

APPLICATION AND FINAL PLAT CHECKLIST

DATE: 3-28-88

Name of Proposed Subdivision HARBOR PHASE ONE

Name of Subdivider ROCKWALL HARBOR CORP. I

Address 2804 RIDGE RD. ROCKWALL, TX Phone 771-5238

Owner of Record SAME AS ABOVE

Address Phone

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

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

Total Acreage 2.2779

Current Zoning PD-7

Number of Lots/Units 4

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

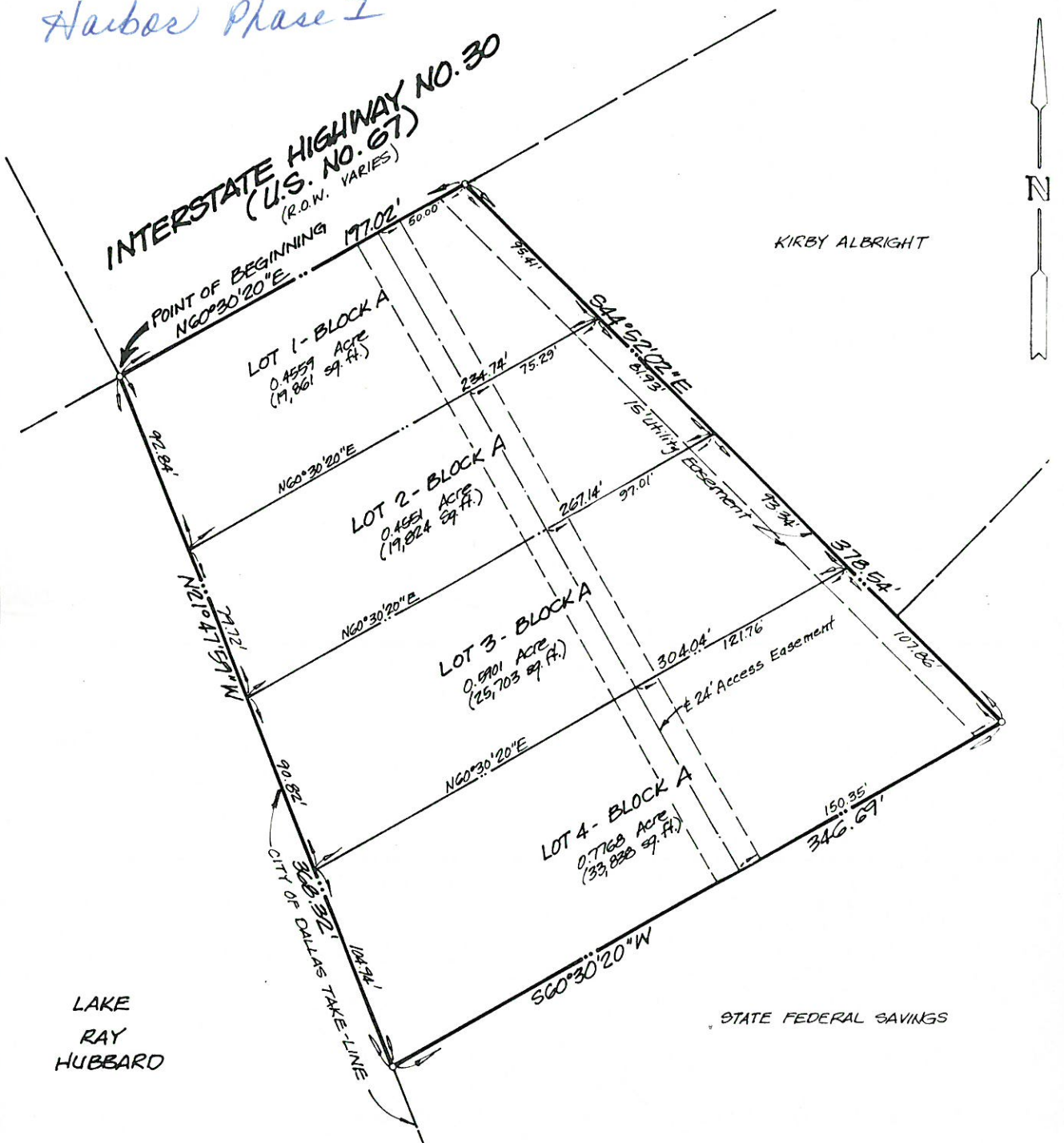
<u>Provided or Shown on Plat</u>	<u>Not Applicable</u>	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	1. Title or name of subdivision, written and graphic scale, north point, date of plat, and key map
<input checked="" type="checkbox"/>	<input type="checkbox"/>	2. Location of the subdivision by City, County and State
<input checked="" type="checkbox"/>	<input type="checkbox"/>	3. Location of subdivision tied to a USGS monument, Texas highway monument or other approved benchmark
<input checked="" type="checkbox"/>	<input type="checkbox"/>	4. Accurate boundary survey and property description with tract boundary lines indicated by heavy lines
<input checked="" type="checkbox"/>	<input type="checkbox"/>	5. Accurate plat dimensions with all engineering information necessary to reproduce plat on the ground

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

BEGINNING at the intersection of the City of Dallas East Take Line for Lake Ray Hubbard with the South line of I.H. 30;  
 THENCE: North 60° 30' 20" East a distance of 197.02 feet with said South line to a point for a corner;  
 THENCE: South 44° 52' 02" East a distance of 378.54 feet to a point for a corner;  
 THENCE: South 60° 30' 20" West a distance of 346.69 feet to a point for a corner on said City of Dallas Take Line;  
 THENCE: North 21° 47' 59" West a distance of 368.32 feet with said Take Line to the Point of Beginning and Containing 99,2 Square Feet or 2.2779 Acres of Land.

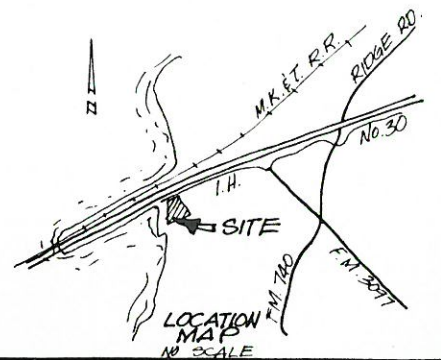
*Harbor Phase I*



LAKE  
RAY  
HUBBARD

STATE FEDERAL SAVINGS

Lots 1, 2, 3, & 4, Block A,  
 Rockwall Harbor - Phase One shall  
 dedicate a minimum 24' access ease-  
 ment on all drive lanes at time of  
 site plan approval, which shall  
 provide continuous access from  
 Lots 1 thru 4, Block A.



ENGINEERING DRAWINGS CHECKLIST

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Signed 

The engineering drawings submitted for review and approval of the proposed utilities shall be complete design drawings and shall comply with the Standards of Design, the Standard Specifications for Construction and the Standard Details. These drawings will be submitted with the final plat.

The following Engineering Drawings Checklist is a summary of the requirements contained in the Standards mentioned. In all cases, the engineering drawings should conform to good engineering practices.

The drawings should be placed in the order of the following checklist.

The applicant should submit three (3) sets of all engineering drawings to the City for review. Any resubmissions should contain the marked up set of drawings returned to the applicant.

After completion, the City should be provided with the original and two copies of the as-built drawings showing all corrections as approved by the City.

The drawings must be accompanied by documentation from all utility companies verifying their agreement with the easements shown.

FOR CITY USE ONLY

Information  
Included  
on Plans

Information  
Sufficient  
for Review

Item

UTILITY PLAN:

1. Plan view shall show relationship of all existing and proposed utilities, including streets, storm drainage, water distribution pipelines, sewer pipelines, natural gas pipelines, electric lines, telephone cables and television cables.
2. Plan view shall also include all existing and proposed easements and rights-of-ways.
3. Plan view shall show street lighting.

STREETS:

1. Paving plan shall show plan and profile of existing and proposed street improvements.
2. Paving profile shall show existing ground grade and the grade of the right and left curb and the existing and proposed utilities.
3. Paving plan shall show existing grade and proposed grade.
4. Paving plan shall show paving width and street classification with standard curve data.
5. Paving details shall comply with the Standard Details for the City of Rockwall.

STORM DRAINAGE:

1. The drainage area map showing the entire watershed on which the project is located shall be included. This map shall show contours at a minimum of 5 foot intervals and be on a scale no larger than 1 inch = 2000 feet.

FOR CITY USE ONLY

<u>Information Included on Plans</u>	<u>Information Sufficient for Review</u>	<u>Item</u>
_____	_____	2. A drainage area map of the project site with contours at a minimum of 2 feet intervals shall be included. This map shall show the existing topography of the project site and the proposed grading plan of the site. Drainage contributing from areas outside the project site shall be specifically addressed.
_____	_____	3. The drainage calculations for the site shall be provided on the plans as per the standard table. This calculation shall identify the sub-drainage area by number, the contributing area in acres, the time of concentration in minutes, the coefficient of runoff, the storm frequency and duration, the storm intensity in inches per hour and the accumulated runoff in cubic feet per second.
_____	_____	4. The direction of storm water flow on the site shall be shown on the drainage area map.
_____	_____	5. The drainage facilities shall be designed for ultimate watershed development as shown on the Growth and Management Plan even though the project may be developed in phases or the topography is such that other developments contribute to the proposed site.
_____	_____	6. Where phased development will occur, the drainage plans and calculations shall show how the drainage will be controlled during intermediary construction.
_____	_____	7. Where the storm drainage facilities tie into existing facilities, the plans shall show how this project will affect those existing facilities.
_____	_____	8. All existing and proposed drainage easements on the project site shall be shown.
_____	_____	9. The storm drainage details shall comply with the Standard Details for the City of Rockwall.

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Item

WATER DISTRIBUTION

1. *Observe* The plans shall show existing and proposed water supply improvements, including size of pipelines, location of valves and location of fire hydrants and (fire flow calculations).
2. The plans shall identify the source of water supply.
3. The water distribution system details shall comply with the Standard Details for the City of Rockwall and the Water Distribution Plan.

WASTEWATER COLLECTION

1. The plans shall show existing and proposed wastewater collection improvements.
2. The drainage calculations for the wastewater collection system shall be included. These calculations shall include the collection area by number, the area served in acres, the type of units served, the maximum, dry weather flow in million gallons per day (MGD), the infiltration/inflow allowance in MGD and the total accumulated wastewater flow in MGD.
3. Where proposed facilities tie into existing facilities, the plans shall show the flow line of the existing facilities and how the proposed facilities affect the system.
4. Where a portion of the proposed wastewater collection system will service areas outside the project, the plans shall clearly indicate how the design of the common pipeline is determined.
5. The details of the wastewater collection system shall comply with the Standard Details of the City of Rockwall.
6. If a wastewater collection system will not be provided, the plans should indicate how the wastewater will be collected and treated.

FOR CITY USE ONLY

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

Sent to Engineer: \_\_\_\_\_

Engineering Approval: \_\_\_\_\_

P & Z Approval: \_\_\_\_\_

City Council Approval: \_\_\_\_\_

Pre-Construction: \_\_\_\_\_

As Built Submitted: \_\_\_\_\_

Case No: \_\_\_\_\_

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

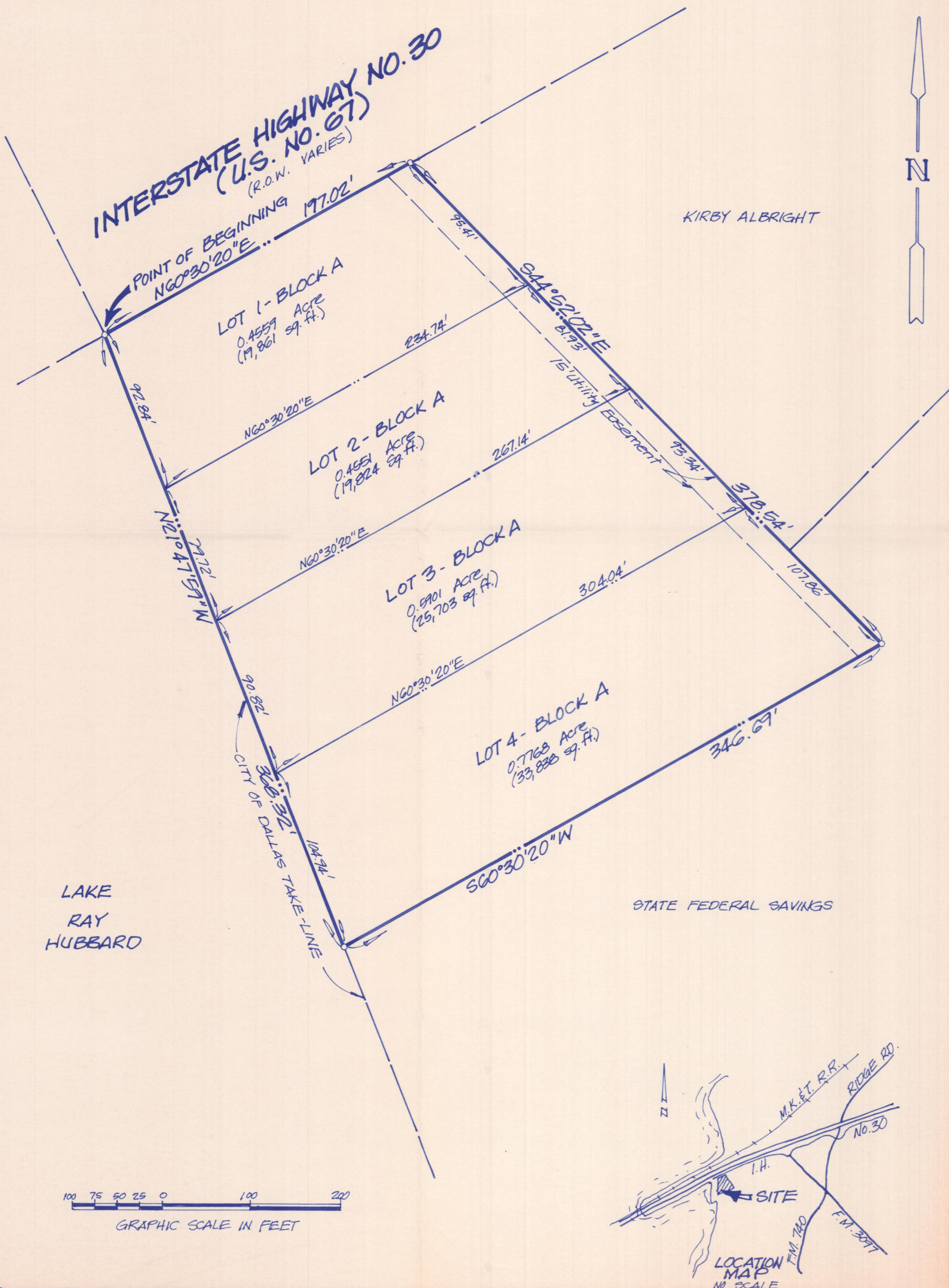
Availability Pd: \_\_\_\_\_





WHEREAS, *Rockwall Harbor Corp. I*, is the owner of a tract of land situated in the M.J. Barksdale Survey, Abstract No. 11, Rockwall County, Texas, and being a part of that tract of land conveyed to A.P. Roffino by deed recorded in Volume 59, Page 383, Deed Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at the intersection of the City of Dallas East Take Line for Lake Ray Hubbard with the South line of I.H. 30;  
THENCE: North 60° 30' 20" East a distance of 197.02 feet with said South line to a point for a corner;  
THENCE: South 44° 52' 02" East a distance of 378.54 feet to a point for a corner;  
THENCE: South 60° 30' 20" West a distance of 346.69 feet to a point for a corner on said City of Dallas Take Line;  
THENCE: North 21° 47' 59" West a distance of 368.32 feet with said Take Line to the Point of Beginning and Containing 99,226 Square Feet or 2.2779 Acres of Land.



NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT *Rockwall Harbor Corp. I*, being owner, does hereby adopt this plat designating the hereinabove property as Rockwall Harbor Phase One, City of Rockwall, Rockwall County, Texas, and does hereby dedicate to the public use forever the streets and alleys shown thereon, and does hereby reserve the easement strips shown on this plat for the purposes 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 and keep removed 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 system on any of these easement strips; and any public utility shall have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity; at any time of procuring the permission of anyone. Conveyed herewith is the right for mutual ingress and egress to and from all lots created by this plat. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision;

No house, dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until such time as the developer has complied with all requirements of the Platting Ordinance of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, drainage structures, storm sewers, water, sanitary sewer and alleys, all according to the specifications of the City of Rockwall;

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. 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, as required under Ordinance 83-54.

WITNESS MY HAND at \_\_\_\_\_, Texas, this \_\_\_\_\_ day of \_\_\_\_\_, 1988.

*ROCKWALL HARBOR CORP. I*

Robert S. Whittle, President

STATE OF TEXAS  
COUNTY OF \_\_\_\_\_

This instrument was acknowledged before me on the \_\_\_\_\_ day of \_\_\_\_\_, 1988, by Robert S. Whittle, the President of *Rockwall Harbor Corp. I* a Texas corporation, on behalf of said corporation.

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

\_\_\_\_\_  
Chairman, Planning and Zoning Commission

\_\_\_\_\_  
Date

\_\_\_\_\_  
Date

I hereby certify that the above and foregoing plat of Rockwall Harbor Phase One, an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the \_\_\_\_\_ day of \_\_\_\_\_, 1988.

This approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk of Rockwall County, Texas, within one hundred twenty (120) days from said date of final approval.

Said addition shall be subject to all the requirements of the Platting Ordinance of the City of Rockwall.

WITNESS OUR HANDS this \_\_\_\_\_ day of \_\_\_\_\_, 1988.

**1st (SUBMISSION)**

\_\_\_\_\_  
Mayor, City of Rockwall

\_\_\_\_\_  
City Secretary, City of Rockwall

1 of 3

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

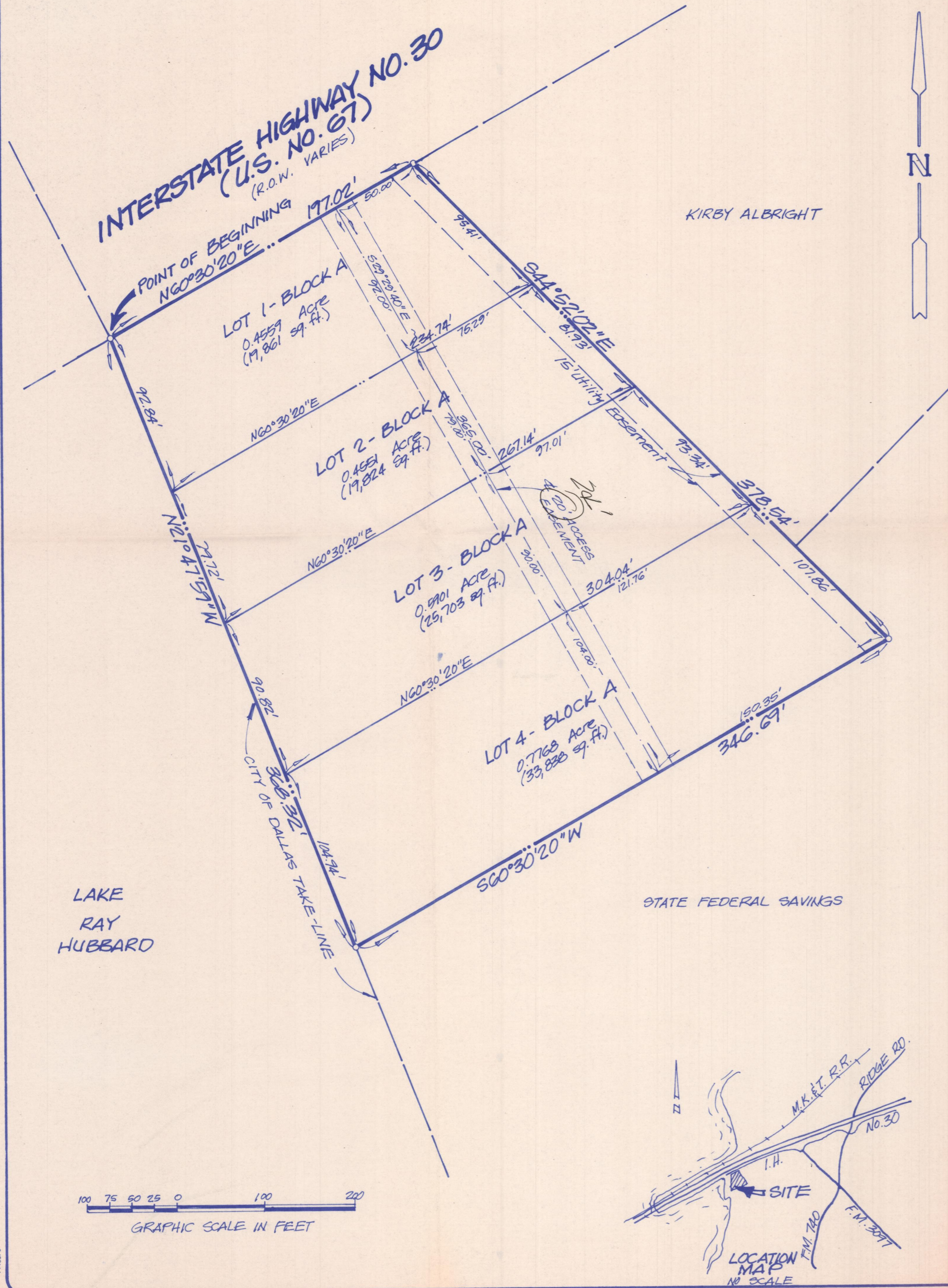
SCALE	DATE	JOB NO.
1"=50'	3-28-88	8723

**ROCKWALL HARBOR-PHASE ONE**  
**M.J. BARKSDALE SURVEY-ABSTRACT NO. 11**  
**CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS**  
ROCKWALL HARBOR CORP. I ~ OWNER  
2804 RIDGE ROAD ~ ROCKWALL, TEXAS 75087 TEL. 771-5230

OWNERS CERTIFICATE

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RECOMMENDED FOR FINAL APPROVAL

\_\_\_\_\_  
City Manager  
APPROVED \_\_\_\_\_  
Date \_\_\_\_\_  
\_\_\_\_\_  
Chairman, Planning and Zoning Commission  
Date \_\_\_\_\_

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WITNESS OUR HANDS this \_\_\_\_\_ day of \_\_\_\_\_, 1988.

*Red* (SUBMISSION) *Revised*

\_\_\_\_\_  
Mayor, City of Rockwall

\_\_\_\_\_  
City Secretary, City of Rockwall

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

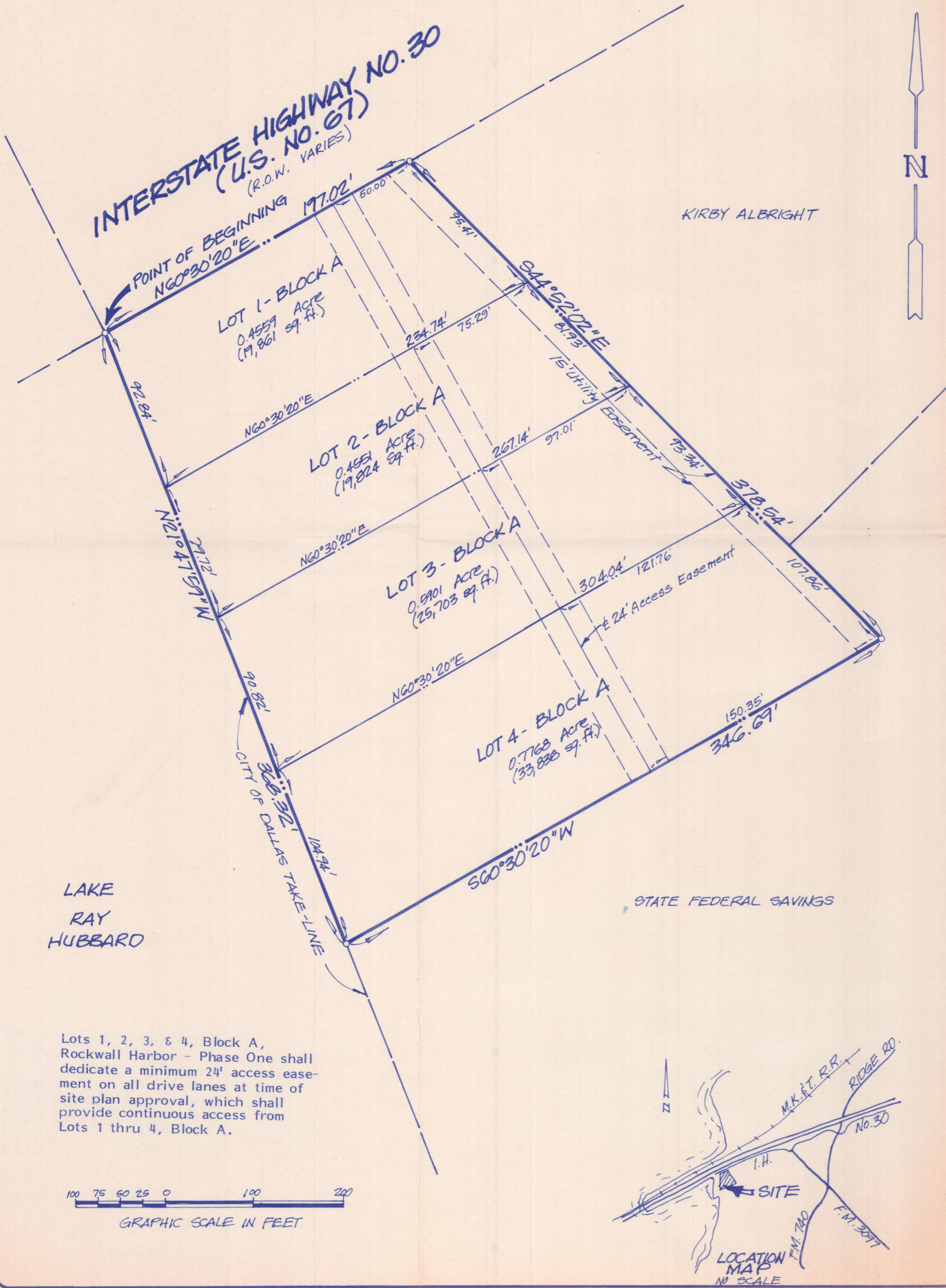
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M.J. BARKSDALE SURVEY-ABSTRACT NO. 11  
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\_\_\_\_\_  
City Manager  
APPROVED \_\_\_\_\_  
Date \_\_\_\_\_  
\_\_\_\_\_  
Chairman, Planning and Zoning Commission  
APPROVED \_\_\_\_\_  
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**3rd (SUBMISSION)**

\_\_\_\_\_  
Mayor, City of Rockwall

\_\_\_\_\_  
City Secretary, City of Rockwall

HAROLD L. EVANS  
CONSULTING ENGINEER  
2331 GUS THOMASSON RD. SUITE 102  
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SCALE	DATE	JOB NO.
1"=50'	3-28-88	8723

**ROCKWALL HARBOR-PHASE ONE**  
M.J. BARKSDALE SURVEY ~ ABSTRACT NO. 11  
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS  
ROCKWALL HARBOR CORP. I ~ OWNER  
2804 RIDGE ROAD ~ ROCKWALL, TEXAS 75087 TEL. 771-5230



Planning and Zoning

1. What is the proposed use? Commercial
2. What is the proposed density? NA
3. What is the existing zoning? PD- Commercial

	<u>Yes</u>	<u>No</u>	<u>N/A</u>
4. Is the plan zoned properly?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5. Does the use conform to the Land Use Plan?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6. Is this tract taken out of a larger tract	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7. Will the development landlock another property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8. Is this project subject to the provisions of the Concept Plan Ordinance?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
9. Has a Concept Plan been Provided and Approved	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
10. Does the plan conform to the Master Park Plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
11. Does plan conform to the Comprehensive Zoning Ordinance of approved PD Ordinance?			
a. Lot Size <i>one lot is not correct in dimensions</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Building Line	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Parking	<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 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:

*only with dedicated access easements*

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 Cook</u>	<u>4/4</u>	<u>30 min</u>
_____	_____	_____
_____	_____	_____
_____	_____	_____

PRELIMINARY/FINAL PLAT

ACTION RECORD

Project Name: Harbor Phase I

Case No.: \_\_\_\_\_

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..... 4/14

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..... 5/2

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 ~~Plat~~ to plat map  
Copy files with:

Permanent Plat File (Mylar).....

Map update file.....

RISD (residential).....

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

Street Department.....  
(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.....



## Harbor

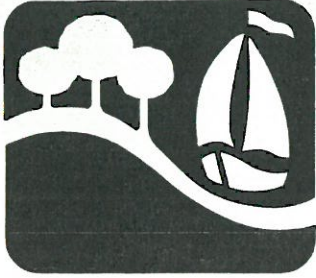
1. Review square footage of last bldg.
2. Need to define how many trees will go into parking lot. Is under Hawthorn 1/2004 of landscaping? you probably 2"? <sup>along driveway</sup> <sup>parking lot?</sup>
3. Apprise Phase 1 of temporary access provided along 2nd site  
approve Phase 1 + 2 with 2 drawings  
drawings on 2nd site  
approve totally w/ that the <sup>land is</sup> <sup>drives</sup> <sup>at</sup>
4. Trash site needs to be relocated  
to Phase 1 if only ~~first~~ 1 is built  
Turnaround of <sup>parking</sup> <sup>access</sup> <sup>road</sup> <sup>to</sup> <sup>be</sup> <sup>provided</sup>

5. Cross access easements need to be dedicated on all drive lanes on plat

nam, Bill, Hank, Leigh

Bill - Hank <sup>had</sup> all

1. gravel turnaround for not more than 6 months
2. cross access <sup>on</sup> ~~at~~ all lots
3. @ Urban ensure refuse ability
4. turn provide <sup>turnaround</sup> <sup>at</sup> <sup>end</sup> <sup>of</sup> <sup>each</sup> <sup>drive</sup> <sup>lanes</sup> <sup>1</sup> <sup>gravel</sup> <sup>for</sup> <sup>no</sup> <sup>more</sup> <sup>than</sup> <sup>6</sup> <sup>months</sup>
5. Regardless of <sup>parking</sup> <sup>and</sup> <sup>access</sup> <sup>and</sup> <sup>ability</sup> <sup>to</sup> <sup>be</sup> <sup>provided</sup>



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

April 7, 1988

Mr. Rob Whittle  
2304 Ridge Road  
Rockwall, Texas 75087

Dear Mr. Whittle:

The Planning and Zoning Commission will consider approval of a final plat for the Harbor Phase I on April 14, 1988, in City Hall, 205 West Rusk at 7:30 P.M.

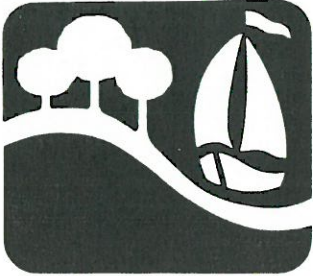
Please submit seven copies of the final plat prior to Friday, April 8th. Also note that to date we have not received your filing fee in the amount of \$170<sup>00</sup>. Feel free to call me if you have any questions.

Sincerely,

*Mary Nichols*

Mary Nichols  
Administrative Assistant

CC: Harold Evans  
MN/mmp



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

April 27, 1988

Rob Whittle  
2804 Ridge Road  
Rockwall, Texas 75087

Dear Mr. Whittle:

On April 14, 1988, the Rockwall Planning and Zoning Commission recommended approval of a final plat for the Harbor Phase I subject to the following conditions:

1. Approval of a variance to the minimum lot frontage requirements by the Board of Adjustments
2. Correction of drive width from 20 feet to 24 feet
3. Specific language will be added to the plat regarding future access easements necessary for the remaining undeveloped lots

The Planning and Zoning Commission will review the plat at a Worksession on April 28, 1988, and the Rockwall City Council will consider approval of the plat on May 2, 1988, at 7:00 P.M. in City Hall, 205 West Rusk.

Feel free to call me if you have any questions.

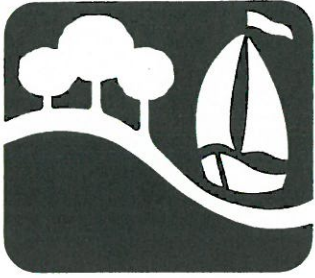
Sincerely,

*Mary Nichols*

Mary Nichols  
Administrative Assistant

CC: Harold Evans & Assoc.  
MN/mmp





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

May 4, 1988

Mr. Rob Whittle  
2804 Ridge Road  
Rockwall, TX 75087

Dear Mr. Whittle;

On May 2, 1988, the Rockwall City Council approved your request for a final plat on the Harbor, Phase I.

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.

As you will recall, on April 18th, the City Council tabled consideration of an ordinance authorizing a CUP for a private club for the Harbor until May 16th pending further information from you regarding the type of establishment and tenant. This information will need to be provided to us not later than Monday, May 9th.

Please feel free to call me if you have any questions.

Sincerely,

*Mary Nichols*

Mary Nichols  
Administrative Aide

cc: Harold Evans

CITY OF ROCKWALL  
Planning and Zoning Agenda

AGENDA DATE: April 14, 1988

AGENDA NO. IV.D.

AGENDA ITEM:

P&Z 88-16-FP - Discuss and Consider Approval of a Request from Whittle Development for a Final Plat on The Harbor Phase I

ITEM GENERATED BY: Whittle Development

ACTION NEEDED:

Consider approval of final plat with any desired conditions in recommendation

BACKGROUND INFORMATION:

We have also received the final plat on the Harbor located on the I-30 service road. The plat meets our requirements except as follows:

1. Access easements need to be shown on all drive lanes across all 4 lots. These are currently being added and should be presented at the meeting Thursday night.
2. The property owner has made application to the Board of Adjustment for a variance to the lot width along I-30 because it is approximately 2.6 feet less than the required 200 feet. This is all the land the developer owns and he cannot meet the requirement to the letter. Any approval should be conditioned on approval of the variance by the Board.

ATTACHMENTS:

1. Location Map
2. Plat

AGENDA ITEM: Final Plat, The Harbor

ITEM NO: IV. D.

# Harbor Phase I Final Plat

## 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

PLANNING AND ZONING ACTION SHEET

Applicant Rob Whittle Case No. 88-16-FP

Property Description F-30/Lake

Case Subject Matter Final Plat - Harbor Phase I

CASE ACTION

	<u>Approved</u>	<u>Disapproved</u>	<u>Tabled</u>
Date to P&Z <u>4/14</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Conditions review at 4/28 worksession, approval by BOA,  
correct 20' to 24' diene

Date to City Council \_\_\_\_\_

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