

94-43-FP

APPLICATION AND FINAL PLAT CHECKLIST

Date November 18, 1994

Name of Proposed Development RANDOM OAKS AT THE SHORES

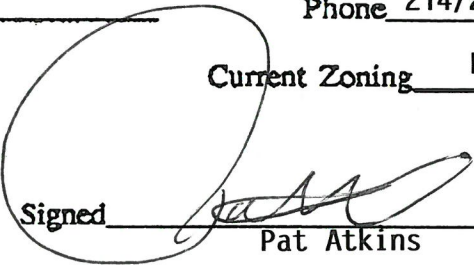
Name of Developer HOMEPLACE PROPERTIES, LTD.
9330 LBJ Freeway, Suite 1190
Address Dallas, Texas 75243 Phone 214/644-1155

Owner of Record HOMEPLACE PROPERTIES, LTD.
9330 LBJ Freeway, Suite 1190
Address Dallas, Texas 75243 Phone 214/644-1155

Name of Land Planner/Surveyor/Engineer TIPTON ENGINEERING, INC.
6330 Belt Line Road, Suite C
Address Garland, Texas 75043 Phone 214/226-2967

Total Acreage 25.474 Current Zoning PD-3

Number of Lots/Units 75

Signed  Pat Atkins

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

Provided of Not
Shown on Plat Applicable

X _____

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

X _____

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

 X _____

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

 X _____

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

 X _____

5. If no engineering is provided show contours of 5 ft. intervals

 X _____

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

 X _____

7. Approved name and right-of-way width of each street, both within an adjacent to the development

 X _____

8. Locations, dimensions and purposes of any easements or other rights-of-way

 X _____

9. Identification of each lot or site and block by letter and number and building lines

 X _____

10. Record owners of contiguous parcels of un subdivided 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

 X _____

11. Boundary lines, dimensions and descriptions of open spaces to be dedicated for public use of the inhabitants of the development

 X _____

12. Certificate of dedication of all streets, alleys, parks and other public uses signed by the owner or owners (see wording)

- | | | |
|--------------|-------|--|
| <u> X </u> | _____ | 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) |
| <u> X </u> | _____ | 14. Statement of developer responsibility for storm drainage improvements (see wording) |
| <u> X </u> | _____ | 15. Instrument of dedication or adoption signed by the owner or owners (see wording) |
| <u> X </u> | _____ | 16. Space for signatures attesting approval of the plat (see wording) |
| <u> X </u> | _____ | 17. Seal and signature of the surveyor and/or engineer responsible for surveying the development and/or the preparation of the plat (see wording) |
| <u> X </u> | _____ | 18. Compliance with all special requirements developed in preliminary plat review |
| <u> X </u> | _____ | 19. Statements indicating that no building permits will be issued until all public improvements are accepted by the City (see wording) |
| <u> X </u> | _____ | 20. Submit along with plat a calculation sheet indicating the area of each lot |
| <u> X </u> | _____ | 21. Attach copy of any proposed deed restrictions for proposed subdivision |

Page 4 of 4

Taken by: _____

Date: 11/18/94

Receipt No.: _____

File No.: 94-43-FP

Fee: \$ 612.50

(214) 771-7700

Cash Receipt

Name Homeplace Properties Date 10/21/94

Mailing Address _____

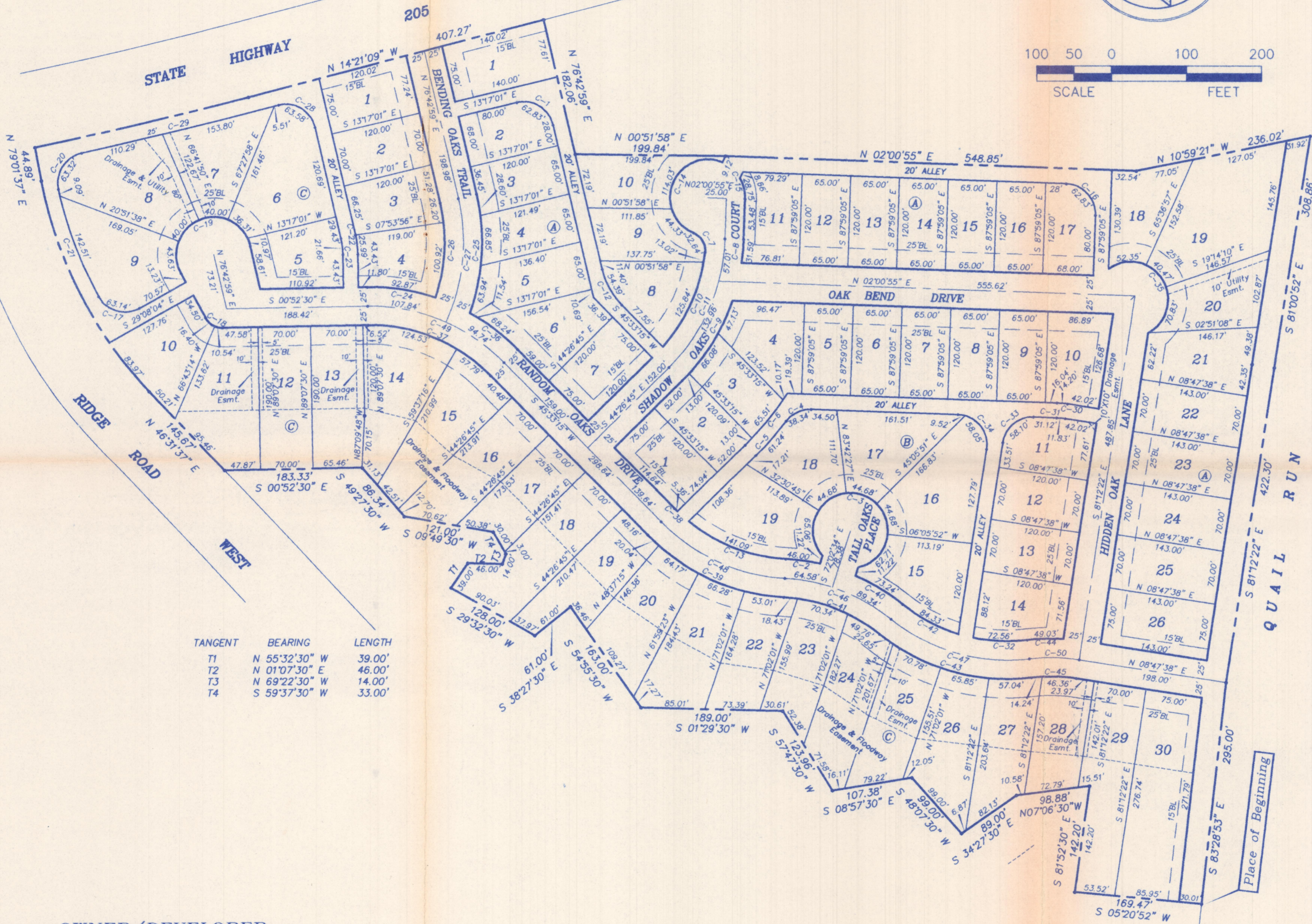
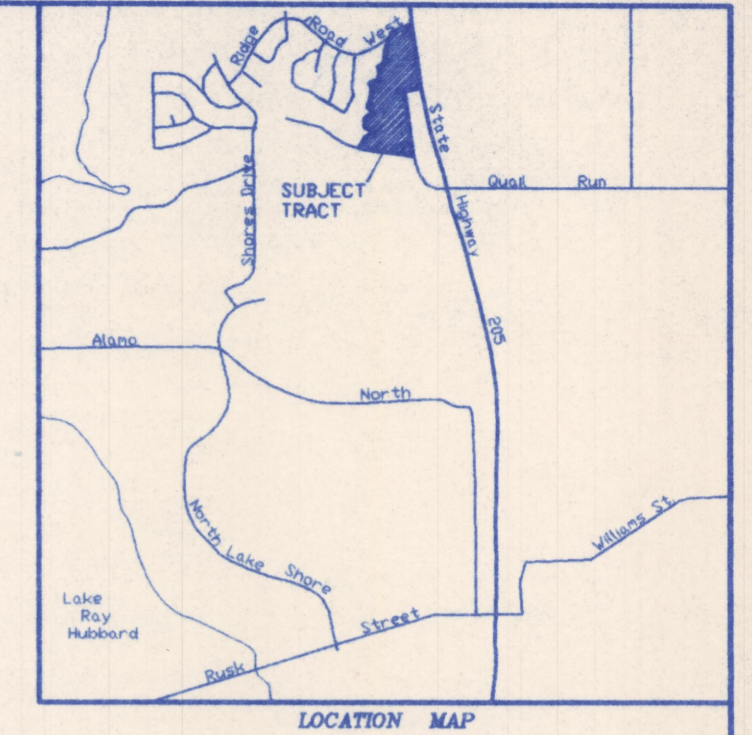
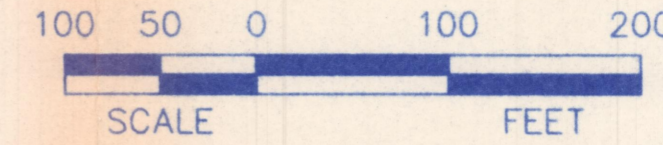
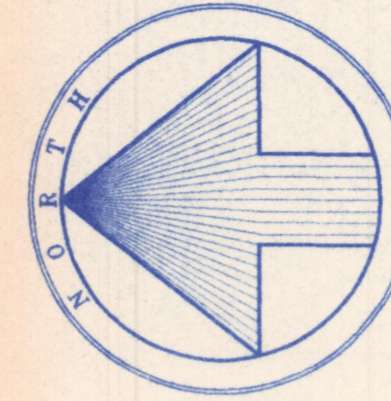
Job Address Random Oaks Permit No. _____

Check 325 Cash Other

DESCRIPTION	Acct. Code	Amount	DESCRIPTION	Acct. Code	Amount
Building Permit	01-3601		Water Tap	02-3311	
Fence Permit	01-3602		10% Fee	02-3311	
Electrical Permit	01-3604		Sewer Tap	02-3314	
Plumbing Permit	01-3607		Water Availability	06-3835	
Mechanical Permit	01-3610		Sewer Availability	07-3836	
Municipal Pool	01-3402		Meter Deposit	02-2201	
Zoning, Planning, B.O.A.	01-3411	<u>612 50</u>	Portable Meter Deposit	02-2311	
Subdivision Plats	01-3412		Misc. Income	02-3819	
Sign Permits	01-3628		NSF Check	02-1128	
Health Permits	01-3631		Meter Rent	02-3406	
Misc. Permits	01-3625		Marina Lease	08-3810	
Misc. Income	01-3819		Cemetery Receipts	10-3830	
Sale of Supplies	01-3807		PID	13-3828	
Recreation Fees	01-3401		Street	14-3828	
			Assessment-Ph#2	14-3830	
			Hotel/Motel Tax	15-3206	

TOTAL OF COLUMN 612 50 TOTAL OF COLUMN 612 50

TOTAL DUE 612 50 Received by [Signature]



TANGENT	BEARING	LENGTH
T1	N 55°32'30" W	39.00'
T2	N 01°07'30" E	46.00'
T3	N 69°22'30" W	14.00'
T4	S 59°37'30" W	33.00'

File Copy
94-43-FP

~ OWNER/DEVELOPER ~
ROCKWALL HOMEPLACE GROUP, L.P.
 9330 LBJ Freeway ~ Suite 1190 ~ Dallas, Texas 75243

~ ENGINEER ~
TIPTON ENGINEERING, INC.
 6330 Belt Line Rd. ~ Suite C ~ Garland, Texas 75043

FINAL PLAT
 OF
RANDOM OAKS AT THE SHORES
 OUT OF THE
 SAMUELL KING SURVEY, ABSTRACT NO. 131
 IN THE
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

CURVE DATA

Table with 7 columns: CRV NO, RADIUS, DELTA, TANGENT, LENGTH, CHORD, CD BRG. It lists curve data for curves C-1 through C-50.

STATE OF TEXAS
COUNTY OF ROCKWALL

OWNERS CERTIFICATE

4032oFN/DF

WHEREAS, ROCKWALL HOMEPLACE GROUP, L.P., is the owner of a tract of land situated in the Samuel King Survey, Abstract No. 131, Rockwall County, Texas, and being a part of that 44.514 acre tract of land described as Parcel 2, Tract 2, in Special Warranty Deed to Shores 205 Joint Venture, recorded in Volume 239, Page 53, Deed Records, Rockwall County, Texas, and all of that tract of land as recorded in Volume 185, Page 230, Deed Records, Rockwall County, Texas and being more particularly described as follows:

BEGINNING at a 1/2" iron pin found in an existing road (Quail Run Road) on the South line of said 44.514 acre tract at the intersection of said road with a small branch, said Point bears S 65° 15' 32" E a distance of 209.08 feet and S 83° 28' 53" E a distance of 102.38 feet along said Road from the South corner of The Shores Phase Two, an addition to the City of Rockwall recorded in Slide C, Page 102, Plat Records, Rockwall County, Texas;

THENCE, with the meanders of said branch, all to points for a corner, as follows: N 05° 20' 52" E a distance of 169.47 feet; S 81° 52' 30" E a distance of 142.20 feet; N 07° 06' 30" W a distance of 98.88 feet; N 34° 72' 30" W a distance of 89.00 feet; N 48° 07' 30" E a distance of 99.00 feet; N 08° 57' 30" W a distance of 107.38 feet; N 57° 47' 30" E a distance of 123.96 feet; N 01° 29' 30" E a distance of 189.00 feet; N 54° 55' 30" E a distance of 163.00 feet; N 38° 27' 30" W a distance of 61.00 feet; N 29° 32' 30" E a distance of 128.00 feet; S 55° 32' 30" E a distance of 39.00 feet; S 01° 07' 30" W a distance of 46.00 feet; S 69° 22' 30" E a distance of 14.00 feet; N 59° 37' 30" E a distance of 33.00 feet; N 09° 49' 30" E a distance of 121.00 feet; N 49° 27' 30" E a distance of 86.34 feet;

THENCE, N 00° 52' 30" W a distance of 183.33 feet to a 1/2" iron pin found for a corner on the South line of Ridge Road West;

THENCE, N 46° 41' 37" E a distance of 145.67 feet with said South line to a 1/2" iron pin found at the beginning of a curve to the right having a central angle of 32° 30' 00" a radius that bears S 43° 28' 23" E a distance of 560.40 feet;

THENCE, along said curve and continuing with said South line an arc distance of 317.88 feet to a 1/2" iron pin found at the end of said curve;

THENCE, N 79° 01' 37" E, passing at 32.76 feet a 1/2" iron pin found at the Southeast corner of said Ridge Road West and continuing a total distance of 44.89 feet to a 1/2" iron pin found for a corner on the West line of State Highway 205, said point being on a curve to the left having a central angle of 02° 59' 01", a radius that bears N 78° 40' 24" E a distance of 5605.38 feet;

THENCE, along said curve and with said West line an arc distance of 291.88 feet to a broken concrete right-of-way monument found at the end of said curve;

THENCE, S 14° 21' 09" E a distance of 407.27 feet continuing with said West line to a 1/2" iron pin found for a corner at a chain link fence corner post;

THENCE, S 76° 42' 59" W a distance of 182.06 feet to a 1/2" iron pin found for a corner on the East line of said 44.514 acre tract and in an abandoned road;

THENCE, along the East line of said 44.514 acre tract and with said abandoned road as follows: S 00° 51' 58" W a distance of 199.84 feet to a 1/2" iron pin found for a corner. S 02° 00' 55" W a distance of 548.85 feet to a 1/2" iron pin found for a corner, and S 10° 59' 21" E a distance of 236.02 feet to a 1/2" iron pin found at the Southeast corner of said 44.514 acre tract and in the previously mentioned existing Quail Run Road;

THENCE, with the South lines of said 44.514 acre tract and with said road as follows: N 81° 00' 52" W a distance of 308.86 feet to a 1/2" iron pin found for a corner. N 81° 12' 22" W a distance of 422.30 feet to a 1/2" iron pin found for a corner, and N 83° 28' 53" W a distance of 295.00 feet to the PLACE OF BEGINNING and containing 25.474 acres of land.

KNOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT ROCKWALL HOMEPLACE GROUP, L.P., being the owner, does hereby adopt this plat designating the hereinabove described property as RANDOM OAKS AT THE SHORES, an addition to the 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. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein. 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 at all times 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 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 the subdivision. The developer and subdivision engineer shall bear total responsibility for storm drain improvements. The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.

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 Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, 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 for water for personal use and fire protection within such plat, as required under Ordinance 83-54.

WITNESS MY HANDS, at _____, Texas, this _____ day of _____, 1994.

ROCKWALL HOMEPLACE GROUP, L.P. BY HOMEPLACE PROPERTIES, LTD., General Partner BY BASS HOMES, INC., Partner

By: M. H. Bass, President

THE STATE OF TEXAS X
COUNTY OF ROCKWALL X

BEFORE ME, the undersigned authority, on this day personally appeared M.H. BASS known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that the same was the act of BASS HOMES, INC., a Texas Corporation, and that he executed the same on behalf of Homeplace Properties, Ltd., the General Partner of Rockwall Homeplace Group, L.P., a Texas Limited Partnership, as the act of such limited partnership for the purposes and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND SEAL OF OFFICE, This _____ day of _____, 1994.

NOTARY PUBLIC, IN AND FOR THE STATE OF TEXAS
My Commission Expires: _____

SURVEYORS CERTIFICATE

I, GREGORY A. McCALL, Registered Professional Land Surveyor for Tipton Engineering, Inc., do hereby certify that the plat shown hereon accurately represents the results of an on-the-ground survey made October 7, 1994, under my direction and supervision, and further certify that all corners are shown thereon, and that said plat has been prepared in accordance with the plotting rules and regulations of the City of Rockwall, Texas

Date: This the _____ day of _____, 1994.

TIPTON ENGINEERING, INC.

GREGORY A. McCALL
Registered Professional Land Surveyor
No. 4396

THE STATE OF TEXAS X
COUNTY OF ROCKWALL X

BEFORE ME, the undersigned authority, on this day personally appeared Gregory A. McCall whose name is subscribed to the foregoing instrument and acknowledged to me that the same was the act of the said Tipton Engineering, Inc., a Texas Corporation, and that he executed the same as the act of such corporation for the purposes and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND SEAL OF OFFICE, This _____ day of _____, 1994.

NOTARY PUBLIC, IN AND FOR THE STATE OF TEXAS
My Commission Expires: _____

RECOMMENDED FOR FINAL APPROVAL

APPROVED

Chairman, Planning & Zoning Commission Date

I hereby certify that the above and foregoing plat of a Replat of Chandlers Landing Phase 15, an addition to the City of Rockwall, Texas was approved by the City Council of the City of Rockwall on the _____ day of _____, 1994.

This approval shall be invalid unless the approval 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 BY HAND this _____ day of _____, 1994.

Mayor, City of Rockwall City Secretary, City of Rockwall

* File Copy *
94-43-FP

FINAL PLAT
OF
RANDOM OAKS AT THE SHORES
OUT OF THE
SAMUELL KING SURVEY, ABSTRACT NO. 131
IN THE
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNER/DEVLOPER
ROCKWALL HOMEPLACE GROUP, L.P.
9330 LBJ Freeway ~ Suite 1190 ~ Dallas, Texas 75243



TIPTON ENGINEERING, INC.
6330 Belt Line Rd. ~ Suite C ~ Garland, Texas 75043

OCT-21-1994 15:58

*Random Oaks
File*

P.02

**CUMMINGS &
PEWITT, INC.***Engineering • Planning • Surveying*

October 21, 1994

Mr. Pat Atkins
 President
 Tipton Engineering, Inc.
 6330 Belt Line Road, Suite C
 Garland, TX 75043

RE: Random Oaks
 Rockwall, Texas

Dear Mr. Atkins:

This transmittal summarizes the results of my meeting on October 20 at the TxDOT Northeast Dallas Area office. I met with Mr. Dan Perge, Design Engineer; Mr. Jim Brummett, Special Projects; Mr. Paul Williams, Assistant Area Engineer; and Mr. Walter Shumack, Project Engineer for Hwy. 205. We discussed four main areas - estimated trip generation, a northbound left turn lane to the site, a southbound deceleration lane to the site, and landscaping on the TxDOT right of way.

A project is currently being finalized that may well affect any proposals regarding Hwy. 205. A contract will be let in April 1995 for the widening of this section of 205 including its bridges. The widening will be to a 44 foot cross section that will allow two 12 foot lanes with 10 foot shoulders. Construction will begin in mid June 1995 and will cover approximately 400 working days.

ESTIMATED TRIP GENERATION . . . We discussed the minimal amount of trips that this site would generate. It was agreed that the majority of trips would be focused to and from the south at both Quail Run and Bending Oaks. The following is a summary of those trips.

Daily Trips	792 trips per day
AM Peak Hour Trips	16 trips per hour entering Random Oaks 47 trips per hour exiting Random Oaks
PM Peak Hour Trips	54 trips per hour entering Random Oaks 29 trips per hour exiting Random Oaks

NORTHBOUND LEFT TURN LANE . . . TxDOT has no problems with such a turn lane and would approve a request for its construction. They would require that its design and subsequent construction take into account the existing turn lane at Ridge Road such that the final result would be one longer left turn lane.

1476 Richardson Drive • Suite 230 • Richardson, Texas 75080
 (214)690-6802 • Fax (214)690-6371

10/21 '94 15:47

OCT-21-1994 15:51

P.03

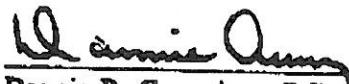
If the City requires this lane, I suggest that we coordinate its design and construction with TxDOT's widening of Hwy. 205. This would be the most cost effective approach in that the turn lane would only be constructed one time. Otherwise it would be constructed prior to TxDOT's project and then torn out and rebuilt during the TxDOT project.

SOUTHBOUND DECELERATION LANE . . . TxDOT would normally approve a City's request to design and construct such a lane on a rural section of State Highway. However, its nearness to the Ridge Road intersection will not allow for the proper length of taper and storage sections to be constructed. Such a lane could possibly turn into a very short weaving section for right turners from Ridge Road with right turners into Bending Oaks. TxDOT would require a detailed study of such a lane, the results of which might suggest that potentially safer operations could result without a deceleration lane. Again, if such a lane is required by the City, I would suggest that its construction be coordinated with the TxDOT widening project to be most cost effective.

LANDSCAPING ON TXDOT RIGHT OF WAY . . . They typically have no problem with this. They do require that a landscaping plan be approved by their landscaping staff (in this case Ms. Pat Hague). Should an irrigation system be desired, then TxDOT would require a joint use agreement. Again, to be most cost effective, any landscaping work should be coordinated with the TxDOT project.

We have appreciated this opportunity to provide our traffic engineering services to you in regards to this proposed development. Please do not hesitate to contact me concerning the contents of this transmittal.

Sincerely yours,
CUMMINGS & PEWITT


Dannie R. Cummings, P.E.

10/21 '94 15:47

TOTAL P.03



TIPTON ENGINEERING, INC.

ENGINEERING • SURVEYING • PLANNING

4032

6330 Belt Line Road • Suite C • Garland, Texas 75043 • (214) 226-2967 • FAX 226-1946

November 18, 1994

Mr. Bruce Hanby, Senior Engineering Technician
CITY OF ROCKWALL
205 W. Rusk
Rockwall, Texas 75087

Re: **RANDOM OAKS AT THE SHORES**
ROCKWALL, TEXAS

Dear Mr. Hanby:

We are enclosing the following covering the subject project:

1. Final Plat Application Form
2. Ten (10) Revised Blueline Prints of the Final Plat, 18" x 24"
3. Two (2) Sets of Engineering Plans
4. Submittal Fee in the Amount of \$612.50 (in your office already)

If you have any questions or need additional information, do not hesitate to contact our office.

Sincerely,

TIPTON ENGINEERING, INC.


Pat Atkins
President

PA:ea

Enclosures

MEMORANDUM

TO: Dub Douphrate, P.E.
FROM: Dan C. Boutwell, AICP
SUBJECT: PZ 94-43-FP (Random Oaks at the Shores)
DATE: November 23, 1994

The applicant is requesting approval of a final plat of Random Oaks at the Shores. The submitted final plat is in general agreement with the previously approved preliminary plat. The following comments must be addressed by the applicant.

1. All required easements must be indicated on the plat.
2. The adjacent property owners must be indicated on the plat.
3. The legal description does not agree with the metes and bounds provided on the drawing. This must be corrected.
4. Issues of a left hand turn lane and acceleration / deceleration lanes on State Highway 205 must be addressed and coordinated with the Highway Department.
5. The Drainage & Floodway Easements should be a Drainage & Floodway Right-of-Way. However the extent of this area will need to be coordinated with the City Engineer.

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.

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 dumpster 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

94-43

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.

20

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.

25

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.

50 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.

55 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.

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

65 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.

70 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.

75 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.

80 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.

85 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.

90 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.

95 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.

100 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.

105 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:

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

115 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.

120 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.

125 Mr. Douphrate outlined the request recommending approval.

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

130 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

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

135

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.

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.

145

Mr. Douphrate outlined the request recommending approval.

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

150

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;

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.

160

V. ADJOURNMENT

165

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

ATTEST:

APPROVED

170

Recording Secretary

Planning & Zoning Commission Chairman

**CITY OF ROCKWALL
City Council Agenda**

Agenda Date: December 19, 1994

Agenda No. V.K.

Agenda Item: PZ-94-43-FP Discuss and Consider Approval of a Request from Homeplace Properties Inc. for a Final Plat for Random Oaks at the Shores and Take Any Necessary Action

Item Generated By:

Action Needed:

Background Information:

Recommendation:

The Planning and Zoning Commission recommended approval of the request with the following conditions:

1. The applicant escrow the cost to improve one-half of that portion of Quail Run Road which fronts along the subdivision;
2. The applicant escrow the cost outlined in the pro-rata water line agreement established with Mr. Al Oexman; and
3. The applicant extend the north bound left turn land further south to provide a left turn capability onto Bending Oaks Trail.

Attachments:

1. Copy of Planning and Zoning agenda information.

Agenda Item: PZ-94-43-FP: Random Oaks at the Shores

Item No. V.K.

City of Rockwall
City Council Agenda

Agenda Date: December 19, 1994

Agenda Item: P&Z 94-43-FP - Discuss and Consider Approval of a Request from Homeplace Properties, Inc., for a Final Plat of Located West of SH 205 and South of Ridge Road West.

Item Presented By: Homeplace Properties, Inc.

Action Needed: Consider Approval of a Final Plat.

Background Information: The applicant has submitted a final plat of Random Oaks for consideration of approval. The property was rezoned into a mixture of 7,800 and 10,000 square foot lot sizes. The average lot size is 9,000 square feet. The applicant will be required to escrow one-half the cost to improve that portion of Quail Run Road which fronts this property. The applicant will be required to extend further south the north bound left turn lane of SH 205 in order to provide a left turn capability onto Bending Oaks Trail. I discussed the possibility of a south bound deceleration lane onto Bending Oaks with Mr. Dan Perge of TxDOT. He stated the distance between Ridge Road West and Bending Oaks Trail does not provide for proper taper and storage distance. They do not recommend the construction of a deceleration lane. The applicant will also be required to escrow funds for a water line which was installed several years ago by Mr. Al Oexman. A pro-rata agreement was established when the water line was installed. These funds will be forwarded to Mr. Al Oexman for that portion of the line which fronts this development along Quail Run. The Engineering Department is in the process of reviewing the engineering plans for this development. The applicant also plans to construct a stone screening wall along SH 205 and Ridge Road West.

Recommendation: The Commission recommends approval of the final plat provided:

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

2. The applicant escrow the cost outlined in the pro-rata water line agreement established with Mr. Al Oexman; and
3. The applicant extend the north bound left turn lane further south to provide a left turn capability onto .
4. A stone screening wall is constructed along SH 205 & Ridge Road West.

Attachments:

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

Agenda Item:

PZ 94-43-FP

MEMORANDUM

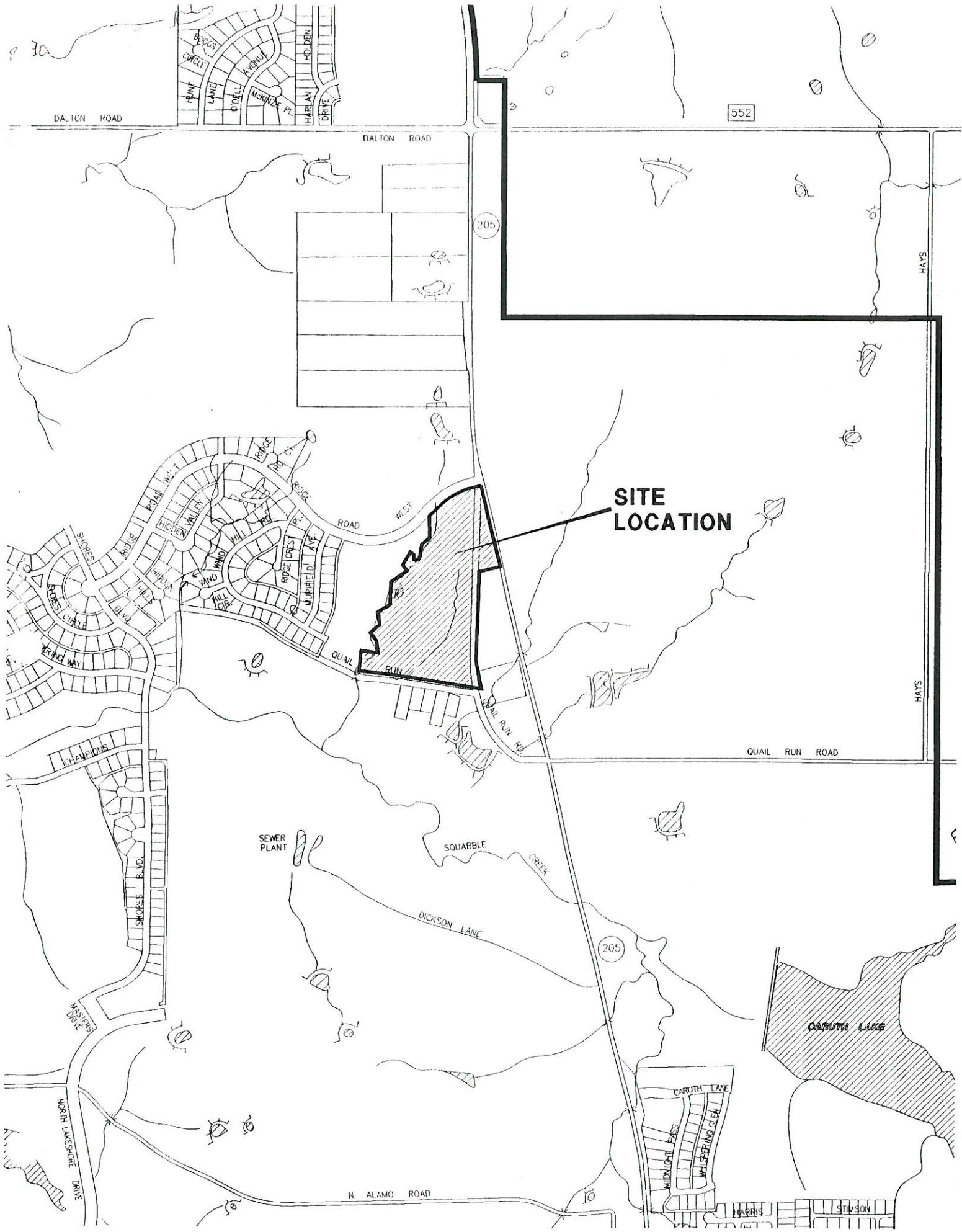
TO: Dub Douphrate, P.E.
FROM: Dan C. Boutwell, AICP
SUBJECT: PZ 94-43-FP (Random Oaks at the Shores)
DATE: November 23, 1994

The applicant is requesting approval of a final plat of Random Oaks at the Shores. The submitted final plat is in general agreement with the previously approved preliminary plat. The following comments must be addressed by the applicant.

1. All required easements must be indicated on the plat.
2. The adjacent property owners must be indicated on the plat.
3. The legal description does not agree with the metes and bounds provided on the drawing. This must be corrected.
4. Issues of a left hand turn lane and acceleration / deceleration lanes on State Highway 205 must be addressed and coordinated with the Highway Department.
5. The Drainage & Floodway Easements should be a Drainage & Floodway Right-of-Way. However the extent of this area will need to be coordinated with the City Engineer.

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.



QUITCLAIM DEED

THE STATE OF TEXAS }

COUNTY OF ROCKWALL }

KNOW ALL MEN BY THESE PRESENTS:

That the City of Rockwall, Texas, a municipal corporation, in exchange for drainage and utility easement of equal value granted by ROCKWALL HOMEPLACE GROUP, of the County of Rockwall, State of Texas, have quitclaimed, and by these presents do quitclaim unto said Grantee, his heirs and assigns all of its rights, title and interest in and to the following described real property situated in Rockwall County, Texas:

As more specifically described in Exhibit "A", illustrated in Exhibit "B", attached hereto and made a part hereof.

TO HAVE AND TO HOLD all of its rights, title and interest in and to said premises, together with all and singular the rights, privileges and appurtenances hereto in any manner belonging unto the said Grantee, his heirs and assigns forever, so that neither the City of Rockwall, Texas, nor any person or persons claiming under the City of Rockwall, Texas shall at any time hereafter have claim, or demand any right or title to the aforesaid property, premises, or appurtenances or any part thereof.

EXECUTED THIS ____ day of _____, 1995.

GRANTEE:

By: _____
George R. Hatfield, Mayor

STATE OF TEXAS }

COUNTY OF ROCKWALL }

BEFORE ME, on this day personally appeared George R. Hatfield, Mayor, City of Rockwall, Texas, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL this ____ day of _____, 1995.

Notary Public in and for the State of Texas

My Commission Expires:

Seal

EXHIBIT A
FIELD NOTES

4032.FLD

BEING a tract of land situated in the Samuel King Survey, Abstract No. 131, City of Rockwall, Rockwall County, Texas the subject tract further being part of a 15 feet wide utility easement granted to the City of Rockwall as recorded in Volume 358, Page 60 of the Deed Records of Rockwall County Texas (DRRCT), the subject tract further being part of that tract of land conveyed to Rockwall Homeplace Group, L.P. by the Special Warranty Deed recorded in Volume 960, Page 247 (DRRCT), the subject tract further being part of Random Oaks At The Shores, an addition to the City of Rockwall as recorded in Cabinet C, Page 268 (DRRCT), the subject tract being more particularly described as follows;

BEGINNING on a common line being the Southerly line of Ridge Road West and the Northerly line of said Random Oaks At The Shores addition, said point further being S 79° 01' 37" W, a distance of 6.76 feet, along said common line, from the Westerly line of State Highway No. 205 (a 100' ROW);

THENCE, Along the Easterly line of said 15 feet wide utility easement, the following;

S 00° 01' 29" W, a distance of 410.51 feet;

S 00° 51' 58" W, a distance of 310.07 feet to the Northeast corner of Lot 10, Block A of said Random Oaks At The Shores, said Lot 10 corner also being on the Southerly line of a 20 feet wide alley;

THENCE, S 77° 01' 45" W, along the said 20 feet wide alley Southerly line, a distance of 15.45 feet;

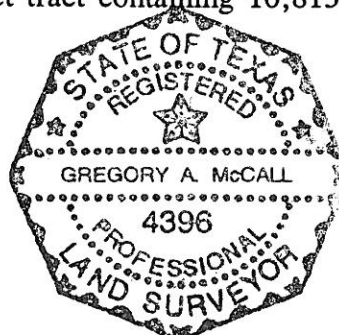
THENCE, Along the Westerly line of said 15 feet wide utility easement, the following;

N 00° 51' 58" E, a distance of 313.66 feet;

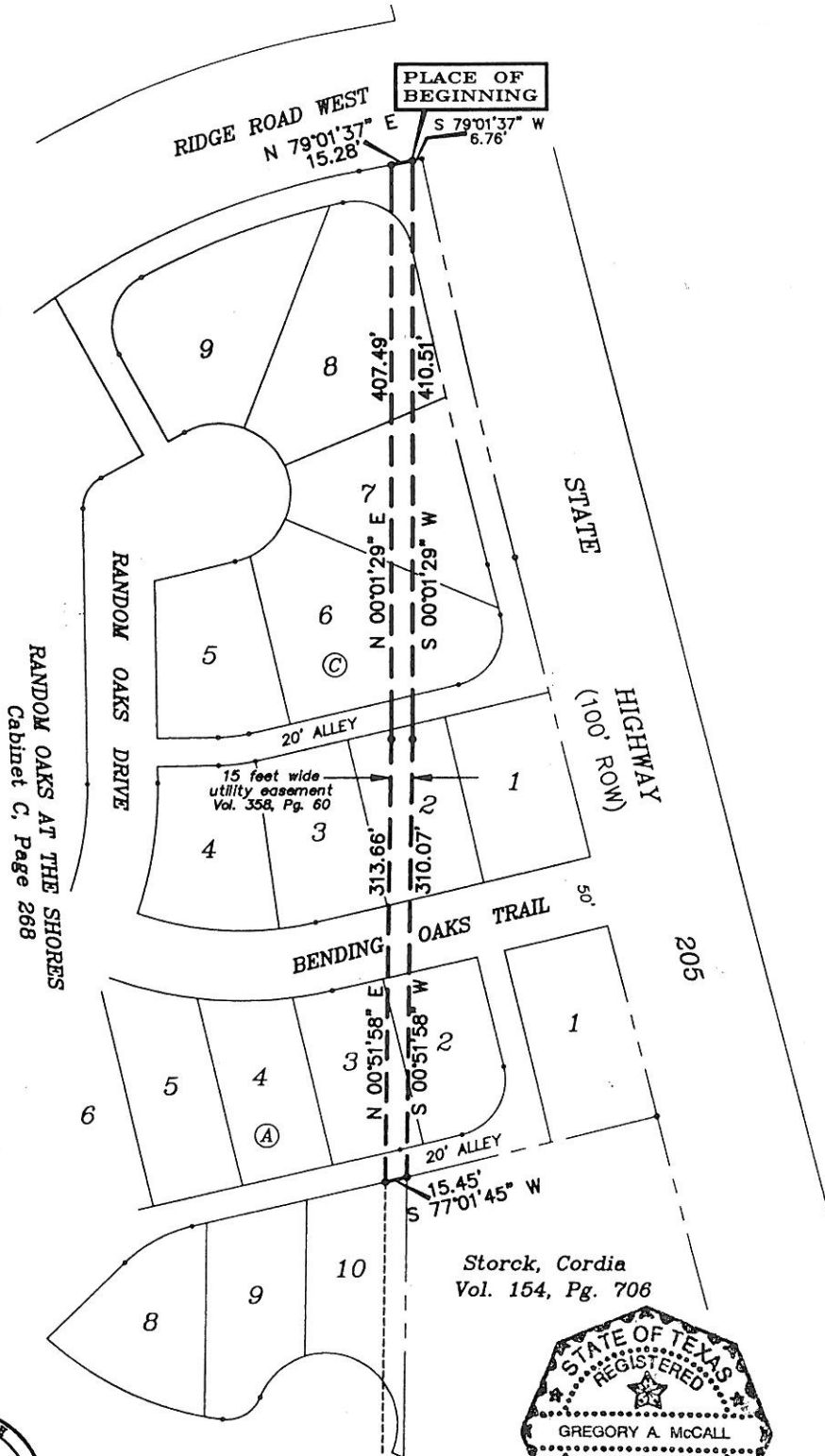
N 00° 01' 29" E, a distance of 407.49 feet to a point on the previously mentioned Ridge Road West Southerly line;

THENCE, N 79° 01' 37" E, along said Ridge Road West Southerly line, a distance of 15.28 feet to the PLACE OF BEGINNING with the subject tract containing 10,813 square feet or 0.2482 acres of land.

Gregory A. McCall
8/16/95

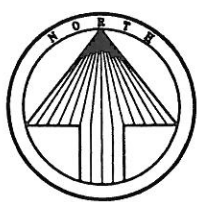


E X H I B I T " B "



RANDOM OAKS AT THE SHORES
Cabinet C, Page 268

Gregory A. McCall
8/16/95



Bearings Based on File Plat of
Random Oaks At The Shores
Cabinet C, Page 268

EASEMENT ABANDONMENT
10,813 Sq. Ft. or 0.2482 Acres
TIPTON ENGINEERING, INC.

DRAWN	SCALE	DATE
db	1" = 100'	8/16/95

TI 6330 Belt Line Road ~ Suite C
Garland, Texas 75043, Ph. No. 226-2967

4032