

City of Rockwall, Texas

Date: February 16, 1984

APPLICATION AND
PRELIMINARY PLAT CHECKLIST

Name of Proposed Subdivision Welch Addition

Name of Subdivider Allan Parl Welch

Address 1905 Hidden Valley, Rockwall, TX Phone 722-8663

Owner of Record (Same)

Address _____ Phone _____

Name of Land Planner/Surveyor/Engineer Harold Evans

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

Total Acreage 3 Current Zoning PD-1

No. of Lots/Units 1 Signed [Signature]

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.

* Harold Evans to provide additional information

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. 1984-36-PP/DP

Date: 2/16/84

Fee: \$40.00

Receipt: _____

SITE PLAN/PRELIMINARY PLAT/~~FINAL PLAT~~ DEVELOPMENT PLAN
FACT SHEET

Applicant: Allan Welch

Name of Proposed Development: Welch Addition

Acreage: 3

Number of Lots: 1

Current Zoning: PD-1

Surrounding Zoning: _____

Description: Retail/office complex around new drive-in bank on FM-740.

Staff Comments: Meets requirements of preliminary plan. Does not plan
tie-in to Cameron property to north.
1. Enough parking for first phase?

Planning and Zoning Commission Recommendations:

3/8/84 - Approve with building moved off sewer line and
4-lane entrance.

City Council Decision:

4/2/84 - Approve with future tie-in to property to the north.

CITY OF ROCKWALL
OFFICIAL RECEIPT

DATE 2/10/84

NAME Allen Welch

ADDRESS _____

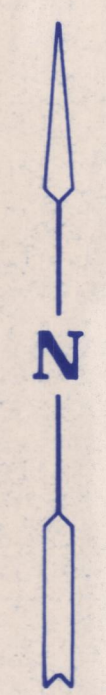
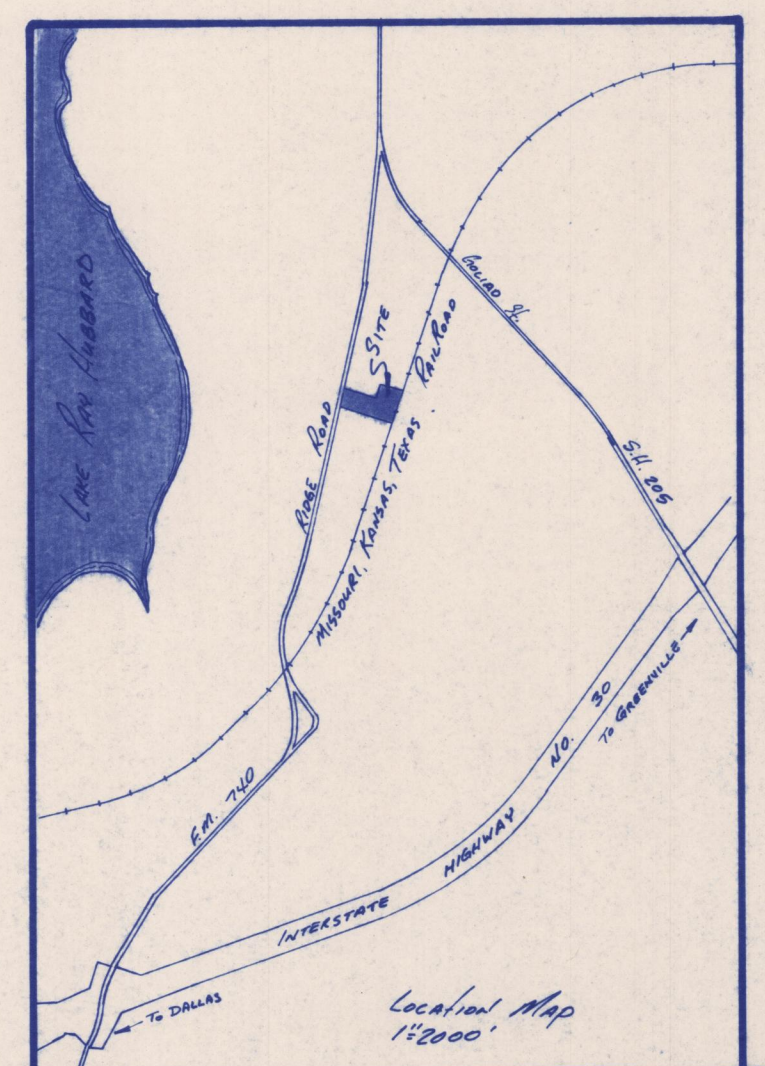
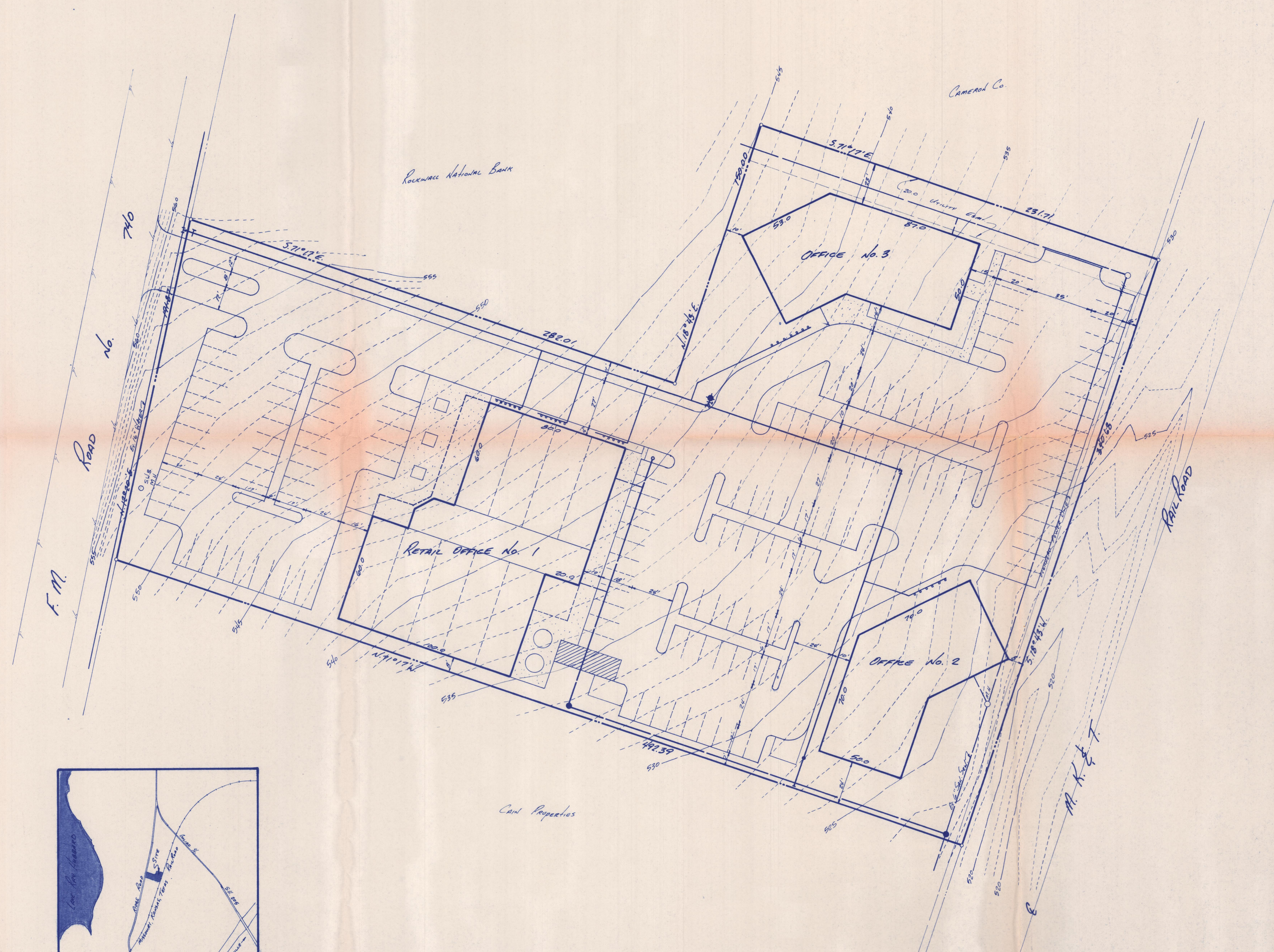
Cash Check Other

GARBAGE		
LAND FILL PERMIT		
GARAGE SALES		
SOLICITORS PERMIT		
RENT		
MISCELLANEOUS WATER SALES		
Side Plot / Plot		4000

2369

Received By _____

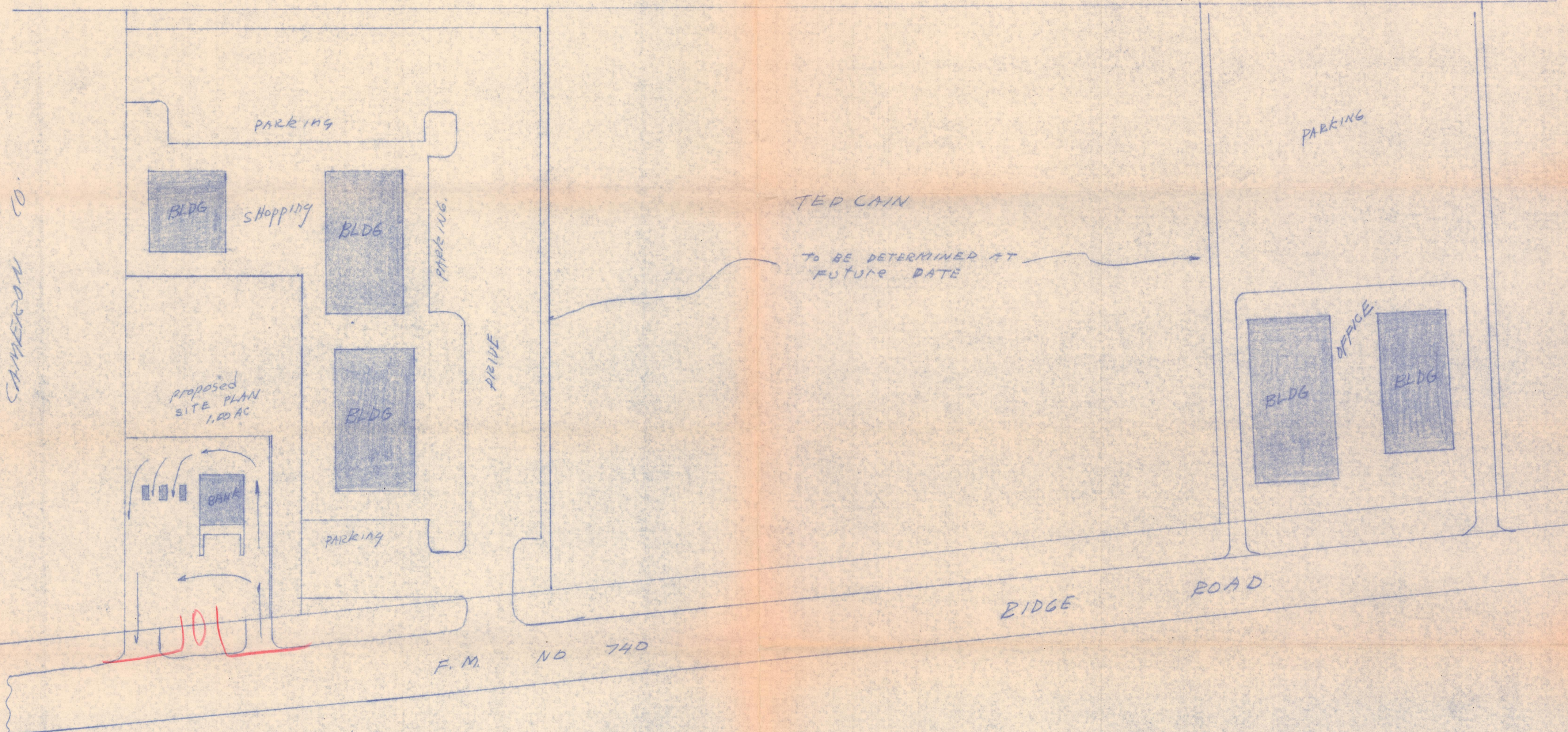
FORM G 1



HAROLD L. EVANS CONSULTING ENGINEER 2331 GUS THOMASSON RD., SUITE 102 DALLAS, TEXAS 75228 PHONE (214) 328-8133			PRELIMINARY PLAT Welch Addition D. Atkins Survey Abstract No. 1 City of Rockwall, Rockwall County, TEXAS Alan Paul Welch, OWNER 1905 Hidden Valley Rd., Rockwall, TX	
SCALE	DATE	JOB NO.		
1"=30'	2-20-84	8426		

N2000

M. K & T RAILROAD



CAMERON CO.

BLDG

SHOPPING

BLDG

PARKING

PRIDE

PROPOSED SITE PLAN 1.00 AC

BANK

PARKING

BLDG

TED CAIN

TO BE DETERMINED AT FUTURE DATE

PARKING

OFFICE

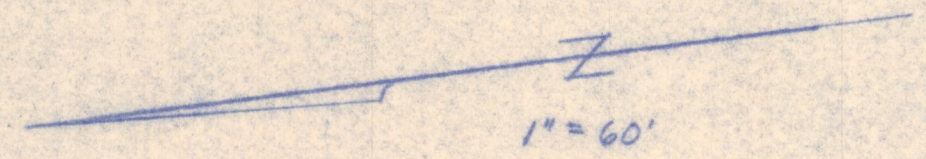
BLDG

BLDG

BIDGE ROAD

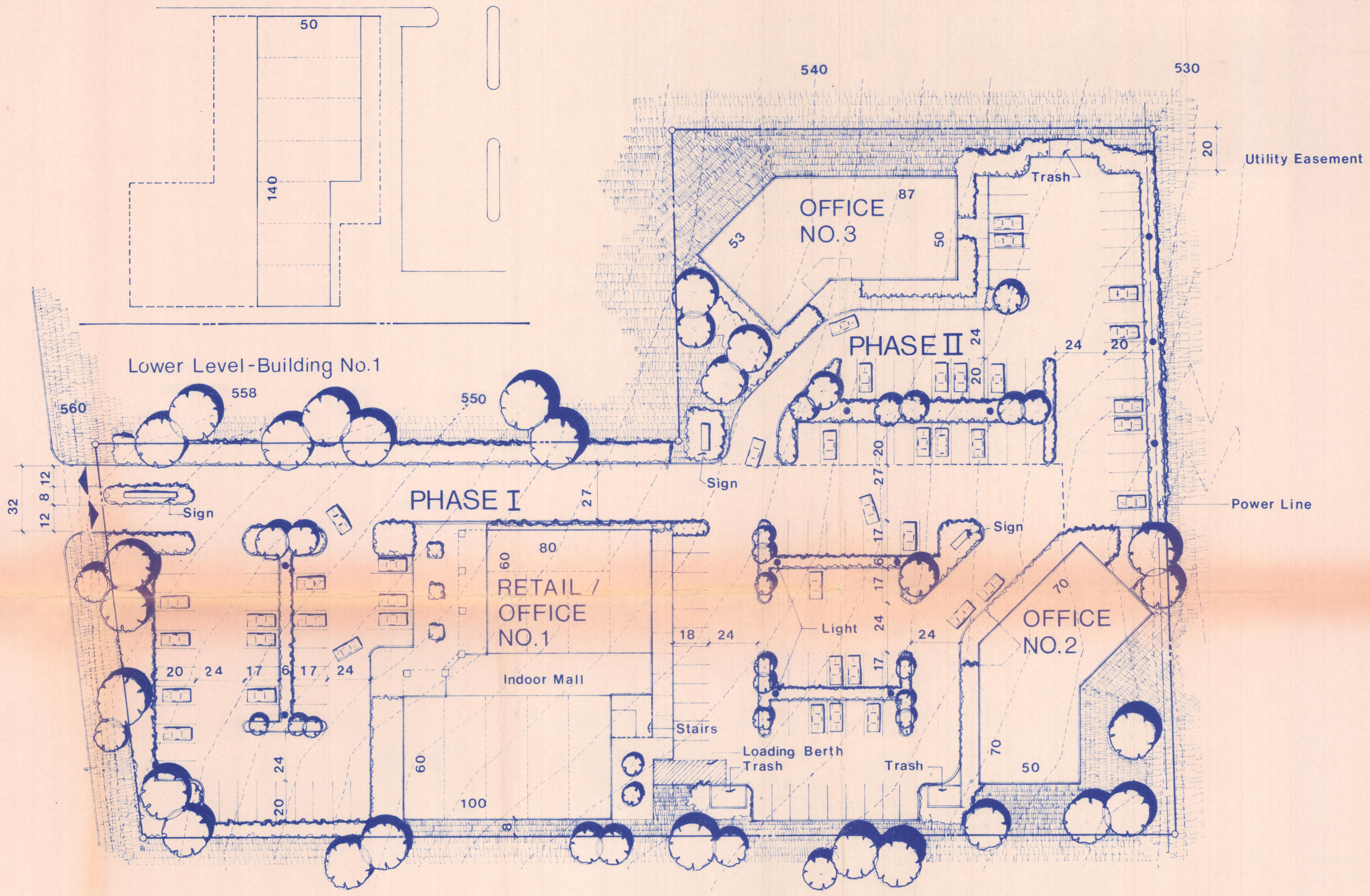
ROAD

F.M. NO 740



SITE CONCEPT PLAN

2nd submission



FM.740

site data

Site Area	129231 s.f. / 3 acre
Building No.1	18000 s.f./leaseable 14880s.f.
Building No.2	10650 s.f./leaseable 9050s.f.
Building No.3	10650 s.f./leaseable 9050s.f.

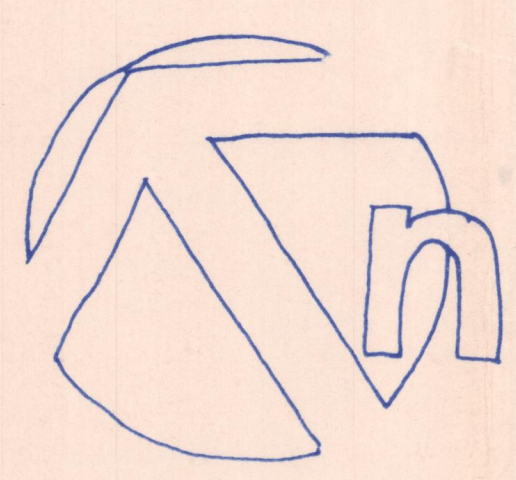
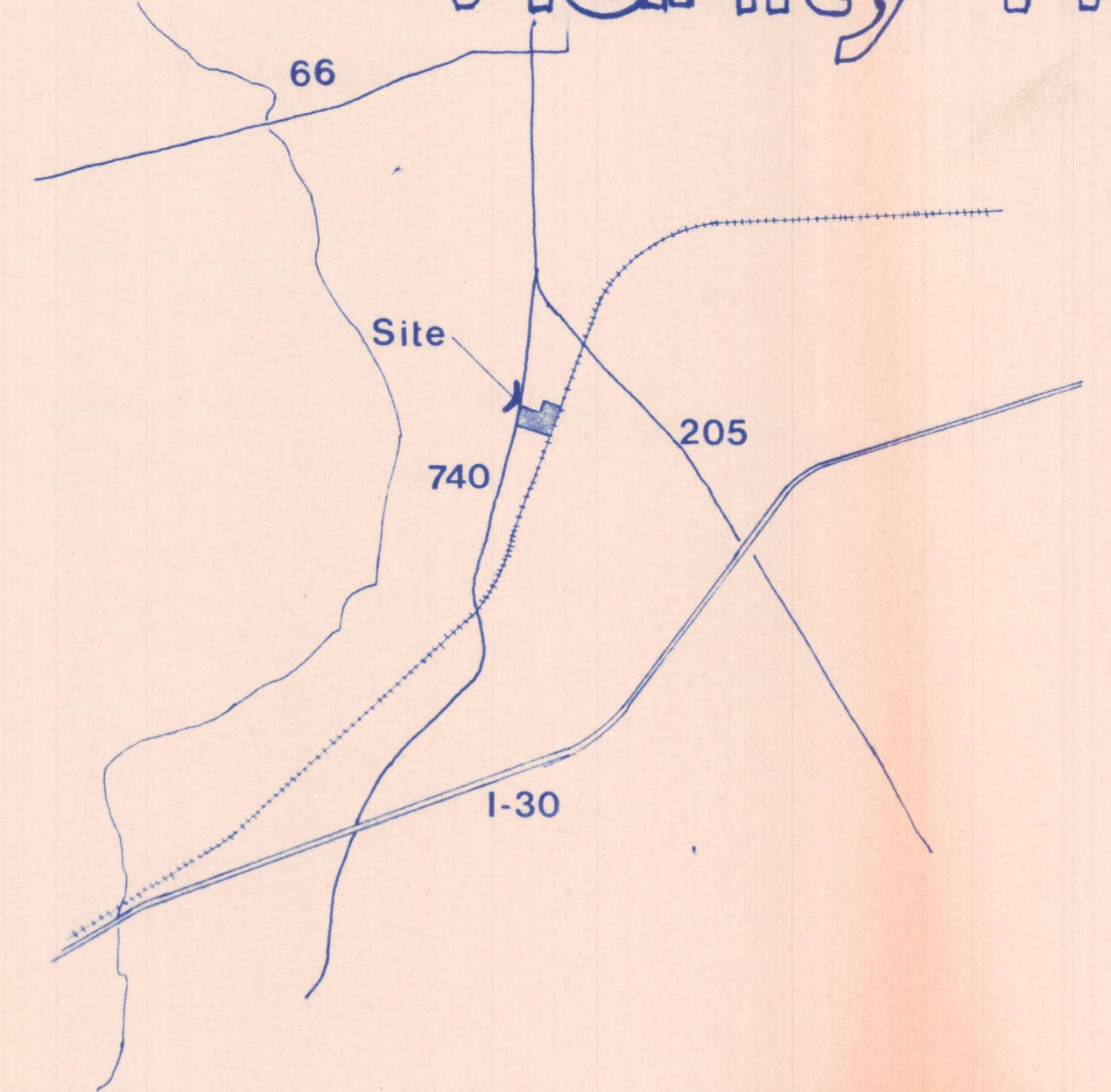
landscape

Landscape Area 21608 sq.ft.

general

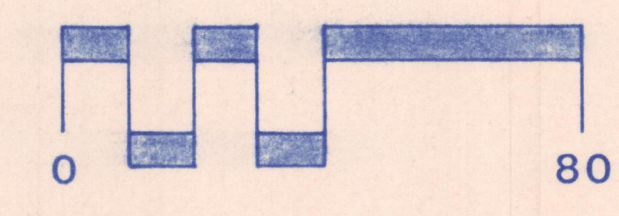
Building Height	
building no.1	18'-0"
building no.2	22'-0"
building no.3	22'-0"
Light Height	20'-0"
Signage	
height	5'-0"
area	50 sq. ft.
Parking	
required	142 spaces
provided	144 spaces

vicinity map



site plan

SCALE: 1"=30'



the welch addition

(A L Welch Review)

1. INDOOR MALL AS PLAN SHOWS WILL BE
AN OUTDOOR MALL ACCORDING TO OWNER,
AS OF 2-21-84,

2. PHASE I PLAN INDICATES 91 SPACES

1138
PD-1

PLANNED DEVELOPMENT DISTRICTS ADOPTED
WITH ORIGINAL ORDINANCE AND REFERENCED
ON ZONING DISTRICT MAP

PLANNED DEVELOPMENT DISTRICT 1 - Shopping Center and Multiple
Family Dwellings (symbol designation PD-1-SC & MF).

Planned Development District permitting uses as prescribed in the Uses Schedule of the Zoning Ordinance for Shopping Center permitting General Retail uses and Multiple Family Dwellings, subject to the approval of a site plan by the Planning and Zoning Commission prior to the issuance of any building permit or certificate of occupancy. The Shopping Center shall be developed subject to general retail standards and the housing development for Multiple Family dwellings shall be subject to the MF-2 Multiple Family Dwelling standards. Such site plan shall set forth the building areas, offstreet parking, points of access, any screening walls, open areas, building setback, curbs, sidewalks, drainage facilities indicated as necessary by the location, and provide for the dedication and improvement of any street deemed essential by the Planning and Zoning Commission for access to the property, to adjacent property, or for circulation around the site.

The density, coverage, height, parking and offstreet loading standards shall be as set forth on the site plan or as specified in the "GR" General Retail for the Shopping Center and in the "MF-2" for the Multiple Family area.

The requisite site plan may be approved in whole or in part for one or several ownerships, provided the overall arrangement of streets, land uses, utilities and parking applying to the entire tract is coordinated and understood by the various owners.