

City of Rockwall, Texas

Date: 11-25-85

APPLICATION AND  
PRELIMINARY PLAT CHECKLIST

Name of Proposed Subdivision HABOR LANDING

Name of Subdivider ROCKWALL SOUTH JOINT VENTURE

Address P.O. BOX 1234 GREENVILLE, TEXAS Phone 214-455-3082

Owner of Record SAME AS ABOVE

Address \_\_\_\_\_ Phone \_\_\_\_\_

Name of Land Planner/Surveyor/Engineer HAROLD L. EVANS - CONSULTING ENGINEER

Address 2331 GUS THOMPSON RD. DALLAS, TEXAS Phone 328-8133

Total Acreage \_\_\_\_\_ Current Zoning SF-10 & SF-7

No. of Lots/Units 74 Signed Pete Nelson  
J. Peters

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 pattern 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. \_\_\_\_\_

Date: \_\_\_\_\_

Fee: \_\_\_\_\_

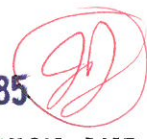
Receipt: \_\_\_\_\_





addes Phase III

RECEIVED DEC 20 1985



City of Rockwall, Texas

Date: 12-20-85

APPLICATION AND PRELIMINARY PLAT CHECKLIST

Added to existing Plat  
Added to existing Plat  
Plat for Phase III

Name of Proposed Subdivision HARBOR LANDING PHASE II & III

Name of Subdivider ROCKWALL

Address P.O. BOX 1234 GREENVILLE, TEXAS Phone 214-455-3082

Owner of Record SAME AS ABOVE

Address \_\_\_\_\_ Phone \_\_\_\_\_

Name of Land Planner/Surveyor/Engineer HAROLD L. EVANS - CONSULTING ENGINEER

Address 2331 GUS THOMASSON DALLAS, TEXAS Phone 308-8133

Total Acreage 11.63 Current Zoning P.D. 8

No. of Lots/Units 73 Signed Pete Nelson

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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 pattern 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. \_\_\_\_\_

Date: \_\_\_\_\_

Fee: \_\_\_\_\_

Receipt: \_\_\_\_\_

PLAT REVIEW

Preliminary Plat  
 Final Plat

Name of Proposed Subdivision Harbor Landing Phase II + BI (revised)  
Location of Proposed Subdivision Chandlew Landing  
Name of Subdivider Reckwall South Coast Venture  
Date Submitted \_\_\_\_\_ Date of Review 1-9-86  
Total Acreage 11.552 Number of Lots 79

Review Checklist

	<u>Yes</u>	<u>No</u>	<u>N/A</u>
1. Was the proper application submitted and checked? (attach copy)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. Were the proper number of copies submitted?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3. Is scale 1" = 100' (Specify scale if different <u>1"=60'</u> )	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4. Comments			

Planning and Zoning

1. What is the proposed land use?	<u>flexible use</u>		
2. What is the proposed density?	<u>6.84 u/a</u>		
3. What is existing zoning?	<u>PD - SF-10 SF-7</u>		
4. Is the plan zoned properly?	<u>app has been made</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. Does the use conform to the Land Use Plan?		<input type="checkbox"/>	<input checked="" type="checkbox"/>
6. Is this project subject to the provisions of the Concept Plan Ordinance?		<input type="checkbox"/>	<input checked="" type="checkbox"/>
7. Has a Concept Plan been provided and approved?		<input type="checkbox"/>	<input checked="" type="checkbox"/>
8. Does the plan conform to the Master Park Plan?		<input type="checkbox"/>	<input checked="" type="checkbox"/>



	<u>Yes</u> *	<u>No</u>	<u>N/A</u>
9. Does plan conform to the Comprehensive Zoning Ordinance or approved "PD" Ordinance? <i>is zoning is approved</i>			
a. Lot size	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Building Line	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Parking	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Buffering	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e. Site Plan	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. Other	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10. Has the City Planner reviewed and commented on the plan? (If so, attach copy of review.)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11. Does the plan exhibit good planning in general layout, access, and vehicular and pedestrian circulation?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

12. Comments:

*There will need to indicated on final plat - maint easement.*

Engineering

1. Streets and Traffic

a. Does the plan conform to the Master Thoroughfare Plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Is adequate right-of-way provided for any major thoroughfares or collectors?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Is any additional right-of-way provided for all streets and alleys?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Is any additional right-of-way required?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. Is there adequate road access to the proposed project?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f. Will escrowing of funds or construction of substandard roads be required?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	<u>Yes</u>	<u>No</u>	<u>N/A</u>
g. Do proposed streets and alleys align with adjacent right-of-way?	_____	_____	✓
h. Do the streets and alleys conform to City regulations and specifications?	_____	_____	✓
i. Comments <i>street names need to be changed - all alike except for ending.</i>			

2. Utilities

a. Does the Plan conform to the Master Utility Plan?	_____	_____	_____
b. Are all lines sized adequately to handle development?			
1. Water	<u>NA</u>	_____	_____
2. Sewer	<u>NA</u>	_____	_____
c. Is additional line size needed to handle future development?			
1. Water	<u>NA</u>	_____	_____
2. Sewer	<u>NA</u>	<u>NA</u>	_____
d. Is there adequate capacity in sewer outfall mains, treatment plants and water transmission lines to handle the proposed development?	_____	_____	_____
e. Are all necessary easements provided?	_____	_____	✓
f. Do all easements have adequate access?	_____	_____	✓
g. Are any offsite easements required?	_____	_____	✓
h. Have all appropriate agencies reviewed and approved plans?			
1. Electric	_____	_____	✓
2. Gas	_____	_____	✓
3. Telephone	_____	_____	✓
i. Does the drainage conform to City regulations and specifications?	_____	_____	✓
j. Do the water and sewer plans conform to City regulations and specifications?	_____	_____	✓



Yes      No      N/A

k. Comments:

*Plat. - does not answer utility questions*

General Requirements

- 1. Has the City Engineer reviewed and approved the plan?
- 2. Does the final plat conform to the City's Flood Plain Regulations?
- 3. Does the final plat conform to the preliminary plat as approved?
- 4. Staff Comments:

\_\_\_\_\_      \_\_\_\_\_      ✓  
\_\_\_\_\_      \_\_\_\_\_      ✓  
\_\_\_\_\_      \_\_\_\_\_      ✓

Time Spent on Review

<u>Name</u>	<u>Date</u>	<u>Time Spent (hours)</u>
<i>Julie Cook</i>	<i>1-9-80</i>	<i>30 min</i>
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

PLANNING AND ZONING ACTION SHEET

Applicant Jim Peters Rockwall South Joint Ventures Case No. P+Z 85-98-2/PP

Property Description Chandler's Landing - Phase 19 - zone change from

Case Subject Matter "11" to "14" Preliminary Plat

Harbor Landing Preliminary Plat - Harbor Landing - Phase II III

CASE ACTION

Approved

Disapproved

Tabled

Date to P&Z 1-16-86

Conditions \_\_\_\_\_

Date to City Council \_\_\_\_\_

Conditions \_\_\_\_\_

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

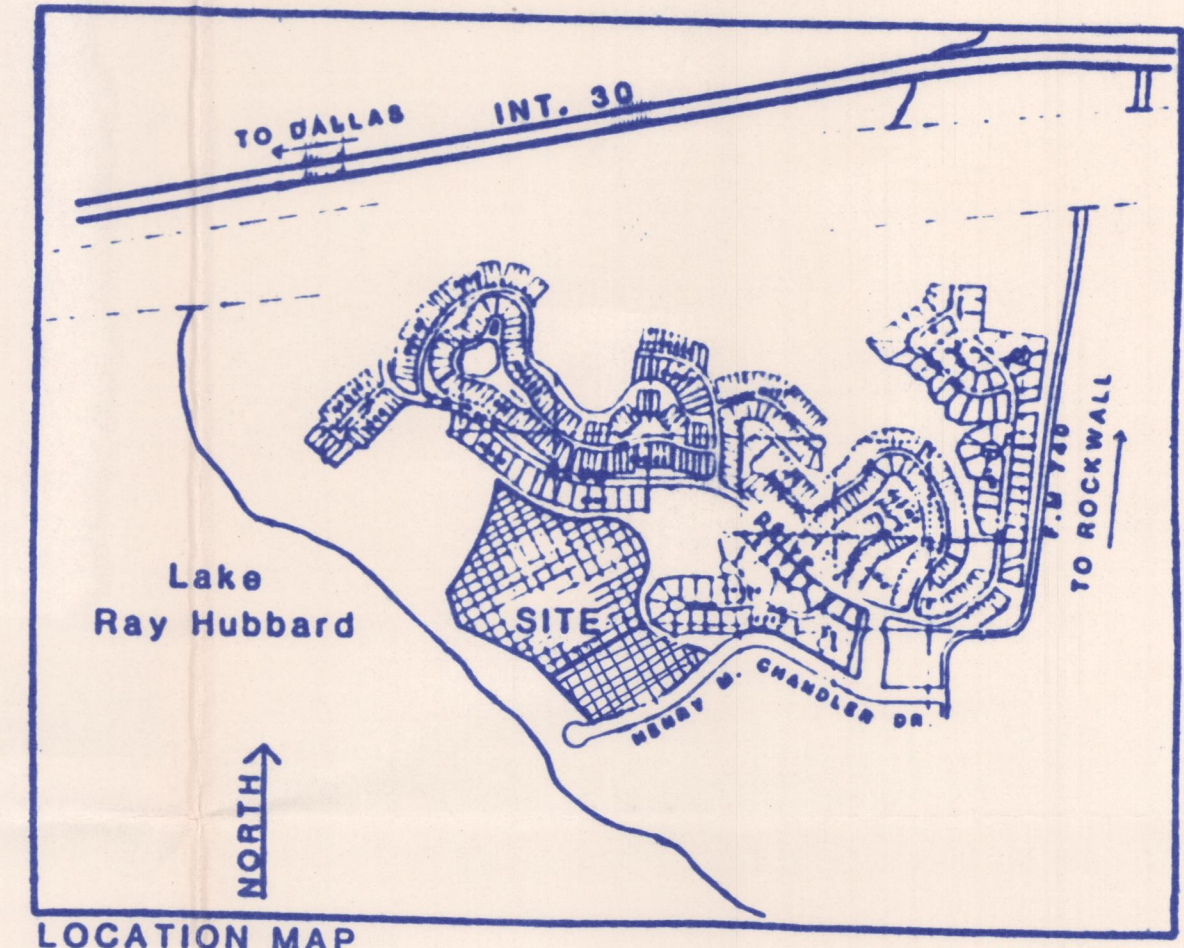
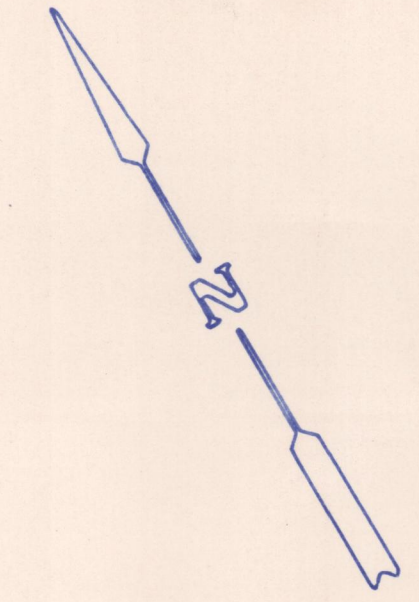
Plat/Site Plan Cases

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









LOTS 1-21 PHASE I  
 TO BE SF-10 ZONING  
 TYPICAL LOT SIZE 80'x125'  
 MIN LOT AREA 10,000 sq ft  
 TOTAL SF-10 LOTS 21

PHASE II  
 LOTS 1-54 BLOCK "B"  
 TO BE ZERO-LOT LINE ZONING  
 TYPICAL LOT SIZE 40'x100'  
 MIN LOT AREA 4000 sq ft  
 TOTAL ZERO-LOT-LINE LOTS 54

PHASE III  
 LOTS 55-73 BLOCK "B"  
 LOTS 1-6 BLOCK "C"  
 TO BE ZERO-LOT LINE ZONING  
 TYPICAL LOT SIZE 40'x100'  
 MIN LOT AREA 4000 sq ft  
 TOTAL ZERO-LOT-LINE LOTS 25

TOTAL LOTS 100  
 AREA IN SF-10 6.1 ± AC  
 " " ZERO LOT LINE 11.6 ± AC  
 TOTAL AREA 17.7 AC

HAROLD L. EVANS  
 CONSULTING ENGINEER  
 2331 GUS THOMASSON RD. SUITE 102  
 DALLAS, TEXAS 75228  
 PHONE (214) 328-8133

SCALE	DATE	JOB NO.
1" = 60'	12-20-85	84186

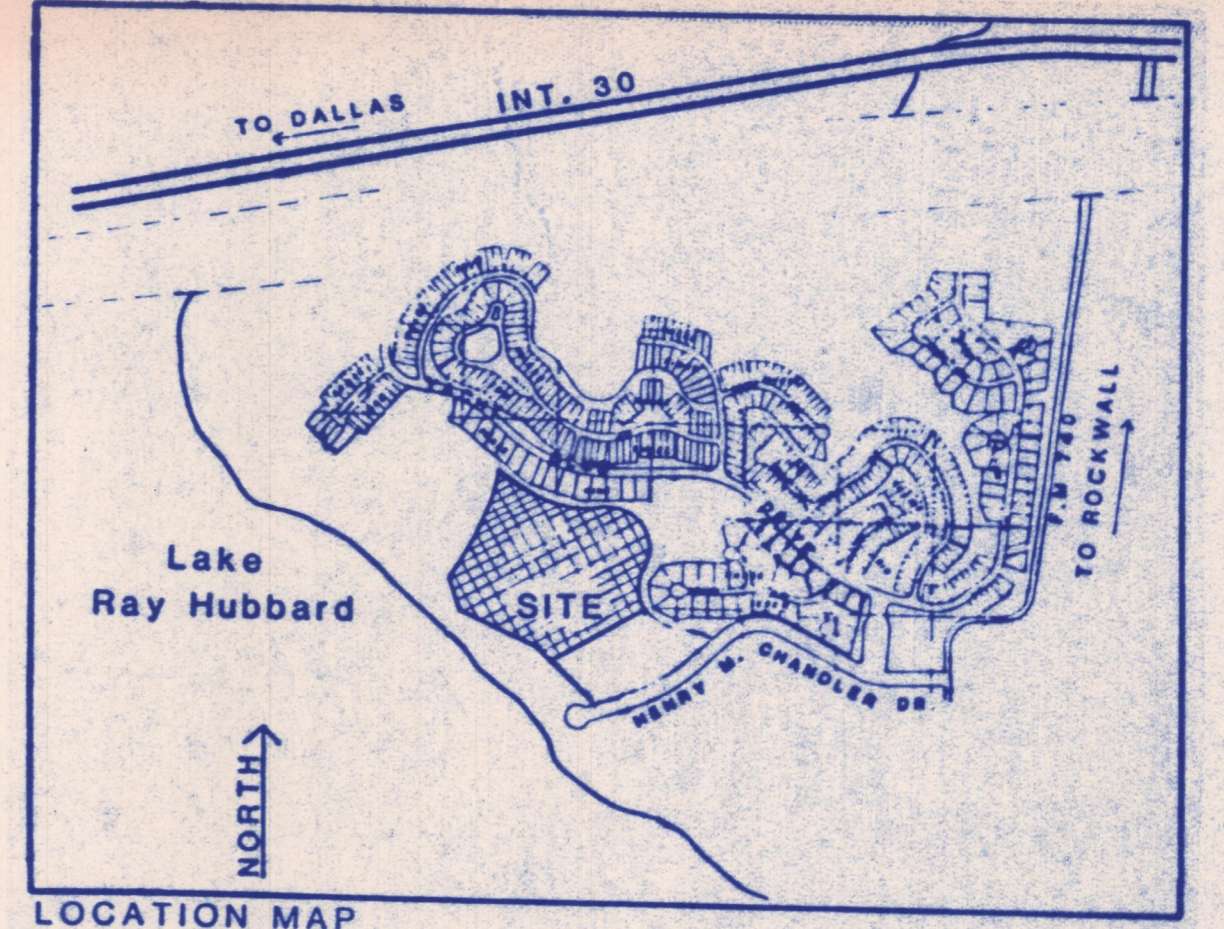
REVISED 1-9-86

PRELIMINARY PLAT  
 HARBOR LANDING  
 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS  
 ROCKWALL SOUTH JOINT VENTURE OWNER  
 P.O. BOX 1234 GREENVILLE, TEXAS PHONE 455-3089





I need a memo to the City regarding the proposed zoning change for this site.



EXISTING ZONING - SF-10, SF-7  
 PROPOSED ZONING - ZERO-LOT-LINE  
 MIN. LOT SIZE 40' X 100'  
 MIN. SQ. FT. 4000'  
 APPROXIMATE ACREAGE - 7.50 AC.

**HAROLD L. EVANS**  
 CONSULTING ENGINEER  
 2331 GUS THOMASSON RD. SUITE 102  
 DALLAS, TEXAS 75228  
 PHONE (214) 328-8133

**PRELIMINARY PLAT**  
**HARBOR LANDING**  
 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS  
 ROCKWALL SOUTH JOINT VENTURE  
 P.O. BOX 1234 GREENVILLE, TEXAS  
 OWNER  
 Phone 214-455-3052

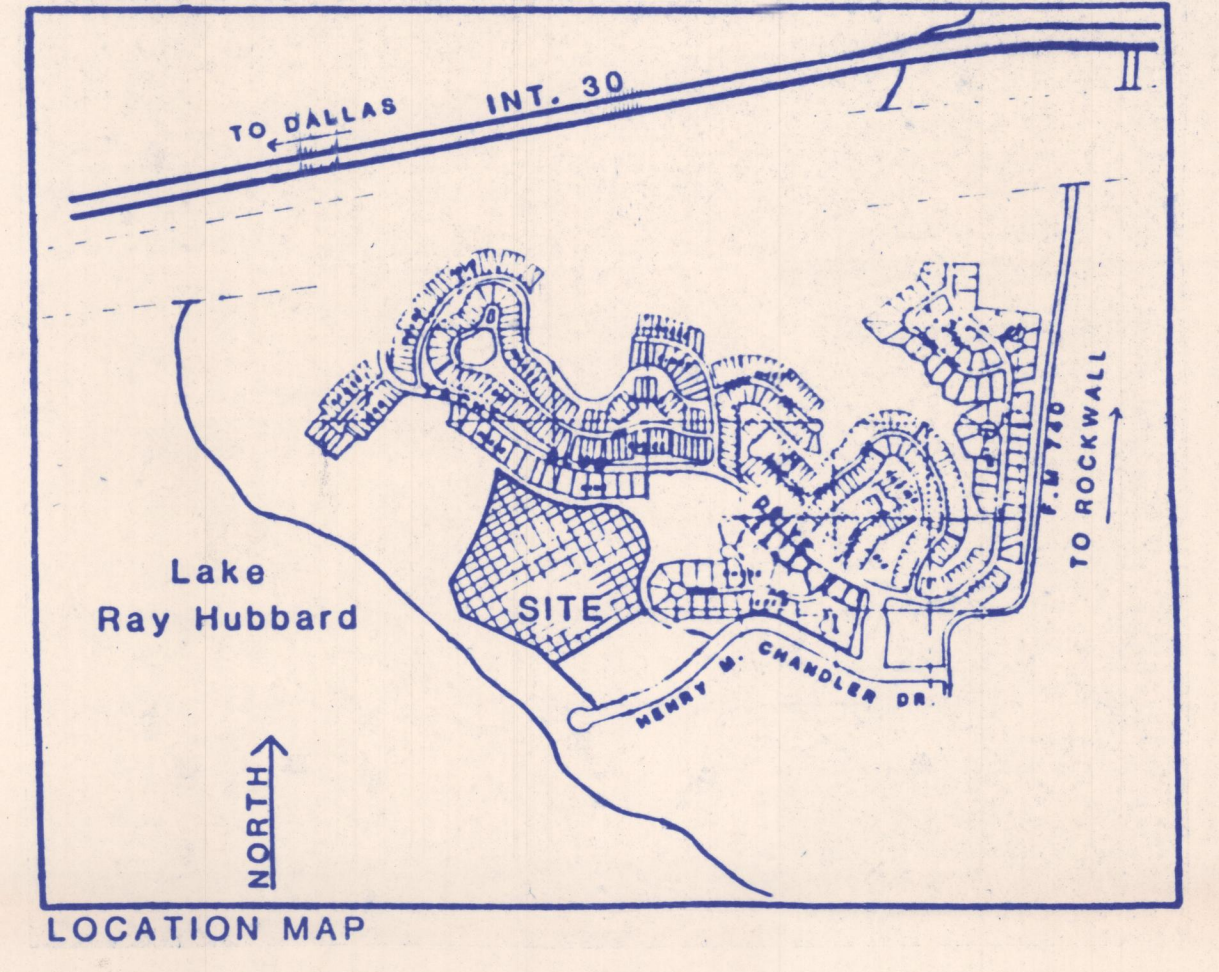
SCALE 1" = 40'  
 DATE 11-24-85  
 JOB NO. 85845



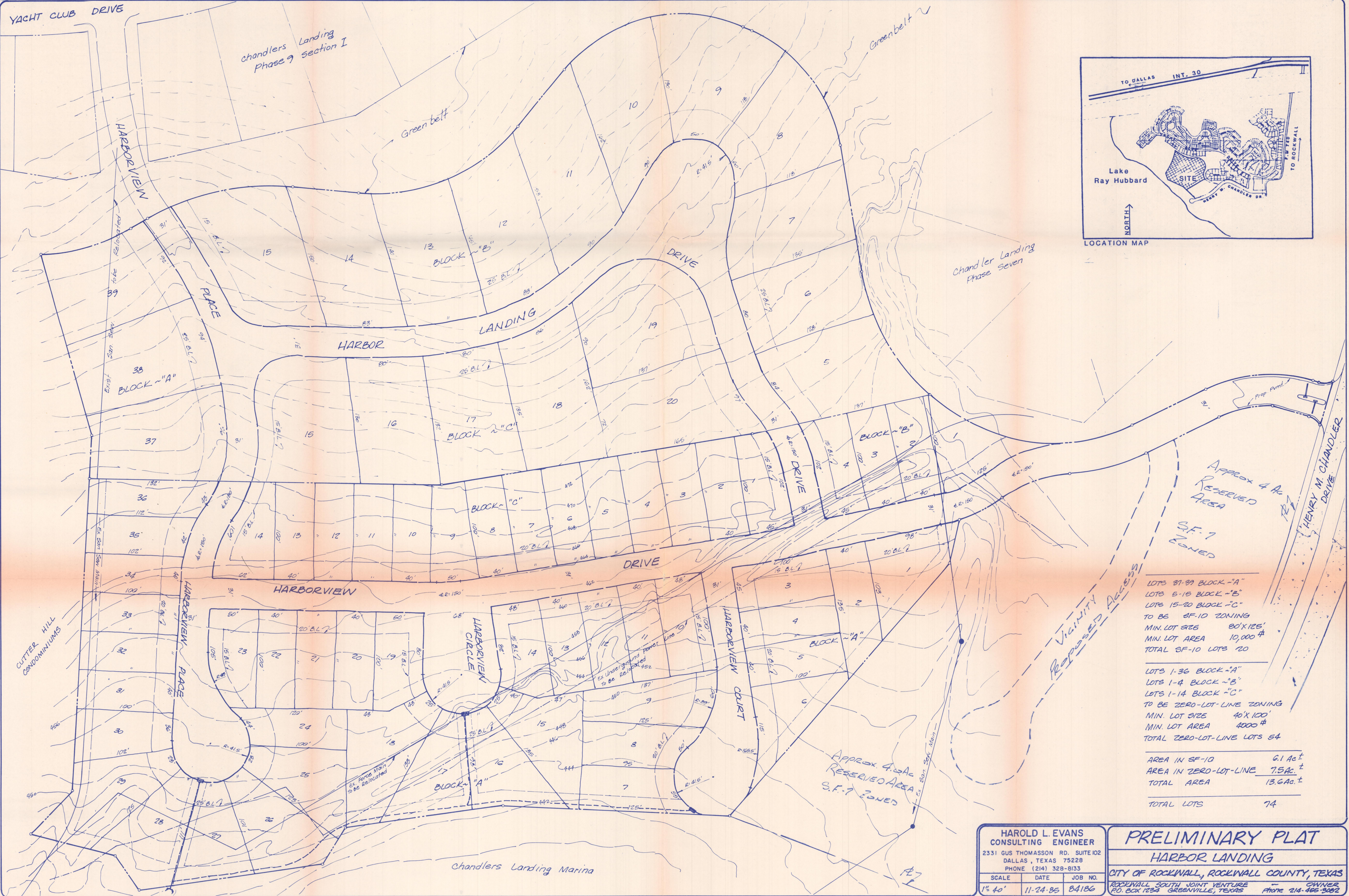
YACHT CLUB DRIVE

Chandlers Landing Phase 9 Section I

Green belt



Chandler Landing Phase Seven



Approx 4 Ac  
RESERVED AREA  
S.F. 7 ZONED

LOTS 31-39 BLOCK "A"  
LOTS 5-15 BLOCK "B"  
LOTS 15-20 BLOCK "C"  
TO BE SF-10 ZONING  
MIN. LOT SIZE 80'x125'  
MIN. LOT AREA 10,000 #  
TOTAL SF-10 LOTS 120

LOTS 1-36 BLOCK "A"  
LOTS 1-4 BLOCK "B"  
LOTS 1-14 BLOCK "C"  
TO BE ZERO-LOT-LINE ZONING  
MIN. LOT SIZE 40'x100'  
MIN. LOT AREA 4000 #  
TOTAL ZERO-LOT-LINE LOTS 54

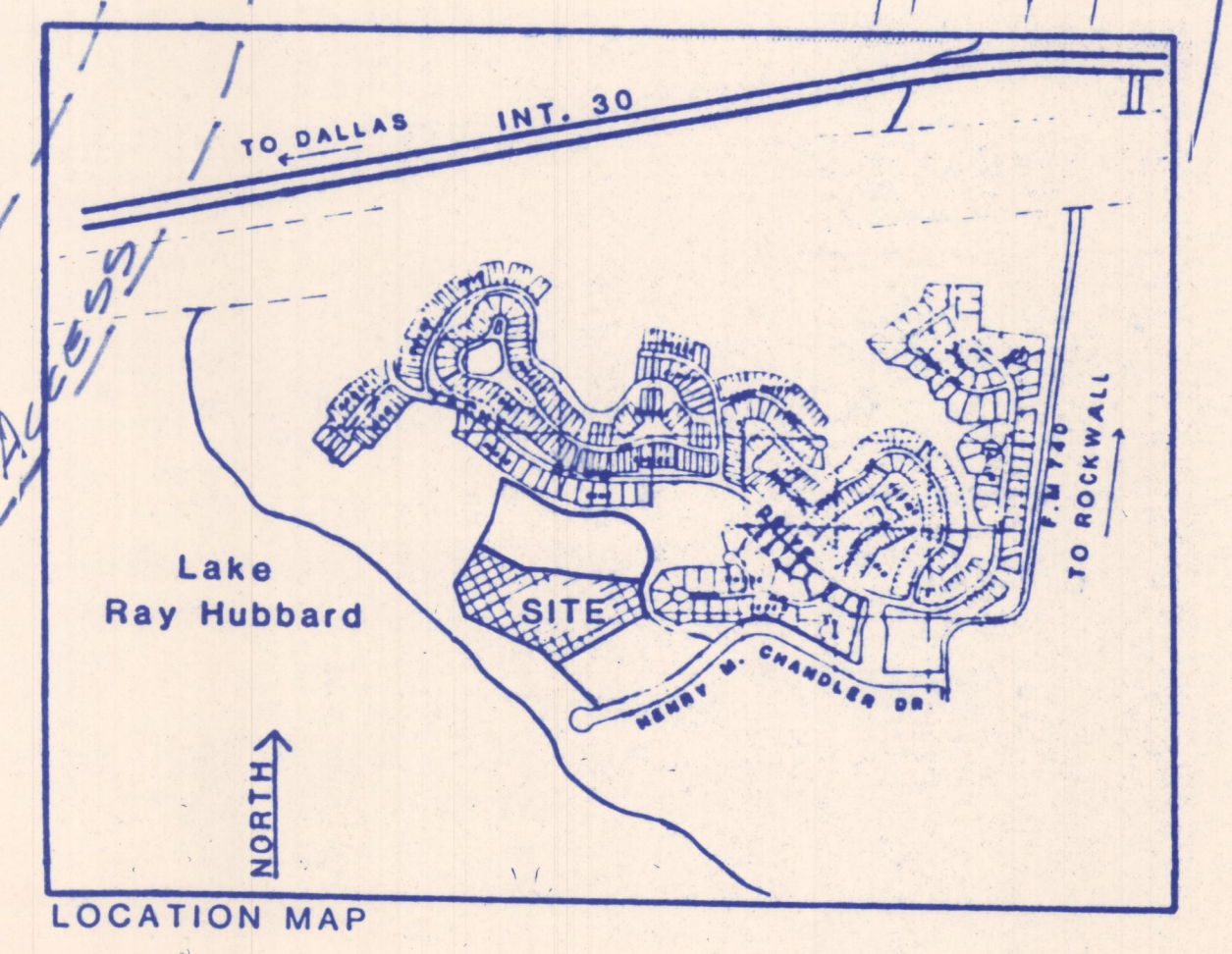
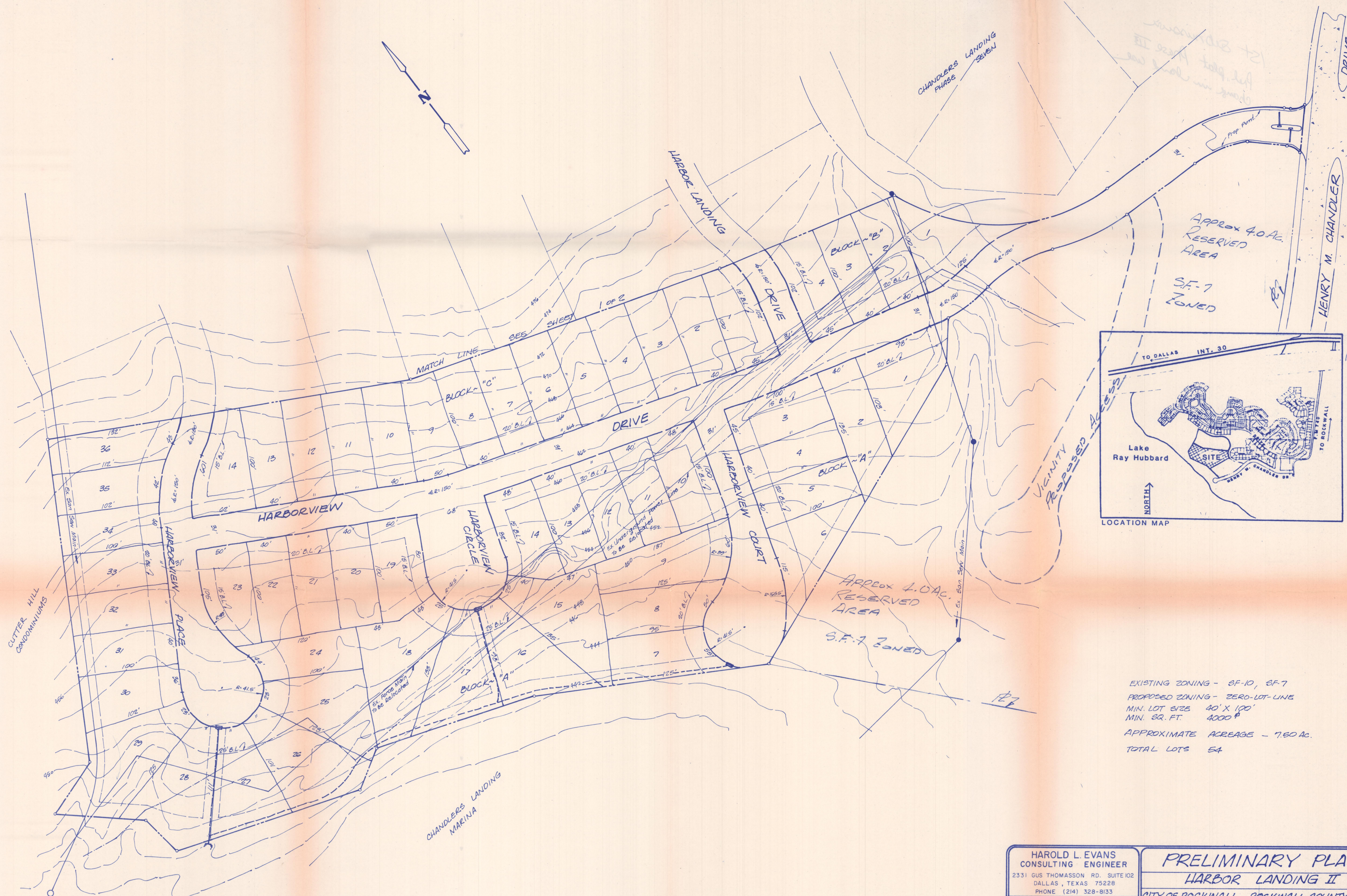
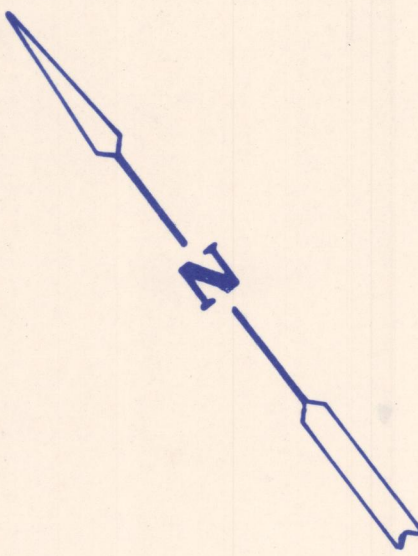
AREA IN SF-10 6.1 Ac ±  
AREA IN ZERO-LOT-LINE 7.5 Ac ±  
TOTAL AREA 13.6 Ac ±  
TOTAL LOTS 74

CUTLER HILL CONDOMINIUMS

Chandlers Landing Marina

<b>HAROLD L. EVANS</b> CONSULTING ENGINEER 2331 GUS THOMASSON RD. SUITE 102 DALLAS, TEXAS 75228 PHONE (214) 328-8133			<b>PRELIMINARY PLAT</b> <b>HARBOR LANDING</b> CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS ROCKWALL SOUTH JOINT VENTURE P.O. BOX 1234 GREENVILLE, TEXAS		
SCALE	DATE	JOB NO.			
1" = 40'	11-24-85	84186	OWNER PHONE 214-465-3062		





EXISTING ZONING - SF-10, SF-7  
 PROPOSED ZONING - ZERO-LOT-LINE  
 MIN. LOT SIZE 40' X 100'  
 MIN. SQ. FT. 4000<sup>±</sup>  
 APPROXIMATE ACREAGE - 7.60 AC.  
 TOTAL LOTS 54

2/2

<b>HAROLD L. EVANS</b> CONSULTING ENGINEER 2331 GUS THOMASSON RD. SUITE 102 DALLAS, TEXAS 75228 PHONE (214) 328-8133			<b>PRELIMINARY PLAT</b> <b>HARBOR LANDING II</b> CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS		
SCALE	DATE	JOB NO.			
1" = 40'	11-24-85	64186	ROCKWALL SOUTH JOINT VENTURE P.O. BOX 1234 GREENVILLE, TEXAS		
			OWNER Phone 214-455-3062		