

APPLICATION AND FINAL PLAT CHECKLIST

Date 11-25-87

Name of Proposed Development Estep Addition

Name of Developer Kip Estep

Address P.O. Box 2 Rockwall, Texas 75087 Phone 722-1130

Owner of Record Same as above

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

Name of Land Planner/Surveyor/Engineer B.L.S. & Associates, Inc.

Address Rt. 1 Box 142-E. Sids Road, Rockwall, Texas Phone 722-3036

Total Acreage 1.00 acres Current Zoning agricultural

Number of Lots/Units 1

Signed *Kip Estep*

The Final Plat shall generally conform to the Preliminary Plat, as approved by the City Council and shall be drawn to legibly show all data on a satisfactory scale, usually not smaller than one inch equals 100 feet. The Final Plat shall be submitted on a drawing which is 18" x 24".

The following Final Plat Checklist is a summary of the requirements listed under Section VIII of the Rockwall Subdivision Ordinance. Section VIII should be reviewed and followed when preparing a Final Plat. The following checklist is intended only as a reminder and a guide for those requirements.

INFORMATION

<u>Provided or</u>	<u>Not</u>
<u>Shown on Plat</u>	<u>Applicable</u>

X \_\_\_\_\_

1. Title or name of development, written and graphic scale, north point, date of plat and key map

\_\_\_\_\_ X \_\_\_\_\_

2. Location of the development by City, County and State

- |                           |                           |   |
|---------------------------|---------------------------|---|
| <u>          </u>         | <u>      X      </u>      | 3. Location of development tied to a USGS monument, Texas highway monument or other approved benchmark  |
| <u>      X      </u>      | <u>                  </u> | 4. Accurate boundary survey and property description with tract boundary lines indicated by heavy lines   |
| <u>                  </u> | <u>      X      </u>      | 5. If no engineering is provided show contours of 5 ft. intervals   |
| <u>      X      </u>      | <u>                  </u> | 6. Accurate plat dimensions with all engineering information necessary to reproduce plat on the ground  |
| <u>      X      </u>      | <u>                  </u> | 7. Approved name and right-of-way width of each street, both within and adjacent to the development   |
| <u>      X      </u>      | <u>                  </u> | 8. Locations, dimensions and purposes of any easements or other rights-of-way   |
| <u>      X      </u>      | <u>                  </u> | 9. Identification of each lot or site and block by letter and number and building lines   |
| <u>      X      </u>      | <u>                  </u> | 10. Record owners of contiguous parcels of unsubdivided land, names and lot patterns of contiguous subdivisions, approved Concept Plans, reference recorded subdivision plats or adjoining platted land by record name and by deed record volume and page |
| <u>      X      </u>      | <u>                  </u> | 11. Boundary lines, dimensions and descriptions of open spaces to be dedicated for public use of the inhabitants of the development   |
| <u>      X      </u>      | <u>                  </u> | 12. Certificate of dedication of all streets, alleys, parks and other public uses signed by the owner or owners (see wording)   |

\_\_\_\_\_ X

13. Designation of the entity responsible for the operation and maintenance of any commonly held property and a waiver releasing the City of such responsibility, a waiver releasing the City for damages in establishment or alteration of grades (see wording)

\_\_\_\_\_ X

14. Statement of developer responsibility for storm drainage improvements (see wording)

X \_\_\_\_\_

15. Instrument of dedication or adoption signed by the owner or owners (see wording)

X \_\_\_\_\_

16. Space for signatures attesting approval of the plat (see wording)

\_\_\_\_\_ X

17. Seal and signature of the surveyor and/or engineer responsible for surveying the development and/or the preparation of the plat (see wording)

X \_\_\_\_\_

18. Compliance with all special requirements developed in preliminary plat review

X \_\_\_\_\_

19. Statements indicating that no building permits will be issued until all public improvements are accepted by the City (see wording)

X \_\_\_\_\_

20. Submit Along with plat a calculation sheet indicating the area of each lot.

\_\_\_\_\_ X

21. Attach copy of any proposed deed restrictions for proposed subdivision.

Page 4 of 4

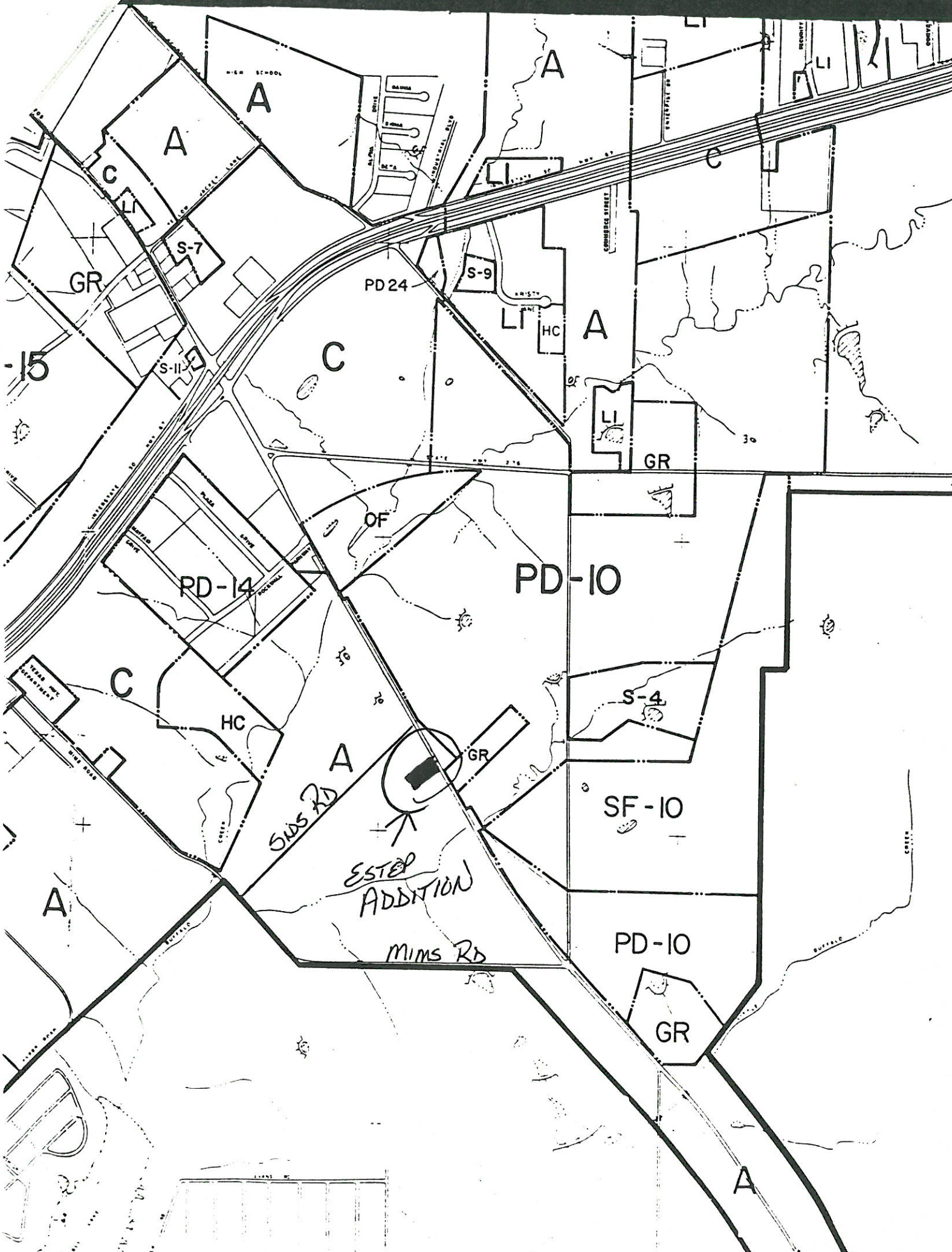
Taken by: \_\_\_\_\_

File No.: \_\_\_\_\_

Date: \_\_\_\_\_

Fee: \_\_\_\_\_

Receipt No.: \_\_\_\_\_



HIGH SCHOOL

15

PD 24

PD-14

PD-10

ESTEP  
ADDITION

MIMS RD

SWS RD

SF-10

PD-10

GR

A

A

C

A

C

HC

A

GR

S-4

GR

S-7

S-9

S-11

S-12

OF

LI

LI

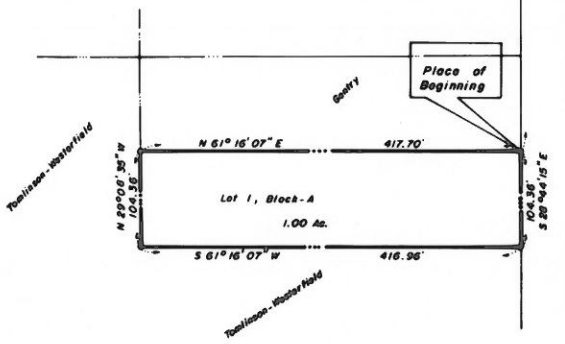
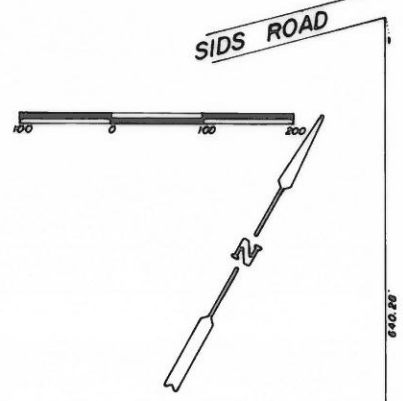
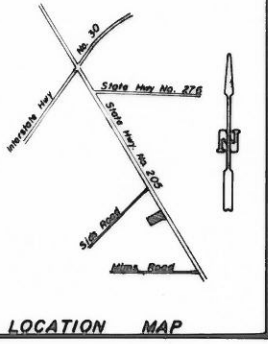
LI

HC

LI

BUFFALO CREEK

A



**ESTEP** **FINAL PLAT** **ADDITION**  
**CITY OF ROCKWALL**

**WILLIAM H. BARNES SURVEY, ABSTRACT NO. 26**  
**ROCKWALL COUNTY, TEXAS**

**KIP ESTEP** **OWNER**  
**P.O. BOX 2 (722-1130) ROCKWALL, TEXAS 75087**

**B.L.S. & ASSOCIATES, INC. SURVEYORS**  
**RT. 1 BOX 142-E SIDS ROAD (722-3036) ROCKWALL, TEXAS 75087**

SCALE 1"=100' NOVEMBER 18, 1987

**OWNERS CERTIFICATE**

STATE OF TEXAS  
 COUNTY OF ROCKWALL

Whereas, Kip Estep, being owner of a tract of land in the County of Rockwall, State of Texas, said tract being described as follows:

Being, a tract of land situated in the William H. Barnes Survey, Abstract No. 26, City of Rockwall, Rockwall County, Texas, and also being that tract as conveyed to Kip Estep, as recorded in Volume 165, Page 313, Deed Records, Rockwall County, Texas, and being more particularly described as follows:

Beginning, at a point on the southwest line of State Highway No 205, said point being the northerly corner of said tract recorded in Volume 165, Page 313, an iron stake for corner;

Thence, S.28°44'15"E., along the southwest line of State Highway No. 205, a distance of 104.36 feet to an iron stake for corner;

Thence, S.61°16'07"W., leaving the said southwest line of State Highway No. 205, a distance of 416.96 feet, an iron stake for corner;

Thence, N.29°08'35"W., a distance of 104.36 feet, an iron stake for corner;

Thence, N.61°16'07"E., a distance of 417.70 feet to the PLACE OF BEGINNING and containing 1.00 acres of land.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That Kip Estep, being owner, does hereby adopt this plat designating the herein aboved described property as ESTEP ADDITION, to the City of Rockwall, Rockwall County, Texas, and does hereby dedicate to the public use forever, the streets and alleys shown thereon and do hereby reserve the right-of-way and easement strips shown on this plat for the purpose 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 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 systems on any of the right-of-way and easement strips; and any public utility shall have the right of ingress and egress to, from and upon the said right-of-way and easement strips for the purpose of construction, reconstruction, patrolling, maintaining and either adding to or removing all or part of their respective systems 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 any grades of streets in this addition A) 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. B) 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.

WITNESS our hand at Rockwall, Texas, this \_\_\_\_\_ day of \_\_\_\_\_ A.D. 1987.

By \_\_\_\_\_  
 Kip Estep Owner

State Of Texas  
 Before me, the undersigned Notary Public, in and for the State Of Texas, on this day personally appeared Kip Estep, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration herein expressed.

Given under my hand and seal of office this \_\_\_\_\_ day of \_\_\_\_\_ A.D. 1987.

Notary Public for the State of Texas  
 My Commission Expires \_\_\_\_\_

**SURVEYORS CERTIFICATE**

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That I, Bob O. Brown, 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 placed under my personal supervision.

Bob O. Brown, Registered Public Surveyor # 1744

STATE OF TEXAS  
 COUNTY OF ROCKWALL

Before me, the undersigned Notary Public in and for the State of Texas, on this day personally appeared Bob O. Brown, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration herein expressed.

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Notary Public for the State Of Texas  
 My Commission Expires \_\_\_\_\_

RECOMMENDED FOR FINAL APPROVAL: APPROVED

\_\_\_\_\_  
 City Manager Chairman Planning and Zoning Commission

I hereby certify that the above foregoing plat of Estep Addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall, Texas, on the

\_\_\_\_\_ day of \_\_\_\_\_ A.D. 1987.

WITNESS our hand this \_\_\_\_\_ day of \_\_\_\_\_ A.D. 1987.

\_\_\_\_\_  
 Mayor City Secretary



**CITY OF ROCKWALL**  
 "THE NEW HORIZON"  
 Rockwall, Texas 75087-3628

No. **7645**

205 West Rusk

(214) 722-1111  
 Metro 226-7885

**Cash Receipt**

Name Paul S And Assoc Date 11-30-87

Mailing Address \_\_\_\_\_

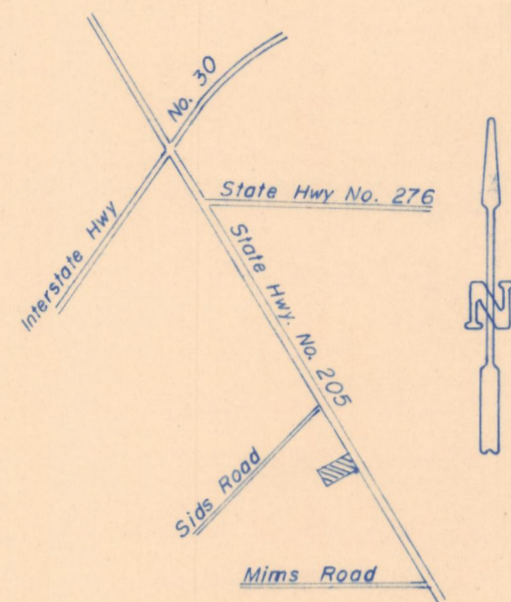
Job Address \_\_\_\_\_ Permit No. \_\_\_\_\_

Check  1699 Cash  Other

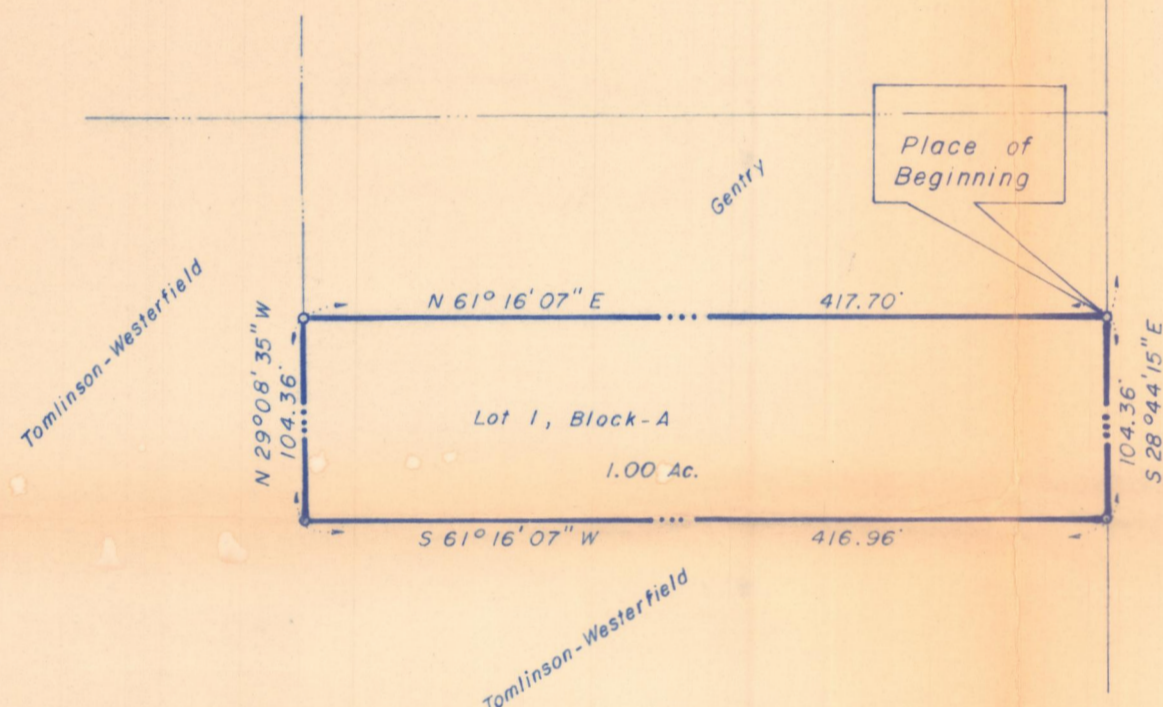
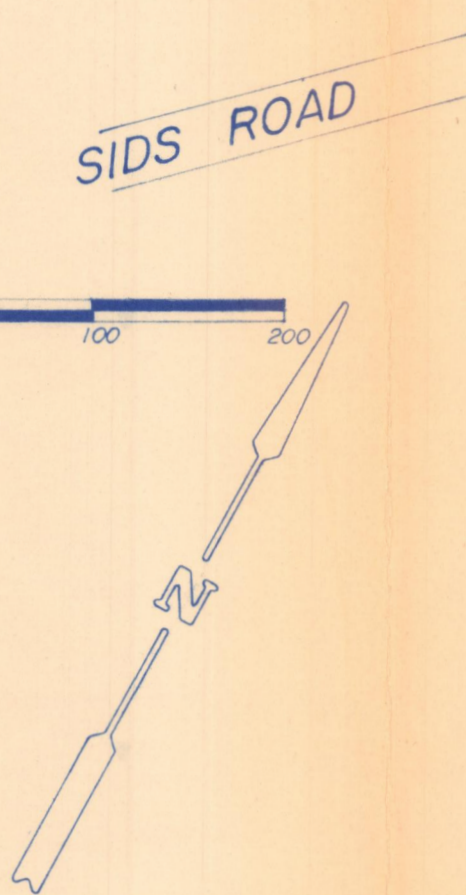
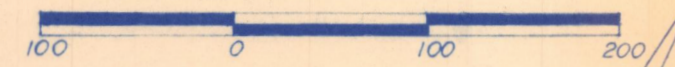
General Fund Revenue 01			W & S Fund Revenue 02		
DESCRIPTION	Acct. Code	Amount	DESCRIPTION	Acct. Code	Amount
General Sales Tax	00-00-3201		RCH	00-00-3211	
Beverage Tax	00-00-3204		Blackland	00-00-3214	
Building Permit	00-00-3601		Water Tap	00-00-3311	
Fence Permit	00-00-3602		10% Fee	00-00-3311	
Electrical Permit	00-00-3604		Sewer Tap	00-00-3314	
Plumbing Permit	00-00-3607		Reconnect Fees	00-00-3318	
Mechanical Permit	00-00-3610		Water Availability	33-00-3835	
Zoning, Planning, Board of Adj.	00-00-3616		Sewer Availability	34-00-3836	
Subdivision Plats	00-00-3619	<u>3500</u>	Meter Deposit	00-00-2201	
Sign Permits	00-00-3628		Portable Meter Deposit	00-00-2202	
Health Permits	00-00-3631		Misc. Income	00-00-3819	
Garage Sales	00-00-3625		Extra Trash	00-00-1129	
Misc. Permits	00-00-3625		Check Charge	00-00-3819	
Misc. License	00-00-3613		NSF Check	00-00-1128	
Misc. Income	00-00-3819				
Sale of Supplies	00-00-3807				
<b>TOTAL GENERAL</b>			<b>TOTAL WATER</b>		

**TOTAL DUE** 3500

Received by 



LOCATION MAP



STATE HIGHWAY NO. 205  
100' R.O.W.

**ESTEP ADDITION**

FINAL PLAT  
CITY OF ROCKWALL

WILLIAM H. BARNES SURVEY, ABSTRACT NO. 26  
ROCKWALL COUNTY, TEXAS

KIP ESTEP OWNER  
P.O. BOX 2 (722-1130) ROCKWALL, TEXAS 75087

B.L.S. & ASSOCIATES, INC. SURVEYORS  
RT. 1 BOX 142-E SIDS ROAD (722-3036) ROCKWALL, TEXAS 75087

SCALE 1"=100' NOVEMBER 18, 1987

151  
S 10/10

OWNERS CERTIFICATE

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WITNESS our hand at Rockwall, Texas, this \_\_\_\_\_ day of \_\_\_\_\_ A.D. 1987.

By \_\_\_\_\_  
Kip Estep Owner

State Of Texas

Before Me, the undersigned Notary Public, in and for the State Of Texas, on this day personally appeared Kip Estep, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration herein expressed.

Given under my hand and seal of office this \_\_\_\_\_ day of \_\_\_\_\_ A.D. 1987.

Notary Public for the State of Texas  
My Commission Expires \_\_\_\_\_

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APPROVED

City Manager

Chairman Planning and Zoning Commission

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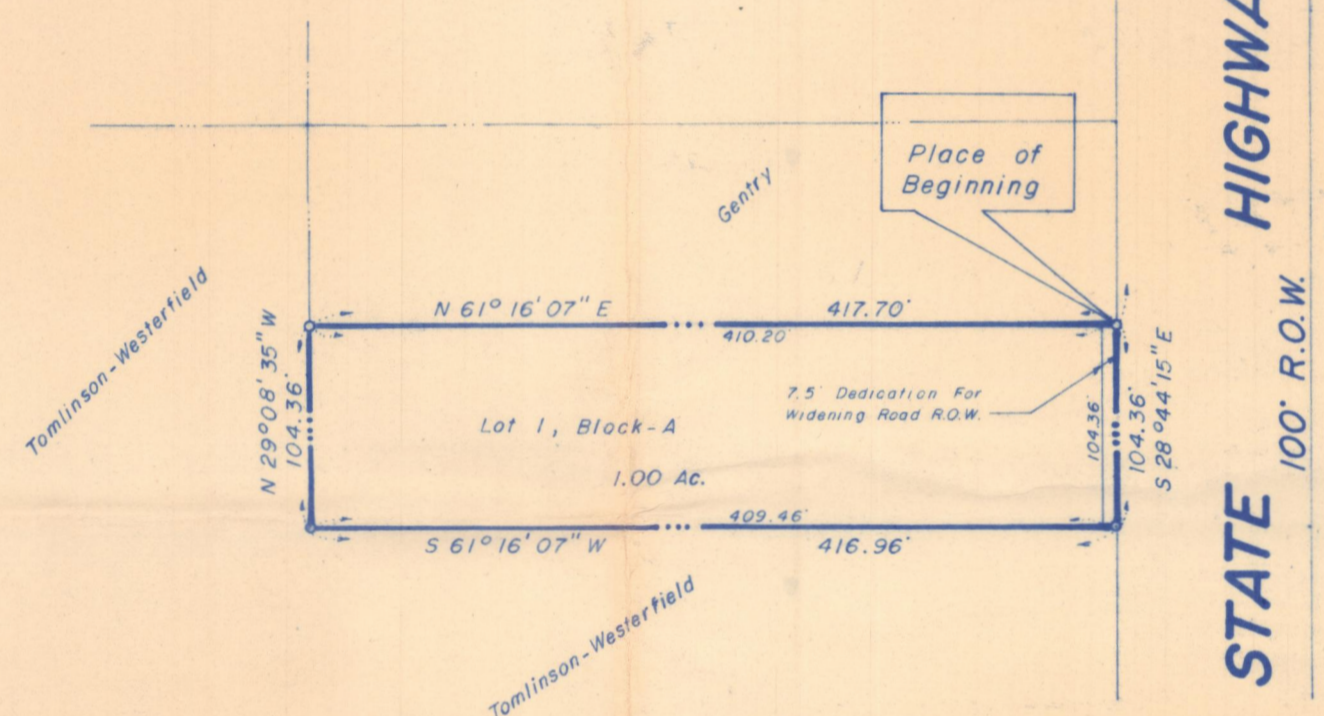
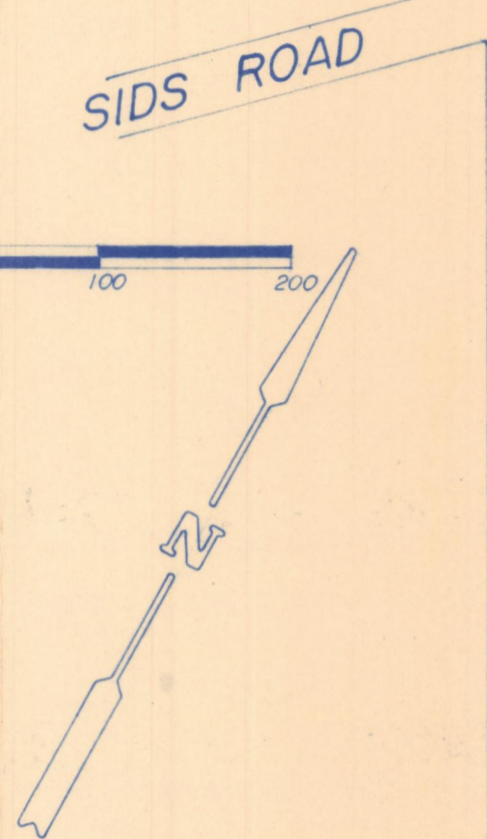
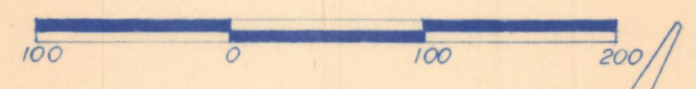
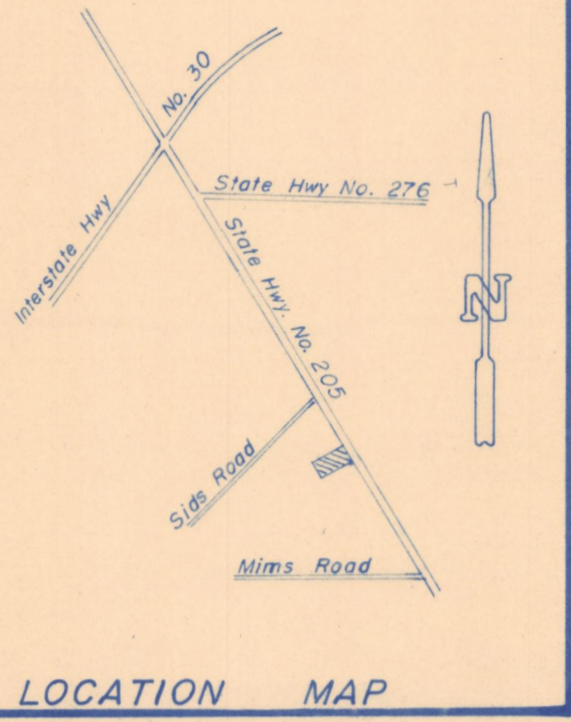
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\_\_\_\_\_ day of \_\_\_\_\_ A.D. 1987.

Mayor

City Secretary





STATE HIGHWAY NO. 205  
100' R.O.W.

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*2nd sub*

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Notary Public for the State of Texas  
My Commission Expires \_\_\_\_\_

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Bob O. Brown, Registered Public Surveyor # 1744

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Notary Public for the State Of Texas

My Commission Expires \_\_\_\_\_

RECOMMENDED FOR FINAL APPROVAL:

APPROVED

City Manager

Chairman Planing and Zoning Commission

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\_\_\_\_\_ day of \_\_\_\_\_ A.D. 1987.

WITNESS our hand this \_\_\_\_\_ day of \_\_\_\_\_ A.D. 1987.

Mayor

City Secretary

PLAT REVIEW

\*  Preliminary Plat

\*  Final Plat

\* Name of Proposed Subdivision Estep Addition

\* Location of Proposed Subdivision 54205 south of Sids

\* Name of Subdivider Rip Estep

\* Date Submitted 11/25 Date of Review \_\_\_\_\_

\* Total Acreage 1.0 \* No. of Lots 1

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?	<u>✓</u>	_____	_____
* 3. Is scale 1" = 100' (Specify scale if different) Scale = _____	<u>✓</u>	_____	_____
* 4. Is the subdivision name acceptable?	<u>✓</u>	_____	_____
5. Comments:			

Planning and Zoning

1.	What is the proposed use?	<u>Dental Lab</u>		
2.	What is the proposed density?	<u>NA</u>		
3.	What is the existing zoning?	<u>"G"</u>		
		<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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	c. Parking (existing)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	d. Buffering	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	e. Site Plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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:

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>
<u>Julie Lord</u>	<u>1/1~</u>	<u>30 min</u>
<u> </u>	<u> </u>	<u> </u>
<u> </u>	<u> </u>	<u> </u>
<u> </u>	<u> </u>	<u> </u>

PRELIMINARY/FINAL PLAT

ACTION RECORD

Project Name: Estap Addition

Case No.: 87-71-FP

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..... 1/14

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..... —

Prepared notes and supporting information for council..... —

Notified applicant of results..... —



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 1 for Post Office after addresses assigned)*\_\_\_\_\_

Street Department.....\_\_\_\_\_

~~(3-1 for Finance after addresses and 1 for Post Office after addresses)~~

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

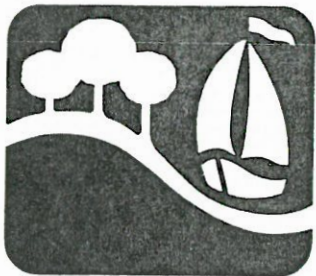
Case File.....\_\_\_\_\_

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

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

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

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



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

January 25, 1988

Mr. Kip Estep  
P. O. Box 2  
Rockwall, TX 75087

Dear Mr. Estep:

On January 14, 1988, the Rockwall Planning and Zoning Commission recommended approval of a final plat for the Estep Addition subject to the installation of a fire hydrant meeting the City's minimum separation requirements.

The Rockwall City Council will consider approval of the final plat on February 1, 1988 at 7:00 p.m. in City Hall, 205 W. Rusk. Please call me if you have any questions.

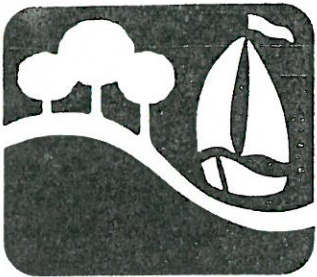
Sincerely,

*Mary Nichols*

Mary Nichols  
Administrative Assistant

MN/mm

cc:  
B.L.S. & Associates  
Rt. 1, Box 142-E  
Rockwall, TX 75087



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

February 3, 1988

Mr. Kip Estep  
P. O. Box 2  
Rockwall, Texas 75087

Dear Mr. Estep:

Per your request, your application for approval of a final plat on the Estep Addition was withdrawn from the City Council Agenda Monday, February 1st. If you choose to final plat the property at a later date, your application may be submitted at any time.

Sincerely,

*Mary Nichols*

Mary Nichols  
Administrative Aide

CC: B.L.S. & Assoc.  
Larry Bennett  
MN/mmp

CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION

AGENDA NOTES

AGENDA DATE January 14, 1988

AGENDA NO. III.A.

AGENDA ITEM P&Z 87-71-FP - Discuss and Consider Approval of a Final Plat for the Estep Addition Located on SH-205 South of Sids Road

ITEM GENERATED BY Kip Estep, Owner

ACTION NEEDED Approve or deny final plat with any changes or conditions included in the motion

BACKGROUND INFORMATION

At your last meeting the Commission approved a rezoning, preliminary plat and site plan for this site. The final step is consideration of the final plat. The plat as submitted meets all of our requirements and provides for an additional 7-1/2 ft. of right-of-way along SH-205. This is in conformance with our Thoroughfare Plan.

RECOMMENDED CONDITIONS FOR APPROVAL

1. The only requirement that we have is the installation of a fire hydrant to meet our minimum separation requirements.

ATTACHMENTS 1. copy of location map  
2. copy of final plat

AGENDA ITEM Estep final plat

ITEM NO. III. A.

**CITY OF ROCKWALL  
Council Agenda**

**AGENDA DATE:** February 1, 1988

**AGENDA NO.** VI. A.

**AGENDA ITEM:** P&Z 87-71-FP - Discuss and Consider Approval of a Final Plat for the Estep Addition on SH-205 South of Sids Road

**ITEM GENERATED BY:** Kip Estep, Owner

**ACTION NEEDED:** Approve or deny final plat with any changes or conditions included in the motion

**BACKGROUND INFORMATION:**

At your last meeting the Council approved a rezoning, preliminary plat and site plan for this site. The final step is consideration of the final plat. The plat as submitted meets all of our requirements and provides for an additional 7-1/2 ft. of right-of-way along SH-205. This is in conformance with our Thoroughfare Plan.

The only requirement that we have is the installation of a fire hydrant to meet our minimum requirements.

**P&Z RECOMMENDATION** - Approval of the final plat subject to the installation of a fire hydrant meeting the City standards.

**ATTACHMENTS:**

1. copy of location map
2. copy of final plat

**AGENDA ITEM:** Estep final plat

**ITEM NO:** VI. A.

PLANNING AND ZONING ACTION SHEET

Applicant Kip Estep Case No. 87-71-FP  
 Property Description 54205 south of Sids  
 Case Subject Matter final plat

CASE ACTION

	<u>Approved</u>	<u>Disapproved</u>	<u>Tabled</u>
Date to P&Z <u>Jan 14</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Conditions _____			

Date to City Council Feb 1 \_\_\_\_\_  
 Conditions \_\_\_\_\_

*Withdrawn by applicant*

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