

CITY OF ROCKWALL Planning and Zoning 385 South Goliad Rockwall, Texas 75087 972-771-7745

[ ] Master Plat [ ] Final Plat [ ] Preliminary Plat ↓ Replat

- [] Vacation Plat
- [ ] Treescape Plan [ ] Landscape Plan

Administrative/Minor Plat

Property Information

Addition Name	COMFORT	INNESI	Address / Location: ノ (TTE )	
Lot(s):	Block:		Current Zoning:	Proposed Zoning:
# of Acres:		# of Lots:	# oi	f Units:
Applicant	t Information			
Name: PA	STEM (	CORPOR	Company:	T. DAYALII
Mailing Addres	ss: PO	Box	600433	
City: DA	UAI		Sta	te. TV Zip: 75.360
Phone: 903	-520-95	524	Em	ail:
Owner Int	formation			
Name:	AME		Company:	
Mailing Addres	SS:			
City:			Sta	nte: Zip:
Phone:	$\Gamma \bigcirc$	Fax:	Ema	ail:
I waive th	ne statutory time tim	it for plat approv	val in accordance with Sectio	n 212.009 of the Local Government Code
-	Name	)		Date
EFORE ME, a Notary Pu	blic, on this day person	ally appeared		the undersigned applicant, who stated the
formation on this applica				
	that I am the owner, or the application fee of 1	÷ /		s of this application; all information submitted herein is true
and correct, and	the application fee of	, 10	Cover the cost of this application.	, has been paid to the City of Rockwall on This day of
	, <u></u> .	Appli	cam Signature	
		$\sim$		
	SUBSCRIBEI	O AND SWORN T	before me, this day of	
	My	Commission Expire	Notary Public	c in & for the State of Texas
The application	is not considered	accepted by C	ity until the Planning Dir	rector and City Engineer have signed below.
	Churk ADD City Engineering	2 6-22-0 Signature	X-1	19 Log
	2.1.9 2.1.8.1.001 1118	0.101111 0	, annin	o

P&Z Case No: 2009-013



Receipt Number: B47070

# RECEIPT

Project Number: P2009-013 Job Address: RIDGE RD ROCKWALL, TX 75087

Printed: 6/22/2009 10:02 am	inted: 6/22/2009 10:02 am					
Fee Description	Account Number	Fee Amount				
PLATTING						

01-4280

\$ 334.80



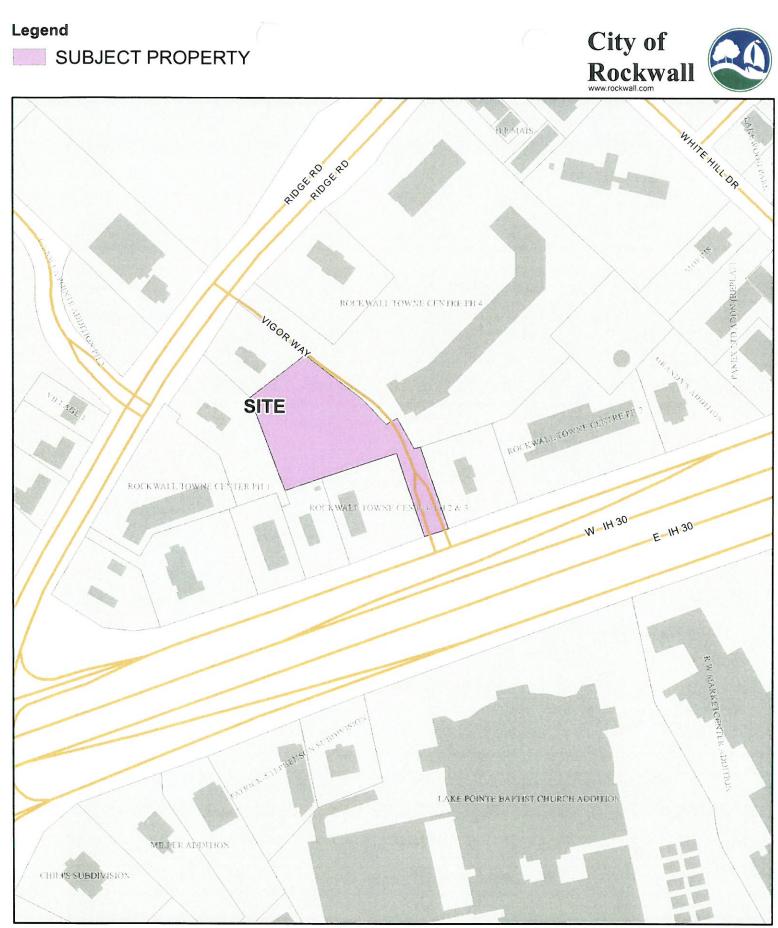
DEVELOPMENT REVIEW COMMITTEE (DRC) REVIEW SHEET CITY OF ROCKWALL & PLANNING AND ZONING DEPARTMENT PHONE (972) 771-7745 & FAX (972)771-7748 & PLANNING@ROCKWALL.COM

- To: Amy Williams, Engineering Ariana Adair, Fire Andy Villarreal, Police
- From: Chris Spencer, Planning
- Date: 6/23/2009

To assist the Planning Department in evaluating the attached request, we are sending it to you for your review and comments. Comments and/or plan mark-ups should be input or attached as a "Project Review" to the applicable project number in CRW no later than Monday, 6/29/2009. Planning staff will assemble all comments received in time for our regularly scheduled DRC meeting on 6/30/2009 at 2:00 p.m. and the Planning and Zoning Commission worksession on 6/30/2009 at 6:00 p.m.

<b>Project Number:</b>	P2009-013
<b>Project Name:</b>	Comfort Inn and Suites (Replat)
<b>Project Type:</b>	PLAT
<b>Project Subtype:</b>	Replat
Applicant Name:	Alexander Marcus Design Group
<b>Owner Name:</b>	Pastem Corp

Comments:





N

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.



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Applicant Name:	Alexander Marcus Design Group
<b>Owner Name:</b>	Pastem Corp

Comments: abjust based on Engineering comments - minic By: \_\_\_\_\_ Date: <u>6-30-09</u> Erg. **Reviewing Office** 

## CITY OF ROCKWALL PLANNING AND ZONING COMMISSION MEMO

AGENDA DATE: 6/30/2009

APPLICANT: Pastem Corp

**AGENDA ITEM:** P2009-013; Comfort Inn and Suites (Replat)

Discuss and consider a request by Tek Dayalji of the Pastem Corporation, for approval of a replat, of Lot 8, Block A, Rockwall Towne Center Phase 4 Addition, being a 1.74-acre tract zoned (C) Commercial and situated on Vigor Way (private street) between IH-30 and Ridge Rd within the IH-30 Overlay and Scenic Overlay districts, and take any action necessary.

## BACKGROUND INFORMATION:

The applicant Tek Dayalji is submitting a replat for Lot 8, Rockwall Town Centre, Phase 4, to accommodate development of a 1.74-acre tract for a Comfort Inn and Suites.

The Specific Use Permit and the Site Plan were approved by the Planning and Zoning Commission and City Council in 2008.

The subject property is zoned (C) Commercial district and is located within both the Scenic and I-30 Overlay Districts. The replat appears to conform to all area requirements specified in the Commercial (C) district. The development will have access to Ridge Road (F. M. 740) and I-30 via that existing Vigor Way Private Drive.

## **RECOMMENDATIONS:**

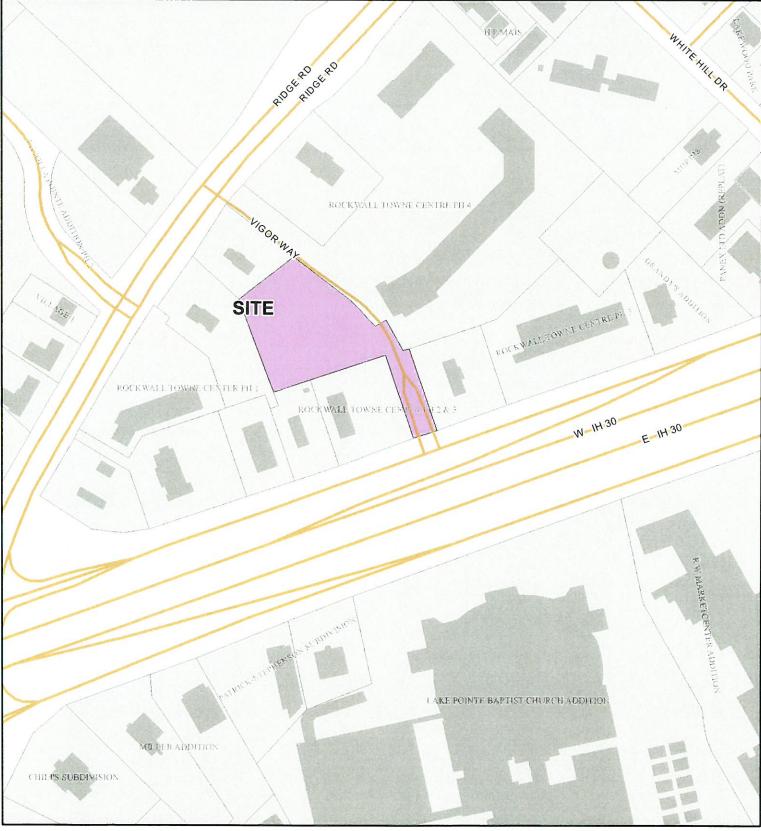
Staff Recommends approval of the request with the following conditions:

- 1. Adherence to all Engineering and Fire Department Standards.
- 2. Replace "Administrative Signature Block" with "Standard Signature Block".



SUBJECT PROPERTY







 P2009-013 Final Plat

 Comfort Inn & Suites

 Vigor Way

 0
 100
 200
 400 Feet

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## CITY OF ROCKWALL CITY COUNCIL MEMO

AGENDA DATE: 7/6/2009

APPLICANT: Pastem Corp

5-2 Guott, Sweet against

**AGENDA ITEM: P2009-013**; Comfort Inn and Suites (Replat)

Discuss and consider a request by Tek Dayalji of the Pastem Corporation, for approval of a replat, of Lot 8, Block A, Rockwall Towne Center Phase 4 Addition, being a 1.74-acre tract zoned (C) Commercial and situated on Vigor Way (private street) between IH-30 and Ridge Rd within the IH-30 Overlay and Scenic Overlay districts, and take any action necessary.

## **BACKGROUND INFORMATION:**

The applicant Tek Dayalji is submitting a replat for Lot 8, Rockwall Town Centre, Phase 4, to accommodate development of an 1.74-acre tract for a Comfort Inn and Suites.

The Specific Use Permit and the Site Plan were approved by the Planning and Zoning Commission and City Council in 2008. The subject property is zoned (C) Commercial district and is located within both the Scenic and I-30 Overlay Districts.

The development will have access to Ridge Road (F. M. 740) and I-30 via that existing Vigor Way Private Drive. The replat appears to conform to all area requirements specified in the Commercial (C) district.

## **RECOMMENDATIONS:**

Staff Recommends approval of the request with the following conditions:

- 1. Adherence to all Engineering and Fire Department Standards.
- 2. Replace "Administrative Signature Block" with "Standard Signature Block".

On 6/30/09 the Planning and Zoning Commission recommended approval of the replat with staff conditions by a vote of 5 to 0 (Bricker and Davis absent).



7/7/2009

Pastem Corp Tek Dayalji PO Box 600433 Dallas, TX 75360

#### RE: P2009-013, Comfort Inn and Suites (Replat) Project Type: PLAT (Replat)

Dear Applicant:

This letter serves to notify you that the above referenced case that you submitted before the City of Rockwall was approved by City Council on 7/6/2009. The following is a record of all recommendations, voting records and conditions of approval:

- Staff Recommends approval of the request with the following conditions:
- 1. Adherence to all Engineering and Fire Department Standards.
- 2. Replace "Administrative Signature Block" with "Standard Signature Block".
- On 6/30/09 the Planning and Zoning Commission recommended approval of the replat with staff conditions by a vote of 5 to 0 (Bricker and Davis absent).
- On 7/6/09 the City Council approved the replat with staff conditions by a vote of 5 to 2 (Scott and Sweet against).

Please note that all replats or final plats must be filed with Rockwall County within 180 days of the approval date (i.e. 1/4/2010). If the 180-day deadline is missed, the plat shall be deemed expired and must be resubmitted for approval.

For information about the procedures and required materials to file a plat, or for any other additional questions on this matter, please contact Planning staff at (972) 771-7745.

Sincerely yours,

Chris Spencer

1 2 3 4 5		MINUTES ROCKWALL CITY COUNCIL Monday, July 06, 2009 4:00 p.m. Pre-Council Meeting City Hall, 385 S. Goliad, Rockwall, Texas 75087				
6 7	١.	CALL	TO ORDER			
8 9 10 11 12 13 14	Pro T Sevie	em Dav r and C Eckert	called the meeting to order at 4:00 p.m. Present were Mayor Cecil, Mayor vid Sweet and Council Members Matt Scott, Margo Nielsen, Mark Russo, Cliff Glen Farris. Also present were City Manager Julie Couch and City Attorney . Mayor Cecil immediately recessed the public meeting into Executive			
15 16	11.	Hold Texas	EXECUTIVE SESSION UNDER SECTIONS 551.071, 551.072, 551.074 AND 551.087 OF GOVERNMENT CODE TO DISCUSS:			
17 18		1.	Deliberation regarding the purchase, exchange, lease, or value of real property.			
19 20		2.	Personnel Issues, including Board, Commission, and Committee Appointments, and Related Matters.			
21 22 23 24		3.	Commercial or financial information regarding business prospects that the City seeks to have locate, stay, or expand in or near the territory of the City of Rockwall and with which the Board is conducting economic development negotiations.			
25 26 27 28		4.	Pursuant to Section 551.071(2) of the Open Meetings Act: with regard to matters in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with Chapter 551 and regarding legal services			
29 30	111.	TAKE	ANY ACTION AS RESULT OF EXECUTIVE SESSION			
31 32	See E	xecutiv	e Session held at end of meeting for action taken.			
33 34 35	IV.	Ασιοι	JRNMENT			
36	PASS	ED AN	D APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS,			
37 38	this <u>2</u>	0 <sup>th</sup> day	of July, 2009. Willin R. Cuil			
39	ATTE	ST:	William R. Cecil, Mayor			
40 41		Kristy	- Ulshberry			
42	Kristy	Ashbe	erry, City Secretary			

SEAL SEAL

43			MINUTES		
44			ROCKWALL CITY COUNCIL		
45	Monday, July 06, 2009				
46			6:00 p.m. Regular Meeting		
47			City Hall, 385 S. Goliad, Rockwall, Texas 75087		
48			ony han, ooo of conad, nockwan, rexas 75001		
49 50	I.	CALL	TO ORDER		
51	Mayor	Cecil	called the meeting to order at 6:00 p.m. Present were Mayor Cecil, Mayor		
52 53 54	Pro Te	and G	rid Sweet and Council Members Matt Scott, Margo Nielsen, Mark Russo, Cliff Blen Farris. Also present were City Manager Julie Couch and City Attorney		
55 56	11.	INVOC	ATION AND PLEDGE OF ALLEGIANCE - MAYOR PRO TEM SWEET		
57	B.Ø.	D. T.			
58 59			em David Sweet delivered the invocation and led the Pledge of Allegiance.		
60 61	111.	PROCL	AMATIONS / AWARDS		
62 63		1.	Rockwall University Graduation Recognition		
64	Mayor	Cecil	spoke briefly about the Rockwall University Program, which was started in		
65 66	the year	ar 2002	2. He congratulated seven graduates of the program, including Donna Allen, Lisa Coppler, David Gonzales, Cliff Griffin, John Shannon, and Seven		
67 68 69	Carpei	nter. E	ach graduate had an opportunity to speak, and Mayor Cecil presented them cate and a small monetary check.		
70 71	IV.	OPEN	Forum		
72	Pastor	loe R	obbins		
73	St. Pai				
74	805 Pe				
75	00010		Ciony		
76	He that	anked	the Council for repairing the pool and for supporting the Juneteenth		
77 78	Celebr	ation	and for supporting the poor and for supporting the sufficientin		
79	Harold	Faver	ISON		
80	1330 S				
81	Rockw				
82		,			
83	He exp	blained	that he is here on behalf of the Shores Country Club. He asked the City		
84	Counc	il to co	onsider scheduling a public hearing to hear public comment related to the		
85	Shores	Golf (	Course.		
86					
87 88	V.	CONSE	NT AGENDA		
89 90		1.	Consider approval of the minutes from the June 15, 2009 regular City Council meeting and take any action necessary.		
91 92		2.	Consider Change Order Number 7 for the John King Blvd. Project, from FM-1141 to Quail Run, and take any action necessary.		

93 94 95 96 97	3.	Consider the Engineering Services Agreement Amendment for the Squabble Creek Lift Station and Forcemain Project for design of the replacement of the sub-standard asphalt section of Quail Run, from Memorial Drive to John King Blvd., due to the proposed sanitary sewer construction and take any action necessary.
98 99 100 101 102 103	4.	P2009-012 - Consider a request by Brandon Davidson of Corwin Engineering, Inc. for approval of a final plat for the Right-of-Way dedication of the eastern extension of Featherstone Road, located between Deverson Drive and John King Blvd., being 2.382-acres zoned (PD-70) Planned Development No. 70 District, and take any action necessary.
104	5.	P2009-013 - Consider a request by Tek Dayalji of the Pastem
105 106 107 108		Corporation, for approval of a replat, of Lot 8, Block A, Rockwall Towne Center Phase 4 Addition, being a 1.74-acre tract zoned (C) Commercial and situated on Vigor Way (private street) between IH-30 and Ridge Rd, and take any action necessary.
109 110 111 112 113	6.	Z2009-010 - Consider approval of an ordinance for a request by Lynette Coughlin for approval of a zoning change from (NS) Neighborhood Services district to (GR) General Retail district on a tract known as Block 80A, B F Boydston Addition, being approximately 0.74-acre and located at 603 South Goliad, and take any action necessary.(2nd Reading)
114 115	7.	Discuss and consider adoption of an ordinance related to the City's Water Conservation Plan and take any action necessary.(2nd Reading)
116 117 118 119 120	Scott pulled motion to ap	ber Farris pulled Consent Agenda item #1 for discussion. Councilmember Consent Agenda item #5 for discussion. Councilmember Farris then made a prove the remainder of the agenda (#2, 3, 4, 6 and 7). Councilmember Scott e motion. The ordinances were read as follows:
121 122 123		CITY OF ROCKWALL ORDINANCE NO. <u>09-24</u>
123 124 125 126 127 128 129 130 131 132 133 134	AI PI A BI TI TI SI	N ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, MENDING THE UNIFIED DEVELOPMENT CODE OF THE CITY OF ROCKWALL AS REVIOUSLY AMENDED SO AS TO APPROVE A CHANGE IN ZONING FROM (NS) EIGHBORHOOD SERVICES DISTRICT TO (GR) GENERAL RETAIL DISTRICT, ON TRACT OF LAND CONTAINING APPROXIMATELY 0.74-ACRE AND KNOWN AS LOCK 80A, B F BOYDSTON ADDITION, LOCATED AT 603 SOUTH GOLIAD; ROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO HOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A EVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING DR AN EFFECTIVE DATE.
135 136 137		CITY OF ROCKWALL ORDINANCE NO. <u>09-25</u>
138 139 140 141 142 143 144 145	AD OF WA CC TW	ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, OPTING A WATER CONSERVATION PLAN TO PROMOTE RESPONSIBLE USE WATER AND TO PROVIDE FOR PENALTIES AND/OR DISCONNECTION OF ATER SERVICE FOR NONCOMPLIANCE WITH THE PROVISIONS OF THE WATER INSERVATION PLAN; PROVIDING FOR A FINE NOT TO EXCEED THE SUM OF /O THOUSAND DOLLARS (\$2000.00) FOR EACH OFFENSE; PROVIDING FOR AN FECTIVE DATE.

Monday, July 06, 2009 City Council Minutes Page 3 Councilmember Farris indicated that he will abstain from approval of the minutes on
Consent Agenda #1 because he was absent from that particular meeting.
Councilmember Scott then made a motion to approve Consent Agenda item #1.
Councilmember Sevier seconded the motion. The motion passed by a vote of 6 ayes to 1
abstention (Farris).

Councilmember Nielsen made a motion to approve P2009-013 for the Comfort Inn and
 Suites. Councilmember Farris seconded the motion. The motion passed by a vote of 4
 ayes to 2 nays (Scott, Sweet).

- 157 VI. APPOINTMENTS
  - 1. Appointment with the Planning and Zoning Chairman to discuss and answer any questions regarding cases on the agenda and related issues and take any action necessary.
- 162 No discussion took place related to this item, and no council action was taken.
- 1632.Appointment with Bill Bricker to discuss amending the sign ordinance164related to directional signs for new homes for sale and take any action165necessary.
- 166 Bill Bricker
- 167 505 Westway Drive
- 168 Rockwall, Texas
- 169

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Mr. Bricker brought forth a sample sign related to the type of sign he would like the City 170 171 Council to consider related to new homes being constructed and for sale in Rockwall. 172 He would like the Council to consider allowing these directional signs in an effort to support home builders in Rockwall, specifically subdivisions that are building new 173 homes that are for sale. He does not propose these signs be allowed for individual 174 175 builders, but rather for the subdivisions. He would like these signs to direct drivers to the subdivisions themselves, not specifically to builders, and would like the signs to be 176 allowed Friday through Sunday. He is proposing the Council allow three or four signs 177 178 per subdivision (not per builder).

179

180 Councilmember Scott made a motion to direct staff to work on a revision to the city's 181 existing sign ordinance to bring forth for Council consideration. Councilmember Sevier 182 seconded the motion.

183

184 Councilmember Farris expressed that he likes limiting the number of signs per 185 subdivision. He also likes the quality of Bricker's sample sign (a metal sign, rather than 186 paper).

187

188 Councilmember Nielsen expressed that some developers are constructing 'in fill' 189 housing in existing subdivisions in Rockwall. She asked if these developers would be 190 eligible to have some signs to direct potential buyers to their subdivision. Bricker 191 indicated that, yes, signage would be allowed in any subdivision where new homes are 192 being constructed and currently available within the City.

193

194 After additional, brief discussion, the motion passed by a vote of 7 ayes to 0 nays.

- Appointment with Roger Hamm of Speed Fab Crete for an update on the Fire Stations #3 and #4 project and take any action necessary.
- 198 Roger Hamm
- 199 9852 Highland Prairie
- 200 Forney, TX

195 196

197

208

Mr. Hamm was present and offered an update on construction progress at Fire Stations
#3 and #4. He indicated that fire station #3 will likely be completed at the end of July, and
fire station #4 is expected to be complete on or about August 14. No action was taken by
Council related to this item.

- 207 VII. PUBLIC HEARING ITEMS
- 2091.Z2009-009 Continue a public hearing and consider approval of an<br/>ordinance for a request by Randall Edmiston of Randall Ross Design210Build for approval of a Specific Use Permit (SUP) to allow for a detached<br/>garage/accessory structure exceeding the maximum height requirement<br/>of 15-ft, on the property located at 3815 Pinebluff, which is zoned (SF-10)214Single Family Residential district and known as Lot 1, Block E, Timber<br/>Creek Estates, and take any action necessary. (1st Reading)

Planning Director Robert LaCroix offered brief background information on this item. He is asking for a height variance on this accessory structure. Notices were mailed out to those within 200 feet of this address, as required by law. No responses have been received to date. LaCroix stated that the Planning & Zoning Commission did approve this SUP by a vote of 7 to 0.

- 222 Mayor Cecil then opened the public hearing. There being no one to come forth and 223 speak at the public hearing, Mayor Cecil then closed the public hearing.
- 224 Randall Edmiston
- 225 5222 Alcod Street
- 226 Dallas, TX
- Mr. Edmiston indicated that he is the builder and is doing this project for the homeowner.

230 Mayor Pro Tem Sweet made a motion to approve Z2009-009. Councilmember Scott 231 seconded the motion. The ordinance was read as follows:

232	CITY OF ROCKWALL
233	ORDINANCE NO. 09-
234	
235	AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL,
236	TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE OF THE CITY
237	OF ROCKWALL, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT
238	A SPECIFIC USE PERMIT WITHIN THE (SF-10) SINGLE-FAMILY
239	RESIDENTIAL DISTRICT ALLOWING FOR A DETACHED GARAGE /
240	ACCESSORY BUILDING EXCEEDING THE MAXIMUM HEIGHT
241	<b>REQUIREMENT OF 15-FT, ON A TRACT LOCATED AT 3815 PINEBLUFF,</b>
242	BEING LOT 1, BLOCK E, TIMBER CREEK ESTATES; PROVIDING FOR
243	SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO
244	EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR
245	EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE;

246 PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN 247 EFFECTIVE DATE. 248 249 The motion passed by a vote of 7 ayes to 0 nays. 250 251 2. FF2009-002 - Hold a public hearing and consider a request from Nick 252 Lixaudais for approval of a front yard fence, including a variance to the 253 maximum height requirement of 48-inches (proposed 60-inches), at the 254 property located at 2705 Rolling Meadows Drive, being Lot 3, Rolling 255 Meadows Estates, zoned (SF-E/4.0) Single Family Estate district, and 256 take any action necessary. 257 Planning Director Robert LaCroix offered brief background information on this item. 258 LaCroix indicated that notices were mailed out to property owners located within 200 feet 259 of the property in question. One response was received back in favor of the front yard 260 fence. 261 Mayor Cecil opened the public hearing. There being no one to come forth and address the Council on this item, Mayor Cecil then closed the public hearing. 262 263 Councilmember Scott made a motion to approve FF2009-002. Mayor Pro Tem Sweet 264 seconded the motion. The motion passed by a vote of 7 ayes to 0 nays. 265 3. Hold a Public Hearing regarding the issuance of a tax exempt note and 266 related loan agreement by the Milford Higher Education Facilities 267 Corporation for the benefit of Heritage Christian Academy and take any 268 action necessary. 269 Finance Director Mary Smith indicated that HCA intends to issue debt through Milford 270 Higher Education Facilities Corporation. This Corporation assists private school with issuing debt at a lower interest rate. The city will have no obligation related to the debt, 271 272 but state law stipulates that the city must hold a public hearing and pass a resolution in 273 order for them to proceed with the debt issuance. 274 275 **Jeff Matyre** 276 **302 Meadowdale Drive** 277 President, Board of Trustees at HCA 278 279 He explained that the schools are consolidating two loans in an effort to save money and 280 are refinancing them at a much lower rate. 281 282 Mayor Cecil opened the public hearing. There being no one to come forth and address 283 the Council on this item, Mayor Cecil then closed the public hearing. 284 285 Mayor Cecil then moved to Action Item #5 for discussion and action by Council. 286 287 Action Item #5 was discussed after this item (see below). 288 289 VIII. ACTION ITEMS 290 291 1. Discuss and consider the method of tracking executive sessions of the 292 city council and take any action necessary.

Councilmember Sevier expressed concern that only a very brief synopsis is available related to actions taken as a result of Executive Sessions. Sevier expressed that he would like the Council to consider audio recording Executive Sessions. He understands that having these sessions typed would be expensive, but he expressed that audio recordings would be helpful so that they can be referenced if needed.

298 City Attorney Pete Eckert stated that by statute, the Council can either keep a certified 299 agenda or it can chose to audio record the sessions verbatim. Either one can only be 300 released pursuant to the order of a District Judge.

City Manager Julie Couch stated that audio recording equipment is not currently available in the Council Conference Room. This expense would need to be evaluated and considered.

Councilmember Farris asked how the privacy of these audio recordings could be ensured. Couch stated that taking notes is not a viable option, because doing so is an interpretation of what attendees are saying. She indicated that certified agendas are the current means for recording what happens in Executive Session, and they are very, very brief, simply reflecting what was discussed in a very broad sense and the actions taken as a result of Executive Session.

Councilmember Scott indicated that he does not desire to have Executive Sessions audio recorded. He would be in favor of having someone take general notes during Executive Session, but he does not believe it is a good idea to audio record them for fear they would be reproduced.

After some additional discussion, Councilmember Farris made a motion to direct staff to evaluate this issue including exploration of what other cities are doing to record Executive Sessions and how they ensure the safety and confidentiality of what is documented during those sessions. Councilmember Russo seconded the motion. The motion passed by a vote of 6 ayes to 1 nay (Scott).

- Mayor Cecil then brought forth Action Item #3 for discussion and consideration by Council.
- 3212.Discuss status of event parking at the Harbor and take any action322necessary.

323 Action Item #2 was discussed after the Public Hearing items and immediately following 324 Action Item #5. City Manager Julie Couch indicated that Concerts by the Lake are 325 averaging 4,500 attendees per week this season. Vacant, unimproved space is currently being utilized as well as parking availability on either side of Summer Lee Drive. When 326 327 all spaces are added up, about 1,500 public spaces are available (not including parking the private areas of The Harbor). Lakepointe Church is willing to discuss with the City 328 329 the possibility of utilizing the church for parking space and shuttling event goers from 330 the church to The Harbor. KART, the city's public transportation provider, can provide buses to shuttle attendees from Lakepointe Church to The Harbor; however, this option 331 332 will not allow for very timely transport, and not many attendees can be shuttled in a small 333 amount of time. Four KART buses could move about 160 people in one hour and will 334 result in a cost of about \$9,600 for the remaining concerts this season.

335 Mr. Rob Whittle was present and stated that there is a parking issue that needs to be 336 addressed in order to help the merchants' business during Concert nights.

337 General discussion took place related to the parking concerns and available options for 338 alleviating parking slots for retail customers visiting The Harbor. Mr. Whittle indicated that about seven of the businesses on concert nights do extraordinarily well as a direct result of the Concerts by the Lake. He further stated that four of the businesses get dramatically hurt because of the concerts due to the lack of close parking for potential patrons. Whittle indicated that Cinemark Theater is drastically affected on Concert nights. He further stated that in an ideal situation, all on-site private parking would be for use by tenants and their customers/patrons.

Couch indicated that signs have been displayed showing "event parking" and "nonevent parking" during the last two Concerts by the Lake. She believes that this signage as well as utilization of parking space along Summer Lee Drive has helped the parking issue to some degree. She also stated that the city does currently have an agreement to utilize the old Kroger parking lot for event parking.

Mr. Whittle suggested the City consider moving Concerts to Tuesday nights rather than
 Thursday nights next season.

Councilmember Sevier expressed that the City has put in a lot of monetary investment in
 the Concerts by the Lake already. He suggested that concert goers may need to pick up
 some of the cost associated with off-site parking.

Parks Director Brad Griggs indicated that nine to eleven seasonal staff is being utilized as parking attendants to direct concert goers to appropriate parking spaces. These seasonal, part-time staff has been directing parking for the last 2 weeks. Mr. Whittle indicated that the steps the city has taken in the last two weeks have made a significantly great improvement to the parking problem.

Mayor Pro Tem Sweet made a motion to instruct staff to begin the process of evaluating
 moving the Concerts from Thursday to Tuesday nights next season. Councilmember
 Scott seconded the motion.

Councilmember Farris asked if the valet company is currently asking its customers if they are visiting to watch the Concert or to visit a retailer or merchant business. Mr. Whittle indicated that he does not believe the valet company is currently asking this type of question of its customers. After some brief discussion, Councilmember Farris indicated that he is not willing to ask staff to move concerts to Tuesday nights instead of Thursday nights.

- Councilmember Russo asked if retailers and restaurants could consider sponsoring buses to move patrons and concert goers on Concert nights. Mr. Whittle indicated that he will speak to tenants about this possibility.
- Councilmember Farris asked if financial considerations, including sales tax impacts and
   analysis can be included in staff's evaluation of holding concerts on Tuesday nights
   versus Thursday nights.
- 375 Councilmember Scott asked if the possibility of adding a parking garage somewhere in
- The Harbor area can be evaluated as part of this parking analysis performed by staff. He indicated that he knows this will not be a feasible option this year or next year, but he believes it could possibly be financially feasible, if necessary, three years from now.

Mayor Pro Tem made a motion to direct staff to begin the process of evaluating moving Concerts by the Lake from Thursday to Tuesday nights next year; evaluate the impact this would have on Thursday evening restaurant business; and evaluate the costs associated with possibly adding a parking structure at The Harbor. Councilmember Scott seconded the motion. The motion passed by a vote of 7 ayes to 0 nays. 3843.Discuss and consider recommendations from the Youth Advisory Council385amending the City's scooter ordinance and take any action necessary.

Councilmember Farris briefed the Council on recommendations issued by the City's Youth Advisory Council related to the city's existing motorized scooter ordinance.

Mayor Cecil suggested that the Council accept this report and take it under advisement at this time. No action was taken by Council on this item.

3904.Discuss and consider the status of current Council subcommittees and<br/>take any action necessary.

City Manager Couch offered brief background information on this item. Councilmember Scott stated that he believes some Council members do not trust the processes involved with sub-committees in general. He believes that the sub-committees should either be kept, as a whole, or eliminated entirely. He does not believe it would be appropriate to pick and choose which ones should be eliminated and which ones should stay.

- Councilmember Nielsen expressed that she does believe that it may be appropriate to sunset' some subcommittees which have completed their work at this time. She spoke briefly about the "facilities subcommittee," for example, and believes that its work may be 'done' for the time being.
- Mayor Pro Tem Sweet generally indicated that he believes it is appropriate to evaluate
   keeping or doing away with subcommittees on an individual, case-by-case basis as
   Councilmember Nielsen suggested. He offered comments related to the various
   subcommittees and the relative completion of their work at this time.
- Councilmember Farris expressed that dissolving subcommittees entirely would result in
   a large, additional time commitment from all seven council members.
- 407 Councilmember Nielsen expressed that she generally trusts and believes in the sub-408 committee process.
- 409 Mayor Cecil expressed that he believes it would be very difficult to do away with the sub-410 committee process entirely.
- City Manager Couch expressed that adding additional topics to existing regular Council meetings in order to address the work that would otherwise be performed by subcommittees would be necessary. She does not believe that this is a very feasible option. If the items are not addressed at regular meetings, at least one additional work session would need to be added during each month.
- 416 Mayor Cecil expressed that good, substantial management of the subcommittee process 417 is important, including development of a charter for each subcommittee, defining 418 reporting mechanisms for the sub-committees and defining the conclusion and possible 419 elimination of a sub-committee once its work is complete. He expressed that he believes 420 staff will need to step up and do a little better job to this end if the Council should decide 421 to keep sub-committees in place.
- 422 Mayor Cecil suggested that the Council go through the list of each sub-committee and 423 individually consider keeping it or eliminating it.
- After some discussion related to the Airport Subcommittee, which is currently a 'standing' sub-committee, Mayor Cecil made a motion to retain the Airport Subcommittee. Councilmember Russo seconded the motion. The motion passed by a vote of 4 ayes to 3 nays (Sweet, Scott, Sevier)

428 Mayor Cecil made a motion to retain the Hotel/Motel Sub-Committee. Councilmember 129 Nielsen seconded the motion. The motion passed by a vote of 7 ayes to 0 nays.

,

- 130 Councilmember Nielsen made a motion to eliminate the Facilities Sub-Committee at this time. Mayor Pro Tem Sweet seconded the motion. The motion passed by a vote of 6
- 431 432 ayes to 1 nay (Scott).
- 433 Councilmember Scott made a motion to eliminate the Sports Sub-Committee. 434 Councilmember Sevier seconded the motion, which passed by a vote of 7 ayes to 0 nays.
- 435 Mayor Cecil offered brief comments, and then Mayor Pro Tem Sweet made a motion to 436 eliminate the C3 Subcommittee. Councilmember Russo seconded the motion, which 437 passed by a vote of 7 ayes to 0 nays.
- 438 Regarding the Conservation Sub-committee, which is an 'ad-hoc' sub-committee, Mayor 439 Cecil made a motion to retain this sub-committee. Councilmember Farris seconded the 440 motion, which passed by a vote of 6 ayes to 1 against (Sevier).
- 441 Related to The Shores sub-committee, Councilmember Scott made a motion to eliminate
- 442 this sub-committee. Mayor Pro Tem Sweet seconded the motion, which passed by a vote 443 of 7 ayes to 0 nays.
- 444 Regarding the PD-32 sub-committee, Councilmember Scott made a motion to retain this 445 sub-committee. Councilmember Farris seconded the motion, which passed by a vote of 446 7 ayes to 0 nays.
- 447 In regards to the HOA sub-committee, Councilmember Scott made a motion to retain this 448 sub-committee. Councilmember Russo seconded the motion, which passed by a vote of
- 149 7 ayes to 0 nays.
- 150 Related to the Audit/Finance Committee Councilmember Sevier made a motion to retain
- the sub-committee. Mayor Cecil seconded the motion, which passed unanimously (7 451 452 aves to 0 navs).
- 453 Regarding the Facilities Naming sub-committee, Councilmember Russo made a motion to retain the sub-committee. Councilmember Scott seconded the motion. After some 454 455 discussion, the motion passed by a vote of 7 aves to 0 navs.
- 456 5. Discuss and consider adoption of a resolution approving the issuance of a 457 tax exempt note and related loan agreement by the Milford Higher 458 Education Facilities Corporation for the benefit of Heritage Christian 459 Academy and take any action necessary.
- 460 Councilmember Farris made a motion to adopt the resolution approving the issuance of 461 the tax exempt note and related loan agreement. Councilmember Sevier seconded the motion. The motion passed by a vote of 7 ayes to 0 nays. 462
- Mayor Cecil then addressed Action Item #2 (see above). 463
- 464 6. Discuss and consider approval of a resolution directing publication of a 465 notice of intent to issue Certificates of Obligation, resolving other matters 466 relating to the subject and take any action necessary.

467 Finance Director Mary Smith indicated that GO bonds will be issued to finish up construction of the by-pass and to start some additional road projects. After some 468 additional, brief explanation by Smith, Councilmember Nielsen made a motion to direct 169 staff to publish the notice of intent to issue the Certificates of Obligation. 170

Councilmember Farris seconded the motion. The motion passed by a vote of 7 ayes to 0 471 172 nays.

173 7. Discuss and consider approval of an agreement related to the Rockwall 474 Citizen Police Academy Alumni Association (CPAAA) utilizing three 475 retired departmental vehicles during their volunteer efforts on behalf of 476 the City of Rockwall and take any action necessary.

477 Police Chief Mark Moeller explained that the CPAAA would like the Council to consider 478 authorizing three vehicles to be taken out of the upcoming city auction so that these 479 vehicles can be used for patrol purposes by the Citizens on Patrol group. This would 480 involve the Council approving an agreement between the City and the CPAAA to allow 481 retaining and using these vehicles.

482

483 Councilmember Sevier made a motion to approve the agreement between the CPAAA 484 and the City related to use of the vehicles. Councilmember Farris seconded the motion. 485 The motion passed by a vote of 7 ayes to 0 nays. 486

- 487 IX. CITY MANAGER'S REPORT TO DISCUSS CURRENT CITY ACTIVITIES, UPCOMING MEETINGS, 488 FUTURE LEGISLATIVE ACTIVITIES, AND OTHER RELATED MATTERS. 489
- 490 1. Departmental Reports
- 491 Fire Department Monthly Reports - May 2009
- 492 Quarterly Report from Kaufman Area Rural Transportation. 493
  - Quarterly Report for Rockwall County Committee on Aging
- 194 Parks and Recreation Monthly Reports
- 195 May 2009 Monthly Building Report
- Finance Department monthly report 196
- 497 Police Department Monthly Report
- 498 Police - Volunteer Vehicles
- Police TPCA Recognition Program 499
- 500 2. City Manager's Report 501
- 502 City Manager Couch indicated that she will get her report sent out to Council later this 503 week. 504

505 Regarding placing an electronic sign on IH-30 in order to hopefully eliminate use of banners. Couch stated that TXDOT will not allow the City to place an electronic sign on 506 507 top of the existing "Rockwall, Texas" sign on the corner of IH-30 and Ridge Road 508 because doing so would not meet their existing standards. 509

- 510 Couch then briefly spoke about the current state of sales tax revenues within the City. 511 She indicated that a slight increase in sales tax revenue has been experienced as of 512 June. She stated that the City is on track to meet sales tax projections for the year at this 513 time.
- 514

515 Mayor Cecil asked Chief Poindexter for additional explanation related to some reported response times that were reported as 'overages.' Poindexter explained that he is unable 516 517 to answer Mayor Cecil's question at this time. Some additional, brief discussion took place related to the Fire Department's monthly report(s). 518 519

Some general discussion took place related to sales tax revenue projections as well as
 budget-related projections.

523 Staff indicated that reports related to the Code Enforcement Department and Lake 524 Rockwall Estates will be sent out to the Council soon. 525

- 526 Council recessed into Executive Session at 9:18 p.m. 527
- X. HOLD EXECUTIVE SESSION UNDER SECTIONS 551.072, 551.074 AND 551.087 OF TEXAS
   GOVERNMENT CODE TO DISCUSS:
- 531 **1.** Deliberation regarding the purchase, exchange, lease, or value of real property.
- 5332.Personnel Issues, including Board, Commission, and Committee534Appointments, and Related Matters.
- 5353.Commercial or financial information regarding business prospects that the<br/>City seeks to have locate, stay, or expand in or near the territory of the<br/>City of Rockwall and with which the Board is conducting economic<br/>development negotiations.
- 5394.Pursuant to Section 551.071, consultation between the City's attorneys540and City Council where the duty of the City's attorneys to the City Council541under the Code of Professional Responsibility of the State Bar of Texas542clearly conflicts with the Open Meetings Act, regarding: legal issues543pertaining to annexation of territory, annexation agreements, and544development agreements pursuant to Tex. Loc. Gov't Code ch. 43.
- 545 XI. TAKE ANY ACTION AS RESULT OF EXECUTIVE SESSION 546

547 Councilmember Scott made a motion to make the following board/commission 548 appointments:

Board/Commission	Person Appointed	Re-Appt. or New Appt.?	Person Appt. is replacing who?	2 yr Term to Expire
Architectural Review Board	Ray Harton	Re-appointment	n/a	Aug. 2011
Architectural Review Board	Clark Staggs	Re-appointment	n/a	Aug. 2011
Architectural Review Board	Bill Hibbard	Re-appointment	n/a	Aug. 2011
Architectural Review Board	John Arbogast	Re-appointment	n/a	Aug. 2011
Board of Adjustments	C.F. Pratt	Re-appointment	n/a	Aug. 2011
Board of Adjustments	Ted Sansom	Re-appointment	n/a	Aug. 2011
Board of Adjustments	Larry Ewing	New appointment	Glen Carr	Aug. 2011
Building & Standards Commission	Glen Carr	New appointment	Larry Ewing	Aug. 2011
Building & Standards Commission	David Butler	New appointment	Kristen Minth	Aug. 2011

Monday, July 06, 2009 City Council Minutes Page 12

Board/Commission	Person Appointed	Re-Appt. or New Appt.?	Person Appt. is replacing who?	2 yr Term to Expire
Building & Standards Commission	Kenneth Szolosi	Re-appointment	n/a	Aug. 2011
Historic Preservation Advisory Board	Ron Harper	Re-appointment	n/a	Aug. 2011
Historic Preservation Advisory Board	Dr. Jeff West	Re-appointment	n/a	Aug. 2011
Parks & Recreation Board	Pam Kitkoski	Re-appointment	n/a	Aug. 2011
Parks & Recreation Board	Chandra Karlen	Re-appointment	n/a	Aug. 2011
Parks & Recreation Board	Glenn Varner	Re-appointment	n/a	Aug. 2011
Planning & Zoning Commission	Tony Hayes	New appointment	Earl Milner	Aug. 2011
Planning & Zoning Commission	Mark Stubbs	New appointment	Bill Bricker	Aug. 2011
Planning & Zoning Commission	Kristen Minth	New appointment	Dennis Lowry	Aug. 2011
Planning & Zoning Commission	Connie Jackson	New appointment	Lynn Davis	Aug. 2011
City Health Official	David Lensch	Re-appointment	n/a	Aug. 2011
Animal Adoption Center / Shelter Advisory Committee	David Loftis	Re-appointment	n/a	Aug. 2011
Animal Adoption Center / Shelter Advisory Committee	Sandra Solomon	Re-appointment	n/a	Aug. 2011
Construction Advisory & Appeals Board	Kevin Johnson (Civil Engineer)	New appointment	n/a	Aug. 2011

549

550 The motion to make the above listed appointments was seconded by Mayor Pro Tem 551 David Sweet. The motion passed by a vote of 7 ayes to 0 nays. 552

553 XII. Adjournment 554

555 Mayor Cecil adjourned the meeting at 10:45 p.m. 556

557 PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS,

558 this <u>20<sup>th</sup></u> day of <u>July</u>, <u>2009</u>.

559

560 ATTEST 561 562 Johbe

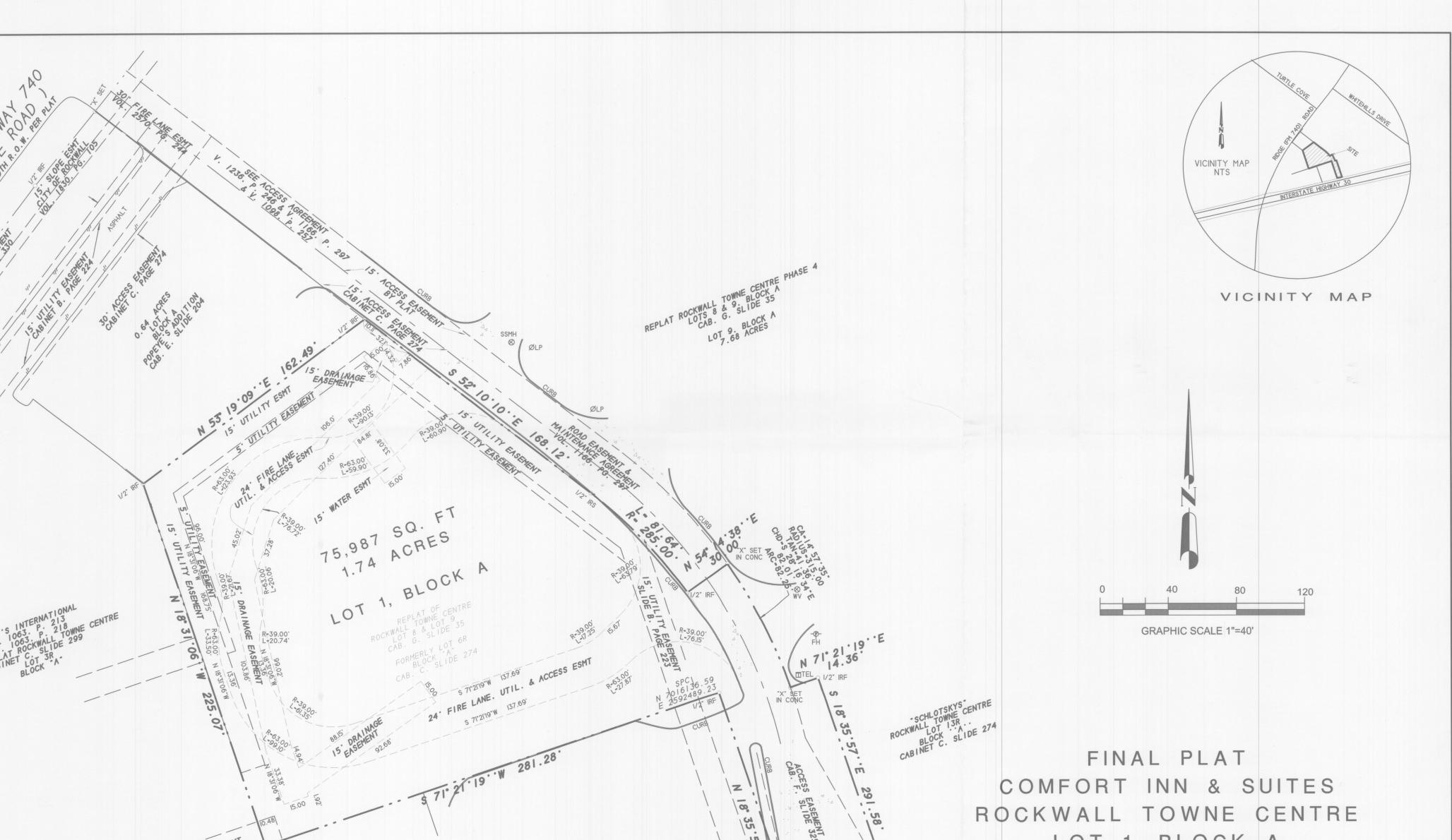
563 Kristy Ashberry, City Secretary

illio R. Cuil

William R. Cecil, Mayor



Monday, July 06, 2009 City Council Minutes Page 13



NOTES o F.E.M.A. Flood Insurance Rate Map. Community Panel No. 480543 0040 B dated 30, this property lies in Zone X. This property does not appear to lie within a 100-year SOURCE: RECORDED PLAT. S ARE CAPPED WITH YELLOW PLASTIC CAPS "R.S.C.I. RPLS 5034." PROCAL EASEMENT AGREEMENTS AS RECORDED IN VOLUME 2629, PG. 1 3, PAGE 232 & VOLUME 2628, P. 313 R.P.R.R.C.T. ARE BLANKET EASEMENTS COMMON AREAS OF THE ORIGINAL LOT 1 AND LOT 3, BLOCK A, TO ALLOW TRAFFIC TO CROSS SAME. DWING LISTED EASEMENTS DO NOT LIE ON THIS LOT: (i) V. 1830, P. 99 105 (iii) V. 2748, P. 229	Pungen KING Pungen KING PECHATINE PECHATI	LOT 1, BLOCK A BEING A REPLAT OF LOT 8, BLOCK "A" ROCKWALL TOWNE CENTRE PHASE 4 B.P.G. CHISUM SURVEY, A- 64 CITY OF ROCKWALL ROCKWALL COUNTY, TEXAS SHEET 1 OF 2 SEE SHEET 2 OF 2 FOR DEDICATION T. DAYALJI PO BOX 600433 DALLAS, TX 75360 903-520-9524 H.D. Fetty Land Surveyor, LLC 6770 FM 1565 ROYSE CITY, TX 75189 972-635-2255 PHONE 972-835-9979 FAX P 2009 013 FILE COPY
OWNER'S CERTIFICATE (Public Dedication) EXAS ROCKWALL PASTEM CORPORATION wners of a tract of land in the County of Rockwall, State of Texas, said tract being follows: n lot, tract or parcel of land situated in the E.P. GAINES CHISUM SURVEY, ABSTRACT of Rockwall, Rockwall County, Texas, and being Lot 8, Block A, of REPLAT LOT 8 & 9, TOWNE CENTRE, PHASE 4, an Addition to the City of Rockwall, Texas, according to of recorded in Cabinet G, Slide 35 of the Plat Records of Rockwall County, Texas and articularly described as follows: at a 1/2" iron rod found for corner at the West most Southwest corner of said Lot 8, Block at the East Southeast corner of Lot 3R, Block A of SECOND REPLAT ROCKWALL	NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: STATE OF TEXAS COUNTY OF ROCKWALL We the undersigned owner of the land shown on this plat, and designated herein as COMFORT INN & SUITES, ROCKWALL TOWNE CENTRE, LOT 1, BLOCK A, an Addition to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, easements and public places thereon shown on the purpose and consideration therein expressed. I further certify that all other parties who have a mortgage or lien interest in the subdivision have been notified and signed this plat. We understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. We also understand the following: 1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein. 2. Any public utility shall have the right to remove and keep removed all or part of any	
<ul> <li>ITRE, an Addition to the City of Rockwall, Texas, according to the Plat thereof recorded Slide 299 of the Plat Records of Rockwall County, Texas;</li> <li>18 deg. 31 min. 06 sec. W. along the Southwest line of Lot 8, Block A, a distance of 225.07 iron rod with yellow plastic cap stamped "R.S.C.I. RPLS 5034" found for corner at an angle outhwest line of said Lot 8, Block A;</li> <li>53 deg. 19 min. 09 sec. E. a distance of 162.49 feet to a 1/2" iron rod with yellow plastic cap S.C.I. RPLS 5034" found for corner in the Southwest line of a 15' access easement per plat cabinet C, Slide 274;</li> <li>52 deg. 10 min. 10 sec. E. along the Southwest line of said 15' access easement, a distance t to a 1/2" iron rod with yellow plastic cap stamped "R.S.C.I. RPLS 5034" found for corner;</li> <li>a Southeasterly direction along a curve to the right having a central angle of 16 deg. 24 min. 46 s of 285.00 feet, a tangent of 41.10 feet, a chord of S. 43 deg. 57 min. 45 sec. E., 81.36 feet, of access easement, an arc distance of 81.64 feet to a 1/2" iron rod with yellow plastic cap S.C.I. RPLS 5034" found for corner;</li> <li>54 deg. 14 min. 35 sec. E. a distance of 30.00 feet to an "X" chisled in concrete for corner;</li> <li>a Southeasterly direction along a curve to the right having a central angle of 14 deg. 57 min. 35 s of 315.00 feet, a tangent of 41.36 feet, a chord of S. 28 deg. 16 min. 34 sec. E., 82.01 feet, s' access easement, an arc distance of 80.00 feet to an "X" chisled in concrete for corner;</li> <li>a Southeasterly direction along a curve to the right having a central angle of 14 deg. 57 min. 35 s of 315.00 feet, a tangent of 41.36 feet, a chord of S. 28 deg. 16 min. 34 sec. E., 82.01 feet, s' access easement, an arc distance of 82.25 feet to an "X" chisled in concrete for corner;</li> </ul>	<ul> <li>buildings, fences, treés, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maint aining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.</li> <li>3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.</li> <li>4. The developer and subdivision engineer shall bear total responsibility for storm drain improvements.</li> <li>5. The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.</li> <li>6. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or</li> <li>Until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by</li> </ul>	SURVEYOR'S CERTIFICATE NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS: THAT I, Harold D. Fetty, III, R.P.L.S. No. 5034, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision. Harold D. Fetty, III Registered Professional Land Surveyor No. 5034
<ul> <li>71 deg. 21 min. 19 sec. E. a distance of 14.36 feet to a 1/2" iron rod found for corner;</li> <li>18 deg. 35 min. 57 sec. E. a distance of 291.58 feet to a P-K nail found in concrete for corner rest right-of-way line of Interstate Highway 30;</li> <li>71 deg. 21 min. 22 sec. W. along said right-of-way line, a distance of 58.00 feet to an "X" found or corner;</li> <li>18 deg. 35 min. 57 sec. W. a distance of 212.44 feet to a "X" found in concrete for corner;</li> <li>18 deg. 21 min. 19 sec. W. a distance of 212.44 feet to a "X" found in concrete for corner;</li> <li>71 deg. 21 min. 19 sec. W. at 13.12 feet pass a 1/2" iron rod found for corner at an inner corner Block A, and continuing along the Southeast line of said Lot 8, a total distance of 281.28 feet 'OF BEGINNING and containing 1.74 acres or 75,987 square feet of land.</li> </ul>	<ul> <li>The basic of the subdivision upon the point of the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the city of the developer and/or owner, authorizing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay for the same out of the escrow deposit, should the developer an d/or owner fail or refuse to install the required improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements itself. Such deposit may be used by the owner and/or developer as progress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done; or</li> <li>Until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Rockwall.</li> <li>We further acknowledge that the dedications and/or exaction's made herein are proportional to the impact of the subdivision upon the public services required in order that the development will comport with the present and future growth needs of the City; We, our successors and assigns hereby waive any claim, damage, or cause of action that we may have as a result of the dedication of exaction's made herein.</li> </ul>	RECOMMENDED FOR FINAL APPROVAL         Planning and Zoning Commission         Date         APPROVED         I hereby certify that the above and foregoing plat of COMFORT INN & SUITES, ROCKWALL TOWNE CENTRE, LOT 1, BLOCK A, an addition to the City of Rockwall, Texas, was approved by the City Planning Director of the City of Rockwall on the day of         This approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk of Rockwall, County, Texas, within one hundred eighty (180) days from said date of final approval.         Said addition shall be subject to all the requirements of the Subdivision Regulations of the City of Rockwall.
	By: THAKOR DAYALJI STATE OF TEXAS COUNTY OF ROCKWALL Before me, the undersigned authority, on this day personally appeared THAKOR DAYALJI known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated. Given upon my hand and seal of office thisday of,	Said addition shall be subject to all the requirements of the Subdivision Regulations of the Correction of Rockwall.
all be the policy of the City of Rockwall to withhold issuing building permits until rater, sewer and storm drainage systems have been accepted by the City. The a plat by the City does not constitute any representation, assurance or guarantee ding within such plat shall be approved, authorized or permit therefore issued, th approval constitute any representation, assurance or guarantee by the City of a vaniability for w ater for personal use and fire protection within such plat, under Ordinance 83-54.	Notary Public in and for the State of Texas My Commission Expires:	COMFORT INN & SUITES ROCKWALL TOWNE CENTRE LOT 1, BLOCK A BEING A REPLAT OF LOT 8, BLOCK ''A'' ROCKWALL TOWNE CENTRE PHASE 4 E.P.G. CHISUM SURVEY, A- 64 CITY OF ROCKWALL ROCKWALL COUNTY, TEXAS SHEET 2 OF 2 OWNER: PASTEM CORPORATION T. DAYALJI PO BOX 600433 DALLAS, TX 75360 903-520-9524 H.D. Fetty Land Surveyor, LUC 6770 FM 1565 ROYSE CITY, TX 75189 972-635-2255 PHONE 972-635-9979 FAX