

APPLICATION AND FINAL PLAT CHECKLIST

Date 3-22-89

Name of Proposed Development Replat Harris Heights Addition Phase Four

Name of Developer Dennis Anderson

Address P.O. Box 161 Rockwall, Texas 75087 Phone 771-0438

Owner of Record same as above

Address same Phone same

Name of Land Planner/Surveyor/Engineer B.L.S. & Associates Inc.

Address P.O. Box 65 Rockwall, Texas 75087 Phone 771-3036

Total Acreage 1.9096 Current Zoning G.R.

Number of Lots/Units 4

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

Provided or
Shown on Plat

Not
Applicable

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

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 grades (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.

Page 4 of 4

Taken by: _____

File No.: _____

Date: _____

Fee: _____

Receipt No.: _____

10/10/10

CITY OF ROCKWALL
205 West Rusk
Rockwall, Texas

APPLICATION FOR ZONING CHANGE

Case No. 1989-11-Z/FP Filing Fee \$ 110.00 Date 3/13/89
Applicant D.L. Anderson Custom Homes Phone 771-0438
Mailing Address PO Box 162
Rockwall T.X. 7587

LEGAL DESCRIPTION OF PROPERTY SOUGHT TO BE REZONED: (If additional space is needed for description, the description may be put on a separate sheet and attached hereto.)¹

Lot 1-A Block E DARRIN ST. HARRIS HEIGHTS
Lot 41 Block B DARRIN ST. HARRIS HEIGHTS

I hereby request that the above described property be changed from its present zoning which is

Light Retail District Classification to
Single Family District Classification for
for the following reasons: (attach separate sheet if necessary)
To Build Two Single Family Homes on each Lot.

There (are) (are not) deed restrictions pertaining to the intended use of the property.

Status of Applicant:² Owner X Tenant _____
Prospective Purchaser _____

I have attached hereto as Exhibit "A" a plat showing the property which is the subject of this requested zoning change and have read the following concerning the importance of my submitting to the City a sufficient legal description.

Signed D.L. Anderson

NOTE:

¹The legal description is used to publish notice of the required hearing and in the preparation of the final ordinance granting the zoning change. The description must be sufficient so as to allow a qualified surveyor to take the description and locate and mark off the tract on the ground. Each applicant should protect himself by having a surveyor or his attorney approve his legal description. Failure to do so by the applicant may result in delay in passage of the final ordinance or the ordinance being declared invalid at some later date because of an insufficient legal description.

²If the applicant is someone other than the owner, written acknowledgement by the owner of the zoning request must also be submitted.



CITY OF ROCKWALL
 "THE NEW HORIZON"
 Rockwall, Texas 75087-3628

No. 11697

(214) 771-1111

Cash Receipt

Name B.S. and Assoc. Date 3-24-89

Mailing Address _____

Job Address _____ Permit No. _____

Check 1461 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	33-3835	
Mechanical Permit	01-3610		Sewer Availability	34-3836	
Zoning, Planning, Board of Adj.	01-3411		Meter Deposit	02-2201	
Subdivision Plats	01-3412	<u>11000</u>	Portable Meter Deposit	02-2202	
Sign Permits	01-3628		Misc. Income	02-3819	
Health Permits	01-3631		NSF Check	02-1128	
Misc. Permits	01-3625		Meter Rent	02-3406	
Misc. Income	01-3819		Penalties	20-3117	
Sale of Supplies	01-3807		Hanger Rent	20-3406	
Municipal Pool	01-3402		Tie Down Fees	20-3407	
Cemetery Receipts	10-3830		Land Lease	20-3804	
Hotel/Motel Tax	15-3206		Sale of Supplies	20-3807	
Marina Lease	08-3810		Exxon Payment	20-1132	
Street Assessment	25-3828		Fuel Sales	20-3809	
TOTAL OF COLUMN			TOTAL OF COLUMN		

TOTAL DUE 110.00 Received by [Signature]

City of Rockwall Planning and Zoning Applicant Receipt

Date 3/24/89

Applicant Dennis Anderson Phone _____

Address _____

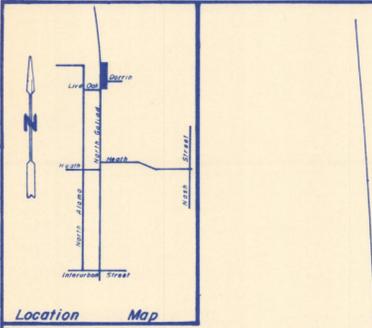
Development Darius Heights

The following items have been received on this date by the City of Rockwall Administrative Office:

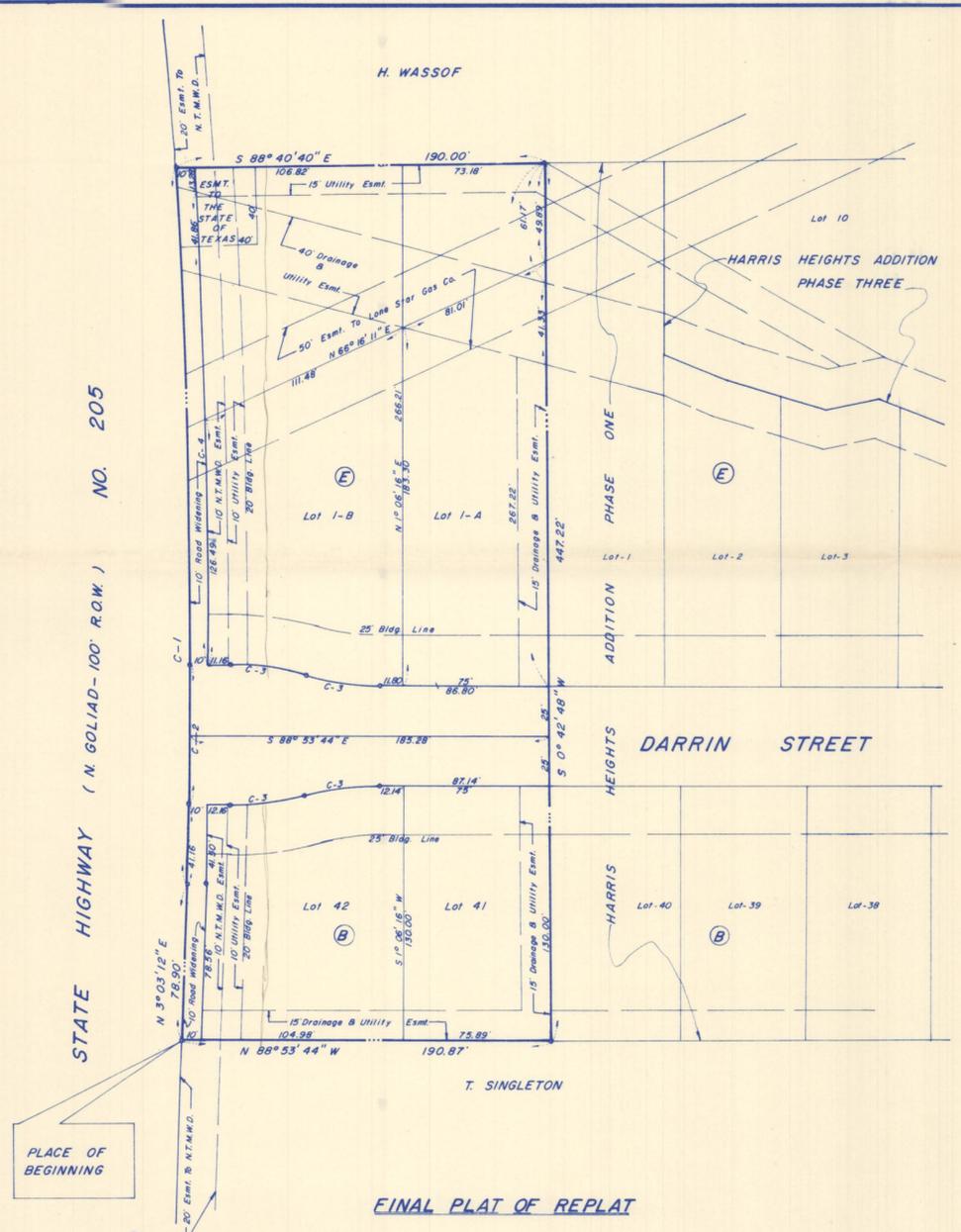
- _____ Site Plan Application
- _____ Prel. Plat Application
- Final Plat Application
- _____ Zone Change Application
- _____ Sign Board Application
- _____ Board of Adj. Application
- _____ Front Yard Fence Application
- _____ CUP Application
- _____ () sets/site plans - Submission # _____
- _____ () sets/prel. plats - Submission # _____
- _____ () sets/final plats - Submission # _____
- () sets/executed final plats/mylars
- _____ () sets/engineer drawings - Submission # _____
- Filing fee \$ 110.00
- _____ Other _____

With this application, you are scheduled to appear before the
Planning & Zoning Commission
on April 13, 1989,
at 7:30 P.M. at City Hall, 205 W. Rusk, Rockwall,
Texas.

Received By: Mary Nichols



Curve	Station	Chord	Angle
1	0+00	183.10'	136.72°
2	0+15	170.01'	127.50°
3	0+30	158.04'	117.50°
4	0+45	146.07'	107.50°



STATE HIGHWAY (N. GOLIAD-100' R.O.W.) NO. 205
 LIVE OAK STREET
 PLACE OF BEGINNING

HARRIS HEIGHTS ADDITION PHASE FOUR
 CITY OF ROCKWALL
 S.S. McCURRY SURVEY, ABSTRACT NO. 146
 ROCKWALL COUNTY, TEXAS

DENNIS ANDERSON OWNER
 P.O. BOX 161 (771-0438) ROCKWALL, TEXAS 75087

B.L.S. & ASSOCIATES INC. SURVEYORS
 RT. 1 BOX 142-E SIDS ROAD (771-3036) ROCKWALL, TEXAS 75087

SCALE 1"=40' MARCH 20, 1989

1-60

STATE OF TEXAS
 COUNTY OF ROCKWALL
 OWNERS CERTIFICATE

WHEREAS, DENNIS ANDERSON, being owner of a tract of land situated in the County of Rockwall, State of Texas, said tract being more particularly described as follows: S.S. McCurry Survey, Abstract No. 146, City of Rockwall, Rockwall County, Texas, and also being all of HARRIS HEIGHTS ADDITION, PHASE FOUR, recorded in Slide-B, Page 184, Map Records, Rockwall County, Texas, and also being that tract as recorded in Volume 399, Page 321, Deed Records, Rockwall County, Texas, and being more particularly described as follows: BEGINNING at a point on the East line of State Highway No. 205, (N. Goliad Street) said point being the Southwest corner of HARRIS HEIGHTS ADDITION, PHASE FOUR, and also being the Southwest corner of a 5.4007 acre tract recorded in Volume 186, Page 325, a iron stake for corner; THENCE, N. 3°03'12"E., along the East line of State Highway No. 205, a distance of 78.90 feet to the beginning of a curve to the left having a central angle of 5°25'05", a radius of 3869.72 feet, a concrete monument for corner; THENCE, continuing along the said East line of State Highway No. 205, and around said curve, a distance of 365.93 feet to the end of said curve, an iron stake for corner; THENCE, S. 88°40'40"E., leaving the said East line of State Highway No. 205, a distance of 190.00 feet to an iron stake for corner; THENCE, S. 0°42'48"W., a distance of 447.22 feet to an iron stake for corner; THENCE, N. 88°53'44"W., a distance of 190.87 feet to the PLACE OF BEGINNING and containing 1.9096 acres of land, Save and Except 0.2403 acres (10,466 square feet) contained within this property as Darrin Street right-of-way (variable width) as platted on Harris Heights Addition Phase One plat, an addition to the City of Rockwall, Rockwall County, Texas.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS: THAT, DENNIS ANDERSON, being owner, does hereby adopt this plat designating the herein above described property as FINAL PLAT OF REPLAT OF HARRIS HEIGHTS ADDITION PHASE FOUR, to the City of Rockwall, Rockwall County, Texas, and does hereby dedicate to the public use forever, the streets and alleys shown thereon and do hereby reserve the right-of-way and easement strips shown on this plat for the purpose 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 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 systems on any of the right-of-way and easement strips; and any public utility shall have the right of ingress and egress to, from and upon the said right-of-way and easement strips for the purpose of construction, reconstruction, patrolling, maintaining and either adding to or removing all or part of their respective systems 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 any grades of streets in this addition. A) 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. B) 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.

WITNESS MY HAND AT ROCKWALL, TEXAS, this _____ day of _____ A.D. 1989.
 By _____ Owner
 Dennis Anderson

STATE OF TEXAS
 BEFORE ME, the undersigned Notary Public in and for the State of Texas, on this day personally appeared Dennis Anderson, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration herein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____ A.D. 1989.
 _____ My Commission Expires _____
 Notary Public in and for the State of Texas

SURVEYORS CERTIFICATE
 NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS: That I, Bob O. Brown, 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 placed under my personal supervision.
 Bob O. Brown, Registered Public Surveyor # 1744

STATE OF TEXAS
 BEFORE ME, the undersigned Notary Public in and for the State of Texas, on this day personally appeared Bob O. Brown, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration herein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____ A.D. 1989.
 _____ My Commission Expires _____
 Notary Public in and for the State of Texas

RECOMMENDED FOR FINAL APPROVAL APPROVED
 _____ City Manager _____ Chairman Planning and Zoning Commission
 I hereby certify that the above foregoing plat of REPLAT OF HARRIS HEIGHTS ADDITION PHASE FOUR, to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall, Texas, on the _____ day of _____ A.D. 1989. This approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk of Rockwall County, Texas, within One Hundred Twenty (120) days from said date of final approval. Said addition shall be subject to all the requirements of the Platting Ordinance of the City of Rockwall, Texas.

WITNESS OUR HANDS THIS _____ day of _____ A.D. 1989.
 _____ Mayor, City of Rockwall, Texas _____ City Secretary, City of Rockwall, Texas

PLAT REVIEW

* Preliminary Plat

* Final Plat

* Name of Proposed Subdivision Repeat - ~~Part~~ of Phase 4 Harris Heights

* Location of Proposed Subdivision 205 / Darrin Dr.

* Name of Subdivider Dennis Anderson

* Date Submitted _____ Date of Review _____

* Total Acreage _____ No. of Lots _____

Review Checklist

	<u>Yes</u>	<u>No</u>	<u>N/A</u>
* 1. Was the proper application submitted and checklist? (attach copy)			
* 2. Were the proper number of copies submitted?	<u>✓</u>	_____	_____
* 3. Is scale 1" = 100' (Specify scale if different) Scale = <u>1 = 40'</u>	_____	<u>✓</u>	_____
* 4. Is the subdivision name acceptable?	<u>✓</u>	_____	_____
5. Comments:			

*This is a complete replat of Phase 4 -
per previously 2 lots for GK use*

1. need lot area calculations
2. need to make boundary line on 205 back from future ROW
3. Easement will be required for parks
4. what about repaving cons. of sidewalks

Planning and Zoning

1. What is the proposed use? Residential
 2. What is the proposed density? 4 lots
 3. What is the existing zoning? BR
- | | <u>Yes</u> | <u>No</u> | <u>N/A</u> |
|-------------------------------------------------------------------------------------------------------------------------|------------|------------|------------|
| 4. Is the plan zoned properly?
<i>app has been made to require</i> | _____ | ✓
_____ | _____ |
| 5. Does the use conform to the Land Use Plan? | ✓
_____ | _____ | _____ |
| 6. Is this tract taken out of a larger tract | _____ | ✓
_____ | _____ |
| 7. Will the development landlock another property? | _____ | ✓
_____ | _____ |
| 8. Is this project subject to the provisions of the Concept Plan Ordinance? | _____ | ✓
_____ | _____ |
| 9. Has a Concept Plan been provided and approved | _____ | _____ | ✓
_____ |
| 10. Does the plan conform to the Master Park Plan? | ✓
_____ | _____ | _____ |
| 11. Does plan conform to the Comprehensive Zoning Ordinance of approved PD Ordinance?
<i>escrow will be required</i> | | | |
| a. Lot Size | ✓
_____ | _____ | _____ |
| b. Building Line | _____ | ✓
_____ | _____ |
| c. Parking | _____ | _____ | ✓
_____ |
| d. Buffering | _____ | _____ | ✓
_____ |
| e. Site Plan | _____ | _____ | ✓
_____ |
| f. Other | _____ | _____ | ✓
_____ |
| 12. Has the City Planner reviewed and commented on the plan? (If so, attach copy of Review) | _____ | ✓
_____ | _____ |

13. Does the plan exhibit good planning in general layout, access, and vehicular and pedestrian circulation?
14. Comments: _____

Yes No N/A

Engineering

1. Streets and Traffic

- a. Does the plan conform to the Master Thoroughfare Plan?
- b. Is adequate right-of-way provided for any major thoroughfares or collectors?
- c. Is any additional right-of-way provided for all streets and alleys?
- d. Is any additional right-of-way required?
- e. Is there adequate road access to the proposed project?
- f. Will escrowing of funds or construction of sub-standard roads be required?
- g. Do proposed streets and alleys align with adjacent right-of-way?
- h. Do the streets and alleys conform to City regulations and specifications?

- * i. Are the street names acceptable? _____ ✓
- j. Is a traffic analysis needed? _____ ✓
- k. Comments:

2. Utilities

- a. Does the Plan conform to the Master Utility Plan? _____
- b. Are all lines sized adequately to handle development?
 - 1. Water _____
 - 2. Sewer _____
- c. Is additional line size needed to handle future development?
 - 1. Water _____
 - 2. Sewer _____
- d. Is there adequate capacity in sewer outfall mains, treatment plants and water transmission lines to handle the proposed development? _____
- e. Are all necessary easements provided? _____
- f. Do all easements have adequate access? _____
- g. Are any off site easements required? _____
- h. Have all appropriate agencies reviewed and approved plans?
 - 1. Electric _____
 - 2. Gas _____
 - 3. Telephone _____
 - 4. Cable _____

- i. Does the drainage conform to City regulations and specifications?
- j. Do the water and sewer plans conform to City regulations and specifications?
- k. Is there adequate fire protection existing or planned?
- l. Comments:

_____	_____	_____
_____	_____	_____
_____	_____	_____

General Requirements

- 1. Has the City Engineer reviewed and approved the plan?
- 2. Does the final plat conform to the City's Flood Plain Regulations?
- 3. Does the final plat conform to the preliminary plat as approved?
- 4. Staff Comments:

_____	_____	_____
_____	_____	_____
_____	_____	_____

Time Spent on Review

<u>Name</u>	<u>Date</u>	<u>Time Spent (hours)</u>
<u>Julie Cook</u>	<u>3/30/89</u>	<u>30 min</u>
<u> </u>	<u> </u>	<u> </u>
<u> </u>	<u> </u>	<u> </u>
<u> </u>	<u> </u>	<u> </u>

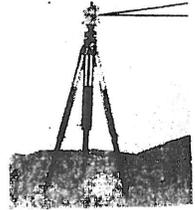


B. L. S. & ASSOCIATES, INC.

RT. 1 • BOX 142-E • SIDS ROAD • ROCKWALL, TEXAS 75087
ROCKWALL 722-3036 • DALLAS 226-7522

Surveying & Engineering Services

HARRIS HEIGHTS PHASE FOUR



TOTAL AREA

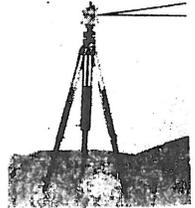
22-1	SW	49	801341
22-2			158,87942
42			-206,12242 N
42			7864,22368 E
44-11			17876,18174
20-11			0,48972
1-2	SW	1	3 83 121
1-1			76,84984
41			-234,91018 N
42			3360,82192 E
1-4	SE	88	971441
1-4			198,96982
44			-208,78812 N
44			4038,23348 E
4-5	NW	0	421481
4-5			447,72172
45			139,59692 N
45			4038,42212 E
3-6	NW	84	481401
3-6			170,80812
46			158,66632 N
46			7866,42282 E
42			-206,12242 N
42			7864,22368 E
41			0,00000 N
41			0,00000 E
Delta	SE	5	251871
arc			363,93212
1-4			183,18252
chord			
1-2	SW	0	301421
1-1			369,79550
Delta's			
1-1	SW	87	381871
1-1			3869,72147
1-2	SE	86	381491
1-2			3869,71717
			93179,74124



B. L. S. & ASSOCIATES, INC.

RT. 1 • BOX 142-E • SIDS ROAD • ROCKWALL, TEXAS 75087
ROCKWALL 722-3036 • DALLAS 226-7522

Surveying & Engineering Services



HARRIS HEIGHTS PHASE FOUR

Lot 1-A BLOCK E

Lot 1-B BLOCK E (CONT)

Lot 1-A E

11-20 NE 89 34 40"
 19-22 175.95791
 20 107.15563 N
 21 3778.11838 E
 22 616.69637
 chord 6.81416
 2-21 SE 88 53 44"
 2-21 75.00000
 21 -108.64178 N
 21 4973.09636 E
 21-5 NE 89 42 48"
 21-5 267.22000
 25 158.59081 N
 25 4856.42717 E
 2-25 NW 89 49 46"
 2-25 73.18273
 27 159.00958 N
 27 3827.24751 E
 27-25 SW 89 46 17"
 27-25 204.21427
 22 -107.15563 N
 3778.11838 E

19.52819
 chord
 25-27 NW 81 28 41"
 25-27 38.72954
 radials
 25-26 SW 15 56 22"
 25-26 150.00000
 26-27 NE 1 06 16"
 26-27 150.00000
 27-28 NW 88 53 44"
 27-28 11.16266
 27 -85.23453 N
 27 3878.54888 E
 27 159.61026 N
 27 7076.43256 E
 27 0.00000 N
 27 0.00000 E
 radials AL 3 45 52"
 27 254.89941
 27 127.49557
 chord

29-37 NW 8 28 32"
 29-37 254.85757
 radials

29-1 NW 88 35 36"
 29-1 3879.71711
 1-37 NE 87 38 30"
 1-37 3879.71711
 37-35 SE 89 40 40"
 37-35 106.81071
 25 159.00958 N
 25 3883.24156 E
 35-22 SW 1 06 16"
 35-22 266.21460
 22 -107.15563 N
 3778.11838 E

Lot 1-B Block E

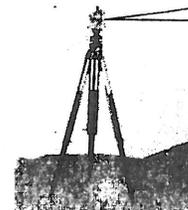
Lot 1-B E

22-23 11.88800
 23 -106.92501 N
 23 3966.71249 E
 23 -101.78695 N
 23 7936.81855 E
 23 43.84792 N
 23 3969.28374 E
 delta BR 14 58 06"
 arc 38.82794
 tan 19.52819
 chord
 23-25 NW 81 28 41"
 23-25 38.72954
 radials
 23-24 NE 1 06 16"
 23-24 150.00000
 24-25 SW 15 56 22"
 24-25 150.00000



B. L. S. & ASSOCIATES, INC.

RT. 1 • BOX 142-E • SIDS ROAD • ROCKWALL, TEXAS 75087
ROCKWALL 722-3036 • DALLAS 226-7522



Surveying & Engineering Services

HARRIS HEIGHTS PHASE FOUR

Lot 41 Block B

Lot 42 Block B (CONT)

19-4 SE 88 33 44°
 4-4 75.88740
 4 -288.56911 N
 4 4050.85540 E
 4-6 NE 0 42 48°
 4-8 130.00000
 8-6 -158.59919 N
 8-6 3952.47366 E
 8-9 NW 88 53 44°
 8-9 75.00000
 9-7 -157.15356 N
 9-7 3977.48779 E
 9-19 SW 1 06 16°
 9-19 129.99697
 10 -287.12638 N
 10 3974.98210 E

#12 -161.17930 N
 #12 3926.85536 E
 #13 -15.46490 N
 #17 3891.25192 E
 delta AR 14 50 06°
 arc 38.83794
 can 19.52819
 chord
 14-12 NE 83 41 13°
 12-12 38.72954
 radials:
 14-13 NE 1 06 16°
 14-13 150.00000
 13-12 SE 13 43 50°
 13-12 150.00000
 #10 -156.91957 N
 #10 3965.35004 E
 #11 -306.89178 N
 #11 3962.45879 E
 delta AR 14 50 06°
 arc 38.83794
 can 19.52819

Lot 42 Block B

Lot 42 B
 10-11 NE 83 41 13°
 10-11 38.72954
 #15
 #18
 8-11 SE 13 43 50°
 8-11 150.00000
 11-17 -206.87377 N
 11-17 3974.20941 E
 13 -169.80257 N
 13 3977.19823 E
 1 0.00000 N
 1 0.00000 E
 delta AR 0 38 44°
 arc 41.50009
 can 20.75034
 chord
 7-15 NE 2 44 49°
 7-15 41.50009
 radials:
 7-1 NW 88 56 48°
 7-1 3979.71711

chord
 12-10 NE 83 41 13°
 12-10 38.72954
 radials:
 12-11 SE 13 43 50°
 11-11 150.00000
 11-10 NE 1 06 16°
 11-10 150.00000
 10-9 SE 88 53 44°
 10-9 12.14000
 #9 -157.15356 N
 #9 3977.48779 E
 9-19 SW 1 06 16°
 9-19 129.99697
 #19 -287.12638 N
 10 3974.98210 E

RESIDENTIAL ZONING
REVIEW CHECKLIST

* Current Zoning GR Land Use Plan
 * Proposed Zoning SF-7 Indicates GR-SF
 * Location Danver Dr. / SH-205

There are only two reasons why zoning should be changed. Either the original zoning was applied in error or conditions have changed to warrant a change in land use in the area. Any changes must be in accordance with the Comprehensive Plan.

I. Planning and Engineering

<u>Yes</u>	<u>No</u>
------------	-----------

A. Are the public facilities and services inadequate to support the proposed development? (i.e., sewer, water, electricity, fire protection, schools, parks, paved access, streets, sidewalks.)

<u>✓</u>	<u> </u>
----------	-------------

Comment:

B. If public facilities and services are not adequate, is the site outside active growth ~~are~~ and not adjacent to existing facilities and services?

<u> </u>	<u> </u>
-------------	-------------

C. Are there any pollution or environmental hazards or other objectionable hazards affecting the proposed use (development)?

<u> </u>	<u> </u>
-------------	-------------

Comment:

D. Is the site located in a flood plain?

<u> </u>	<u>✓</u>
-------------	----------

- E. Is the proposed zoning (development) in conflict with the Master Plan?
- F. Has there been a lack of significant change since the Master Plan update was adopted that would favor approval of the existing Master Plan? (Substantial zoning changes dictate modification of the Master Plan.)
- G. Could the request be considered premature? (Are other things required to happen before the proposed use becomes viable?)
- H. Would a Concept Plan of the area be appropriate?

II. Existing Zoning Pattern (Neighborhood)

A. What is existing zoning adjacent to site?

SF-10, SF-7

B. What is the predominant zoning in the area:

SF

- C. Is the area developed the same as it is zoned?
- D. Is the requested zoning compatible with the existing zoning pattern?
- E. Will the requested change alter a logical transition between zoning types?
- F. Will the proposed use change the stability of the zoning pattern?
- G. Could this property be effectively utilized without the zoning being changed?

The sites are very small for any effective retail development

H. Is there another, less intense zoning classification that permits the proposed use? _____

I. Are there any "peculiarities" of the proposed new use that are likely to affect neighboring properties? i.e., unusual or long hours, heavy "come and go" traffic, lights, trash? _____

If "Yes", what are they? _____

III. PD - Preliminary Plan

Yes No

A. Do the proposed area requirements vary from the standard?
(If so, attach a comparison)

B. If so, are there compensating factors for the variances?

Comment:

C. Are the proposed land uses mixed?

D. If so, are they compatible or are adequate buffers provided?

Comment:

E. Are the proposed land uses compatible with the Land Use Plan?

F. Are major streets provided in the preliminary plan?

G. Do they comply with the Thoroughfare Plan?

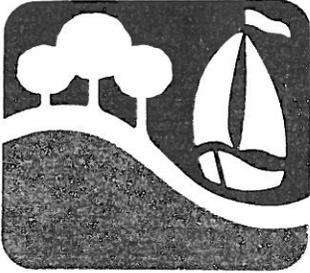
H. Is all required information provided for a preliminary plan?

I. Are there any special protective buffering, ~~over~~ screening provisions that should be included?

Comment:

J. Are there any significant proposed public or private open spaces, parks, amenities, etc.?

Comment:



CITY OF ROCKWALL
"THE NEW HORIZON"

April 3, 1989

Mr. Dennis Anderson
P.O. Box 161
Rockwall, TX 75087

Dear Mr. Anderson:

Your application for a site plan, preliminary plat, and change of zoning on two lots located at Darrin Street and SH-205 has been scheduled for consideration by the Planning and Zoning Commission at a public hearing on Thursday, April 13, 1989, at 7:30 P.M. in City Hall, 205 W Rusk. The Commission will make a recommendation to the City Council and the Council will consider approval of your requests at a public hearing on Monday, April 17, 1989, at 7:00 P.M. in City Hall.

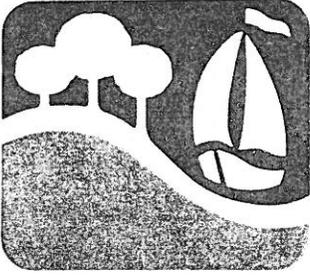
As the applicant, it is important that your interests are represented at both of these meetings. Please feel free to call me if you have any questions.

Sincerely,

A handwritten signature in cursive script that reads "Mary Nichols".

Mary Nichols
Administrative Assistant

cc/B.L.S. & Associates



CITY OF ROCKWALL
"THE NEW HORIZON"

May 2, 1989

Mr. D.L. Anderson
P.O. Box 162
Rockwall, TX 75087

Dear Mr. Anderson:

On May 1, 1989, the Rockwall City Council approved an ordinance on second reading which changed the zoning from "GR" General Retail to "SF-7" Single Family on four lots recently replatted within Harris Heights Phase Four. The zoning is now in place and I have received the required number of copies of the executed plat approved by the City Council on April 17th. Upon execution by the necessary City officials, this office will file the plat of record at the County Clerk's Office.

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

Sincerely,

A handwritten signature in cursive script that reads "Mary Nichols".

Mary Nichols
Administrative Assistant

BEFORE THE PLANNING AND ZONING COMMISSION
CITY OF ROCKWALL, TEXAS

The Planning and Zoning Commission will hold a public hearing at _____
7:30 o'clock P.M. on the 13th day of April, 1989.

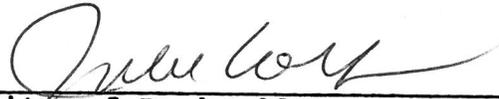
in the Rockwall City Hall, 205 West Rusk Street, Rockwall, Texas, at the
request _____
Dennis Anderson

for a _____ change in zoning from "GR" General Retail to
"SF-7" Single Family

on the following described property:

Lot 1-A, Block E and Lot 41, Block B
Harris Heights Phase IV

As an interested property owner, it is important that you attend this hearing or notify the Commission of your feeling in regard to the matter by returning the form below. The decision of the Planning and Zoning Commission will be a recommendation for approval or denial which will be forwarded to the City Council for a final decision. In replying please refer to Case No. P&Z 89-11-Z/FP



City of Rockwall, Texas

The following form may be filled out and returned as soon as possible to the City Planning and Zoning Commission, 205 West Rusk Street, Rockwall, Texas 75087.

Case No. P&Z 89-11-Z/FP

I am in favor of the request for the reasons listed below. _____

I am opposed to the request for the reasons listed below. _____

- 1.
- 2.
- 3.

Signature _____

Address _____

Harris Heights Phase IV
 Lot 1A, Block E
 Lot 41, Block B

Ab 146 TR 30,31,32,33-1	OH. Scott 6713 Hwy 66 Rowlett TX 75088	Jess Bassinger 909 N Coliad	27A
Ab 124 TR. 4	Coen Bucks 603 Wooded Trail	John D Onestreet 910 Alamo	27B
Ab 146 TR 14, 19	Thomas State Properties 4757 Frank Luke Addison TX 75248	Paul Wilcox 921 N Alamo	4 pt
WD Austin 3	Jared Winters Reuck 912 N Coliad	Juanita Crawford 923 N Alamo	4 pt
4,5,11,12,13	Tommy Singleton Co Ken Andrews P.O. Box 489 Seagrville 75159	James Harris 907 N Alamo	5,1
Pt 4	William C Harris 916 N Coliad	Joe Alan Coxaem 909 N Alamo	5,2
Coamer 27 pt	Dixie E Williams 905 N Coliad	Timothy White 130 Coena Loop Reyse City 75089	4,5
27 pt	Deborah Colpin 907 N Coliad	Deryl Peoples 911 N Alamo	4,5
27 pt	Mimi Parker 908 Alamo	Mary Williams Box 465	5,5
		Ruby Dill Perry 1422 Haughton Dallas, TX 75211	6,5

Harris Heights
Block B, 37 David C. Shipley
206 Darwin

B-38 Robert L Jones
204 Darwin

B-39 David L Sampson
202 Darwin

B-40 Jacqueline A Crosby
200 Darwin

E-1 Susan Newood
201 Darwin

E-2 Nema D Ciswell
Box 1212
Durant, OK 74702

E-3 Corey Dean
205 Darwin

E-4 Dennis Besjak
207 Darwin

BEFORE THE PLANNING AND ZONING COMMISSION
CITY OF ROCKWALL, TEXAS

RECEIVED MAR 31 1989

The Planning and Zoning Commission will hold a public hearing at _____
7:30 _____ o'clock P.M. on the 13th day of April, 1989.

in the Rockwall City Hall, 205 West Rusk Street, Rockwall, Texas, at the
request _____ Dennis Anderson

for a _____ change in zoning from "GR" General Retail to
_____ "SF-7" Single Family

on the following described property:

Lot 1-A, Block E and Lot 41, Block B
Harris Heights Phase IV

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City of Rockwall, Texas

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Case No. P&Z 89-11-Z/FP

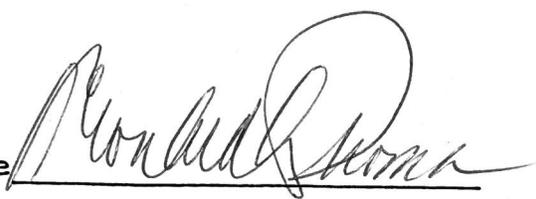
I am in favor of the request for the reasons listed below.

I am opposed to the request for the reasons listed below.

1.

2.

3.

Signature 

Address _____

BEFORE THE PLANNING AND ZONING COMMISSION
CITY OF ROCKWALL, TEXAS

The Planning and Zoning Commission will hold a public hearing at _____
7:30 o'clock P.M. on the 13th day of April, 1989.

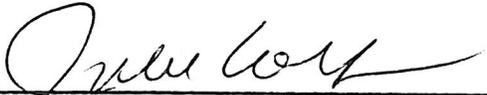
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request Dennis Anderson

for a change in zoning from "GR" General Retail to
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on the following described property:

Lot 1-A, Block E and Lot 41, Block B
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City of Rockwall, Texas

The following form may be filled out and returned as soon as possible to the City Planning and Zoning Commission, 205 West Rusk Street, Rockwall, Texas 75087.

Case No. P&Z 89-11-Z/FP

I am in favor of the request for the reasons listed below. _____

I am opposed to the request for the reasons listed below.

- 1.
- 2.
- 3.

Signature Mildred R. Harris
Address 5029 Pemberton
The Colony Texas
750675056

BEFORE THE PLANNING AND ZONING COMMISSION
CITY OF ROCKWALL, TEXAS

The Planning and Zoning Commission will hold a public hearing at _____
7:30 o'clock P.M. on the 13th day of April, 1989.

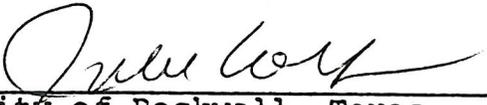
in the Rockwall City Hall, 205 West Rusk Street, Rockwall, Texas, at the
request Dennis Anderson

for a change in zoning from "GR" General Retail to
"SF-7" Single Family

on the following described property:

Lot 1-A, Block E and Lot 41, Block B
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City of Rockwall, Texas

The following form may be filled out and returned as soon as possible to the City Planning and Zoning Commission, 205 West Rusk Street, Rockwall, Texas 75087.

Case No. P&Z 89-11-Z/FP

I am in favor of the request for the reasons listed below.

I am opposed to the request for the reasons listed below.

1. *Keep it home area. Can go right up road to a "7-11" or other business.*

2.

3.

Signature Mrs. Timothy E. White
Address 130 Green Loop
Rockwall City, TX 75089

BEFORE THE PLANNING AND ZONING COMMISSION
CITY OF ROCKWALL, TEXAS

The Planning and Zoning Commission will hold a public hearing at _____
7:30 o'clock P.M. on the 13th day of April, 1989.

in the Rockwall City Hall, 205 West Rusk Street, Rockwall, Texas, at the
request _____ Dennis Anderson

for a _____ change in zoning from "GR" General Retail to
"SF-7" Single Family

on the following described property:

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[Signature]
City of Rockwall, Texas

The following form may be filled out and returned as soon as possible to the City Planning and Zoning Commission, 205 West Rusk Street, Rockwall, Texas 75087.

Case No. P&Z 89-11-Z/FP

I am in favor of the request for the reasons listed below. X
I am opposed to the request for the reasons listed below. _____

1. To have commercial projects so close to residential would destroy residential setting
2. ② Too much traffic for all the children
3. ③ affect all of our property values

Signature *Susan W. [Signature]*
Address 201 Darrin
Rockwall TX 75087

BEFORE THE PLANNING AND ZONING COMMISSION
CITY OF ROCKWALL, TEXAS

The Planning and Zoning Commission will hold a public hearing at _____
7:30 _____ o'clock P.M. on the 13th day of April, 1989.

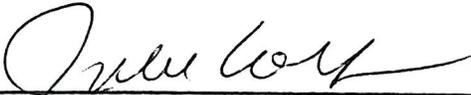
in the Rockwall City Hall, 205 West Rusk Street, Rockwall, Texas, at the
request _____ Dennis Anderson

for a _____ change in zoning from "GR" General Retail to
_____ "SF-7" Single Family

on the following described property:

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City of Rockwall, Texas

The following form may be filled out and returned as soon as possible to the City Planning and Zoning Commission, 205 West Rusk Street, Rockwall, Texas 75087.

Case No. P&Z 89-11-Z/FP

I am in favor of the request for the reasons listed below.

I am opposed to the request for the reasons listed below.

1. *I live beside the lots and would like to have houses placed on the lots rather than a business*

2.

3.

Signature *Jeanelle A. Cosby*
Address *200 Derrin Rockwall*

BEFORE THE PLANNING AND ZONING COMMISSION
CITY OF ROCKWALL, TEXAS

The Planning and Zoning Commission will hold a public hearing at _____
7:30 _____ o'clock P.M. on the 13th day of April, 1989.

in the Rockwall City Hall, 205 West Rusk Street, Rockwall, Texas, at the
request _____ Dennis Anderson

for a _____ change in zoning from "GR" General Retail to
_____ "SF-7" Single Family

on the following described property:

Lot 1-A, Block E and Lot 41, Block B
Harris Heights Phase IV

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[Signature]
City of Rockwall, Texas

The following form may be filled out and returned as soon as possible to the City Planning and Zoning Commission, 205 West Rusk Street, Rockwall, Texas 75087.

Case No. P&Z 89-11-Z/FP

I am in favor of the request for the reasons listed below. ✓

I am opposed to the request for the reasons listed below. _____

1. WOULD COMPLEMENT OTHER RESIDENTIAL HOUSING ALREADY IN SUB-DIVISION MORE SO THAN COMMERCIAL OR GENERAL RETAIL
2. ESTABLISHMENTS
3. IF APPROVED, MAKE IT MANDATORY FOR BUILDER TO CONSTRUCT BRICK (STONE) WALL PARALLEL TO ^{Highway} 205; FROM ADJACENT TO LOTS 1-A AKE AND LOT 41.

Signature *[Signature]*
Address 207 Dardin Drive

BEFORE THE ROCKWALL CITY COUNCIL
CITY OF ROCKWALL, TEXAS

The Rockwall City Council will hold a public hearing at 7:00
o'clock P.M. on the 17th day of April, 1989
in the Rockwall City Hall, 205 West Rusk Street, Rockwall, Texas, at
the request of Dennis Anderson
for a change in zoning from "GR" General Retail to "SF-7"
Single Family

on the following described property:

Lot 1-A, Block E and Lot 41, Block B
Harris Heights Phase IV

As an interested property owner, it is important that you attend this hearing or notify the Council of your feeling in regard to the matter by returning the form below.

In replying please refer to Case No. P&Z 89-11-Z/FP

Mary Nichols
City of Rockwall, Texas

The following form may be filled out and returned as soon as possible to the City Council, 205 West Rusk Street, Rockwall, Texas 75087

Case No. P&Z 89-11-Z/FP

I am in favor of the request for the reasons listed below. _____

I am opposed to the request for the reasons listed below. _____

- 1.
- 2.
- 3.

Signature _____

Address _____

Harris Heights Phase IV
 Lot 1A, Block E
 Lot 41, Block B

Ab 146 TR 30,31,32,32-1	OH. Scott 6713 Hwy 66 Rowlett TX 75088	Jess Bassinger 909 N Ceshad	27A
Ab 124 TR. 4	Caene Burks 603 Wooded Trail	John D Onestreet 910 Alamo	27B
Ab 146 TR 14, 19	Thomas State Properties 4757 Frank Luke Addison TX 75248	Paul Wilcoxin 921 N Alamo	4 pt
WD Austin 3	Janet Winters Renck 912 N Ceshad	Jeanita Crawford 923 N Alamo	4pt
4,5,11,12,13	Tommy Singleton C/o Ken Andrews P.O. Box 489 Seagrville 75159	James Harris 907 N Alamo	5,1
Pt 4	William C Harris 916 N Ceshad	Joe Alan Coeasm 909 N Alamo	5,2
Coamee 27 pt	Dixie E Williams 905 N Ceshad	Timothy White 130 Coeen Loop Reyse City 75089	4,5
27 pt	Deborah Culpin 907 N Ceshad	Deryl Peoples 911 N Alamo	4,5
27 pt	Mimi Parker 908 Alamo	Mary Williams Box 465	5,5
		Ruby Dell Perry 1422 Haughten Dallas, TX 75211	6,5

Harris Heights
Block B, 37

David C Shipley
206 Dairinda

B-38

Robert L Jones
204 Dairinda

B-39

David L Sampson
202 Dairin

B-40

Jacqueline A Crosby
200 Dairin

E-1

Susan Newood
201 Dairin

E-2

Nema D Ciswell
Box 1212
Dwight, OK 74702

E-3

Carey Dean
205 Dairin

E-4

Dennis Besjak
207 Dairin

CITY OF ROCKWALL, TEXAS

The Rockwall City Council will hold a public hearing at 7:00
o'clock P.M. on the 17th day of April, 1989
in the Rockwall City Hall, 205 West Rusk Street, Rockwall, Texas, at
the request of Dennis Anderson
for a change in zoning from "GR" General Retail to "SF-7"
Single Family

on the following described property:

Lot 1-A, Block E and Lot 41, Block B
Harris Heights Phase IV

As an interested property owner, it is important that you attend this hearing or notify the Council of your feeling in regard to the matter by returning the form below.

In replying please refer to Case No. P&Z 89-11-Z/FP

May Nichols
City of Rockwall, Texas

The following form may be filled out and returned as soon as possible to the City Council, 205 West Rusk Street, Rockwall, Texas 75087

Case No. P&Z 89-11-Z/FP

I am in favor of the request for the reasons listed below.

I am opposed to the request for the reasons listed below.

1. I live in the Area and would like to see houses put on
2. the land rather than a business
- 3.

Signature Jacqueline A. Hardy
Address 206 Derrin Rockwall TX
75087

CITY OF ROCKWALL, TEXAS

The Rockwall City Council will hold a public hearing at 7:00

o'clock P.M. on the 17th day of April, 1989

in the Rockwall City Hall, 205 West Rusk Street, Rockwall, Texas, at

the request of Dennis Anderson

for a change in zoning from "GR" General Retail to "SF-7"

Single Family

on the following described property:

Lot 1-A, Block E and Lot 41, Block B
Harris Heights Phase IV

As an interested property owner, it is important that you attend this hearing or notify the Council of your feeling in regard to the matter by returning the form below.

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Mary Nichols
City of Rockwall, Texas

The following form may be filled out and returned as soon as possible to the City Council, 205 West Rusk Street, Rockwall, Texas 75087

Case No. P&Z 89-11-Z/FP

I am in favor of the request for the reasons listed below. ✓

I am opposed to the request for the reasons listed below. _____

1. ① We are a residential area. Commercial project located so close would bring too many
2. traffic problems for children
3. _____

② Property values. Signature Susan Howard
would also decline Address 201 DARRIN

CITY OF ROCKWALL, TEXAS

The Rockwall City Council will hold a public hearing at 7:00
o'clock P.M. on the 17th day of April, 1989
in the Rockwall City Hall, 205 West Rusk Street, Rockwall, Texas, at
the request of Dennis Anderson
for a change in zoning from "GR" General Retail to "SF-7"
Single Family

on the following described property:

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Mary Nichols
City of Rockwall, Texas

The following form may be filled out and returned as soon as possible to the City Council, 205 West Rusk Street, Rockwall, Texas 75087

Case No. P&Z 89-11-Z/FP

I am in favor of the request for the reasons listed below. ✓

I am opposed to the request for the reasons listed below. _____

- 1.
- 2.
- 3.

Signature Donald Thomas
Address _____