

APPLICATION AND PRELIMINARY PLAT CHECKLIST

Date Oct 29, 91

NAME OF PROPOSED SUBDIVISION Hollon subdivision

NAME OF SUBDIVIDER Greg Hollon

ADDRESS 301 w. Hawkins, Longview 75605 Phone 903 663 2148

OWNER OF RECORD Greg Hollon

ADDRESS 301 w. Hawkins Longview PHONE 903 663-2148

NAME OF LAND PLANNER/SURVEYOR/ENGINEER Bob Brown RLS and Associates Box 142E.

ADDRESS Sids Rd. Rkll Box 65 PHONE 771-3036

TOTAL ACREAGE .438 CURRENT ZONING SF-7

NO. OF LOTS/UNITS 2

SIGNED Greg Hollon

The Following Preliminary Plat Checklist is a summary of the requirements listed under Section VII of the Rockwall Subdivision Ordinance. Section VII should be reviewed and followed when preparing a Preliminary Plat. The following checklist is intended only as a reminder and a guide for those requirements. Use the space at the left to verify the completeness of the information you are submitting. If an item is not applicable to your plan, indicate by placing a check mark.

Provided or Shown Not On Plat Applicable

I. General Information

- A. Vicinity map
B. Subdivision Name
C. Name of record owner, subdivider, land planner/engineer
D. Date of plat preparation, scale and north point

II. Subject Property

- A. Subdivision boundary lines
- B. Identification of each lot and block by number or letter
- C. Dimensions, names and description of all public rights-of-ways, improvements, easements, parks and open spaces, both existing and proposed. Locate and identify existing and/or proposed median openings and left turn channelization
- D. Proposed land uses, and existing and proposed zoning categories
- E. Approximate acreage
- F. Typical lot size; lot layout; smallest lot area; number of lots
- G. Building set-back lines adjacent to street
- H. Topographical information and physical features to include contours at 2' intervals, outlines of wooded areas, drainage areas and 50 and 100 year flood limit lines, if applicable
- I. Location of City Limit lines, contiguous or within plat area
- J. Location and sizes of existing utilities
- K. Intended water source and sewage disposal method whether inside City Limits or in extraterritorial jurisdiction

III. Surrounding Area

A. The record owners of contiguous parcels of unsubdivided land; names and lot pattern of contiguous subdivisions; approved concept plans or preliminary plat

B. The approximate location, dimension and description of all existing or proposed lots and blocks, public rights-of-way and easements, parks and open spaces. Specifically indicate how the proposed improvements would relate to those in the surrounding area.

Taken by _____

File No. 91-48-PP

Date 10/29/91

Fee _____

Receipt No. _____

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GR

9

SF-10



PD-5

*not to be
restarted*

SF-10

S-3



S-5

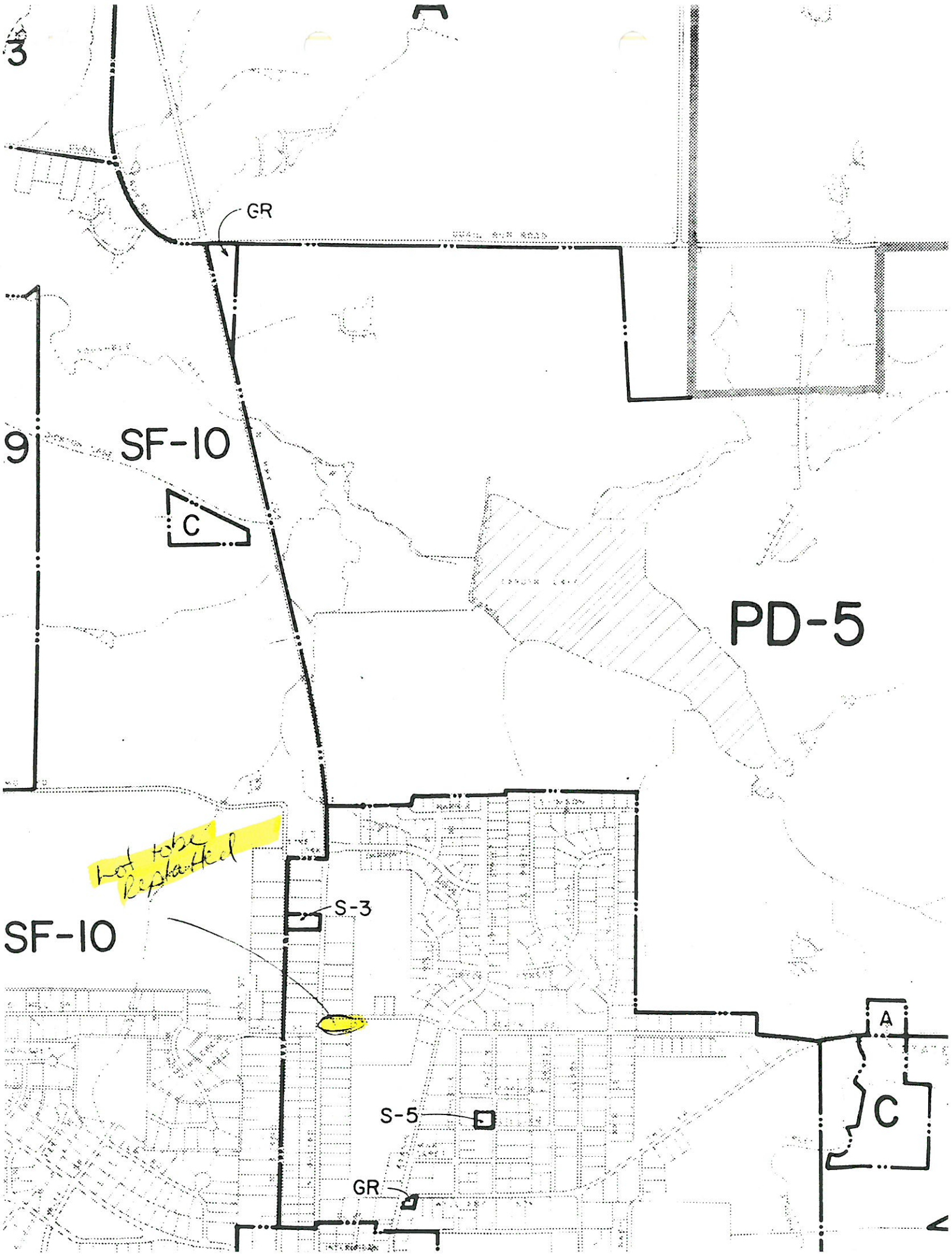


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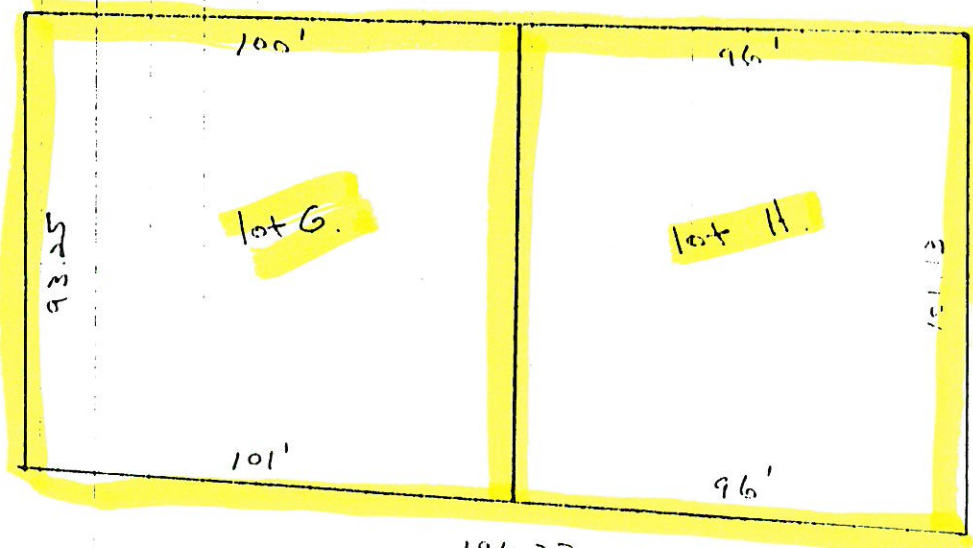
A

C



Adjacent lots

N Collied.



Heath

196 72

100'

96'

lot 6.

lot 11.

93.25

101.13

101'

96'

196 27
existing fence

Hollon Subdivision

$\frac{1}{4} = 10'$ SF-7
 October 29, 41
 Prelim plat
 Total Acre 24/28
 815 11 1

CITY OF ROCKWALL
Planning and Zoning Agenda

Agenda Date: November 14, 1991

Agenda No: IV. B.

Agenda Item: **P&Z 91-48-PP** - Discuss and Consider Recommending Approval of a Request from Greg Hollon for a Preliminary Plat on a Two Lot Residential Subdivision Located on Heath Street

Item Generated By: Applicant, Greg Hollon

Action Needed: Consider approving the preliminary plat with the waiver of escrow fees.

Background Information:

The applicant is interested in platting one lot located at the southeast corner of Heath Street and SH-205 into two lots for the purpose of constructing two single family homes. He intends to live on one of the lots and sell the other one. The lot is currently approximately 100 feet by 200 feet. Both lots would meet our SF-7 requirements with the possible exception of one lot not meeting the minimum lot depth requirements. As you can see on the attached drawing, the two lots would face Heath Street and the corner lot at its narrowest point is only 93.25 feet deep. Our minimum lot depth requirement is 100 feet. The owner has requested a variance to the lot depth requirements, which will be considered prior to your consideration of the final plat.

Under our subdivision requirements the applicant would be required to dedicate any additional right of way on both Heath Street and SH-205 and also escrow one half of the cost of improving Heath Street to our current standards. We will have the estimated cost of this escrow on Thursday night. The applicant is requesting a waiver to this requirement. Our policy in the past on single lot residential development has been to waive the requirement. In this case there will be two lots, however, we have also waived the escrow requirements on roads that we have reconstructed, even if those improvements did not meet our standards. For example, on High School Road we waived the requirements for paving escrow and only required escrow for sidewalks and curb and gutter. In this case the curb and gutter has already been installed by the City and assessed for. The builder will install the sidewalks. There is precedence for waiving the escrow requirements on this property.

Attachments:

1. Location Map
2. Plat Drawing

Agenda Item: Preliminary Plat Hollon Addition

Item No: IV. B.

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224th St SW

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SF-10



PD-5

not to be replatted

SF-10

S-3



S-5



GR



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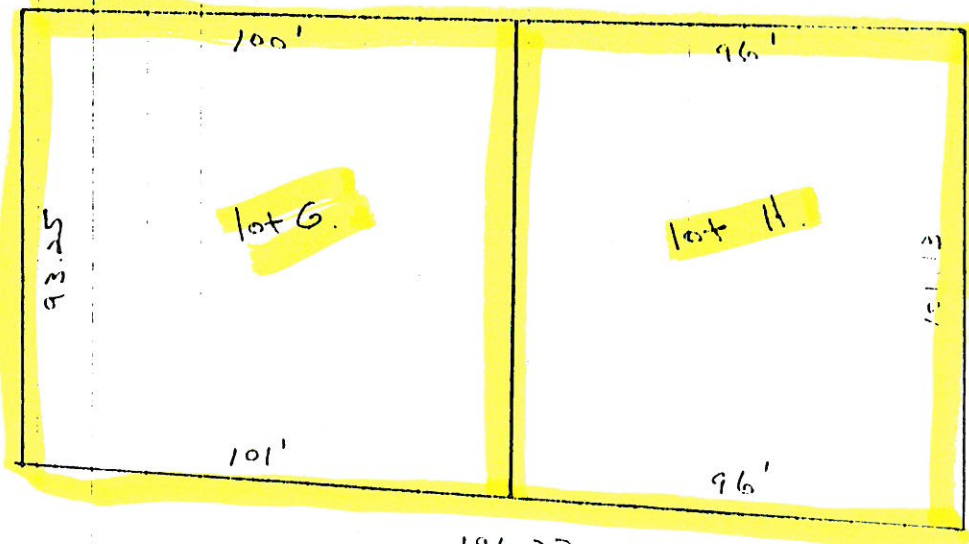
Adjacent lots

N Collied.

N ↑

Heath

196 72



existing fence

existing fence 196 27

Hollon Subdivision

$\frac{1}{4} = 10'$ SF-7
 October 29, 41
 Prelim Platf
 Total Act 24/28
 815 11 1

MINUTES OF THE PLANNING AND ZONING COMMISSION
November 14, 1991

CALL TO ORDER

Vice Chairman Jim Greenwalt called the meeting to order with the following Commission members present: Dale Morgan, Robert Wilson, and Carl Mastronardi. Jim Flinchum and Nell Welborn were absent.

MINUTES OF OCTOBER 10, 1991

The Commission first considered approval of the minutes of October 10, 1991. There being no changes Wilson made a motion to approve the minutes as published. Morgan seconded the motion. The motion carried unanimously.

P&Z 91-46-CUP PUBLIC HEARING AND REQUEST FROM DOUG PATTERSON FOR A CONDITIONAL USE PERMIT FOR A COMMERCIAL AMUSEMENT TO BE LOCATED IN THE RIDGE ROAD SHOPPING CENTER

Couch outlined the application and her recommendations. She indicated that the applicant wanted to open a commercial amusement in the Ridge Road Shopping Center. She indicated that he had requested approval of a 2,000 seat occupancy for this location and that this level of occupancy would not be permitted with the existing amount of parking. She reviewed a list of proposed conditions that the Commission could consider if approval were contemplated. Doug Patterson reviewed his request with the Commission and requested a 2000 seat occupancy for the location instead of the 1140 recommended limit. He stated that he believed the sound from his operation would be self contained in the building. There being no one else to speak the Chairman closed the public hearing.

There was considerable discussion regarding the application and the impact it would have on the surrounding property. Wilson made a motion to recommend approval subject to the limitation of 1140 seats, as recommended by Couch, and that any time after four months from Council approval the owner may request review of occupancy limit. Morgan seconded the motion. The motion failed with Greenwalt and Mastronardi opposed and Wilson and Morgan for. Greenwalt then made a motion to recommend denial. The motion failed for lack of second. Mastronardi then made a motion to table action until the next worksession and to direct staff to notify property owners within 200 feet of the entire shopping center. Morgan seconded the motion. The motion was voted on and passed unanimously.

P&Z 91-42-Z PUBLIC HEARING AND REQUEST FOR CHANGE IN ZONING FROM "LI" TO "HC" ON A TRACT OF LAND LOCATED ON KRISTY LANE

The Chairman opened the public hearing. Couch reviewed the request with the Commission, indicating that HC zoning is already present adjacent to this site. The applicant, Mike Spurling, then addressed the Commission regarding the application. There being no one else to address the Commission the public hearing was closed. Mastronardi then made a motion

to recommend approval. Morgan seconded the motion. Wilson confirmed that no notices were returned. The motion was voted on and passed unanimously.

50 **P&Z 91-45-CUP PUBLIC HEARING AND REQUEST FROM MICHAEL PRESS FOR CUP FOR AUTOMOTIVE REPAIR FACILITY TO BE LOCATED ON SH-276**

55 Couch outlined the request and recommended certain conditions for the Commission to consider including no outside storage other than vehicles to be worked on and limiting the use to a transmission repair facility. The Chairman opened the public hearing. Mike Press, 405 E Heath, outlined his request. There being no one else to address the Commission the public hearing was closed. Mastronardi confirmed that cars waiting to be repaired were not considered outside storage. Morgan made a motion to recommend approval with conditions as recommended. Mastronardi seconded the motion. The motion carried unanimously.

60 **P&Z 91-47-FP REPLAT OF CAIN PROPERTIES NO.1 ON SH-205**

65 Couch outlined the request and recommended approval with the conditions that cross access easements between lots as well as dual signature lines be added to the plat. Morgan made a motion to recommend approval of the request with the two conditions. Mastronardi seconded the motion, which carried unanimously.

P&Z 91-48-PP PRELIMINARY PLAT FOR TWO LOTS ON HEATH STREET

70 Couch outlined the request explaining that the applicant was requesting a waiver to the escrow requirements. She indicated that the plat conformed to previous conditions established for such waivers. After some discussion Mastronardi made a motion to approve the preliminary plat subject to Board of Adjustment approval of the lot depth and waiving escrow requirements. Wilson seconded the motion, which carried unanimously.

75 There being no further business the meeting was adjourned.

80 Signed:

85 _____
Chairman, Planning and Zoning Commission

Attest:

90 _____
Deputy City Secretary

CITY OF ROCKWALL
City Council Agenda

Agenda Date: November 18, 1991

Agenda No: VI. B.

Agenda Item: **P&Z 91-48-PP** - Discuss and Consider Approval of a Request from Greg Hollon for a Preliminary Plat on a Two Lot Residential Subdivision Located on Heath Street

Item Generated By: Applicant, Greg Hollon

Action Needed: Consider approving the preliminary plat with the waiver of escrow fees.

Background Information:

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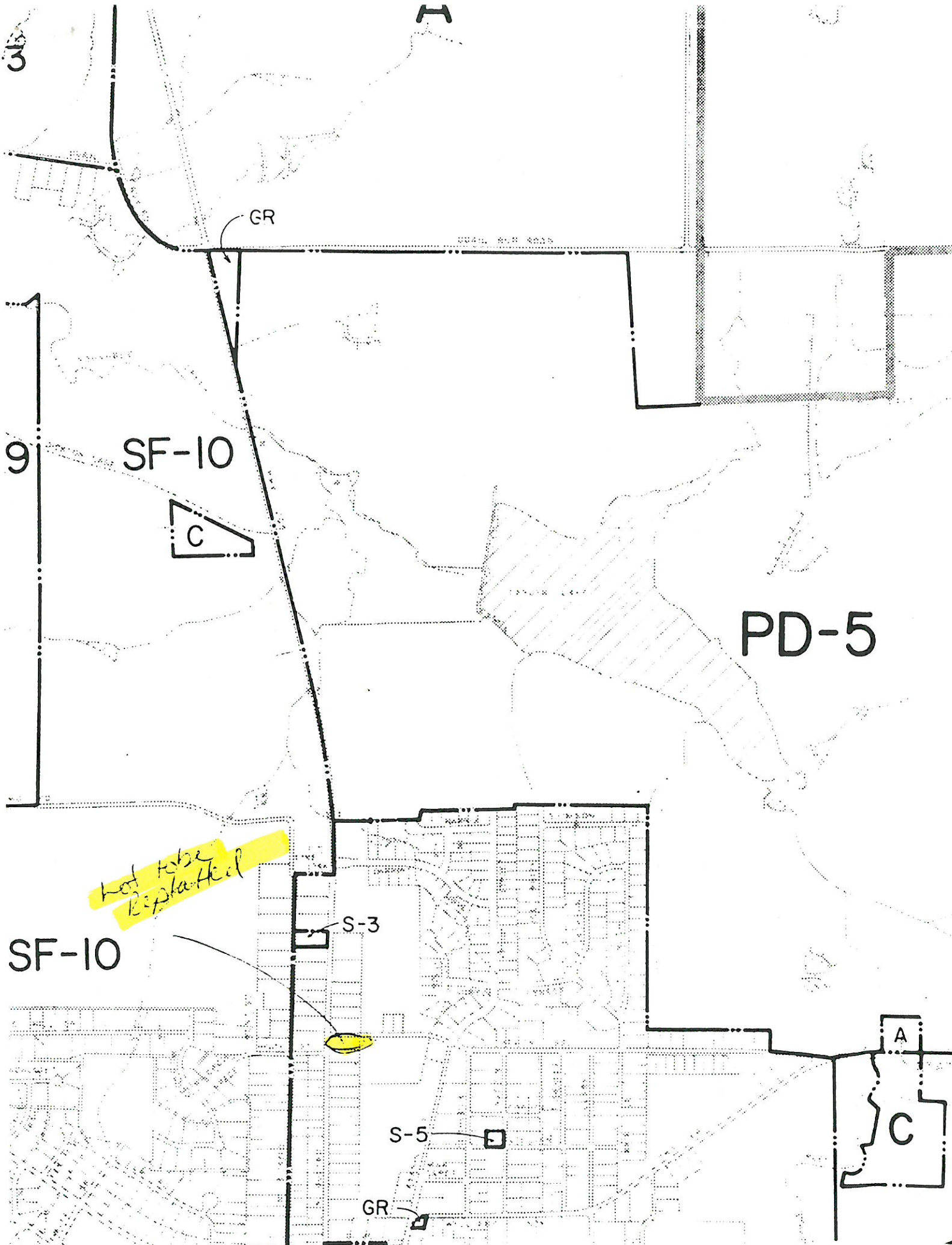
The Commission will consider this item on Thursday night. We will forward their recommendation to you on Friday.

Attachments:

1. Location Map
2. Plat Drawing

Agenda Item: Preliminary Plat Hollon Addition

Item No: VI. B.



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0046 R.P. 0025

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SF-10



PD-5

hot tube replaced

SF-10

S-3



S-5



GR



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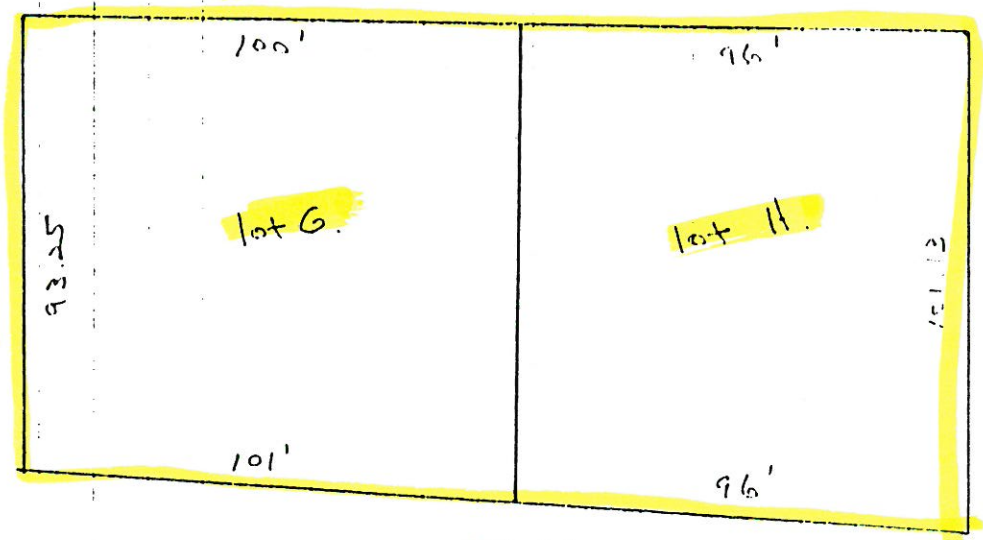
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Jacobsen 1st 4th

N ↑

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N Colind



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