



# PLANNING AND ZONING CASE CHECKLIST

City of Rockwall  
Planning and Zoning Department  
385 S. Goliad Street  
Rockwall, Texas 75087

P&Z CASE # P2018-02 P&Z DATE \_\_\_\_\_ CC DATE \_\_\_\_\_ APPROVED/DENIED \_\_\_\_\_  
ARCHITECTURAL REVIEW BOARD DATE \_\_\_\_\_ HPAB DATE \_\_\_\_\_ PARK BOARD DATE \_\_\_\_\_

ZONING APPLICATION
<input type="checkbox"/> SPECIFIC USE PERMIT
<input type="checkbox"/> ZONING CHANGE
<input type="checkbox"/> PD CONCEPT PLAN
<input type="checkbox"/> PD DEVELOPMENT PLAN

SITE PLAN APPLICATION
<input type="checkbox"/> SITE PLAN
<input type="checkbox"/> LANDSCAPE PLAN
<input type="checkbox"/> TREESCAPE PLAN
<input type="checkbox"/> PHOTOMETRIC PLAN
<input type="checkbox"/> BUILDING ELEVATIONS
<input type="checkbox"/> MATERIAL SAMPLES
<input type="checkbox"/> COLOR RENDERING

PLATTING APPLICATION
<input type="checkbox"/> MASTER PLAT
<input type="checkbox"/> PRELIMINARY PLAT
<input type="checkbox"/> FINAL PLAT
<input type="checkbox"/> REPLAT
<input type="checkbox"/> ADMINISTRATIVE/MINOR PLAT
<input type="checkbox"/> VACATION PLAT
<input type="checkbox"/> LANDSCAPE PLAN
<input type="checkbox"/> TREESCAPE PLAN

<input type="checkbox"/> COPY OF ORDINANCE (ORD.# _____)
<input type="checkbox"/> APPLICATIONS
<input type="checkbox"/> RECIEPT
<input type="checkbox"/> LOCATION MAP
<input type="checkbox"/> HOA MAP
<input type="checkbox"/> PON MAP
<input type="checkbox"/> FLU MAP
<input type="checkbox"/> NEWSPAPER PUBLIC NOTICE
<input type="checkbox"/> 500-FT. BUFFER PUBLIC NOTICE
<input type="checkbox"/> PROJECT REVIEW
<input type="checkbox"/> STAFF REPORT
<input type="checkbox"/> CORRESPONDENCE
<input type="checkbox"/> COPY-ALL PLANS REQUIRED
<input type="checkbox"/> COPY-MARK-UPS
<input type="checkbox"/> CITY COUNCIL MINUTES-LASERFICHE
<input type="checkbox"/> MINUTES-LASERFICHE
<input type="checkbox"/> PLAT FILED DATE _____
<input type="checkbox"/> CABINET # _____
<input type="checkbox"/> SLIDE # _____
<b>NOTES:</b> _____
_____
_____
_____
_____
_____
<b>ZONING MAP UPDATED</b> _____



# DEVELOPMENT APPLICATION

City of Rockwall  
Planning and Zoning Department  
385 S. Goliad Street  
Rockwall, Texas 75087

STAFF USE ONLY

PLANNING & ZONING CASE NO. P2018-012

**NOTE:** THE APPLICATION IS NOT CONSIDERED ACCEPTED BY THE CITY UNTIL THE PLANNING DIRECTOR AND CITY ENGINEER HAVE SIGNED BELOW.

DIRECTOR OF PLANNING: Ryly

CITY ENGINEER: Chylini

Please check the appropriate box below to indicate the type of development request (Resolution No. 05-22) [SELECT ONLY ONE BOX]:

### Platting Application Fees:

- Master Plat (\$100.00 + \$15.00 Acre)<sup>1</sup>
- Preliminary Plat (\$200.00 + \$15.00 Acre)<sup>1</sup>
- Final Plat (\$300.00 + \$20.00 Acre)<sup>1</sup>
- Replat (\$300.00 + \$20.00 Acre)<sup>1</sup>
- Amending or Minor Plat (\$150.00)
- Plat Reinstatement Request (\$100.00)

### Site Plan Application Fees:

- Site Plan (\$250.00 + \$20.00 Acre)<sup>1</sup>
- Amended Site Plan/Elevations/Landscaping Plan (\$100.00)

### Zoning Application Fees:

- Zoning Change (\$200.00 + \$15.00 Acre)<sup>1</sup>
- Specific Use Permit (\$200.00 + \$15.00 Acre)<sup>1</sup>
- PD Development Plans (\$200.00 + \$15.00 Acre)<sup>1</sup>

### Other Application Fees:

- Tree Removal (\$75.00)

### Notes:

<sup>1</sup>: In determining the fee, please use the exact acreage when multiplying by the per acre amount. For requests on less than one acre, only the "base fee" is required.

## PROPERTY INFORMATION [PLEASE PRINT]

Address 304 EMMA JAKE STREET

Subdivision CANOPS SUBDIVISION

Lot 53 Block

General Location NORTHWEST CORNER EMMA JAKE AT SAM HOUSTON.

## ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning SF-7

Current Use VACANT / RESIDENTIAL

Proposed Zoning SF-7

Proposed Use RESIDENTIAL

Acreage 0.172 Ac.

Lots [Current] 1

Lots [Proposed] 1

**Required for Plats:** By checking the box at the left you agree to waive the statutory time limit for plat approval in accordance with Section 212.009 of the Local Government Code.

## OWNER/APPLICANT/AGENT INFORMATION [PLEASE PRINT/CHECK THE PRIMARY CONTACT/ORIGINAL SIGNATURES ARE REQUIRED]

Owner

Applicant A&W SURVEYORS, INC.

Contact Person

Contact Person Billy Duckworth

Address

Address 2220 GUSTAFSSON RD.  
BLDG. A, STE. C

City, State & Zip

City, State & Zip MESQUITE, TX 75150

Phone

Phone 972 681 4975

E-Mail

E-Mail billy@awsurvey.com

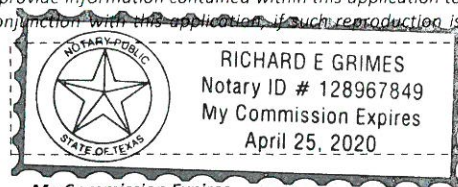
## NOTARY VERIFICATION [REQUIRED]

Before me, the undersigned authority, on this day personally appeared STEVEN J. GOLDBERG [Owner/Applicant Name] the undersigned, who stated the information on this application to be true and certified the following:

"I hereby certify that I am the owner, or duly authorized agent of the owner, for the purpose of this application; all information submitted herein is true and correct; and the application fee of \$ \_\_\_\_\_, to cover the cost of this application, has been paid to the City of Rockwall on this the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_. By signing this application I agree that the City of Rockwall (i.e. "City") is authorized and permitted to provide information contained within this application to the public. The City is also authorized and permitted to reproduce any copyrighted information submitted in conjunction with this application, if such reproduction is associated or in response to a request for public information."

Given under my hand and seal of office on this the 09 day of May, 2018.

[Signature]  
Owner's/Applicant's Signature



My Commission Expires

April 25, 2020

Notary Public in and for the State of Texas



# RECEIPT

Project Number: P2018-012  
Job Address: EMMA  
ROCKWALL, TX 75087

Receipt Number: B79439  
Printed: 5/14/2018 11:36 am

Fee Description	Account Number	Fee Amount
PLATTING	01-4280	\$ 300.00

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**Total Fees Paid:** \$ 300.00  
Date Paid: 5/14/2018 12:00:00AM  
Paid By: COGNENT REALTY ADVISORS LLC  
Pay Method: CHECK 2298  
Received By: LM



**DEVELOPMENT REVIEW COMMITTEE (DRC)  
CITY OF ROCKWALL, PLANNING & ZONING DEPARTMENT**

Phone: (972) 771-7745

Email: [Planning@Rockwall.com](mailto:Planning@Rockwall.com)

External Review: Wayne Carter, Charter Communications  
Jim Friske, Charter Communications  
Dinah Wood, Atmos  
Randy Voight, Oncor  
Phillip Dickerson, Oncor  
Brian Duncan, AT&T  
Javier Fernandez, RISD  
Brenda Callaway, TXDOT  
Stephen Geiger, Farmer's Electric  
Frank Spataro, Farmer's Electric

Internal Review: Amy Williams, Engineering  
John Shannon, Building Inspections  
Ariana Hargrove, Fire  
Andy Hesser, Parks  
Andy Villarreal, Police


From: Planning & Zoning Department

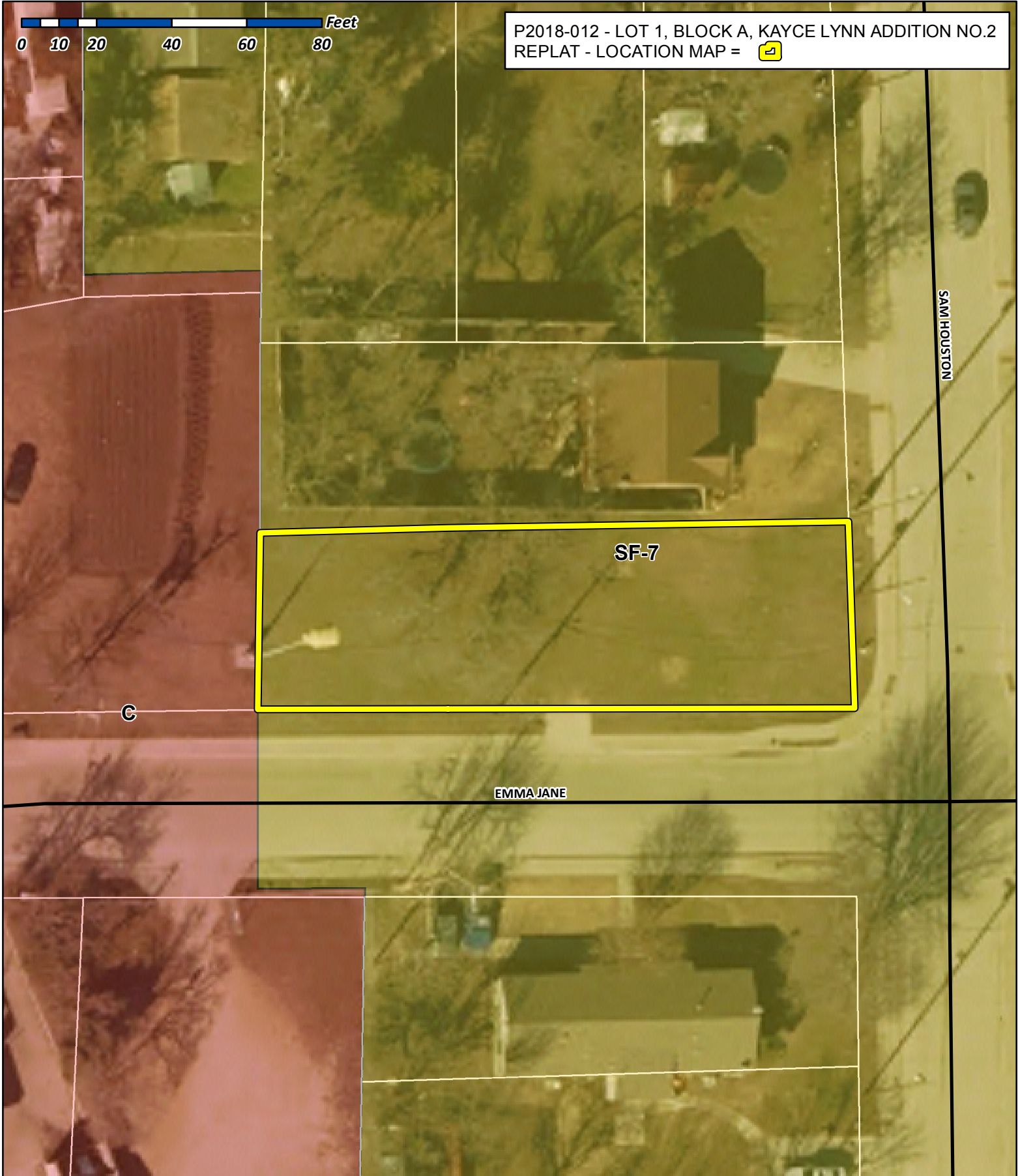
Date: 5/14/2018

To assist the Planning Department in evaluating the attached request, we are sending it to you for your review and comments. Please return any comments and/or plan mark-ups to us within five (5) days. Internal staff will also be required to have all comments input into CRW no later than Friday, 05/25/2018. Planning staff will assemble all comments received in time for our regularly scheduled DRC meeting on 5/29/2018 at 2:00 p.m. The Planning and Zoning Commission work session will be held on 5/29/2018 at 6:00 p.m. You are welcome to attend both meetings. If you have any questions, please contact us at (972) 771-7745.

**Project Number:** P2018-012  
**Project Name:** Lot 1, Block A, Kayce Lynn Addition II  
**Project Type:** PLAT  
**Applicant Name:** A & W SURVEYORS, INC  
**Owner Name:** SCROGGS, CHARLES  
**Project Description:**

0 10 20 40 60 80 Feet

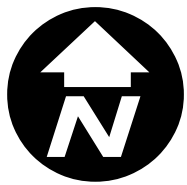
P2018-012 - LOT 1, BLOCK A, KAYCE LYNN ADDITION NO.2  
REPLAT - LOCATION MAP = 



# City of Rockwall

Planning & Zoning Department  
385 S. Goliad Street  
Rockwall, Texas 75032  
(P): (972) 771-7745  
(W): www.rockwall.com

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**CITY OF ROCKWALL**  
**PLANNING AND ZONING COMMISSION MEMO**

**AGENDA DATE:** 05/29/2018

**APPLICANT:** Billy Duckworth; A & W Surveyors, Inc.

**AGENDA ITEM:** P2018-012; Lot 1, Block A, Kayce Lynn Addition No. 2

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**SUMMARY:**

Consider a request by Billy Duckworth of A & W Surveyors, Inc. for the approval of a replat for Lot 1, Block A, Kayce Lynn Addition No. 2 being a 0.172-acre tract of land identified as a portion of Lot 53 of the Canup Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, situated within the Southside Residential Neighborhood Overlay (SRO) District, located at the northwest corner of Emma Jane Road and Sam Houston Street, and take any action necessary.

**PLAT INFORMATION:**

- The objective of this request is to replat a 0.172-acre tract of land [*i.e. a portion of Lot 53 of the Canup Addition*] into one (1) parcel of land [*Lot 1, Block A, Kayce Lynn Addition No. 2*] for the purpose of constructing one (1) single-family home.
- On January 2, 2018, the City Council approved a special request [*MIS2017-017*] to allow a deviation from the minimum front-yard setback adjacent to Emma Jane Street from 20-feet to ten (10) feet, to reduce the minimum rear setback from ten (10) feet to six (6) feet, and to decrease the minimum lot depth from 100-feet to 49-feet.
- The surveyor has completed the majority of the technical revisions requested by staff, and this plat, conforming to the requirements for replats as stated in the Subdivision Ordinance in the Municipal Code of Ordinances, is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.
- Conditional approval of this plat by the City Council shall constitute approval subject to the conditions stipulated in the *Recommendation* section below.
- With the exception of the items listed in the *Recommendation* section of this case memo, this plat is in substantial compliance with the requirements of the Subdivision Ordinance in the Municipal Code of Ordinances.

**RECOMMENDATIONS:**

If the Planning and Zoning Commission chooses to recommend approval of the *replat* for Lot 1, Block A, Kayce Lynn Addition No 2, staff would recommend the following conditions:

- 1) All technical comments from the Engineering, Planning and Fire Departments shall be addressed prior to the filing of this plat;
- 2) Any construction resulting from the approval of this *replat* shall conform to the requirements set forth by the Unified Development Code, the International Building Code, the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

## City of Rockwall Project Plan Review History




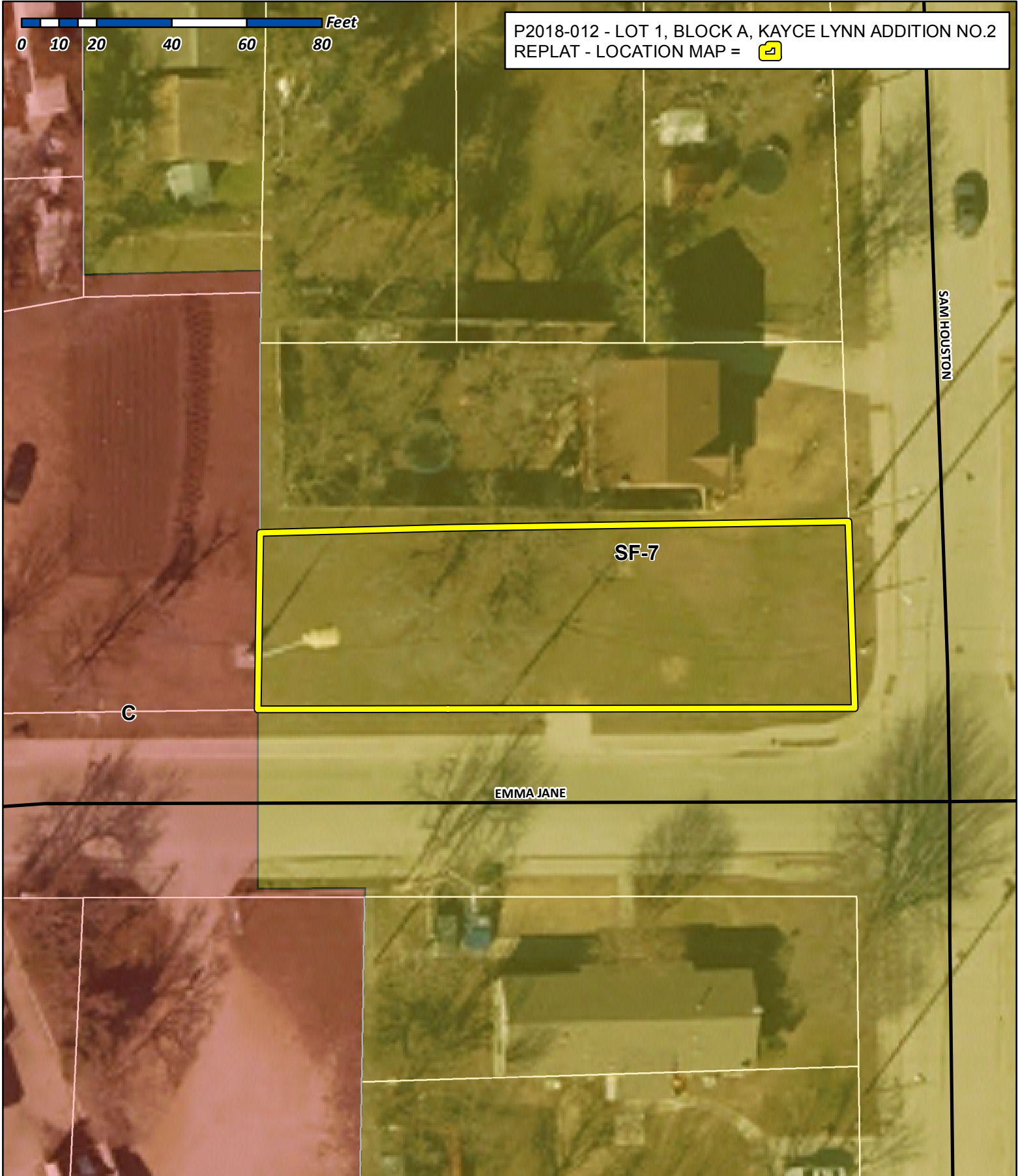
<b>Project Number</b> P2018-012	<b>Owner</b> SCROGGS, CHARLES	<b>Applied</b> 5/11/2018	<b>LM</b>
<b>Project Name</b> Lot 1, Block A, Kayce Lynn Addition II	<b>Applicant</b> A & W SURVEYORS, INC	<b>Approved</b>	
<b>Type</b> PLAT		<b>Closed</b>	
<b>Subtype</b> REPLAT		<b>Expired</b>	
<b>Status</b> Staff Review		<b>Status</b>	
 <b>Site Address</b> EMMA		<b>City, State Zip</b> ROCKWALL, TX 75087	
		<b>Zoning</b>	
<b>Subdivision</b> CANUP	<b>Tract</b> PT 53	<b>Block</b> NULL	<b>Lot No</b> PT 53
		<b>Parcel No</b> 3230-0000-0053-A0-OR	<b>General Plan</b>

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	John Ankrum	5/11/2018	5/18/2018	5/16/2018	5	APPROVED	
ENGINEERING	Sarah Hager	5/11/2018	5/18/2018	5/16/2018	5	APPROVED	
FIRE	Ariana Hargrove	5/11/2018	5/18/2018	5/18/2018	7	APPROVED	
GIS (5/24/2018 11:02 AM LS) ADDRESS ASSIGNMENT: The new Lot 1 address will be 908 SAM HOUSTON ST, ROCKWALL, TX 75087	Lance Singleton	5/11/2018	5/18/2018	5/24/2018	13	APPROVED	See Comments
PLANNING P2018-012 Lots 1-2, Block A, Kayce Lynn Addition No. 2 Please address the following comments (M= Mandatory Comments; I = Informational Comments). I.1 This is a request by Billy Duckworth of A & W Surveyors, Inc. for the approval of a replat for Lot 1, Block A, Kayce Lynn Addition No. 2 being a 0.172-acre tract of land identified as a portion of Lot 53 of the Canup Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, situated within the Southside Residential Neighborhood Overlay (SRO) District, located at the northwest corner of Emma Jane Road and Sam Houston Street. I.2 For questions or comments concerning this case, please contact Korey Brooks in the Planning Department at (972) 772-6434 or email kbrooks@rockwall.com. M.3 For reference, include the case number (P2018-012) in the lower right hand corner of all pages on future submittals. M.4 Please add "No." to the Lot and Block designation [i.e. Lots 1-2, Block A, Kayce Lynn Addition No. 2] M.5 Please show and label the 10-foot setback adjacent to Emma Jane, the 20-foot setback adjacent to Sam Houston, and the 6-foot rear setback I.6 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested by June 5, 2018. The Planning and Zoning meeting for this case is May 29, 2018. I.7 The projected City Council meeting date and subsequent approval for this plat is June 4, 2018.	Korey Brooks	5/11/2018	5/18/2018	5/23/2018	12	COMMENTS	Comments



0 10 20 40 60 80 Feet

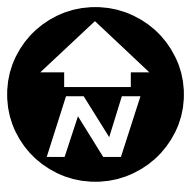
P2018-012 - LOT 1, BLOCK A, KAYCE LYNN ADDITION NO.2  
REPLAT - LOCATION MAP = 

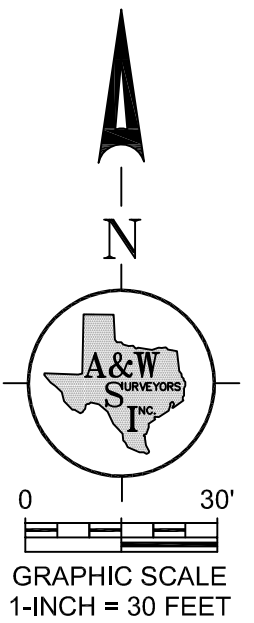
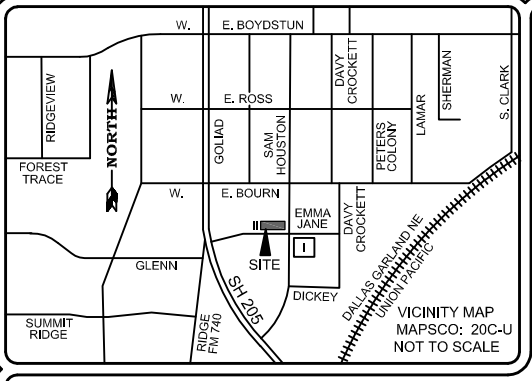


# City of Rockwall

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**BLOCK A**  
CANUP'S SUBDIVISION  
VOLUME 39, PAGE 244  
M.R.R.C.T.

ZONING: COMMERCIAL

STATE OF TEXAS  
INSTRUMENT NO.  
2008-00404213  
O.P.R.R.C.T.

1/2" IRF  
N: 7,024,178.3130  
E: 2,594,619.8904

1/2" IRF  
N: 7,024,178.3130  
E: 2,594,619.8904

1/2" IRF  
N: 7,024,178.3130  
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1/2" IRF  
N: 7,024,178.3130  
E: 2,594,619.8904

1/2" IRF  
N: 7,024,178.3130  
E: 2,594,619.8904

LOT 51

LOT 50

LOT 49

LOT 48

CANUP'S SUBDIVISION  
VOLUME 39, PAGE 244  
M.R.R.C.T.

ZONING: SF-7  
SOUTHSIDE OVERLAY

S 89°37'29" E 150.50'

LOT 1  
7,488 SQ. FT. OR  
0.172 OF AN ACRE  
D.R.R.C.T.

LOT 53  
N: 7,024,127.3193  
E: 2,594,771.4222  
1/2" IRS

EMMA JANE STREET  
CENTERLINE 50' WIDE PUBLIC RIGHT-OF-WAY

PLACE OF BEGINNING

SAM HOUSTON STREET  
CENTERLINE 50' WIDE PUBLIC RIGHT-OF-WAY  
8" SANITARY SEWER

CANUP'S SUBDIVISION  
VOLUME 39, PAGE 244  
M.R.R.C.T.

LOT 45

ZONING: SF-7  
SOUTHSIDE OVERLAY

LOT 44

N: 7,024,077.3230  
E: 2,594,822.4664  
"CROSS-CUT" SET

LOT 1  
6,750 SQ. FT. OR  
0.155 OF AN ACRE

LOT 2  
6,748 SQ. FT. OR  
0.155 OF AN ACRE

TRACT 1  
KAYCE LYNN ADDITION I

TRACT 2  
13,496 SQ. FT. OR  
0.310 OF AN ACRE

XIASONG CHEN  
INSTRUMENT NO.  
20170000019344  
D.R.R.C.T.

TRACT 3  
59.70'

S 89°44'53" W 119.39'

LOT 35  
CANUP'S SUBDIVISION  
VOLUME 39, PAGE 244  
M.R.R.C.T.

ZONING: SF-7  
SOUTHSIDE OVERLAY

**BLOCK B**  
CANUP'S SUBDIVISION  
VOLUME 39, PAGE 244  
M.R.R.C.T.

ZONING: COMMERCIAL

LOT 10

**SURVEYOR'S NOTES**

- Any structure new or existing may not extend across new property lines.
- The purpose of this plat is to redefine the boundary of one lot.
- Basis of bearing determined by Texas State Plane Coordinate System, North Central Zone 4202, North American Datum of 1983 (2011).
- Coordinates shown are Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale, No Projection
- 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.

LEGEND			
○	X-FOUND	☒	TELE. BOX
○	X-SET	☒	CABLE BOX
○	SAN. SEW. MH.	☒	ELECTRIC BOX
○	IRRIGATION VALVE	☒	BRICK COLUMN
○	WATER VALVE	☒	STONE COLUMN
○	FIRE HYDRANT	☒	STORM DRAIN MH.
○	LIGHT POLE	☒	SAN. SEW. CO.
○		☒	POOL EQUIP.
○		○	UTILITY POLE
○		○	WATER METER
○		○	GAS METER
○		○	A.C. PAD
○		○	TRANS. BOX
○		○	POOL EQUIP.
○		○	OVERHEAD UTILITY LINE
○		○	GUY WIRE ANCHOR
○		○	BARBED WIRE FENCE
○		○	IRON FENCE
○		○	CHAINLINK FENCE
○		○	WOOD FENCE
○		○	ASPHALT
○		○	BRICK RET. WALL
○		○	STONE RET. WALL
○		○	BUILDING LINE
○		○	EASEMENT
○		○	BOUNDARY
○		○	HIGH BANK LINE
○		○	COVERED AREA
○		○	CONCRETE
○		○	GRAVEL
○		○	BRICK
○		○	STONE
○		○	WOOD DECK
○		○	BUILDING WALL
○		○	TILE

**OWNER'S CERTIFICATE**

STATE OF TEXAS  
COUNTY OF ROCKWALL

WHEREAS Cogent Realty Advisors, LLC, a Texas Limited Liability Company is the sole owner of a tract of land located in the B.J.T. LEWIS SURVEY, Abstract No. 255, City of Rockwall, Rockwall County, Texas, and being Lot 53, of Canup's Subdivision, an Addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Volume 39, Page 244, Map Records, Rockwall County, Texas, and being the same tract of land described in Warranty Deed to Cogent Realty Advisors, LLC, recorded in Instrument No. 2018000001432, Official Public Records, Rockwall County, Texas, and being more particularly described as follows:

Beginning at a 1/2" iron rod set at the intersection of the North line of Emma Jane Street, a 50' wide public right-of-way with the West line of Sam Houston Street, a 50' wide public right-of-way, same being the Southeast corner of said Lot 53;

Thence North 89°37'29" West, along said North line, a distance of 149.05' to a 1/2" iron rod found at the Southeast corner of a tract of land to State of Texas, recorded in Instrument No. 2008-00404213, Official Public Records, Rockwall County, Texas, same being the Southeast corner of Block A of said Canup's Subdivision;

Thence North 02°50'34" West, along the East line of said Block A and State of Texas tract, a distance of 50.08' to a 1/2" iron rod found at the West common corner of said Lot 53 and Lot 52 of said Canup's Subdivision;

Thence South 89°37'29" East, a distance of 150.50' to a 1/2" iron rod with a yellow plastic cap stamp "RPLS 5310" set in the said West line of Sam Houston Street, at the East common corner of said Lots 53 and 52;

Thence South 01°11'04" East, a distance of 50.02' to the PLACE OF BEGINNING and containing 7,489 square feet or 0.172 of an acre of land.

**SURVEYOR'S CERTIFICATE**

STATE OF TEXAS  
COUNTY OF DALLAS

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT I, John S. Turner, 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 found and/or properly placed under my personal supervision.

Surveyor Signature

Registered Public Surveyor No.

STATE OF TEXAS  
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for the said County and State on this day personally appeared John S. Turner, R.P.L.S. NO. 5310, State of Texas, 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 purposes and considerations therein expressed and in the capacity therein stated.

Given under my hand and seal of office,  
This \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

Notary Public in and for the State of Texas

**OWNER'S DEDICATION**

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS  
COUNTY OF ROCKWALL

W, Cogent Realty Advisors, LLC, acting by and through its authorized agent, Stephen Goldberg, the undersigned owner of the land shown on this plat designated herein as **KAYCE LYNN ADDITION II**, to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, watercourses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I further certify that there are no other parties who have a mortgage or lien interest in the KAYCE LYNN ADDITION II. I understand and do 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. I also understand the following:

- 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 the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or

Until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner, authorizing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay for the same out of the escrow deposit, should the developer and/or owner fail or refuse to install the required improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements itself. Such deposit may be used by the owner and/or developer as progress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done; or

Until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Rockwall.

I further acknowledge that the dedications and/or exaction's made herein are proportional to the impact of the Subdivision upon the public services required in order that the development will comport with the present and future growth needs of the City; I, my successors and assigns hereby waive any claim, damage, or cause of action that I may have as a result of the dedication of exactions made herein.

Cogent Realty Advisors, LLC

Stephen Goldberg, Owner

STATE OF TEXAS  
COUNTY OF ROCKWALL

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared, Stephen Goldberg, 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 purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE,  
this the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

Notary Public in and for The State of Texas

**RECOMMENDED FOR FINAL APPROVAL**

Planning and Zoning Commission \_\_\_\_\_ Date \_\_\_\_\_

**APPROVED**

I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

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 eighty (180) days from said date of final approval.  
WITNESS OUR HANDS, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

Mayor, City of Rockwall City Secretary City Engineer

**A&W SURVEYORS, INC.**  
Professional Land Surveyors  
TEXAS REGISTRATION NO. 100174-00  
P.O. BOX 870029, MESQUITE, TX. 75187  
PHONE: (972) 681-4975 FAX: (972) 681-4954  
WWW.AWSURVEY.COM

~ PROPERTY ADDRESS: 304 Emma Jane Street ~

Owner: Cogent Realty Advisors, LLC  
~ 7117 Stefani Drive, Dallas, TX 75225 ~  
~ 214-363-3373 ~

Job No. 18-0323 Drawn by: 543 Date: 04-13-2018 Revised:

"A professional company operating in your best interest"

**REPLAT**  
FOR  
LOT 53  
CANUP'S SUBDIVISION  
TO  
**KAYCE LYNN ADDITION II**  
**LOT 1**

AN ADDITION TO THE CITY OF ROCKWALL,  
ROCKWALL COUNTY, TEXAS  
B.J.T. LEWIS SURVEY, ABSTRACT NO. 255

# CITY OF ROCKWALL CITY COUNCIL MEMO

**AGENDA DATE:** 06/04/2018

**APPLICANT:** Billy Duckworth; A & W Surveyors, Inc.

**AGENDA ITEM:** P2018-012; Lot 1, Block A, Kayce Lynn Addition No. 2

---

## **SUMMARY:**

Consider a request by Billy Duckworth of A & W Surveyors, Inc. for the approval of a replat for Lot 1, Block A, Kayce Lynn Addition No. 2 being a 0.172-acre tract of land identified as a portion of Lot 53 of the Canup Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, situated within the Southside Residential Neighborhood Overlay (SRO) District, located at the northwest corner of Emma Jane Road and Sam Houston Street, and take any action necessary.

## **PLAT INFORMATION:**

- The objective of this request is to replat a 0.172-acre tract of land [*i.e. a portion of Lot 53 of the Canup Addition*] into one (1) parcel of land [*Lot 1, Block A, Kayce Lynn Addition No. 2*] for the purpose of constructing one (1) single-family home.
- On January 2, 2018, the City Council approved a special request [*MIS2017-017*] to allow a deviation from the minimum front-yard setback adjacent to Emma Jane Street from 20-feet to ten (10) feet, to reduce the minimum rear setback from ten (10) feet to six (6) feet, and to decrease the minimum lot depth from 100-feet to 49-feet.
- The surveyor has completed the majority of the technical revisions requested by staff, and this plat, conforming to the requirements for replats as stated in the Subdivision Ordinance in the Municipal Code of Ordinances, is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.
- Conditional approval of this plat by the City Council shall constitute approval subject to the conditions stipulated in the *Recommendation* section below.
- With the exception of the items listed in the *Recommendation* section of this case memo, this plat is in substantial compliance with the requirements of the Subdivision Ordinance in the Municipal Code of Ordinances.

## **RECOMMENDATIONS:**


If the City Council chooses to approve the *replat* for Lot 1, Block A, Kayce Lynn Addition No 2, staff would recommend the following conditions:

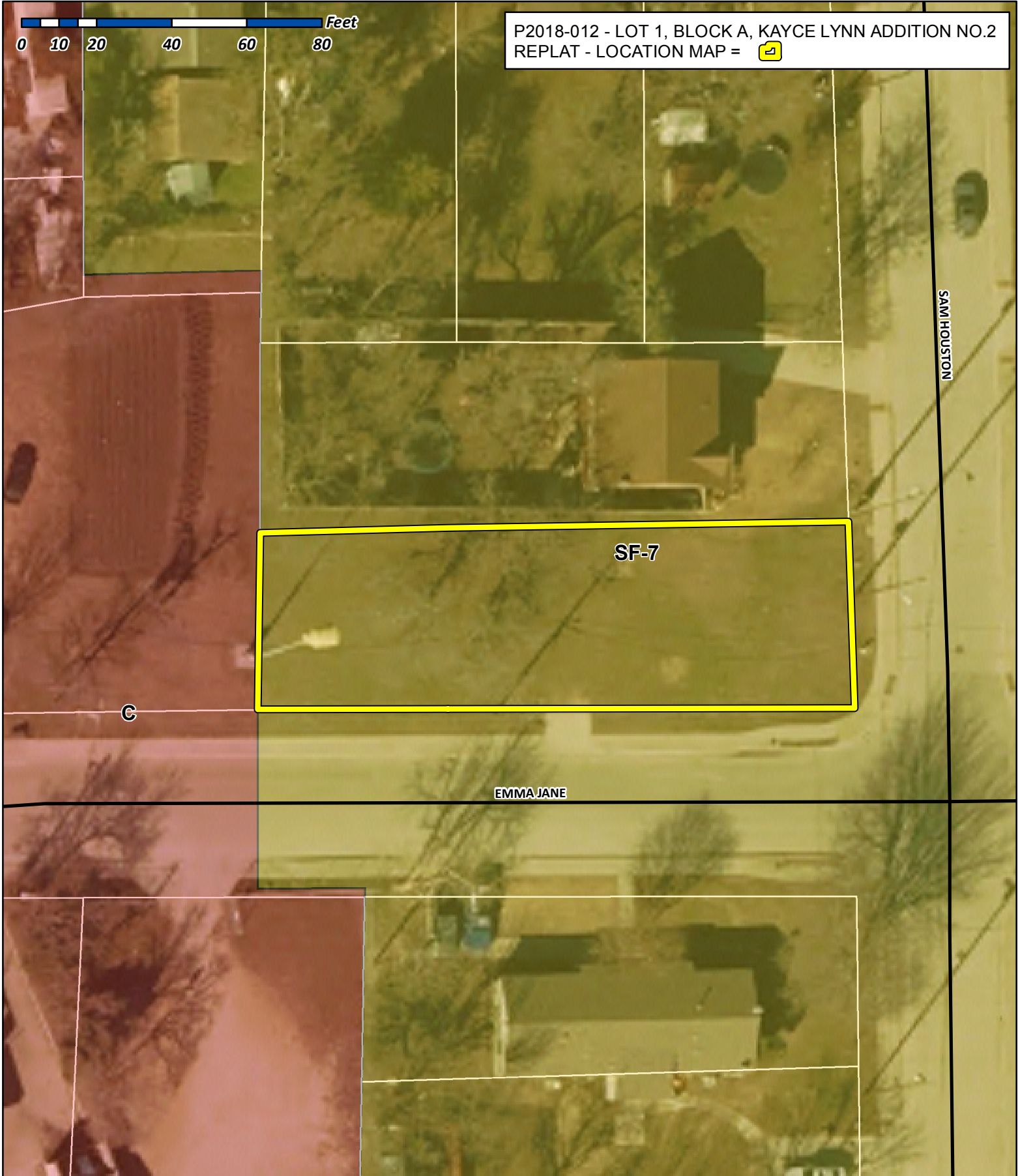
- 1) All technical comments from the Engineering, Planning and Fire Departments shall be addressed prior to the filing of this plat;
- 2) Any construction resulting from the approval of this *replat* shall conform to the requirements set forth by the Unified Development Code, the International Building Code, the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

**PLANNING AND ZONING COMMISSION:**

On May 29, 2018, the Planning and Zoning Commission's motion to recommend approval of the replat with staff recommendations passed by a vote of 5-0 with Chairman Lyons absent and one (1) vacant position.

0 10 20 40 60 80 Feet

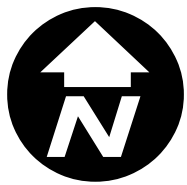
P2018-012 - LOT 1, BLOCK A, KAYCE LYNN ADDITION NO.2  
REPLAT - LOCATION MAP = 

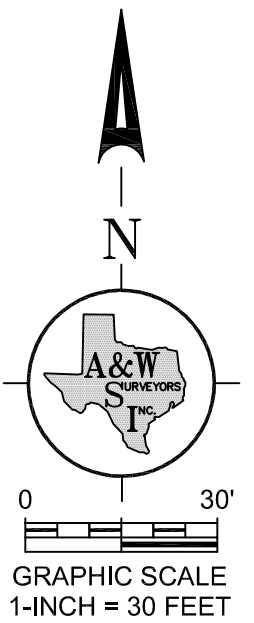
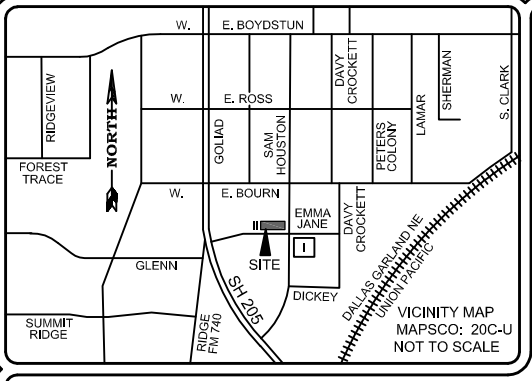


# City of Rockwall

Planning & Zoning Department  
385 S. Goliad Street  
Rockwall, Texas 75032  
(P): (972) 771-7745  
(W): www.rockwall.com

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.





**BLOCK A**  
**CANUP'S SUBDIVISION**  
**VOLUME 39, PAGE 244**  
**M.R.R.C.T.**

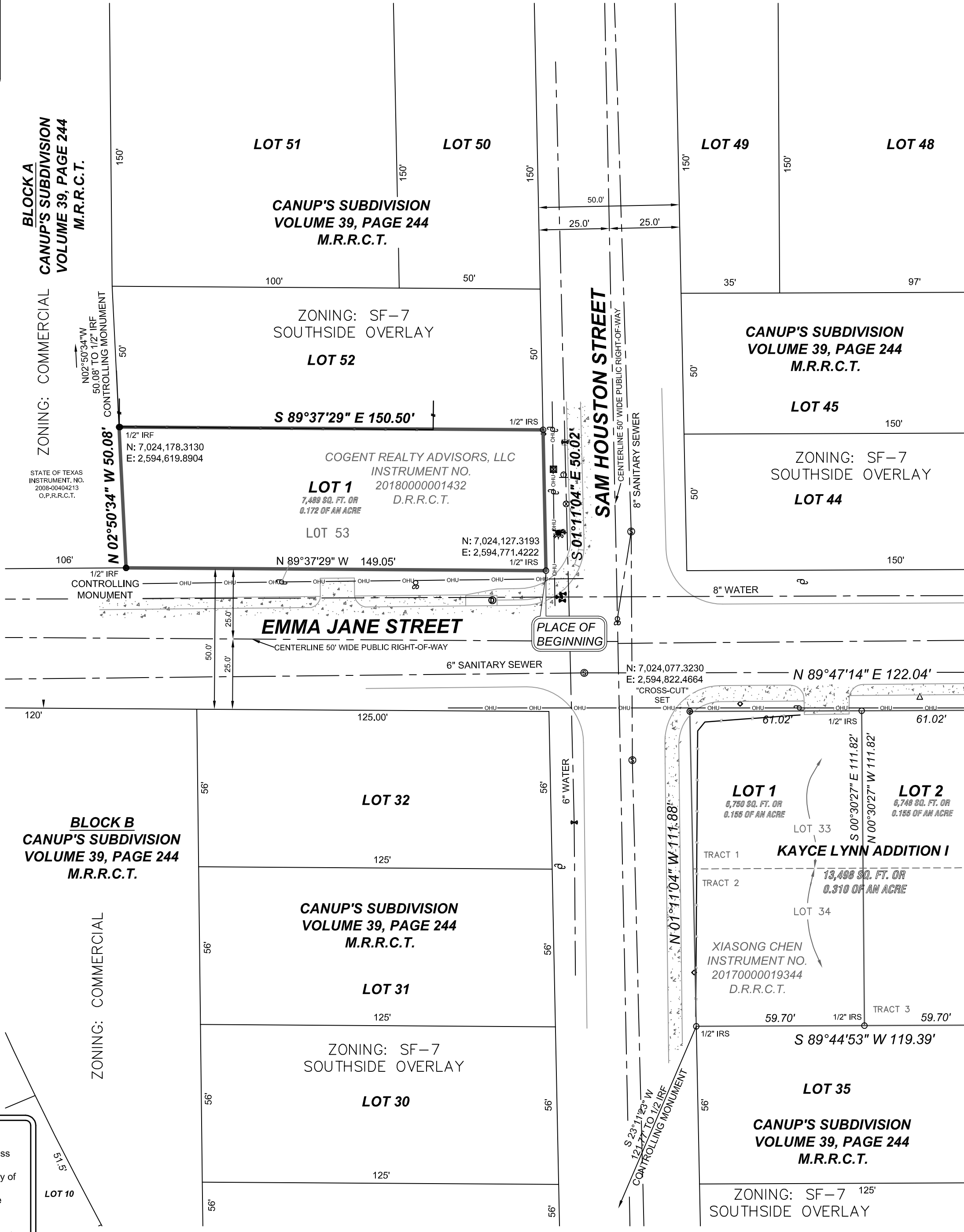
ZONING: COMMERCIAL

**BLOCK B**  
**CANUP'S SUBDIVISION**  
**VOLUME 39, PAGE 244**  
**M.R.R.C.T.**

ZONING: COMMERCIAL

**SURVEYOR'S NOTES**

- Any structure new or existing may not extend across new property lines.
- The purpose of this plat is to redefine the boundary of one lot.
- Basis of bearing determined by Texas State Plane Coordinate System, North Central Zone 4202, North American Datum of 1983 (2011).
- Coordinates shown are Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale, No Projection
- 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.



**LEGEND**

○ X-FOUND	☒ TELE. BOX	⊕ UTILITY POLE	— OHU — OVERHEAD UTILITY LINE	▬ BRICK RET. WALL	▬ CONCRETE
○ X-SET	☒ CABLE BOX	⊕ WATER METER	— GUY WIRE ANCHOR	▬ STONE RET. WALL	▬ GRAVEL
⊕ SAN. SEW. MH.	☒ ELECTRIC BOX	⊕ GAS METER	— BARBED WIRE FENCE	▬ BUILDING LINE	▬ BRICK
⊕ IRRIGATION VALVE	☒ BRICK COLUMN	⊕ A.C. PAD	— IRON FENCE	▬ EASEMENT	▬ STONE
⊕ WATER VALVE	☒ STONE COLUMN	☒ TRANS. BOX	— CHAINLINK FENCE	▬ BOUNDARY	▬ WOOD DECK
⊕ FIRE HYDRANT	☒ STORM DRAIN MH.	⊕ POOL EQUIP.	— WOOD FENCE	▬ HIGH BANK LINE	▬ BUILDING WALL
⊕ LIGHT POLE	☒ SAN. SEW. CO.		▬ ASPHALT	▬ COVERED AREA	▬ TILE

**OWNER'S CERTIFICATE**

STATE OF TEXAS  
 COUNTY OF ROCKWALL  
 WHEREAS Cogent Realty Advisors, LLC, a Texas Limited Liability Company is the sole owner of a tract of land located in the B.J.T. LEWIS SURVEY, Abstract No. 255, City of Rockwall, Rockwall County, Texas, and being Lot 53, of Canup's Subdivision, an Addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Volume 39, Page 244, Map Records, Rockwall County, Texas, and being the same tract of land described in Warranty Deed to Cogent Realty Advisors, LLC, recorded in Instrument No. 2018000001432, Official Public Records, Rockwall County, Texas, and being more particularly described as follows:

Beginning at a 1/2" iron rod set at the intersection of the North line of Emma Jane Street, a 50' wide public right-of-way with the West line of Sam Houston Street, a 50' wide public right-of-way, same being the Southeast corner of said Lot 53;

Thence North 89°37'29" West, along said North line, a distance of 149.05' to a 1/2" iron rod found at the Southeast corner of a tract of land to State of Texas, recorded in Instrument No. 2008-00404213, Official Public Records, Rockwall County, Texas, same being the Southeast corner of Block A of said Canup's Subdivision;

Thence North 02°50'34" West, along the East line of said Block A and State of Texas tract, a distance of 50.08' to a 1/2" iron rod found at the West common corner of said Lot 53 and Lot 52 of said Canup's Subdivision;

Thence South 89°37'29" East, a distance of 150.50' to a 1/2" iron rod with a yellow plastic cap stamp "RPLS 5310" set in the said West line of Sam Houston Street, at the East common corner of said Lots 53 and 52;

Thence South 01°11'04" East, a distance of 50.02' to the PLACE OF BEGINNING and containing 7,489 square feet or 0.172 of an acre of land.

**SURVEYOR'S CERTIFICATE**

STATE OF TEXAS  
 COUNTY OF DALLAS

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT I, John S. Turner, 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 found and/or properly placed under my personal supervision.

\_\_\_\_\_  
 Surveyor Signature

\_\_\_\_\_  
 Registered Public Surveyor No.

STATE OF TEXAS  
 COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for the said County and State on this day personally appeared John S. Turner, R.P.L.S. NO. 5310, State of Texas, 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 purposes and considerations therein expressed and in the capacity therein stated.

Given under my hand and seal of office,  
 This \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

\_\_\_\_\_  
 Notary Public in and for the State of Texas

**OWNER'S DEDICATION**

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS  
 COUNTY OF ROCKWALL  
 W, Cogent Realty Advisors, LLC, acting by and through its authorized agent, Stephen Goldberg, the undersigned owner of the land shown on this plat designated herein as **KAYCE LYNN ADDITION II**, to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, watercourses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I further certify that there are no other parties who have a mortgage or lien interest in the KAYCE LYNN ADDITION II. I understand and do 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. I also understand the following;

- 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 the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or

Until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner, authorizing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay for the same out of the escrow deposit, should the developer and/or owner fail or refuse to install the required improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements itself. Such deposit may be used by the owner and/or developer as progress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done; or

Until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Rockwall.

I further acknowledge that the dedications and/or exaction's made herein are proportional to the impact of the Subdivision upon the public services required in order that the development will comport with the present and future growth needs of the City; I, my successors and assigns hereby waive any claim, damage, or cause of action that I may have as a result of the dedication of exactions made herein.

Cogent Realty Advisors, LLC

\_\_\_\_\_  
 Stephen Goldberg, Owner

STATE OF TEXAS  
 COUNTY OF ROCKWALL

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared, Stephen Goldberg, 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 purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE,  
 this the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

\_\_\_\_\_  
 Notary Public in and for The State of Texas

**RECOMMENDED FOR FINAL APPROVAL**

\_\_\_\_\_  
 Planning and Zoning Commission Date

**APPROVED**

I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

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 eighty (180) days from said date of final approval.  
 WITNESS OUR HANDS, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

\_\_\_\_\_  
 Mayor, City of Rockwall City Secretary City Engineer

**A&W SURVEYORS, INC.**  
*Professional Land Surveyors*  
 TEXAS REGISTRATION NO. 100174-00  
 P.O. BOX 870029, MESQUITE, TX. 75187  
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~ PROPERTY ADDRESS: 304 Emma Jane Street ~

Owner: Cogent Realty Advisors, LLC  
 ~ 7117 Stefani Drive, Dallas, TX 75225 ~  
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Job No. 18-0323 Drawn by: 543 Date: 04-13-2018 Revised:

"A professional company operating in your best interest"

**REPLAT**  
 FOR  
 LOT 53  
 CANUP'S SUBDIVISION  
 TO  
**KAYCE LYNN ADDITION II**  
**LOT 1**

AN ADDITION TO THE CITY OF ROCKWALL,  
 ROCKWALL COUNTY, TEXAS  
 B.J.T. LEWIS SURVEY, ABSTRACT NO. 255