

FINAL PLAT

1 of 2

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

SCALE	DATE	JOB NO.
1"=40'	7-28-87	87172

REPLAT OF LOTS 17 & 18 OF BLOCK J
OF THE SHORES PHASE ONE
THOMAS DEAN SURVEY ~ ABST. NO. 69
ROCKWALL, ROCKWALL COUNTY, TEXAS

JOE HOLT
 1213 W. AVE. A, P.O. BOX 469005 GARLAND, TEXAS 75046
 OWNER

RECOMMENDED FOR FINAL APPROVAL

City Manager

Date

APPROVED

Chairman, Planning and Zoning Commission

Date

I hereby certify that the above and foregoing plat of a Replat of Lots 17 & 18, Block J of The Shores Phase One, 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

STATE OF TEXAS
COUNTY OF ROCKWALL

OWNERS CERTIFICATE

WHEREAS, Joe Holt is/are the owner(s) of a tract of land situated in the Thomas Dean Survey, Abstract No. 69, Rockwall County, Texas, and being more particularly described as follows:

BEING All of Lots 17 & 18 of Block J of The Shores Phase One, an addition to the City of Rockwall, as described by file plat recorded on Slide A at Pages 299-302 of the Plat Records of Rockwall County, Texas.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT Joe Holt being owner, do/does hereby adopt this designating the hereinabove described property as a Replat of Lots 17 & 18 of Block J of The Shores Phase One, Rockwall County, Texas, and do/does hereby dedicate to the public use forever the streets and alleys shown thereon, and do/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 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 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 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, storm sewers, water, sanitary sewer and alleys, 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 /OUR HAND(S) at _____, Texas, this _____ day of _____, 1987.

JOE HOLT

STATE OF TEXAS
COUNTY OF _____

This instrument was acknowledged before me on the _____ day of _____, 1987, by Joe Holt

Notary Public
My Commission Expires _____

SURVEYOR'S CERTIFICATE

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Harold L. Evans, 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.

Harold L. Evans, P.E., Registered Public Surveyor No. 2146

STATE OF TEXAS
COUNTY OF DALLAS

This instrument was acknowledged before me on the _____ day of _____, 1987, by Harold L. Evans.

Notary Public
My Commission Expires _____

FINAL PLAT

2 of 2

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

SCALE	DATE	JOB NO.
NONE	7-28-87	87172

**REPLAT OF LOTS 17 & 18 BLOCK J
OF THE SHORES PHASE ONE**
THOMAS DEAN SURVEY ~ ABST. NO. 69
ROCKWALL, ROCKWALL COUNTY, TEXAS

JOE HOLT
1213 W. AVE. A, P.O. BOX 469005
GARLAND, TEXAS 75046

OWNER

PLAT REVIEW

* Preliminary Plat
* Final Plat *Replat*

* Name of Proposed Subdivision *Shows Phase I*

* Location of Proposed Subdivision *lots 17-18 Block J*

* Name of Subdivider *Andy Speck / Joe Hall*

* Date Submitted *7/27/87* Date of Review _____

* Total Acreage _____ * No. of Lots *2*

Review Checklist

	<u>Yes</u>	<u>No</u>	<u>N/A</u>
* 1. Was the proper application submitted <u>and checklist?</u> (attach copy)			
* 2. Were the proper number of copies submitted?	<u><i>✓</i></u>	_____	_____
* 3. Is scale 1" = 100' (Specify scale if different) Scale = <u><i>1" = 40'</i></u>	_____	<u><i>✓</i></u>	_____
* 4. Is the subdivision name acceptable?	<u><i>✓</i></u>	_____	_____
5. Comments:			

13. Does the plan exhibit good planning in general layout, access, and vehicular and pedestrian circulation?

14. Comments:

Yes No N/A

Engineering

1. Streets and Traffic

a. Does the plan conform to the Master Thoroughfare Plan?

b. Is adequate right-of-way provided for any major thoroughfares or collectors?

c. Is any additional right-of-way provided for all streets and alleys?

d. Is any additional right-of-way required?

e. Is there adequate road access to the proposed project?

f. Will escrowing of funds or construction of sub-standard roads be required?

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. Are the street names acceptable? _____
- j. Is a traffic analysis needed? _____
- k. 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 off site easements required? _____
- h. Have all appropriate agencies reviewed and approved plans?
 - 1. Electric _____
 - 2. Gas _____
 - 3. Telephone _____
 - 4. Cable _____

- i. Does the drainage conform to City regulations and specifications?
- j. Do the water and sewer plans conform to City regulations and specifications?
- k. Is there adequate fire protection existing or planned?
- l. Comments:

_____	_____	_____
_____	_____	_____
_____	_____	_____

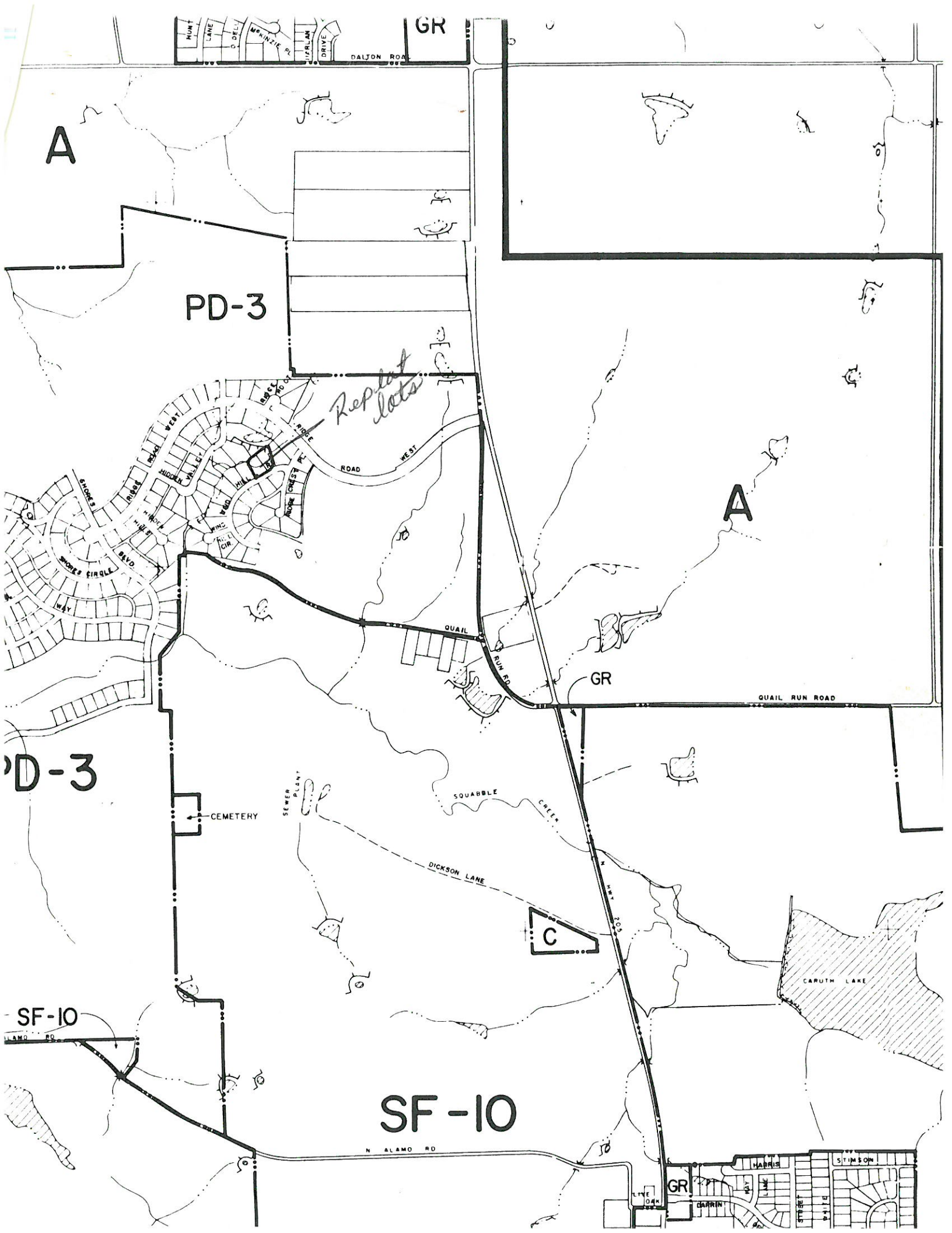
General Requirements

- 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>
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____



GR

A

PD-3

Replot lots

A

GR

PD-3

CEMETERY

SEWER PLANT

SQUABBLE CREEK

DICKSON LANE

C

CARUTH LAKE

SF-10

SF-10

N ALAMO RD

GR

HARRIS

STIMSON

LIVE OAK

DAVY

DAVY

DAVY

DAVY

DAVY

DAVY

DAVY

DAVY

DAVY

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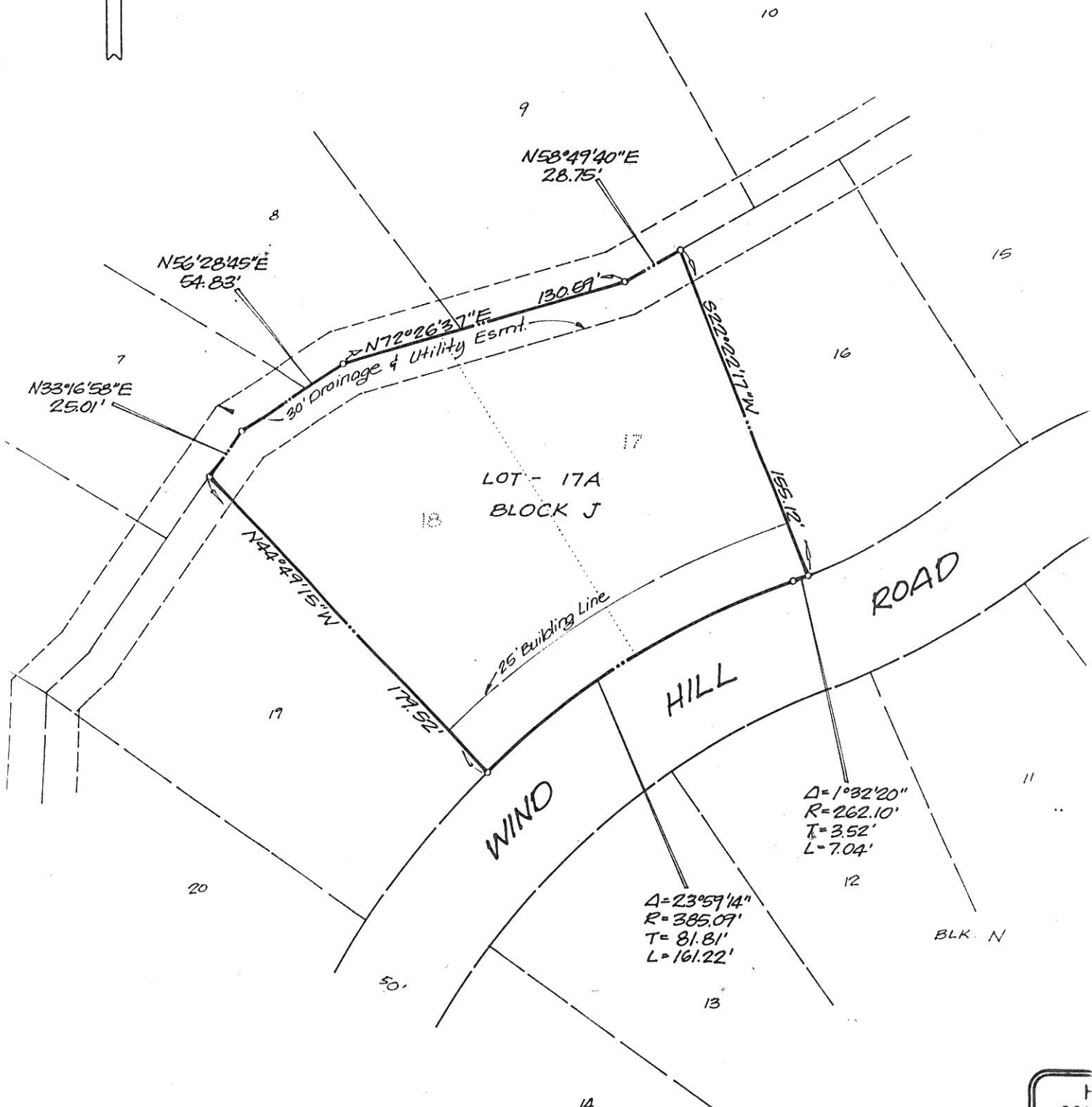
DAVY

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DAVY

DAVY



T
CON
2331 G
SCA1
1" = 4'

ZONING CHANGE/CONDITIONAL USE PERMIT/PLANNED DEVELOPMENT/
PRELIMINARY PLAN/DEVELOPMENT PLAN

ACTION RECORD

Case No: P+28752 FP

Location: Shores Phase I

- Application Reviewed..... _____
- File Created ✓
- Filing Fee Paid/Receipt in File..... ✓
- Issued Receipt for Application..... _____
- Review form prepared/^{initial}partial review completed..... ✓
- Circulated Review through:
 - Staff Review:..... _____
 - Assistant City Manager..... _____
 - Scheduled for P&Z meeting..... 8/13/87
 - Notice Sent:
 - Newspaper..... 7/28
 - Surrounding property owners..... 7/31
 - Sign placed on property..... _____
 - Tallied responses to notices _____
 - Prepared notes and supporting information for P&Z..... _____
 - Notified applicant of results ^{and of} Council date..... _____

after Pt 2 consideration.

~~If approved:~~

Scheduled for City Council.....

Notice sent to newspaper.....

Notice sent to property owners.....

Prepared notes and supporting information for City Council.....

If approved:

Notified applicant of results.....

Prepared ordinance.....

1st reading of ordinance.....

2nd reading of ordinance.....

Caption to newspaper.....

Update office map.....

Notified Inspection Dept. of change.....

Included map in update file.....

Included in CUP list (if applicable).....

↪ Permit activated within 6 months.....

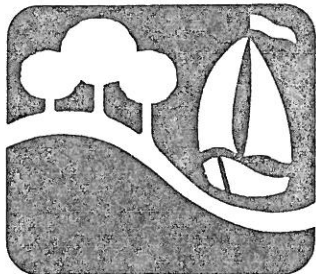
↪ If not activated, applicant notified permit is void.....

Included in PD file (if applicable).....

The Shores Replat

Lots 17-18, Block Q, Shores Phase 1
all lots within 500 feet

Lot 15, Block N.	Bruce Caskey	4737 Redwood Dr.	Garland 75043
Lot 14, Block N.	Garth Wills	1925 Wind Hill Rd	
Lot 13, Block N.	Thomas Boldin	1935 Wind Hill Rd	
Lot 12, Block N.	Ronny Pirtle	1945 Wind Hill Rd	
Lot 11, Block N.	Johnny Harlow	1955 Wind Hill Rd	
Lot 10, Block N.	Carl Cotten	1965 Wind Hill Rd	
Lot 14, Block J.	John Battaglia	1990 Wind Hill Rd	
Lot 15, Block J.	Home Savings	5151 5151 Belt Line Rd	of America
Lot 16, Block J.	"		Dallas TX 75240
Lot 8, Block N.	Heather McDonald/ Kenneth Lameiras	1900 Ridgecrest Place	
Lot 9, Block N.	Elmer Bowhall	1910 Ridgecrest Place	
Lot 19, Block J.	Donald Stroessner	1940 Wind Hill Rd	
Lot 20, Block J.	Home Savings		
Lot 21, Block J.	"		
Lot 22, Block J.	David Shibley	Rt 1 #17 Amity Ln.	Rockwall
Lot 4, Block J.	Home Savings		
Lot 5, Block J.	Kenneth Teel	1126 Signal Ridge	Rockwall
Lot 6, Block J.	John Camp	1955 Hidden Valley	"
Lot 7, Block J.	William Mickus	1965 Hidden Valley	
Lot 8, Block J.	Marvin Fletcher	1975 Hidden Valley	
Lot 9, Block J.	Ted Hoisington Theodore	1985 Hidden Valley	
Lot 10, Block J.	William Reece	1005 Ridge Road West	
Lot 12, Block J.	"	"	
Lot 9, Block L	Samuel Williams	1980 Hidden Valley	Grady Ford 1940 Hidden Valley
Lot 10, Block L	Jerry Littlefield	1970 Hidden Valley	Shelley Young 1930 Hidden Valley
Lot 11, Block L	Charles Grayson	1960 Hidden Valley	
Lot 12, Block L	Michael Ledford	1950 Hidden Valley	



CITY OF ROCKWALL
"THE NEW HORIZON"

August 6, 1987

Mr. Joe Holt
1213 West Avenue A
Garland, Texas 75046

Dear Mr. Holt:

Your application for a replat of Lots 17 and 18, Block J, Phase I of The Shores has been scheduled to be considered by the Planning and Zoning Commission on August 13th at 7:30 P.M. in City Hall and considered by the City Council on August 17th at 7:00 P.M. in City Hall.

As the applicant, it is important that you are represented at these meetings. Please feel free to call me if you have any questions.

Sincerely,

Mary Nichols

Mary Nichols
Administrative Aide

CC: Harold Evans
MN/mmp

III. B. P&Z 87-52-FP - Hold Public Hearing and Consider
Approval of a Replat of Two Lots Located within Phase
I of The Shores

We have received a request to consider replatting two existing lots in The Shores into one lot. Mr. and Mrs. Speck are planning to construct one house on these lots, and they need to replat the lots so that the house will not encroach across existing lot lines. Because it is a replat in an existing residential area, a public hearing must be held. Attached you will find a location map and copy of the replat.

MINUTES OF THE PLANNING AND ZONING COMMISSION
August 13, 1987

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

The Commission first considered approval of the minutes of July 9, 1987. Seligman made a motion to approve the minutes as submitted. Quinn seconded the motion. The motion was voted on and passed with all in favor except Plagens who abstained.

Smith opened a public hearing and the Commission considered approval of an amendment to the Comprehensive Zoning Ordinance to amend the current requirements for accessory structures in residential areas. Couch outlined the requirements that the Commission had discussed recommending at the last meeting. The alternative would allow one detached garage not exceeding 15 feet in height and 900 square feet as an accessory to a residence on the same lot. The exterior covering would be required to contain the same materials, excluding glass, as found on the main structure and generally in the same proportion. Two accessory buildings would be allowed not exceeding 15 feet in height and 225 square feet. Accessory buildings, excluding greenhouses, would contain only materials found on the main structure. Couch added that the current requirements regarding the sum total floor area of accessory structures would remain. Seligman confirmed that portable buildings were not considered accessory buildings. Couch explained that cabanas, greenhouses and storage sheds were examples of accessory structures. At this time Bill Sinclair joined the meeting. Quinn confirmed that the Planning and Zoning Commission intended the revision to allow one detached garage and two accessory buildings. Couch pointed out that the Commission had originally discussed allowing three accessory buildings and had reduced this to two. Seligman made a motion to recommend amending the requirements for accessory structures as outlined by Couch and as written in Alternative Four presented in the packet. Plagens seconded the motion. The motion was voted on and passed unanimously.

The Commission then held a public hearing and considered approval of a replat of two lots located within Phase I of The Shores. Couch explained that the applicant proposed to replat two lots which met "SF-10" requirements into one large lot. Andy Speck told the Commission that by removing the center lot line, he could build towards the center of the lot and save a great many large trees while enlarging the lot. Seligman made a motion to recommend approval of the replat. Plagens seconded the motion. The motion was voted on and passed unanimously.

The Commission then considered approval of a request from Bill Lofland for a final plat on Park Place No. 1, a one lot subdivision located on Ridge Road. Couch explained that the surveyor representing the applicant had planned to attend but was taken ill.

He had asked for the Commission to consider the item even though the applicant was out of town. She explained that the plat met all requirements as submitted and that although an appraisal was yet to be done on the lot, the applicant agreed to escrow for parkland dedication. Staff estimated the amount between \$200 and \$300. Smith confirmed that no right-of-way dedication was necessary on Ridge Road. Seligman made a motion to recommend approval of the plat subject to the applicant escrowing for parkland dedication estimated between \$200 and \$300. Plagens seconded the motion. The motion was voted on and passed unanimously.

The Commission then considered approval of a request from Randy Sanders for a site plan for building expansion at Tejanos located on Whitehills Drive. Couch pointed out the location of the expansion and explained that although the existing landscaping was not irrigated, Sanders did propose to irrigate the newly landscaped areas. She explained that he planned to concrete both new and old parking areas as well as screen the dumpster. She explained that the applicant had agreed to add two planter islands, two feet in width to help break up the parking. Walker Rowe, the builder, explained that the proposed drive off the I-30 service road was not possible at this time due to cost imposed by the State. The Commission discussed the amount of additional seating, the location of the dumpster and the practicality of the two foot wide islands. Plagens stated preference for the 20' x 30' corner to be landscaped with trees as opposed to the islands. Sinclair questioned the irrigation of existing landscaping. Sanders explained that he had a contract for landscaping and that the property was well maintained. Quinn made a motion to recommend approval of the site plan as submitted with irrigated landscaping containing trees in the northwest corner, removal of the islands, and retaining the proposed drive off the service road to be allowed but not required for future construction. Crumbley seconded the motion. The motion was voted on and passed unanimously.

The Commission then considered approval of a revised development plan for a proposed park area located within Chandlers Landing. Couch explained that the north corner of the park area had been shifted to allow rear entry access to a lot north of the park. Peter Oetking stated that he had asked for rear entry access when he bought the lot. He explained that rear entry was more attractive, reduced traffic and would provide a retaining wall protecting the playground area. After discussion, Seligman made a motion to recommend approval. McCall 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 _____

CITY OF ROCKWALL
Council Agenda

AGENDA DATE August 17, 1987

AGENDA NO. IV. E

AGENDA ITEM P&Z 87-52-FP - Hold Public Hearing and Consider Approval of a Replat of Two Lots Located within Phase I of The Shores

ITEM GENERATED BY Applicant - Mr. and Mrs. Speck

ACTION NEEDED Hold public hearing and approve or deny replat.

BACKGROUND INFORMATION

We have received a request to consider replatting two existing lots in The Shores into one lot. Mr. and Mrs. Speck are planning to construct one house on these lots, and they need to replat the lots so that the house will not encroach across existing lot lines. Because it is a replat in an existing residential area, a public hearing must be held. Attached you will find a location map and copy of the replat.

The Planning and Zoning Commission has unanimously recommended approval.

ATTACHMENTS 1. Location map
2. Replat

AGENDA ITEM Speck Replat

AGENDA NO. IV. E

PLANNING AND ZONING ACTION SHEET

Applicant Joe Halt/Andy Speck Case No. P+Z 87-52-PP
 Property Description replat Shows Phase I
 Case Subject Matter replat of lots 17-18 Block J

CASE ACTION

	<u>Approved</u>	<u>Disapproved</u>	<u>Tabled</u>
Date to P&Z <u>8/13</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Conditions _____			

Date to City Council <u>8/17</u>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Conditions _____			

Application Withdrawn 8/17/89

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

PUBLIC NOTICE

On August 13, 1987, the Rockwall Planning and Zoning Commission and on August 17, 1987, the Rockwall City Council will hold a public hearing to consider a request for a replat of Lots 17 and 18, Block J, of The Shores, Phase 1, more commonly known as 1950 and 1960 Wind Hill Road, into one lot for the purpose of constructing one single family home. The two lots would be redesignated as Lot 17A which will contain over 26,000 square feet.

The hearing before the Planning and Zoning Commission is scheduled at 7:30 P.M. and the hearing before the City Council is scheduled at 7:00 P.M. Both hearings will take place at City Hall, 205 West Rusk, Rockwall, Texas. All interested persons are invited to attend. If you cannot attend and you wish to express an opinion concerning this request, you may send a response to:

Planning and Zoning Department
City of Rockwall
205 West Rusk
Rockwall, Tx. 75087

PUBLIC NOTICE

The Rockwall Planning and Zoning Commission will hold a public hearing on August 13, 1987, at 7:30 P.M. in City Hall, 205 West Rusk, Rockwall, Texas, to consider the following items:

1. A request from the First United Methodist Church for approval of a Conditional Use Permit for the existing church site on Damascus Road off of SH-205.
2. A request from Eloise Cullum for a change in zoning from "SF-10", Single Family zoning to "GR" General Retail zoning on a portion of Lot 5, Block F, Sanger Addition, more commonly known as 106 Ross Avenue.
3. A request from Mr. Speck for a replat of lots 17 and 18, Block J, The Shores Phase I located on Windhill Road in The Shores into one lot for the purpose of constructing one single family home.

PUBLIC NOTICE

The Rockwall City Council will hold a public hearing on August 17, 1987, at 7:00 P.M. in City Hall, 205 West Rusk, Rockwall, Texas, to consider approval of a replat of Lots 17 and 18, Block J, The Shores, Phase I located on Windhill Road, into one single family lot for the construction of one single family home.