

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 2931 GUS THOMASSON RD DALLAS, TEXAS Phone 328 8133

Total Acreage 21.75 Current Zoning P.D. - 3

No. of Lots/Units 79 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



THE SHORES PHASE

ROAD

THE SHORES PHASE THREE

BLOCK 4px

PROP. 12" WATER

PROP. 6\"/>

PROP. 6\"/>

PROP. 6\"/>

PROP. 6\"/>

PROP. 6\"/>

PROP. 6\"/>

PROP. 6\"/>

PROP. 6\"/>

PROP. 6\"/>

PROP. 6\"/>

PROP. 6\"/>

PROP. 6\"/>

PROP. 6\"/>

PLAT REVIEW

* Preliminary Plat

* Final Plat

* Name of Proposed Subdivision Shores Phase IV

* Location of Proposed Subdivision PD3

* Name of Subdivider Joe Halt

* Date Submitted 9/21 Date of Review _____

* Total Acreage 21.75 * No. of Lots 79

Review Checklist

	<u>Yes</u>	<u>No</u>	<u>N/A</u>
* 1. Was the proper application submitted and checklist? (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 = <u>1" = 200'</u>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
* 4. Is the subdivision name acceptable?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

5. Comments:

*need block id on one block
 all blocks need to be checked
 need to show boundary lines
 boundary dimensions*

Planning and Zoning

1. What is the proposed use? SF
 2. What is the proposed density? N/A
 3. What is the existing zoning? PDS or SF-7 SF-8400
- | | <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 been Provided and Approved | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 10. Does the plan conform to the Master Park Plan? <i>need to dedicate park per PD.</i> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 11. Does plan conform to the Comprehensive Zoning Ordinance of approved PD Ordinance? | | | |
| a. Lot Size | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| b. Building Line | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" 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? (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:

is ~~it~~ phase 3 going to develop before phase 4

Yes No N/A

Engineering

1. Streets and Traffic

a. Does the plan conform to the Master Thoroughfare Plan? *what about Shaw Blvd as a collector*

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. *where are the street names* Is a traffic analysis needed? *existing* ✓ _____
- 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>
<u>Julie Cook</u>	<u>9/03</u>	<u>30 min</u>
<u> </u>	<u> </u>	<u> </u>
<u> </u>	<u> </u>	<u> </u>
<u> </u>	<u> </u>	<u> </u>

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 Plat to plat map
Copy files with:

Permanent Plat File (Mylar).....

Map update file.....

RISD (residential).....

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

Street Department..... *(3-1 for Finance after addresses and 1 for Post Office after addresses)*

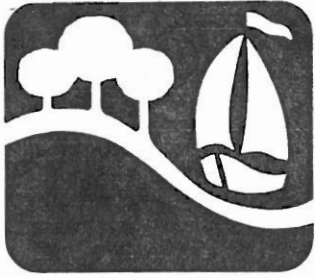
Water and Sewer Department.....

Case File.....

Beta Cable.....

Southwestern Bell.....

Lone Star Gas.....



CITY OF ROCKWALL
"THE NEW HORIZON"

October 9, 1987

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.

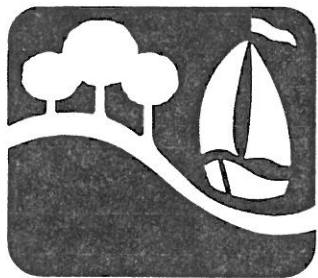
On October 19th, the City Council consider approval of the preliminary plat at 7:00 P.M. in City Hall. Please call me if you have any questions.

Sincerely,

Mary Nichols

Mary Nichols
Administrative Aide

CC: Harold Evans
MN/mmp



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:

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

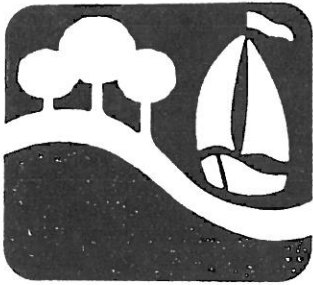
Please call me if you have any questions.

Sincerely,

Mary Nichols

Mary Nichols
Administrative Aide

MN/mmp



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

PLANNING AND ZONING ACTION SHEET

Applicant Shores IV Case No. 87-65-88

Property Description Joe Halt

Case Subject Matter pub. plat

CASE ACTION

Date to P&Z 10/8 Approved Disapproved Tabled

Conditions _____

Date to City Council 10/19 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