

25.00
195.00
\$320.00

94-36-FP

APPLICATION AND FINAL PLAT CHECKLIST

Date 11-16-94

Name of Proposed Development Harlan Park Phase Two

Name of Developer HOLMC, Inc.

Address P.O. Box 536 Rockwall, TX 75087 Phone 384-5517

Owner of Record HOLMC, Inc.

Address P.O. Box 536 Rockwall TX 75087 Phone 384-5517

Name of Land Planner/Surveyor/Engineer Harold L. Evans, Consulting Engineer

Address P.O. Box 78355 Dallas, TX 75228 Phone 328-8133

Total Acreage 10.319 Current Zoning _____

Number of Lots/Units 30

Signed 

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

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

Information

<u>Provided of</u>	<u>Not</u>	
<u>Shown on Plat</u>	<u>Applicable</u>	
_____	_____	1. Title or name of development, written and graphic scale, north point, date of plat and key map
_____	_____	2. Location of the development by City, County and State.

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

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

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

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

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

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

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

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

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

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

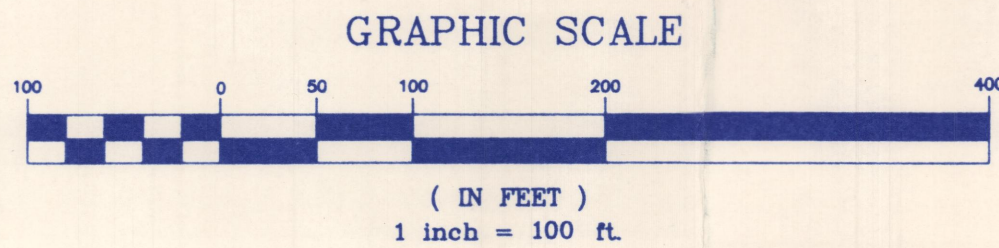
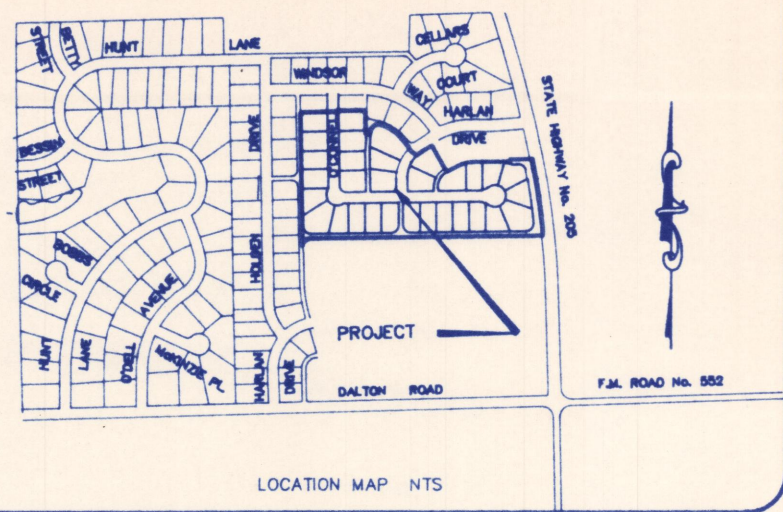
Taken by: _____

File No.: 94-36-FP

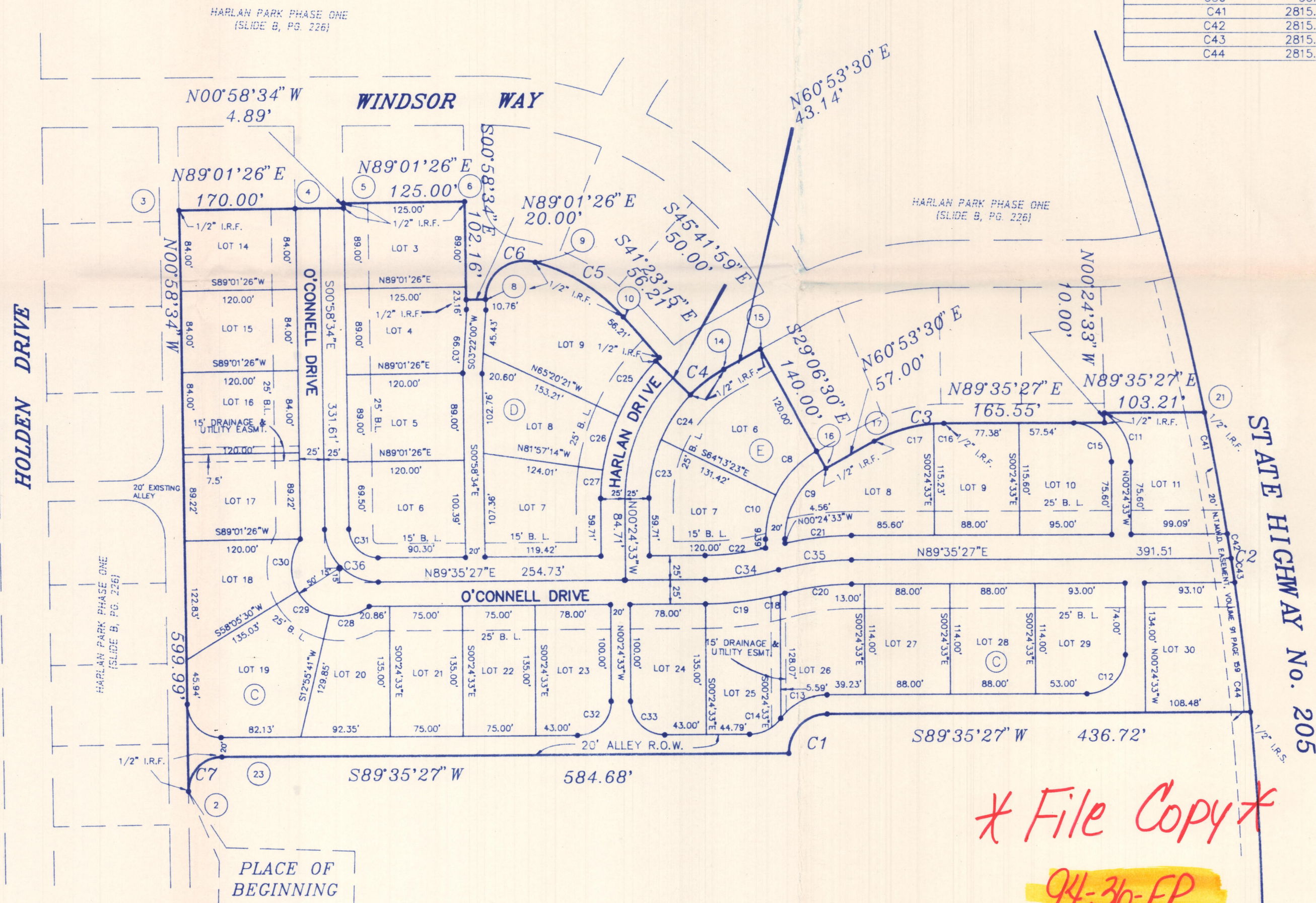
Date: 11/16/94

Fee: \$ 320.00

Receipt No.: 032925



CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	40.00'	63.23'	40.40'	56.85'	S44°18'27"W	90°34'01"
C2	2815.03'	313.09'	156.71'	312.93'	N08°46'18"W	06°22'21"
C3	150.00'	75.13'	38.37'	74.35'	S75°14'29"W	28°41'57"
C4	150.00'	43.44'	21.87'	43.28'	S52°35'46"W	16°35'29"
C5	190.00'	108.92'	56.00'	107.43'	N57°48'34"W	32°50'39"
C6	40.00'	74.52'	53.81'	64.20'	S52°33'46"W	106°44'40"
C7	35.00'	55.32'	35.35'	49.74'	S44°18'27"W	90°34'01"
C8	102.80'	63.00'	32.52'	62.02'	S43°20'04"W	35°06'53"
C9	82.80'	88.58'	49.06'	84.42'	S30°14'29"W	61°18'03"
C10	102.80'	46.98'	23.91'	46.57'	S12°41'02"W	26°11'10"
C11	60.00'	59.11'	32.20'	56.75'	N28°37'50"W	56°26'34"
C12	40.00'	62.83'	40.00'	62.83'	N44°35'27"E	90°00'00"
C13	60.00'	55.93'	30.19'	53.93'	S62°53'04"W	53°24'47"
C14	40.00'	37.29'	20.12'	35.95'	N62°53'05"E	53°24'49"
C15	40.00'	62.83'	40.00'	62.83'	N45°24'33"W	90°00'00"
C16	150.00'	10.63'	5.32'	10.63'	S87°33'39"W	04°03'35"
C17	150.00'	64.51'	32.76'	64.01'	S73°12'41"W	24°38'22"
C18	325.00'	5.21'	2.61'	5.21'	N75°26'32"E	00°55'08"
C19	325.00'	77.65'	39.01'	77.47'	N82°44'46"E	13°41'21"
C20	275.00'	70.11'	35.25'	69.92'	S82°17'13"W	14°36'29"
C21	325.00'	69.38'	34.82'	69.24'	S83°28'32"W	12°13'50"
C22	275.00'	63.02'	31.65'	62.89'	N83°01'31"E	13°07'51"
C23	150.00'	61.97'	31.43'	61.53'	S11°25'32"W	23°40'11"
C24	150.00'	55.08'	27.85'	54.77'	S33°46'49"W	21°02'24"
C25	200.00'	73.60'	37.22'	73.19'	S35°12'13"W	21°05'08"
C26	200.00'	58.00'	29.20'	57.79'	S16°21'12"W	16°36'53"
C27	200.00'	29.51'	14.78'	29.49'	S03°49'06"W	08°27'19"
C28	50.00'	43.81'	23.43'	42.43'	N77°49'28"E	50°12'26"
C29	50.00'	42.03'	22.35'	40.80'	S52°59'24"E	48°09'51"
C30	50.00'	56.55'	31.73'	53.58'	S03°29'35"W	64°48'06"
C31	30.00'	46.83'	29.70'	42.22'	S45°41'33"E	89°25'59"
C32	35.00'	54.98'	35.00'	49.50'	N44°35'27"E	90°00'00"
C33	35.00'	54.98'	35.00'	49.50'	S45°24'33"E	90°00'00"
C34	300.00'	76.49'	38.45'	76.28'	N82°17'13"E	14°36'29"
C35	300.00'	76.49'	38.45'	76.28'	S82°17'13"W	14°36'29"
C36	55.00'	85.85'	54.46'	77.40'	S45°41'33"E	89°25'59"
C41	2815.03'	127.65'	63.84'	127.64'	N10°39'32"W	02°35'53"
C42	2815.03'	25.29'	12.65'	25.29'	N09°06'08"W	00°30'53"
C43	2815.03'	25.26'	12.63'	25.26'	N08°35'17"W	00°30'51"
C44	2815.03'	134.89'	67.46'	134.88'	N06°57'29"W	02°44'44"



SURFACE ADJUSTED COORDINATES

2	7042315.50483607	2591922.75958847
3	7042915.41030139	2591912.53951247
4	7042918.30602561	2592082.51484811
5	7042923.19194879	2592082.43161082
6	7042925.32115777	2592207.41347553
7	7042823.17597950	2592209.15363542
8	7042823.51665294	2592229.15073380
9	7042862.69273265	2592280.01486834
10	7042805.46088172	2592370.93120106
11	7042763.28754244	2592408.09576398
12	7042759.71987870	2592404.52519295
13	7042724.79891665	2592440.30963649
14	7042751.09141868	2592474.69389753
15	7042772.07617394	2592512.38336416
16	7042649.75781116	2592580.48782858
17	7042677.48605752	2592630.28887625
18	7042696.42684391	2592702.18676730
19	7042697.60904486	2592867.72933363
20	7042707.60878986	2592867.65792223
21	7042708.34582506	2592970.86442470
22	7042358.70379283	2593022.23994634

** File Copy **
94-36-FP

HAROLD L. EVANS
 CONSULTING ENGINEER
 P.O. BOX 28365
 2331 CUS THOMASSON ROAD, SUITE 102
 DALLAS, TEXAS 75228, (214) 328-8133

SCALE	DATE	JOB No.
1" = 100'	11/14/94	99144

HARLAN PARK - PHASE TWO

T.R. BAILEY SURVEY, ABSTRACT NO. 30

CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

HOMAC ~ OWNER
 P.O. BOX 536 - ROCKWALL, TEXAS 75089 (214) 384-5517

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS: HOLMC, Inc. is the owner of a tract of land situated in the T.R. Bailey Survey, Abstract No. 30 in the City of Rockwall, Rockwall County, Texas, also being part of that certain tract of land conveyed to Julie Harlan Hudson from Harry Harlan et ux, by Deed filed for record January 5, 1962, and recorded January 10, 1962, in the Deed Records of Rockwall County, Texas, and being more particularly described as follows:

COMMENCING at the Southwest corner of said Hudson tract in the center of Dalton Road, at the northwest corner of the W.T. Deweese Survey, Abstract No. 71, said point being the Southwest corner of Harlan Park Phase One, an addition to the City of Rockwall recorded in Slide B, Page 226, Plat Records, Rockwall County, Texas;

THENCE: North 88 degrees 12' 00" East a distance of 325.62 feet with said centerline and the Southerly line of said Addition to a 1/2" iron rod found for a corner;

THENCE: Along the Easterly lines of said Addition, all to 1/2" iron rods found for a corner, as follows: North 00 degrees 24' 33" West a distance of 40.00 feet; North 00 degrees 58' 34" West a distance of 146.07 feet to the beginning of a curve to the right having a central angle of 67 degrees 52' 01", a radius of 75.00 feet, and a chord that bears North 32 degrees 57' 27" East a distance of 83.73 feet; Along said curve an arc distance of 88.84 feet to the point of tangency of said curve; North 66 degrees 53' 27" East a distance of 26.03 feet; North 23 degrees 06' 33" West a distance of 140.00 feet; North 66 degrees 53' 27" East a distance of 34.65 feet; North 23 degrees 06' 33" West a distance of 50.00 feet; South 66 degrees 53' 27" West a distance of 5.00 feet to an intersecting curve to the right having a central angle of 22 degrees 07' 59", a radius of 295.00 feet, and a chord that bears North 12 degrees 02' 33" West a distance of 113.25 feet, along said curve an arc distance of 113.96 feet to the point of tangency of said curve, and North 00 degrees 58' 34" West a distance of 229.27 feet to a 1/2" iron rod;

THENCE: North 00 degrees 58' 34" West a distance of 599.99 feet continuing with said East line to a 1/2" iron rod found for a corner;

THENCE: Along the most Northerly South lines of said Addition, all to 1/2" iron rods found for a corner, as follows: North 89 degrees 01' 26" East a distance of 170.00 feet; North 00 degrees 58' 34" West a distance of 102.16 feet; North 89 degrees 01' 26" East a distance of 20.00 feet to an intersecting curve to the right having a central angle of 106 degrees 44' 40", a radius of 40.00 feet, and a chord that bears North 52 degrees 23' 46" East a distance of 64.20 feet; Along said curve an arc distance of 74.52 feet to the Point of Compound Curve of a curve to the right having a central angle of 32 degrees 50' 39", a radius of 190.00 feet; and a chord that bears South 57 degrees 48' 34" East a distance of 107.43 feet; Along said curve an arc distance of 108.92 feet to the Point of Tangency of said curve; South 41 degrees 23' 15" East a distance of 56.21 feet to an intersecting curve to the left having a central angle of 01 degree 26' 46", a radius of 200.00 feet, and a chord that bears South 45 degrees 01' 24" West a distance of 5.05 feet;

Along said curve an arc distance of 5.05 feet to the Point of Tangency of said curve; South 45 degrees 41' 59" East a distance of 50.00 feet to an intersecting curve to the right having a central angle of 16 degrees 35' 29", a radius of 150.00 feet, and a chord that bears north 52 degrees 35' 46" East a distance of 43.23 feet; Along said curve an arc distance of 43.44 feet to the Point of Tangency of said curve; North 60 degrees 53' 30" East a distance of 43.14 feet; South 29 degrees 06' 30" East a distance of 140.00 feet; North 60 degrees 53' 30" East a distance of 57.00 feet to the Point of Curve of a curve to the right having a central angle of 28 degrees 41' 57", a radius of 150.00 feet; and a chord that bears North 75 degrees 14' 29" East a distance of 74.35 feet; Along said curve an arc distance of 75.13 feet to the Point of Tangency of said curve; North 89 degrees 35' 27" East a distance of 165.55 feet; North 00 degrees 24' 33" West a distance of 10.00 feet; and North 89 degrees 35' 27" East a distance of 103.21 feet to a 1/2" iron rod found for a corner at the most Northerly Southeast corner of said Addition on the West line of State Highway 205, a 100.00 foot right-of-way, said point being on a curve to the right having a central angle of 06 degrees 22' 21", a radius of 2815.03 feet, and a chord that bears South 08 degrees 46' 18" East a distance of 312.93 feet;

THENCE: Along said curve and with said West line an arc distance of 313.09 feet to a 1/2" iron rod set for a corner;

THENCE: South 89 degrees 35' 27" West a distance of 436.72 feet to a 1/2" iron rod set for a corner at the Point of Curve of a curve to the left having a central angle of 90 degrees 34' 01", a radius of 40.00 feet; and a chord that bears South 44 degrees 18' 27" West a distance of 56.85 feet;

THENCE: Along said curve an arc distance of 63.23 feet to a 1/2" iron rod set for a corner at the Point of Tangency of said curve;

THENCE: South 89 degrees 35' 27" West a distance of 584.68 feet to a 1/2" iron rod set for a corner at the beginning of a curve to the left having a central angle of 90 degrees 34' 01", a radius of 35.00 feet; and a chord that bears South 44 degrees 18' 27" West a distance of 49.74 feet;

THENCE: Along said curve an arc distance of 55.32 feet to the Point of Beginning and containing 10.319 acres of land.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT HOLMC, INC., Owner of said tract does hereby adopt this plat designating the hereinabove described property as Harlan Park Phase Two, an Addition to the City of Rockwall, Texas, and does hereby dedicate for public use, forever, the streets shown hereon and does 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 easements strips; and any public utility shall have the right to public ingress or egress to, from and upon the said easement strips for the purpose of construction, reconstruction, inspecting, patrolling, maintaining and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in this 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, and storm sewers, 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 the ____ day of _____, 1994.

HOLMC, INC.

BY _____
JOE HOLT

STATE OF TEXAS
COUNTY OF ROCKWALL

This instrument was acknowledged before me on the _____ day of _____, 1994, by Joe Holt, the President of HOLMC, INC., a Texas Corporation, on behalf of said corporation.

Notary Public

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 PROFESSIONAL LAND SURVEYOR NO. 2146
STATE OF TEXAS

COUNTY OF DALLAS

This instrument was acknowledged before me on the _____ day of _____, 1994 by Harold L. Evans.

Notary Public

RECOMMENDED FOR FINAL APPROVAL

DATE: _____

Chairman Planning & Zoning Commission

APPROVED

I hereby certify that the above and foregoing plat of Harlan Park Phase Two, an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the _____ day of _____, 1994.

Mayor, City of Rockwall

City Secretary, City of Rockwall

HAROLD L. EVANS
CONSULTING ENGINEER
P.O. BOX 28355
2331 CUS THOMASSON ROAD, SUITE 102
DALLAS, TEXAS 75228, (214) 328-8133

SCALE	DATE	JOB No.
1" = 100'	11/14/94	93144

HARLAN PARK - PHASE TWO

T.R. BAILEY SURVEY, ABSTRACT NO. 30

CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

HOLMC ~ OWNER
P.O. BOX 536 - ROCKWALL, TEXAS 75089 (214) 384-5517



RESOLUTION TRUST CORPORATION

Resolving The Crisis
Restoring The Confidence

*North School
Addition File*

MEMORANDUM

DATE: November 18, 1994

TO: City of Rockwall
Rockwall, Texas

FROM: *GM* Gary Maclin, (214) 443-2203; fax (214) 443-4838
Dallas Sales Center

RE: 22.7 Acres Being Purchased by Holmc, Inc. From Resolution Trust Corp.

This memo authorizes Joe Holt of Holmc, Inc. to proceed with revising the plat and obtaining a conditional use permit for a school site on the approximately 22.733 acres of vacant land zoned residential that he is purchasing from the Resolution Trust Corporation as Receiver for Taylorbanc Federal Savings and Loan Association.

The tract has frontage on both State Highway 205 and Farm-to-Market Road 552 (Dalton Road) in Rockwall County.

This authorization does not include permission to rezone the tract.

AGENDA
PLANNING & ZONING COMMISSION WORK SESSION
Rockwall City Hall
205 W Rusk
Tuesday, November 22, 1994
7:00 P.M.

I. CALL TO ORDER

II. WORK SESSION ITEMS

94-34-FP A request from HOLMC Inc. for a Final Plat for Rockwall School North Addition an 11.599 acre tract of land located north of Dalton Road and west of SH-205.

94-35-FP A request from Foxchase Development Corp. for Foxchase Phase IV located in the Foxchase Addition.

94-36-FP A request from HOLMC Inc. for a Final Plat for Harlan Park Phase II a 10.319 acre tract of land located west of SH-205 and east of Holden Drive.

94-37-RP A request from Habitat for Humanity for a Replat of Lot 51 of the Canup Subdivision into 2 lots.

94-38-RP A request from Habitat for Humanity for a Replat of Lot 4 Block K of the Sanger Brothers Addition into 2 lots.

94-39-SP A request from New England Mutal Life Insurance Co. for an amendment to the Site Plan for PD-1 (Ridge Road Center) in order to allow for a dumpter pad and drive for Ci Ci's Pizza located at 1103 Ridge Road.

94-40-Z A request from Embrey Enterprises, Inc. for a change in zoning for a portion of PD-13 from Duplex to SF for Windmill Ridge Estates.

94-41-RP A request from Neal Jones for a Replat Plat for Lot 21, Block A, of Chandlers Landing Phase 17.

94-42-PP A request from Mahr Development Corp. for a Preliminary Plat for Hillcrest Shores Addition Phase II & III located west of North Lakeshore and north of Bay Hills Drive.

94-43-FP A request from Homeplace Properties Inc. for a Final Plat for Random Oaks At The Shores.

94-44-FP A request from Max Scheid for a Final Plat for Lofland Lake Estates.

Review and Discuss Tree Preservation Ordinance

III. ADJOURNMENT

94-36

Planning & Zoning Regular Meeting
December 8, 1994

I. CALL TO ORDER

5

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

II. APPROVAL OF MINUTES FROM NOVEMBER 10, 1994 MEETING

10

Hairston made a motion to accept the minutes as written from the November 10, 1994 meeting. Raulston seconded the motion which was voted on and passed unanimously.

94-40-Z Hold Public Hearing and Consider recommending Approval of a Request from Embrey Enterprises, Inc., for a Change in Zoning for a Portion of PD-13 from Duplex to SF for Windmill Ridge Estates.

15

Mr. Douphrate outlined the request, recommending approval.

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Mr. Ruff opened the public hearing.

Mr. Pat Atkins of Tipton Engineering, representing the Owner, Embrey Enterprises, Inc., addressed the Commission asking for approval of the request.

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Mrs. Paula Bavinck, 119 Brockway Dr., Rockwall, Texas addressed the Commission with questions regarding flood plane information and if the wooded area behind her property would be destroyed if the request was granted. Staff assured Mrs. Bavinck that her areas of concern would not be effected if the request was granted. Douphrate asked Mrs. Bavinck to feel free to call or come by his office for further detailed information.

30

Ruff closed the public hearing.

After much discussion Hairston made a motion to approve the request from Embrey Enterprises, Inc., for a change in zoning from Duplex to SF for Windmill Ridge Estates. Raulston seconded the motion which was voted on and passed unanimously.

35

III. ACTION ITEMS

94-35-FP Discuss and Consider Approval of a Request from Foxchase Development Corporation for a Final Plat of Foxchase Phase IV Located in the Foxchase Addition.

40

Mr. Douphrate outlined the request recommending approval.

Mr. Harold Evans, representing Foxchase Development Corporation, addressed the Commission asking for approval of the request.

After discussion, Roulston made a motion to approve the request from Foxchase Development Corporation for a Final Plat of Foxchase Phase IV provided the engineering plans are corrected in accordance with the Engineering Department's comments and noted revisions. Hairston seconded the motion which was voted on and passed unanimously.

94-34-FP Discuss and Consider Approval of a Request from HOLMC, Inc., for a Final Plat of Rockwall School North Addition, being an 11.599 Acre Tract of Land Located North of Dalton Road and West of SH 205.

Mr. Douphrate outlined the request recommending approval.

Mr. Harold Evans, Engineer for the owner, Joe Holt, addressed the Commission asking for approval of the request.

Mr. Joe Holt, owner, addressed the Commission asking for approval of the request. Mr. Holt assured the Commission that the RISD would escrow the required amount of \$17,600.00 for future street improvements to Dalton Road.

After discussion, Baugh made a motion to approved the request from HOLMC, Inc., for a Final Plat of Rockwall School North Addition, being an 11.599 acre tract of land located north of Dalton Road and west of SH 205 with the condition the applicant escrows \$17,600.00 for the future street improvements to Dalton Road. Hairston seconded the motion which was voted on and passed unanimously.

94-36-FP Discuss and Consider Approval of a Request from HOLMC, Inc., for a Final Plat of Harlan Park Phase II, a 10.319 Acre Tract of Land Located West of SH 205 and East of Holden Drive.

Mr. Douphrate outlined the request recommending approval.

Mr. Joe Holt, owner of HOLMC, Inc., addressed the Commission asking for approval of the request.

After discussion Ruff made a motion to approve a Final Plat of Harlan Park Phase II, a 10.319 acre tract of land located west of SH 205 and east of Holden Drive. Baugh seconded the motion which was voted on and passed unanimously.

94-44-FP Discuss and Consider Approval of a Request from Max Shied for a Final Plat of Lofland Lake Estates No. 2 Located along FM 549 East of SH 205.

Mr. Douphrate outlined the request recommending approval.

Harold Evans, representing the owner, Max Shied, addressed the Commission asking for approval of the request.

After discussion Baugh made a motion to approve the request from Max Shied for a Final Plat of Lofland Lake Estates No. 2 located along FM 549 east of SH 205. Ramsay seconded the motion which was voted on and passed unanimously.

94-39-SP Discuss and Consider a Request from New England Mutual Life Insurance Co., to Amend the Site Plan for Planned Development 1 (Ridge Road Center) in Order to Allow for a Rear Dumpster Pad and Drive for CiCi's Pizza Located at 1103 Ridge Road.

Mr. Douphrate outlined the request recommending approval.

Mr. Frank Rogers and Mr. David Auld, owners of CiCi's Pizza, addressed the Commission asking for approval of the request.

After much discussion Raulston made a motion to approve the request from New England Mutual Life Insurance Co., to amend the Site Plan for Planned Development 1 (Ridge Road Center) in order to allow for a rear dumpster pad and drive for CiCi's Pizza located at 1103 Ridge Road provided the following conditions are met:

An 8 foot masonry wall will be constructed and additional shrubs added along the driveway to adequately screen the dumpster from SH 205.

The Building Official will review plans for the foundation and wall and inspect the site to insure they meet code.

Baugh seconded the motion which was voted on and passed unanimously.

94-42-PP Discuss and Consider Approval of a Request from Mahr Development Corp., for a Preliminary Plat of Hillcrest Shores Addition, Phase II Located West of N. Lakeshore Dr. and North of Bay Hills Dr.

Mr. Douphrate outlined the request recommending approval.

Mr. Robert Pope, representing Mahr Development Corp., addressed the Commission asking for approval of the request.

After much lengthy discussion regarding development of N. Lakeshore Dr., Ramsay made a motion to approve a request from Mahr Development Corp., for a Preliminary Plat of Hillcrest Shores Addition, Phase II located west of N. Lakeshore Dr. and north of Bay Hills Dr. The

135 motion died for lack of a second. The subsequent motion made by Ramsay was to approve conditional to the following:

Approval contingent to Traffic Engineer's study being prepared on N. Lakeshore Drive regarding the safety of said drive upon the addition of the lots proposed in that addition. Study is to be prepared as per the direction of the City Staff.

140 Hairston seconded the motion. The motion was voted on and passed unanimously.

145 94-43-FP Discuss and Consider Approval of a Request from Homeplace Properties, Inc., for a Final Plat of Random Oaks Located West of SH 205 and South of Ridge Road West.

Mr. Douphrate outlined the request recommending approval.

150 Mr. Pat Atkins of Tipton Engineering, representing Homeplace Properties, addressed the Commission requesting approval of the request.

After much discussion Ramsay made a motion to approve a request from Mahr Development Corp., for a Final Plat of Random Oaks located west of SH 205 and south of Ridge Road West with the following conditions:

The applicant escrow the cost to improve one-half of that portion of Quail Run Road which fronts along the subdivision;

160 The applicant escrow the cost outlined in the pro-rata water line agreement established with Mr. Al Oexman; and

The applicant extend the north bound left turn lane further south to provide a left turn capability onto Bending Oaks Trail.

165 V. ADJOURNMENT

There being no further business the meeting was adjourned at 9:05 p.m.

170 ATTEST:

APPROVED

Recording Secretary

Planning & Zoning Commission Chairman

**CITY OF ROCKWALL
City Council Agenda**

Agenda Date:

December 19, 1994

Agenda No. V.H.

Agenda Item:

PZ-94-36-FP Discuss and Consider Approval of a Request from HOLMC Inc. for a Final Plat for Harlan Park Phase II and Take Any Necessary Action

Item Generated By:

Action Needed:

Background Information:

Recommendation:

The Planning and Zoning Commission recommended approval of the request.

Attachments:

1. Copy of Planning and Zoning agenda information.

Agenda Item:

PZ-94-36-FP: Harland Park - Phase II

Item No. V.H.

City of Rockwall
City Council Agenda

Agenda Date: December 19, 1994

Agenda Item: **P&Z 94-36-FP** - Discuss and Consider Approval of a Request from HOLMC, Inc., for a final plat of Harlan Park Phase II, a 10.319 Acre Tract of Land Located West of SH 205 and East of Holden Drive.

Item Presented By: HOLMC, Inc.

Action Needed: Consider Approval of a Final Plat.

Background Information: The applicant is requesting to plat 30 single family residential lots with a minimum lot size of 10,000 square feet. The submission of this final plat has been delayed for several months due to a 40' discrepancy between the applicant and the adjacent property owner's tract south of this proposed subdivision. HOLMC Inc., has revised their layout so that the conflicting 40' strip of land is not included within this proposed plat.

Recommendation: The Commission recommends approval of the final plat provided: 1) the location map is corrected to reflect the revised lot layout submitted herein; and 2) TxDOT approves the proximity of the proposed drive approach onto SH 205 in relation to the existing drive approach for Harlan Park Phase I. Staff anticipates a response from TxDOT prior to Monday night's Council meeting.

Attachments:

1. Memorandum from Dan Boutwell, AICP
2. Site Plan.
3. Zoning Map.

Agenda Item: P&Z 94-36-FP

MEMORANDUM

TO: Dub Douphrate, P.E.
FROM: Dan C. Boutwell, AICP
SUBJECT: PZ 94-36-FP (Harlan Park - Phase Two)
DATE: November 23, 1994

The applicant is requesting approval of a final plat of Harlan Park - Phase Two. The submitted final plat is in general agreement with the previously approved preliminary plat. The following comments must be addressed by the applicant.

1. The legal description in the dedication statement does not match the drawing. This must be corrected.
2. The applicant must indicate the adjacent property owners to the south of this site.
3. The plat must be labeled as a Final Plat.
4. All required easements must be indicate on the final plat.

The above comments represent concerns and issues identified by recent review of the submitted application and material. The comments do not necessarily represent an exhausted accounting of requirements nor do they relieve the applicant or his agent from compliance with all regulations and requirements contained in the development ordinance of the City. Upon satisfying the above comments we would recommend approval of the Final Plat.

If you have any comments or questions please do not hesitate to contact me.

