

APPLICATION AND
FINAL PLAT CHECKLIST

DATE: JANUARY 27, 1988

Name of Proposed Subdivision REPLAT OF LOTS 1, 7, & 8, BLOCK A, AND LOTS 1, 2, & 3, BLOCK C
CHANDLERS LANDING PHASE 1B, SECTION 2

Name of Subdivider TEXAS-FRATES COMPANY

Address ONE COMMODORE PLAZA-ROCKWALL Phone 226-1901

Owner of Record TEXAS-FRATES COMPANY

Address ONE COMMODORE PLAZA-ROCKWALL Phone 226-1901

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

Address P.O. BOX 28355 - DALLAS, TX. 75228 Phone 328-8133

Total Acreage 1.1719

Current Zoning PD-8

Number of Lots/Units 5

Signed [Signature]

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 into a satisfactory scale, usually not smaller than one inch equals 100 feet.

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

Provided or
Shown on Plat

Not
Applicable

✓

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

✓

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

✓

3. Location of subdivision tied to a USGS monument, Texas highway monument or other approved benchmark

✓

4. Accurate boundary survey and property description with tract boundary lines indicated by heavy lines

✓

5. Accurate plat dimensions with all engineering information necessary to reproduce plat on the ground

<u>✓</u>	_____
<u>✓</u>	_____
<u>✓</u>	_____
<u>✓</u>	_____
<u>✓</u>	_____
<u>✓</u>	_____
<u>✓</u>	_____
<u>✓</u>	_____
<u>✓</u>	_____
<u>✓</u>	_____
<u>✓</u>	_____
<u>✓</u>	_____

6. Approved name and right-of-way width of each street, both within and adjacent to the subdivision
7. Locations, dimensions and purposes of any easements or other rights-of-way
8. Identification of each lot or site and block by letter or number and building lines of residential lots
9. The 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 deed record volume and page
10. Boundary lines, dimensions and descriptions of open spaces to be dedicated for public use of the inhabitants of the subdivision
11. A certificate of dedication of all streets, alleys, parks and other public uses, signed by the owner or owners
12. The 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
13. An instrument of dedication or adoption signed by the owner or owners
14. Space for signatures attesting approval of the plat
15. The seal and signature of the surveyor and/or engineer responsible for surveying the subdivision and/or the preparation of the plat
16. Complies with all special requirements developed in preliminary plat review

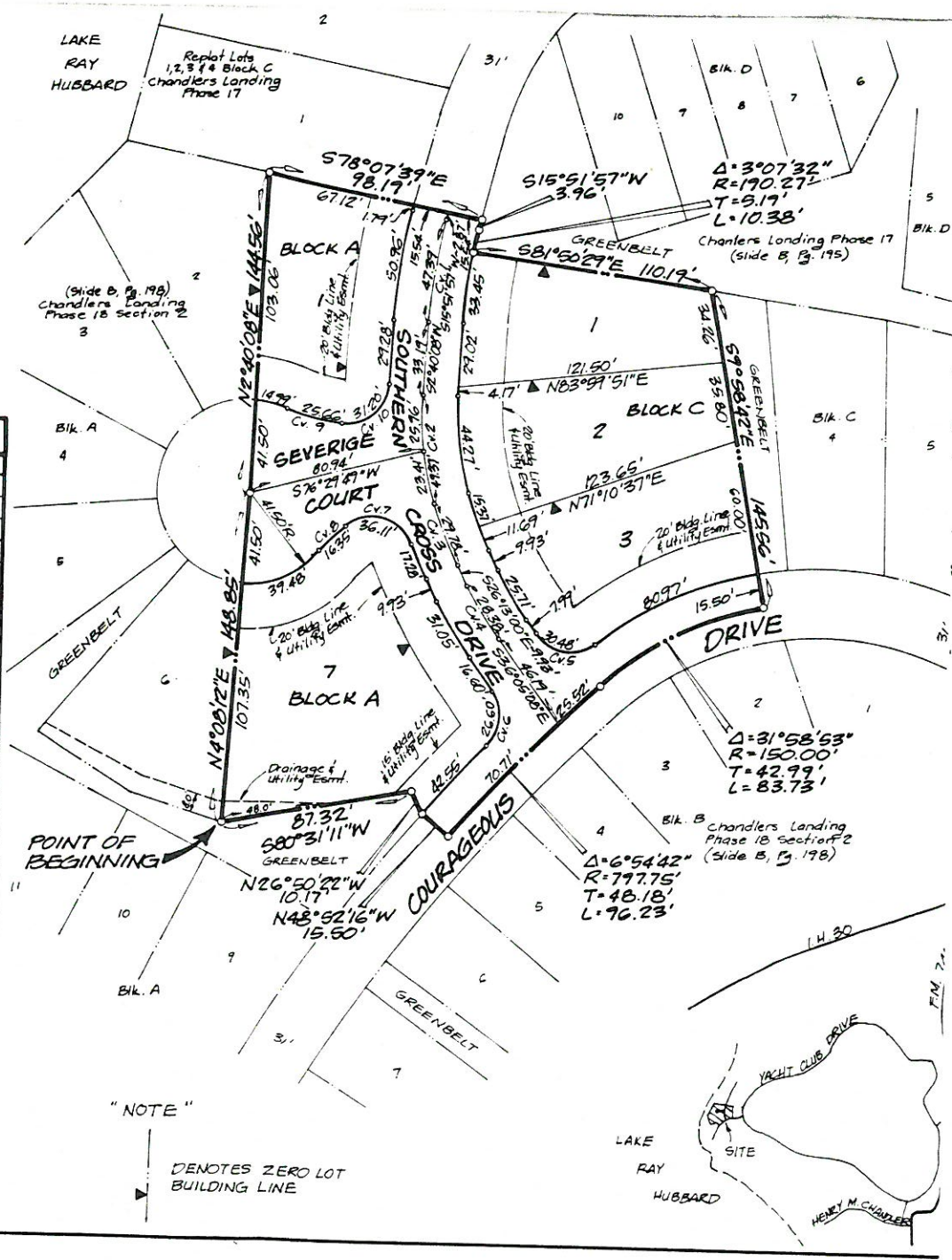
CHANDLER'S REPLAT

PHASE 18
BLOCK C

LOTS 1-3

BLOCK A
LOTS 1, 7, & 8

CURVE DATA		
	Cv. 1	Cv. 2
Δ	13°11'49"	18°51'30"
R	205.77'	150.00'
T	23.80'	24.91'
L	47.39'	49.37'
CB	S7°16'08"W	S6°45'38"E
C	47.29'	49.15'
	Cv. 3	Cv. 4
Δ	10°02'07"	9°51'38"
R	170.00'	164.90'
T	14.93'	14.22'
L	29.78'	28.38'
CB	S21°12'26"E	S31°09'19"E
C	29.74'	28.34'
	Cv. 5	Cv. 6
Δ	91°55'24"	80°12'44"
R	19.00'	19.00'
T	19.65'	16.00'
L	30.48'	26.60'
CB	S82°02'50"E	S4°01'14"W
C	27.32'	24.48'
	Cv. 7	Cv. 8
Δ	108°34'02"	10°35'10"
R	19.00'	88.50'
T	26.39'	8.20'
L	36.11'	16.35'
CB	N75°20'13"W	S44°55'12"W
C	30.92'	16.33'
	Cv. 9	Cv. 10
Δ	16°36'55"	94°04'58"
R	88.50'	19.00'
T	12.92'	20.40'
L	25.66'	31.20'
CB	N74°56'27"W	S49°42'36"W
C	25.57'	27.81'



PLAT REVIEW

* Preliminary Plat

* Final Plat

* Name of Proposed Subdivision Chandler's Phase 18

* Location of Proposed Subdivision Chandler's

* Name of Subdivider Leates

* Date Submitted _____ Date of Review _____

* Total Acreage 4.7 * No. of Lots 5

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" = 50'</u>	<input 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:			

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
- | | <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 type="checkbox"/> | <input checked="" type="checkbox"/> |
| 9. Has a Concept Plan been been Provided and Approved | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 10. Does the plan conform to the Master Park Plan? | <input checked="" type="checkbox"/> | <input 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 checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| c. Parking | <input type="checkbox"/> | <input type="checkbox"/> | <input 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:

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:

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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:

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Time Spent on Review

<u>Name</u>	<u>Date</u>	<u>Time Spent (hours)</u>
<u>John Cook</u>	<u>2/23/84</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: Phase 18, Chandler's

Case No.: 88-8-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..... 3/10

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 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..... _____

OWNERS CERTIFICATE

WHEREAS, Texas-Frates Co. is the owner of a tract of land situated in the E. Teal Survey, Abstract No. 207, Rockwall County, Texas, and being All of Lots 1, 7, & 8, Block A, All of Lots 1, 2, & 3, Block C, All of Southern Cross Drive, a Portion of Severige Court, and a Portion of Courageous Drive, of Chandlers Landing Phase 18, Section 2, an addition to the City of Rockwall recorded in Slide B, Page 198, Plat Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at an iron rod at the Southwest corner of Lot 7 and the Southeast corner of Lot 6, of said Block A;
 THENCE: North 4° 18' 12" East, passing at 107.35 feet the Northwest corner of said Lot 7 and the Northeast corner of said Lot 6 and continuing a total distance of 148.85 feet to the existing radius point of Severige Court;
 THENCE: North 2° 40' 08" East, passing at 41.50 feet the Southwest corner of Lot 1 and the Southeast corner of Lot 2, of said Block A, and continuing a total distance of 144.56 feet to an iron rod at the Northwest corner of said Lot 1 and the Northeast corner of said Lot 2;
 THENCE: South 78° 07' 39" East, passing at 67.12 feet the West line of Southern Cross Drive and continuing a total distance of 98.19 feet to an iron rod on East line of Southern Cross Drive;
 THENCE: South 15° 51' 57" West a distance of 3.96 feet with said East line to an iron rod at the point of curvature of a circular curve to the left having a central angle of 3° 07' 32" and a radius of 190.27 feet;
 THENCE: Along said curve and with said East line an arc distance of 10.38 feet to an iron rod at the Northwest corner of Lot 1, Block C;
 THENCE: South 81° 50' 29" East a distance of 110.19 feet to an iron rod at the Northeast corner of said Lot 1, Block C;
 THENCE: South 9° 58' 42" East with the East line of Lots 1, 2, & 3, Block C, passing at 130.06 feet the Northerly line of Courageous Drive, and continuing a total distance of 145.56 feet to a point for a corner on the centerline of Courageous Drive, said point being on a circular curve to the left having a central angle of 31° 58' 53", a radius of 150.00 feet, and a chord that bears South 64° 01' 52" West a distance of 82.64 feet;
 THENCE: Along said curve and with said centerline an arc distance of 83.73 feet to the point of compound curvature of a circular curve to the left having a central angle of 6° 54' 42", and a radius of 797.75 feet;
 THENCE: Along said curve and with said centerline, passing at an arc distance of 25.52 feet the existing centerline intersection of Southern Cross Drive and Courageous Drive, and continuing a total arc distance of 96.23 feet to a point for a corner;
 THENCE: North 48° 52' 16" West a distance of 15.50 feet to the Southwest corner of Lot 8, Block A;
 THENCE: North 26° 50' 22" West a distance of 10.17 feet to the Southeast corner of Lot 7, Block A;
 THENCE: South 80° 31' 11" West a distance of 87.32 feet to the Point of Beginning and Containing 51,050 Square Feet or 1.1719 Acres of Land.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT, Texas-Frates Co., being owner, does hereby adopt this plat designating the hereinabove described property as Replat of Lots 1, 7, & 8, Block A, and Lots 1, 2, & 3, Block C, of Chandlers Landing Phase 18, Section 2, and does hereby reserve all rights of the premises to the exclusion of the public, except as described otherwise herein, reserving such rights to the Texas-Frates Co., its successors and assigns, and further reserving its private easement for itself, its successors and assigns, at all times hereafter for ingress and egress to and from the herein described tract. Any and all private roads constructed on said property shall not be construed as a grant to the public, but to the contrary, as private ways reserved unto Texas-Frates Co., its successors and assigns. Provided, however, all private roads, common areas, and/or utility easements are hereby dedicated for mutual use and accommodation of all public utilities and government agencies desiring to use or using same. No buildings shall be constructed or placed upon, over or across the utility easements as described herein. Said utility easements being hereby reserved for the mutual use and accommodation of all public utilities desiring to use or using same. All public utilities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs, or growths which may in any way endanger or interfere with construction, maintenance, or efficiency of its respective system on the utility easements. All public utilities shall at all times have the full right of ingress and egress to or from and upon the said utility easements for the purpose of constructing, reconstructing, patrolling, maintaining, and adding to or removing all or part of its respective systems without the necessity of, at any time, procuring the permission of anyone. Any public utility shall have the further right of ingress and egress to private property for the purpose of reading meters and any maintenance responsible for maintenance and service required or ordinarily performed by that utility. Texas-Frates Co., its successors and assigns, will be responsible for maintenance of all private streets and drives. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grades of streets in this addition.

WITNESS OUR HANDS, at _____, this _____ day of _____, 1988.

see statement opinion of Justice

TEXAS-FRATES CO.

By: _____
Steve Mills, Vice-President

Attest: _____

STATE OF TEXAS
COUNTY OF _____

This instrument was acknowledged before me on the _____ day of _____, 1988, by Steve Mills, the Vice-President of Texas-Frates Co., on behalf of said Co.

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 _____, 1988, by Harold L. Evans.

Notary Public
My Commission Expires _____

RECOMMENDED FOR FINAL APPROVAL

City Manager

APPROVED

Date

Chairman, Planning and Zoning Commission

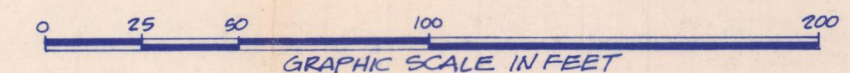
Date

I hereby certify that the above and foregoing plat of a Replat of Lots 1, 7, & 8, Block A, and Lots 1, 2, & 3, Block C, of Chandlers Landing Phase 18, Section 2, an addition to the City of Rockwall, Texas, was approved by the City Council of Rockwall on the _____ day of _____, 1988.

see body statement

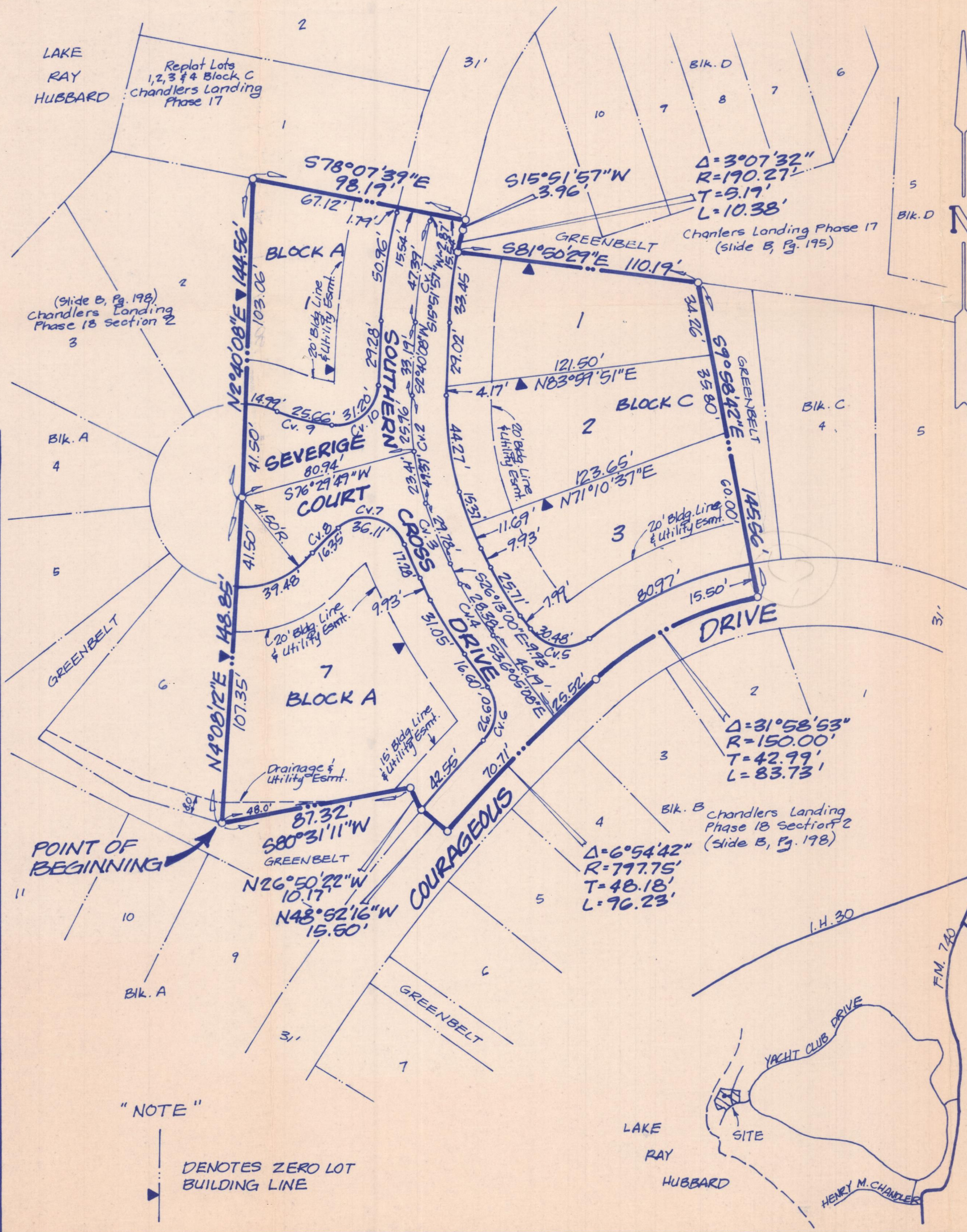
Mayor, City of Rockwall

City Secretary, City of Rockwall



CURVE DATA

	Cv. 1	Cv. 2
Δ	13° 11' 49"	18° 51' 30"
R	205.77'	150.00'
T	23.20'	24.91'
L	47.39'	49.37'
CB	69° 16' 02" W	66° 45' 38" E
C	47.29'	49.15'
	Cv. 3	Cv. 4
Δ	10° 02' 07"	9° 51' 38"
R	170.00'	164.90'
T	14.93'	14.22'
L	29.78'	28.35'
CB	62° 12' 26" E	63° 09' 19" E
C	29.74'	28.34'
	Cv. 5	Cv. 6
Δ	91° 55' 24"	80° 12' 44"
R	19.00'	19.00'
T	19.65'	16.00'
L	30.48'	26.60'
CB	62° 02' 50" E	64° 01' 14" W
C	27.32'	24.48'
	Cv. 7	Cv. 8
Δ	108° 54' 02"	10° 35' 10"
R	19.00'	88.50'
T	26.59'	8.20'
L	36.11'	16.35'
CB	N 75° 20' 13" W	S 44° 55' 12" W
C	30.92'	16.35'
	Cv. 9	Cv. 10
Δ	16° 36' 55"	44° 04' 58"
R	88.50'	19.00'
T	12.92'	20.40'
L	25.66'	31.20'
CB	N 74° 56' 27" W	S 47° 42' 36" W
C	25.57'	27.81'

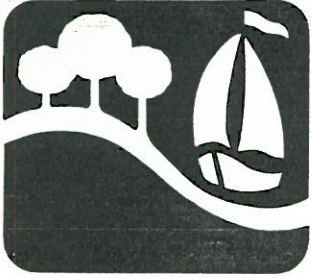


"NOTE"
DENOTES ZERO LOT BUILDING LINE

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

SCALE	DATE	JOB NO.
1" = 50'	1-26-88	72122

REPLAT OF LOTS 1, 7, & 8, BLOCK A, AND LOTS 1, 2, & 3, BLOCK C, CHANDLERS LANDING PHASE 18, SECTION 2
E. TEAL SURVEY ~ ABSTRACT NO. 207
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
 TEXAS-FRATES COMPANY ~ OWNER
 ONE COMMODORE PLAZA ~ ROCKWALL, TEXAS 75087



CITY OF ROCKWALL

"THE NEW HORIZON"

April 7, 1988

Texas Frates Company
One Commodore Plaza
Rockwall, Texas 7508

Gentlemen:

On April 14, 1988, the Planning and Zoning Commission will hold a public hearing in City Hall, 205 West Rusk at 7:30 P.M. and consider approval of your request for a replat of lots 1, 2, and 3, Block C and lots 1, 7, and 8, Block A, Phase 18 Section II of Chandlers Landing.

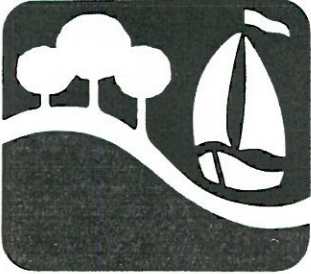
As the applicant, it is important that you are represented at this hearing. Also, note that to date we have not received your filing fee in the amount of \$130⁰⁰. Feel free to call me if you have any questions.

Sincerely,

Mary Nichols

Mary Nichols
Administrative Assistant

CC: Harold Evans
MN/nmp



CITY OF ROCKWALL
"THE NEW HORIZON"

April 28, 1988

Texas Frates Company
One Commodore Plaza
Rockwall, Texas 7508

Gentlemen:

On April 14, 1988, the Planning and Zoning Commission held a public hearing and recommended approval of your request for a replat of lots 1, 2, and 3, Block C and lots 1, 7, and 8, Block A, Phase 18 Section II of Chandlers Landing.

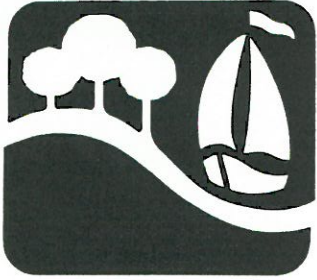
The Rockwall City Council will hold a public hearing on May 2, 1988, at 7:00 P.M. in City Hall, 205 West Rusk, and consider approval of your request. Please call me if you have any questions.

Sincerely,

Mary Nichols

Mary Nichols
Administrative Assistant

CC: Harold Evans
MN/mmp



CITY OF ROCKWALL
"THE NEW HORIZON"

May 3, 1988

Texas Frates Company
One Commodore Plaza
Rockwall, Texas 75087

Gentlemen;

On May 2, 1988, the Rockwall City Council held a public hearing and approved your request for a replat of lots 1, 2, and 3, Block C and lots 1, 7, and 8, Block A, Phase 18 Section II of Chandlers Landing.

Please note that a final plat must be filed by this office with the County within 120 days of the approval date or the plat becomes void. Sixteen executed copies and two mylars of the plat must be returned to this office within 100 days of the date of this letter to insure timely filing. We cannot assure timely filing of plats returned after August 10, 1988.

Feel free to call me if you have any questions.

Sincerely,

Mary Nichols

Mary Nichols
Administrative Assistant

cc: Harold Evans & Associates

MINUTES OF THE ROCKWALL CITY COUNCIL
MAY 2, 1988

Mayor Pro Tem Bill Fox called the meeting to order with the following Councilmembers present: Nell Welborn, John Bullock,, Pat Luby, and Ken Jones. John Bullock conducted the invocation and led the Pledge of Allegiance.

Council first considered approval of the Consent Agenda which consisted of:

- 1) an ordinance authorizing a change in zoning from "A" Agricultural to "PD-8" Planned Development on a 1.2 acre tract of land located on FM-740 on second reading
- 2) an ordinance authorizing a change in zoning from "SF-7" Single Family to "GR" General Retail on a lot located at 307 North Fannin on second reading
- 3) an ordinance amending "PD-9" to include a garden center as a listed use in the General Retail area on second reading
- 4) an ordinance authorizing a Conditional Use Permit for a proposed garden center to be located on FM-740 on second reading
- 5) an ordinance designating portions of I-30 frontage roads one on second reading

Assistant City Manager Julie Couch read the ordinance captions. Welborn made a motion to approve the Consent Agenda. Bullock seconded the motion. The motion was voted on and passed unanimously.

Don Smith then gave the Planning and Zoning Commission Chairman's Report in which he discussed items on the Council Agenda that the Commission had made recommendations on including the two applications for Conditional Use Permits for bowling centers, the replat within Phase 18 of Chandlers Landing, the final plat for the Harbor Phase I and the final plat for Buffalo Creek Phase II. Welborn questioned the effects of the amendment to the Master Park Plan. Smith explained that the relocation of the amenities area did not affect the overall plan.

The Council then held a public hearing and considered approval of an ordinance authorizing a Conditional Use Permit for a bowling center that would include retail, restaurant/private club, day care, and arcade uses, and a development plan for a bowling center to be located at Plaza Drive and Rockwall Parkway. Couch explained the applicants request and the recommendations of the Planning and Zoning Commission which were:

- 1) that prior to start of construction a grading and utility plan would be submitted and approved by the City Engineer
- 2) that prior to the issuance of a C.O. on the building the required street lighting for the area would be installed.

Couch explained that the applicant had met all the current requirements

regarding private clubs and arcades. Billie Ladd addressed the Council and offered to answer questions. As there was no one else wishing to address the Council on this issue the public hearing was closed. Couch read the ordinance caption. Jones made a motion to approve the ordinance authorizing the CUP subject to the conditions recommended by the Planning and Zoning Commission. Bullock seconded the motion. The motion was voted on and passed unanimously.

Council then held a public hearing and considered approval of an ordinance authorizing a Conditional Use Permit for a bowling center to include retail; restaurant/private club; nursery; commercial amusements including pool tables, arcade games and bowling; a site plan; and preliminary plat for a bowling center to be located on FM-3097. Couch explained the applicant's request and the recommendations of the Planning and Zoning Commission which were as follows:

- 1) allowing the drives to be less than the required 200 feet apart for a total drive separation of 160 feet.
- 2) reflecting cross access easements on both sides of the property when the final plat is submitted for approval.

Couch explained that the applicant had met the current requirements pertaining to private clubs and arcade areas. Rob Whittle, the applicant, addressed the Council and offered to answer questions. As there was no one else wishing to address this issue the public hearing was closed. Jones made a motion to approve the ordinance authorizing the CUP, the site plan and preliminary plat subject to the conditions recommended by the Commission. Bullock seconded the motion. Fox questioned the recommendations of the traffic planner. Couch explained that the traffic planner had recommended that as development occurs within PD-9, the traffic needs be reviewed on a case by case basis. Welborn confirmed with staff that the proposed center was the required number of feet away from the church across FM-3097. Jones then amended his motion to include the recommendations of the traffic planner. Bullock seconded the motion. The motion was voted on and passed unanimously.

Council then held a public hearing and considered approval of a replat of five lots located within Phase 18 , Section II, Chandlers Landing. Couch explained that the developer was combining two lots to make one larger lot and was making some minor lot line adjustments to correct the road alignment. As there was no one wishing to address the Council on this issue the public hearing was closed. Luby made a motion to approve the replat. Welborn seconded the motion. The motion was voted on and passed unanimously.

The Council then held a public hearing and considered approval of an amendment to PD-9 to revise the amenities and change the land use from "SF-12.5" to "SF-10" on a 1.7 acre tract of land located off FM-740. Couch explained that when the preliminary plat for Foxchase was submitted, a conflict was discovered in an area designated "SF-12.5" which was being platted for "SF-10". She further explained that the Park Plan called for a three to five acre park in this area and that the applicant proposed a 3.5 acre park to

be dedicated to the City. Fox questioned the reduction in the park area from the original plan. Rob Whittle, Whittle Development, explained that when the concept plan was developed, a 7 acre park was proposed as it was unknown at the time what requirements would be necessary. Welborn made a motion to approve the amendment. Luby seconded the motion. The motion was voted on and passed unanimously.

Bill Eisen then gave the City Manager's report in which he discussed the Southwestern Bell Franchise fee, a newly created safety committee, a recent supreme court ruling on municipal bonds which could result in raising borrowing costs up to 35% for cities, the recent financial report and a recent meeting with Southwestern Bell regarding a regional 911 phone system.

Council then considered approval of a final plat for Buffalo Creek Phase II. Couch explained that the traffic planner had recommended that a short turn lane be provided prior to the issuance of a C.O. She stated that it was possible that the State would make this improvement based on the location of a substandard curve. She recommended that Council also consider conditions that would require the right of way to be reviewed by John Reglin prior to its being filed of record at the County Clerk's Office and that cross access easements be provided for property to the north. Welborn made a motion to approve the final plat with the conditions as outlined and that a turn lane be constructed prior to issuance of a C.O. Bullock seconded the motion. The motion was voted on and passed unanimously.

Council then considered approval of a final plat for The Harbor-Phase I. Couch explained that the property had been granted a variance by the Board of Adjustments to the lot width along I-30 because it was approximately 2.6 feet short of the required 200 feet, that there was wording on the plat to provide for additional access easements to be dedicated at the time the adjacent site plans were approved, and that the Highway Department had indicated that they would remove the barricade on the service road and upgrade the surface to provide adequate access into the site. Bullock made a motion to approve the final plat. Jones seconded the motion. The motion was voted on and passed unanimously.

City Manager Bill Eisen then outlined a proposed contract with the City of Heath for the Sale of Water. He stated that the agreement was to sell up to 250,00 gallons of water per day to the City of Heath who will use the water to serve up to 213 lots in the Buffalo Creek Addition. Luby confirmed that price escalator clauses were provided for in the contract. Bullock confirmed that the water was to be used for domestic use only. Welborn made a motion to approve the contract. Luby seconded the motion. The motion was voted on and passed unanimously.

Eisen then outlined the responses received from property owners on Nash Street regarding replacement of the sidewalk on the west side. He explained that the majority of the property owners were in favor of constructing the sidewalk five feet from back of the curb, that none of the trees would be removed and that the cost of these improvements would be \$10,053. He recommended Council approve a change order with Angel Concrete in this amount. Bullock made a motion to approve the change. Luby seconded the

CITY OF ROCKWALL
Planning and Zoning Agenda

AGENDA DATE: April 14, 1988

AGENDA NO. III.A

AGENDA ITEM:

P&Z 88-8-Fp - Hold Public Hearing and Consider Approval of a Replat of Five Lots Located within Phase 18, Section II Chandlers Landing

ITEM GENERATED BY:

Applicant - Realvest, Inc.

ACTION NEEDED:

Hold public hearing and approve or deny replat with any conditions in motion.

BACKGROUND INFORMATION:

We have received a request from Real Vest for approval of a replat on five lots located in Phase 18, Section 2 of Chandlers Landing. The change involves six lots and the proposed changes materially affect only 2 lots. Lots 7 and 8 in Block A are combined to make one larger lot. The other changes are minor adjustments to accommodate a slight realignment in the road. There is no alteration in the greenbelt to the rear of the lots in Block C. The lots in this Phase are designated as Zero Lot Line and the alterations are in conformance with the area requirements for this Phase. We have enclosed a copy of both the original plat and the replat for your information.

ATTACHMENTS:

1. Location Map
2. Original Plat
3. Proposed Replat

AGENDA ITEM: Replat of Lots in Chandlers

ITEM NO: III.A._

MINUTES OF THE PLANNING AND ZONING COMMISSION

April 14, 1988

Vice Chairman Norm Seligman called the meeting to order with the following members present: Bob McCall, Hank Crumbley, and Leigh Plagens. The Commission first considered approval of the minutes of March 10, 1988. Crumbley made a motion to approve the minutes as submitted. McCall seconded the motion. The motion was voted on and passed with all in favor except Plagens who abstained.

Assistant City Manager Julie Couch then outlined a request from Chandlers Landing Development Corporation for a replat of five lots located within Phase 18 of Chandlers Landing. She explained that the applicant proposed to make two smaller lots into one large lot and to do some minor adjustments to the existing lot lines. Seligman opened the public hearing. Karen Mahoney, owner of Lot 3, stated that she was unopposed to the request. The public hearing was closed. McCall made a motion to recommend approval of the replat. Plagens seconded the motion. The motion was voted on and passed unanimously. At this time, 7:40 P.M., Tom Quinn joined the meeting.

The Commission then held a public hearing and considered approval of a request from Whittle Development for an amendment to PD-9 which currently contained designation for "SF-12.5" in an area that had been preliminary platted for "SF-10" in Fox Chase Phase One. Couch explained that the developer proposed to relocate the park which would be dedicated to the City, and that the size would be reduced from 7 acres to 3.8 acres. Rob Whittle addressed the Commission and explained that the lots were intended to be "SF-10" and that the designation of "SF-12.5" was a mistake made by the developer. Crumbley stated concern regarding the slope of the new park. Whittle stated that the park would have a slight roll but not a drastic slope. Plagens made a motion to approve the amendments to the preliminary plan for "PD-9". McCall seconded the motion. The motion was voted on and passed unanimously.

Couch then explained the changes made in the private club and commercial amusements ordinances. She stated that Council had asked the Planning and Zoning Commission to review the definition of a commercial amusement to specify exactly when a business with gaming devices is classified as a commercial amusement and to review the requirement that no commercial amusements may be located within 300 feet of residentially zoned property. She told the Commission that the Council had discussed a business with more than four gaming devices or more than one pool table as being a commercial amusement. She stated, however, that a draft ordinance had not been completed at this time. Seligman opened the public hearing and as there was no one wishing to address the Commission on this issue, the hearing was closed. McCall made a motion to table discussion on the item until the Planning and Zoning Commission Worksession. Plagens seconded the motion. The motion was voted on and passed unanimously.

The Commission then considered approval of a request from Billie Ladd for a Conditional Use Permit for a bowling center that would include retail, restaurant/private club, day care, and arcade uses, and a development plan for a bowling center to be located at Plaza Drive and Rockwall Parkway. Couch explained the application, the location of the site and some minor changes that had been made on the site plan including more detailed landscaping, curbs to prevent cars overhanging adjacent property, and better defined parking. She added that the applicant was also aware that additional street lighting would be necessary. Billie Ladd addressed the Commission and showed

photographs of a facility in DeSoto owned by the same persons who would own the future bowling center. She showed the Commission how she anticipated the traffic to flow from I-30 and SH-205 to her property. Quinn made a motion to recommend approval of the CUP and development plan submitted this date subject to the submission of a grading plan, completion of utility improvements, street lighting to be installed prior to issuance of a Certificate of Occupancy, and meeting the new standards for issuance of a private club permit which are as follows:

- 1) The CUP must include the request for the gaming devices
- 2) The gaming devices must be in a totally enclosed room and the entrance to the room must be at least 50 feet from any service bar for alcoholic beverages
- 3) The wall separating the room from the rest of the facility must be glass at least 4 feet from the floor to the top of the ceiling and it may not be obstructed by curtains, machines, etc., which would obstruct the view into the room
- 4) The room must be signed that no food or beverage of any kind may be consumed in the room.

Plagens seconded the motion. The motion was voted on and passed unanimously.

Couch then outlined a request from Whittle Development for a Conditional Use Permit for a bowling center to include retail, restaurant/private club, nursery, commercial amusement including pool tables, arcade games, miniature golf, and bowling and approval of a site plan and preliminary plat for a bowling center to be located on FM-3097. At this time, 8:00 P.M., Bill Sinclair joined the meeting. Couch explained that the applicant would make some changes to his floor plan to conform with the current requirements pertaining to private clubs which consisted of putting a glass front as the separating wall for both the pool table area and the video area, placing all video games within the enclosed room, and closing off an outside door from the lounge area. She added that the site plan needed cross access easements, needed to reflect a rear drive lane of 24 feet, needed another location for the trash dumpster, and additional landscaping in the parking lot. She pointed out that the plat did reflect the 7-1/2 feet of necessary right-of-way dedication and that the construction of a 12 inch water main would begin with this development.

Rob Whittle addressed the Commission and agreed to all conditions stated. Quinn made a motion to approve the CUP, site plan and preliminary plat subject to the following conditions: 1) submission of revised drawings to be reviewed by the Commission at the April Worksession, 2) recognizing that the 12 inch water line must be constructed, 3) modification of the site plan per the recommendations of the City Staff, 4) modification of the floor plan as requested and 5) meeting the same standards for a Conditional Use Permit as required for a private club. Plagens seconded the motion. The motion was voted on and passed unanimously.

The Commission then considered approval of a final plat for Buffalo Creek Phase II. Couch explained that the plat met all the necessary requirements except that it did not reflect the adjusted amount of right-of-way dedication necessary as this was being worked on by the developer's engineer and the City's traffic planner. Couch outlined the recommendation of John Reglin regarding improvements. For this site, Reglin recommended a modified turn lane, which could be done by the developer if not by the

State. Couch explained that as the PD developed, Reglin had recommended a traffic analysis on each development. Whittle stated that he understood that a C.O. would not be issued until the road improvement was done. McCall made a motion to approve the final plat subject to review by the Commission at the Worksession, dedication of the necessary amount of right-of-way, and provision of the cross access easement to the north. Sinclair seconded the motion. The motion was voted on and passed unanimously.

The Commission then considered approval of a final plat for the Harbor, Phase I. Couch explained that cross access easements needed to be provided at all three drives but the developer was concerned about tying down the location of the drives prior to having a business committed to the site. She explained that there was some language necessary on the plat to require future access easements. The Commission discussed the drive locations, and the developer's application to the Board of adjustments for a variance to the 200 foot log frontage requirement. Sinclair made a motion to approve the final plat subject to the addition of necessary language regarding future cross access easements, correction of the typographical error indicating a 20 foot drive to 24 feet, and approval of the variance by the Board of Adjustments. Crumbley 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:

Thomas E Quinn
Chairman

ATTEST:

By Julie Lamb

Chandlees Landing Phase 18

States Development Co.
1979 South Boulder
Tulsa, OK 74119-4817

State Street Corp
2621 State Street
Dallas, TX 75204

William C. Webster
217 Los Santos
Corland 75043

Clifford R. Goldsmith
9636 Lanshire Dr
Dallas 75238

Robert J and Stephanie J. McCley
1127 Bayshore Dr
Rockwall, TX 75087

Robert Mark & Kimberly Sue Penn Taylor
1017 Signal Ridge Place
Rockwall

~~Deuster Dean~~
Dean Michall & Mary P Deuster
5916 Birchbrook #136
Dallas 75206

Edward J & Karen M Mahoney
184 Fletcher Dr
Morrisville, PA 19067

PUBLIC NOTICE

The Rockwall Planning and Zoning Commission will hold a public hearing on April 14, 1988, at 7:30 P.M. and the Rockwall City Council will hold a public hearing on May 2, 1988, at 7:00 P.M. in City Hall, 205 West Rusk to consider approval of a replat of Lots 1, 2, and 3, Block C and Lots 1, 7 and 8 of Block A, Phase 18, Section II of Chandlers Landing.

Frates Corporation proposes to combine Lots 7 and 8, Block C to form one large lot instead of two smaller ones. They propose to make minor lot line adjustments on the other four lots to provide for better road alignment. Attached are copies of the existing plat and the proposed replat.

As an interested property owner you may wish to attend this hearing or make your feelings known by mailing your written response to City Hall, 205 West Rusk, Rockwall, Texas 75087.

PUBLIC HEARING

The Rockwall P & Z Commission will hold a public hearing on April 14, 1988 at 7:30 PM in City Hall, 205 W. Rusk to consider the following:

1. An amendment to the Comprehensive Zoning Ordinance to amend the requirements and regulations regarding commercial amusements as defined in the Comprehensive Zoning Ordinance and as specified in the "GR", "C", "HC", "LI", and "HI" zoning categories.
2. A request from Frates Corporation for a replat of Lots 1, 2, and 3, Block C and Lots 1, 7, and 8 of Block A, Phase 18 of Chandler's Landing.

PLANNING AND ZONING ACTION SHEET

Applicant Grates Case No. 88-8-FP
Property Description Lot 1-3, Blk C, Phase 18, 1st, 2nd, 3rd, 4th, 5th, 6th, 7th, 8th, 9th, 10th, 11th, 12th, 13th, 14th, 15th, 16th, 17th, 18th, 19th, 20th, 21st, 22nd, 23rd, 24th, 25th, 26th, 27th, 28th, 29th, 30th, 31st, 32nd, 33rd, 34th, 35th, 36th, 37th, 38th, 39th, 40th, 41st, 42nd, 43rd, 44th, 45th, 46th, 47th, 48th, 49th, 50th, 51st, 52nd, 53rd, 54th, 55th, 56th, 57th, 58th, 59th, 60th, 61st, 62nd, 63rd, 64th, 65th, 66th, 67th, 68th, 69th, 70th, 71st, 72nd, 73rd, 74th, 75th, 76th, 77th, 78th, 79th, 80th, 81st, 82nd, 83rd, 84th, 85th, 86th, 87th, 88th, 89th, 90th, 91st, 92nd, 93rd, 94th, 95th, 96th, 97th, 98th, 99th, 100th
Case Subject Matter replat

CASE ACTION

Date to P&Z 3/10 4/14 ✓ _____ _____
Conditions _____

Date to City Council May 2 ✓ _____ _____
Conditions _____

Ordinance no. _____ Date _____

ITEMS IN FILE

- | <u>Zoning Cases</u> | <u>Plat/Site Plan Cases</u> |
|---|--|
| <input type="checkbox"/> Application | <input type="checkbox"/> Application |
| <input type="checkbox"/> Site Plan | <input type="checkbox"/> Filing Fee |
| <input type="checkbox"/> Filing Fee | <input type="checkbox"/> Plat/Plan |
| <input type="checkbox"/> Notice to Paper | <input type="checkbox"/> Engineer's Review |
| <input type="checkbox"/> Notice to Residents | <input type="checkbox"/> Consultant's Review |
| <input type="checkbox"/> List of Residents Notified | <input type="checkbox"/> Agenda Notes |
| <input type="checkbox"/> Residents' Responses | <input type="checkbox"/> Minutes |
| <input type="checkbox"/> Consultant's Review | <input type="checkbox"/> Correspondence |
| <input type="checkbox"/> Agenda Notes | <input type="checkbox"/> County File Number |
| <input type="checkbox"/> Minutes | <input type="checkbox"/> Applicant Receipts |
| <input type="checkbox"/> Ordinance | |
| <input type="checkbox"/> Correspondence | |
| <input type="checkbox"/> Applicant Receipts | |