City of Rockwall, Texas

Date: 9-21-87

### APPLICATION AND PRELIMINARY PLAT CHECKLIST

Name of Proposed Subdivision THE SHORES PHASE FOUR
Name of Subdivider JOE HOLT
Address 1213 W. AVE "A" GARLAND, TEXAS Phone
Owner of Record SAME AS SUBDIVIDER
Address Phone
Name of Land Planner/Surveyor/Engineer HAROLD L. EVANS & ASSOCIATES
Address 2331 GUS THOMASSON RO DALLAS, TEXAS Phone 328 8/33
Total Acreage 21.75 Current Zoning P.D 3
No. of Lots/Units 79 Signed Lete Nelson

The following Preliminary Plat Checklist is a summary of the requirements listed under Section VII of the Rockwall Subdivision Ordinance. Section VI 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.

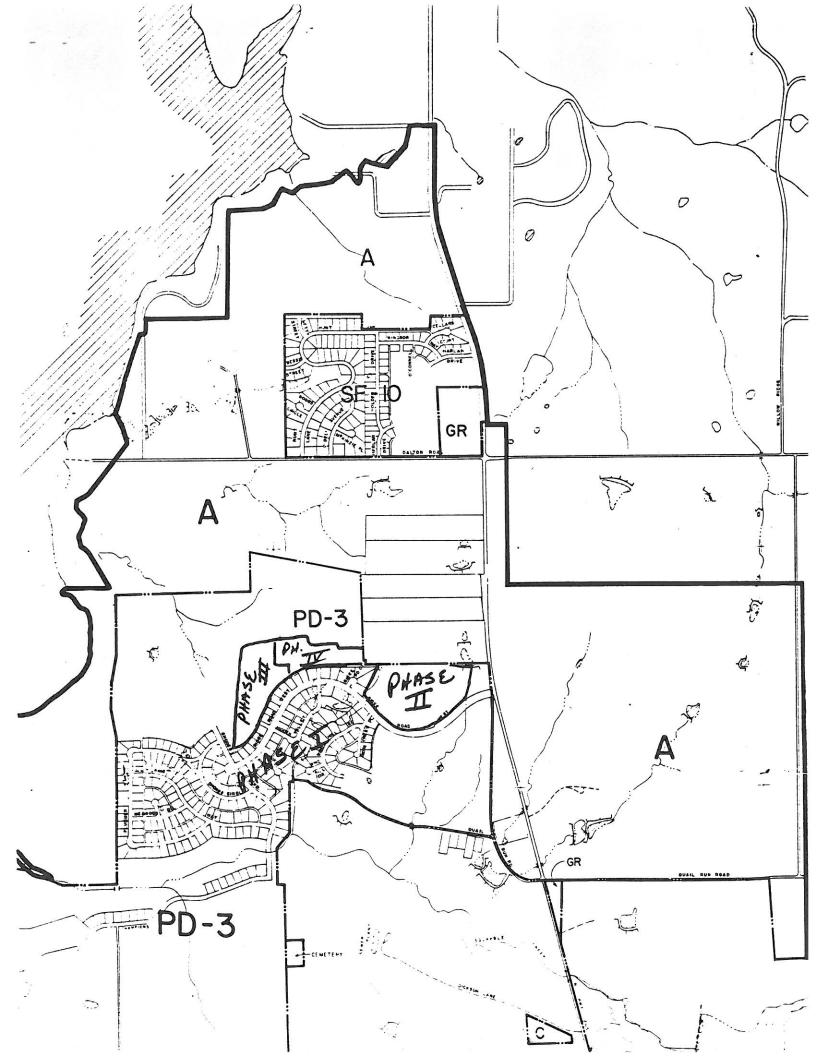
#### INFORMATION

Provided or Shown on Plat	Not Applicable		
,	1	I. (	General Information
		F	A. Vicinity map
$\checkmark$		E	B. Subdivision Name
		C	C. Name of record owner, subdivider, land planner/engineer
		Γ	D. Date of plat preparation, scale and north point
/	II	. s	Subject Property
		A	A. Subdivision boundary lines
		В	<ol> <li>Identification of each lot and block by number or letter</li> </ol>

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	/			1
			C.	Dimensions, names and description of all public rights-of-way, improvements, easements, parks and open spaces both existing and proposed. Locate and iden- tify existing and/or proposed median openings and left turn channelization
			D.	Proposed land uses, and existing and proposed zoning categories
		-	Ε.	Approximate acreage
			F.	Typical lot size; lot layout; smallest lot area; number of lots
			G.	Building set-back lines adjacent to street
			н.	Topographical information and physical features to include contours at 2' inter- vals, outlines of wooded areas, drainage areas and 50 and 100 year flood limit lines, if applicable
			Ι.	Location of City limit lines, contiguous or within plat area
	/		J.	Location and sizes of existing utilities
	/		К.	Intended water source and sewage disposal method whether inside city limits or in extraterritorial jurisdiction
	/	. III.	Suri	rounding Area
			Α.	The record owners of contiguous parcels of unsubdivided land; names and lot patter of contiguous subdivisions; approved con- cept plans or preliminary plats.
				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.
laken	by:			File No.
Date:				Fee:
1. cei	pt:			





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			PLAT REVIEW
			* Preliminary Plat
			√ Final Plat
¥	Nam	e of	f Proposed Subdivision Share Phase II
*	Loc	atic	on of Proposed Subdivision <i>PDS</i>
*	Nam	e of	E Subdivider
¥	Date	e Su	ubmitted 9/2/ Date of Review
¥	Tota	al A	Acreage 21.15 * No. of Lots <u>79</u>
	Rev	iew	Checklist
			Yes No N/A
	¥	1.	Was the proper application submitted and checklist?
	¥	2.	(attach copy) Were the proper number of copies submitted?
	÷	3.	Is scale 1" = 100' (Specify scale if different) Scale =/ = 200/
	¥	4.	Is the subdivision name acceptable?
		5.	Comments:
			need block is on one place n
			all blocks need to be checked
			need to show building clinos
			Boendary denensino

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### Planning and Zoning

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1.	What is the proposed use? $\subseteq$ 7	t		
2.	What is the proposed density?_			
3.	What is the existing zoning?	PD Br S	F-7 S	54-8400
		Yes	No	N/A
4.	Is the plan zoned properly?			
5.	Does the use conform to the Land Use Plan?			
6.	Is this tract taken cut of a larger tract			* <u></u>
7.	Will the development landlock another property?		human	
8.	Is this project subject to the provisions of the Concept Plan Ordinance?		<u> </u>	
9.	Has a Concept Plan been been Provided and Approved		$\checkmark$	
10. 11.	Does the plan conform to the Master Park Plan? read to dedicate park per PD. Does plan conform to the Comprehensive Zoning Ordinance of approved PD Ordinance?			
	a. Lot Size			
	b. Building Line			<u> </u>
	c. Parking			$\checkmark$
	d. Buffering			$\checkmark$
	e. Site Plan			$\overline{\mathcal{L}}$
	f. Other			$\sim$
12.	Has the City Planner reviewed and commented on the plan? (If so, attach copy of Review)			

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

is the sphase 3 goingto derelop before phase 4

		Yes	No	N/A -
Engineeri	ng			
1. S	treets and Traffic			
a	the Master Thoroughfare Plan? what about Shows Glud as a Collector			
D	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?		$\vee$	
đ	. 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?			
đ	_			
h	. Do the streets and alleys conform to City regulations and specifications?			

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- ★ i. Are the street names acceptable?
  - j. Is a traffic analysis needed?

alcation

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

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- 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?
- 1. Comments:

#### General Requirements

- Has the City Engineer reviewed and approved the plan?
- 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:

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## Time Spent on Review

Name	Date	Time Spent (hours)
July aut	9/03	30 min
	<b>e</b> <sup>1</sup> - <u>e</u> <sup>-</sup>	

10

•1<sup>2</sup>

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## PRELIMINARY/FINAL PLAT

### ACTION RECORD

Project Name: Shales II	
Case No.: 81-65-\$P	
Application Reviewed	
File Created	
Fee paid/receipt in file	
Issued receipt for application	
Review Form prepared/initial review completed	
Circulated review through:	
Staff Review	
Assistant City Manager	
Community Services	
Engineering	
Scheduled for P&Z meeting	
Prepared notes & supporting documents for P&Z	
Notified applicant of results of P&Z meeting and date of Council meeting	
If Approved:	
Scheduled for City Council	10/19
Prepared notes and supporting information for council	
Notified applicant of results	

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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 that to plat map Copy files with:
Permanent Plat File (Mylar)
Map update file
RISD (residential)
(3-1 For Finance and Inspection Department. Ifor Apst Office offer address assigned)
Street Department
Water and Sewer Department
Case File
Beta Cable
Southwestern Bell
Lone Star Gas

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Texas Utilities
County Tax office
Property Owner
Chamber of Commerce
Appraisal District

1%

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# CITY OF ROCKWALL "THE NEW HORIZON"

October 9, 1987

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

Gentlemen:

On October 8; 1987, the Planning and Zoning Commission recommended approval of a preliminary plat for The Shores, Phase II subject to revision of the alignment of Ridge Crest Place at Ridge Road West.

On October 19th, the City Council consider approval of the preliminary plat at 7:00 P.M. in City Hall. Please call me if you have any questions.

Sincerely,

larg Michaels

Mary Nichols Administrative Aide

CC: Harold Evans MN/mmp

205 West Rusk

Rockwall, Texas 75087

(214) 722-1111



# CITY OF ROCKWALL "THE NEW HORIZON"

October 23, 1987

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

Dear Mr. Holt:

On October 19, 1987, the Rockwall City Council approved preliminary plats for Phases III and IV of The Shores with the following conditions:

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

Please call me if you have any questions.

Sincerely,

Mary nichols

Mary Nichols Administrative Aide

MN/mmp

205 West Rusk

Rockwall, Texas 75087

(214) 722-1111



# CITY OF ROCKWALL "THE NEW HORIZON"

Dear Applicant:

Your request to appear before the City of Rockwall\_ Mines 4 ommission The meeting will be held at \_\_\_\_\_\_ Hall, 205 W Rusk Kockwall. Texas

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

Assistant City Manager

205 West Rusk

Rockwall, Texas 75087

(214) 722-1111

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· <u>P</u> 1	LANNING AN	D ZONING ACTI	ON SHEET	0
Applicant SA	lores I	7	Case No 87-69	S-RP -
Property Description	An	a stalt		
Case Subject Matter	- Ja	e Naci	o la l	
case Subject Matter_		full.	pellot	
		· · · · · · · · · · · · · · · · · · ·		
	<u>C</u>	ASE ACTION		
11	11	Approved	Disapproved	Tabled
Date to P&Z /4	18	1		
Conditions				
Date to City Council	10/19	~		
Conditions				
Ordinance no		_	Date	
	IT	EMS IN FILE		
Zoning Case	es		Plat/Site Plan Cas	es
Application			Application	
Site Plan			Filing Fee	
Filing Fee			Plat/Plan	
Notice to Pap	per		Engineer's Rev	iew
Notice to Rea	sidents		Consultant's R	eview

# 🖌 Agenda Notes List of Residents Notified Minutes \_Residents' Responses Consultant's Review Correspondence Agenda Notes County File Number Minutes

\_Applicant Receipts Ordinance Correspondence \_Applicant Receipts