

City of Rockwall, Texas

Date: 7-23-90

**APPLICATION AND
PRELIMINARY PLAT CHECKLIST**

Name of Proposed Subdivision The Shores Phases III & IV
Name of Subdivider Shores Country Club, Inc.
Address P.O. Box 930160 Richardson, Tex. 75083-0160 Phone 238-0401
Owner of Record Same
Address _____ Phone _____
Name of Land Planner/Surveyor/Engineer HAROLD C. EVANS, Cons. Engr.
Address P.O. Box 28355 Dallas, Texas 75228 Phone 828-8133
Total Acreage III - 22.00 Ac. II - 9.70 Ac. Current Zoning P.D.
No. of Lots/Units III - 51 Lots, II - 31 Lots Signed [Signature]

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

INFORMATION

Provided or **Not**
Shown on Plat **Applicable**

I. General Information

✓ _____
✓ _____

A. Vicinity map

B. Subdivision Name

✓ _____

C. Name of record owner, subdivider, land planner/engineer

✓ _____

D. Date of plat preparation, scale and north point

II. Subject Property

✓ _____

A. Subdivision boundary lines

✓ _____

B. Identification of each lot and block by number or letter

APPLICATION AND
PRELIMINARY PLAT CHECKLIST

Page 2

✓

C. Dimensions, names and description of all public rights-of-way, improvements, easements, parks and open spaces -- both existing and proposed. Locate and identify existing and/or proposed median openings and left turn channelization

✓

D. Proposed land uses, and existing and proposed zoning categories

31.7

E. Approximate acreage

✓

F. Typical lot size; lot layout; smallest lot area; number of lots

✓

G. Building set-back lines adjacent to street

✓

H. Topographical information and physical features to include contours at 2' intervals, outlines of wooded areas, drainage areas and 50 and 100 year flood limit lines, if applicable

✓

I. Location of City limit lines, contiguous or within plat area

✓

J. Location and sizes of existing utilities

K. Intended water source and sewage disposal method whether inside city limits or in extraterritorial jurisdiction

III. Surrounding Area

✓

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

✓

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

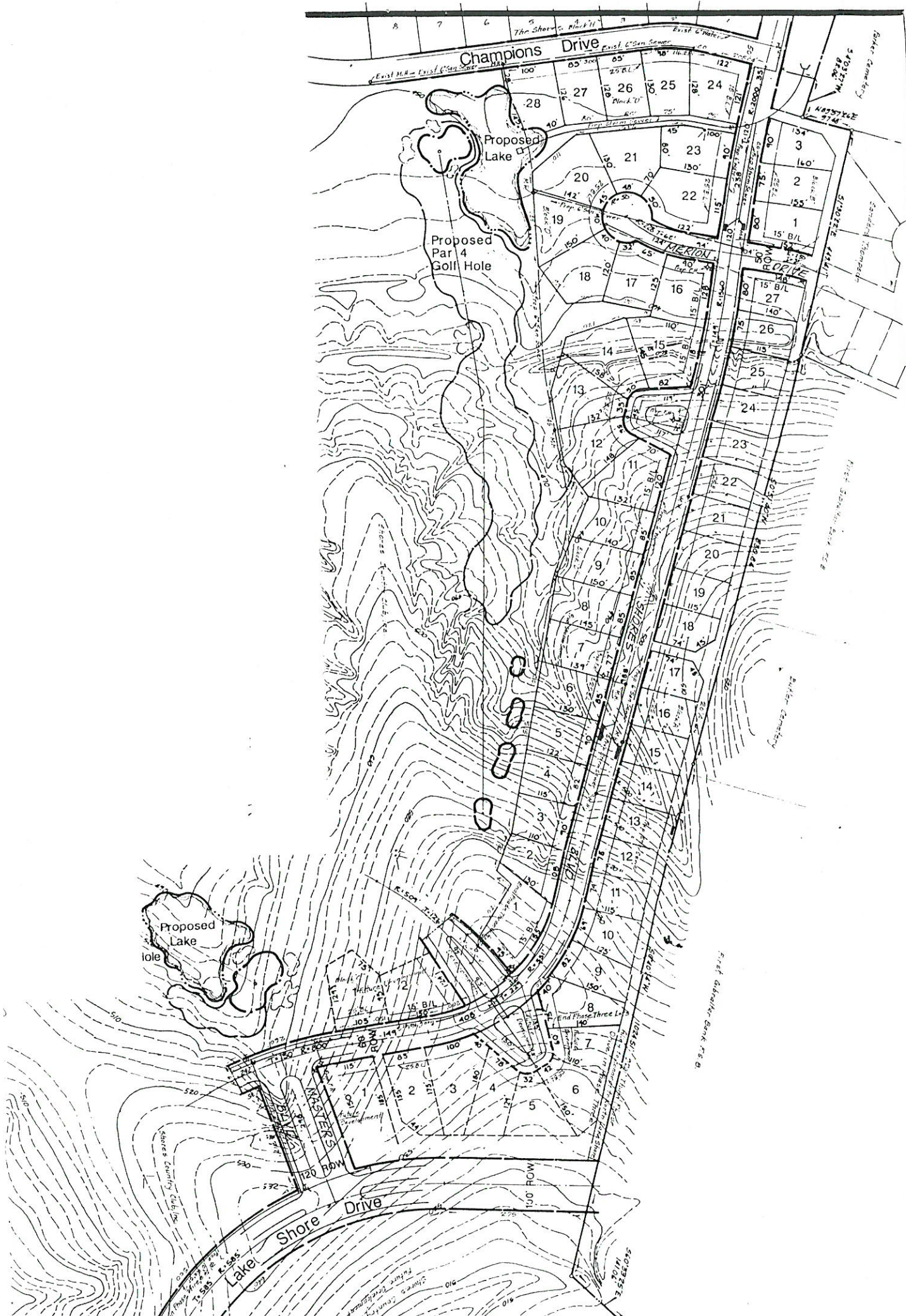
Taken by: _____

File No. _____

Date: _____

Fee: _____

Receipt: _____



Future Development
Shores Country Club, Inc.

$\Delta = 8510.45'$
 $R = 632.45'$
 $T = 587.79'$
 $L = 950.64'$

WEST
ROAD

15' B/L

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 $L = 286.07'$

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 $R = 111.35'$
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$\Delta = 1574.97'$
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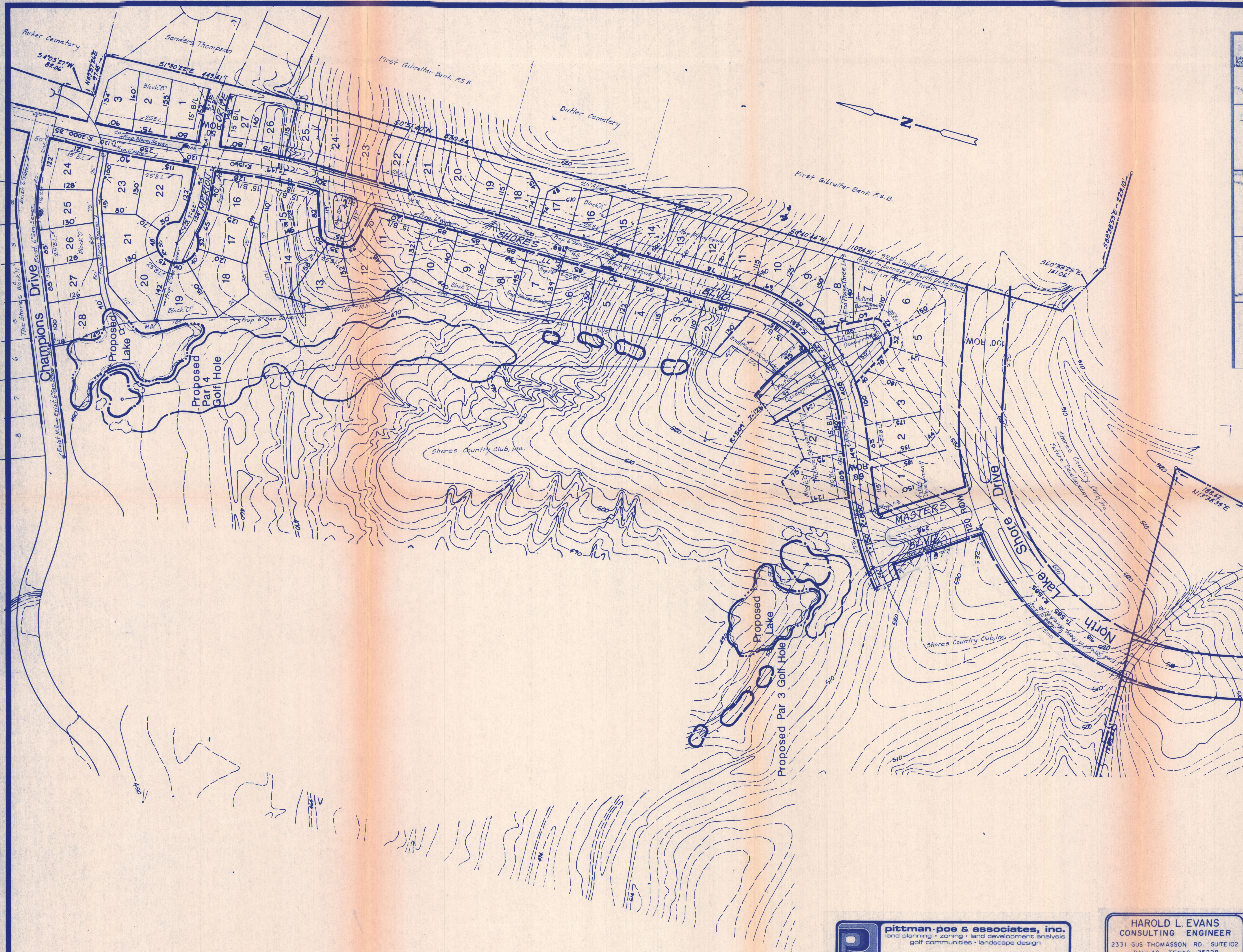
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LOCATION MAP

LAND USE

The proposed Land Use and the existing zoning are the same - The Shores-PD3

1. Lots 8-27 of Block "A" and Lots 1-3 of Block "B" = PD3 - Area No. 3 - Minimum Lot Area = 7,200 Sq. Ft. - Typical Lot Size = 75' x 115' - Total 23 Lots

2. Lots 1-28 of Block "D" = PD3 - Area No. 1 - Minimum Lot Area = 3,000 Sq. Ft. - Typical Lot Size = 85' x 125' - Total 28 Lots

This Phase = 51 Lots

1st Submission

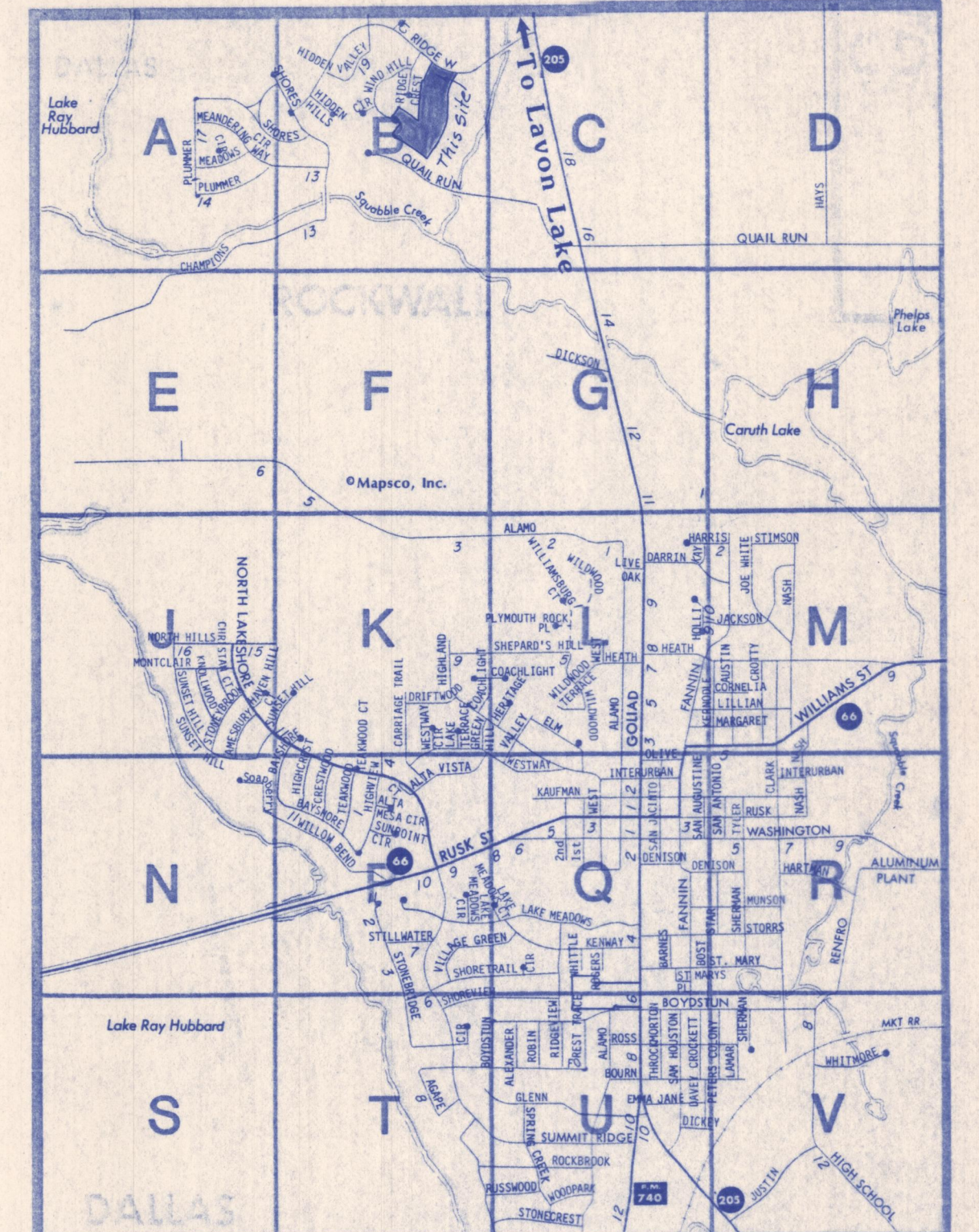
PRELIMINARY PLAT

pittman-poe & associates, inc.
land planning • zoning • land development analysis
golf communities • landscape design
10820 east 45th street, suite 101
tulsa, oklahoma 74146; (918) 665-8800

HAROLD L. EVANS
CONSULTING ENGINEER
2331 GUS THOMASSON RD. SUITE 102
DALLAS, TEXAS 75228
PHONE (214) 328-8133

SCALE	DATE	JOB NO.
1"=100'	7-20-90	9089

THE SHORES-PHASE THREE
NATHAN BUTLER SURVEY ~ ABSTRACT NO. 21
THOMAS DEAN SURVEY ~ ABSTRACT NO. 69
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
Shores Country Club, Inc. (Jeff Barnes-Tel. No. 238-0401)-Owner
111 West Spring Valley Road - Richardson, Texas 75083-0160



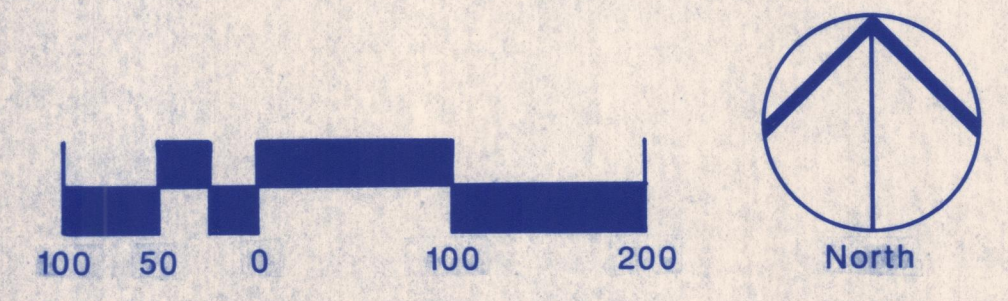
LOCATION MAP

LAND USE

The Proposed Land Use and the Existing Zoning are the same-PD-3 The Shores
 1. Lots 1-14 of Block "A" & Lot 1 of Block "C" = PD-3 Area No. 1 - Minimum Lot Area=9,000 Sq.Ft. - Typical lot size = 79'x115' - Total 15 Lots.
 2. Lots 1-10 of Block "B" and Lots 2-7 of Block "C"=PD-3 Area No. 2 - Minimum Lot Area= 8,400 Sq.Ft. - Typical lot size = 75'x115' - Total 16 Lots.
 This Phase = 31 Total Lots

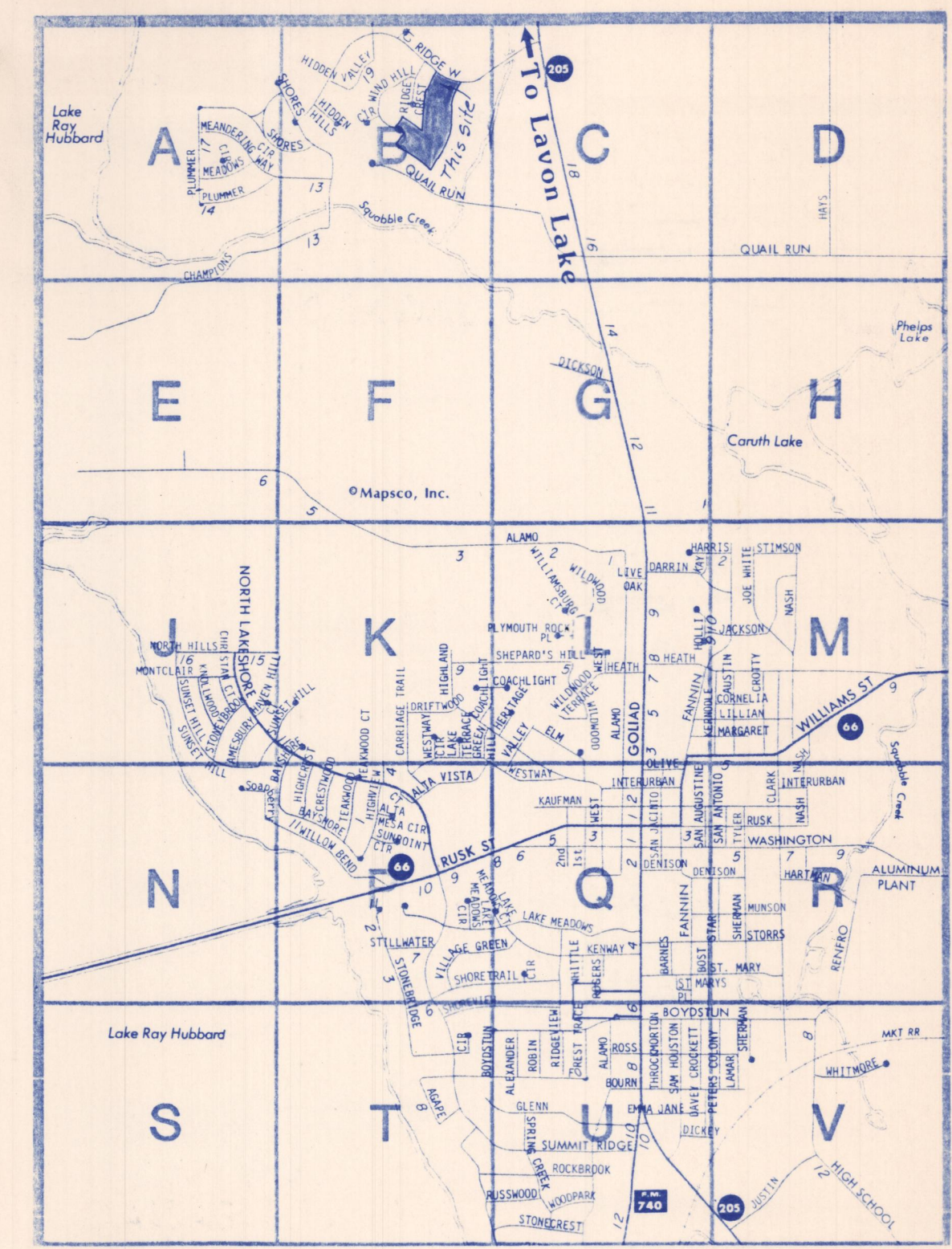
1st Submission

PRELIMINARY PLAT



HAROLD L. EVANS CONSULTING ENGINEER 2331 GUS THOMASSON RD., SUITE 102 DALLAS, TEXAS 75228 PHONE (214) 328-8133			THE SHORES - PHASE FOUR THOMAS DEAN SURVEY ~ ABSTRACT NO. 69 SAMUEL KING SURVEY ~ ABSTRACT NO. 131 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS Shores Country Club, Inc. ~ Owner ~ Jeff Barnes Tel. No. 214-738-0401 111 West Spring Valley Road - Richardson, Texas 75083-0160		
SCALE	DATE	JOB NO.	SCALE	DATE	JOB NO.
1"=100'	7-19-90	9089			

pittman-poe & associates, inc.
 land planning • zoning • land development analysis
 golf communities • landscape design
 10820 east 45th street, suite 101
 Tulsa, Oklahoma 74146 (918) 665-8800
 #4653



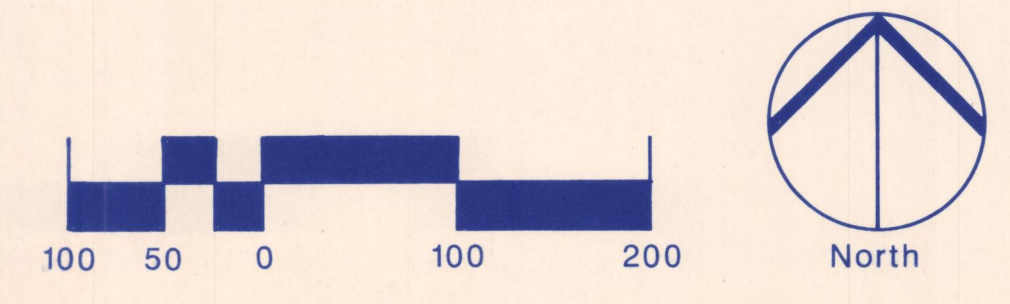
LOCATION MAP

LAND USE

The Proposed Land Use and the Existing Zoning are the same-PD-3 The Shores
1. Lots 1-14 of Block "A" & Lot 1 of Block "C" = PD-3 Area No. 1 - Minimum Lot Area = 9,000 Sq. Ft. - Typical lot size = 79' x 115' - Total 15 Lots.
2. Lots 1-10 of Block "B" and Lots 2-8 of Block "C" = PD-3 Area No. 2 - Minimum Lot Area = 8,400 Sq. Ft. - Typical lot size = 75' x 115' - Total 16 Lots.
This Phase = 32 Total Lots

2nd Submission

PRELIMINARY PLAT



HAROLD L. EVANS CONSULTING ENGINEER 2331 GUS THOMASSON RD. SUITE 102 DALLAS, TEXAS 75228 PHONE (214) 328-8133			THE SHORES - PHASE FOUR THOMAS DEAN SURVEY ~ ABSTRACT NO. 69 SAMUEL KING SURVEY ~ ABSTRACT NO. 131 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS Shores Country Club, Inc. ~ Owner ~ Jeff Barnes Tel. No. 214-238-0401 111 West Spring Valley Road - Richardson, Texas 75083-0160		
SCALE	DATE	JOB NO.			
1"=100'	7-19-90	9089			

	pittman-poe & associates, inc. land planning • zoning • land development analysis golf communities • landscape design
	10820 east 45th street, suite 101 tulsa, oklahoma 74146. (918) 665-8800
	#4653

PLAT REVIEW

☒ _____ Preliminary Plat

☐ _____ Final Plat

Name of Proposed Subdivision _____

Location of Proposed Subdivision Shores Phase 3 24

Name of Subdivider _____

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?	_____	_____	_____
3. Is scale 1" = 100' (Specify scale if different) Scale = _____	_____	_____	_____
4. Is the subdivision name acceptable?	_____	_____	_____
5. Comments:			

Planning and Zoning

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

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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
j.	Is a traffic analysis needed?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
k.	Comments:	<i>need to talk to Glen re: plans of Lakeview</i>		
2.	Utilities			
a.	Does the Plan conform to the Master Utility Plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b.	Are all lines sized adequately to handle development?			
1.	Water	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2.	Sewer	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c.	Is additional line size needed to handle future development?			
1.	Water	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2.	Sewer	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d.	Is there adequate capacity in sewer outfall mains, treatment plants and water transmission lines to handle the proposed development?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e.	Are all necessary easements provided?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f.	Do all easements have adequate access?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
g.	Are any off site easements required?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
h.	Have all appropriate agencies reviewed and approved plans?			
1.	Electric	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2.	Gas	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3.	Telephone	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4.	Cable	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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>
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____



111 W. Spring Valley Rd. • P.O. Box 830160, Richardson, Texas 75083-0160 • (214) 238-0401

July 27, 1990

City of Rockwall
c/o Ms. Julie Couch
Assistant City Manager
205 W. Rusk
Rockwall, TX 75087

Re: Plat Abandonment

Dear Julie:

In conjunction with our recent plat submittal for the Shores Preliminary Plats Phase III & IV, please accept this letter to request abandonment of the following two recorded plats:

- 1) Phase III Cabinet A Slide 397
- 2) Phase II Cabinet C Slides 70 through 71.

We are the representative of the new owner, and have the authority to abandon these recorded plats.

If there are any problems or questions, please let us know.

Very truly yours,

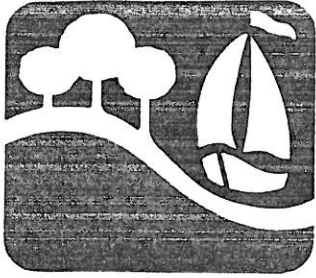
A handwritten signature in blue ink that reads 'Jeff Barnes'.

Jefferey A. Barnes,
Vice President
Dal-Mac Barnes Co.

Managing Agent of the Shores Country Club Inc.

cc: Mr. Harold L. Evans

JAB/re



CITY OF ROCKWALL

"THE NEW HORIZON"

July 28, 1990

Harold Evans
Consulting Engineers
P. O. Box 28355
Dallas, Texas 75228

Dear Harold:

I have reviewed the preliminary plats for Phase 3 and 4 of the Shores. I have the following comments regarding the plans:

Phase 4

1. As you are aware the property frontage along Quail Run Road is considered frontage on a substandard Road and our Subdivision policies require that the ROW be dedicated and that either 1/2 of the road be improved along the frontage or the funds necessary for the improvement of that frontage be escrowed with the City. In this case it would not be appropriate to improve that small portion of Quail Run so the funds would need to be escrowed with the City.
2. We need to look at some through alley access from Wind Hill Road to Quail Run Road.
3. You need to ensure that all lots meet the minimum size requirements as provided in the Preliminary Plan.
4. Dub has received a copy of the plat and he will need some additional information regarding utilities and storm drainage.

Phase 3

1. The lots facing the future street toward the golf course need to have 25' side setbacks because they will rear up the side of the adjacent lots. Lot 1 off of this street should not be built unless you are ready to construct the street to access it.
2. Any proposed median improvements for the drive off of N. Lakeshore will need to be approved by the City. We will ultimately need a plan for this area.

3. Is there a concept of how the lots will be designed off of the future street toward the golf course. This would be helpful to see how it may develop ultimately in this area.
4. As you are aware, it is my understanding that the old 16" water line will need to be activated with this phase. You will need to talk to Dub about this in more detail.
5. Will part of the golf course be included in this plat?
6. You need to ensure that all of the lots meet the minimum size requirements as provided in the preliminary plan. It is likely that the Commission and Council will restrict those lots that face Champions Drive so that garages will not face the street.

Also as you are aware now would be the appropriate time to vacate the two existing phases that will not be built.

Please provide a reduced 8 1/2" by 11" acetate of the two plats by Wednesday, August 8.

Sincerely,

A handwritten signature in cursive script that reads "Julie Couch". To the right of the signature, the letters "hcc" are written in a smaller, simpler script.

Julie Couch
Assistant City Manager

cc: Dub Douphrate
Mary Nichols

CITY OF ROCKWALL
Planning and Zoning Agenda

Agenda Date: August 9, 1990

Agenda No: III. C.

Agenda Item: P&Z 90-24-PP/DP - Discuss and consider Approvla of a Preliminary Plat/Development Plan for the Shores, Phase 3 and Phase 4 and Consider Approval of the Vacation of Phases Two and Three

Item Generated By: Applicant

Action Needed: Approval of the development plans.

Background Information:

The Shores has submitted two new phases for construction. The first phase is located off of Ridge Road West to the south, and the second phase is located off of Champion Drive and will include the extension of Lakeshore Drive from Northshore. Generally, the two phases meet the requirements of the approved PD. Our comments are as follows:

Phase 3

1. The lots facing the future street toward the golf course need to have 25' side setbacks. Lot 1 off of this street should not be built until the street is built.
2. Any proposed median improvement for the drive off of N. Lakeshore will need to be approved by the City.
3. The lots facing Champion Drive should be required to have garages that do not face the street just as the other houses along Champion.
4. The developer is proposing to shift the alignment of N. Lakeshore northward to utilize the existing ROW for Lakeshore on the Gibraltar property. The developer has been unable to gain agreement from the RTC, who is now in charge of the Gibraltar property, to give the new ROW in return for the old ROW. While the proposed alignment will work, it does move the 4 lane road north of the old site and away from the commercial tract as shown on the drawing. This may result is a request in the future for a change in zoning on thes other parcels and the Commission and Council need to b4e aware of that.
5. The developer is requesting that no alleys be required behind the lots adjacent to the golf course. This was approved on the lots that were approved in the old Phase 3.

Phase 4

1. There should be some alley connection to Quail Run Road from this addition.
2. The property frontage along Quail Run Road is considered frontage on a substandard Road and our Subdivision policies require that the ROW be dedicated and that either 1/2 of the road be improved along the frontage or the funds necessary for the improvement of that frontage be escrowed with the City. In this case it would not be appropriate to improve that small portion of Quail Run so the funds would need to be escrowed with the City.

In addition to submitting these two phases the applicants have requested that two existing phases that will not be developed be vacated. A copy of those two plats are attached.

Attachments:

1. Proposed Plats
2. Old Plats
3. Preliminary Plan

Agenda Item: Shores Plats

Item No: III. C.

**CITY OF ROCKWALL
City Council Agenda**

Agenda Date: August 20, 1990

Agenda No: VI. C.

Agenda Item: P&Z 90-24-PP/DP - Discuss and Consider Approval of a Preliminary Plat/Development Plan for the Shores, Phase 3 and Phase 4

Item Generated By: Applicant

Action Needed: Approval of the development plans/preliminary plans.

Background Information:

The Shores has submitted two new phases for construction. The first phase is located off of Ridge Road West to the south, and the second phase is located off of Champion Drive and will include the extension of Lakeshore Drive from Northshore. Generally, the two phases meet the requirements of the approved PD. Our comments are as follows:

Phase 3

1. Any proposed median improvement for the drive off of N. Lakeshore will need to be approved by the City.
3. The lots facing Champion Drive should be required to have garages that do not face the street just as the other houses along Champion.
4. The developer is proposing to shift the alignment of N. Lakeshore northward to utilize the existing ROW for Lakeshore on the Gibraltar property south of Alamo Road. The developer has been unable to gain agreement from the RTC, who is now in charge of the Gibraltar property, to give the new ROW in return for the old ROW. While the proposed alignment will work, it does move the 4 lane road north of the old site and away from the commercial tract as shown on the drawing. This may result is a request in the future for a change in zoning on the other parcels and the Commission and Council need to be aware of that. The new alignment will also have curves that do not meet our current standards of design. John Reglin has reviewed the plans and has indicated that, while the curves will result in a slower speed on that portion of Lakeshore, they should create significant problems.
5. The developer is requesting that no alleys be required behind the lots adjacent to the golf course. This was approved on the lots that were approved in the old Phase 3.

Phase 4

1. There should be an alley connection to Quail Run Road from this addition. The developer has revised the preliminary plat to include this alley connection.
2. The property frontage along Quail Run Road is considered frontage on a substandard Road and our Subdivision policies require that the ROW be dedicated and that either 1/2 of the road be improved along the frontage or the funds necessary for the improvement of that frontage be escrowed with the City. In this case it would not be appropriate to improve that small portion of Quail Run so the funds would need to be escrowed with the City.

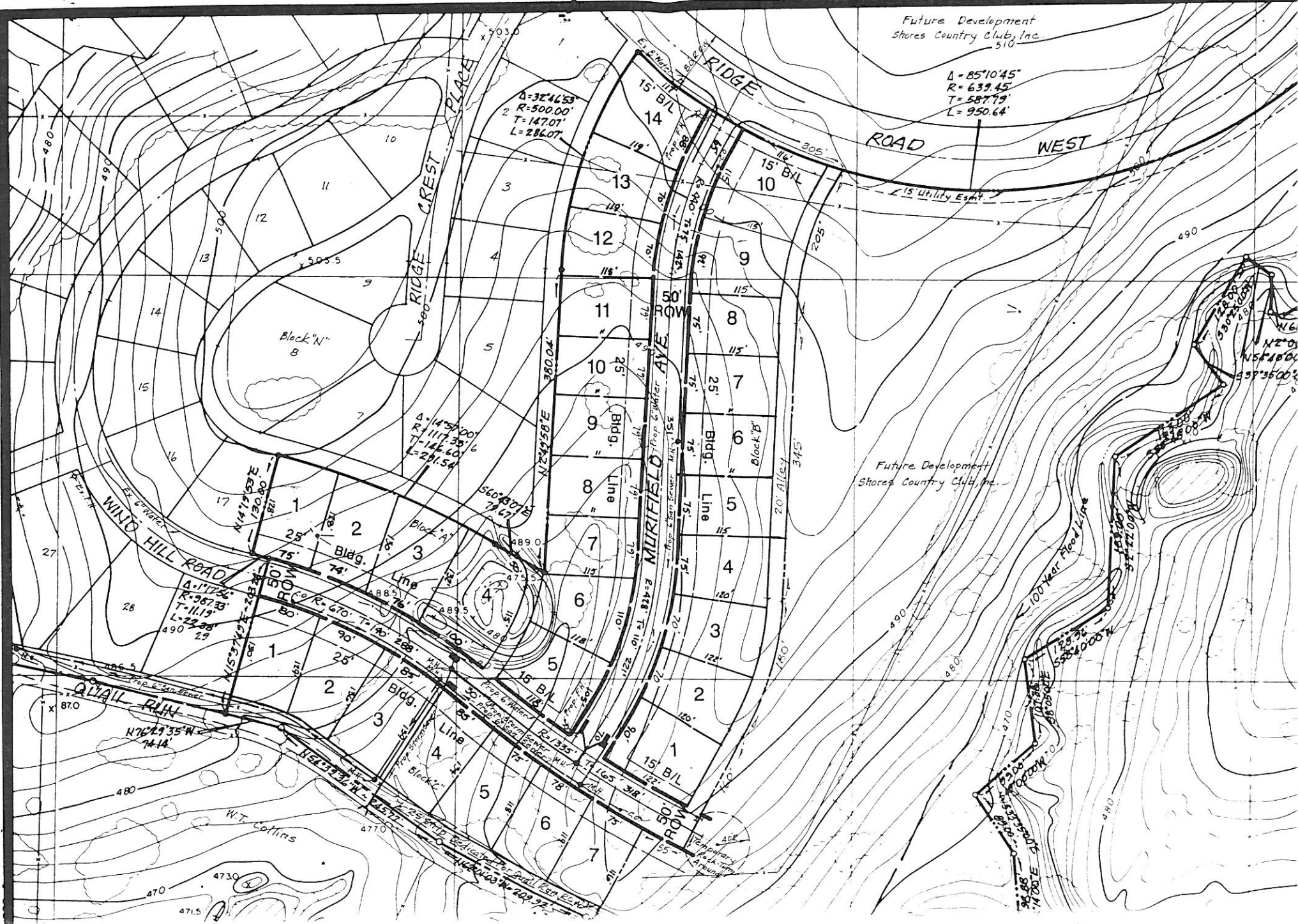
In addition to submitting these two phases the applicants have requested that two existing phases that will not be developed be vacated. One of the phases was platted a number of years go in the zero lot line area south of the clubhouse. The other phase is located on the south side of Champion Drive across from the existing houses in Phase One. A copy of those two plats are attached. The Commission has recommended that these be vacated in conjunction with the platting of these two new additions. A formal vacation document will be prepared and the item placed on the Council agenda at the time the final plats are considered.

Attachments:

1. Proposed Plats
2. Old Plats
3. Preliminary Plan

Agenda Item: Shores Plats

Item No: VI. C.



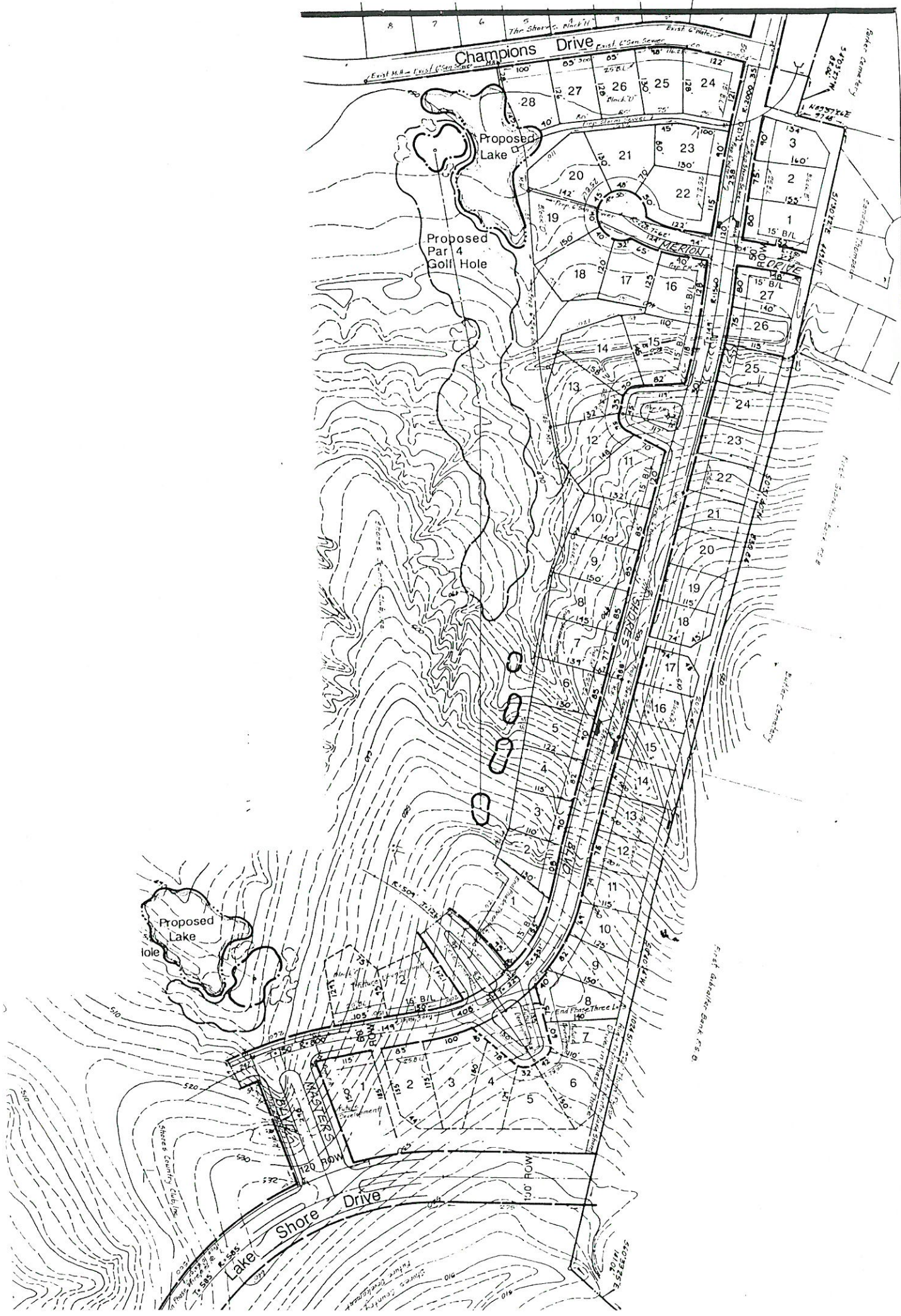


EXHIBIT
C

CLUBHOUSE PHASE REPLAT

MINIMUM SQUARE FEETAGE PER DEVELOPMENT

LEGEND

AREA NO.

- | | |
|--------------|---|
| 1200 sq. ft. | 1 |
| 2000 sq. ft. | 2 |
| 3000 sq. ft. | 3 |
| 4000 sq. ft. | 4 |
| 5000 sq. ft. | 5 |
| 6000 sq. ft. | 6 |
| 7000 sq. ft. | 7 |

RESIDENTIAL MULTI-FAMILY
GENERAL RETAIL
COMMERCIAL

DEVELOPMENT AREAS FOR THE SHORES-PD3

CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS

OWNER: Shores Joint Venture
Joc Hall 272-5524

PREPARED BY:
HAROLD L. EVANS & ASSOCIATES

