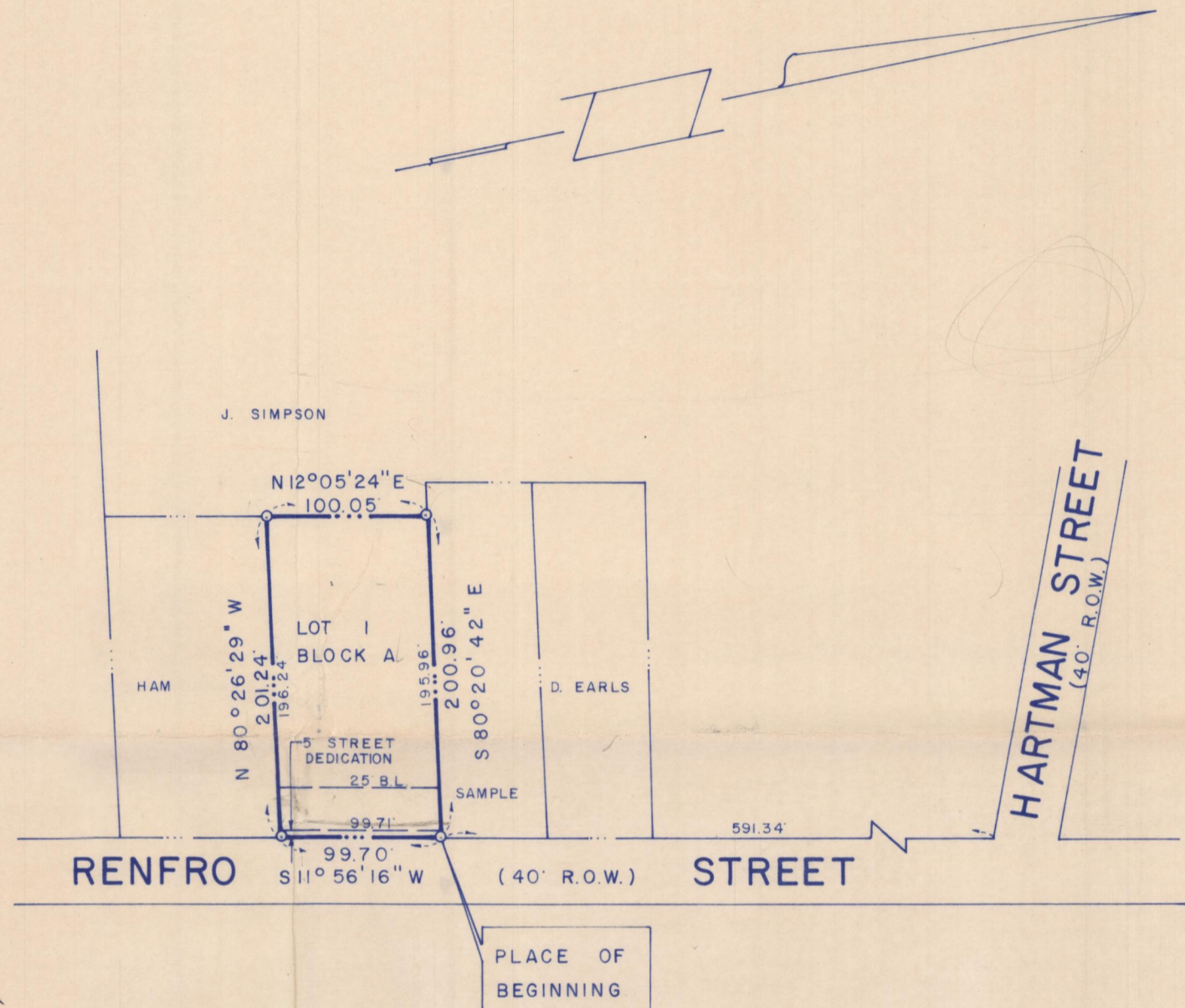


LOCATION MAP



over-head electric on east side
10' dedication
Distance to Harris subdivision
1/2 st. 18 ft. concrete curb, gutter sidewalk, storm drain

FINAL PLAT

BLUE SKY SUBDIVISION
 CITY OF ROCKWALL
 R. BALLARD SURVEY ABSTRACT NO. 29
 ROCKWALL COUNTY, TEXAS

JEFFERY D. SIMPSON OWNER
 716 HARTMAN ST. (214-722-9327) ROCKWALL, TEXAS 75087

B.L.S. & ASSOCIATES, INC. SURVEYORS
 304 W. RUSK, P.O. BOX 65 (214-722-3036) ROCKWALL, TEXAS 75087
 SCALE 1" = 100' AUGUST 2, 1985

OWNERS CERTIFICATE

STATE OF TEXAS
 COUNTY OF ROCKWALL

WHEREAS, Jeffery D. Simpson is the owner of a tract of land in the County of Rockwall, State of Texas, said tract being described as follows:
 BEING, a tract of land situated in the R. Ballard Survey, Abstract No. 29, City of Rockwall, Rockwall County, Texas, and also being that tract designated as Tract Six, Recorded in Volume 133, Page 991, Deed Records of Rockwall County, Texas, and being more particularly described as follows:
 BEGINNING, at a point on the West line of Renfro Street, said point being the Northeast corner of said Tract Six, Recorded in Volume 133, Page 991, an iron stake for corner.
 THENCE, S. 11° 50' 59" W., along the West line of Renfro Street, a distance of 99.70 feet to an iron stake for corner.
 THENCE, N. 80° 31' 49" W., leaving the said West line of Renfro Street, a distance of 201.24 feet to an iron stake for corner.
 THENCE, N. 12° 00' 06" E., a distance of 100.05 feet to an iron stake for corner.
 THENCE, S. 80° 26' E., a distance of 200.96 feet to the PLACE OF BEGINNING, and containing 0.461 acres of land.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That, Jeffery D. Simpson, being owner, does hereby adopt this plat designating the herein above described property as Blue Sky Subdivision, to the City of Rockwall, Rockwall County, Texas, and does hereby dedicate to the public use forever, the streets and alleys shown thereon and does hereby reserve the right-of-way and 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, any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective systems on any of the right of way and easements strips: and any public utility shall have the right of ingress and egress to, from and upon the said right of way and easement strips for the purpose of construction, reconstruction, patrolling, maintaining and either adding to or removing all or part of their respective systems without the necessity of at any time procuring the permission of anyone. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishments of grades of streets in this addition. (A) It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the city. (B) The approval of a plat by the City does not constitute any representation, assurance, or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, nor shall such approval constitute any representation, assurance or guarantee by the City of the adequacy and availability of water for personal use and fire protection within such plat.

WITNESS my hand at Rockwall, Texas this _____ day of _____ A.D. 1985

BY _____
 Jeffery D. Simpson Owner

STATE OF TEXAS
 COUNTY OF ROCKWALL

Before me, the undersigned Notary Public, in and for the State of Texas, on this day personally appeared Jeffery D. Simpson, 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 herein expressed.

GIVEN under my hand and seal of office this _____ day of _____ A.D. 1985

Notary Public for the State of Texas
 My Commission Expires _____

SURVEYORS CERTIFICATE

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That I, Bob O. Brown, 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.

Bob O. Brown, Registered Public Surveyor No. 1744

STATE OF TEXAS
 COUNTY OF ROCKWALL

Before me, the undersigned Notary Public, in and for the State of Texas, on this day personally appeared Bob O. Brown, 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 expressed.

GIVEN under my hand and seal of office this _____ day of _____ A.D. 1985

Notary Public for the State of Texas
 My Commission Expires _____

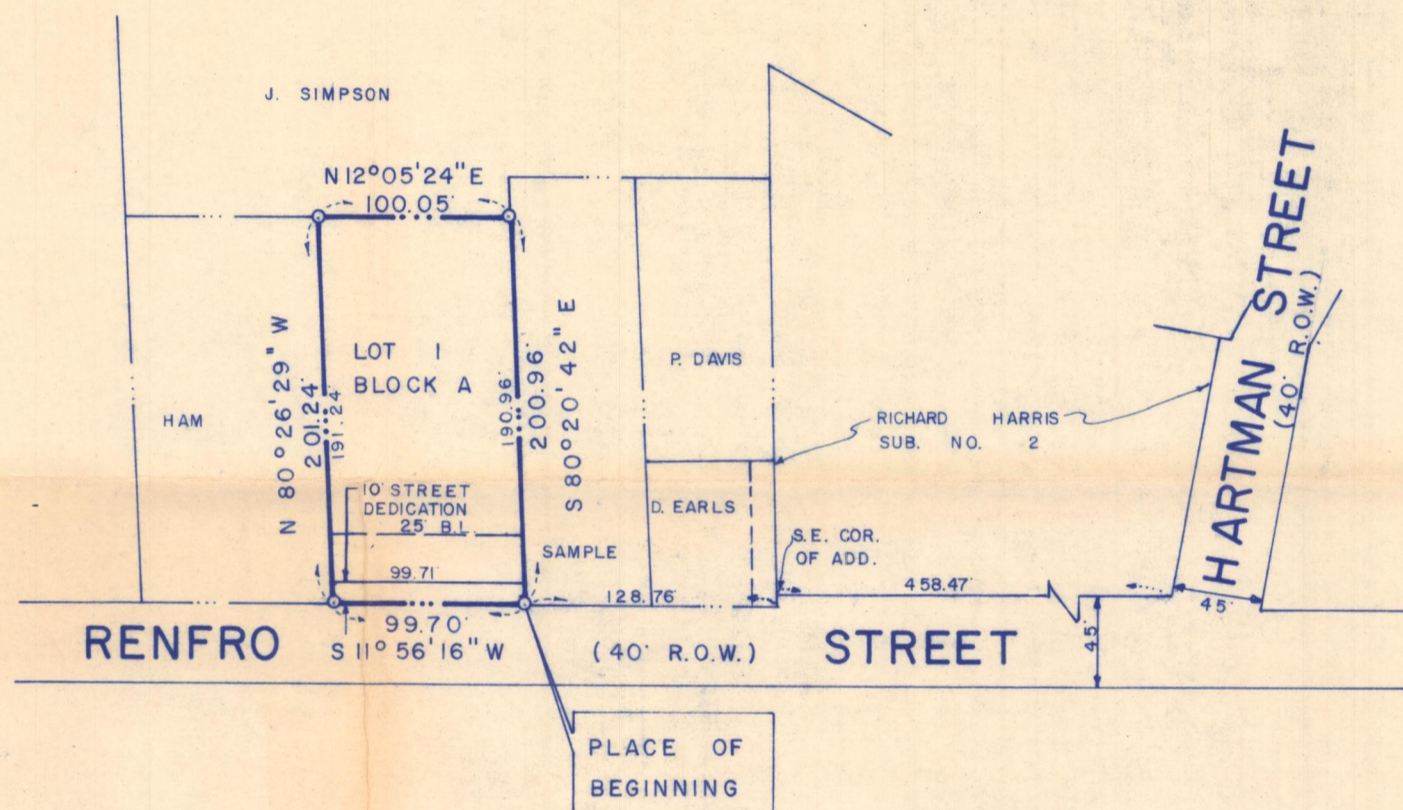
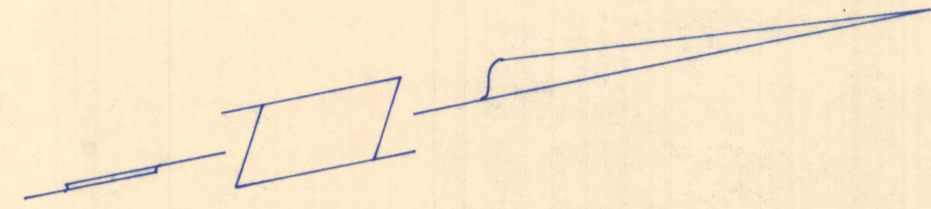
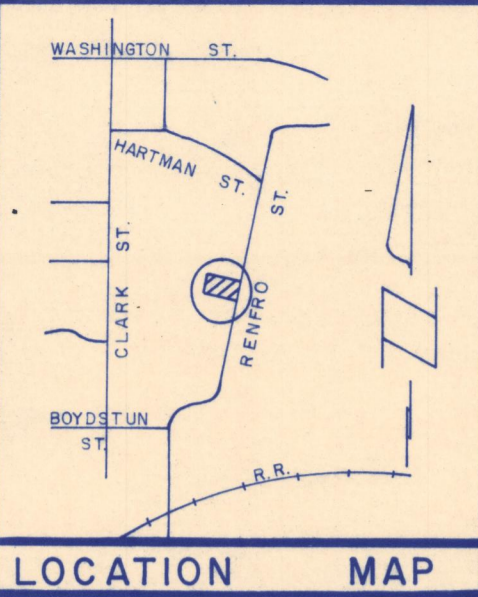
RECOMMENDED FOR FINAL APPROVAL

City Manager _____ Date _____

APPROVED:

Chairman Planning and Zoning Commission _____ Date _____

1st Submission



FINAL PLAT

BLUE SKY SUBDIVISION
 CITY OF ROCKWALL
 R. BALLARD SURVEY ABSTRACT NO. 29
 ROCKWALL COUNTY, TEXAS

JEFFERY D. SIMPSON OWNER
 716 HARTMAN ST. (214-722-9327) ROCKWALL, TEXAS 75087

B.L.S. & ASSOCIATES, INC. SURVEYORS
 304 W. RUSK, P.O. BOX 65 (214-722-3036) ROCKWALL, TEXAS 75087
 SCALE 1" = 100' AUGUST 2, 1985

Final Submission (Approved)

OWNERS CERTIFICATE

STATE OF TEXAS
 COUNTY OF ROCKWALL

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 BEING, a tract of land situated in the R. Ballard Survey, Abstract No. 29, City of Rockwall, Rockwall County, Texas, and also being that tract designated as Tract Six, Recorded in Volume 133, Page 991, Deed Records of Rockwall County, Texas, and being more particularly described as follows:
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WITNESS my hand at Rockwall, Texas this _____ day of _____ A.D. 1985

BY _____
 Jeffery D. Simpson Owner

STATE OF TEXAS
 COUNTY OF ROCKWALL
 Before me, the undersigned Notary Public, in and for the State of Texas, on this day personally appeared Jeffery D. Simpson, 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 herein expressed.

GIVEN under my hand and seal of office this _____ day of _____ A.D. 1985

Notary Public for the State of Texas
 My Commission Expires _____

SURVEYORS CERTIFICATE

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:
 That I, Bob O. Brown, 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.

Bob O. Brown, Registered Public Surveyor No. 1744

STATE OF TEXAS
 COUNTY OF ROCKWALL
 Before me, the undersigned Notary Public, in and for the State of Texas, on this day personally appeared Bob O. Brown, 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 expressed.

GIVEN under my hand and seal of office this _____ day of _____ A.D. 1985

Notary Public for the State of Texas
 My Commission Expires _____

RECOMMENDED FOR FINAL APPROVAL

City Manager _____ Date _____

APPROVED:
 Chairman Planning and Zoning Commission _____ Date _____

APPLICATION AND
FINAL PLAT CHECKLIST

DATE: 8-6-85

Name of Proposed Development Blue Sky Subdivision

Name of Developer Jeffery D. Simpson

Address 716 Hartman Street, Rockwall Phone 722-9327

Owner of Record same

Address _____ Phone _____

Name of Land Planner/Surveyor/Engineer B.L.S. and Associates Inc.

Address 304 West Rusk, P.O. Box 65 Rockwall Tx Phone 722-3036

Total Acreage 0.461 ac. Current Zoning Commercial

Number of Lots/Units 1 Signed Bob O. Brown

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 inches by 24 inches.

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 or Shown on Plat</u>	<u>Not 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 lines indicated by heavy lines

<u>Provided or Shown on Plat</u>	<u>Not Applicable</u>	
_____	_____	5. Accurate plat dimensions with all engineering information necessary to reproduce plat on the ground
_____	_____	6. Approved name and right-of-way width of each street, both within and adjacent to the development
_____	_____	7. Locations, dimensions and purposes of any easements or other rights-of-way
_____	_____	8. Identification of each lot or site and block by letter and building lines or residential lots
_____	_____	9. Record owners of contiguous parcels of un subdivided land, names and lot patterns of contiguous subdivisions, approved Concept Plans referred by recorded subdivision plats or adjoining platted land by record name and by deed record volume and page
_____	_____	10. Boundary lines, dimensions and descriptions of open spaces to be dedicated for public use of the inhabitants of the development
_____	_____	11. Certificate of dedication of all streets, alleys, parks and other public uses signed by the owner or owners
_____	_____	12. 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 grades
_____	_____	13. Instrument of dedication or adoption signed by the owner or owners
_____	_____	14. Space for signatures attesting approval of the plat
_____	_____	15. Seal and signature of the surveyor and/or engineer responsible for surveying the development and/or the preparation of the plat

Provided or
Shown on Plat

Not
Applicable

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

17. Waiver of drainage liability by the City due to development's design

18. Statements indicating that no building permits will be issued until all public improvements are accepted by the City.

PLANNING AND ZONING ACTION SHEET

Applicant Jeff Simpson Case No. 85-65-199
Property Description Blue Sky Subdivision
Case Subject Matter Final Plat w/ waiver on street
redraw requirements

CASE ACTION

Date to P&Z Sept 12 ✓ _____ _____
Conditions w/ waiver

Date to City Council Oct 7 ✓ _____ _____
Conditions w/ waiver

Ordinance no. _____ Date _____

ITEMS IN FILE

- Zoning Cases
- Application
 - Site Plan
 - Filing Fee
 - Notice to Paper
 - Notice to Residents
 - List of Residents Notified
 - Residents' Responses
 - Consultant's Review
 - Agenda Notes
 - Minutes
 - Ordinance
 - Correspondence

- Plat/Site Plan Cases
- Application
 - Filing Fee
 - Plat/Plan
 - Engineer's Review
 - Consultant's Review
 - Agenda Notes
 - Minutes
 - Correspondence
 - County File Number

Agenda Notes
City Council - 10/7/85

IV. A. 85-65-FP - Consider Approval of a Final Plat for Blue Sky Subdivision on Renfro Street submitted by Jeff Simpson

Action Needed: Motion to approve or deny final plat with or without escrow waiver.

Jeff Simpson has purchased property on the interior between Clark and Renfro Streets and some frontage along Renfro Street. He would like to plat a 100' by 200' lot for a single family residence fronting on Renfro Street.

The lot meets all of our minimum requirements for "SF-7" Single Family Residential. Renfro Street is shown as a collector on the Thoroughfare Plan. We, therefore, need an eventual 60 ft. of right of way. This requires a 10 ft. dedication from Simpson. This has been provided.

The escrowing requirement of our Street Paving Ordinance states that Simpson should be required to escrow the money to pave a 18 ft. in width of concrete with curb and gutter, sidewalks and storm drainage the length of his property unless you grant him a waiver. Simpson will be asking for a waiver since he is constructing one single family home on the property. You have previously recommended such a waiver for Harold Chenault and John Smith on their single family homes on SH-205 north.

The Planning and Zoning Commission recommended approval of the plat and waiving the escrow requirement.

- V. 85-65-FP - Consider Approval of a Final Plat for Blue Sky Subdivision on Renfro Street submitted by Jeff Simpson

Action Needed: Motion to approve or deny final plat with or without escrow waiver.

Jeff Simpson has purchased property on the interior between Clark and Renfro Streets and some frontage along Renfro Street. He would like to plat a 100' by 200' lot for a single family residence fronting on Renfro Street.

The lot meets all of our minimum requirements for "SF-7" Single Family Residential. We do ask that the applicant reference the nearest platted subdivision which is Richard Harris No. 2. This will help us in future mapping. Secondly, Renfro Street is shown as a collector on the Thoroughfare Plan. We, therefore, need an eventual 60 ft. of right-of-way. This requires a 10 ft. dedication from Simpson. There is overhead electrical service in this area. We will allow Simpson to run a service wire to his property.

The escrowing requirement of our Street Paving Ordinance states that Simpson should be required to escrow the money to pave 18 ft. in width of concrete with curb and gutter, sidewalks and storm drainage the length of his property unless you grant him a waiver. Simpson will be asking for a waiver since he is constructing one single family home on the property. You have previously recommended such a waiver for Harold Chenault and John Smith on their single family homes on SH-205 north.

CITY OF ROCKWALL
205 West Rusk Street
ROCKWALL, TEXAS 75087-3628
(214) 722-1111 — Dallas 226-7885

TO: ■

■ Jeff Simpson
■ 716 Hartman
■ Rockwall, Tx. 75087


■ August 30, 1985
■

> Subject: Blue Sky Subdivision

Staff and P&Z comments:

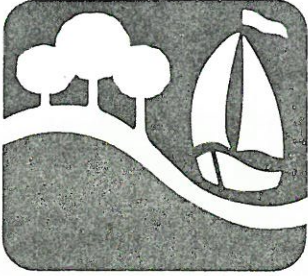
1. 10 ft. right-of-way dedication required on Renfro St.
2. Reference distance to Richard Harris Subdivision No. 2 for mapping purposes
3. Unless a waiver is granted the developer will be required to pave or escrow the money for one half of the thoroughfare; that is, concrete paving 18 ft. wide with curbe and gutter, sitewalk and storm drainage.

Please submit 8 copies of a revised plat by September 5th. This case will be heard by the P&Z Commission on September 12th at 7:30 P.M.


Karen Martin

CC: Bob Brown

DUPLICATE



CITY OF ROCKWALL
"THE NEW HORIZON"

October 25, 1985

Mr. Jeff Simpson
232 Lake Meadows
Rockwall, Texas 75087

Dear Mr. Simpson:

On October 7th the Rockwall City Council approved your final plat on the Blue Sky Subdivision. In addition, they approved a waiver from the street improvement escrowing requirements for this lot. This letter is simply to provide written confirmation of your approval.

Let me know if you have any questions.

Sincerely,

A handwritten signature in black ink, appearing to read "Julie Couch", written in a cursive style.

Julie Couch
Assistant City Manager

CC: J. E. Hildreth
JC/mmp

— SLIDE NO. B-269 —

MINUTES OF THE PLANNING AND ZONING COMMISSION

September 12, 1985

Members present were Chairman Tom Quinn, members Norm Seligman, J. D. Jacobs, Teddy Carlaw and Hank Crumbley. Members Don Smith and Harry Knight were not present. The meeting was called to order at 7:30 P.M. The Commission first considered approval of the minutes of the August 8 and 29, 1985, meetings. There being no additions or deletions, Hank Crumbley moved approval of the minutes as published. Norm Seligman seconded the motion. The same was voted on and carried unanimously.

The Commission then considered approval of an amendment to the Comprehensive Zoning Ordinance to change the maximum density allowed in "MF-15" and "MF-20" Multifamily Residential Districts. Chairman Tom Quinn opened discussion, inviting anyone present to make any comments regarding the proposed changes to the multifamily density. Jerry Heningsman with Folsom Investments made several comments regarding the impact of this reduction on the economics of apartment construction. Mr. Heningsman indicated that Folsom Investments, a property owner of multifamily property within the City of Rockwall, was opposed to any reduction in density on their property. After considerable discussion, Norm Seligman made a motion to eliminate the "MF-20" Multifamily Zoning District classification. Hank Crumbley seconded the motion. The same was voted on and carried unanimously. There was some additional discussion regarding densities for the "MF-15" classification. Hank Crumbley made a motion to maintain the "MF-15" classification at 15 units to the acre. Norm Seligman seconded the motion. The motion failed, with Hank Crumbley and Norm Seligman voting for; Tom Quinn, J. D. Jacobs, and Teddy Carlaw voting against. Norm Seligman then made a motion to reduce the density allowed in "MF-15" Zoning District classification to 14 units to the acre. Hank Crumbley seconded the motion. The same was voted on and carried, with J. D. Jacobs, Norm Seligman, Teddy Carlaw, and Hank Crumbley voting for, and Tom Quinn voting against.

The Commission then considered approval of a final plat for the Blue Sky Subdivision on Renfro Street submitted by Jeff Simpson. Mrs. Couch reviewed the final plat with the Planning and Zoning Commission, explaining that it met all of the technical requirements along with the dedication of an additional 10 ft. of right-of-way. She indicated that Mr. Simpson was asking for a waiver from the escrowing requirements for road improvements on the grounds that it was a hardship for a person constructing a single family home on a single lot to meet that requirement. After a brief discussion, Hank Crumbley made a motion to approve the plat and grant a waiver as requested. Teddy Carlaw seconded the motion. The same was voted on and carried unanimously.

The Commission then considered approval of a change in the development plan for the Cabanas Phase 2 in Chandlers Landing PD-8. Mrs. Couch explained to the Commission that Anthony Roffino was requesting approval to cover the parking spaces for Phase 2 of the Cabanas. She explained that 10 of the spaces have already been covered prior to approval. She

Council's meetings. Gournay asked if Fox was proposing the printing of the full minutes. Fox stated that he was proposing publication of a synopsis.

The Council then considered approval of a final plat for Blue Sky Subdivision on Renfro Street submitted by Jeff Simpson. Couch stated that the plat met all of the City's technical standards. She told the Council that Simpson was requesting that the Council grant approval of a waiver to the City's escrow requirements for street improvements since the property fronts on Renfro Street which does not meet current City standards. She stated that this request was similar to requests received from the Chenault and the Smith properties recently considered by the City. She said the Planning and Zoning Commission had recommended approval of the waiver of escrow requirements with the stipulation that if the property's use was changed to any use other than single family, the escrow funds would then be required.

Fox made a motion that the final plat for Blue Sky Subdivision be approved, that the escrow for street improvements be waived, and that if the property changes use the money for street improvements would then be required to be placed in escrow, and that a 10 ft. street dedication be shown on the plat. Bullock seconded the motion. Welborn asked the logic behind waiver of the street improvements escrow. Eisen explained that it was his understanding that the reason for the previous waivers was based upon hardship which would be placed on one single family home if the street improvements were required. He told the Council that the ordinance allowed this waiver by Council. The motion was voted on and passed unanimously.

The Council then considered a change in the development plan for the Cabanas, Phase II of Chandlers Landing PD-8. Anthony Roffino, builder and developer of The Cabanas, appeared before the Council. He outlined the history of the project. He stated that he had purchased the property from Chandlers Landing and had revised the original plan to lower the density by one unit. He said that during the approval process several members of the Council and of the Planning and Zoning Commission had suggested that he add covered parking although there was no requirement that he do so. He said that during construction he had elected to add covered parking on his own, and then had found out that because structures were involved, it had to be in the plat. He stated that the Planning and Zoning Commission had recently approved the plan for the covered parking. He said that neither he nor the Planning and Zoning Commission had realized that the covered parking was shown to be inside of the 15 ft. side yard setback. He stated that the covering structures could be within 15 ft. from the property line. He stated that Smith had made reference to the question in his report. Couch told the Council that options for dealing with the matter included:

1. Remanding the matter back to the Planning and Zoning Commission for additional review;
2. Consider approval of the plan without the five covered parking spaces that are shown on the plan (considering only the remainder of them);

Council Minutes

10/7/85