

City of Rockwall, Texas

Date: 3-18-1987

APPLICATION AND
PRELIMINARY PLAT CHECKLIST

Name of Proposed Subdivision HARBOR LANDING PHASE TWO

Name of Subdivider JERRY W. BIESEL

Address 970 NORTH TOWER 700 NORTH PEARL Phone 8755

DALLAS, TEXAS 75201

Owner of Record SAME AS SUBDIVIDER

Address _____ Phone _____

Name of Land Planner/Surveyor/Engineer HAROLD L. EVANS & ASSOCIATES

Address 2331 GUS THOMASSON ROAD, SUITE 102 Phone 328-8133

Total Acreage 8.0456

Current Zoning SF-10 AND SF-7

No. of Lots/Units 32

Signed _____

The following Preliminary Plat Checklist is a summary of the requirements listed under Section VII of the Rockwall Subdivision Ordinance. Section VII should be reviewed and followed when preparing a Preliminary Plat. The following checklist is intended only as a reminder and a guide for those requirements. Use the space at the left to verify the completeness of the information you are submitting. If an item is not applicable to your plan, indicate by placing a check mark.

INFORMATION

Provided or Not
Shown on Plat Applicable

I. General Information

✓ _____

A. Vicinity map

✓ _____

B. Subdivision Name

✓ _____

C. Name of record owner, subdivider, land planner/engineer

✓ _____

D. Date of plat preparation, scale and north point

II. Subject Property

✓ _____

A. Subdivision boundary lines

✓ _____

B. Identification of each lot and block by number or letter

✓ _____

C. Dimensions, names and description of all public rights-of-way, improvements, easements, parks and open spaces -- both existing and proposed. Locate and identify existing and/or proposed median openings and left turn channelization

✓ _____

D. Proposed land uses, and existing and proposed zoning categories

✓ _____

E. Approximate acreage

✓ _____

F. Typical lot size; lot layout; smallest lot area; number of lots

✓ _____

G. Building set-back lines adjacent to street

✓ _____

H. Topographical information and physical features to include contours at 2' intervals, outlines of wooded areas, drainage areas and 50 and 100 year flood limit lines, if applicable

I. Location of City limit lines, contiguous or within plat area

✓ _____

J. Location and sizes of existing utilities

✓ _____

K. Intended water source and sewage disposal method whether inside city limits or in extraterritorial jurisdiction

III. Surrounding Area

✓ _____

A. The record owners of contiguous parcels of unsubdivided land; names and lot pattern of contiguous subdivisions; approved concept plans or preliminary plats.

✓ _____

B. The approximate location, dimension and description of all existing or proposed lots and blocks, public rights-of-way and easements, parks and open spaces. Specifically indicate how the proposed improvements would relate to those in the surrounding area.

Taken by: _____

File No. _____

Date: _____

Fee: _____

Receipt: _____

PLAT REVIEW

Preliminary Plat
 Final Plat

Name of Proposed Subdivision Harbor Landing - Phase 2
Location of Proposed Subdivision Henry M. Chandler Dr.
Name of Subdivider Jerry Brisel
Date Submitted 3/28/87 Date of Review 3/26/87
Total Acreage 6.85 ac. Number of Lots 32

Review Checklist

	<u>Yes</u>	<u>No</u>	<u>N/A</u>
1. Was the proper application submitted and checked? (attach copy)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. Were the proper number of copies submitted?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3. Is scale 1" = 100' (Specify scale if different <u>1" = 40'</u>)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4. Comments			

Planning and Zoning

1. What is the proposed land use? SF-10 + SF-7 Residential
2. What is the proposed density? N/A
3. What is existing zoning? PTD for SF-10, SF-7
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? needs to be calculated

	<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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. Other	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10. Has the City Planner reviewed and commented on the plan? (If so, attach copy of review.)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11. Does the plan exhibit good planning in general layout, access, and vehicular and pedestrian circulation?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12. Comments:			

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>
<i>Julie Cook</i>	<i>3/26/87</i>	<i>20 min</i>
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

City of Rockwall
Planning and Zoning Applicant Receipt

Date 3/18/87

Applicant _____ Phone _____

Address _____

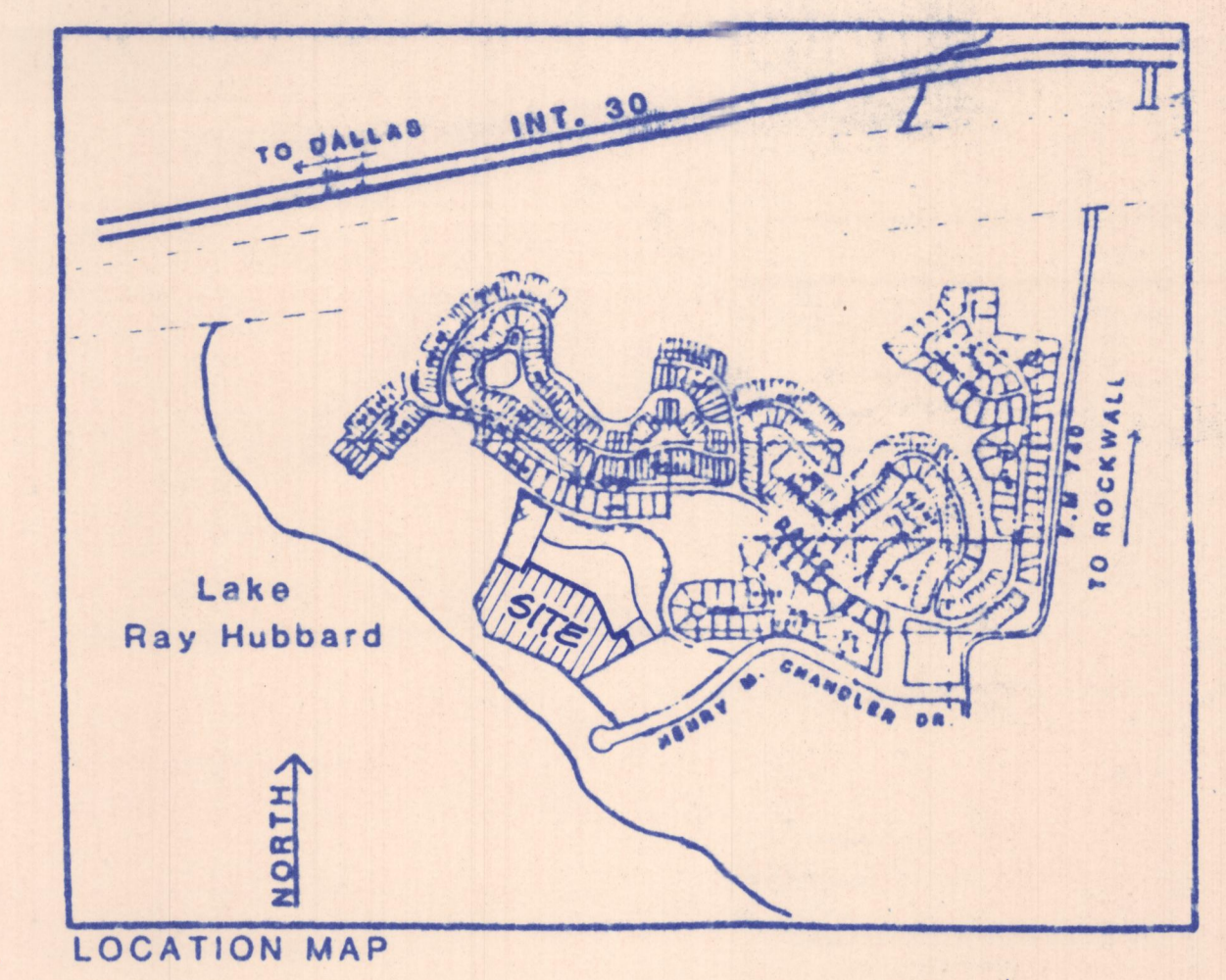
Development Harbor Landing

The following items have been received on this date by the City of Rockwall Administrative Office:

- Site Plan Application
- Prel. Plat Application
- Final Plat Application
- Zone Change Application
- Sign Board Application
- Board of Adj. Application
- Front Yard Fence Application
- CUP Application
- () sets/site plans - Submission # _____
- () sets/prel. plats - Submission # _____
- () sets/final plats - Submission # _____
- () sets/executed final plats/mylars
- () sets/engineer drawings - Submission # _____
- Filing fee \$ 121.00
- Other _____

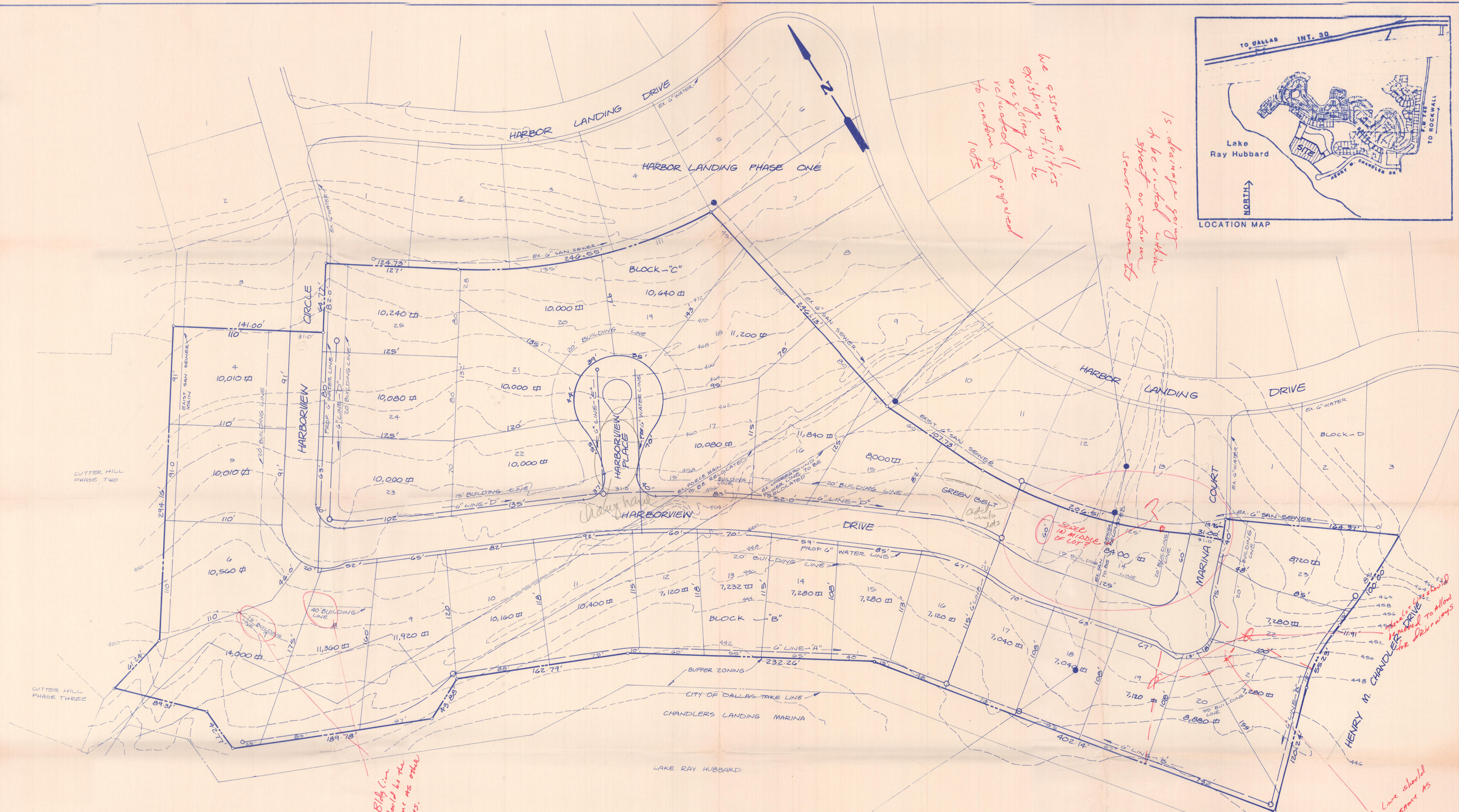
With this application, you are scheduled to appear before the P+Z
on April 9, _____
at 1:30 P.M. at City Hall, 205 W. Rusk, Rockwall,
Texas.

Received By: Mary Nichols



We assume all existing utilities are going to be relocated to conform to proposed lots

15 drainage going to be routed within street or shown sewer easements



Block line should be the same as other lots.

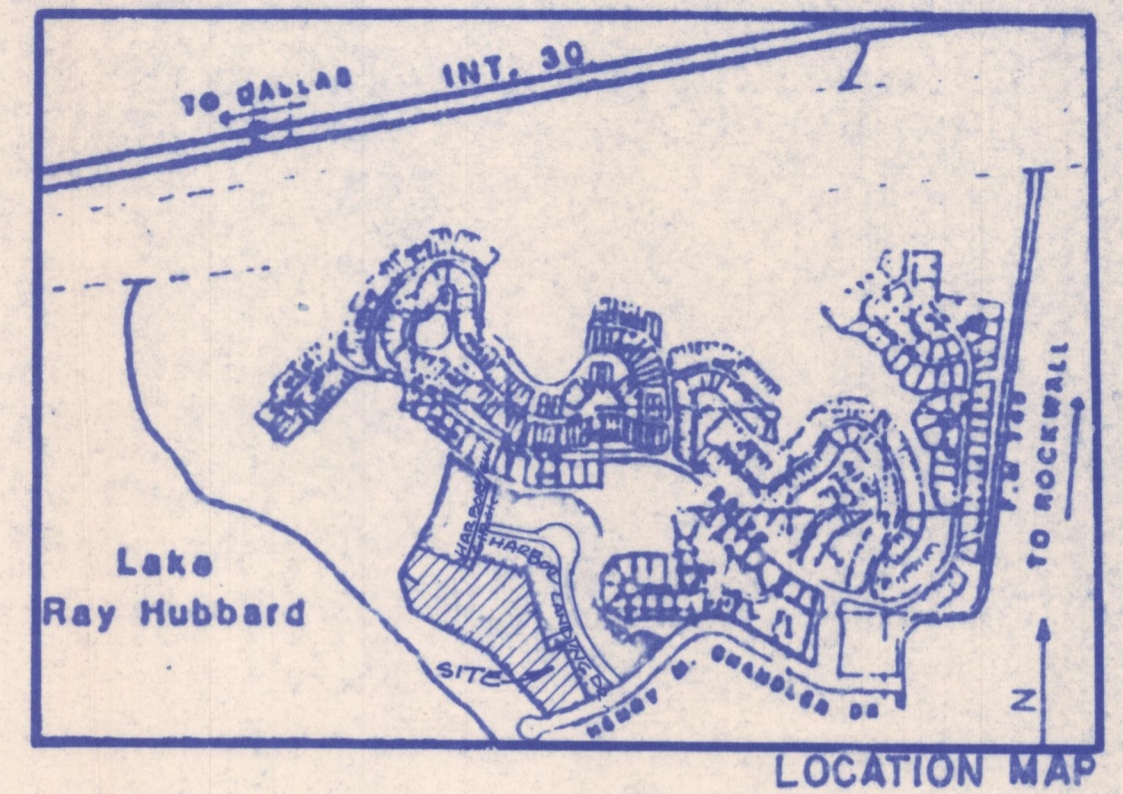
Block line should be the same as other lots.

LOT 4 TO LOT 11 BLOCK "B" SF-10
 LOT 16 TO LOT 25 BLOCK "C" SF-10
 TOTAL SF-10 AREA 4.42 ± AC. = 18 LOTS

LOT 12 TO LOT 23 BLOCK "B" SF-7
 LOT 14 TO LOT 15 BLOCK "C" SF-7
 TOTAL SF-7 AREA 2.43 ± AC. = 14 LOTS

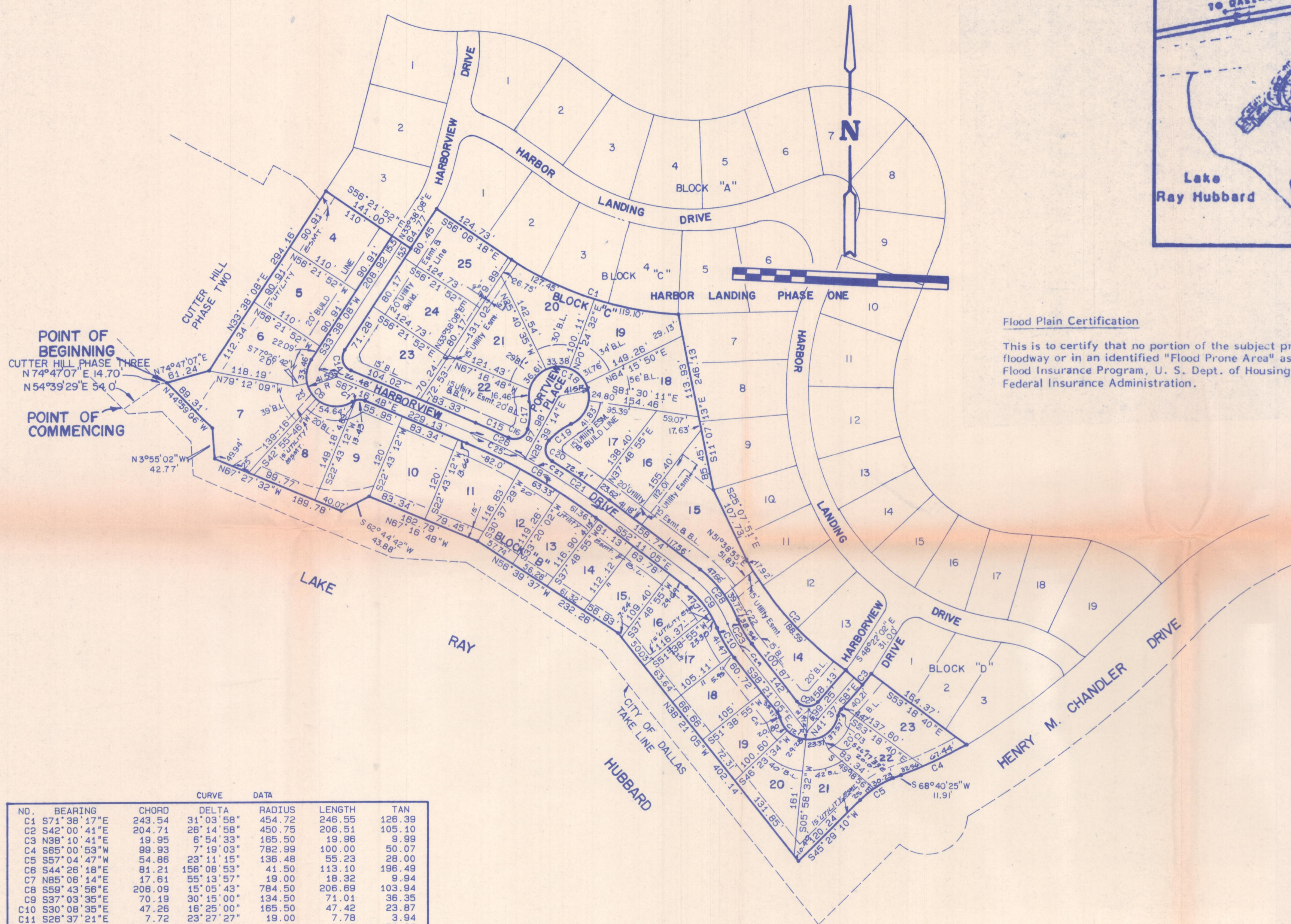
TOTAL 32 LOTS 6.85 AC.

		HAROLD L. EVANS & ASSOCIATES Consulting Engineers P.O. Box 28355 2331 Gus Thomasson Road, Suite 102 Dallas, Texas 75228 (214) 328-8133		PRELIMINARY PLAT HARBOR LANDING PHASE TWO CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS JERRY W. BIESEL OWNER (ph. 357-5676) 970 NORTH TOWER 700 NORTH PEARL DALLAS, TEXAS 75201		SHEET NO. 1 JOB NO. 8755	
REVISION DESCRIPTION	DATE	SCALE	DESIGN	DRAWN			
	3-17-1987	1" = 40'	V.H.	A.S.			



Flood Plain Certification

This is to certify that no portion of the subject property lies within a 100-year floodway or in an identified "Flood Prone Area" as defined by the National Flood Insurance Program, U. S. Dept. of Housing and Urban Development, Federal Insurance Administration.



POINT OF BEGINNING
CUTTER HILL PHASE THREE
N 74° 47' 07" E 14.70'
N 54° 39' 29" E 54.0'

POINT OF COMMENCING

NO.	BEARING	CHORD	CURVE DATA	DELTA	RADIUS	LENGTH	TAN
C1	S 71° 38' 17" E	243.54		31° 03' 58"	454.72	246.55	126.39
C2	S 42° 00' 41" E	204.71		26° 14' 58"	450.75	206.51	105.10
C3	N 38° 10' 41" E	19.95		6° 54' 33"	165.50	19.96	9.99
C4	S 65° 00' 53" W	98.93		7° 19' 03"	782.99	100.00	50.07
C5	S 57° 04' 47" W	54.86		23° 11' 15"	136.48	55.23	28.00
C6	S 44° 26' 18" E	81.21		156° 08' 53"	41.50	113.10	196.49
C7	N 85° 06' 14" E	17.61		55° 13' 57"	19.00	18.32	9.94
C8	S 59° 43' 56" E	208.09		15° 05' 43"	784.50	206.69	103.94
C9	S 37° 03' 35" E	70.19		30° 15' 00"	134.50	71.01	36.35
C10	S 30° 08' 35" E	47.26		16° 25' 00"	165.50	47.42	23.87
C11	S 26° 37' 21" E	7.72		23° 27' 27"	19.00	7.78	3.94
C12	N 88° 28' 11" E	80.75		153° 16' 23"	41.50	111.02	174.69
C13	N 28° 43' 58" E	9.77		29° 47' 59"	19.00	9.88	5.06
C14	S 18° 49' 20" E	29.30		100° 54' 56"	19.00	33.46	23.01
C15	S 85° 31' 13" E	50.08		3° 31' 09"	815.50	50.09	25.05
C16	N 68° 10' 29" E	29.14		100° 07' 45"	19.00	33.20	22.70
C17	N 03° 34' 58" E	38.39		25° 03' 16"	88.50	38.70	19.66
C18	S 61° 20' 46" E	65.78		255° 11' 48"	41.50	184.84	53.89
C19	S 53° 43' 30" W	38.39		25° 03' 16"	88.50	38.70	19.66
C20	S 08° 52' 01" E	29.14		100° 07' 45"	19.00	33.20	22.70
C21	S 55° 33' 29" E	95.97		6° 44' 48"	815.50	96.03	46.07
C22	S 37° 03' 35" E	86.37		30° 15' 00"	165.50	87.38	44.73
C23	S 30° 08' 35" E	38.41		16° 25' 00"	134.50	38.54	19.40
C24	S 88° 21' 34" E	29.11		100° 00' 57"	19.00	33.17	22.65
C25	S 59° 43' 56" E	210.16		15° 05' 43"	800.00	210.77	106.00
C26	S 84° 18' 47" E	82.81		5° 58' 02"	800.00	82.85	41.46
C27	S 56° 45' 55" E	127.78		9° 09' 41"	800.00	127.92	64.10
C28	S 37° 03' 35" E	78.28		30° 15' 00"	150.00	79.19	40.54
C29	S 30° 08' 35" E	42.83		16° 25' 00"	150.00	42.98	21.84

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

HARBOR LANDING PHASE TWO
EDWARD TEAL SURVEY ABSTRACT NO. 207
CITY OF ROCKWALL—ROCKWALL COUNTY, TEXAS
JERRY W. BIESEL OWNER (ph. 357-5676)
970 NORTH TOWER 700 NORTH PEARL DALLAS, TEXAS 75201

SCALE DATE JOB NO.
1" = 100' 4-14-87 8755

OWNERS CERTIFICATE

JERRY W. BIESEL

WHEREAS, Jerry W. Biesel is the owner of a tract of land situated in the Edward Teal Survey, Abstract No. 207 in the City of Rockwall, Rockwall County, Texas, and said tract being a part of a 285.2916 acre tract of land conveyed to Clarke-Frutes Corporation by deed as recorded in Volume 102, Page 895 of the Deed Records of Rockwall County, Texas, and being more particularly described as follows:

COMMENCING at the most Southerly Southeast corner of Cutter Hill, Phase Three, an addition to the City of Rockwall, Rockwall County, Texas as recorded in Slide A, Page 399 of the Deed Records of Rockwall County, Texas, said commencing point being on the City of Dallas Take Line for Lake Ray Hubbard and also being North 46° 18' 55" West a distance of 132.23 feet from the City of Dallas monument T 13-1 and T 11-6;
THENCE: Along the Southerly line of the said Cutter Hill, Phase Three, North 54° 39' 29" East a distance of 54 feet to an iron rod for a corner;
THENCE: North 74° 47' 07" East a distance of 14.70 feet to an iron rod for a corner and the Point of Beginning of this tract;
THENCE: North 74° 47' 07" East along the Southeast line of Cutter Hill, Phase Two, an addition to the City of Rockwall, Rockwall County, Texas as recorded in Slide A, Page 285 of the Deed Records of Rockwall County, Texas, a distance of 61.24 feet to an iron rod for a corner;
THENCE: North 33° 38' 08" East continuing along the Southeast line of the said Cutter Hill, Phase Two, a distance of 294.16 feet to an iron rod for a corner at the Southwest corner of Harbor Landing, Phase One, an addition to the City of Rockwall, recorded in Slide B, Page 362, Plat Records of Rockwall County, Texas;
THENCE: South 56° 21' 52" East along said addition line a distance of 141.00 feet to an iron rod for a corner;
THENCE: North 33° 38' 08" East along said addition line a distance of 64.77 feet to an iron rod for a corner;
THENCE: South 56° 06' 18" East along said addition line a distance of 124.73 feet to an iron rod at the point of curvature of a circular curve to the left;
THENCE: Around said curve in a Southeasterly direction and along said addition line having a central angle of 31° 03' 58", a radius of 454.72 feet, a tangent of 126.39 feet and an arc distance of 246.55 feet to an iron rod for a corner;
THENCE: South 11° 07' 13" East along said addition line a distance of 246.13 feet to an iron rod for a corner;
THENCE: South 25° 07' 51" East along said addition line a distance of 107.73 feet to an iron rod at the point of curvature of a circular curve to the left;
THENCE: Around said curve in a Southeasterly direction and along said addition line having a central angle of 26° 14' 58", a radius of 450.75 feet, a tangent of 105.10 feet and an arc distance of 206.51 feet to an iron rod at the point of tangency of said curve;
THENCE: South 48° 22' 02" East along said addition line a distance of 31.00 feet to an iron rod for a corner on a circular curve to the left;
THENCE: Around said curve in a Northeasterly direction and along said addition line having a central angle of 6° 54' 33", a radius of 165.50 feet, a tangent of 9.99 feet, an arc distance of 19.96 feet and a chord that bears North 38° 10' 41" East a distance of 19.95 feet to an iron rod for a corner;
THENCE: South 53° 18' 40" East along said addition line a distance of 164.37 feet to an iron rod for a corner on the Northwest right-of-way line of Henry M. Chandler Drive; said point also being on a circular curve to the right;
THENCE: Around said curve in a Southwesterly direction along said right-of-way line having a central angle of 7° 19' 03", a radius of 782.99 feet, a tangent of 50.07 feet, an arc distance of 100.00 feet, and a chord that bears South 65° 00' 53" West a distance of 99.93 feet to an iron rod at the point of tangency of said curve;
THENCE: South 68° 40' 25" West a distance of 11.91 feet to an iron rod at the point of curvature of a circular curve to the left;
THENCE: Around said curve in a Southwesterly direction having a central angle of 23° 11' 15", a radius of 136.48 feet, a tangent of 28.00 feet and an arc distance of 55.23 feet to an iron rod at the point of tangency of said curve;
THENCE: South 45° 29' 10" West a distance of 120.24 feet to an iron rod for a corner;
THENCE: North 38° 21' 05" West a distance of 402.14 feet to an iron rod for a corner;
THENCE: North 56° 39' 37" West a distance of 232.26 feet to an iron rod for a corner;
THENCE: North 67° 16' 48" West a distance of 162.79 feet to an iron rod for a corner;
THENCE: South 62° 44' 42" West a distance of 43.88 feet to an iron rod for a corner;
THENCE: North 67° 27' 32" West a distance of 189.78 feet to an iron rod for a corner;
THENCE: North 3° 55' 02" West a distance of 42.77 feet to an iron rod for a corner;
THENCE: North 44° 59' 06" West a distance of 89.31 feet to the Point of Beginning and Containing 350,468 Square Feet or 8.0456 Acres of Land.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:
THAT Jerry W. Biesel, being owner, does hereby adopt this plat designating the hereinabove described property as Harbor Landing Phase Two, and does hereby reserve all rights of the premises to the exclusion of the public, except as described otherwise herein reserving such rights to Jerry W. Biesel, its successors and assigns, and further reserving its private easement for itself, its successors and assigns, at all times hereafter for ingress and egress to and from the herein described tract. Any and all private roads constructed on said property shall not be construed as a grant to the public, but to the contrary, as private ways reserved unto Jerry W. Biesel, its successors and assigns. Provided, however, all private roads, common areas, and/or utility easements are hereby dedicated for mutual use and accommodation of all public utilities and government agencies desiring to use or using same. No buildings shall be constructed or placed upon, over or across the utility easements as described herein. Said utility easements being hereby reserved for the mutual use and accommodation of all public utilities desiring to use or using same. All public utilities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs, or growths which may in any way endanger or interfere with construction, maintenance and efficiency of its respective system on the utility easements. All public utilities shall at all times have the full right of ingress and egress to or from and upon the said utility easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, and adding to or removing all or part of its respective systems without the necessity at any time of procuring the permission of anyone. Any public utility shall have the further right of ingress and egress to private property for the purpose of reading meters and any maintenance and service required or ordinarily performed by that utility. Jerry W. Biesel, its successors and assigns, will be responsible for maintenance of all private streets and drives. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grades of streets in this addition.

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 storms 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 storms 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 _____, Texas, this _____ day of _____, 1987.

STATE OF TEXAS
COUNTY OF _____

This instrument was acknowledged before me on the _____ day of _____, 1987, by Jerry W. Biesel.

Notary Public
My 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

This instrument was acknowledged before me on the _____ day of _____, 1987, by Danny E. Osteen.

Notary Public
My Commission Expires _____

RECOMMENDED FOR FINAL APPROVAL

City Manager
Date

APPROVED

Chairman, Planning and Zoning Commission
Date

I hereby certify that the above and foregoing plat of Harbor Landing Phase Two, an addition 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 approved 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 OUR HANDS, this _____ day of _____, 1987.

Mayor, City of Rockwall

City Secretary, City of Rockwall

3
8

HAROLD L. EVANS CONSULTING ENGINEER 2331 GUS THOMASSON RD. SUITE 102 DALLAS, TEXAS 75228 PHONE (214) 328-8133			HARBOR LANDING PHASE TWO EDWARD TEAL SURVEY ABSTRACT NO. 207 CITY OF ROCKWALL—ROCKWALL COUNTY, TEXAS JERRY W. BIESEL OWNER (ph. 357-5676) 970 NORTH TOWER 700 NORTH PEARL DALLAS, TEXAS 75201		
SCALE	DATE	JOB NO.			
NONE	4-14-87	8755			

TELEPHONE POST N7174

MANDATORY PARKLAND DEDICATION
NEIGHBORHOOD PARKLAND
CALCULATION SHEET

P&Z Case NO. 87-20-PP

Submitted by Jerry W. Biesel

Description Harbor Landing Phase Two NP District NP 22

Calculation Information

I. Total number of residential units which NP 22 is projected to have when fully developed.

Total projected population NP 22 (Park Plan): 4644

Mean Household Size (NCTCOG): 2.82

Calculation

$$4644 \div 2.82 = 1,646.81$$

II. Pro rata share of required dedication for Harbor Landing, Phase Two

Total number of residential units which NP22 is projected to have when fully developed: 1,646.81

Total number of units proposed for Harbor Lndg. Phase 2 = 32

Calculation

32 units is 1.94% of 1,646.81

1.94% of 6.2 acres (total Neighborhood Park requirement of NP 22 from Park Plan) = .12028 Acres

PARK BOARD RECOMMENDATION

Developer pro rata share: .12028 acres

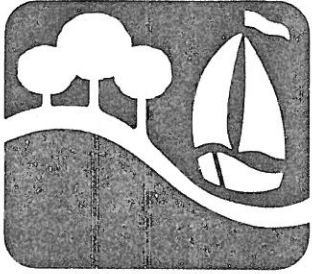
Contribution: Cash (by ordinance)

Per Acre Amount: to be determined by appraisal

Contribution: .12028 acres x appraised per acre amount = \$contribution

APPROVED

RECOMMENDATION: The Parks and Recreation Board voted unanimously to recommend to the Planning and Zoning Commission and City Council that the provisions of Section IX, Ordinance 87-1 apply to this development. This section exempts developments located within a private community which meets or exceeds its pro rata share of recreational areas (privately) from the requirements to dedicate land or donate cash. As a part of Chandlers Landing, this development qualifies for this exemption.



CITY OF ROCKWALL
"THE NEW HORIZON"

March 25, 1987

Jerry W. Biesel
970 North Tower
700 North Pearl
Dallas, TX 75201

Dear Mr. Biesel,

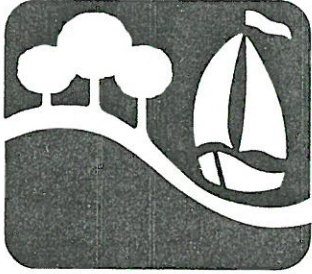
Your application and filing fee have been received for a preliminary plat of Harbor Landing Phase II. The Planning and Zoning Commission will consider approval of the plat on April 6th, at 7:30 P.M. in City Hall, 205 West Rusk.

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

Sincerely,

Mary Nichols
Administrative Aide

MN/ss



CITY OF ROCKWALL

"THE NEW HORIZON"

April 13, 1987

Mr. Jerry W. Biesel
970 North Tower
700 North Pearl
Dallas, Texas 75201

Dear Mr. Biesel:

On April 9, 1987, the Rockwall Planning and Zoning Commission recommended approval of a preliminary plat for Harbor Landing Phase II subject to the following conditions:

- 1) one street name be given for street indicated as Harborview Circle/Harborview Drive/Marina Court; Marina is not a recommended street name as a street by that name currently exists
- 2) the greenbelt be incorporated into Lots 14 and 15, Block C
- 3) revision to lots with minimal frontage.

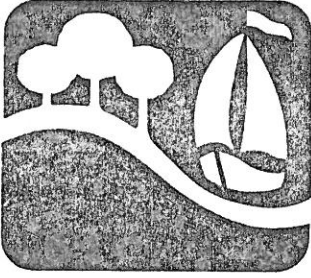
The City Council will consider approval of the plat on April 20th at 7:00 P.M. in City Hall, 205 West Rusk. Please call me if you have any questions.

Sincerely,

Mary Nichols

Mary Nichols
Administrative Aide

CC: Van Hall
MN/mmp



CITY OF ROCKWALL
"THE NEW HORIZON"

April 29, 1987

Mr. Jerry Biesel
97 North Tower
700 North Pearl
Dallas, Texas 75201

Dear Mr. Biesel:

On April 20, 1987, the Rockwall City Council approved a preliminary plat for Harbor Landing Phase II. The final plat has been scheduled for consideration by the Planning and Zoning Commission on May 14th and by the City Council on May 18th.

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

Sincerely,

Mary Nichols

Mary Nichols
Administrative Aide

CC: Harold Evans
MN/mmp

Agenda Notes

P&Z - 4/9/87

IV. C. P&Z 87-20-PP - Discuss and Consider Approval of a Preliminary Plat for Harbor Landing Phase II

We've received a preliminary plat for the second phase of Harbor Landing. The plat consists of 32 lots, 18 of them 10,000 sq. ft. or more, and all others meeting SF-7 sign requirements. This plat does conform to the zoning line established in the PD.

There are several technical changes we would like to see. The street names are confusing with Harborview Place, Circle and Drive, and we already have a Marina Drive. We have asked them to change those. We have also asked them to incorporate the greenbelt into the 2 adjacent lots and to add more lot frontage to lots 20 and 21.

The Park Board has recommended that the Mandatory Park Land Dedication Ordinance does not apply to this project because it is a private development.

Agenda Notes

City Council - 4/20/87

V. B. P&Z 87-20-PP - Discuss and Consider Approval of a Preliminary Plat for Harbor Landing Phase II

We've received a preliminary plat for the second phase of Harbor Landing. The plat consists of 32 lots, 18 of them 10,000 sq. ft. or more, and all others meeting SF-7 sign requirements. This plat does conform to the zoning line established in the PD.

There are several technical changes we would like to see. The street names are confusing with Harborview Place, Circle and Drive, and we already have a Marina Drive. We have asked them to change those. We have also asked them to incorporate the greenbelt into the 2 adjacent lots and to add more lot frontage to lots 20 and 21. They have agreed to make all these changes and they are reflected on the final plat.

The Park Board has recommended that the Mandatory Park Land Dedication Ordinance does not apply to this project because it is a private development.

The Planning and Zoning Commission has recommended approval of the preliminary plat with these conditions.

remainder of the tract. After further discussion Bullock made a motion to table the second reading of this ordinance. Jones seconded the motion. The motion was voted on and passed unanimously.

Chairman Don Smith then gave the Planning and Zoning Commission Chairman's report. He stated that the site plans and plats that the Commission had made recommendations on were all fairly standard and that the Commission had recommended approval of all of these with a few contingencies. Fox questioned whether the twelve foot rule had been taken into consideration with regard to the preliminary plat for Harbor Landing Phase II. Smith explained that the plat was two dimensional and the twelve foot rule had not been discussed.

The Council then considered approval of a site plan submitted by Cecil Self in the Bodin Industrial Park located in I-30. Couch explained the applicant's request and added that Mr. Self needed to add one additional parking space in order to meet the City's parking requirements. Cecil Self addressed the Council and explained that the shell building was intended for lease and that he would add the additional space. Miller confirmed that the site plan met the City's landscaping requirements. Fox then made a motion to approve the site plan with the addition of one parking space. Bullock seconded the motion. The motion was voted on and passed unanimously.

[The Council then considered approval of a preliminary plat for Harbor Landing Phase II. Couch noted a few technical changes that Staff had requested the applicants to make, including changing certain street names and certain lot lines. She added that the Staff and Planning and Zoning Commission did not discuss grades or elevations. City Manager Bill Eisen explained that litigation was pending in Court regarding elevations in Harbor Landing Phase I. He stated that a Court decision would be necessary prior to beginning of construction. Council discussed whether or not to table the plat and whether the City could approve the preliminary plat prior to a Court decision. Van Hall, Consulting Engineer, explained the lot layouts, the dimensions, and added that at this point it was necessary to proceed with engineering. City Attorney Pete Eckert explained that Council still had the option to deny or table the application at the final plat stage. Luby stated that he liked the layout, but the grade levels and heights needed to be addressed prior to approval of the plat. After further discussion Welborn made a motion to approve the preliminary plat. Jones seconded the motion. The motion was voted on and passed unanimously.]

PLANNING AND ZONING ACTION SHEET

Applicant Jerry Bissel Case No. 27-20-PP
Property Description Harbor Landing Phase II
Case Subject Matter preliminary plat

CASE ACTION

Date to P&Z April 9 Approved Disapproved Tabled

Conditions street name change, greenbelt incorporated into adjacent lots, revision to lots with minimal setbacks

Date to City Council April 20 Approved Disapproved Tabled

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
- Applicant Receipts

Plat/Site Plan Cases

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