  
P.O. BOX 28365  
2331 GUS THOMASSON ROAD, SUITE 102  
DALLAS, TEXAS 75228, ( 214 ) 328-8133

|            |         |          |
|------------|---------|----------|
| SCALE      | DATE    | JOB. No. |
| 1\" = 100' | 5-26-94 | 9322     |

**CARUTH LAKE PHASE TWO**

S.S. McURRY SURVEY, ABSTRACT No. 146

CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

CARUTH LAKE DEVELOPMENT CORPORATION ~ OWNER  
P.O. BOX 369 ROCKWALL, TEXAS 75087, TEL ( 214 ) 771-5238

**AGENDA**  
**PLANNING & ZONING COMMISSION WORK SESSION**  
**205 W RUSK**  
**AUGUST 25, 1994**  
**7:00 P.M.**

**I. CALL TO ORDER**

**II. WORK SESSION ITEMS**

**93-51-FP** A request from Kirby Albright for a Final Plat for the Benton Woods Addition located on the east side of FM-740, south of Shadeydale Lane.

**94-11-FP** A request from Los Prados Development for a Final Plat for Waterstone Estates located on the north side of Yellowjacket Lane, south of the Union Pacific Railroad.

**94-16-PP/Z** A request from Homeplace for a Preliminary Plat and an Amendment to PD-3 changing the Land Use from MF and C to SF-10 and zoning change from A to PD-3 for Random Oaks at the Shores

**94-17-FP** A request from Caruth Lake Development Corp. for a Final Plat of Village of Caruth Lake Phase II located on the east side of SH-205, north of Harris Height Addition

**94-18-PP** A request from Whittle Development for an amendment to PD-5 changing the Land Use from GR to SF-6 and a Preliminary Plat for Quail Run Valley Addition located on the east side of SH-205, south of Quail Run Road

**94-19-CUP** A request from James Helwig & Sons Inc. for a Conditional Use Permit to allow for a temporary guard house for property located at 2670 S Goliad

**94-20-RP** A request from David Abshire for a replat of lots 1,2, & part of 3, Block C, of the Wade Addition. 202 Joe White

**94-21-PP** A request from Neil Jones for a Preliminary Plat for the Sanctuary At Chandlers Landing

**III. ADJOURNMENT**



Planning And Zoning Meeting Minutes  
September 8, 1994

5

**I. CALL TO ORDER**

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The meeting was called to order by Van Ewing, acting Chairman at 7:00 p.m with the following members present; Art Ruff, Ross Ramsay, Terry Raulston, and Ginger Baugh. Pat Friend and David Hairston were absent.

**II. APPROVAL OF MINUTES FROM THE JULY 14, 1994 MEETING**

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Mr. Ruff made a motion to approve the minutes with corrections made.  
Mr. Ramsay seconded the motion. The motion was voted on and passed unanimously.

**III. PUBLIC HEARING**

20

94-16-PP/Z Hold Public Hearing and Consider Recommending Approval of a request from Homeplace for a Preliminary Plat and an Amendment to "PD-3" {Planned Development-3} changing the Land Use from "MF" {Multi-Family} and "C" {Commercial} to "SF-10" {Single Family-10} and "SF-7.8" {Single Family-7.8} and a zoning change from "A" {Agricultural} to "PD-3" {Planned Development-3} SF-10 / SF-7.8 for Random Oaks at the Shores

25

Mr. Douphrate outlined the request, recommending approval of the Preliminary Plat, both PD amendments, and zoning change provided several conditions are met.

Mr. Ruff removed himself from the meeting citing a conflict of interest.

30

Mr. Ewing opened the Public Hearing.

Pat Atkins, applicant asked the Commission to approve the request.

35

Earl Sloan, 1485 Plummer asked about deed restrictions.

Milton Wittig, 1160 Ridge Road West asked about average lot size.

Gerg Barz, 222 Quail Run Road asked about needed repairs to Quail Run Road.

40

Mr. Ewing closed the Public Hearing.

After much discussion Mr. Ramsay made a motion to approve the request from Homeplace for an Amendment to "PD-3" {Planned Development-3} changing the Land Use from "MF" {Multi-Family} and "C" {Commercial} to "SF-10" {Single Family-10} and "SF-7.8" {Single Family-

7.8} for Random Oaks at the Shores. Mr.Raulston seconded the motion. The motion was voted on and passed unanimously.

5 Mr.Ramsay made a motion to approve the Preliminary Plat for 75 lots in the Shores Addition with the following conditions;

1.The Plat is to reflect a drainage right-of-way along the drainway. The exact width will be determined by staff prior to the submittal of the Final Plat.

10 2.The applicant will be required to design and construct a deceleration/left turn lane and review the possibility of the need for traffic light. The design once submitted to the City will be sent to the Texas Department of Transportation for review and approval.

15 3. The applicant will be required to escrow funds to improve 1/2 of Quail Run Road which fronts the proposed development.

4. The applicant will be required to upgrade the undersized drainage structures under Quail Run Road in order to handle the increase in runoff caused by the proposed development.

20 5. The applicant will also be required to pay a portion of the prorata water line agreement which is attached for reference. The amount equates to \$14,169.06.

6. The applicant shall also be required to provide a stone or masonry screening wall along Ridge Road West and SH-205.

25 Mr.Ewing seconded the motion. The motion was voted on and passed unanimously.

Mr.Ruff returned to the meeting.

30 94-18-PP/Z Hold Public Hearing and Consider Recommending Approval of a request from Whittle Development for an amendment to "PD-5" {Planned Development-5} changing the Land Use from "GR" {General Retail} to "SF-6" {Single Family-6} and a Preliminary Plat for Quail Run Valley Addition located on the east side of SH-205, south of Quail Run Road

35 Mr.Douphrate outlined the request recommending denial until several conditions are met.

Mr.Ewing opened the Public Hearing.

Rob Whittle, applicant asked the commission to approve the request.

40 Mr.Ruff asked if Mr.Whittle agreed to a 30 day waiver in order to have the conditions met.

Mr.Whittle agreed to the 30 day waiver.

Mr.Crumbley, 2000 N.Goliad asked that the request be approved.

Mr.Ewing closed the Public Hearing.

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Mr.Ramsay made a motion to table this request until the September 29,1994 Planning and Zoning Workshop. Mr Raulston seconded the motion. The motion was voted on and passed unanimously.

10

94-19-CUP Hold Public Hearing and Consider Recommending Approval of a request from James Helwig & Sons Inc. for a Conditional Use Permit to allow for a temporary guard house for property located at 2670 S Goliad.

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Mr.Douphrate outlined the request and recommended approval.

Mr.Ewing opened the Public Hearing.

James Helwig, applicant addressed the Commission asking for approval of the request.

20

Mr.Ewing closed the Public Hearing.

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After much discussion Mr.Ruff made a motion to approve the request from James Helwig & Sons Inc. for a Conditional Use Permit to allow for a temporary guard house for property located at 2670 S Goliad with the condition to review the CUP in 2 years.

Mrs.Baugh seconded the motion. The motion was voted on and passed unanimously.

30

94-20-RP Hold Public Hearing and Consider Recommending Approval for a request from David Abshire for a replat of lots 1,2, & part of 3, Block C, of the Wade Addition. 202 Joe White

Mr.Douphrate outlined the request recommending approval.

Mr.Ewing opened the Public Hearing.

35

Charles Moore,312 Lakeshore asked the Commission to explain the request.

Mr.Ewing closed the Public Hearing.

40

Mr.Raulston made a motion to deny the request from David Abshire for a replat of lots 1,2, & part of 3, Block C, of the Wade Addition. 202 Joe White due to the fact that the applicant was not present at the hearing.

Mr.Ramsay seconded the motion. The motion was voted on and passed unanimously.

**IV. PLATS / SITE PLANS**

93-51-FP Discuss and Consider Recommending Approval of a request from Kirby Albright for a Final Plat for the Benton Woods Addition located on the east side of FM-740, south of Shadeydale Lane.

Mr.Douphrate outlined the request recommending approval.

Harold Evans, applicant representative asked the Commission to approve the request.

Mr.Ruff made a motion to approve the request from Kirby Albright for a Final Plat for the Benton Woods Addition located on the east side of FM-740, south of Shadeydale Lane with the following conditions;

Include all of the proposed utility easements on the plat.

The applicant needs to show the right-of-way dedication of all public streets.

Provide for an access easement onto Shadydale from Old Meadow.

Escrow funds to improve 1/2 the width of Shadydale of which fronts the proposed development.

The applicant is to provide for improvements for a deceleration lane along FM-740.

Reduce the side yard building lines of Lot 6 and 26 to 15 feet.

Indicate "Final Plat" in the title block.

The Plat is approved contingent upon approval of the Final engineering review.

The applicant will be required to provide park funds in accordance with the City's Subdivision Ordinance.

Mrs.Baugh seconded the motion. The motion was voted on and passed unanimously.

94-11-FP                      Discuss and Consider Recommending Approval of a request from Los Prados Development for a Final Plat for Waterstone Estates located on the north side of Yellowjacket Lane, south of the Union Pacific Railroad.

Mr.Douphrate outlined the request recommending approval after several conditions are met.

After much discussion, Mrs.Baugh made a motion to approve the request from Los Prados Development for a Final Plat for Waterstone Estates located on the north side of Yellowjacket Lane, south of the Union Pacific Railroad with the following conditions;

Indicate on the Plat the 100 year flood plain delineation with the finish floor elevations being two feet of the base flood elevation.

5 All utility easements must be shown on the Plat.

Correct the clerical error in the legal description on the Plat.

Provide notation that no fence encroachment may occur with Block B drainage easement.

10 The applicant is to provide for an emergency entrance way into the proposed development preferably at the alleyway between Lots 21 and 22 of Block D.

The applicant is to provide a detail of the type of screening wall required along Yellowjacket.

15 The City accept either \$13,000.00 cash or contract with Terra Services, Inc. providing for clearance of all the underbrush under the City's direction.

Pulte provide disclosures to all property owners adjacent to park that park land exit exist behind property.

20 The Final Plat contingent upon approval of the Final engineering review.

Mr. Ruff seconded the motion. The motion was voted on and passed unanimously.

25 **94-17-FP** Discuss and Consider Recommending Approval of a request from Caruth Lake Development Corp. for a Final Plat of Village of Caruth Lake Phase II located on the east side of SH-205, north of Harris Height Addition

Mr. Douphrate outlined the request recommending approval.

30 After much discussion Mr. Ruff made a motion to approve the from Caruth Lake Development Corp. for a Final Plat of Village of Caruth Lake Phase II located on the east side of SH-205, north of Harris Height Addition with the following conditions;

35 The applicant submit a complete which included the owner's certificate and legal description.

Provide all utility easements on the Plat.

The Plat be approved subject to Final engineering approval

40 Temporary alley exit on Midnight Pass.

"Final Plat" be written on the Plat.

Mr.Raulston seconded the motion. The motion was voted on and passed unanimously.

V.            ADJOURNMENT

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There being no further business to come before the Commission, the meeting was adjourned at 10:00 p.m.

10

**ATTEST:**

**APPROVED:**

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\_\_\_\_\_

Community Development Coordinator

\_\_\_\_\_

Planning & Zoning Commission Chairman

# MINUTES OF THE ROCKWALL CITY COUNCIL SEPTEMBER 19, 1994

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## 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 Nell Welborn. Invocation and pledge of allegiance was lead by Bob Wilson.

## Consent Agenda

- a) Approval of Minutes of September 6, 1994
- b) Consider Approval of an Ordinance Approving a Municipal Maintenance Agreement with TxDOT (2nd reading)

20

Ordinance No. 94-33

5

AN ORDINANCE PROVIDING FOR THE MAINTENANCE OF CERTAIN STATE HIGHWAYS AND/OR PORTIONS OF STATE HIGHWAYS IN THE CITY OF ROCKWALL, COUNTY OF ROCKWALL, TEXAS, HEREBY REFERRED TO AS MUNICIPAL MAINTENANCE PROJECT AND AUTHORIZING THE MAYOR OF THE CITY OR OTHER AUTHORIZED CITY OFFICIAL, TO EXECUTE AND AFFIX THE CORPORATE SEAL AND ATTEST SAME. A CERTAIN AGREEMENT BETWEEN THE CITY AND THE STATE OF TEXAS, PROVIDING FOR THE MAINTENANCE AND USE OF THE SAID MAINTENANCE PROJECT; AND DECLARING AN EMERGENCY AND PROVIDING THAT THIS ORDINANCE SHOULD BE EFFECTIVE FROM AND AFTER ITS PASSAGE.

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White moved to approve the consent agenda. Wilson seconded the motion. The caption was read by Julie Couch. The motion passed unanimously.

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## Appointments/Plans/Public Hearings

### Appointment with City of Dallas Representative Regarding Lake Ray Hubbard Master Plan Update and Take Any Necessary Action

40

Roger Proza, Assistant Director of Operations - Dallas Water Utilities and John King, Project Manager appeared before the Council. Proza provided a short statement regarding the history of the master plan. He stated that the original plan was prepared by Mr. Springer, and the report was updated in 1976. The assumptions of the plan included public access along to the shoreline, a shoreline open to anyone with a park-like setting. The problems that have occurred with the master plan have resulted from the increased operation of lake, a lack of funding

5

5 regarding the screening requirements along adjacent roadways. The applicant stated that this screen is in concurrence with Planning and Zoning Commission's comments. The applicant stated that there is no screening along Quail Run because the patter established along Quail Run had not provided for such screening. He did indicate that there would be no driveway access from those lots backing/to Quail Run and that they would be fenced by the builder. Todd White, referenced a concern cited in the minutes of P&Z meeting regarding a signal light at Ridge Road West and SH-205. Couch commented that conditions under the "PD" establish requirements for a signal at that intersection based on a certain number of lots within "PD-3" and that this development did not exceed the allowable lots. In addition she stated that traffic numbers must be present for the state to warrant the inclusion of a traffic signal. White expressed his desire to further examine the need for a signal and requested the State review. William closed public hearing.

105 Welborn requested further information regarding the fencing along Quail Run, and the means of how the City will ensure that it is placed properly. Couch stated that it could be made a condition of the plat. The applicant was questioned regarding the impact the appearance of the fencing will have on the entire area. The applicant stated that the fence will be located along the property line which should place the fence 10-12 feet from the future curb. The applicant indicated that they are committed to providing landscaping but no specific plans have been made at this time. Couch recommended that as a condition of approval the applicant submit a landscaping screening plan with the final plat.

115 Welborn made a motion for approval for Homeplace to amend the development, to approve the zoning change from agricultural to planned development, and to approve the preliminary plat with the following conditions: the plat is to reflect a drainage right-of-way along the drainway, the applicant will be required to design and construct a deceleration/left turn lane on SH-205, the applicant will be required to escrow funds to improve 1/2 of Quail Run which fronts the proposed development, the applicant will be required to upgrade the undersized drainage structures under Quail Run in order to handle increased runoff caused by the development, the applicant will be required to pay a portion of a pro-rata water line agreement, the applicant shall provide a masonry screening wall along Ridge Road West and SH-205 and adding the conditions that no lots backing to Quail Run shall have drive access to Quail Run Road and that builders on those lots shall be required to construct fences along Quail Run, and a landscape/screening plan for adjacent right-of-way on SH-205 and Ridge Road West shall be submitted with the final plat. The motion was seconded by Dale Morgan. In further discussion, White requested information be gathered regarding a traffic signal for the area. As an amendment to the motion, White added that the traffic flow should be reviewed to determine the need for signalization in the area. George Hatfield questioned whether or not final approval of the application would be hinged on the completion of such a study. Couch stated that it would not. Couch read the ordinance. The motion passed unanimously.

135 **PZ 94-19 CUP Hold Public Hearing and Consider Approval of an Ordinance Granting a Request from James Helwig & Sons Inc. for a Conditional Use Permit to Allow for a Temporary Guard House for Property Located at 2670 S. Goliad**



140 Couch indicated that Mr. Helwig has previously appeared before the council. The building for  
which he is requesting the CUP will be a temporary, portable building for a guard house facility.  
The Planning and Zoning Commission recommended approval of the permit with several  
conditions. Mayor Williams opened the public hearing. The applicant came forward, James  
Helwig 2670 South Garland Road. He stated that the growth of operation and several break ins  
145 had lead to this request. He would like to protect the truckers belongings, but does not have  
insurance to cover these expenses. Welborn asked what type of building is to be constructed  
and what size will it be. Helwig stated that whatever is necessary to met the conditions of the  
CUP. Helwig stated that hours will be 6 to 6, and the building will be placed far enough back  
from the roadway to allow two trucks entry into the truck yard. Welborn asked if Mr. Helwig  
150 was in agreement with the P&Z Commission regarding the conditions of approval. He stated  
that he was in agreement. No additional comments were received from the public. Williams  
closed the public hearing. Council held discussion. Hatfield motioned to approve the ordinance  
granting a request from James Helwig & Sons Inc. for a Conditional Use Permit to allow for  
a temporary guard house at 2670 S. Goliad. White seconded. Couch read caption. The motion  
passed unanimously.

155 **PZ 93-51-FP Discuss and Consider Approval of a Request from Kirby Albright for a Final  
Plat for the Benton Woods addition located on the East Side of FM-740, South of  
Shadeydale Lane.**

160 Hatfield exited the room citing a potential conflict of interest. Applicant, Kirby Albright was  
present and available for questions. Couch commented on the request, Couch stated that there  
were several conditions recommended by the Commission. Couch indicated that the required  
deceleration lane will be constructed concurrently, and that the cost will be born by the  
applicant. Welborn asked for clarification of conditions. Couch mentioned that questions have  
165 been raised regarding drainage issues, and that these issues will be reviewed as part of the final  
engineering review. Following council discussion, White made a motion to approve the request  
of Kirby Albright for a final plat for the Benton Woods addition located on the East side of FM-  
740, South of Shadeydale Lane subject to conditions. Seconded by Dale Morgan. Luby asked  
if all conditions are acceptable to Mr. Albright. Mr. Albright stated the he was in agreement.  
170 Bob O'Brien came forward to discuss an advisement letter he had submitted to the City  
Manager. Mr. O'Brien expressed his concerns that the grading plan is inadequate and that he  
was concerned about potential flooding. Mr. O'Brien stated that he has made six suggestions  
regarding drainage. Ms. Couch indicated that these issues are engineering issues and that they  
will be reviewed. Couch recommended approval subject to final engineering review. Mr.  
175 O'Brien stated that he does not believe that the drainage problems had been acceptably  
addressed. White emphasized that approval is contingent upon approval of the City Engineer.  
The motion passed unanimously. George Hatfield returned to the meeting.

180 **PZ 94-11-FP Discuss and Consider Approval of a Request from Los Prados Development  
for a Final Plat for Waterstone Estates Located on the North Side of Yellowjacket Lane,  
South of the Union Pacific Railroad**

Couch indicated that the Planning and Zoning Commission recommended approval of the request  
with the outlined conditions. A representative from Los Prados was available for questions.

185 There was discussion regarding the screening wall and the clearing of the park land to be  
dedicated. Morgan made a motion to approve the request of Los Prados Development for a final  
plat for Waterstone Estates located on the North Side of Yellowjacket Lane, south of the Union  
Pacific Railroad with conditions. Welborn seconded. Luby stated that he is not happy with this  
development. Council discussion followed. The motion passed with six votes with Luby voting  
190 abstaining.

**PZ 94-17-FP Discuss and Consider Approval of a Request from Caruth Lake Development  
Corp. for a Final Plat of Village of Caruth Lake  
195 Phase II located on the East side of SH-205, North of Harris Height Addition**

Couch indicated that City staff recommended approval of this request with the outlined  
conditions. Harold Evans, a representative for Caruth Lake Development Corp. was available  
for questions if needed. Welborn made a motion to approve the request from Caruth Lake  
200 Development Corp. for a final plat of Village of Caruth Lake Phase II provided that the City's  
recommended conditions are met. Morgan seconded. Following council discussion, the motion  
passed unanimously.

**205 City Manager's Report**

Couch reported on the status of the of FM740. She stated that the City has been notified by  
TxDOT that they will add \$1 million from rehabilitation funds to be used for construction of  
improvements of FM740 which will allow for a decrease in the requested amount to be funded  
210 through bonds. She indicated that \$1,000,000 in STP funds already allocated for the project  
can now be used for right-of-way acquisitions assuming final approval by the Regional  
Transportation Council.

She indicated that modeling information regarding SH205 from the Council of Governments  
215 should be available in the next few days. With this information, the State will be able to finalize  
their comments on the options sent to them for consideration. These events should take place  
within the next week and a half. Couch proposed tentative dates to the Council to conduct a  
worksession regarding SH205. Wednesday, September 28 or Thursday, September 29 were  
proposed. Wilson commented that he will not be available. A worksession was tentatively  
220 scheduled for September 28 at 7:00 p.m.

Couch also indicated that the state is planning to add shoulders to SH205, north of downtown  
and that Mr. Blain had indicated that this project has been scheduled for 1996.

225 Luby requested information regarding the study of the intersection of Horizon Road and FM740  
for signalization. Couch stated that the results of study have not been received from TxDOT.

She also stated that the next phase of I-30 will begin in 1995. Phase I will be complete about  
the time the second phase is begun.

235 Couch discussed a memorandum from Bob Holliman, Economic Development Commission. She stated that October 6 had been selected as the date for the economic development summit meeting, and that members of the community will be invited, as well as the Council. The summit will be held at the high school in the theater. Facilitators for the meeting are Bob Bolden and Bill Shelton. She indicated that Phase II will after this meeting and that she is in the process of scheduling tentative dates for Cornerstone to meet with the focus groups.

240 Couch indicated a need to formalize a date for the Council retreat and suggested that it be held in the later part of October or November. The only weekend the consultants currently have available is the weekend of the November 6th and 7th. Ms. Couch asked the Council for their preference. Discussion was held among the Council. After a length discussion, the Council indicated that December 4th or 5th or 9th and 10th would be acceptable, but would like to complete the process no later than December 12th. The planning retreat will require significant input regarding the goals and strategies for the City in the coming year.

245 Couch indicated that there has been some community effort taken to obtain a drug patrol dog. Efforts are being made to fund all costs for initial equipment, training, and the dog. The City would be responsible for the ongoing operational cost of the program. Chief Watkins indicated his support of the program.

250 Couch reported on the status of the animal shelter. She indicated that the City was granted an extension to bring the facility into compliance. She also indicated that the staff had identified a cheaper way to cool the facility. She indicated that some additional heating may be needed.

255 Welborn requested an update on the water tower. Couch indicated that the construction process is continuing and that the pedestal is complete. She indicated that the council might begin reconsidering their options for the color of pedestal.

## 260 **Action/Discussion Items**

### 265 **Discuss and Consider Approval of Amendment of Contract with City of Heath Regarding Sale of Water and Take Any Necessary Action**

270 Couch indicated that the council has previously have approved the sale of 270,000 gallons of water per day to the City of Heath. She stated that with the addition of the new tower, the City has additional capacity to service the City of Heath. Couch indicated that the City of Heath has requested that the City of Rockwall increase the volume of sales by 137,580 gallons per day for tow additional developments within their City. She indicated the need for further analysis regarding future needs. Hatfield made a motion to approve the amendment of the contract with the City of Heath for the sale of water. Wilson seconded. After some discussion, the motion passed unanimously.

### 2 **Discuss and Consider Citizen Survey and Take Any Necessary Action**

Couch briefly outlined the changes that had been made in the draft and stated that the survey will be sent out as quickly as possible. After some discussion regarding specific questions and changes to be made, the Council approved the Citizen Survey.

**Hear Report on Status of Rockwall Housing Finance Corporation and the Financing of the Meadows Project and Take And Necessary Action**

Couch provided the Council with an update on the status of the process. She indicated that the Corporation is waiting on financing documents, HUD documents, and foreclosures to occur. She stated that she expects the process to be finalized towards the end of October.

**Discuss and Consider Approval of Contract for Middle School Lift Station Improvements**

Couch indicated that bids had been received, and the staff recommended award to low bidder. White made a motion to approve the contract with D.E. Boshart & Assoc. for the Middle School Lift Station for \$14,970.00. Luby seconded. The motion passed unanimously.

**Discuss and Consider Approval of Semi-Annual Bid for White Rock Flex Base**

Couch indicated that the low bid was made by Norton Crushing for \$3.90 per ton for white rock flex base materials and for \$3.91 per ton by State Wide Trucking for hauling of the materials. Discussion was held regarding the procedures of the bid process. Hatfield made a motion to accept Norton Crushing's bid for \$3.90 per ton for white rock flex base, and State Wide Trucking for hauling of the materials at \$3.91 per ton. Morgan seconded. The motion passed unanimously.

**Discuss and Consider Approval of Semi-Annual Contract for Hot Mix-Cold Laid Asphalt**

Couch indicated that the low bid was made by Gohmann Asphalt & Construction of Texas, Inc. for \$27.50 per ton for hot mix-cold laid asphalt. White made a motion to accept Gohmann Asphalt bid at \$27.50 per ton for hot mix-cold laid asphalt. Luby seconded. The motion passed unanimously.

**Discuss and Consider Approval of Semi-Annual Contract for Hot Mix Asphalt**

Morgan made a motion to accept APAC Texas, Inc. bid for \$52,000 for hot mix asphalt. Hatfield seconded. The motion passed unanimously.

**Discuss and Consider Approval of Semi-Annual Contract for Cement Treated Base**

Hatfield requested explanation for only one bid. Mike Phemister indicated that this is the only known supplier. Welborn made a motion to accept Texas Industries, Inc. bid for \$20.00 per ton for 20 Ton haul delivered and \$21.20 per ton for 12 Ton haul delivered cement treated base. Wilson seconded. The motion passed unanimously.

**Discuss and Consider of Interlocal Government Agreement with County of Rockwall Regarding Downtown Parking Lot and Take Any Necessary Action**

325 Couch commented that additional language had been added by the County to the proposed contract which was designed to clarify the purpose for the county participation. Couch commented that the County had already executed the agreement and the Council's approval and Mayor's signature were needed to complete this transaction. Wilson made a motion to enter  
330 into an interlocal agreement with the County of Rockwall regarding construction of a downtown parking lot. Morgan seconded. In further discussion, Todd White questioned how this parking lot will benefit the City and the need to designate half of the parking spaces for county use. Crowley stated that the County had stipulated that these conditions are included to meet the authority of the County. Welborn, raised questions regarding the ownership of the parking spaces located around the courthouse. She indicated that she would like to see dialogue between  
335 the County and the City to set time limits for parking areas close to the courthouse. Following discussion, the motion passed unanimously.

**Discuss and Consider Review of Area Requirement in Single Family Residential Zoning Districts and Uses and Instruct Staff and Planning and Zoning Commission to Conduct Studies and Take Any Necessary Action**

340 Luby expressed concern regarding lot sizes in residential areas of the City and voiced concern over the varying sizes of lots allowed. It was recommended that a concurrent worksession be scheduled with the planning and zoning commission to further discuss and review these issues. The city attorney indicated that the city should review any proposed changes because land use laws are changing and are coming under more scrutiny. Couch indicated that a worksession would be warranted to review current area requirements within the city and to determine if the city wants to look at possible changes. Following a lengthy Council discussion, it was the  
350 consensus of Council to table any action on this item until the next regular scheduled meeting and at that time propose dates for a worksession.

**Discuss and Consider Approval of Interlocal Agreement with the Central Appraisal District of Rockwall County Regarding Collection Services and Take An Necessary Action**

355 Couch outlined the agreement with the Central Appraisal District and stated that this is an annual agreement. Hatfield made a motion to authorize the City to enter into the agreement with the Central Appraisal District. Luby seconded. The motion passed unanimously.

**Hold Executive Session Under Section 551.071 and 551.074 of the Texas Government Code**

360  
365 The Council convened into executive session at 9:32 p.m. to discuss personnel regarding appointments to City Boards and Commissions, and Committees and to discuss litigation regarding Caughron vs. City of Rockwall.

0 The Council reconvened into regular session at 9:50 p.m. Morgan made a motion to appoint the following to the Service Privatization Advisory Committee:

375 Greg Herring  
Carmen Pearce  
Frank Miller  
Norman Seligman

John Schatz  
David Elkins  
James (Red) Cecil

The motion was seconded by Luby and passed unanimously.

### 380 Adjournment

The meeting adjourned at 9:55 p.m.

385 APPROVED:

  
Mayor

390 ATTEST:

  
City Secretary