

APPLICATION AND
FINAL PLAT CHECKLIST

DATE: 2-23-87

Name of Proposed Subdivision ROCKWALL TOWNE CENTRE PHASE III

Name of Subdivider DUNNING DEVELOPMENT CO.

Address 8235 DOUGLAS #816, DALLAS Phone 528-1905

Owner of Record ROCKWALL VILLAGE LIMITED

Address (SAME AS ABOVE) Phone 528-1905

Name of Land Planner/Surveyor/Engineer WIER AND ASSOCIATES

Address 3908 SOUTH FLY. FT WORTH Phone 429-9007

Total Acreage 6.37

Current Zoning COMMERCIAL

Number of Lots/Units 6

Signed [Signature] P.E.

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</u>	<u>Not</u>
<u>Shown on Plat</u>	<u>Applicable</u>

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

1. Title or name of subdivision, written and graphic scale, north point, date of plat, and key map
2. Location of the subdivision by City, County and State
3. Location of subdivision 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
5. Accurate plat dimensions with all engineering information necessary to reproduce plat on the ground

APPLICATION AND
FINAL PLAT CHECKLIST

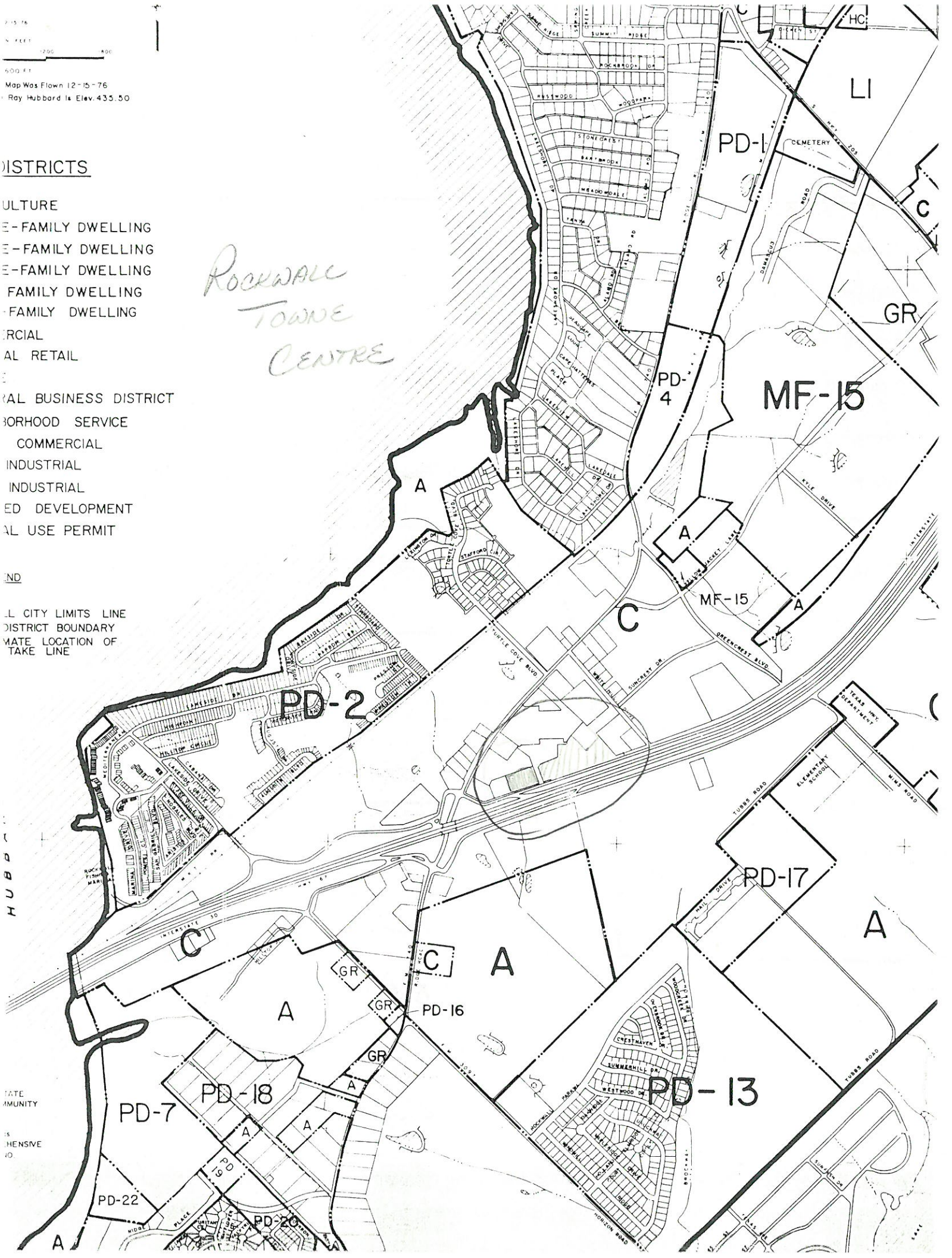
6. Approved name and right-of-way width of each street, both within and adjacent to the subdivision
7. Locations, dimensions and purposes of any easements or other rights-of-way
8. Identification of each lot or site and block by letter or number and building lines of residential lots
9. The record owners 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

DISTRICTS

- ULTURE
- E-FAMILY DWELLING
- E-FAMILY DWELLING
- E-FAMILY DWELLING
- FAMILY DWELLING
- FAMILY DWELLING
- ERIAL
- AL RETAIL
- AL BUSINESS DISTRICT
- ORHOOD SERVICE
- COMMERCIAL
- INDUSTRIAL
- INDUSTRIAL
- ED DEVELOPMENT
- AL USE PERMIT

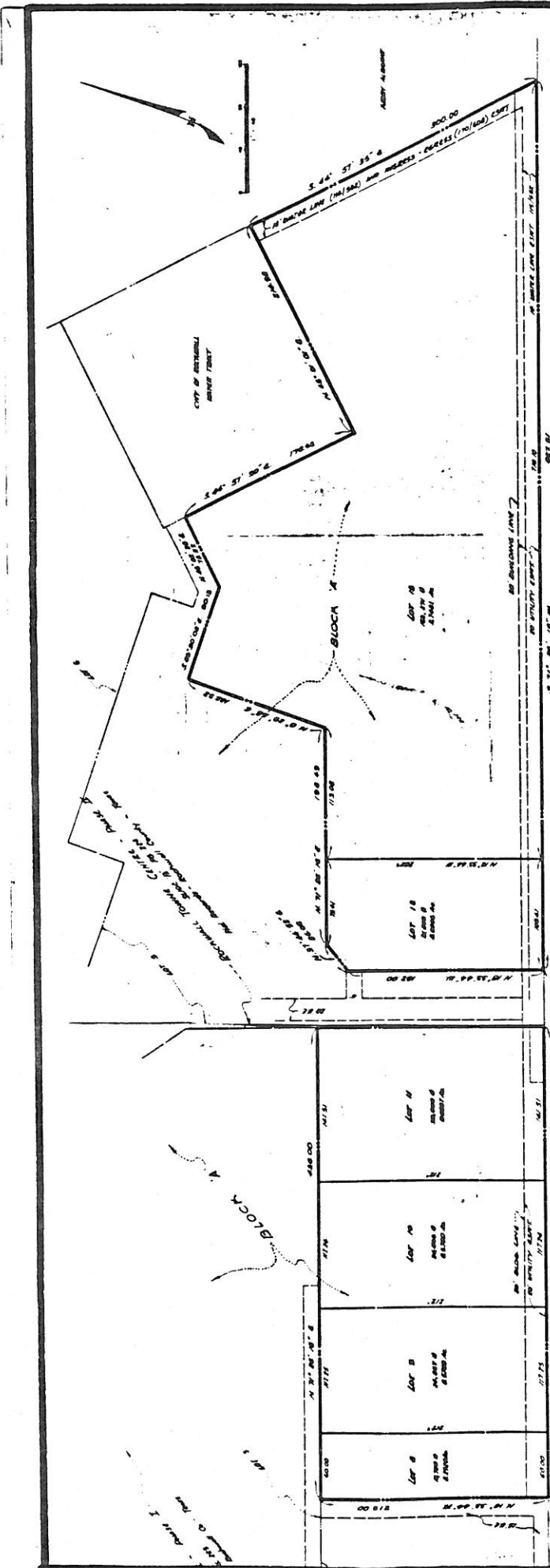
- ND
- AL CITY LIMITS LINE
- DISTRICT BOUNDARY
- IMATE LOCATION OF TAKE LINE

*Rockwall
TOWNE
CENTRE*



HUBBARD

STATE
 COMMUNITY
 IS
 INENSIVE
 NO



INTERSTATE HWY No 30

INTERSTATE HWY No 30

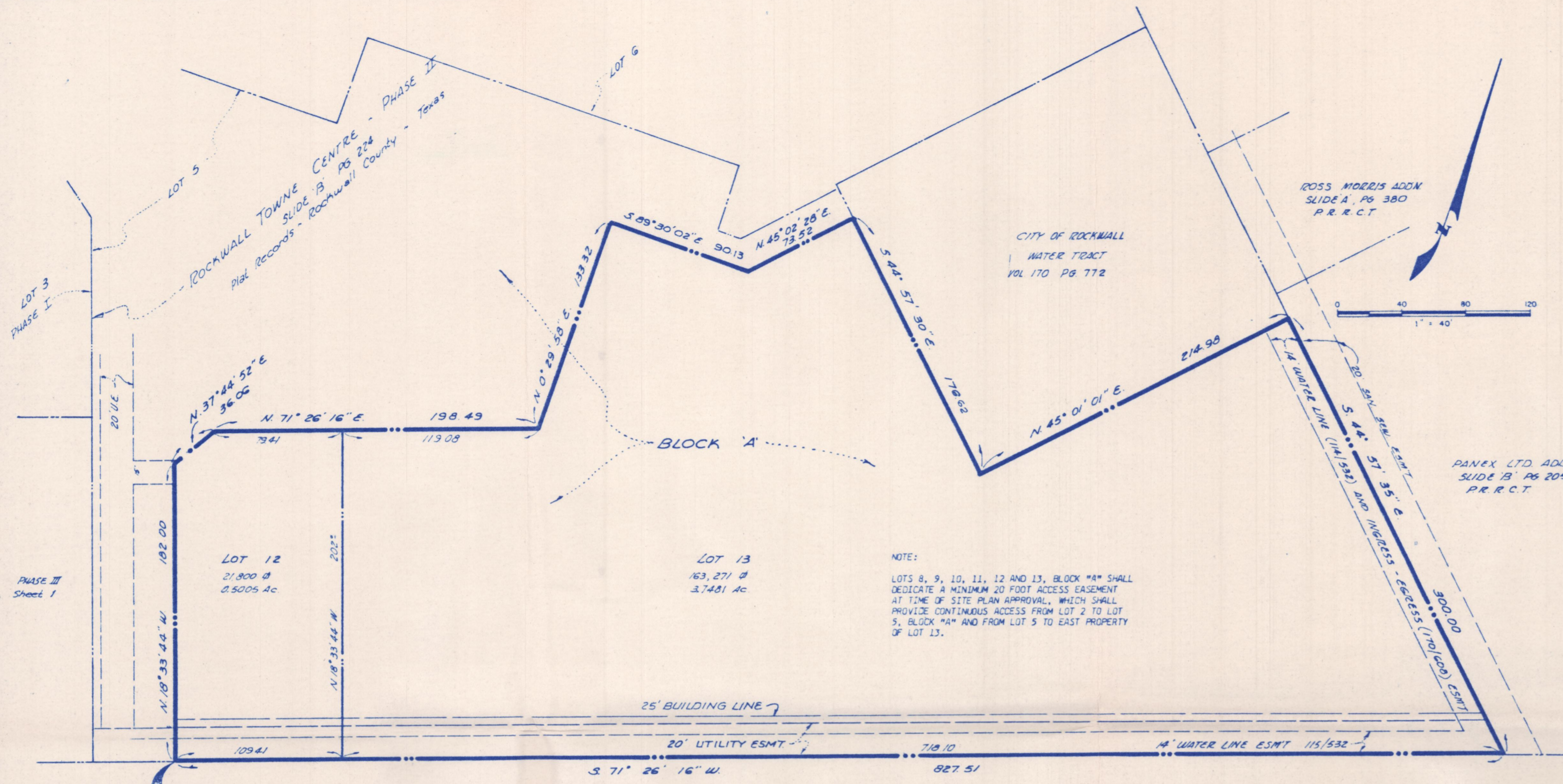
ROCKWALL TOWNE CENTRE
 PHASE III
 A 6.3705 ACRE SUBDIVISION OUT OF THE E.P.
 GUNES CHISUM SUR. A-64 and JAMES SMITH SUR. A-100
 CITY OF ROCKWALL - ROCKWALL COUNTY - TEXAS

FEBRUARY 1987

DEVELOPER:
 CHANNING DEVELOPMENT CO
 6255 DORCAS SUITE 800
 CHICAGO, TEXAS 75205
 PHONE: 538-7905

SURVEYORS:
 BRITAIN & CRANFORD
 10000 UNIVERSITY BLVD
 TOPOGRAPHIC MAPPING
 (817) 968-0711, Metro 478-5112
 P.O. Box 11314, Fort Worth, Texas 76110

ENGINEERS
 WAWER & ASSOCIATES, INC.
 10000 UNIVERSITY BLVD
 FORT WORTH, TEXAS 76110



RECOMMENDED FOR FINAL APPROVAL
 City Manager: William Egan Date: 7/1/87
 APPROVED
 Chairman, Planning & Zoning Commission: [Signature] Date: 4/25/87

I hereby certify that the above and foregoing plat of Rockwall Towne Centre Addition, Phase III, to the City of Rockwall, Texas was approved by the City Council of the City of Rockwall on the day of March, 1987.
 This approval shall be invalid unless the approval Plat for such Addition is recorded in the office of the County Clerk of Rockwall County, Texas within one hundred twenty (120) days from said date of final approval.
 Said Addition shall be subject to all the requirements of the Platting Ordinance of the City of Rockwall.
 Witness my hand this 1st day of July, 1987.

[Signature] Mayor
[Signature] City Secretary
 City of Rockwall, Texas
 SURVEYOR CERTIFICATE

THIS is to certify that I, JACK M. CRAWFORD, Registered Public Surveyor of the State of Texas, have platted the above subdivision from an actual survey on the ground; and that all lot corners, angle points, and points of curve shall be properly marked on the ground, and that this plat correctly represents that survey made by me.

STATE OF TEXAS \$
 COUNTY OF TARRANT \$
 BEFORE ME, the undersigned authority, on this day personally appeared Jack M. Crawford, 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 purposes and considerations therein expressed and in the capacity therein stated.
 GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 3rd day of June, 1987.
[Signature]
 Notary Public in and for the State of Texas
 My commission expires: 03-14-91

STATE OF TEXAS \$
 COUNTY OF ROCKWALL \$
 BEFORE ME, the undersigned authority, on this day personally appeared David Dunning, 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 purposes and considerations therein expressed, and the capacity therein stated.
 GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 9th day of June, 1987.
[Signature]
 Notary Public in and for the State of Texas
 My commission expires: 4-4-90

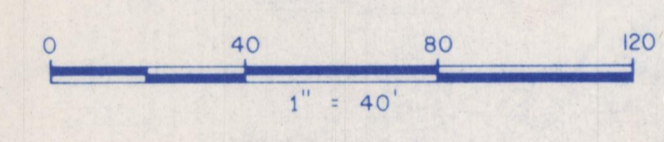
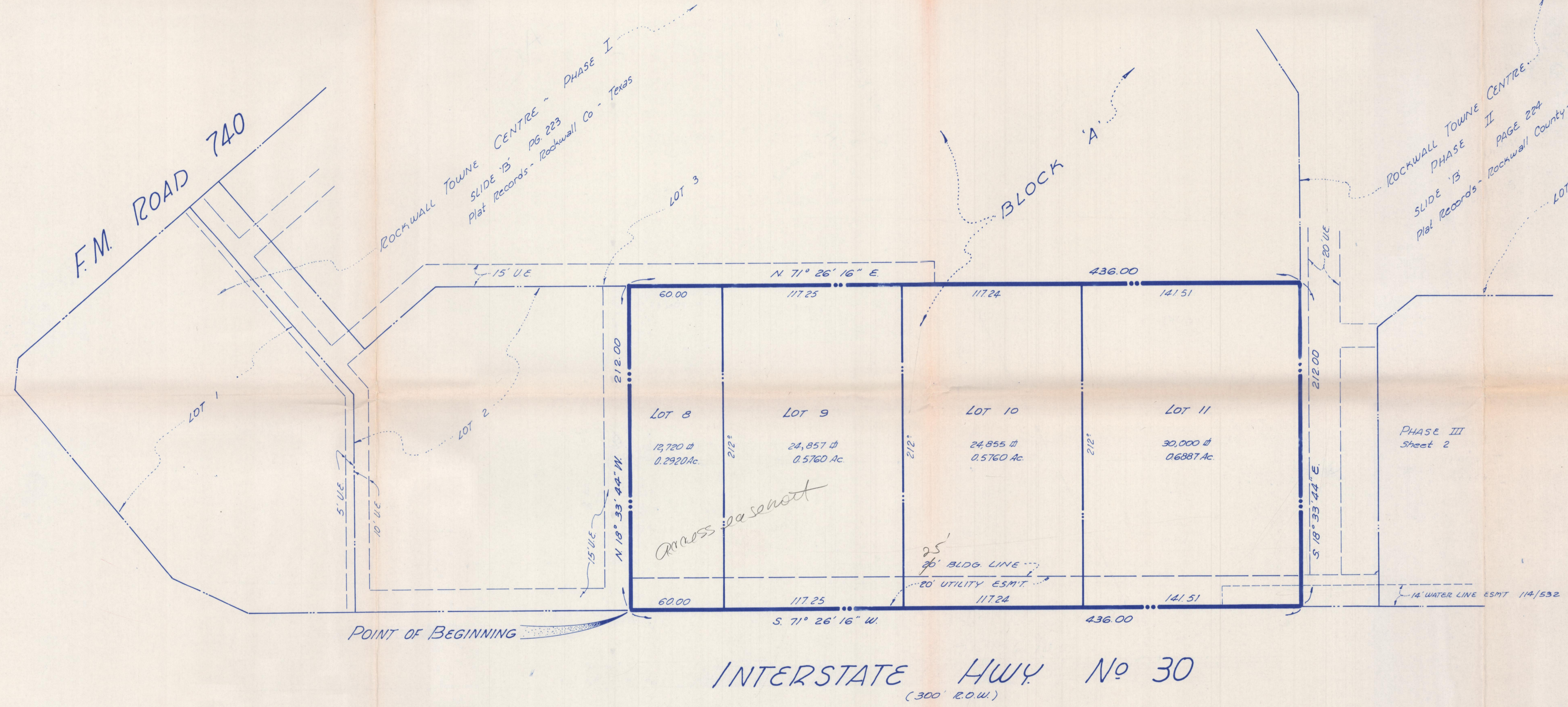
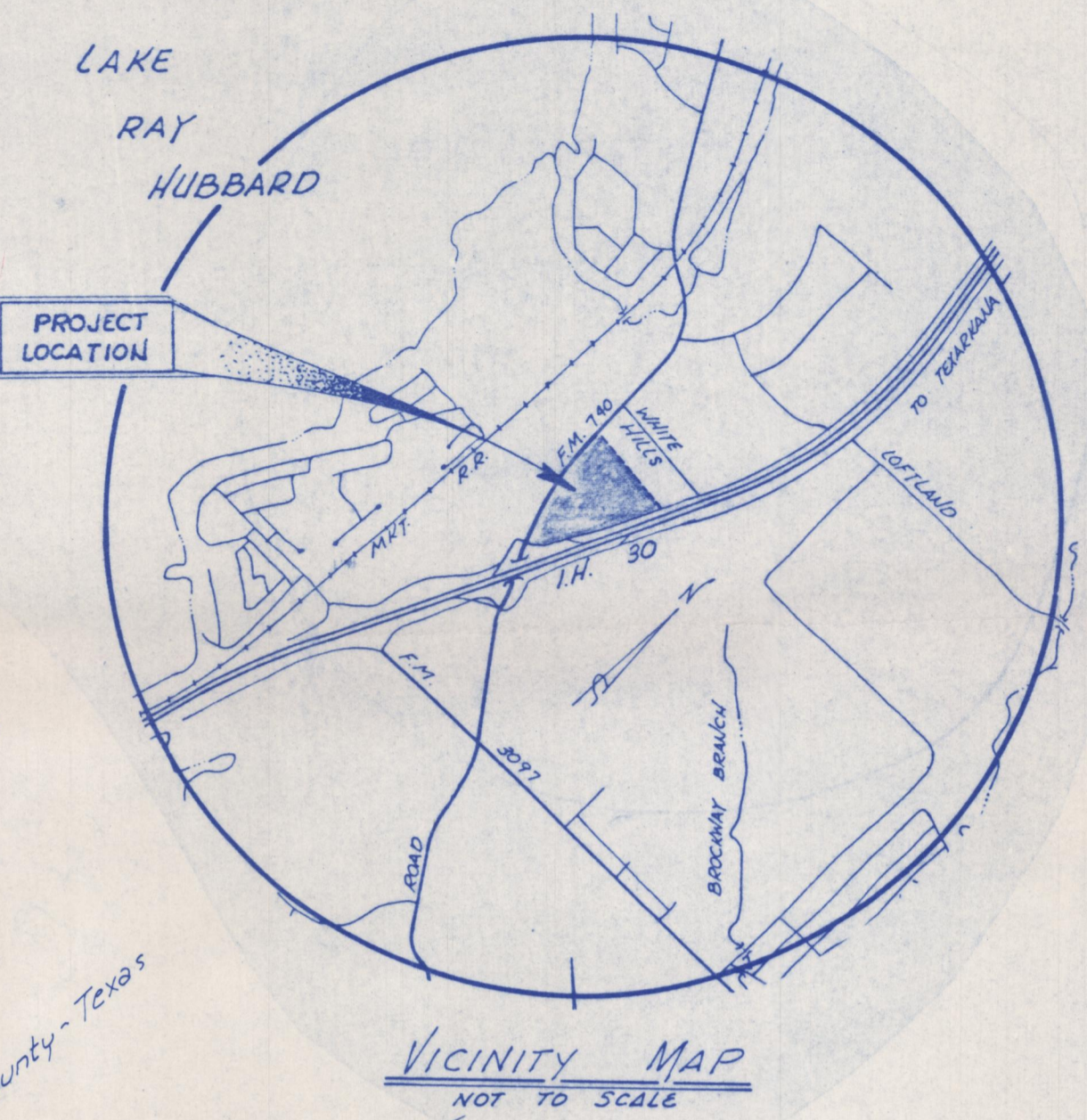
POINT OF BEGINNING, Tr 2
 INTERSTATE HWY No 30
 (300' R.O.W.)

OWNERS CERTIFICATE
 STATE OF TEXAS
 COUNTY OF ROCKWALL
 Whereas, Rockwall Village Limited, is the owner of 6.3706 acres of land situated in the JAMES SMITH SURVEY, Abstract 200 and the E. P. GAINES CHISUM SURVEY, Abstract 64 of the City of Rockwall, Rockwall County, Texas, and being a part of a tract of land conveyed to Rockwall Village Limited by deed recorded in Volume 198, Page 546, Deed Records, Rockwall County, Texas and more particularly described by metes and bounds, in two tracts, as follows:
 TRACT 1
 BEGINNING at a point in the Northerly right-of-way line (300' right-of-way) of Interstate Highway No. 30, said point being the Southeast corner of Lot 2, Block 'A', Rockwall Towne Centre, Phase I, as recorded in Slide 'B', Page 223, Plat Records, Rockwall County, Texas;
 THENCE N 18° 33' 44" W, with East line of said Lot 2, 212.00 feet to a point for corner on the South line of Lot 3, said Block 'A', Rockwall Towne Centre;
 THENCE N 71° 26' 16" E, with said South line Lot 3, 436.00 feet to a point for corner in a common line of Rockwall Towne Centre, Phase I and Phase II;
 THENCE S 18° 33' 44" E, with said common line, 212.00 feet to a point in said North right-of-way line Interstate Highway No. 30, said point being the most Southwesterly corner of Rockwall Towne Centre, Phase II, as recorded in Slide 'B', Page 224, Plat Records, Rockwall County, Texas;
 THENCE S 71° 26' 16" W, with said North right-of-way line, 436.00 feet to the PLACE OF BEGINNING and containing 2.1219 acres of land.
 TRACT 2
 BEGINNING at a point in the Northerly right-of-way (300' right-of-way) line of Interstate Highway No. 30, said point being the most Southerly Southeast lot corner of Lot 5, Block 'A', Rockwall Towne Centre, Phase II, as recorded in Slide 'B', Page 224, Plat Records, Rockwall County, Texas;
 THENCE with a common line of said Lot 5, the following calls and distances:
 1. N 18° 33' 44" W, 182.00 feet to a point for corner;
 2. N 37° 44' 52" E, 36.06 feet to a point for corner;
 3. N 71° 26' 16" E, 198.49 feet to a point for corner;
 4. N 00° 29' 58" E, 133.32 feet to a point for corner;
 5. S 89° 30' 02" E, 30.13 feet to a point for corner;
 6. N 45° 02' 28" E, 71.52 feet to a point for corner on the Westerly line of City of Rockwall Water tract as recorded in Volume 170, Page 772, Deed Records, Rockwall County, Texas;

THENCE with common line of said Water Tract the following calls and distances:
 1. S 44° 57' 30" E, 176.62 feet to a point for corner;
 2. N 45° 01' 01" E, 214.98 feet to a point for corner on East line of said Rockwall Village Limited tract and the West line of Panex Ltd. Addition as recorded in Slide 'B', Page 205, Plat Records, Rockwall County, Texas;
 THENCE S 44° 57' 35" E, with said East line, 300.00 feet to its intersection with Northerly right-of-way (300 right-of-way) of Interstate No. 30;
 THENCE with said right-of-way line, S 71° 26' 16" W, 827.51 feet to the PLACE OF BEGINNING and containing 4.2486 acres of land.
 NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:
 THAT Rockwall Village Limited is the owner of said tract, and does hereby adopt this plat designating the hereinabove described property as Lots 8, 9, 10, 11, 12, and 13, Block A, Rockwall Towne Centre, Phase III, an addition to the City of Rockwall, Rockwall County, Texas, and does hereby dedicate to the public use forever the streets 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 and 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 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 at any time of 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 this 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.

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. 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, as required under Ordinance 83-54.
 WITNESS MY HAND, at Dallas, Texas, the 9th day of June, 1987.
[Signature]
 David Dunning, Venture Manager
 STATE OF TEXAS \$
 COUNTY OF ROCKWALL \$
 BEFORE ME, the undersigned authority, on this day personally appeared David Dunning, 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 purposes and considerations therein expressed, and the capacity therein stated.
 GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 9th day of June, 1987.
[Signature]
 Notary Public in and for the State of Texas
 My commission expires: 4-4-90

SURVEYORS
BRITAIN & CRAWFORD
 LAND SURVEYING &
 TOPOGRAPHIC MAPPING
 (817) 926-0211 - Metro 429-5112
 P.O. Box 11374 - 3908 South Freeway
 Fort Worth, Texas 76110
 ENGINEERS
WIER & ASSOCIATES, INC.
 ENGINEERING SURVEYING LAND PLANNING
 400 MATLOCK CENTRE CIRCLE ARLINGTON TEXAS 76010 METRO 344-8000
 1000 SOUTH FREEWAY FORT WORTH, TEXAS 76104 METRO 344-8007
 SHEET 2 OF 2



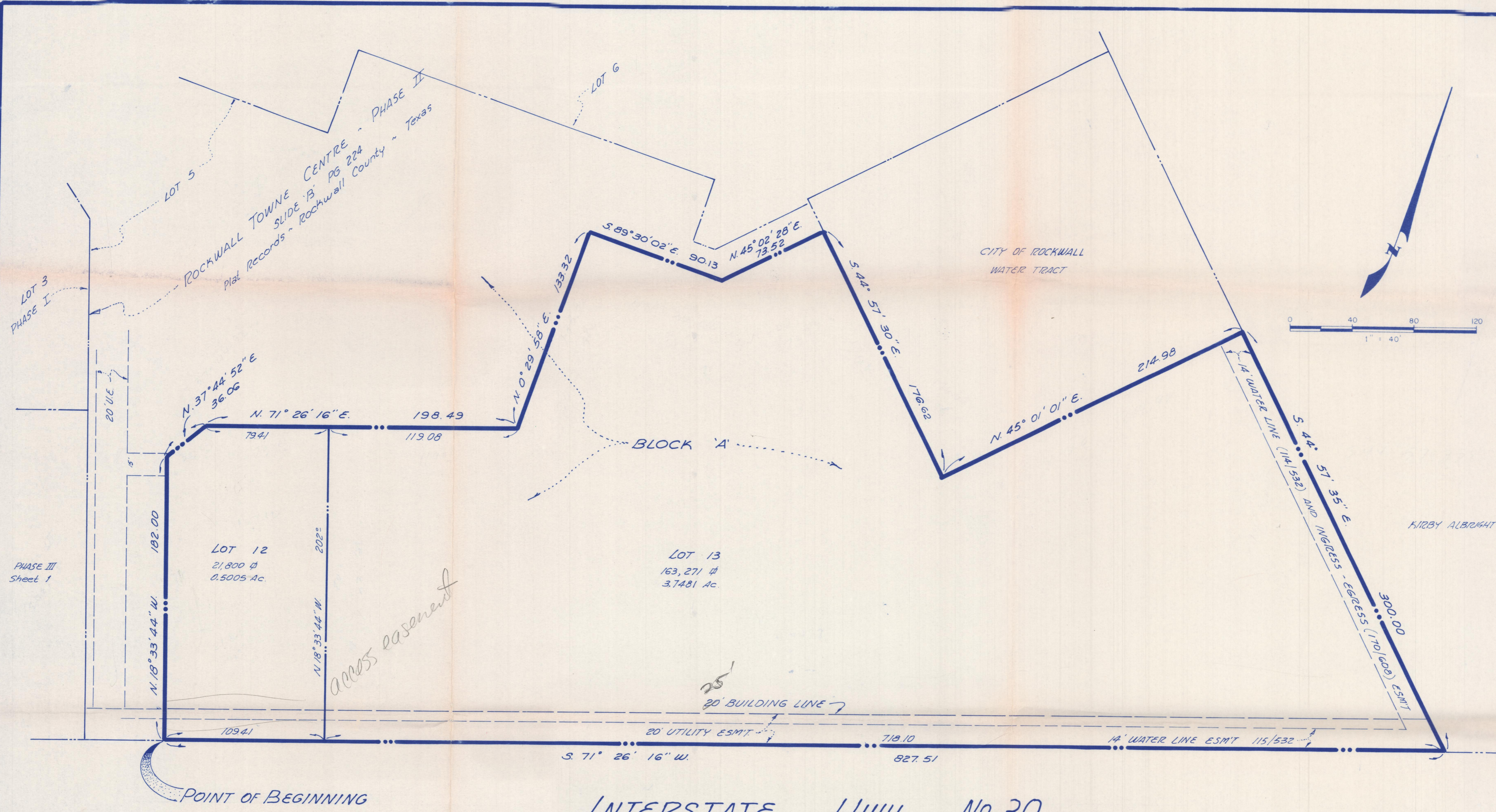
INTERSTATE HWY No 30
(300' R.O.W.)

FEBRUARY 1987
ROCKWALL TOWNE CENTRE
 PHASE III
 A 6.3706 ACRE SUBDIVISION OUT OF THE E.P. GAINES CHISUM SUR., A-64 and JAMES SMITH SUR., A-200
 CITY OF ROCKWALL ~ ROCKWALL COUNTY ~ TEXAS

DEVELOPER:
 DUNNING DEVELOPMENT CO.
 8235 DOUGLAS SUITE 810
 DALLAS, TEXAS 75225
 PHONE: 528-1905

SURVEYORS:
BRITAIN & CRAWFORD
 LAND SURVEYING &
 TOPOGRAPHIC MAPPING
 (817) 926-0211 - Metro 429-5112
 P.O. Box 11374 * 3908 South Freeway
 Fort Worth, Texas 76110

ENGINEERS
 PREPARED BY
WIER & ASSOCIATES, INC.
 ENGINEERING SURVEYING LAND PLANNING
 400 MATLOCK CENTRE CIRCLE ARLINGTON, TEXAS 76010 METRO 264-2008
 3908 SOUTH FREEWAY FORT WORTH, TEXAS 76110 METRO 429-9007



THIS is to certify that I, JACK M. CRAWFORD, Registered Public Surveyor, of the State of Texas, have platted the above subdivision from an actual survey on the ground; and that all lot corners, angle points, and points of curve shall be properly marked on the ground, and that this plat correctly represents that survey made by me.

JACK M. CRAWFORD, REGISTERED PUBLIC SURVEYOR
State of Texas, No. 4059

STATE OF TEXAS §
COUNTY OF TARRANT §

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared Jack M. Crawford, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE _____ day of _____, 1987.

Notary Public Tarrant County, Texas

INTERSTATE HWY No 30
(300' R.O.W.)

STATE OF TEXAS
COUNTY OF ROCKWALL

Whereas, Rockwall Village Limited, is the owner of 6.3706 acres of land situated in the JAMES SMITH SURVEY, Abstract 200 and the E. P. GAINES CHISOM SURVEY, Abstract 64 in the City of Rockwall, Rockwall County, Texas, and being a part of a tract of land conveyed to Earl Hollandsvors by G. B. Mann and wife by deed dated July 13, 1986, and recorded in Volume 76, Page 270, Deed Records, Rockwall County, Texas and more particularly described by metes and bounds, in two tracts, as follows:

TRACT 1

BEGINNING at a point in the Northerly right-of-way line (300' right-of-way) of Interstate Highway No. 30, said point being the Southeast corner of Lot 2, Block 'A', Rockwall Towne Centre, Phase I, as recorded in Slide 'B', Page 223, Plat Records, Rockwall County, Texas;

THENCE N 18° 33' 44" W, with East line of said Lot 2, 212.00 feet to a point for corner on the South line of Lot 3, said Block 'A', Rockwall Towne Centre;

THENCE N 71° 26' 16" E, with said South line Lot 3, 436.00 feet to a point for corner in a common line of Rockwall Towne Centre, Phase I and Phase II;

THENCE S 18° 33' 44" E, with said common line, 212.00 feet to a point in said North right-of-way line Interstate Highway No. 30, said point being the most Southwesterly corner of Rockwall Towne Centre, Phase II, as recorded in Slide 'B', Page 224, Plat Records, Rockwall County, Texas;

THENCE S 71° 26' 16" W, with said North right-of-way line, 436.00 feet to the PLACE OF BEGINNING and containing 2.1219 acres of land.

TRACT 2

BEGINNING at a point in the Northerly right-of-way (300' right-of-way) line of Interstate Highway No. 30, said point being the most Southerly Southeast lot corner of Lot 5, Block 'A', Rockwall Towne Centre, Phase II, as recorded in Slide 'B', Page 224, Plat Records, Rockwall County, Texas;

THENCE with a common line of said Lot 5, the following calls and distances:

- N 18° 33' 44" W, 182.00 feet to a point for corner;
- N 37° 44' 52" E, 36.06 feet to a point for corner;
- N 71° 26' 16" E, 198.49 feet to a point for corner;
- N 00° 29' 58" E, 133.32 feet to a point for corner;
- S 89° 30' 02" E, 90.13 feet to a point for corner;
- N 45° 02' 28" E, 73.52 feet to a point for corner on the Westerly line of City of Rockwall Water tract;

THENCE with common line of said Water Tract the following calls and distances:

- S 44° 57' 30" E, 176.62 feet to a point for corner;
- N 45° 01' 01" E, 214.98 feet to a point for corner on East line of said Earl Hollandsvors Tract;

THENCE S 44° 57' 33" E, with said East line, 300.00 feet to its intersection with Northerly right-of-way (300' right-of-way) of Interstate No. 30;

THENCE with said right-of-way line, S 71° 26' 16" W, 827.51 feet to the PLACE OF BEGINNING and containing 4.2486 acres of land.

NOW KNOW ALL MEN BY THESE PRESENTS:

THAT, ROCKWALL VILLAGE LIMITED, does hereby adopt this plat designating the herein described property as Lots 8, 9, 10, 11, 12 and 13, Block A, Rockwall Towne Centre, City of Rockwall, Rockwall County, Texas, and does hereby dedicate to the public use forever, the streets and easements shown hereon and agree to build the improvements indicated by the plans.

BY: DAVID DUNNING VENTURE MANAGER

STATE OF TEXAS
COUNTY OF DALLAS

Before me, the undersigned notary public in and for said county and state, on this day personally appeared David Dunning, 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 purposes and considerations therein expressed, and the capacity therein.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE _____ DAY OF _____, 1987.

I hereby certify that the above and foregoing Plat of Rockwall Towne Centre Addition, Phase III, to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the _____ day of _____, 1987.

This approval shall be invalid unless the approval Plat for such Addition is recorded in the office of the County Clerk of Rockwall County, Texas, within 170 days (30) days from said date of final approval.

Said Addition shall be subject to all the requirements of the Platting Ordinance of the City of Rockwall.

Witness my hand this _____ day of _____, 1987.

City Secretary, City of Rockwall, Texas

- Recommended for Final Approval:

Chairman, Planning & Zoning Commission Date

- Approved:

Mayor, City of Rockwall, Texas Date

SURVEYORS

BRITAIN & CRAWFORD
LAND SURVEYING &
TOPOGRAPHIC MAPPING
(817) 926-0211 - Metro 429-5112
P.O. Box 11374 - 3908 South Freeway
Fort Worth, Texas 76110

ENGINEERS

WIER & ASSOCIATES, INC.

ENGINEERING SURVEYING LAND PLANNING
400 MATLOCK CENTRE CIRCLE ARLINGTON, TEXAS 76010 METRO 245-2000
3908 SOUTH FREEWAY FORT WORTH, TEXAS 76110 METRO 429-9007

additional wording needed to revise size to 170 days

ROCKWALL TOWNE CENTRE
PHASE III
A 6.3706 ACRE SUBDIVISION OUT OF THE E.P. GAINES CHISUM SUR., A-64 and JAMES SMITH SUR., A-200
CITY OF ROCKWALL - ROCKWALL COUNTY - TEXAS

FEBRUARY 1987

TO CITY of ROCKWALL
Rockwall, TEXAS

DATE	2-23-87	JOB NO.	84-049
ATTENTION	JULIE COUCH		
RE:	ROCKWALL TOWNE CENTRE PHASE III FINAL PLAT		

WE ARE SENDING YOU Attached Under separate cover via JWC the following items:

- Shop drawings Prints Plans Samples Specifications
 Copy of letter Change order _____

COPIES	DATE	NO.	DESCRIPTION
1	2/23	2ea	FINAL PLAT
1		1	APPLICATION
1			CHECK for fee

THESE ARE TRANSMITTED as checked below: No Exceptions Taken

- For approval Approved as submitted Resubmit _____ copies for approval
 For your use Approved as noted Submit _____ copies for distribution
 As requested Returned for corrections Return _____ corrected prints
 For review and comment _____
 FOR BIDS DUE _____ 19 _____ PRINTS RETURNED AFTER LOAN TO US

REMARKS _____

COPY TO _____ SIGNED: John Crumpler

TO CITY OF ROCKWALL
205 W. RUSK ST.
ROCKWALL, TX. 75087

DATE	3-12-87	JOB NO.	EA-049
ATTENTION	MS. MARY NICHOLS		
RE:	ROCKWALL TOWNE CENTRE PHASE III		

WE ARE SENDING YOU Attached Under separate cover via FEDERAL EXPRESS the following items:

- Shop drawings Prints Plans Samples Specifications
 Copy of letter Change order _____

COPIES	DATE	NO.	DESCRIPTION
7	FEB. 1987		FINAL PLAT

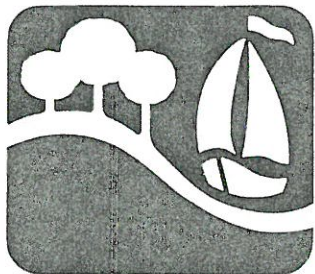
THESE ARE TRANSMITTED as checked below: No Exceptions Taken

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 For your use Approved as noted Submit _____ copies for distribution
 As requested Returned for corrections Return _____ corrected prints
 For review and comment _____
 FOR BIDS DUE _____ 19 _____ PRINTS RETURNED AFTER LOAN TO US

REMARKS _____

COPY TO FAT DONOVAN

SIGNED: Lino Bernardez FOR
RUDY M. GARCIA, P.E.



CITY OF ROCKWALL
"THE NEW HORIZON"

March 13, 1987

Mr. Pat Donovan
Dunning Development
8235 Douglas, Suite 816
Dallas, TX 75225

Dear Mr. Donovan;

On March 12, 1987, the Rockwall Planning and Zoning Commission recommended approval of your request for a final plat on Rockwall Towne Centre Phase III subject to the following conditions:

- 1) an access easement is provided through all of the lots
- 2) the 20 foot front setback will be changed to meet the required 25 foot setback.

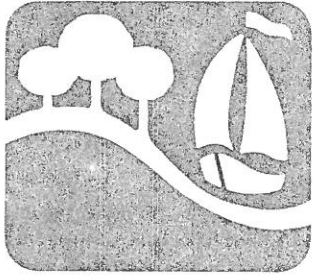
The Rockwall City Council will consider approval of your request on March 16, 1987, at 7:00 P.M. in City Hall, 205 W. Rust. Please feel free to call me if you have any questions.

Sincerely,

Mary Nichols

Mary Nichols
Administrative Aide

cc/Rudy Garcia, Weir and Associates



CITY OF ROCKWALL
"THE NEW HORIZON"

March 18, 1987

Mr. Pat Donovan
Dunning Development
8235 Douglas, Suite 816
Dallas, Texas 75225

Dear Mr. Donovan:

On March 16, 1987, the Rockwall City Council approved a final plat for Rockwall Towne Centre Phase III subject to the following conditions:

- 1) an access easement is provided through all of the lots
- 2) the twenty foot setback is changed to meet the twenty-five foot required setback

Please provide a map indicating the locations of the proposed easements. As you were previously advised, the plat requires some additional verbage as illustrated on the enclosed example prior to submission of eleven blue lines and two mylars of the signed final plats. Please note that mylars must be 18" x 24" for County filing and in order to meet the 120 day deadline, must be returned to the City within 100 days for proper execution. A plat that does not meet the file deadline forfeits approval.

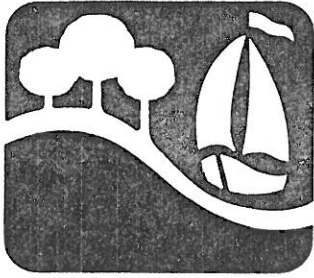
Please feel free to call me if you have any questions.

Sincerely,

Mary Nichols

Mary Nichols
Administrative Aide

Enclosure
MN/mmp



CITY OF ROCKWALL
"THE NEW HORIZON"

May 21, 1987

Mr. Rudy Garcia
Dunning Development
8235 Douglas, Suite 816
Dallas, Texas 75225

Dear Mr. Garcia:

On March 16, 1987, the Rockwall City Council approved a final plat for Rockwall Towne Centre, Phase III. As you are aware, all approved final plats must be filed with the County Clerk's Office. In order to meet the file deadline, final copies must be received by the City within 100 days of the approval date, June 24th, for execution by City officials.

Confirming our phone conversation, these final copies must be 18" x 24", contain the correct verbage and reflect a 25' setback as opposed to the 20' setback shown on the original plat. Please note that a plat that does not meet the file deadline forfeits approval.

Feel free to call me if you have any questions.

Sincerely,

A handwritten signature in cursive script that reads "Mary Nichols".

Mary Nichols
Administrative Aide

MN/mmp

TO CITY of ROCKWALL
ROCKWALL, TEXAS 75087
205 WEST ROSK

DATE	6-18-87	JOB NO.	84-049
ATTENTION	MARY NICHOLS		
RE:	FINAL PLAT ROCKWALL TOWNE CENTRE PHASE III		

WE ARE SENDING YOU Attached Under separate cover via U.S. - OVERNIGHT the following items:

- Shop drawings Prints Plans Samples Specifications
 Copy of letter Change order _____

COPIES	DATE	NO.	DESCRIPTION
3		2ea	MYLAR - PLAT PHASE III
10		2ea	BLUELINE - PLAT PHASE III

THESE ARE TRANSMITTED as checked below: No Exceptions Taken

- For approval Approved as submitted Resubmit _____ copies for approval
 For your use Approved as noted Submit _____ copies for distribution
 As requested Returned for corrections Return _____ corrected prints
 For review and comment FILED
 FOR BIDS DUE _____ 19 _____ PRINTS RETURNED AFTER LOAN TO US

REMARKS _____

COPY TO PAT DONOVAN

SIGNED: John Crumpler

Agenda Notes

P&Z - 3/12/87

- IV. C. P&Z 87-18-FP - Discuss and Consider Approval of a Final Plat for Rockwall Town Centre Phase III Located on the North Service Road of I-30

We have received a request for approval of Phase III Town Centre. This is the development on the northeast corner of I-30 and FM-740. Phase III includes all of the remaining unplatted property in this development. All of the engineering has been previously approved with Phase II. The only changes we are asking them to make are to include an access easement through all of the lots so that there can be joint access. This should eliminate some curb cuts along the service road in the future. They also need to change the front setback to 25 ft. and add some required wording to the plat. A copy of the plat is attached.

MINUTES OF THE PLANNING AND ZONING COMMISSION

March 12, 1987

Chairman Don Smith called the meeting to order at 7:30 P.M. with the following members present: Bob McCall, Norm Seligman, Bill Sinclair, Hank Crumbley and Tom Quinn.

The Commission considered approval of the Consent Agenda which consisted of the minutes of February 12, 1987, and a vacation of and replat for the Goldencrest Subdivision. McCall made a motion to approve the Consent Agenda. Seligman seconded the motion. The motion was voted on and passed unanimously.

Smith then opened a public hearing on a request from Westerfield/Tomlinson for a change in zoning from "A" Agricultural to "C" Commercial on 19.705 acres and "HC" Heavy Commercial on 56.980 acres, both located at SH-205 south off Sids Road and East of Mims Road. Assistant City Manager Julie Couch explained the location of the property and how it related to the Land Use Plan. Couch added that if the request were approved, Staff recommended a 200 ft. depth of Commercial zoning along Mims Road and that the Land Use Plan be amended to reflect the area as Heavy Commercial and Commercial instead of Single Family.

Bob Brown, representing the applicants, explained that the 400 foot depth of Commercial along SH-205 was to be consistent with existing development and that a large depth of Commercial on Mims Road would minimize useable Heavy Commercial property. Bill Lofland, representing Evelyn Lofland, pointed out how Mims Road related to the Thoroughfare Plan and requested a 400 foot deep buffer of Commercial zoning along the frontage of Mims. As there was no one else wishing to address this matter, the public hearing was closed.

Couch noted that of 19 public notices mailed, three were returned in favor and one, Evelyn Lofland's, in favor with a Commercial depth along Mims. After discussion, Seligman made a motion to approve the zone change including a 250 ft. depth of Commercial zoning along Mims and to recommend to the City Council revising the Land Use Plan to reflect Commercial use in that area. Sinclair 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 Harold Chenault for a change in zoning from "A" Agricultural to "SF-16" Single Family and a preliminary plat on approximately 14 acres, generally located on SH-205 south of Dalton Road. Couch explained that the request consisted of the rezoning, a preliminary plat and a request for a waiver of street escrow requirements. She added that one of the three lots didn't have street frontage which would require a variance from the minimum lot frontage requirements of the Zoning Ordinance and would be

considered by the Board of Adjustments on March 19th. She also stated that the three lots must meet the requirements of the Park Land Dedication Ordinance.

Harold Chenault addressed the Commission and explained his request. He said that the property would not be salable with street escrow attached to it. As there was no one else wishing to address the Commission with regard to this matter, the public hearing was closed. Smith stated that this house was being sold and escrow would not necessarily cause financial hardship on an individual but on the sale of a piece of property.

Smith told the Commission that no precedent had been set with regard to escrow waivers. Seligman made a motion to approve the preliminary plat and the change in zoning subject to approval by the Board of Adjustments for a variance to the minimum lot frontage requirement and recognizing escrow for compliance with the Park Land Dedication Ordinance in the amount of \$473.02. Sinclair seconded the motion. The motion was voted on and passed, 5 to 1, with Crumbley voting against the motion.

The Commission then held a public hearing and considered approval of a request from Joanne Sidlinger for a change in zoning from "A" Agricultural to "LI" Light Industrial on a .988 acre tract of land located off Airport Road adjacent to the Rockwall Municipal Airport. Couch explained the applicant's request, the location of the property and that "LI" zoning was in conformance with the Comprehensive Land Use Plan. Robert Hager, Attorney representing the applicant, explained that the existing building on the property was being used for storage for an off-premise business but that the use had since ceased. He added that the property needed permanent zoning before the application could get a Certificate of Occupancy for a future use. As there was no one else wishing to address the Commission with regard to this matter, the public hearing was closed. McCall confirmed with Staff that the property would still need to be platted. Sinclair made a motion to approve the zone change. Seligman 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 Frank Springer for a Conditional Use Permit for a temporary gun club and target range on a tract of land located on FM-549 between I-30 and SH-276. Couch explained the applicant's request and recommended that if the Planning and Zoning Commission chose to approve the CUP, that it be temporary and allowing adjacent developments to trigger review of the permit. James Needleman addressed the Commission and explained that the new proposed building would be portable and that the gun club would be strictly skeet shooting. As there was no one else wishing to address the Commission on this matter, the public hearing was closed. The Commission discussed the request and the time limit for the permit. Crumbley made a motion to approve the Conditional Use Permit for one year. Seligman offered a substitute motion to approve the CUP for one year, to review the CUP at any point in time

when adjacent or nearby property develops, and to issue a building permit without requiring the property to be platted as the usage was temporary. Sinclair seconded the motion. The motion was voted on and passed unanimously.

Next the Commission held a public hearing and considered approval of a request from Mike Rogers for a Conditional Use Permit for an accessory structure over the maximum height requirement in an "SF-10" classification, and a vacation of and replat for the Carroll Estates. Couch explained that the structure was seven feet over the maximum height and that the building would cut into the hillside, providing minimal visibility from Ridge Road.

Wayne Rogers told the Commission that the height was needed to enclose a car carrier and show cars. He added that it would be 38 feet from the alley and utilizing roll-up doors. Chip Gehle of 1316 South Alamo said that a residential area was not a safe location for such storage, that the building would add noise and deteriorate the neighborhood. Smith confirmed the size, 42 ft. by 60 ft. with Mr. Rogers. He added that the issue at hand was height, not whether or not he could construct the building. Lorraine Burns pointed out that property owners who were present were confused with regard to the proposed height. Rogers stated that with a CUP the structure would be 22 ft. high. J. D. Shriber, 204 Becky Lane, said that the height would be detrimental to the neighborhood. Inez Shriber stated that the permit would defeat the purpose of the high development standards in Rockwall. The Commission discussed the appearance of the building, usage of the structure, and a possible periodic review of the permit. Smith then closed the public hearing. Seligman made a motion to approve the vacation and replat prior to further discussion regarding the permit. Quinn seconded the motion. The motion was voted on and passed unanimously.

The Commission then discussed the appearance of the building and concerns of the residents present who were nearest to the proposed building. Smith pointed out that the Commission hadn't seen all sides of the building. Mike Rogers offered some additional drawings and assured the Commission that the structure would be used solely for storage. Sinclair made a motion to deny the CUP request for the height restrictions. Seligman seconded the motion. The motion was voted on and passed 4 to 2, with McCall and Crumbley voting against the motion.

The Commission then held a public hearing and considered approval of a request from Burgy/Miller, Inc. for a change in zoning from "GR" General Retail to "SF-10" Single Family and approval of a preliminary plat. Couch explained the application, the location of the tract, and that the preliminary plat was in compliance with the Land Use Plan. She stated that they were asking for a waiver to alley requirements for homes that backed up to the lake and that they were subject to escrow of \$2,709.45 to comply with the Mandatory Park Land Dedication Ordinance.

Harold Evans, Consulting Engineer for the applicants, explained the locations of General Retail in the area and the need for additional Single Family. Nora Myers, 1100 Teakwood, expressed support for additional residential although she had hoped for a community park at this location. Suzanne Ingram, 1101 Bayshore, expressed her favor for the change to Single Family. As there was no one else wishing to address the Commission on this matter, the public hearing was closed. Seligman made a motion to approve the change in zoning and preliminary plat recognizing a requirement of \$2,709.45 in escrow to comply with the Mandatory Park Land Dedication Ordinance. Quinn seconded the motion. The motion was voted on and passed unanimously.

The Commission then held a public hearing and considered changing the zoning or modifying the preliminary plan for PD-19 located west of FM-740 on Summer Lea Drive. Couch explained that the property was undeveloped and zoned for "MF-15". Bryan Marcus, Nelson Corporation, stated that the new ownership only recently became aware of the PD review and requested tabling the PD review until the new owner, Robert Greenberg, had the opportunity to submit a plan. Clark Beard confirmed with Planning and Zoning Commission that "MF-15" was the only use allowed. As there was no one further wishing to speak on the matter, Smith closed the public hearing. Seligman made a motion to table the review of PD-19 until May 14th. Sinclair seconded the motion. The motion was voted on and passed unanimously.

The Commission then held a public hearing and considered changing the zoning or modifying the preliminary plan for PD-20 located west of FM-740 on Summer Lea Drive. Couch explained that only six acres remained undeveloped in the PD and the rest of the property was being developed as Orleans on the Lake. Richard Harris, developer of Orleans on the Lake, asked the Commission to make no changes with regard to this area. Smith stated that Orleans was platted and not the concern at present, but the remainder of the PD was subject to review. Clark Beard, owner of the six acres in question, explained that he had misunderstood the object of the review and requested action be deferred as on PD-19. Sinclair made a motion to table review of PD-20 until May 14th. Crumbley seconded the motion. The motion was voted on and passed unanimously.

Next, the Commission considered approval of a site plan for a Quick Lube located on Ridge Road. Couch explained revisions to the plan that had been done at Staff or Planning and Zoning Commission's recommendation and briefly reviewed the plan. Sh added that FM-740 in this area was indicated as a scenic route in the Land Use Plan. John Fulgham, Car Wash Equipment Company, outlined the appearance of the building, the materials, the landscaping, and expressed his willingness to comply with recommendations of the Commission. Quinn pointed out that although a Quick Lube was an allowed use in this area, and even though the plan was well-done, this was an inappropriate business for an area designated as a scenic route. He recommended that the City pursue the possibility of establishing overlay zoning requirements for scenic routes. The Commission

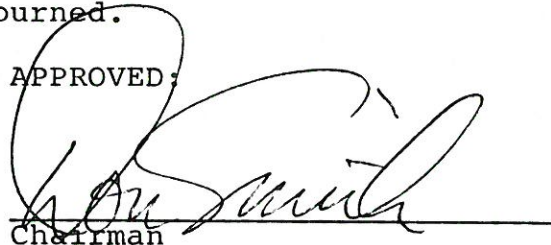
discussed this point with the applicants and encouraged some design improvements. Quinn made a motion to approve the site plan with the stipulation that an improved design be submitted to the City Council and recognizing that this use was inappropriate, although allowed. He further recommended that Council consider initiating a study of possible overlay requirements for scenic routes. Crumbley seconded the motion. The motion was voted on and passed 5 to 1, with McCall voting against the motion.

The Commission then considered approval of a site plan/preliminary plat for the Rockwall County Jail site located on High School Road. Couch explained the location of the site, the existing gravel drive and the proposed drive. She added that the County was requesting a waiver to irrigation requirements, to be allowed a temporary gravel drive and to be given a waiver of escrow for substandard paving until next budget year. Chuck Hodges was available to answer questions. Seligman made a motion to approve the site plan/preliminary plat allowing a gravel drive, waiving irrigation requirements, waiving escrow for street improvements, and temporarily waiving escrow for storm sewer, curb and gutter, and sidewalk. Quinn offered a substitute motion to include a time limit of not more than one budget year to the temporary waiver of escrow. Sinclair seconded the motion. The motion was voted on and passed unanimously.

The Commission then considered approval of a final plat for Rockwall Towne Centre Phase III located on the north service road of I-30. Couch explained that the only concern regarding the plat was the need for an access easement along the front of the property and the 20 ft. setback needed to meet the required 25 feet. Pat Donovan, Dunning Development, explained that both the requirements could be met and that the same brick would be used on all the businesses locating in the Centre. Seligman made a motion to approve the plat contingent to provision of an access easement through the lots and the required 25 foot setback being met. 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:



motion to approve the site plan/preliminary plat with a temporary waiver of escrow for curb and gutter, storm drainage and sidewalk to be budgeted for fiscal year 1988 and a waiver to paving requirements to allow a gravel drive with plans for a permanent drive to be submitted in fiscal year 1988. Jones seconded the motion. Fox offered an amendment to the motion to include a requirement that the drive be seal-coated, of an all-weather nature, and that road improvements for a permanent drive be completed not later than two years from the date of submittal of plans. Jones seconded the amendment. Miller questioned the City's ability to enforce payment of escrow. Eisen suggested a contractual agreement to insure compliance. The amendment was voted on and passed unanimously. Holt offered another amendment to make site plan/preliminary plat approval subject to the County entering into a contractual agreement regarding the waivers. Welborn seconded the amendment. The amendment was voted on and passed unanimously. The original motion as amended was voted on and passed unanimously.

[Council then considered approval of a final plat for Rockwall Town Centre Phase III located on the north service road of I-30. Fox questioned the extension of a turn lane along Ridge Road. Eisen explained that the turn lane wouldn't apply to this plat as it was located along the service road. Welborn made a motion to approve the final plat subject to the 20 ft. setback being changed to meet a 25 ft. setback and provision of an access easement through all the lots. Holt seconded the motion. The motion was voted on and passed unanimously.]

Council next considered a request from Frank Barber for de-annexation of 224 ft. by 300 ft. of his property that was annexed in 1986 into the City. Holt made a motion to approve the request. Jones seconded the motion. Council briefly discussed the property. The motion was voted on and failed 2 to 5, with all voting opposed except Holt and Jones who voted in favor of the motion.

Council considered approval of an ordinance re-establishing the Texas Power and Light Company franchise on first reading. Jones made a motion to approve the ordinance. Bullock seconded the motion. Couch read the ordinance caption. The motion was voted on and passed unanimously.

Council next considered approval of a contract with the County defining responsibility for road improvements on roads in both the City and County. Fox made a motion to approve the contract. Bullock seconded the motion. The motion was voted on and passed unanimously.

PLANNING AND ZONING ACTION SHEET

Applicant _____ Case No. P428787-18-FP
Property Description Rockwall Town Center III
Case Subject Matter final plat 6.3706 north I-30 SR

CASE ACTION

Date to P&Z March 12 Approved Disapproved Tabled
Conditions access easement provided
20' setback revised to 25' required setback

Date to City Council March 16 Approved Disapproved Tabled
Conditions access easement provided
20' setback changed to meet required 25' setback

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
- Applicant Receipts

Plat/Site Plan Cases

- Application
- Filing Fee
- Plat/Plan
- Engineer's Review
- Consultant's Review
- Agenda Notes
- Minutes
- Correspondence
- B395-396 County File Number
- Applicant Receipts