

Date: 9-21-87

APPLICATION AND  
PRELIMINARY PLAT CHECKLIST

Name of Proposed Subdivision THE SHORES PHASE TWO

Name of Subdivider BURGY - MILLER, INC

Address 319 YACHT CLUB DRIVE (ROCKWALL) Phone 722-2607

Owner of Record SAME AS SUBDIVIDER

Address \_\_\_\_\_ Phone \_\_\_\_\_

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

Address 2331 GUS THOMASSON RD. DALLAS, TX Phone 328-8133

Total Acreage 19.0

Current Zoning P.D.-3

No. of Lots/Units 60

Signed Pete Nelson

The following Preliminary Plat Checklist is a summary of the requirements listed under Section VII of the Rockwall Subdivision Ordinance. Section V 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 Stouss Phase II

\* Location of Proposed Subdivision PD 3

\* Name of Subdivider Bugy Miller

\* Date Submitted 9/21 Date of Review \_\_\_\_\_

\* Total Acreage 19 \* No. of Lots 60

Review Checklist

	<u>Yes</u>	<u>No</u>	<u>N/A</u>
* 1. Was the proper application submitted <del>and checklist?</del> (attach copy)			
* 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) Scale = _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
* 4. Is the subdivision name acceptable?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5. Comments:			

stud offset  
 street names  
 adjacent prop owners  
 crossing for traffic signal

Planning and Zoning

1. What is the proposed use? SF
  2. What is the proposed density? N/A
  3. What is the existing zoning? ~~PD-SF-7 SF-84~~ PD-SF-<sup>9</sup>~~10~~
- |  | <u>Yes</u>                          | <u>No</u>                           | <u>N/A</u>                          |
|--|-------------------------------------|-------------------------------------|-------------------------------------|
| 4. Is the plan zoned properly?   | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            |
| 5. Does the use conform to the Land Use Plan?  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            |
| 6. Is this tract taken out of a larger tract   | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            |
| 7. Will the development landlock another property?   | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| 8. Is this project subject to the provisions of the Concept Plan Ordinance?  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| 9. Has a Concept Plan been provided and approved   | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| 10. Does the plan conform to the Master Park Plan?   | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| 11. Does plan conform to the Comprehensive Zoning Ordinance of approved PD Ordinance?<br><i>park land dedication</i> |                                     |                                     |                                     |
| a. Lot Size  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            |
| b. Building Line <i>needs to be 25' per PD ord.</i>  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| c. Parking   | <input type="checkbox"/>            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| d. Buffering   | <input type="checkbox"/>            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| e. Site Plan   | <input type="checkbox"/>            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| f. Other   | <input type="checkbox"/>            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| 12. Has the City Planner reviewed and commented on the plan?<br>(If so, attach copy of Review)                       | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |

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

✓      \_\_\_\_\_      \_\_\_\_\_

14. Comments: *there is an offset intersection on a curve that needs to be corrected*

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?

*offset intersection* \_\_\_\_\_      ✓      \_\_\_\_\_

h. Do the streets and alleys conform to City regulations and specifications?

✓      \_\_\_\_\_      \_\_\_\_\_



- 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

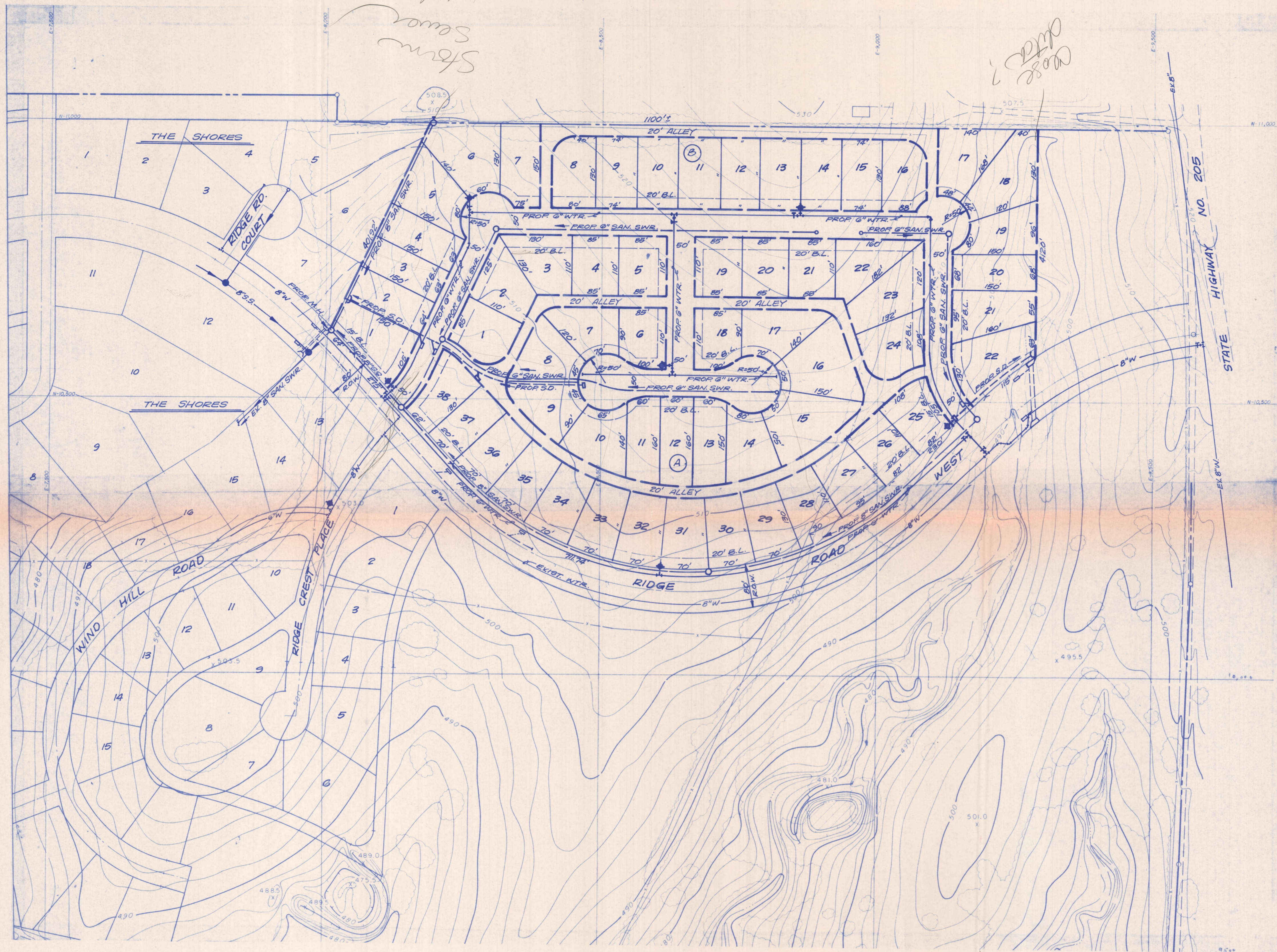
<u>Name</u>	<u>Date</u>	<u>Time Spent (hours)</u>
<u>Julio Vent</u>	<u>9/23/87</u>	<u>30 min</u>
_____	_____	_____
_____	_____	_____
_____	_____	_____





*Storm Sewer  
what looks like close*

*2000  
8000*



PLANNED DEVELOPMENT  
 \* 130 ACRES ±  
 \* 9000 S.F. LOTS MIN.  
 \* 60 LOTS

REVISION DESCRIPTION	DATE	SCALE	DESIGN	DRAWN	<b>HAROLD L. EVANS &amp; ASSOCIATES</b> Consulting Engineers P.O. Box 28355 2331 Gus Thomasson Road, Suite 102 Dallas, Texas 75228 (214) 328-8133	<b>PRELIMINARY PLAT</b> <b>THE SHORES ~ PHASE TWO</b> CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS	SHEET NO. <b>1</b> 1
	9-18-87	1" = 100'	H.L.E. #A.	H.L.E. #A.			



If final plat approved:

Changes required made to plat.....\_\_\_\_\_

Copies of plat signed by:

Owner.....\_\_\_\_\_

Surveyor.....\_\_\_\_\_

Notary.....\_\_\_\_\_

Approval dates for P&Z & Council on plats.....\_\_\_\_\_

Plats signed by:

P&Z Chairman.....\_\_\_\_\_

Mayor.....\_\_\_\_\_

City Secretary.....\_\_\_\_\_

Mylar filed with County.....\_\_\_\_\_

Slide No. recorded on all others.....\_\_\_\_\_

Listed in Plat Indexes.....\_\_\_\_\_

*Added ~~to~~ Plat to plat map*  
Copy files with: \_\_\_\_\_

Permanent Plat File (Mylar).....\_\_\_\_\_

Map update file.....\_\_\_\_\_

RISD (residential).....\_\_\_\_\_

Inspection Department..... *(3 - 1 for Finance ~~and~~ and 1 for Post Office after address assigned)*

Street Department.....  
~~1 for Finance after addresses and 1 for Post Office after addresses}~~

Water and Sewer Department.....\_\_\_\_\_

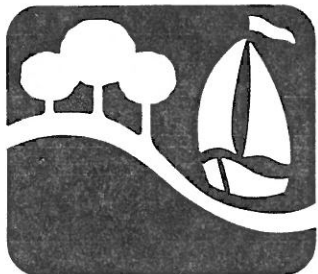
Case File.....\_\_\_\_\_

Beta Cable.....\_\_\_\_\_

Southwestern Bell.....\_\_\_\_\_

Lone Star Gas.....\_\_\_\_\_





**CITY OF ROCKWALL**  
**"THE NEW HORIZON"**

October 9, 1987

Joe Holt  
1213 West Avenue "A"  
Garland, Texas 75043

Dear Mr. Holt:

On October 8, 1987, the Planning and Zoning Commission recommended approval of preliminary plats for Phases III and IV of The Shores with the following conditions:

- 1) dedication of 3 acre park as approved by Park Board
- 2) temporary cul de sacs at dead-ends of streets.

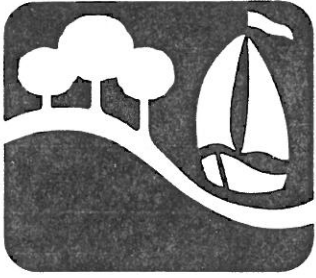
The City Council will consider the plats on October 19, 1987, at 7:00 P.M. in City Hall. Please call me if you have any questions.

Sincerely, .

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

Mary Nichols  
Administrative Aide

MN/mp



**CITY OF ROCKWALL**  
**"THE NEW HORIZON"**

October 23, 1987

Burgy-Miller, Inc.  
319 Yacht Club Drive  
Rockwall, Texas 75087

Gentlemen:

On October 19<sup>i</sup>, 1987, the Rockwall City Council approved a preliminary plat for The Shores, Phase II subject to revision of the alignment of Ridge Crest Place at Ridge Road West.

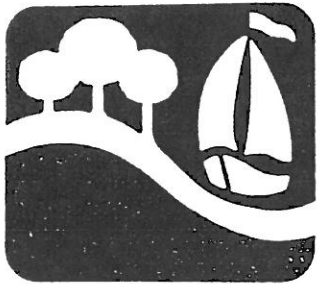
Please call me if you have any questions.

Sincerely,

*Mary Nichols*

Mary Nichols  
Administrative Aide

MN/mmp



CITY OF ROCKWALL  
"THE NEW HORIZON"

Dear Applicant:


Your request to appear before the City of Rockwall \_\_\_\_\_

Planning & Zoning Commission

has been set for 7:30 P.M. on October 8, 1987.

The meeting will be held at City Hall, 205 W Rusk  
Rockwall, Texas.

If you have any questions concerning your Agenda request,  
call City Hall at 722-1111.

  
Julie Couch  
Assistant City Manager



Agenda Notes  
P&Z - 10/8/87

IV. Site Plans/Plats

- C. P&Z 87-63/PP - Discuss and Consider Approval of a Preliminary Plat for The Shores, Phase II
- D. P&Z 87-63-PP - Discuss and Consider approval of a Preliminary Plat for The Shores, Phase III
- E. P&Z 87-65-PP - Discuss and Consider Approval of a Preliminary Plat for The Shores, Phase IV

We have received preliminary plats on three additional phases totalling 289 lots in The Shores. Attached you will find copies of the plats and a location map. The plats, as submitted, generally conformed to the PD requirements on lot size and layout. The phasing plan for The Shores provides that prior to any additional platting a turn lane must be provided onto Ridge Road West from SH-205. As you know, this has already been done by the State. The plan further provides that up to 200 additional lots may be platted before funds will have to be escrowed for a signal light at Ridge Road West and SH-205. One of these phases will activate that requirement. The estimated cost of a signal system is \$60,000.

A third requirement of the PD ordinance is that prior to approval of any additional development plans in this area, a 3 - 5 acre park site must be submitted and approved. They have revised the preliminary plat on Phase III to provide for a three acre park. We have been on the site and this would be an acceptable park site. The Park Board will review this site on Tuesday night and we will have their recommendation at the meeting.

The Thoroughfare Plan shows an extension of Shores Boulevard built to collector standards being built all the way to Dalton Road. In their original preliminary they had shown Shores Boulevard deadending at the property line in Phase III. With the addition of the park they have also relocated Shores Boulevard to extend entirely through their property to Dalton Road.

The only other substantive request we have made is that the westernmost street accessing Ridge Road West be realigned to eliminate the offset intersection with Ridge Crest Place.

Attached is a location map and copies of all three preliminary plats.

CITY OF ROCKWALL  
Council Agenda

AGENDA DATE: October 19, 1987

AGENDA NO. VC-E

AGENDA ITEMS: P&Z 87-63/PP - Discuss and Consider Approval of  
a Preliminary Plat for The Shores, Phase II

P&Z 87-63-PP - Discuss and Consider approval of  
a Preliminary Plat for The Shores, Phase III

P&Z 87-65-PP - Discuss and Consider Approval of  
a Preliminary Plat for The Shores, Phase IV

ITEM GENERATED BY: Joe Holt, Applicant

ACTION NEEDED: Approval or denial of preliminary plats with  
conditions

BACKGROUND INFORMATION:

We have received preliminary plats on three additional phases totalling 289 lots in The Shores. Attached you will find copies of the plats and a location map. The plats, as submitted, generally conformed to the PD requirements on lot size and layout. The phasing plan for The Shores provides that prior to any additional platting a turn lane must be provided onto Ridge Road West from SH-205. As you know, this has already been done by the State. The plan further provides that up to 200 additional lots may be platted before funds will have to be escrowed for a signal light at Ridge Road West and SH-205. One of these phases will activate that requirement. The estimated cost of a signal system is \$60,000.

A third requirement of the PD ordinance is that prior to approval of any additional development plans in this area, a 3 - 5 acre park site must be submitted and approved. They have revised the preliminary plat on Phase III to provide for a three acre park. We have been on the site and this would be an acceptable park site. The Park Board has recommended acceptance of this site.

The Thoroughfare Plan shows an extension of Shores Boulevard built to collector standards being built all the way to Dalton Road. In their original preliminary they had shown Shore Boulevard deadending at the property line in Phase III. With the addition of the park they have also relocated Shores Boulevard to extend entirely through their property to Dalton Road.

The only other substantive request we have made is that the westernmost street accessing Ridge Road West be realigned to eliminate the offset intersection with Ridge Crest Place.

The Planning and Zoning Commission approved the preliminary plats subject to the following requirements:

Phase II - Revision of alignment of Ridge Crest Place at Ridge  
Road West

Phases III& IV - Dedication of 3 Acre Park as recommended by  
Park Board; temporary cul-de-sacs at deadend  
Streets

Attached is a location map and copies of all three preliminary plats.

ATTACHMENTS: 1. location map  
2. preliminary plats

AGENDA ITEMS: The Shores, Phases II, III, & IV

ITEM NOS VC-E

PLANNING AND ZONING ACTION SHEET

Applicant Burg Miller Case No. 87-63-BP

Property Description Shores II

Case Subject Matter prel. plat

CASE ACTION

Date to P&Z 10/8 ✓ \_\_\_\_\_ \_\_\_\_\_

Conditions \_\_\_\_\_

Date to City Council 10/19 ✓ \_\_\_\_\_ \_\_\_\_\_

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