

\$ 214.40

APPLICATION AND
FINAL PLAT CHECKLIST

DATE: Oct. 24, 1984

Name of Proposed Subdivision Northshore Plaza

Name of Subdivider Gene Burks

Address 603 Wooded Trail Phone 475-5188

Owner of Record Gene Burks

Address 603 Wooded Trail Phone 475-5188

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

Address 2331 Gus Thomasson rd #102 Dallas Phone 328-8133

Total Acreage 3.2687 Current Zoning General Retail

Number of Lots/Units 8 Lots Signed Danny E. Osteen

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 into a satisfactory scale, usually not smaller than one inch equals 100 feet.

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>	
<u>✓</u>	<u>_____</u>	1. Title or name of subdivision, written and graphic scale, north point, date of plat, and key map
<u>✓</u>	<u>_____</u>	2. Location of the subdivision by City, County and State
<u>_____</u>	<u>✓</u>	3. Location of subdivision tied to a USGS monument, Texas highway monument or other approved benchmark
<u>✓</u>	<u>_____</u>	4. Accurate boundary survey and property description with tract boundary lines indicated by heavy lines
<u>✓</u>	<u>_____</u>	5. Accurate plat dimensions with all engineering information necessary to reproduce plat on the ground

APPLICATION AND
FINAL PLAT CHECKLIST

<u>✓</u>	_____
<u>✓</u>	_____
<u>✓</u>	_____
<u>✓</u>	_____
<u>✓</u>	_____
<u>✓</u>	_____
_____	<u>✓</u>
<u>✓</u>	_____
<u>✓</u>	_____
_____	<u>✓</u>
<u>✓</u>	_____

6. Approved name and right-of-way width of each street, both within and adjacent to the subdivision
7. Locations, dimensions and purposes of any easements or other rights-of-way
8. Identification of each lot or site and block by letter or number and building lines of residential lots
9. The record owners of contiguous parcels of unsubdivided land; names and lot patterns of contiguous subdivisions, approved Concept Plans, reference recorded subdivision plats or adjoining platted land by record name, and 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 subdivision
11. A certificate of dedication of all streets, alleys, parks and other public uses, signed by the owner or owners
12. The 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. An instrument of dedication or adoption signed by the owner or owners
14. Space for signatures attesting approval of the plat
15. The seal and signature of the surveyor and/or engineer responsible for surveying the subdivision and/or the preparation of the plat
16. Complies with all special requirements developed in preliminary plat review

ENGINEERING DRAWINGS CHECKLIST

Date: 10-24-86

Name of Proposed Subdivision Northshore Plaza

Name of Subdivider Gene Burks

Address 603 Wooded Trail Phone 475-5188

Owner of Record Gene Burks

Address 603 Wooded Trail Phone 475-5188

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

Address 2331 Gus Thomason Rd #102 Dallas Phone 328-8133

Total Acreage 3.2687

Current Zoning General Retail

Number of Lots/Units 8 Lots

Signed Danny E. Deters

The engineering drawings submitted for review and approval of the proposed utilities shall be complete design drawings and shall comply with the Standards of Design, the Standard Specifications for Construction and the Standard Details. These drawings will be submitted with the final plat.

The following Engineering Drawings Checklist is a summary of the requirements contained in the Standards mentioned. In all cases, the engineering drawings should conform to good engineering practices.

The drawings should be placed in the order of the following checklist.

The applicant should submit three (3) sets of all engineering drawings to the City for review. Any resubmissions should contain the marked up set of drawings returned to the applicant.

After completion, the City should be provided with the original and two copies of the as-built drawings showing all corrections as approved by the City.

The drawings must be accompanied by documentation from all utility companies verifying their agreement with the easements shown.

FOR CITY USE ONLY

Information
Included
on Plans

Information
Sufficient
for Review

Item

_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

UTILITY PLAN:

1. Plan view shall show relationship of all existing and proposed utilities, including streets, storm drainage, water distribution pipelines, sewer pipelines, natural gas pipelines, electric lines, telephone cables and television cables.
2. Plan view shall also include all existing and proposed easements and rights-of-ways.
3. Plan view shall show street lighting.

STREETS:

1. Paving plan shall show plan and profile of existing and proposed street improvements.
2. Paving profile shall show existing ground grade and the grade of the right and left curb and the existing and proposed utilities.
3. Paving plan shall show existing grade and proposed grade.
4. Paving plan shall shown paving width and street classification with standard curve data.
5. Paving details shall comply with the Standard Details for the City of Rockwall.

STORM DRAINAGE:

1. The drainage area map showing the entire watershed on which the project is located shall be included. This map shall show contours at a minimum of 5 foot intervals and be on a scale no larger than 1 inch = 2000 feet.

FOR CITY USE ONLY

<u>Information Included on Plans</u>	<u>Information Sufficient for Review</u>	<u>Item</u>
_____	_____	2. A drainage area map of the project site with contours at a minimum of 2 feet intervals shall be included. This map shall show the existing topography of the project site and the proposed grading plan of the site. Drainage contributing from areas outside the project site shall be specifically addressed.
_____	_____	3. The drainage calculations for the site shall be provided on the plans as per the standard table. This calculation shall identify the sub-drainage area by number, the contributing area in acres, the time of concentration in minutes, the coefficient of runoff, the storm frequency and duration, the storm intensity in inches per hour and the accumulated runoff in cubic feet per second.
_____	_____	4. The direction of storm water flow on the site shall be shown on the drainage area map.
_____	_____	5. The drainage facilities shall be designed for ultimate watershed development as shown on the Growth and Management Plan even though the project may be developed in phases or the topography is such that other developments contribute to the proposed site.
_____	_____	6. Where phased development will occur, the drainage plans and calculations shall show how the drainage will be controlled during intermediary construction.
_____	_____	7. Where the storm drainage facilities tie into existing facilities, the plans shall show how this project will affect those existing facilities.
_____	_____	8. All existing and proposed drainage easements on the project site shall be shown.
_____	_____	9. The storm drainage details shall comply with the Standard Details for the City of Rockwall.

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Sufficient
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Item

WATER DISTRIBUTION

1. The plans shall show existing and proposed water supply improvements, including size of pipelines, location of valves and location of fire hydrants and *demand* (fire flow calculations).

2. The plans shall identify the source of water supply.

3. The water distribution system details shall comply with the Standard Details for the City of Rockwall and the Water Distribution Plan.

WASTEWATER COLLECTION

1. The plans shall show existing and proposed wastewater collection improvements.

2. The drainage calculations for the wastewater collection system shall be included. These calculations shall include the collection area by number, the area served in acres, the type of units served, the maximum, dry weather flow in million gallons per day (MGD), the infiltration/inflow allowance in MGD and the total accumulated wastewater flow in MGD.

3. Where proposed facilities tie into existing facilities, the plans shall show the flow line of the existing facilities and how the proposed facilities affect the system.

4. Where a portion of the proposed wastewater collection system will service areas outside the project, the plans shall clearly indicate how the design of the common pipeline is determined.

5. The details of the wastewater collection system shall comply with the Standard Details of the City of Rockwall.

6. If a wastewater collection system will not be provided, the plans should indicate how the wastewater will be collected and treated.

FOR CITY USE ONLY

Date Submitted: _____

Sent to Engineer: _____

Engineering Approval: _____

P & Z Approval: _____

City Council Approval: _____

Pre-Construction: _____

As Built Submitted: _____

Case No: _____

Fee Paid: _____

Availability Pd: _____

PLAT REVIEW

 Preliminary Plat

 ✓ Final Plat

Name of Proposed Subdivision A Nashua Plaza

Location of Proposed Subdivision North Lakeshore Dr.

Name of Subdivider John Burks

Date Submitted

Date of Review

Total Acreage 3.2687 ~~ac~~
 acres

Number of Lots 8

Review Checklist

Yes No N/A

- 1. Was the proper application submitted and checked? (attach copy) ✓
- 2. Were the proper number of copies submitted? ✓
- 3. Is scale 1" = 100' (Specify scale if different 1=50) ✓
- 4. Comments

Planning and Zoning

- 1. What is the proposed land use? Retail / office
- 2. What is the proposed density? N/A
- 3. What is existing zoning? GR
- 4. Is the plan zoned properly? ✓
- 5. Does the use conform to the Land Use Plan? ✓
- 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e. Site Plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f. Other	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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:			

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

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

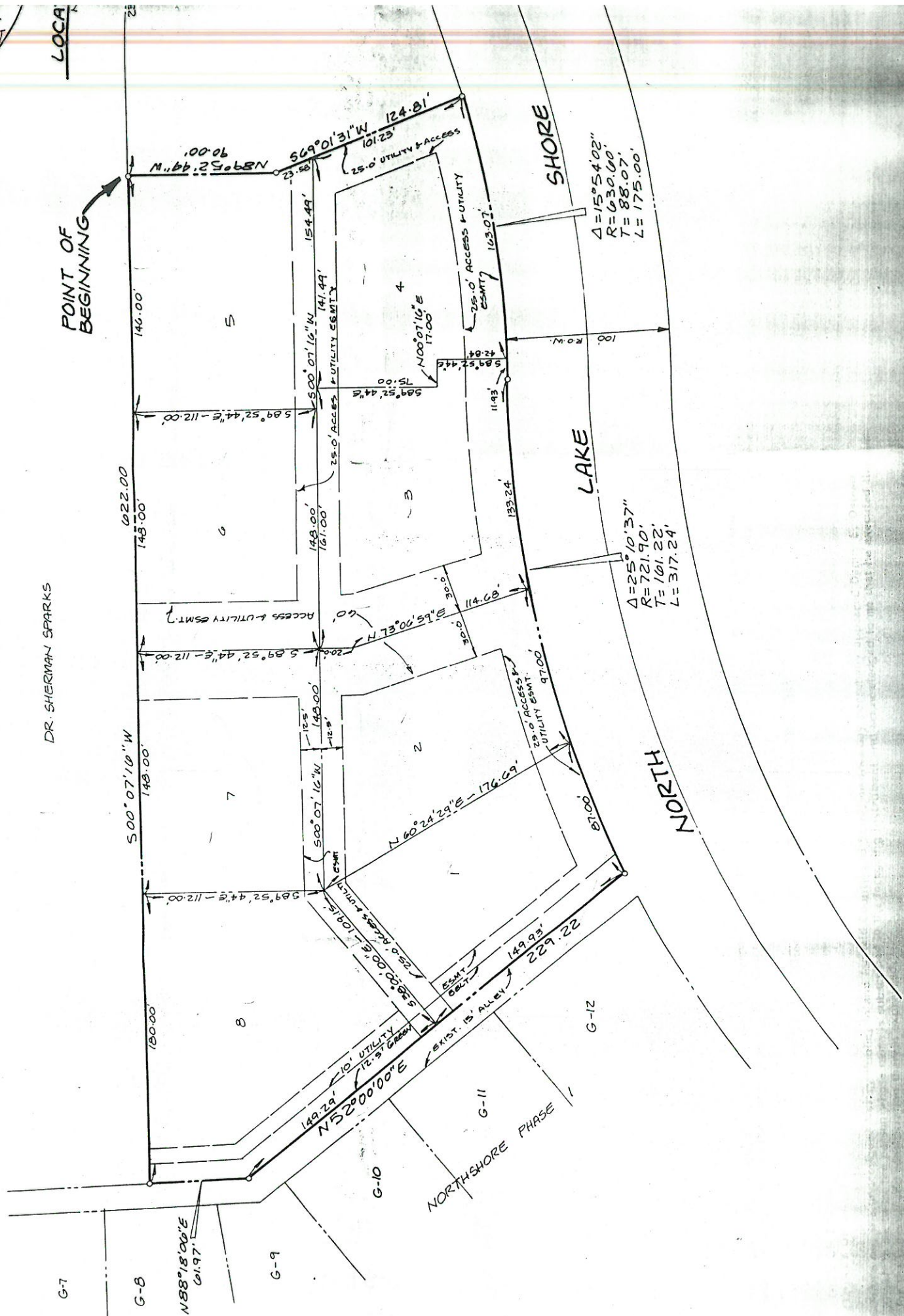
<u>Name</u>	<u>Date</u>	<u>Time Spent (hours)</u>
<u>Julie Card</u>	<u>11/10/84</u>	<u>1/2 hr.</u>
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____



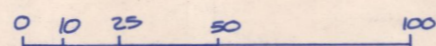
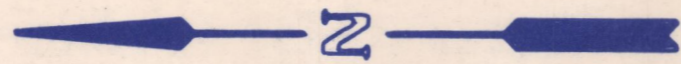
DR. SHERMAN SPARKS

POINT OF BEGINNING

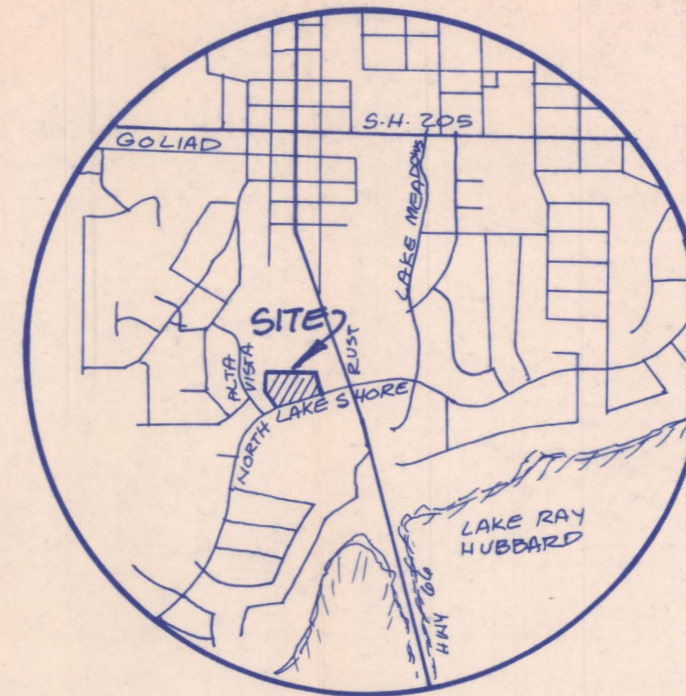
LOCA



HAROLD I. EVANS



GRAPHIC SCALE IN FEET



LOCATION MAP
NO SCALE

DR. SHERMAN SPARKS

POINT OF BEGINNING

STATE

HIGHWAY

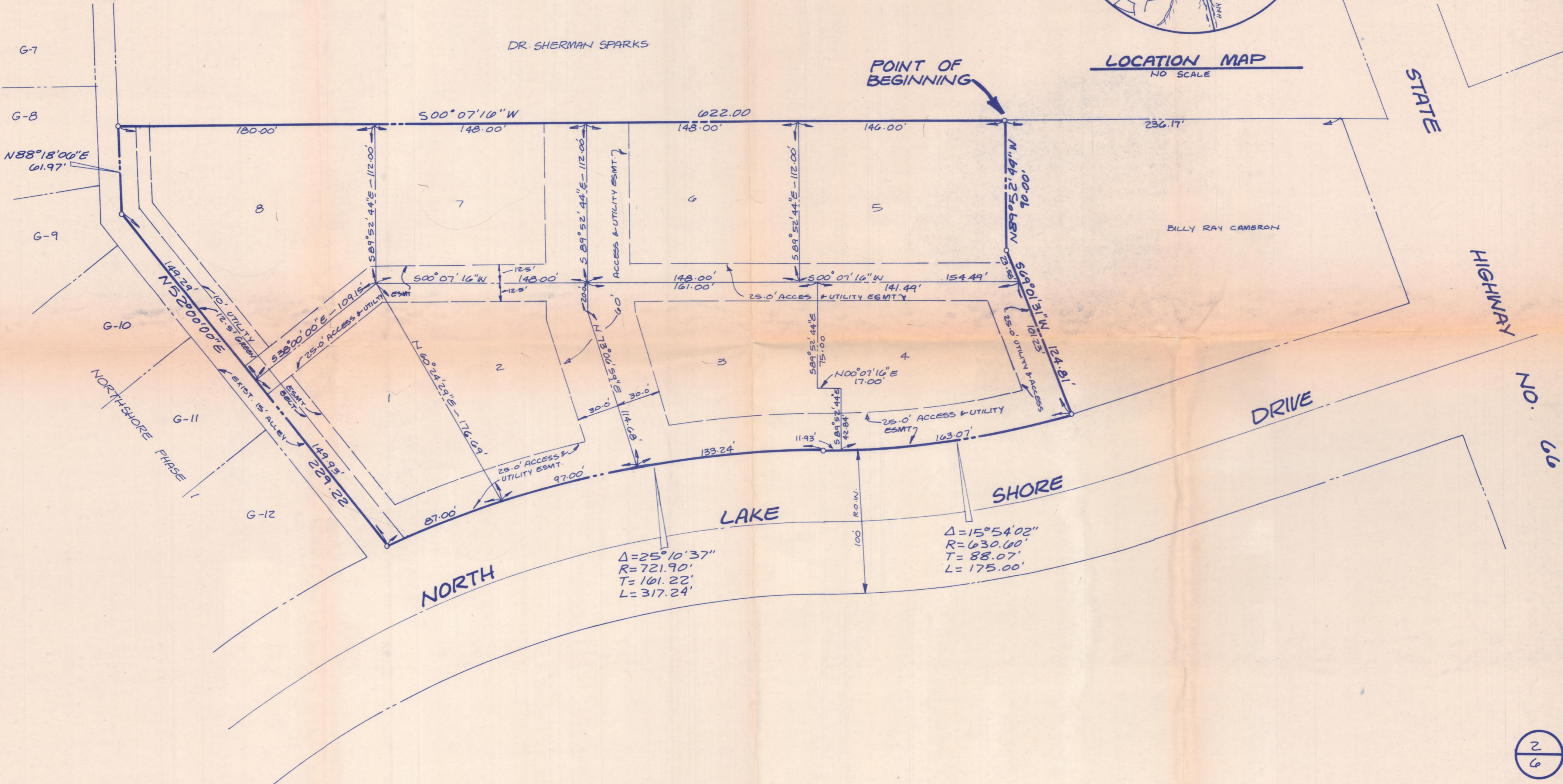
NO. 66

DRIVE

SHORE

LAKE

NORTH



$\Delta=25^{\circ}10'37''$
 $R=721.90'$
 $T=161.22'$
 $L=317.24'$

$\Delta=15^{\circ}54'02''$
 $R=630.00'$
 $T=88.07'$
 $L=175.00'$

2
6

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

SCALE	DATE	JOB NO.
1"=50'	10-22-86	86106

NORTHSHORE PLAZA
B.F. BOYDSTON SURVEY ABSTRACT NO. 14
CITY OF ROCKWALL - ROCKWALL COUNTY, TEXAS
OWNER
GENE BURKS
603 WOODED TRAIL
ROCKWALL, TEXAS 75087

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS, Gene Burks is the owner of a tract or parcel of land situated in the B. F. Boydston Survey, Abstract No. 14, City of Rockwall, Rockwall County, Texas, and being a part of that tract of land conveyed to Billy Ray Cameron by Deed dated December 6, 1961, and recorded in Volume 64, Page 457, Deed Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at an iron rod for a corner on the East line of said Cameron Tract, said iron rod being North 00° 07' 16" East a distance of 236.17 feet from the intersection of said East line of Cameron Tract and with the Northerly line of State Highway No. 66;
THENCE: North 89° 52' 44" West a distance of 90.00 feet to an iron rod for a corner;
THENCE: South 69° 01' 31" West a distance of 124.81 feet to an iron rod for a corner on the Easterly line of North Lake Shore Drive, a 100-foot right-of-way, said iron rod being on a circular curve to the Right having a central angle of 15° 54' 02", a radius of 630.60 feet and a chord that bears North 07° 36' 41" West a distance of 174.44 feet;
THENCE: Along said curve with the East line of said North Lake Shore Drive an arc distance of 175.00 feet to an iron rod at the point of reverse curvature of a circular curve to the Left having a central angle of 25° 10' 37", a radius of 721.90 feet and a chord that bears North 12° 15' 02" West a distance of 314.69 feet;
THENCE: Along curve in a Northwesterly direction and continuing with said line of North Lake Shore Drive an arc distance of 317.24 feet to the most Southerly line of Northshore, Phase One, an addition to the City of Rockwall, Recorded in the Plat Records, Rockwall County, Texas;
THENCE: North 52° 00' 00" East a distance of 299.22 feet along the Southerly line of said addition to an iron rod for a corner;
THENCE: North 88° 18' 06" East with the Southerly line said a distance of 61.97 feet to the Northeast corner of said Cameron Tract; said point also being the Northwest corner of a tract of land owned by Dr. Sherman Sparks;
THENCE: South 00° 07' 16" West a distance of 622.00 feet with the East line of said Cameron Tract and West line of said Sparks Tract to the Point of Beginning and containing 142,386 square feet or 3.2687 acres of land.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That Gene Burks being owner, does hereby adopt this plat designating the hereinabove described property as Northshore Plaza, Rockwall County, Texas, and does hereby dedicate to the public use forever the streets and alleys shown thereon, and does hereby reserve the 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 growth, or improvements which in any way endanger or interfere with construction, maintenance, or efficiency of their respective system on any of these easement strips; and any public utility shall have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system 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 grade of streets in the subdivision;

No house, dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until such time as the developer has complied with all requirements of the Platting Ordinance of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, drainage structures, and storm sewers, all according to the specifications of the City of Rockwall.

WITNESS MY HAND at _____, Texas, this _____ day of _____, 1986.

Gene Burks

STATE OF TEXAS
COUNTY OF _____

BEFORE ME, the undersigned Notary Public in and for said County and State, on this day personally appeared Gene Burks 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 _____, 1986.

Notary Public in and for the State of Texas
Commission expires _____

SURVEYOR'S CERTIFICATE

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That I, Danny E. Osteen, 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.

Danny E. Osteen, Registered Public Surveyor No. 4169

STATE OF TEXAS
COUNTY OF DALLAS

Before me, the undersigned Notary Public, in and for said County and State, on this day personally appeared Danny E. Osteen, 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 _____, 1986.

Notary Public in and for the State of Texas
Commission expires _____

RECOMMENDED FOR FINAL APPROVAL:

City Administrator

Date

APPROVED:

Chairman, Planning and Zoning Commission

Date

I hereby certify that the above and foregoing plat of Northshore Plaza an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the _____ day of _____, 1986.

WITNESS OUR HANDS this _____ day of _____, 1986.

Mayor

City Secretary, City of Rockwall

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6

HAROLD L. EVANS CONSULTING ENGINEER		
2331 GUS THOMASSON RD. SUITE 102 DALLAS, TEXAS 75228 PHONE (214) 328-8133		
SCALE	DATE	JOB NO.
1"=50'	10-22-86	86106

NORTHSHORE PLAZA	
B.F. BOYDSTON SURVEY ABSTRACT NO. 14	
CITY OF ROCKWALL - ROCKWALL COUNTY, TEXAS	
GENE BURKS 603 WOODED TRAIL	OWNER ROCKWALL, TEXAS 75087

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS, Gene Burks is the owner of a tract or parcel of land situated in the B. F. Boydston Survey, Abstract No. 14, City of Rockwall, Rockwall County, Texas, and being a part of that tract of land conveyed to Billy Ray Cameron by Deed dated December 6, 1961, and recorded in Volume 64, Page 457, Deed Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at an iron rod for a corner on the East line of said Cameron Tract, said iron rod being North 00° 07' 16" East a distance of 236.17 feet from the intersection of said East line of Cameron Tract and with the Northerly line of State Highway No. 66;
THENCE: North 89° 52' 44" West a distance of 90.00 feet to an iron rod for a corner;
THENCE: South 69° 01' 31" West a distance of 124.81 feet to an iron rod for a corner on the Easterly line of North Lake Shore Drive, a 100-foot right-of-way, said iron rod being on a circular curve to the Right having a central angle of 15° 54' 02", a radius of 630.60 feet and a chord that bears North 07° 36' 41" West a distance of 174.44 feet;
THENCE: Along said curve with the East line of said North Lake Shore Drive an arc distance of 175.00 feet to an iron rod at the point of reverse curvature of a circular curve to the Left having a central angle of 25° 10' 37", a radius of 721.90 feet and a chord that bears North 12° 15' 02" West a distance of 314.69 feet;
THENCE: Along curve in a Northwesterly direction and continuing with said line of North Lake Shore Drive an arc distance of 317.24 feet to the most Southerly line of Northshore, Phase One, an addition to the City of Rockwall, Recorded in the Plat Records, Rockwall County, Texas;
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THENCE: North 88° 18' 06" East with the Southerly line said a distance of 61.97 feet to the Northeast corner of said Cameron Tract; said point also being the Northwest corner of a tract of land owned by Dr. Sherman Sparks;
THENCE: South 00° 07' 16" West a distance of 622.00 feet with the East line of said Cameron Tract and West line of said Sparks Tract to the Point of Beginning and containing 142386 square feet or 3.2687 acres of land.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That Gene Burks being owner, does hereby adopt this plat designating the hereinabove described property as Northshore Plaza, Rockwall County, Texas, and does hereby dedicate to the public use forever the streets and alleys shown thereon, and does hereby reserve the 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 growth, or improvements which in any way endanger or interfere with construction, maintenance, or efficiency of their respective system on any of these easement strips; and any public utility shall have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system 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 grade of streets in the subdivision;

No house, dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until such time as the developer has complied with all requirements of the Platting Ordinance of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, drainage structures, and storm sewers, all according to the specifications of the City of Rockwall.

WITNESS MY HAND at Rockwall, Texsa, this 18 day of February, 1987.

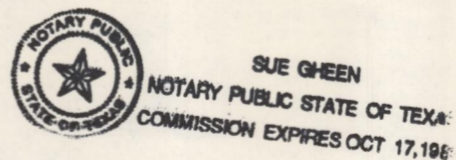
Gene Burks
Gene Burks

STATE OF TEXAS
COUNTY OF Rockwall

BEFORE ME, the undersigned Notary Public in and for said County and State, on this day personally appeared Gene Burks 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 18 day of February, 1987.

Sue Gheen
Notary Public in and for the State of Texas
Commission expires 10-17-89

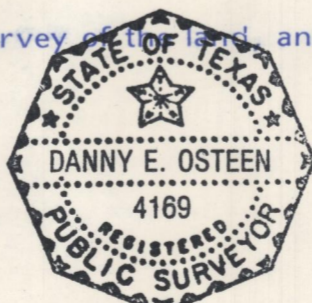


SURVEYOR'S CERTIFICATE

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That I, Danny E. Osteen, do hereby certify that I prepared this plat from an actual and accurate survey of land, and that the corner monuments shown thereon were properly placed under my personal supervision.

Danny E. Osteen
Danny E. Osteen, Registered Public Surveyor No. 4169



STATE OF TEXAS
COUNTY OF DALLAS

Before me, the undersigned Notary Public, in and for said County and State, on this day personally appeared Danny E. Osteen, 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 22 day of January, 1987.

Ray Whitten
Notary Public in and for the State of Texas
Commission expires 5-26-89



RECOMMENDED FOR FINAL APPROVAL:

City Administrator

Date

APPROVED:

Don Smith
Chairman, Planning and Zoning Commission

1-29-87
Date

I hereby certify that the above and foregoing plat of Northshore Plaza an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the 14th day of January, 1987.

WITNESS OUR HANDS this 2nd day of February, 1987.

John J. ...
Mayor

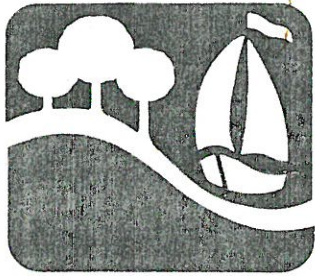
Julie Cook
City Secretary, City of Rockwall



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HAROLD L. EVANS CONSULTING ENGINEER		
2331 GUS THOMASSON RD. SUITE 102 DALLAS, TEXAS 75228 PHONE (214) 328-8133		
SCALE	DATE	JOB NO.
1"=50'	10-22-86	86106

NORTHSHORE PLAZA	
B.F. BOYDSTON SURVEY ABSTRACT NO. 14	
CITY OF ROCKWALL - ROCKWALL COUNTY, TEXAS	
GENE BURKS 603 WOODED TRAIL	OWNER ROCKWALL, TEXAS 75087



CITY OF ROCKWALL
"THE NEW HORIZON"

November 5, 1986

Mr. Gene Burks
603 Wooded Trail
Rockwall, Texas 75087

Dear Mr. Burks:

Your application and filing fee have been received for a final plat at Northshore Plaza and is scheduled to be considered by the Planning and Zoning Commission of the City of Rockwall on November 13, 1986, at City Hall, 205 West Rusk.

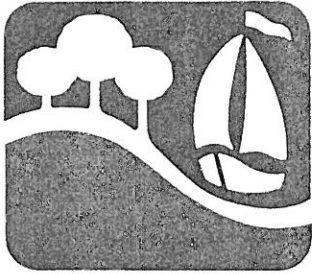
Please call if you have any questions.

Sincerely,

Mary Nichols

Mary Nichols
Administrative Aide

CC: Van Hall
MN/mmmp



*Mary -
Northshore Plaza
Plat file*

CITY OF ROCKWALL

"THE NEW HORIZON"

January 7, 1986

Mr. Van Hall, P.E.
Harold Evans Consulting Engineers
P. O. Box 28355
Dallas, Texas 75228

Re: Northshore Plaza, First Review

Dear Van:

We have received the plans for the referenced project and have completed the first review. We offer the following comments regarding compliance with the City of Rockwall's Standards of Design and good engineering practice:

General Comments

1. The proposed contour lines on the grading plan do not match or tie into the existing contours along the boundary lines of the proposed development.
2. The sanitary sewer system should include two additional manholes due to the change in horizontal and vertical alignment.
3. The capacity of the existing curb inlets along North Lakeshore Drive should be verified as noted on the drainage area map.
4. Fire hydrants should be installed as shown on the plans.

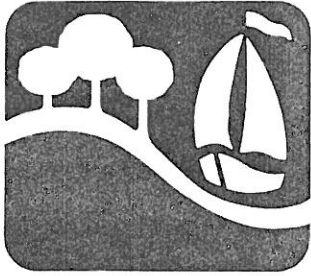
We recommend that the developer provide corrections and additions to the plans as noted. Our recommendations do not in any way relieve the developer or his agent from responsibility and compliance with the City of Rockwall's Standards of Design and good engineering practice.

Please contact us if you have any questions or if we can be of further assistance.

Sincerely,

W. L. Douphrate II, P.E.
City Engineer

WLD/mmp



CITY OF ROCKWALL
"THE NEW HORIZON"

January 9, 1987

Mr. Gene Burks
603 Wooded Trail
Rockwall, Texas 75087

Dear Mr. Burks:

On January 8, 1987, the Rockwall Planning and Zoning Commission recommended approval of your final plat for Northshore Plaza. On January 29, 1987, the City Council will consider approval of your request at 7:30 P.M. in City Hall, 205 West Rusk.

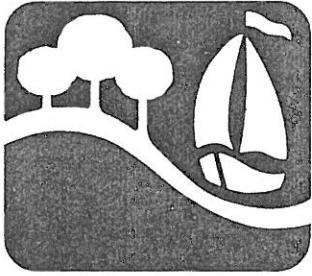
Please call if you have any questions.

Sincerely,

Mary Nichols

Mary Nichols
Administrative Aide

CC: Van Hall
MN/mmp



CITY OF ROCKWALL
"THE NEW HORIZON"

21 January, 1987

Mr. Gene Burks
603 Wooded Trail
Rockwall, Texas 75087

Dear Mr. Burks:

On January 19, 1987, the Rockwall City Council approved the final plat for Northshore Plaza located at North Lakeshore and SH-66.

Please provide 9 blue line copies and two mylars of the final plat within 100 days of the approval date. Should you fail to provide these within the required time and therefore miss the filing deadline with Rockwall County, the approval will become invalid.

Please feel free to call if you have any questions.

Sincerely,

Mary Nichols
Administrative Aide

CC: Van Hall
MN/mmp

Harold L. Evans, Consulting Engineer
 2331 Gus Thomasson Road
 P.O. Box 28355
 Dallas, Texas 75228
 (214) 328-8133

Mary

LETTER OF TRANSMITTAL

DATE	1-27-87	JOB NO.	86106
ATTENTION	Miss Julie Couch		
RE:	North Shore Plaza		

TO City of Rockwall
205 W. Rusk
Rockwall TX.

- WE ARE SENDING YOU
- | | | | |
|---|--|---|---|
| <input type="checkbox"/> Contracts | <input checked="" type="checkbox"/> Attached | <input type="checkbox"/> Under separate cover via _____ | the following items: |
| <input type="checkbox"/> Copy of letter | <input checked="" type="checkbox"/> Prints | <input type="checkbox"/> Plans | <input type="checkbox"/> Samples |
| | <input type="checkbox"/> Change order | <input type="checkbox"/> _____ | <input type="checkbox"/> Specifications |

COPIES	DATE	NO.	DESCRIPTION
8			Sets of File Plat
3			Sets of mylar

THESE ARE TRANSMITTED as checked below:

- For signature
- For approval
- For your use
- As requested
- For review and comment

REMARKS please after Plat Got Recorded Send
US a set of mylar.

COPY TO File

SIGNED: *J.M. Hardy*

want prop des steel down
want disclaimer or attolus
on plat

nach flächen dimensionen
plat.

IV. C. P&Z 86-66-FP - Discuss and Consider Approval of a Final Plat for Northshore Plaza

We are now ready to consider the final plat on Northshore Plaza located on North Lakeshore Drive. We do have all necessary engineering and it does meet our requirements. Attached is a copy of the final plat.

MINUTES OF THE PLANNING AND ZONING COMMISSION

January 8, 1987

Chairman Don Smith called the meeting to order with the following members present: Bill Sinclair, Leigh Plagens, Tom Quinn, Hank Crumbley, and Norm Seligman.

The Commission first considered approval of the minutes of December 11, 1986. Seligman made a motion to approve the minutes. Quinn seconded the motion. The motion was voted on and passed with all voting in favor except Plagens who abstained.

The Commission then held a public hearing and considered rezoning/revising the preliminary plan for PD-7 south of I-30 between FM-740 and Lake Ray Hubbard. Assistant City Manager Julie Couch outlined approved uses as indicated on the development plan. She added that the developer had submitted a proposal for revised acreage/area requirements.

Kirby Albright addressed the Commission and recommended approval of the revised preliminary plan. Rob Whittle told the Commission that he was representing Federal Savings and Loan, the current owners. Whittle explained that his goal was to eliminate multifamily and replace it with more commercial development. He explained that the Zero Lot Line Single Family indicated in one plan would only be feasible if the City of Dallas approved the channel.

Smith questioned how Whittle's plan compared with the City's land use interpretation. Whittle explained that his plan was generally in compliance. The Commission discussed existing uses and the acreage of the two proposed tracts. Quinn then made a motion to approve the revised preliminary plan for PD-7 including Tract A (33.16 acres) and Tract B (8.15 acres) as submitted, including the permitted use of a marina and requiring both Planning and Zoning Commission and Council approval for any building exceeding 36 feet in height. Seligman seconded the motion. The motion was voted on and passed unanimously.

The Commission then held a public hearing and considered rezoning/revising the preliminary plan for PD-10 located south of I-30 and east of SH-205. Staff explained the location of the PD, its approved uses, and the uses as recommended in the Land Use Plan. Steve Crowley, an associate of a six-owner partnership, explained that the ownership wasn't prepared to submit a land use plan as the current market didn't warrant additional development. He asked the Commission to delay action until the owners were prepared to begin development. Bill Lofland addressed the Commission and stated support for the revision or rezoning of PD-10 to bring it into compliance with the Land Use Plan.

The Commission discussed the size of the PD, how it compared to the Land Use Plan, and what developments could be instigated by future property owners with current approved uses.

Couch reminded the Commission that if the owners were compelled to submit a preliminary plan, they still had the option to submit a revised plan at the time of development. Sinclair noted that at the development plan stage, the Commission couldn't limit the amounts of the uses or densities of development. Quinn suggested that the Commission recommend land uses for the PD by percentages and/or ratios. Crowley asked the Commission not to restrict the ability to design the property. Quinn asked Staff if the Commission could recommend a revision by percentage. Couch explained that the Commission could make the recommendation that percentages conform with the Land Use Plan.

Quinn made a motion to recommend amending the allowed uses to include commercial, retail, office, single family, multifamily, open space, and industrial to be generally in conformance with the Land Use Plan regarding locations and percentages of acreage as indicated on the Staff's interpretation of the Land Use Plan. Sinclair seconded the motion. The motion was voted on and passed 5 to 1 with all in favor except Crumbley, who voted against the motion.

The Commission then held a public hearing and considered approval of a request from Rob Whittle for a vacation of a portion of the Highland Acres Addition. Couch explained that a revised master plan had recently been approved for PD-9. She told the Commission that Country Highlands was platted in 1974 prior to approval of the plan. Couch also showed the Commission where PD-9, including Highland Acres and Country Highlands, was located in relationship to the Land Use Plan. Smith confirmed that Country Highlands did not require a public hearing as the property was all under one ownership. Rob Whittle explained to the Commission that the platted properties did not fit the recently approved preliminary plan and that he had requested the vacations for that reason. The Chairman then closed the public hearing. Seligman made a motion to approve the vacation for Highland Acres. Plagens seconded the motion. The motion was voted on and passed unanimously.

The Commission then considered approval of a vacation of the Country Highlands Addition. Seligman made a motion to approve the vacation of Country Highlands. Plagens seconded the motion. The motion was voted on and passed unanimously.

The Commission then considered approval of a site plan for a proposed Kentucky Fried Chicken restaurant at SH-205 and I-30. Benny Barnes, President of Imperial Foods, explained that parking had been revised from angle parking and a one-way drive to head-in parking and a two-way drive at the Commission's recommendation. He explained that the restaurant would still meet all parking and landscaping requirements. Crumbley questioned the appearance of the store. Barnes explained that the exterior would match WalMart's brick and that the interior would be attractive and easily kept up. Plagens made a motion to approve the site plan. Seligman seconded the motion. The motion was voted on and passed unanimously.

* [The Commission then considered approval of a final plat for Northshore Plaza. Sinclair made a motion to approve the plat. Crumbley seconded the motion. The motion was voted on and passed unanimously.]

The Commission then reviewed PD-22 located off Summer Lee Drive south of PD-7 and north of the Signal Ridge Development. Kirby Albright explained that right-of-way he had dedicated wasn't recorded and had, therefore, been sold. He explained that his property was landlocked and that when he developed, he still intended to follow the original approved plan. After discussion Seligman made a motion to let the property remain as currently zoned. Plagens seconded the motion. The motion was voted on and passed unanimously.

The Commission then reviewed Specific Use Permit No. 6 located on Washington at SH-66 issued for an auto laundry. Couch explained the location of the property and the background for beginning the reviews of SUP-6. Bill Way addressed the Commission and explained that he and Gerald Burgamy had received the SUP in 1977. Way stated that although the Cemetery had been extended, there were no zone changes in the area and he saw no reason to remove the permit. Mike Belt explained that not until he had submitted a site plan for a car wash did the Council decide the use was inappropriate. He added that he had satisfied all of Council's concerns regarding noise and screening at a considerable expense and was turned down even though the property was zoned for a car wash. Smith confirmed that the entire General Retail tract was approved in the SUP for a car wash. He then suggested that as the Planning and zoning Commission had approved the site plan and had been over-ruled by the Council, the permit should be remanded to Council for review. Seligman made a motion to recommend initiation of public hearings to consider removing SUP-6. Plagens seconded the motion. The motion was voted on and passed, with all in favor except Sinclair, who abstained.

The Commission then reviewed Specific Use Permit No. 2 located on Williams at Austin and issued for a day care. Couch explained the underlying use for the property was "SF-7", but that the day care usage had ceased an unknown period of time. Quinn made a motion to request Council to initiate public hearings to consider removing SUP-2. Seligman seconded the motion. The motion was voted on and passed unanimously.

The Commission then reviewed SUP-4 located east of SH-205 and south of SH-276. Couch explained that the SUP was issued for a recreational facility, that the property had no underlying zoning, and that the uses for the facility would be in conformance with the Land Use Plan. Seligman made a motion to recommend public hearings. Crumbley seconded the motion. The Commission then discussed the facility in relation to the Land Use Plan and the surrounding zoning for low density single family housing. The motion was voted on and failed, with all members voting against the

motion. Sinclair then made a motion to leave the property zoned SUP-4. Plagens seconded the motion. The motion was voted on and passed unanimously.

The Commission then reviewed SUP-10 located on East Boydston issued for a day care. Couch explained that the property was no longer used as a day care. Quinn made a motion to recommend initiation of public hearings on SUP-10. Crumbley seconded the motion. The motion was voted on and passed unanimously.

As there was no further business to come before the Commission for consideration, the meeting was adjourned.

Approved:

Chairman

—
Attest:

By

Agenda Notes

City Council - 1/19/87

- V. B. P&Z 86-66-FP - Discuss and Consider Approval of a Final Plat for Northshore Plaza

Council has already approved the preliminary plat for Northshore Plaza located on North Lakeshore Drive north of SH-66. We have now received the final plat application. All necessary requirements have been met and included in your packet is a copy of the final plat.

CC

Minutes of 4/19/87

Northshore Plaza file

made a motion to approve the site plan. Holt seconded the motion. The motion was voted on and passed unanimously.

[Council then considered approval of a final plat for Northshore Plaza. Couch stated that the final plat, as submitted, met all City requirements. Holt made a motion to approve the final plat. Jones seconded the motion. The motion was voted on and passed unanimously.]

Council then discussed a joint meeting between the City and County. Welborn suggested that the two bodies meet and discuss projects that would be mutually beneficial to the City and the County such as land acquisition for a City/County park. Welborn asked Staff to compose a list of topics. Tuttle told Council that he and City Manager Bill Eisen would explore the project and keep Council updated.

Council then considered approval of a resolution calling the 1987 Municipal Election. Welborn made a motion to approve the resolution. Fox seconded the motion. The motion was voted on and passed unanimously. City Attorney Pete Eckert briefed Council on options regarding the Municipal Election date as dictated by the new election laws.

Council then considered initiating public hearings on SUP-2 located on Williams at Austin for a daycare, SUP-6 located on Washington at SH-66 for a car wash, and SUP-10 located on East Boydston and Sam Houston for a daycare. Fox made a motion to initiate public hearings on these three Specific Use Permits. Bullock seconded the motion. The motion was voted on and passed unanimously.

Council then considered approval of a resolution authorizing the City Manager to apply for a grant enabling the continuation of a dangerous drug control program. Welborn made a motion to approve the resolution. Bullock seconded the motion. The motion was voted on and passed unanimously.

Council adjourned into an Executive Session to discuss purchase of land or right-of-way for certain municipal governmental functions and an appointment to the North Texas Municipal Water District Board of Directors.

Upon reconvening in open session, Jones made a motion to appoint Nick Woodall to the North Texas Municipal Water District Board of Directors. Fox seconded the motion. The motion was voted on and passed unanimously.

Holt then updated Council on plans for a reception honoring Ted Lyon and Ralph Hall. Council discussed the

PLANNING AND ZONING ACTION SHEET

Applicant Aene Burns Case No. 86-66-FP
Property Description Northshore Plaza
Case Subject Matter Final plat

CASE ACTION

Date to P&Z 11/13/86 Approved Disapproved Tabled
Conditions _____

Date to City Council Jan 19 '87 X _____
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

Slide B #371-372