

**APPLICATION AND  
PRELIMINARY PLAT CHECKLIST**

Date October 20, 1994

Name of Proposed Subdivision LOFLAND LAKE ESTATES, PHASE 2

Name of Subdivider MAX SCHEID, TRUSTEE

Address 3409 Ridgedale Drive, Garland, TX75041 Phone 214-270-4481

Owner of Record MAX SCHEID, Trustee

Address same Phone same

Name of Land Planner/Surveyor/Engineer HAROLD EVANS

Address 2331 Gus Thomasson Road, Dallas, TX 75228 Phone 214-328-8133

Total Acreage 22.192 acres Current Zoning AG

No. of Lots/Units 8

Signed *Max Scheid*

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.

<u>Provided or Shown</u> <u>On Plat</u>	<u>Not</u> <u>Applicable</u>	
<u>X</u>	<u>      </u>	A. Vicinity map
<u>X</u>	<u>      </u>	B. Subdivision Name
<u>X</u>	<u>      </u>	C. Name of record owner, subdivider, land planner/engineer
<u>X</u>	<u>      </u>	D. Date of plat preparation, scale and north point

II. Subject Property

X \_\_\_\_\_

X \_\_\_\_\_

X \_\_\_\_\_

X \_\_\_\_\_

22.192 Ac. \_\_\_\_\_

1½ - 3½ Acres  
8 lots \_\_\_\_\_

200' \_\_\_\_\_

See att. \_\_\_\_\_

See Att. \_\_\_\_\_

See Plat \_\_\_\_\_

Blackland &  
Septic systems \_\_\_\_\_

- 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

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III. Surrounding Area

X \_\_\_\_\_

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

X \_\_\_\_\_

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. 94-28-PP

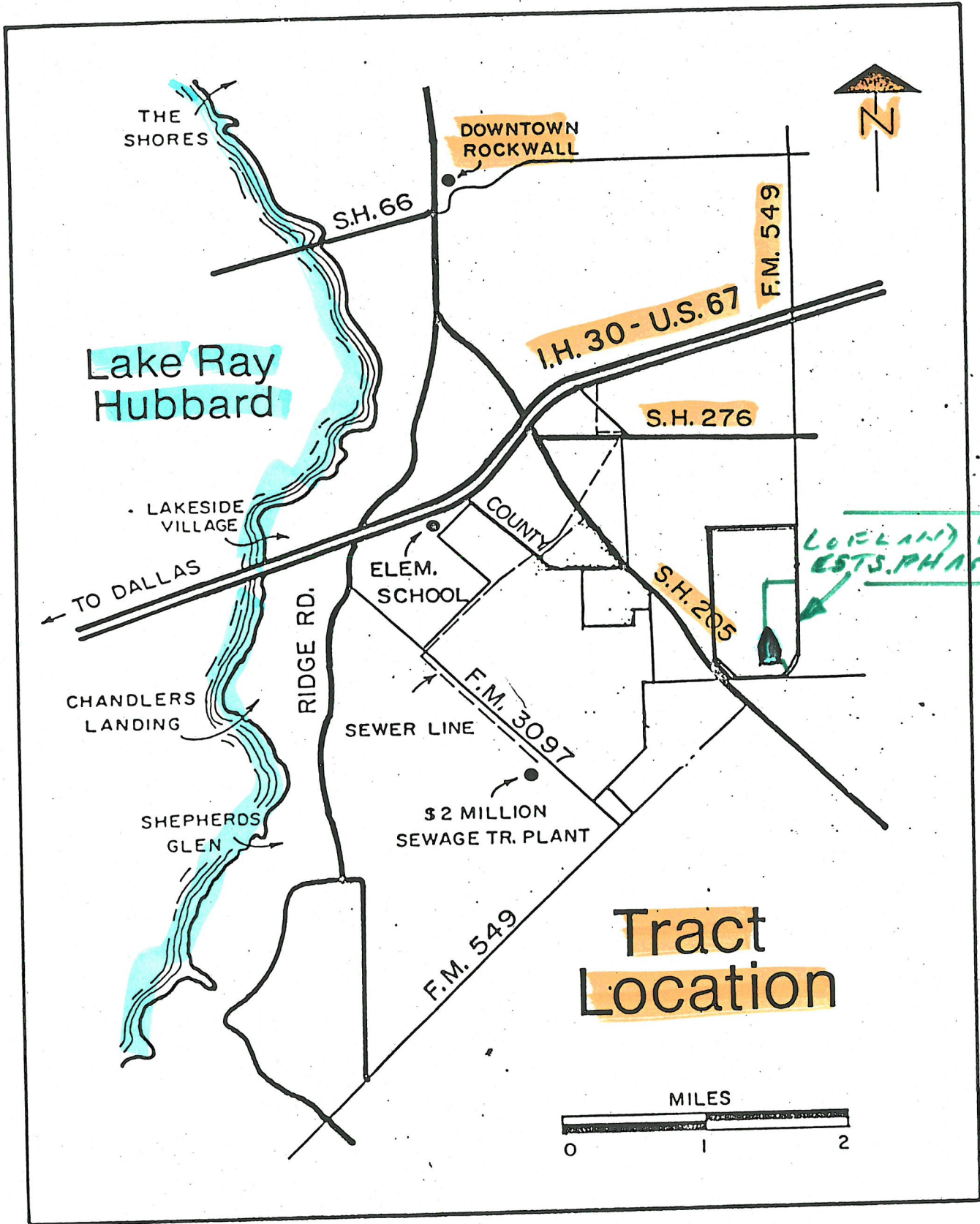
Date 10/20/94

Fee \$115.00

Receipt No. 032775

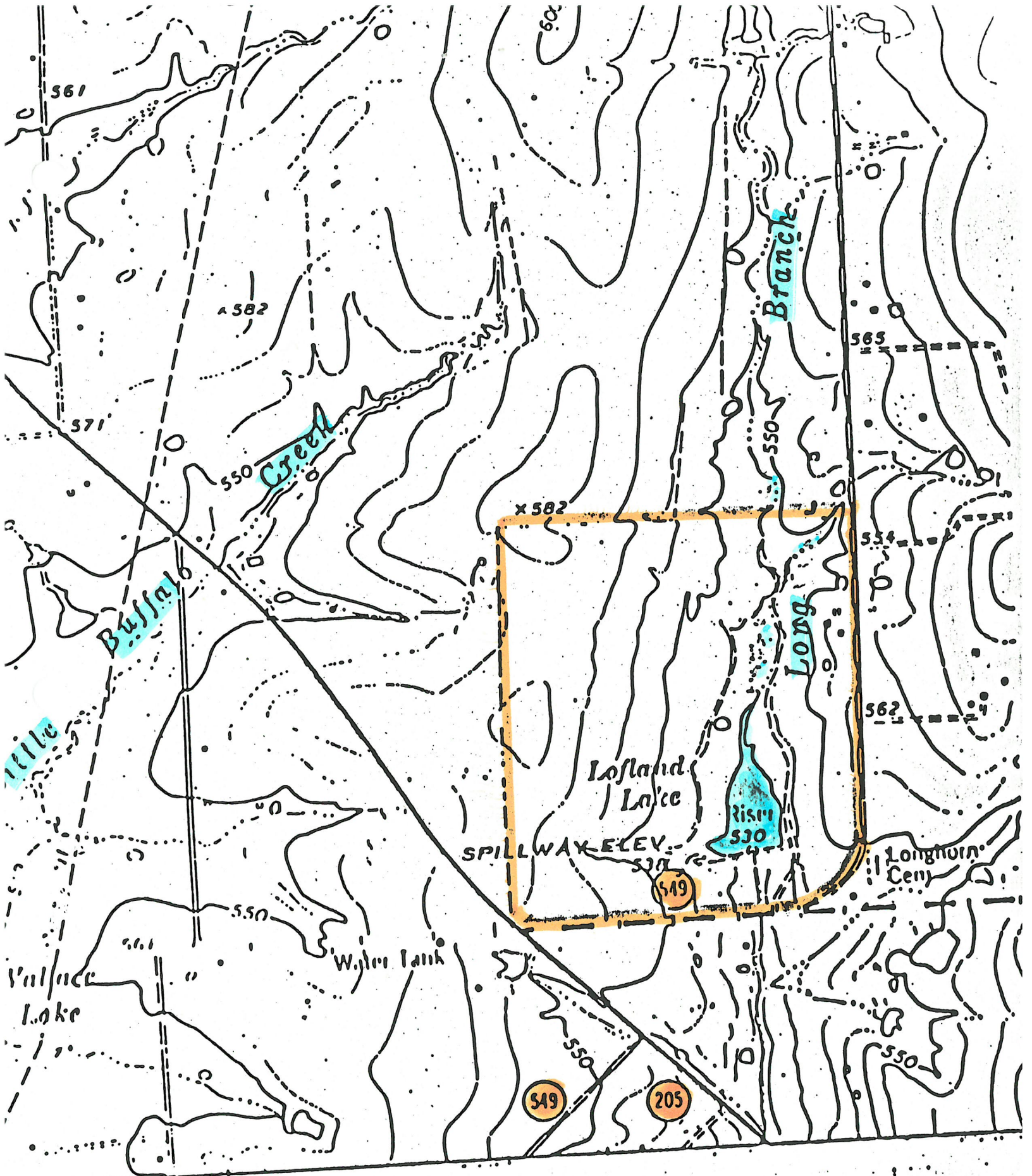
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94-28-PP













**MAX SCHEID, REALTOR**

P.O. BOX 472347  
GARLAND, TEXAS 75047

DATE October 20, 1994

TO:

(214) 270-4481

SUBJECT Preliminary Plat Application

- Ms. Denise LaRue
- Community Development Coordinator
- City of Rockwall
- 205 West Rusk
- Rockwall, TX 75087

Lofland Lake Estates Phase II

*94-28-PP*

Dear Ms. LaRue:

I hand you herewith fifteen copies of the plat, preliminary plat check list, and two supplementary items showing location, name and size of utilities.

Please call me immediately if there is any additional information that you need, inasmuch as I want to be sure to be on the agenda for the first meeting, which I understand to be November 10, 1994.

Sincerely,

Max Scheid, Trustee

Lofland Lake Joint Venture

MS:b  
Enclosures

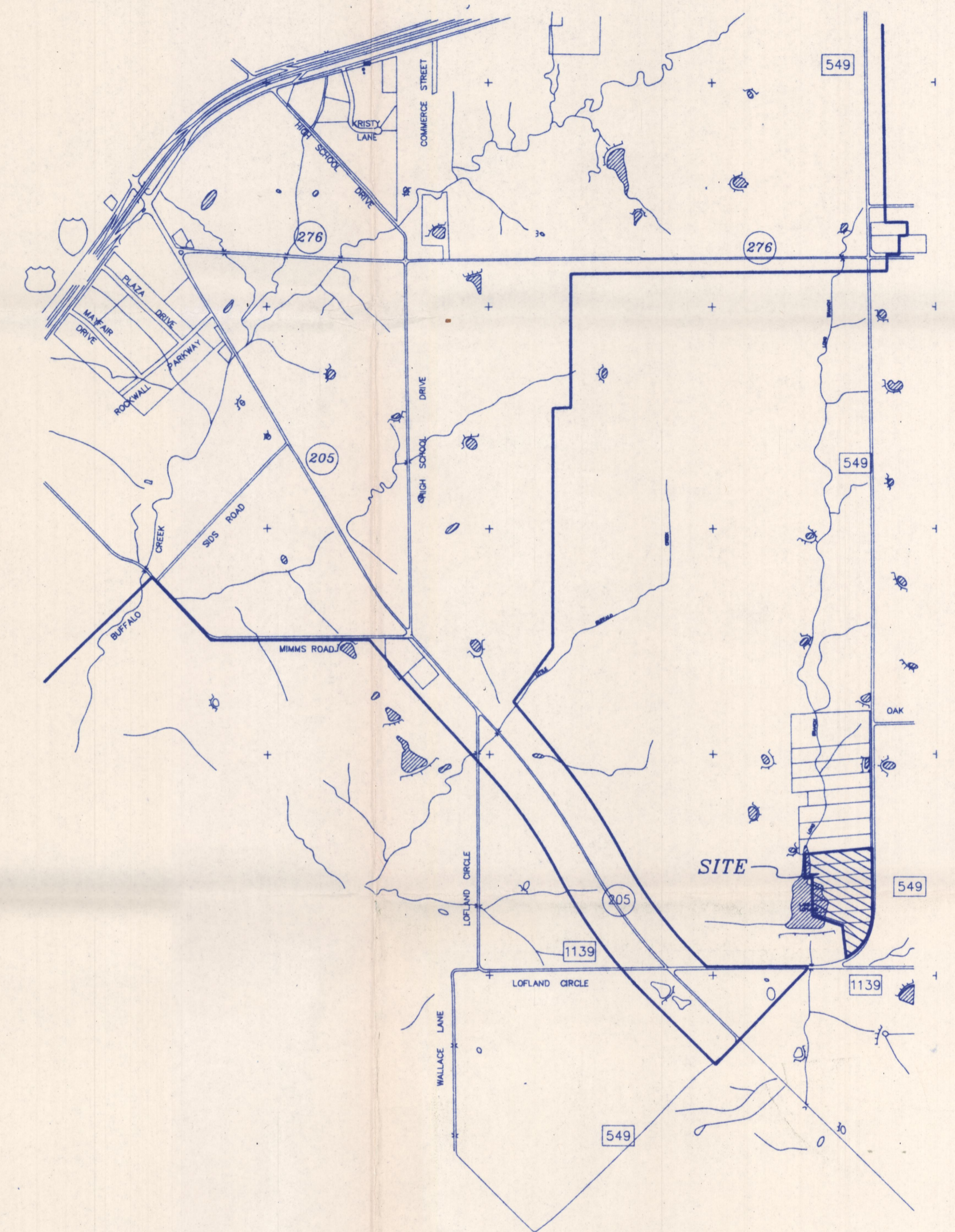
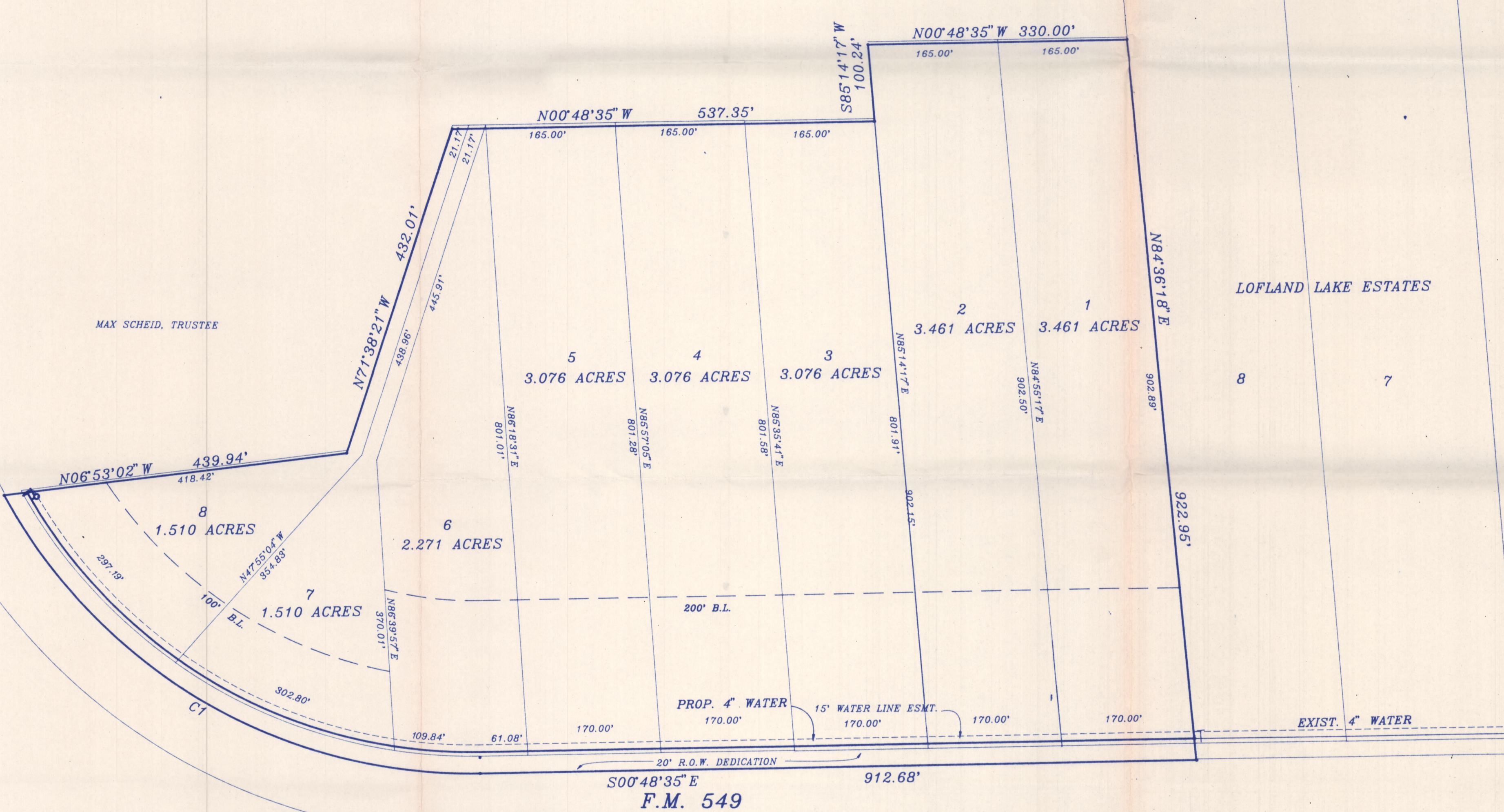




MAX SCHEID, TRUSTEE

F.M. 549

F.M. 1139



LOCATION MAP (NTS)

*Utilities underground in front*

*Have water "hole" shown on print.*

*Need engineering finished flood 2' above*

*existing R.O.W. needs to be shown original*

Reviewed for Preliminary Approval: \_\_\_\_\_ Date: 1994

Planning & Zoning Commission Chairman \_\_\_\_\_ Date: \_\_\_\_\_

Approved for Preparation of Final Plat: \_\_\_\_\_ Date: 1994

Mayor, City of Rockwall \_\_\_\_\_ Date: \_\_\_\_\_

Approved by Commissioners Court \_\_\_\_\_ Date: \_\_\_\_\_

County Judge \_\_\_\_\_ Date: \_\_\_\_\_

*\* File Copy 94-88-PP*

HAROLD L. EVANS CONSULTING ENGINEER P.O. BOX 28355 2331 CUS THOMASSON ROAD, SUITE 102 DALLAS, TEXAS 75228, (214) 328-8193		<b>PRELIMINARY PLAT</b> <b>LOFLAND LAKE ESTATES NO. 2</b> <b>ROCKWALL COUNTY, TEXAS</b> MAX SCHEID, TRUSTEE 3409 RIDGEDALE DRIVE, GARLAND, TEXAS 75041 (214) 270-4481		SHEET NO. _____ JOB NO. _____ 94142
REVISION DESCRIPTION REV. WATER SERVICES TO SINGLE SERVICES 10/13/94	DATE 10/20/94	SCALE 1"=100'	DESIGN H.L.E.	DRAWN



Planning & Zoning Regular Meeting  
November 10, 1994

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I. CALL TO ORDER

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The meeting was called to order at 7:00 p.m. by Van Ewing with the following members present; Art Ruff, David Hairston, Ross Ramsay, Terry Raulston, and Ginger Baugh.

II. APPROVAL OF MINUTES FROM OCTOBER 13, 1994 MEETING

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Mr. Ruff made a motion to approve the minutes of the October 13, 1994 meeting. Mr. Hairston seconded the motion. The motion was voted on and passed 5 to 0. Mrs. Baugh abstained.

20

94-30-RP Hold Public Hearing and Consider recommending approval of a request from Nelda Vines for a Replat for Lot 3 of Block A of Chandlers Landing Phase 14.

Mr. Douphrate outlined the request, recommending approval.

25

Mr. Ewing opened the public hearing.

The applicant was not present.

Mr. Ewing closed the public hearing.

30

After much discussion Mr. Ramsay made a motion to approve the request from Nelda Vines for a Replat for Lot 3 of Block A of Chandlers Landing Phase 14.

Mrs. Baugh seconded the motion. The motion was voted on and passed unanimously.

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94-29-RP Hold Public Hearing and Consider recommending approval of a request from Kenneth Miley for a Replat of Lots 37 and 38 of Chandlers Landing Phase 20.

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Mr. Douphrate outlined the request recommending approval.

Mr. Ewing opened the public hearing.

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Mr. & Mrs. Kenneth Miley, applicants, addressed the Commissioners asking for approval of the request.

Mr. Ewing closed the public hearing.

After much discussion Mr. Raulston made a motion to approve the request Kenneth Miley for a Replat of Lots 37 and 38 of Chandlers Landing Phase 20.

Mr. Haiston seconded the motion. The motion was voted on and passed unanimously.

IV. SITE PLAN/PLATS

94-31-SP A request from Danny Murphy for a Site Plan for an addition to Park Ave. Cleaners located at 2910 Ridge Road.

Mr. Douphrate outlined the request recommending approval of the site plan provided the applicant indicate the zoning on the adjacent properties surrounding this development.

Mr. Murphy, applicant addressed the Commission asking for approval of the request.

After much discussion Mr. Ruff made a motion to approve the request from Danny Murphy for a Site Plan for an addition to Park Ave. Cleaners located at 2910 Ridge Road provided the following conditions are met;

The site plan indicates the zoning on the adjacent properties surrounding the development.

The legal description on the site plan include only the platted property.

A separate instrument for cross easement access be include.

Mr. Raulston seconded the motion. The motion was voted on and passed unanimously.

94-28-FP A request from Max Scheid for a Preliminary Plat for Lofland Lake Estates Phase II located north of FM-1139 and east of FM-549.

Mr. Douphrate outlined the request, recommending approval of the preliminary plat provided the following conditions are met;

The preliminary plat show the pertinent topographical features such as the shoreline of the lake

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and contour intervals of the lots.

The width of the existing right-of-way of FM-549 is to be shown on the plat.

- 5 The applicant is to provide finish floor elevations of each lot 2 feet above the 100 year base flood elevation.

Max Scheid, applicant addressed the Commission asking for approval of the request.

- 10 After much discussion Mr. Hairston made a motion to approve the request from Max Scheid for a Preliminary Plat for Lofland Lake Estates Phase II located north of FM-1139 and east of FM-549 provided the following conditions are met;

- 15 The preliminary plat show the pertinent topographical features such as the shoreline of the lake and contour intervals of the lots.

The width of the existing right-of-way of FM-549 is to be shown on the plat.

- 20 The applicant is to provide finish floor elevations of each lot 2 feet above the 100 year base flood elevation.

Mr. Ruff seconded the motion. The motion was voted on and passed unanimously.

Mr. Pat Friend arrived at the meeting

25

94-24-FP     A request from Brinker International for a Final Plat for 1.433 acre located at east I-30 service road and east of FM-740

- 30 Mr. Ewing removed himself from the meeting citing conflict of interest.

Mr. Douphrate outlined the request recommending approval of the final plat provided the access easements are filed concurrently with the plat.

- 35 Mr. Klemco, Brinker International addressed the Commission asking for approval of the request.

After much discussion Mr. Ramsay made a motion to approve the request from Brinker International for a Final Plat for 1.433 acre located at east I-30 service road and east of FM-740 provided the access easements are filed concurrently with the plat.

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Mr. Ruff seconded the motion. The motion was voted on and passed 4 in favor and 2 against.

### III. ADJOURNMENT

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There being no further business, the meeting was adjourned at 8:30 p.m.

**ATTEST:**

**APPROVED:**

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\_\_\_\_\_  
Community Development Coordinator

\_\_\_\_\_  
Planning & Zoning Commission Chairman

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11/10/94



**CITY OF ROCKWALL  
City Council Agenda**

**Agenda Date:** November 21, 1994

**Agenda No.** VI.F.

**Agenda Item:** PZ-94-28-PP Discuss and Consider a request from Max Scheid for a Preliminary Plat for Lofland Lake Estates Phase II located north of FM-1139 and east of FM-549 and Take Any Necessary Action

**Item Generated By:** Applicant, Max Scheid

**Action Needed:**

**Recommendations:**

The Planning and Zoning Commission recommends approval of the preliminary plat provided the following conditions are met:

1. The preliminary plat shows the pertinent topographical features such as the shoreline of the lake and contour intervals of the lots,
2. The width of the existing right-of-way of FM-549 is to be shown on the plat,
3. The applicant provides finish floor elevations of each lot 2 feet above the 100 year base flood elevation.

**Attachments:**

1. Copy of P&Z Agenda Materials

City of Rockwall  
City Council Agenda

**Agenda Date:** November 21, 1994

**Agenda Item:** PZ 94-28-PP - Discuss and Consider Approval of a request from Max Scheid for a Preliminary Plat for Lofland Lake Estates, Phase II, located north of FM 1139 and east of FM-549.

**Item Presented By:** Max Scheid

**Action Needed:** Discuss and Consider Approval of a Preliminary Plat.

**Background Information:** The applicant has submitted a preliminary plat consisting of 8 single family residential lots all being 1.5 acres or larger. This property is located outside the city limits of Rockwall but within the ETJ.

**Recommendation:** The Commission approved the preliminary plat.

**Attachments:**

1. Memorandum from Dan Boutwell, AICP
2. Preliminary Plan.

**Agenda Item:** PZ 94-28-PP