

APPLICATION AND
FINAL PLAT CHECKLIST

DATE: 1-24-86

Name of Proposed Development Lee Rhoades Subdivision

Name of Developer Lee Rhoades

Address 1101 S. Alamo, Rockwall, Texas Phone 722-3496

Owner of Record Same as above

Address _____ Phone _____

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

Address P.O. Box 65, Rockwall, Texas 75087 Phone 722-3036

Total Acreage 0.650 acres Current Zoning S.F.-10

Number of Lots/Units 1 Signed Bob O'Brien

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 unsubdivided 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.

PLAT REVIEW

 Preliminary Plat
 ✓ Final Plat

Name of Proposed Subdivision Parades Addn.

Location of Proposed Subdivision Summit Ridge

Name of Subdivider Lee Rhodes

Date Submitted _____ Date of Review _____

Total Acreage 1.650 Number of Lots 1

Review Checklist

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

Planning and Zoning

1. What is the proposed land use?
2. What is the proposed density? SF N/A
3. What is existing zoning? SF-10
4. Is the plan zoned properly? ✓
5. Does the use conform to the Land Use Plan? ✓ X
6. Is this project subject to the provisions of the Concept Plan Ordinance? ✓
7. Has a Concept Plan been provided and approved? ✓
8. Does the plan conform to the Master Park Plan? ✓

	<u>Yes</u>	<u>No</u>	<u>N/A</u>
9. Does plan conform to the Comprehensive Zoning Ordinance or approved "PD" Ordinance?			
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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
12. Comments:			

Engineering

1. Streets and Traffic

a. Does the plan conform to the Master Thoroughfare Plan?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Is adequate right-of-way provided for any major thoroughfares or collectors?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Is any additional right-of-way provided for all streets and alleys?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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			
2. Utilities <i>N/A</i>			
a. Does the Plan conform to the Master Utility Plan?	_____	_____	_____
b. Are all lines sized adequately to handle development?			
1. Water	_____	_____	_____
2. Sewer	_____	_____	_____
c. Is additional line size needed to handle future development?			
1. Water	_____	_____	_____
2. Sewer	_____	_____	_____
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:

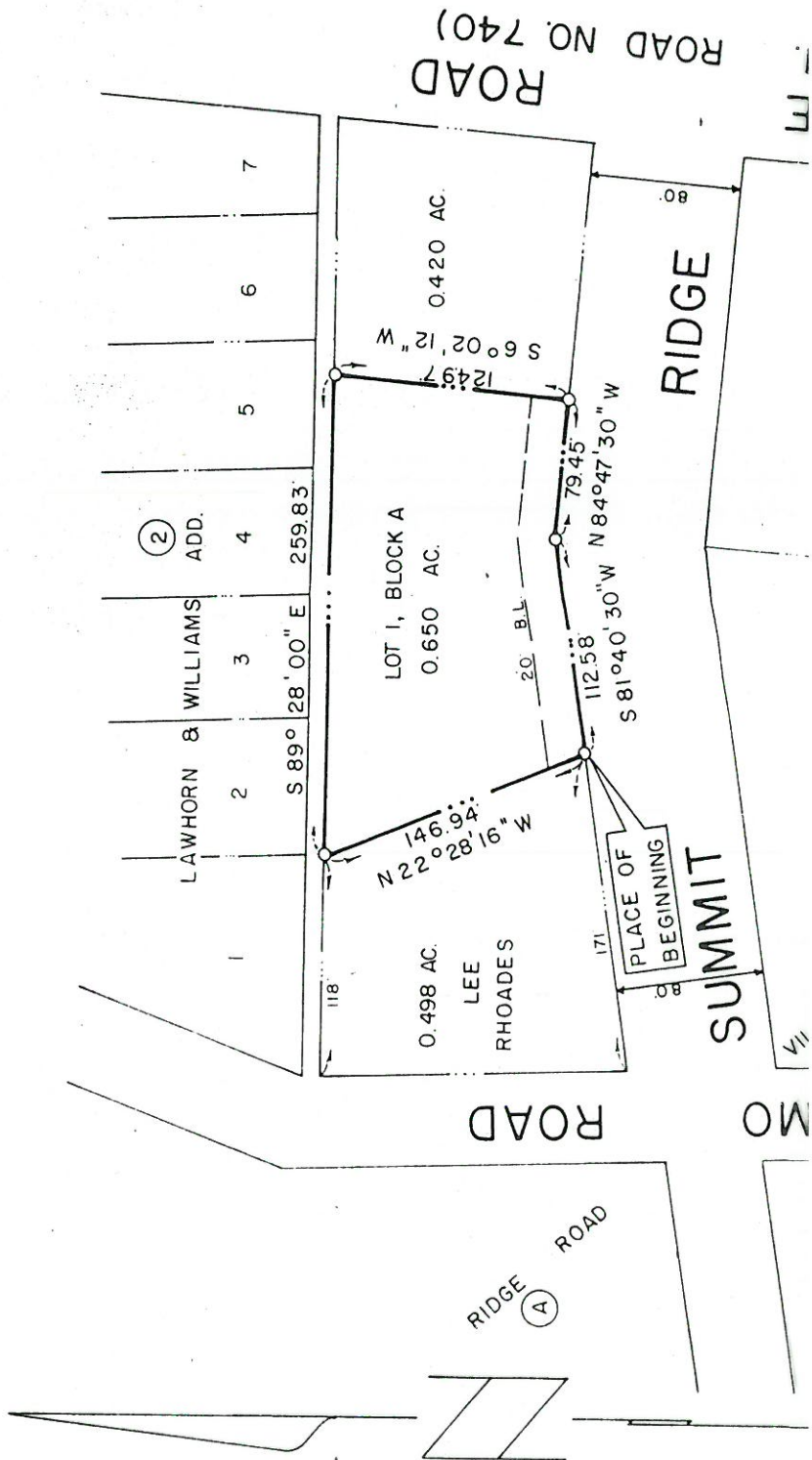
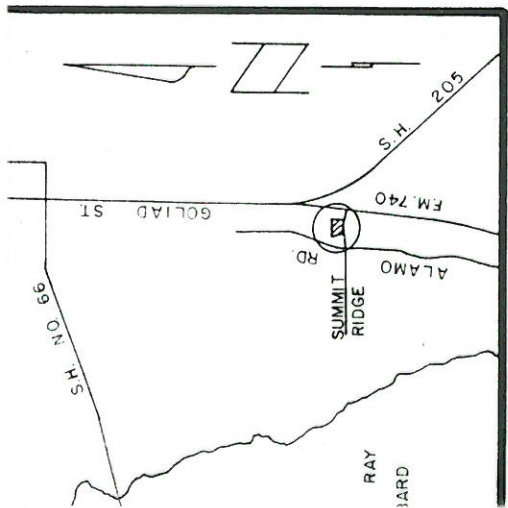
General Requirements

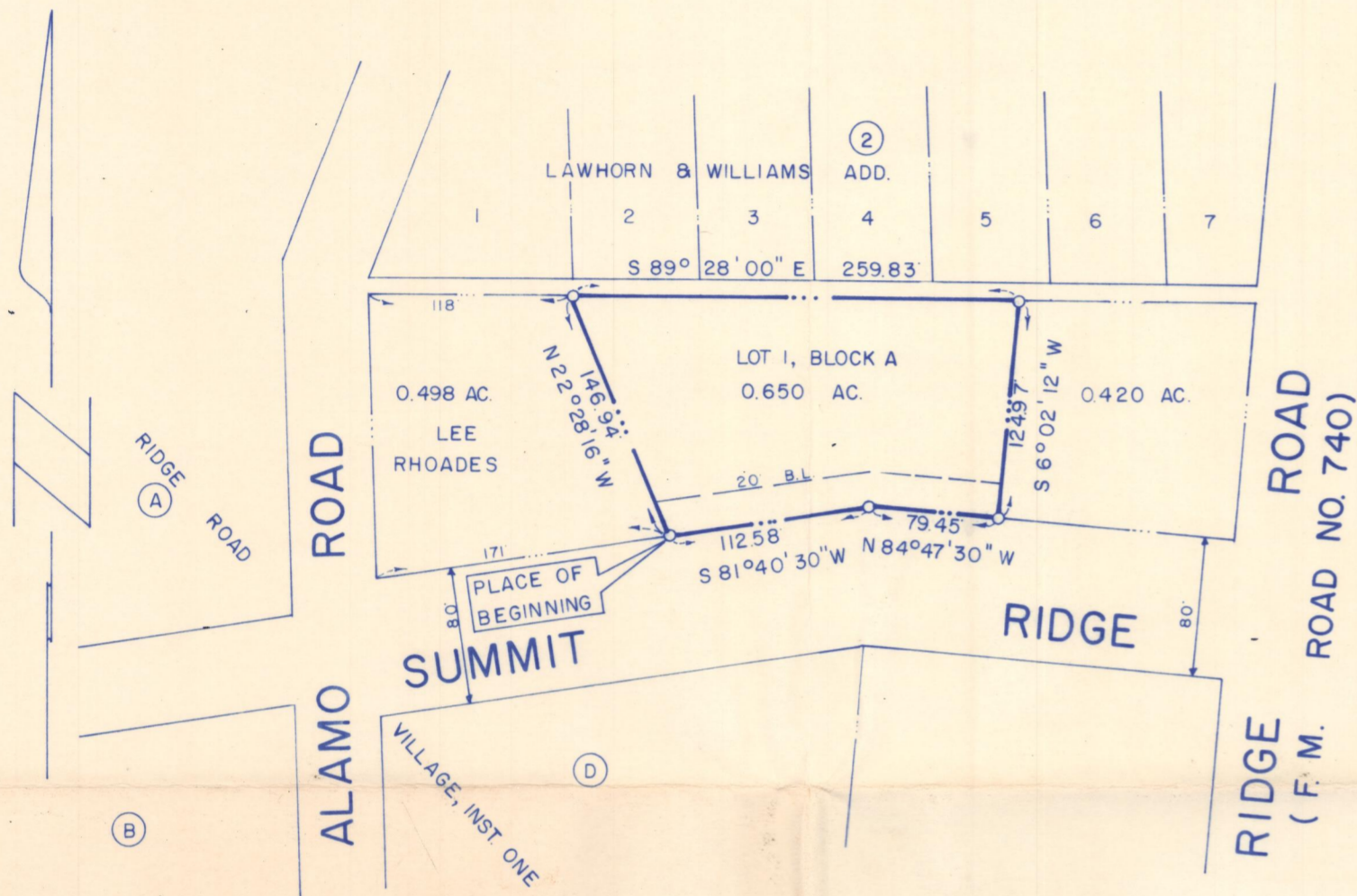
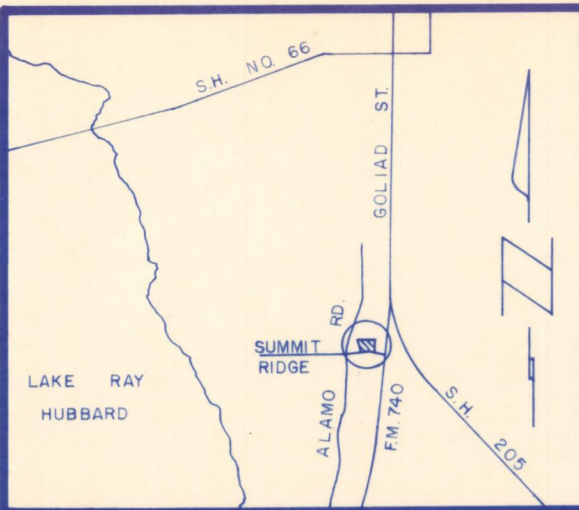
1. Has the City Engineer reviewed and approved the plan?
2. Does the final plat conform to the City's Flood Plain Regulations?
3. Does the final plat conform to the preliminary plat as approved?
4. Staff Comments:

_____	_____ ✓	_____
_____ ✓	_____	_____
_____	_____	_____ ✓

Time Spent on Review

<u>Name</u>	<u>Date</u>	<u>Time Spent (hours)</u>
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____





FINAL PLAT

LEE RHOADES SUBDIVISION

B.J.T. LEWIS SURVEY - ABSTRACT NO. 225

CITY OF ROCKWALL

ROCKWALL COUNTY, TEXAS

LEE RHOADES OWNER
 1101 S. ALAMO ROAD ROCKWALL, TEXAS 75087

B.L.S. & ASSOCIATES, INC. SURVEYORS

P.O. BOX 65, RT. 1, BOX 142E ROCKWALL, TEXAS 75087
 SCALE 1"=100' JANUARY 23, 1986

OWNERS CERTIFICATE

STATE OF TEXAS
 COUNTY OF ROCKWALL

WHEREAS, Lee Rhoades, being 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 B.J.T. Lewis Survey, Abstract No. 225, City of Rockwall, Rockwall County, Texas, and also being part of a 98.74 acre tract owner by Lee W. Rhoades, and being more particularly described as follows:
 BEGINNING, at a point on the north line of Summit Ridge, said point being N. 81° 40' 30" E., a distance of 171.00 feet from the point of intersection of the North line of Summit Ridge with the East line of Alamo Road, an iron stake for corner.
 THENCE, N. 22° 28' 16" W., leaving the said North line of Summit Ridge, a distance of 146.94 feet to a iron stake for corner.
 THENCE, S. 89° 28' E., a distance of 259.83 feet to an iron stake for corner.
 THENCE, S. 6° 02' 12" W., a distance of 124.97 feet to a point on the North line of Summit Ridge, an iron stake for corner.
 THENCE, along the North line of Summit Ridge, the following:
 N. 84° 47' 30" W., a distance of 79.45 feet to an iron stake for corner.
 S. 81° 40' 30" W., a distance of 112.58 feet to the PLACE OF BEGINNING and containing 0.650 acres of land.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That Lee Rhoades, being owner, does hereby adopt this plat designating the herein described property as Lee Rhoades 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 purpose stated and for the mutual use and accommodation of all utilities desiring to use of using same, any public utility shall have the right to remove all or part of any buildings, fences, trees, shrubs or other growths or improvements which in any way endanger or interfere with construction, maintenance of efficiency of their respective systems on any of the right-of-way and easement 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 establishment 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 our hand at Rockwall, Texas, this _____ day of _____ A.D. 1986.

By _____ Lee Rhoades 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 Lee Rhoades, 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. 1986.

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 herein expressed.

GIVEN under my hand and seal of office this _____ day of _____ A.D. 1986.

Notary Public in and for the State of Texas
 My Commission Expires _____

RECOMMENDED FOR FINAL APPROVAL

City Manager _____ DATE _____

APPROVED

Chairman Planning and Zoning Commission _____ DATE _____

I hereby certify that the above and foregoing plat of the Lee Rhoades Subdivision to the City of Rockwall, Texas was approved by The City Council of the City of Rockwall, Texas, on the

_____ day of _____ A.D. 1986.

WITNESS our hand this _____ day of _____ A.D. 1986.

 Mayor City Secretary

IV. B. P&Z 86-9-FP - Consider Approval of a Final Plat for the Lee Rhoades Addition, a One Lot Subdivision Located on Summit Ridge

This is a one lot subdivision located on Summit Ridge. Utilities are available. It does front on Summit Ridge which is in the Thoroughfare Plan as a collector. There is, however, 60 ft. of right-of-way and a divided roadway in this section which more than conforms to the requirements of the Thoroughfare Plan. The lot does exceed our minimum requirements for the "SF-10" zoning classification which this property is zoned. We can see no problems with it. A copy of the plat is attached.

MINUTES OF THE PLANNING AND ZONING COMMISSION

February 13, 1986

The meeting was called to order at approximately 7:35 P.M. by Chairman Tom Quinn. Other members present were J. D. Jacobs, Teddy Carlaw, Don Smith, Hank Crumbley, Leigh Plagens and Norm Seligman.

The first item considered was the Consent Agenda consisting of the following:

1. Approval of minutes dated January 16, 1986
2. Approval of final plat for Northshore, Phase II-B.

Carlaw made a motion to approve the Consent Agenda with the following name corrections on the minutes of January 16, 1986: 1) Vernie Miller, 2) Rex Reavis, 3) George Lubke. The motion was seconded by Jacobs, the same was voted on and passed unanimously.

Next the Commission held a public hearing and considered approval of a request from Whittle Development for a change in the preliminary plan for "PD-9" to include the land uses of General Retail, "SF-7", "SF-22.5", "SF-15", and "MF-14", with area requirements on approximately 288 acres of land located between FM-740 and FM-3097. Staff briefly detailed the case. The public hearing was opened. The developer, Rob Whittle, then approached the Commission stating the details of his request and offering to answer any questions that the Commission or others might have. Next, Mr. Jim Seglee, an adjacent property owner, approached the Commission requesting to ask Mr. Whittle various questions and stated his concerns regarding the request. As there was no further discussion, the public hearing was closed. The Commission then discussed the following items: 1) Office/Warehouse versus Office/Showroom; 2) the breaking up of large tracts into small sections; 3) the timetable for the development plan; 4) the land that is to be developed in the City of Heath; 5) the ownership of land; 6) the timetable for developing the property; 7) utilities; 8) the sewer treatment plant. A motion was made by Seligman to approve the request for the "PD-9" to include the land uses of General Retail, "SF-22.5", "SF-12.5", "SF-10" with the area requirements, amenities, and guidelines as submitted on the plan to the Commission. Crumbley seconded the motion. The motion was voted on and passed unanimously.

The Commission then held a public hearing and considered approval of a request from Madolyn Anderson/Randy Sparks for a Conditional Use Permit and a site plan for a day care and learning center to be located on Lots 1 - 6 of the Foree Addition. Staff detailed the case. The public hearing was opened. Mr. John Lindsey, representing Anderson/Sparks, then approached the Commission, outlining the request. The following residents of the Foree Addition approached the Commission with their opposition to this request: Sue Roan, Alvin Hunter, Pete Nelson, Craig Fox, Sherry Eperson, Henry Dryer, Joe Niel, David Dorotik. Mrs. Anderson, the applicant, then approached the Commission explaining her request. After Mrs. Anderson's statements, the following residents again came before the Commission opposing the request: W. B. Lowe, Bob Speights, Rick Lemley, Mary Tarvin. The public hearing was then closed. The Commission then discussed at length the following

Items: 1) deliveries to the center; 2) traffic; 3) sewer and water lines; 4) hours that the center would be open; 5) the number of children that would be expected in the center. A motion was then made by Smith to deny the request, with Plagens seconding the motion. The motion was voted on and passed six to one, with Crumbley voting against and all others voting in favor.

The Commission then held a public hearing and considered approval of a request from Larry Cleghorn for a Conditional Use Permit for the temporary location of one mobile home located on 66.26 acres of land. Staff detailed the case. The public hearing was opened. Mr. Cleghorn then approached the Commission, outlining his request and offering to answer any questions the Commission or others might have. With no one wishing to discuss the issue, the public hearing was closed. The Commission then discussed with Mr. Cleghorn several items. A motion was made by Plagens to approve the request for a one-year Conditional Use Permit with Seligman seconding the motion. Smith then amended the motion by stating that the motion should be subject to the applicable conditions of City ordinances. The motion was voted on and passed unanimously.

The Commission then considered approval of a final plat for Harbor Landing, Phase I, a 21 lot single family subdivision located in Chandlers. Smith noted to the Commission that the preliminary plat for this request had not been before the Council at this time. Smith then made a motion to approve the request subject to the Council's action on the preliminary plat. Plagens seconded the motion, the same was voted on and passed unanimously.

The Commission then considered approval of a final plat for the Lee Rhoades Addition, a one-lot subdivision located on Summit Ridge. A motion was made by Plagens to approve the request. Smith seconded the motion, the same was voted on and passed unanimously.

The item to consider approval of a vacation of plat and a replat of the Goldencrest Subdivision containing 49.943 acres of land located east of FM-740 was withdrawn from the Agenda by the applicant.

Next, the Commission considered approval of a site plan for the 740 Gulf Station located at the northwest corner of FM-740 and I-30 Service Road. After several remarks by the Commission, a motion was made by Smith to approve the request as submitted, with Jacobs seconding the motion. The motion was voted on and passed unanimously.

The item to consider approval of a revised site plan/preliminary plat of the Chenault Retail Center located at the north corner of Storrs Street and SH-205 was withdrawn from the Agenda by the applicant.

The Commission then considered approval of a request from Melvin Cooley to build a front yard fence on Lot 19, Block D of the Windmill Ridge Subdivision, Phase 2-A (201 Mapleridge Drive). After a short discussion by the Commission, a motion was made by Plagens to approve the request and was seconded by Seligman. The motion was voted on and passed six to one, with Smith voting against and all others voting in favor.


With no other business to come before the Commission, the meeting was adjourned.

APPROVED:



Chairman

ATTEST:


City Secretary

Agenda Notes

City Council - 3/3/86

III. D. P&Z 86-9-FP - Consider Approval of a Final Plat for the Lee Rhoades Addition, a One Lot Subdivision Located on Summit Ridge

This is a one lot subdivision located on Summit Ridge. Utilities are available. It does front on Summit Ridge which is in the Thoroughfare Plan as a collector. There is, however, 80 ft. of right-of-way and a divided roadway in this section which more than conforms to the requirements of the Thoroughfare Plan. The lot does exceed our minimum requirements for the "SF-10" zoning classification which this property is zoned. We can see no problems with it. A copy of the plat is attached.

The Planning and Zoning Commission has recommended approval of this item.

PLANNING AND ZONING ACTION SHEET

Applicant Lee Rhoades Case No. 86-9-FP
Property Description Lee Rhoades sub-division
Case Subject Matter Final Plat

CASE ACTION

Date to P&Z 2-13-86 Approved Disapproved Tabled
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