

City of Rockwall, Texas

Date: October 24, 1983

APPLICATION AND
PRELIMINARY PLAT CHECKLIST

Name of Proposed Subdivision HARRIS HEIGHTS SECTION II

Name of Subdivider Richard Harris

Address 2604 Ridge Road, Rockwall, Texas 75087 Phone 722-5746

Owner of Record Richard Harris

Address 2604 Ridge Road, Rockwall, Texas 75087 Phone 722-5746

Name of Land Planner/Surveyor/Engineer Harold L. Evans, Consulting Engineer

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

Total Acreage 6.0± 533 Current Zoning A.G.

No. of Lots/Units 13 Signed Richard Harris

The following Preliminary Plat Checklist is a summary of the requirements listed under Section VII of the Rockwall Subdivision Ordinance. Section VII should be reviewed and followed when preparing a Preliminary Plat. The following checklist is intended only as a reminder and a guide for those requirements. Use the space at the left to verify the completeness of the information you are submitting. If an item is not applicable to your plan, indicate by placing a check mark.

INFORMATION

Provided or Not
Shown on Plat Applicable

I. General Information

✓ _____

A. Vicinity map

✓ _____

B. Subdivision Name

✓ _____

C. Name of record owner, subdivider, land planner/engineer

✓ _____

D. Date of plat preparation, scale and north point

II. Subject Property

✓ _____

A. Subdivision boundary lines

B. Identification of each lot and block by number or letter

- | | | |
|---------|---------|---|
| _____ | _____ ✓ | C. Dimensions, names and description of all public rights-of-way, improvements, easements, parks and open spaces -- both existing and proposed. Locate and identify existing and/or proposed median openings and left turn channelization |
| _____ ✓ | _____ | D. Proposed land uses, and existing and proposed zoning categories |
| _____ ✓ | _____ | E. Approximate acreage |
| _____ | _____ ✓ | F. Typical lot size; lot layout; smallest lot area; number of lots |
| _____ ✓ | _____ | G. Building set-back lines adjacent to street |
| _____ ✓ | _____ | H. Topographical information and physical features to include contours at 2' intervals, outlines of wooded areas, drainage areas and 50 and 100 year flood limit lines, if applicable |
| _____ ✓ | _____ | I. Location of City limit lines, contiguous or within plat area |
| _____ ✓ | _____ | J. Location and sizes of existing utilities |
| _____ ✓ | _____ | K. Intended water source and sewage disposal method whether inside city limits or in extraterritorial jurisdiction |

III. Surrounding Area

- | | | |
|-------|-------|---|
| _____ | _____ | A. The record owners of contiguous parcels of unsubdivided land; names and lot patterns of contiguous subdivisions; approved concept plans or preliminary plats. |
| _____ | _____ | B. The approximate location, dimension and description of all existing or proposed lots and blocks, public rights-of-way and easements, parks and open spaces. Specifically indicate how the proposed improvements would relate to those in the surrounding area. |

Taken by: _____

File No. 83-66-PP

Date: _____

Fee: \$64

Receipt: _____

~~SITE PLAN~~/PRELIMINARY PLAT/~~FINAL PLAT~~-

FACT SHEET

Applicant: Richard Harris

Name of Proposed Development: Harris Heights Addition, Section Two

Acreage: 5.33

Number of Lots: 12

Current Zoning: Agricultural/SF-7 applied for

Surrounding Zoning: PD-5 to north, SF-7 to east & south, SF-10 to west

Description: Adjacent to Harris Heights Addition west of the Wade Addition which was submitted in August. This piece of property gives Richard's development an access to SH-205. The plan shows Darrin Drive extended with single family lots to the 200 ft. off SH-205 with General Retail. The entrance off SH-205 has a median and entrance walls ~~which would have to be taken down.~~

Staff Comments: Would increase access and help circulation through Harris Heights Addition and the Wade Addition, giving access to SH-205.

Technical Comments:

1. Offset intersection on SH-205 with Live Oak.
2. ~~Plat needs street dedication, room for signatures on final plat.~~
3. ~~A time restriction needs to be put on the entrance walls, telling when they will be removed~~
4. No alleys.

Planning and Zoning Commission Recommendations:

11/10/83 - Approval

City Council Decision:

1/9/84 - Approved subject to paying up to \$2,000 to solve John Vance's sewer problem.

1. Reviewed for Preliminary Approval:

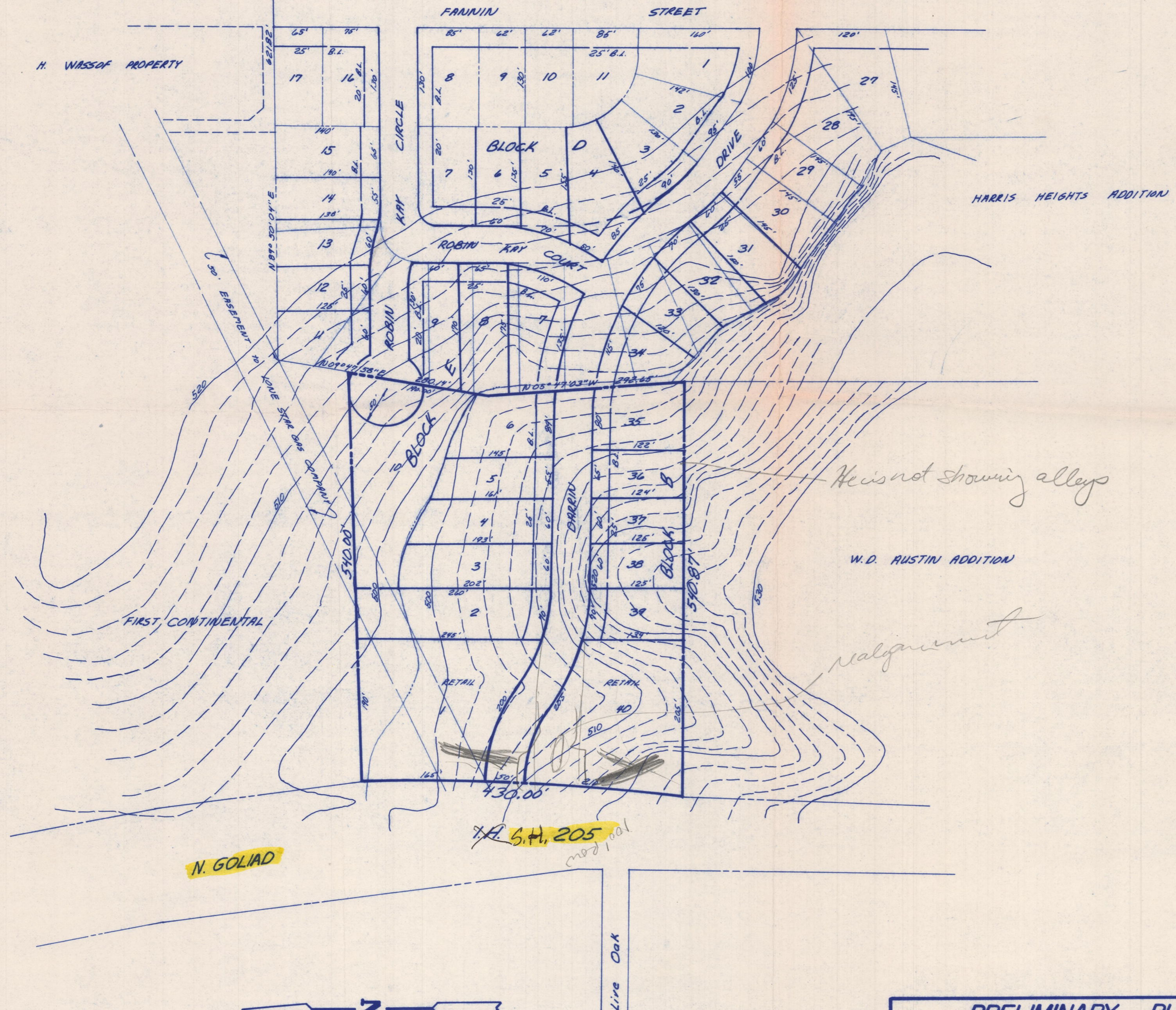
City Administrator

Date

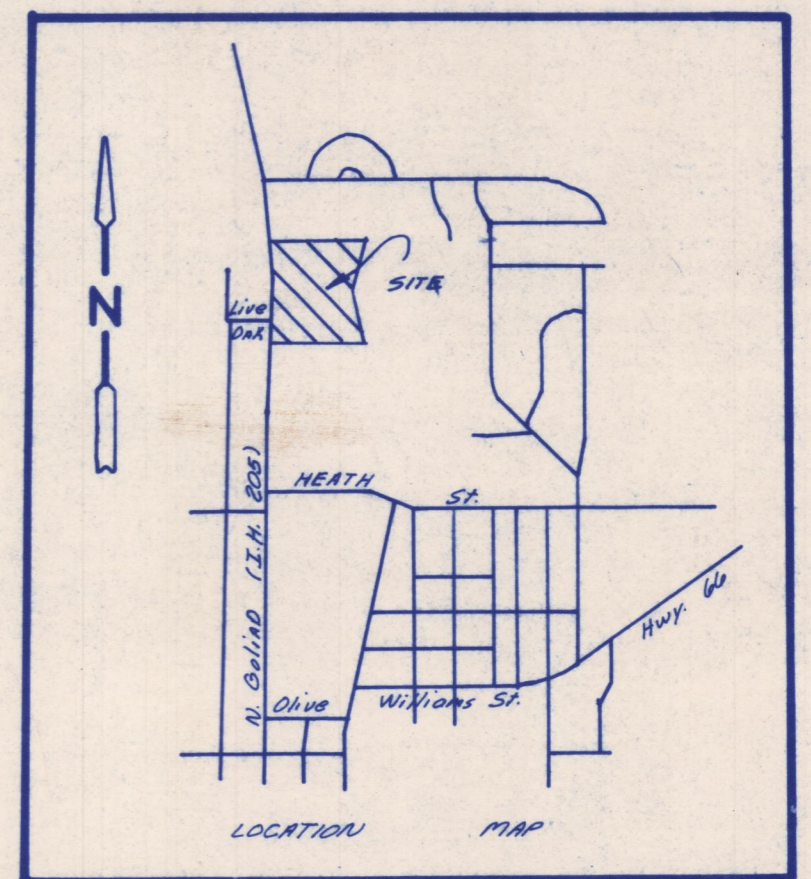
2. Approved for Preparation of Final Plat:

Chairman, Planning & Zoning Commission

Date



1st Submission



PRELIMINARY PLAT				ROCKWALL, TEXAS	
HARRIS HEIGHTS ADDITION SECTION TWO					
DESIGN:	DRAWN:	SCALE:	DATE:		
H.L.E.	T.L.O.	1"=100'	10/24/83	328-0133 HAROLD L. EVANS CONSULTING ENGINEER DALLAS	

1. Reviewed for Preliminary Approval:

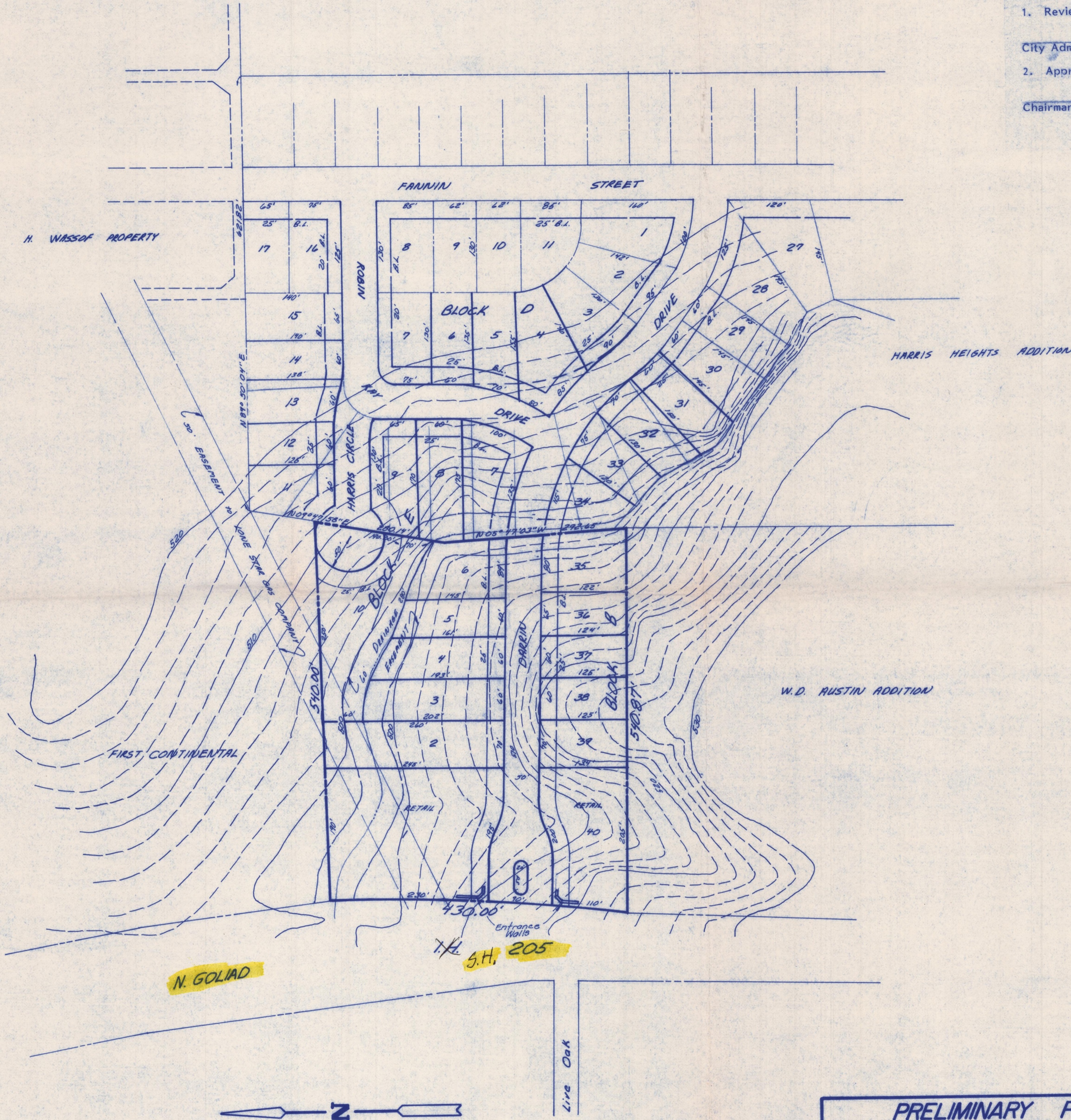
City Administrator

Date

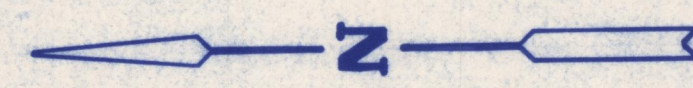
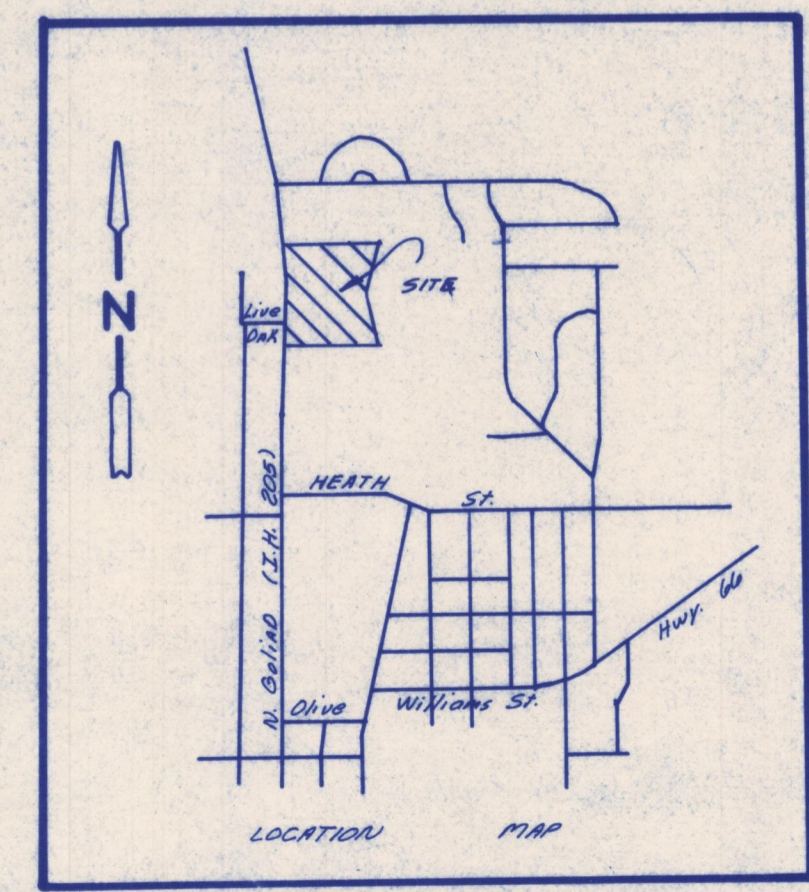
2. Approved for Preparation of Final Plat:

Chairman, Planning & Zoning Commission

Date



2nd submission



PRELIMINARY PLAT				ROCKWALL, TEXAS	
HARRIS HEIGHTS ADDITION SECTION TWO					
DESIGN:	DRAWN:	SCALE:	DATE:	328-8133	HAROLD L. EVANS & CONSULTING ENGINEER DALLAS
H.L.E.	T.L.O.	1"=100'	10/24/83		