



PLANNING AND ZONING CASE CHECKLIST

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

P&Z CASE # P2018-013 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 checked="" type="checkbox"/> APPLICATIONS
<input checked="" type="checkbox"/> RECIEPT
<input checked="" 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 checked="" type="checkbox"/> PLAT FILED DATE <u>6/14/2018</u>
<input type="checkbox"/> CABINET # <u>J</u>
<input type="checkbox"/> SLIDE # <u>344-345</u>
NOTES: _____

ZONING MAP UPDATED _____



DEVELOPMENT APPLICATION

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

STAFF USE ON

PLANNING & ZONING CASE NO.

P2018-013

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

Site Plan Application Fees:

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

Zoning Application Fees:

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

Other Application Fees:

- Tree Removal (\$75.00)

Notes:

¹: 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 TOWNSEND DRIVE, ROCKWALL, TX, 75087

Subdivision BJT LEWIS TRACT 8

Lot

Block

General Location 0255-0000-0008-00-0R

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning PD86 (ORDINANCE NO. 17-62)

Current Use UNDEVELOPED LAND

Proposed Zoning PD86 (ORDINANCE NO. 17-62)

Proposed Use SIL / MC

Acreage 12.3999

Lots [Current]

1

Lots [Proposed]

2

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 112.009 of the Local Government Code.

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

Owner Cameron & Cameron

Applicant ALDERS ROCKWALL SIL PROPERTY, LLC

Contact Person ROB CAMERON

Contact Person BART TINSLEY

Address 13858 Hot Springs

Address 1625 CLARKE SPRINGS DRIVE

City, State & Zip Frisco, TX 75035

City, State & Zip ALLEN, TEXAS 75002

Phone 2147899143

Phone 4694461276

E-Mail RCAMERON@TOLLBROTHERSINC.COM

E-Mail BART@ALDER-GROUP.COM

NOTARY VERIFICATION [REQUIRED]

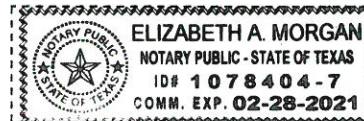
Before me, the undersigned authority, on this day personally appeared Robert Cameron [Owner/Applicant Name] the undersigned, who stated the information on this application to be true and certified the following:

"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 \$ 547.99, to cover the cost of this application, has been paid to the City of Rockwall on this the 11 day of May, 20 18. 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 11 day of May, 20 18.

Owner's/Applicant's Signature

Notary Public in and for the State of Texas



My Commission Expires 02-28-21



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

Phone: (972) 771-7745

Email: 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: P2018-013
Project Name: Lot 1-2, Block A
Project Type: PLAT
Applicant Name: ALDERS ROCKWALL SIL PROPERTY, LLC
Owner Name: CAMERON, & CAMERON
Project Description:



RECEIPT

Project Number: P2018-013
Job Address: TOWNSEND DR
ROCKWALL, TX 75087

Receipt Number: B79435

Printed: 2/27/2019 9:55 am

Fee Description	Account Number	Fee Amount
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PLATTING

01-4280

\$ 547.98

Total Fees Paid:

\$ 547.98

Date Paid: 5/14/2018 12:00:00AM

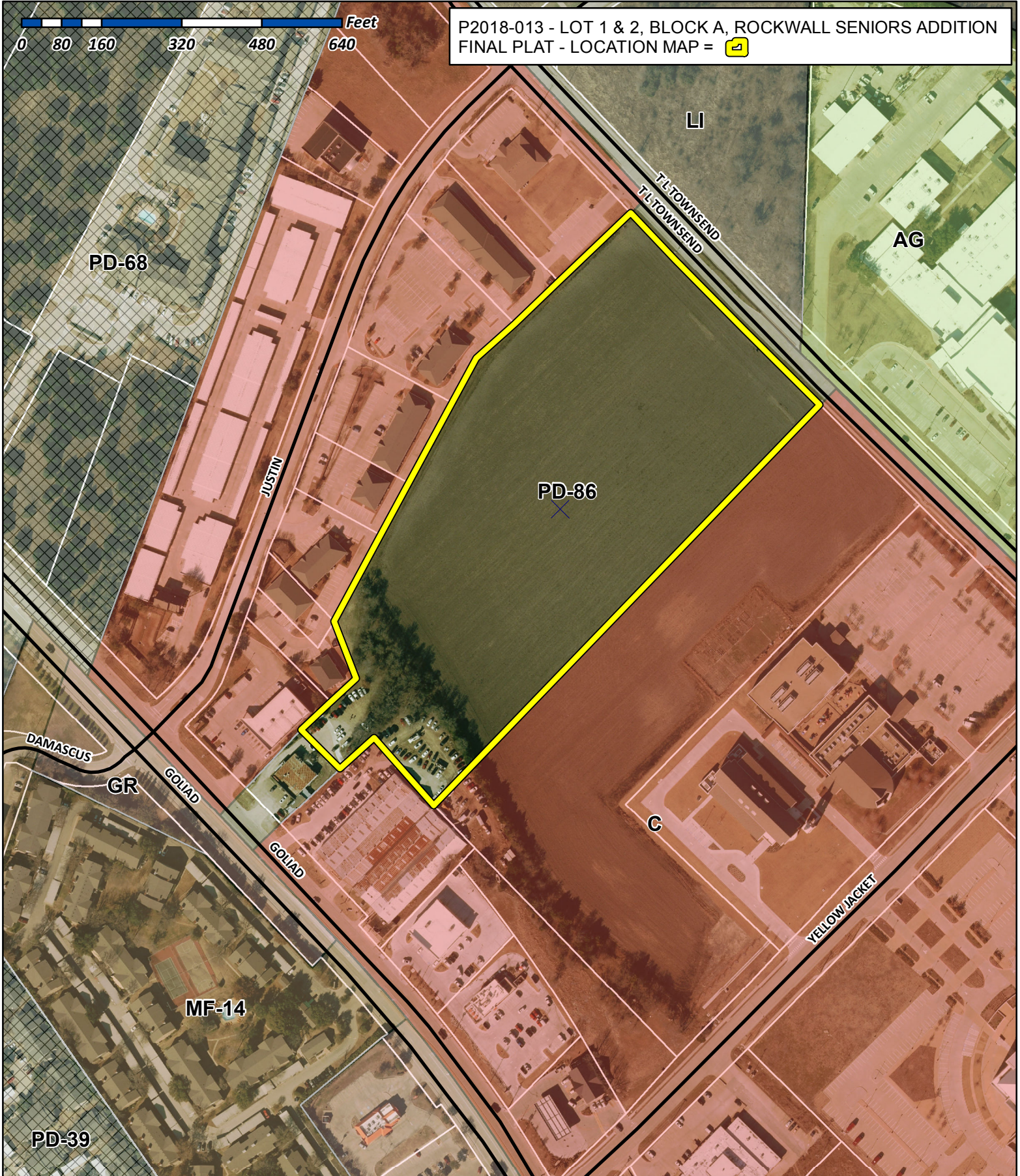
Paid By: BART TINSLEY

Pay Method: CHECK 3148

Received By: LM

0 80 160 320 480 640 Feet

P2018-013 - LOT 1 & 2, BLOCK A, ROCKWALL SENIORS ADDITION
FINAL PLAT - LOCATION MAP = 

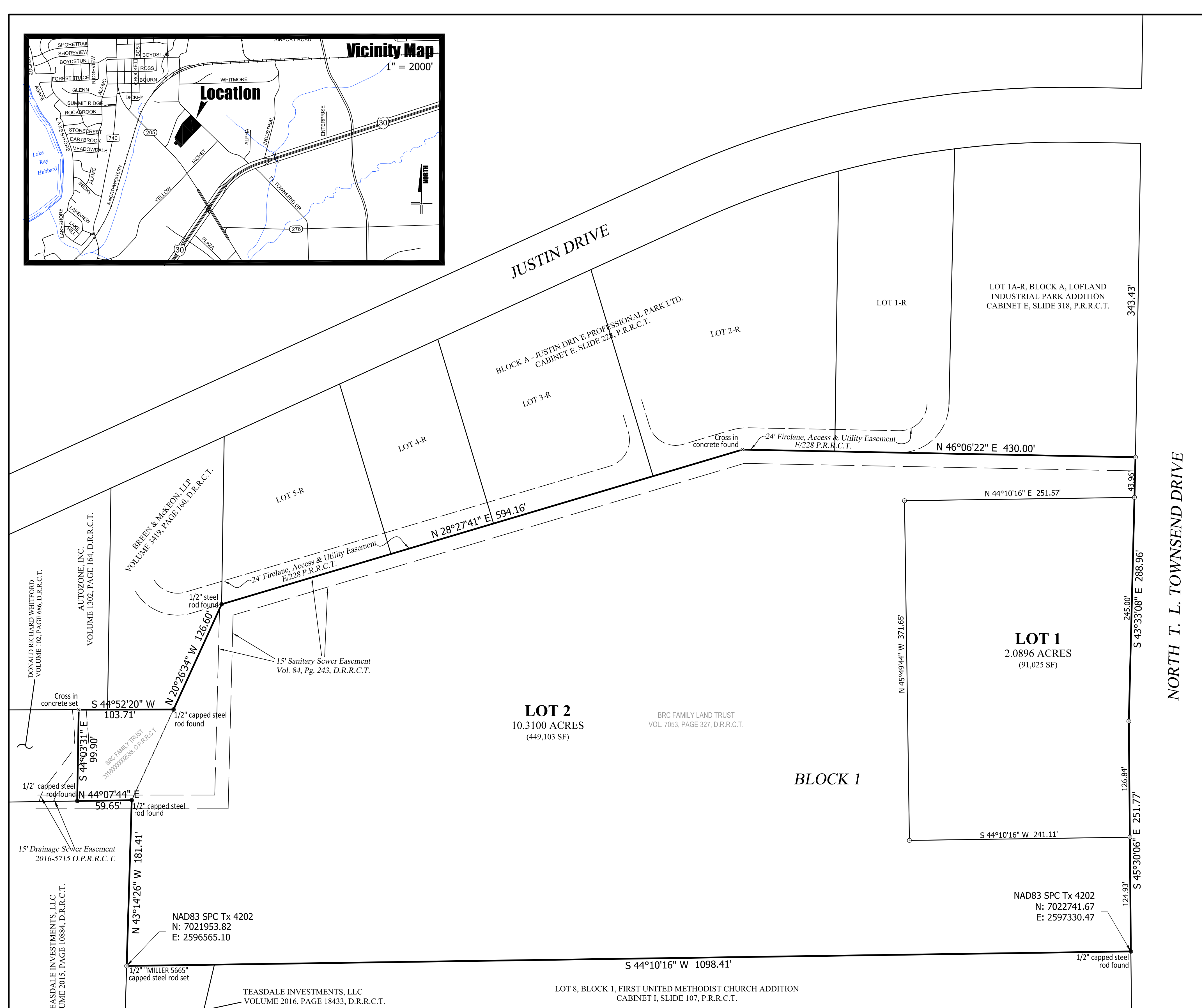
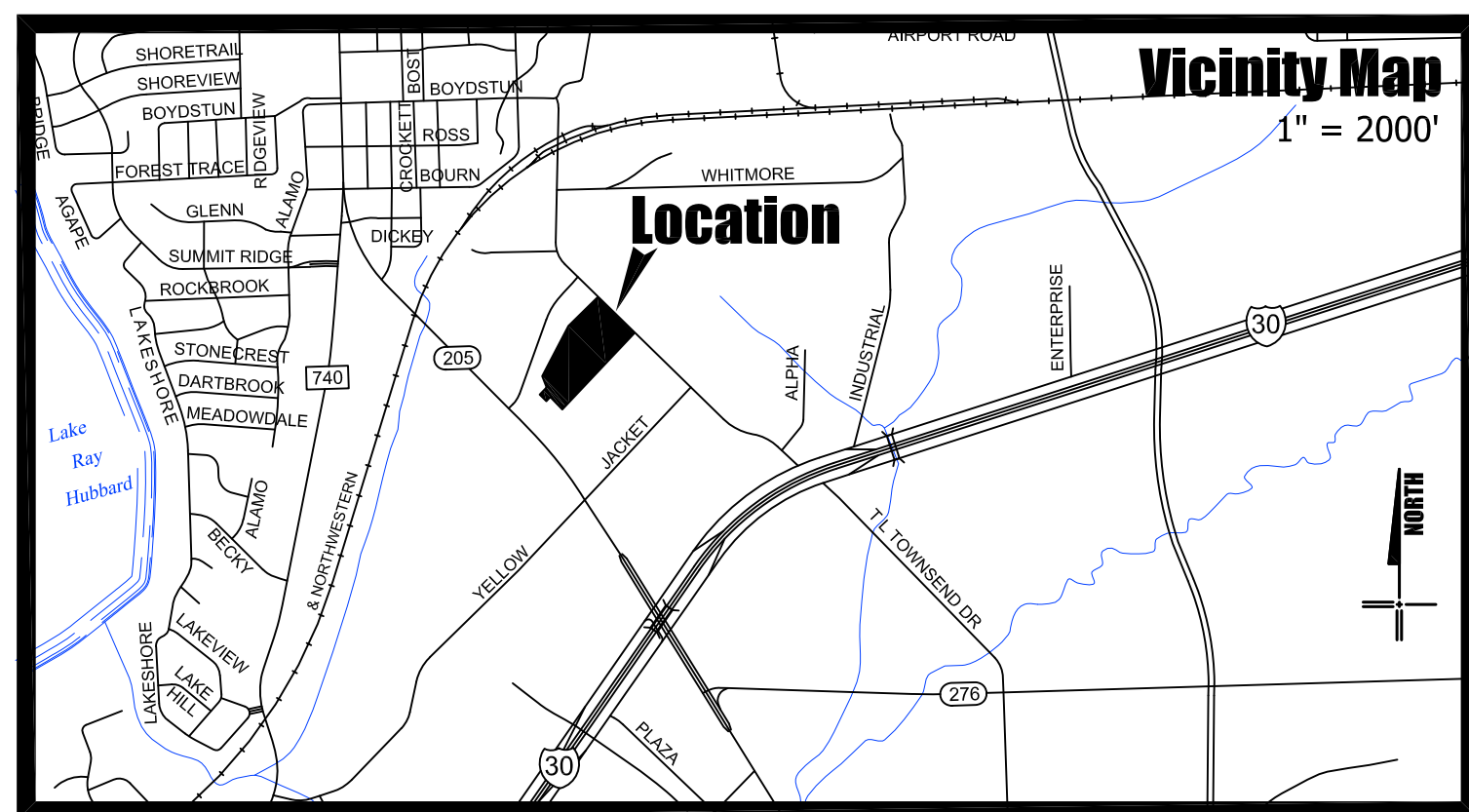


City of Rockwall

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.





STATE OF TEXAS
 COUNTY OF ROCKWALL

WHEREAS BRC Family Trust is the current sole owner of a tract of land out of the B. J. Lewis Survey, Abstract No. 225 and situated in the City of Rockwall, Rockwall County, Texas, and surveyed by Miller Surveying, Inc. of Hurst, Texas, in March 2017, said tract being the same tract of land described in the deed to BCR Family Land Trust recorded in Document No. 2012-00480248, of the Official Public Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch capped steel rod found for the most easterly corner of said Cameron tract, said rod being in the southwesterly right-of-way line of North T. L. Townsend Drive, and being the most northerly corner of Lot 8, Block 1, First United Methodist Church Addition, an addition to the City of Rockwall, Rockwall County, Texas, recorded in Cabinet I, Slide 107, of the Plat Records of Rockwall County, Texas;

THENCE South 44 degrees 10 minutes 16 seconds West with the northwesterly boundary line of said Lot 8, a distance of 1098.41 feet to a 1/2 inch capped "MILLER 5665" steel rod set for the most westerly corner thereof, and also being in the northeasterly boundary line of the same tract of land described in the deed to Teasdale Investments, LLC., recorded in Volume 2015, Page 10884, of the Deed Records of Rockwall County, Texas;

THENCE North 43 degrees 14 minutes 26 seconds West with the northeasterly boundary line of said Teasdale tract a distance of 181.41 feet to a 1/2 inch capped steel rod found for the most northerly corner of the said Teasdale tract;

THENCE South 44 degrees 07 minutes 44 seconds West a distance of 59.65 feet to a 1/2 inch capped steel rod found;

THENCE North 44 degrees 03 minutes 31 seconds West a distance of 99.90 feet to a cross in concrete set;

THENCE North 44 degrees 52 minutes 20 seconds East a distance of 103.71 feet to a 1/2 inch capped steel rod found;

THENCE North 20 degrees 26 minutes 34 seconds West a distance of 126.60 feet to a 1/2 inch capped steel rod found for the most southerly corner of Lot 5-R, Block A, Justin Drive Professional Park, LTD, an addition to the City of Rockwall, Rockwall County, Texas recorded in Cabinet E, Slide 228 of the Plat Records of Rockwall County, Texas;

THENCE North 28 degrees 27 minutes 41 seconds East with the southeasterly boundary line of said Block A a distance of 594.16 feet to a cross in concrete found for an angle point therein;

THENCE North 46 degrees 06 minutes 22 seconds East continuing with said southeasterly boundary line a distance of 430.00 feet to a 1/2 inch capped "MILLER 5665" steel rod set for the most easterly corner of Lot 1A-R, Block A, Lofton Industrial Park Addition, an addition to the City of Rockwall, Rockwall County, Texas recorded in Cabinet E, Slide 318 of the Plat Records of Rockwall County, Texas, said rod being in the said southwesterly right-of-way line of North T. L. Townsend Drive;

THENCE South 43 degrees 33 minutes 08 seconds East with said southwesterly right-of-way line a distance of 288.96 feet to a 1/2 inch capped "MILLER 5665" steel rod set;

THENCE South 45 degrees 30 minutes 06 seconds East continuing with said southwesterly right-of-way line a distance of 251.77 feet to the point of beginning and containing 12.400 acres of land more or less;

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
 COUNTY OF ROCKWALL

I (we) the undersigned owner(s) of the land shown on this plat, and designated herein as Lot 1 and Lot 2, Block 1, Rockwall Senior Addition 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 (we) further certify that all other parties who have a mortgage or lien interest in the subdivision have been notified and signed this plat.

I (we) 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 (we) 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 (we) 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 (we), my (our) successors and assigns hereby waive any claim, damage, or cause of action that I (we) may have as a result of the dedication of exactions made herein.

Donald Robert Cameron, Trustee
 BRC Family Land Trust

STATE OF TEXAS
 COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared Donald Robert Cameron, trustee for the BRC Family Land Trust, 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 therein stated.

Given upon my hand and seal of office this _____ day of _____, 20____.

Notary Public in and for the State of Texas
 My Commission Expires: _____

NOTE: 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.

Owner:	Applicant:	Engineer:
BRC Family Land Trust Donald Robert Cameron, Trustee 6808 Denali Drive McKinney, Texas 75070 214-789-9143 Email: rcameron@tollbrothersinc.com	Alders Rockwall SIL Property, LLC Bart Tinsley 1625 Clarke Springs Drive Allen, Texas 75002 469-446-1276 Email: bart@alder-group.com	Burgess & Niple Joseph T. Reue, P.E. 10701 Corporate Drive, Suite 118 I Stafford, Texas 77477 281-980-7705 x6301 Email: joseph.reue@burgessniple.com

NOTE: THIS PLAT APPROVED AND FILED FOR CONVEYANCE PURPOSES ONLY.

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

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

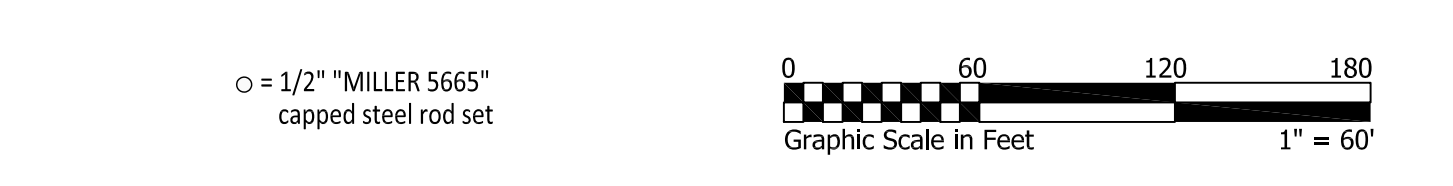
THAT I, Jason B. Rawlings, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.

 Jason B. Rawlings
 Texas Registered Professional Land Surveyor No. 5665

MILLER
Surveying, Inc.
 Commercial • Residential • Municipal
 430 Mid Cities Blvd. 817-577-1052
 Hurst, Texas 76054 TxLSF No. 10100400
 millersurvey.net

CONVEYANCE PLAT
ROCKWALL SENIORS ADDITION
 LOT 1 AND LOT 2, BLOCK 1
 An addition to the City of Rockwall, Rockwall County, Texas
 Being 12.400 acres of land out of the
B. J. LEWIS SURVEY, ABSTRACT NO. 325

Prepared May 2018
 Job No. 17016 • Plot File 17016 Conveyance Plat



CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION MEMO

AGENDA DATE: 05/29/2018

APPLICANT: Bart Tinsley of *Alders Rockwall SIL Property, LLC*

AGENDA ITEM: **P2018-013**; *Lots 1 & 2, Block A, Rockwall Seniors Addition*

SUMMARY:

Consider a request by Bart Tinsley of Adlers Rockwall SIL Property, LLC on behalf of Rob Cameron of Cameron & Cameron for the approval of a conveyance plat for Lots 1 & 2, Block A, Rockwall Seniors Addition being a 12.40-acre tract of land identified as Tract 8 of the B. J. T. Lewis, Abstract No. 255, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 86 (PD-86) for Multi-Family 14 (MF-14) District land uses, situated within the SH-205 Overlay (SH-205 OV) District, generally located south of the intersection of TL Townsend Drive and Justin Road, and take any action necessary.

COMMENTS:

- The applicant is requesting approval of a final plat for the purpose of subdividing the *subject property* into two (2) lots and conveying *Lot 1* of the proposed subdivision. Staff should note that the site will not be developed and no permits will be issued without first having an approved site plan, civil engineering plans, and a replat of the property in accordance with the development procedures outlined in the Municipal Code of Ordinances and the Unified Development Code (UDC).
- Zoning for the *subject property* was approved by the City Council [i.e. *Planned Development District 86 (PD-86)*] on December 4, 2017, and designates the property allowing a multi-family, apartment complex and a memory care facility.
- Concurrently with this request, the applicant has submitted a PD Site Plan (i.e. *SP2018-012 & SP2018-013*) for both lots in accordance with the requirements of Planned Development District 86 (PD-86). These plans indicate an intent to develop the *subject property* as a multi-family, apartment complex and a memory care facility. The applicant has indicated that these developments will take place simultaneously for both lots, which are demarcated by the proposed lot lines (i.e. *Lots 1 & 2, Block A*).
- The surveyor has completed the majority of the technical revisions requested by staff, and this plat, conforming to the requirements for final plats 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 listed in the *Recommendations* 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 & Zoning Commission and City Council choose to approve the final plat for *Lots 1 & 2, Block A, Rockwall Seniors Addition*, staff would recommend the following conditions of approval:

- 1) All staff comments provided by the Planning, Engineering and Fire Department must be addressed prior to the submittal of a building permit; and,
- 2) Any construction resulting from the approval of this replat shall conform to the requirements set forth by the Unified Development Code (UDC), 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.

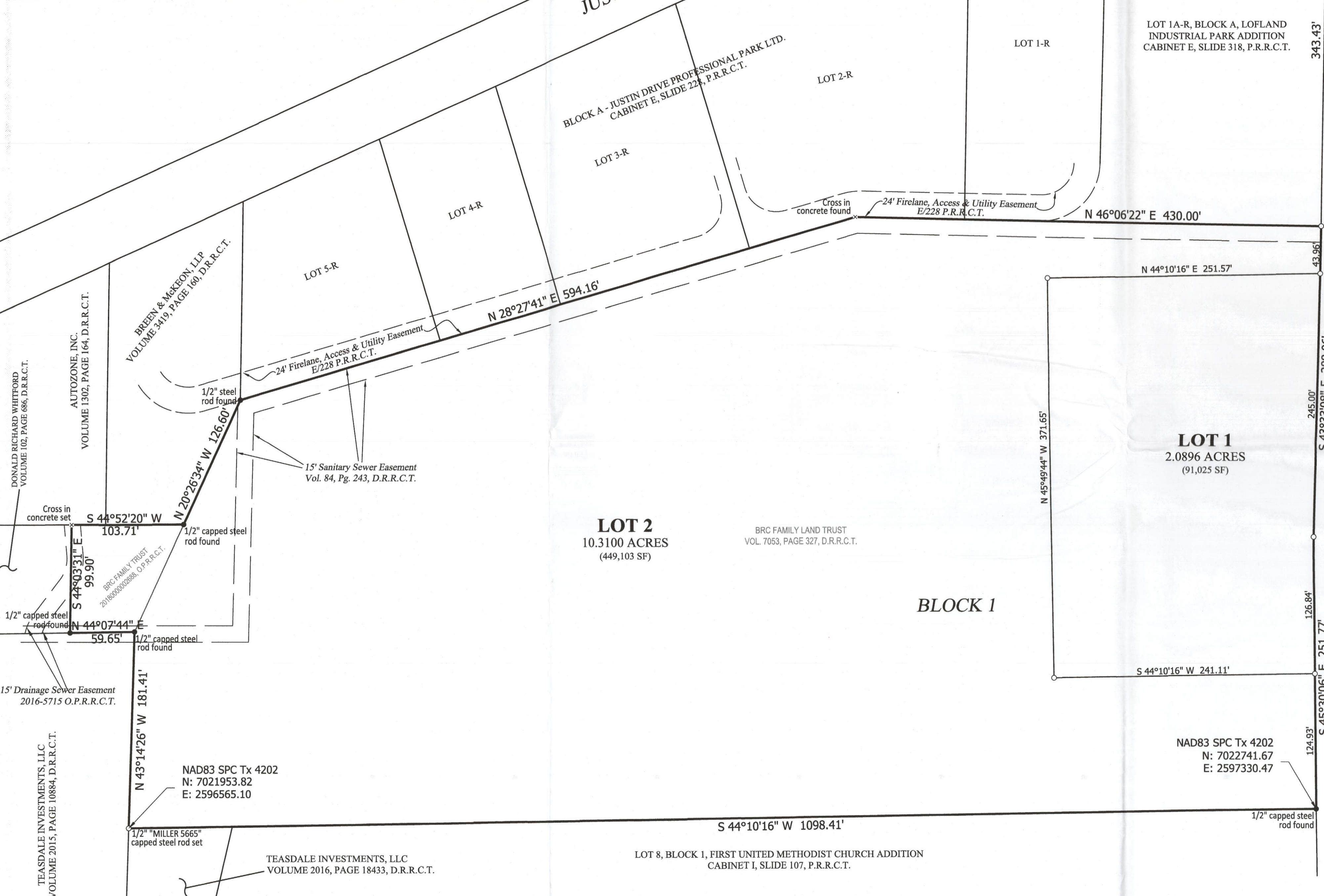
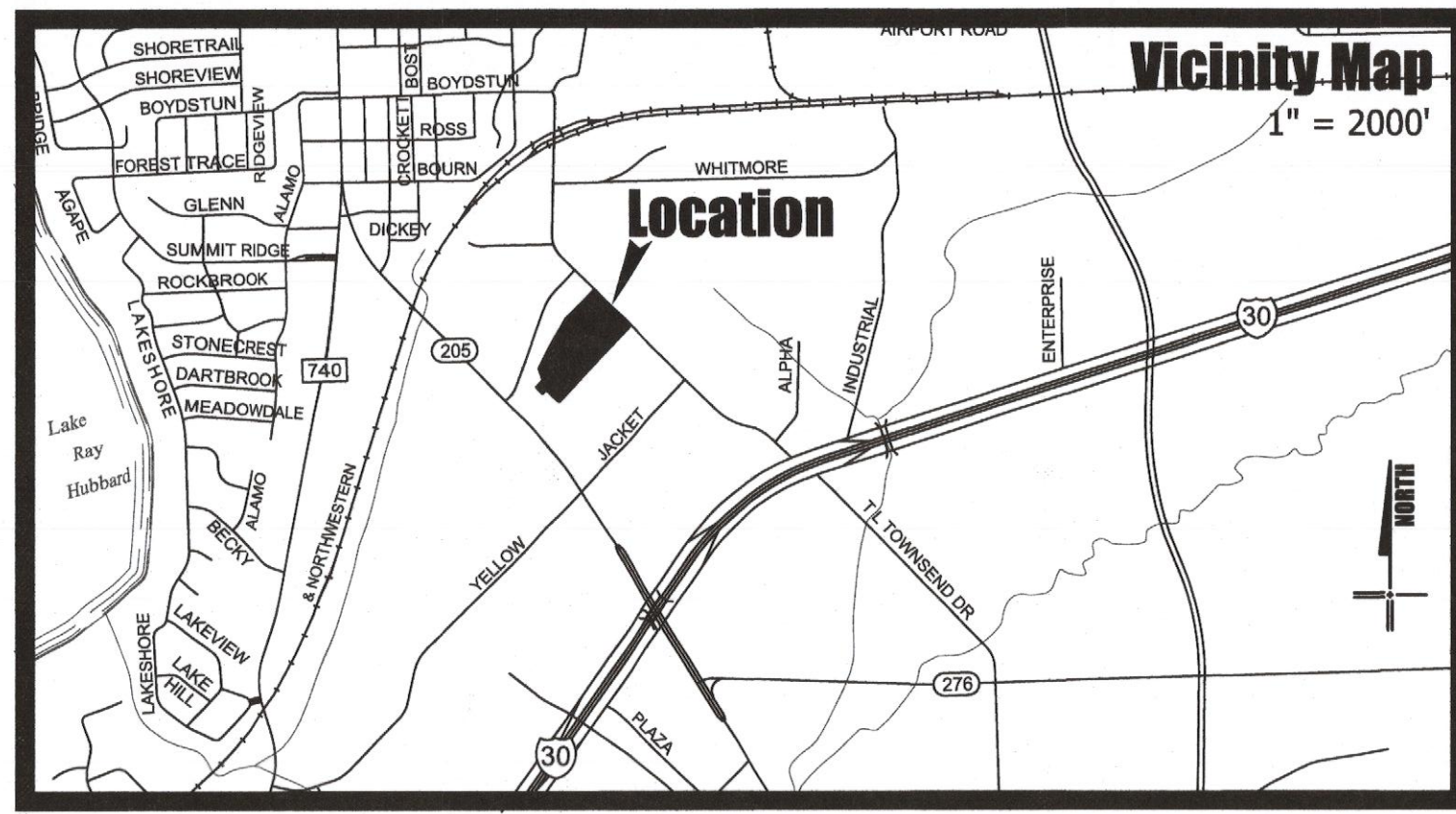
City of Rockwall Project Plan Review History



Project Number P2018-013	Owner CAMERON, & CAMERON	Applied 5/14/2018	LM
Project Name Conveyance Plat - Rockwall Seniors	Applicant ALDERS ROCKWALL SIL PROPERTY, LLC	Approved	
Type PLAT		Closed	
Subtype FINAL		Expired	
Status Staff Review		Status	
 Site Address TOWNSEND DR		City, State Zip ROCKWALL, TX 75087	
		Zoning	
Subdivision JUSTIN DRIVE PROFESSIONAL PARK	Tract 8	Block NULL	Lot No 8
		Parcel No 0255-0000-0008-00-OR	General Plan

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	John Ankrum	5/14/2018	5/21/2018	5/16/2018	2	APPROVED	
ENGINEERING (5/17/2018 11:29 AM SH) Label the existing ROW width for TL Townsend? Need to dedicate ROW to equal 85' for TL Townsend.	Sarah Hager	5/14/2018	5/21/2018	5/17/2018	3	COMMENTS	
FIRE	Ariana Hargrove	5/14/2018	5/21/2018	5/18/2018	4	APPROVED	
GIS	Lance Singleton	5/14/2018	5/21/2018				
PLANNING	David Gonzales	5/14/2018	5/21/2018	5/17/2018	3	COMMENTS	See comments

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed Status	Remarks
<p>Consider a request by Bart Tinsley of Adlers Rockwall SIL Property, LLC on behalf of Rob Cameron of Cameron & Cameron for the approval of a conveyance plat for Lots 1 & 2, Block A, Rockwall Seniors Addition being a 12.40-acre tract of land identified as Tract8 of the B. J. T. Lewis, Abstract No. 255, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 86 (PD-86) for Multi-Family 14 (MF-14) District land uses, situated within the SH-205 Overlay (SH-205 OV) District, generally located south of the intersection of TL Townsend Drive and Justin Road and take any action necessary.</p>						
<p>PLANNING COMMENTS - DAVID GONZALES - 05.17.2018</p>						
<p>The following staff comments are to be addressed and resubmitted no later than Tuesday June 5, 2018. Please provide two large copies [FOLDED 18" X 24"] and one PDF version for a subsequent review by staff:</p>						
<ol style="list-style-type: none"> 1. The final plat/conveyance plat shall conform to all standards and requirements of the Planning Engineering and Fire Departments as indicated on the Project Plan Review document. 2. Provide a label indicating "Case No. P2018-013" on the lower right corner on all pages of the revised final plat/conveyance plat submittal 3. Delineate and label rights-of-way dedication along T. L. Townsend 4. Add the following language under "Notes"; <ol style="list-style-type: none"> a. This Final Plat is for conveyance purposes only and not for the development of the subject property. b. A conveyance plat is a record of property approved by the City of Rockwall for the purpose of sale or conveyance in its entirety or interestss thereon defined No building permit shall be issued nor permanent public utility service provided until a final plat is approved, filed of record, and public improvments accepted in accordance with the provisions of the Subdivision Ordinance of the City of Rockwall. Selling a portion of this property by metes and bounds, except as shown on an approved, filed, and accepted conveyance plat, final plat, or replat is a violationof the city ordinance and State law. 						
<p>5. Change the Title Block to read as follows: Final Plat Being a Conveyance Plat establishing 2 Lots known as Rockwall Seniors Addition Lots 1 & 2, Block A an addition to the City of Rockwall, Texas being 12.400-Acres of land out of the B.J. Lewis Survey, Abstract No. 255</p>						
<p>Although this is on the consent agenda, staff recommends the applicant be present for the following meeting dates as listed below If you have any questions regarding this case, please feel free to contact David Gonzales, AICP with the Planning Department at 972-771-7745.</p>						
<p>Scheduled Meeting Dates to Attend</p>						
<p>Planning - Work Session: May 29, 2018 (6:00p.m.) [Item to be placed on Consent Agenda for Action]</p>						
<p>City Council - Action: Monday, June 4, 2018 (6:00 p.m.) [Item to be placed onConsent Agenda for Action]</p>						



STATE OF TEXAS

COUNTY OF ROCKWALL

WHEREAS BRC Family Trust is the current sole owner of a tract of land out of the B. J. Lewis Survey, Abstract No. 225 and situated in the City of Rockwall, Rockwall County, Texas, and surveyed by Miller Surveying, Inc. of Hurst, Texas, in March 2017, said tract being the same tract of land described in the deed to BCR Family Land Trust recorded in Document No. 2012-00480248, of the Official Public Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/4 inch capped steel rod found for the most easterly corner of said Cameron tract, said rod being in the southwesterly right-of-way line of North T. L. Townsend Drive, and being the most northerly corner of Lot 8, Block 1, First United Methodist Church Addition, an addition to the City of Rockwall, Rockwall County, Texas, recorded in Cabinet I, Slide 107, of the Plat Records of Rockwall County, Texas;

THENCE South 44 degrees 10 minutes 16 seconds West with the northwesterly boundary line of said Lot 8, a distance of 1098.41 feet to a 1/2 inch capped "MILLER 5665" steel rod set for the most westerly corner thereof, and also being in the northeasterly boundary line of the same tract of land described in the deed to Teasdale Investments, LLC., recorded in Volume 2015, Page 10884, of the Deed Records of Rockwall County, Texas;

THENCE North 43 degrees 14 minutes 26 seconds West with the northeasterly boundary line of said Teasdale tract a distance of 181.41 feet to a 1/2 inch capped steel rod found for the most northerly corner of the said Teasdale tract;

THENCE South 44 degrees 07 minutes 44 seconds West a distance of 59.65 feet to a 1/2 inch capped steel rod found;

THENCE North 44 degrees 03 minutes 31 seconds West a distance of 99.90 feet to a cross in concrete set;

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THENCE North 20 degrees 26 minutes 34 seconds West a distance of 126.60 feet to a 1/2 inch capped steel rod found for the most southerly corner of Lot 5-R, Block A, Justin Drive Professional Park, LTD, an addition to the City of Rockwall, Rockwall County, Texas recorded in Cabinet E, Slide 228 of the Plat Records of Rockwall County, Texas;

THENCE North 28 degrees 27 minutes 41 seconds East with the southeasterly boundary line of said Block A a distance of 594.16 feet to a cross in concrete found for an angle point therein;

THENCE North 46 degrees 06 minutes 22 seconds East continuing with said southeasterly boundary line a distance of 430.00 feet to a 1/2 inch capped "MILLER 5665" steel rod set for the most easterly corner of Lot 1A-R, Block A, Lofton Industrial Park Addition, an addition to the City of Rockwall, Rockwall County, Texas recorded in Cabinet E, Slide 318 of the Plat Records of Rockwall County, Texas, said rod being in the said southwesterly right-of-way line of North T. L. Townsend Drive;

THENCE South 43 degrees 33 minutes 08 seconds East with said southwesterly right-of-way line a distance of 288.96 feet to a 1/2 inch capped "MILLER 5665" steel rod set;

THENCE South 45 degrees 30 minutes 06 seconds East continuing with said southwesterly right-of-way line a distance of 251.77 feet to the point of beginning and containing 12.400 acres of land more or less;

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS

COUNTY OF ROCKWALL

I (we) the undersigned owner(s) of the land shown on this plat, and designated herein as Lot 1 and Lot 2, Block 1, Rockwall Senior Addition 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 (we) further certify that all other parties who have a mortgage or lien interest in the subdivision have been notified and signed this plat.

I (we) 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 (we) 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 (we) 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 (we), my (our) successors and assigns hereby waive any claim, damage, or cause of action that I (we) may have as a result of the dedication of exactions made herein.

Donald Robert Cameron, Trustee
BRC Family Land Trust

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared Donald Robert Cameron, trustee for the BRC Family Land Trust, 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 therein stated.

Given upon my hand and seal of office this _____ day of _____, 20____.

Notary Public in and for the State of Texas
My Commission Expires: _____

NOTE: 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.

Owner:	Applicant:	Engineer:
BRC Family Land Trust Donald Robert Cameron, Trustee 6808 Denali Drive McKinney, Texas 75070 214-789-9143 Email: rcameron@tollbrothersinc.com	Alders Rockwall SIL Property, LLC Bart Tinsley 1625 Clarke Springs Drive Allen, Texas 75002 469-446-1276 Email: bart@alder-group.com	Burgess & Niple Joseph T. Reue, P.E. 10701 Corporate Drive, Suite 118 I Stafford, Texas 77477 281-980-7705 x6301 Email: joseph.reue@burgessniple.com

NOTE: THIS PLAT APPROVED AND FILED FOR CONVEYANCE PURPOSES ONLY.

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

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Jason B. Rawlings, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.

Jason B. Rawlings
Texas Registered Professional Land Surveyor No. 5665

MILLER
Surveying, Inc.

Commercial • Residential • Municipal
430 Mid Cities Blvd. 817-577-1052
Hurst, Texas 76054 TxLSF No. 10100400
millersurvey.net

CONVEYANCE PLAT
ROCKWALL SENIORS ADDITION
LOT 1 AND LOT 2, BLOCK 1
An addition to the City of Rockwall, Rockwall County, Texas

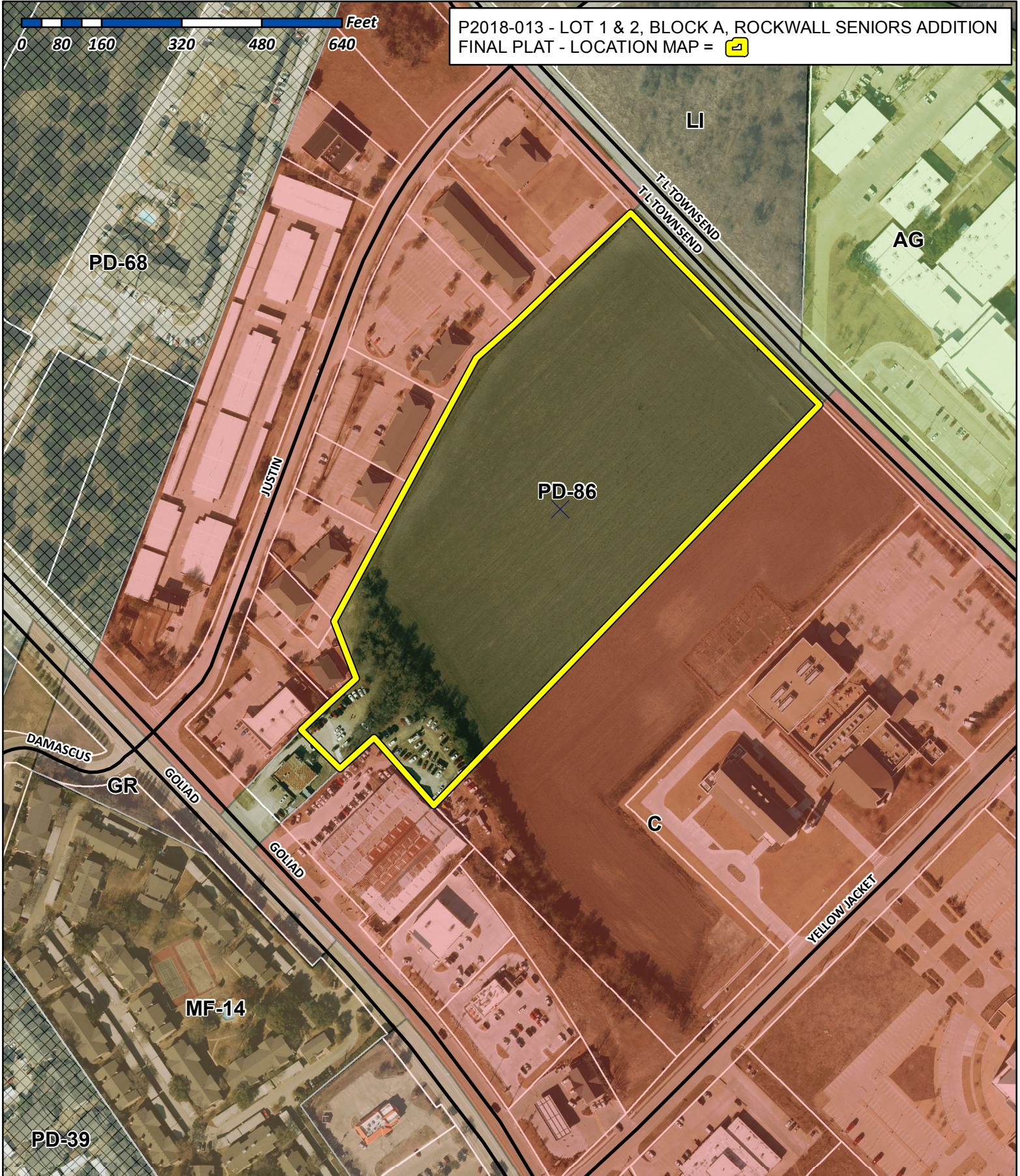
Being 12.400 acres of land out of the
B. J. LEWIS SURVEY, ABSTRACT NO. 325

Prepared May 2018

FILE COPY

0 80 160 320 480 640 Feet

P2018-013 - LOT 1 & 2, BLOCK A, ROCKWALL SENIORS ADDITION
FINAL PLAT - LOCATION MAP = 

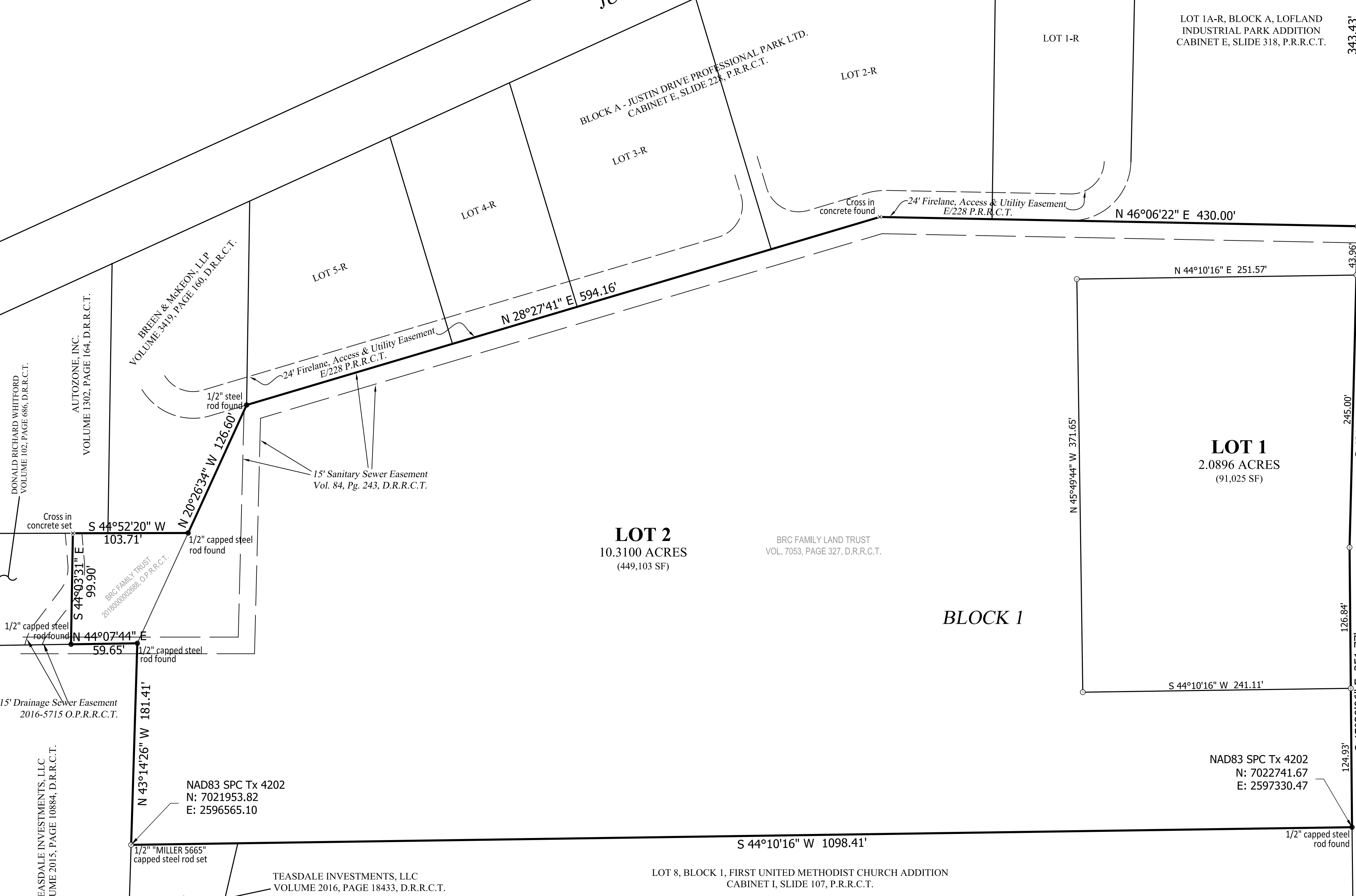
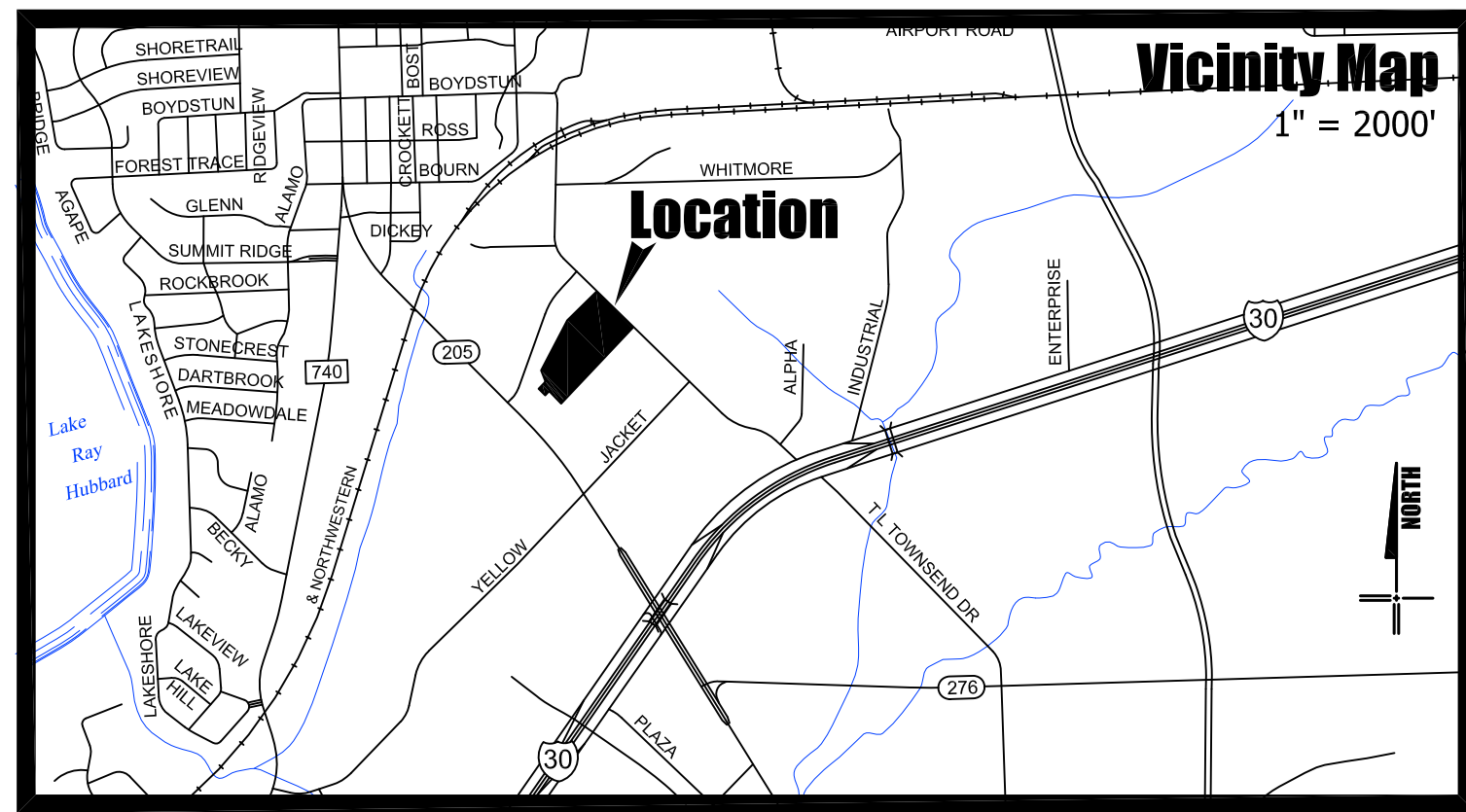


City of Rockwall

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

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STATE OF TEXAS

COUNTY OF ROCKWALL

WHEREAS BRC Family Trust is the current sole owner of a tract of land out of the B. J. Lewis Survey, Abstract No. 225 and situated in the City of Rockwall, Rockwall County, Texas, and surveyed by Miller Surveying, Inc. of Hurst, Texas, in March 2017, said tract being the same tract of land described in the deed to BCR Family Land Trust recorded in Document No. 2012-00480248, of the Official Public Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch capped steel rod found for the most easterly corner of said Cameron tract, said rod being in the southwesterly right-of-way line of North T. L. Townsend Drive, and being the most northerly corner of Lot 8, Block 1, First United Methodist Church Addition, an addition to the City of Rockwall, Rockwall County, Texas, recorded in Cabinet I, Slide 107, of the Plat Records of Rockwall County, Texas;

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THENCE North 43 degrees 14 minutes 26 seconds West with the northeasterly boundary line of said Teasdale tract a distance of 181.41 feet to a 1/2 inch capped steel rod found for the most northerly corner of the said Teasdale tract;

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I (we) 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 (we), my (our) successors and assigns hereby waive any claim, damage, or cause of action that I (we) may have as a result of the dedication of exactions made herein.

Donald Robert Cameron, Trustee
BRC Family Land Trust

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared Donald Robert Cameron, trustee for the BRC Family Land Trust, 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 therein stated.

Notary Public in and for the State of Texas
My Commission Expires: _____

NOTE: 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.

Owner: BRC Family Land Trust Donald Robert Cameron, Trustee 6808 Denali Drive McKinney, Texas 75070 214-789-9143 Email: rcameron@tollbrothersinc.com	Applicant: Alders Rockwall SIL Property, LLC Bart Tinsley 1625 Clarke Springs Drive Allen, Texas 75002 469-446-1276 Email: bart@alder-group.com	Engineer: Burgess & Niple Joseph T. Reue, P.E. 10701 Corporate Drive, Suite 118 I Stafford, Texas 77477 281-980-7705 x6301 Email: joseph.reue@burgessniple.com
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NOTE: THIS PLAT APPROVED AND FILED FOR CONVEYANCE PURPOSES ONLY.

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

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Jason B. Rawlings, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.

Jason B. Rawlings
Texas Registered Professional Land Surveyor No. 5665

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CONVEYANCE PLAT
ROCKWALL SENIORS ADDITION
LOT 1 AND LOT 2, BLOCK 1
An addition to the City of Rockwall, Rockwall County, Texas
Being 12.400 acres of land out of the
B. J. LEWIS SURVEY, ABSTRACT NO. 325

Prepared May 2018



CITY OF ROCKWALL CITY COUNCIL MEMO

AGENDA DATE: 06/04/2018

APPLICANT: Bart Tinsley of *Alders Rockwall SIL Property, LLC*

AGENDA ITEM: **P2018-013**; *Lots 1 & 2, Block A, Rockwall Seniors Addition*

SUMMARY:

Consider a request by Bart Tinsley of Adlers Rockwall SIL Property, LLC on behalf of Rob Cameron of Cameron & Cameron for the approval of a conveyance plat for Lots 1 & 2, Block A, Rockwall Seniors Addition being a 12.40-acre tract of land identified as Tract 8 of the B. J. T. Lewis, Abstract No. 255, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 86 (PD-86) for Multi-Family 14 (MF-14) District land uses, situated within the SH-205 Overlay (SH-205 OV) District, generally located south of the intersection of TL Townsend Drive and Justin Road, and take any action necessary.

COMMENTS:

- The applicant is requesting approval of a final plat for the purpose of subdividing the *subject property* into two (2) lots and conveying *Lot 1* of the proposed subdivision. Staff should note that the site will not be developed and no permits will be issued without first having an approved site plan, civil engineering plans, and a replat of the property in accordance with the development procedures outlined in the Municipal Code of Ordinances and the Unified Development Code (UDC).
- Zoning for the *subject property* was approved by the City Council [i.e. *Planned Development District 86 (PD-86)*] on December 4, 2017, and designates the property allowing a multi-family, apartment complex and a memory care facility.
- Concurrently with this request, the applicant has submitted a PD Site Plan (i.e. *SP2018-012 & SP2018-013*) for both lots in accordance with the requirements of Planned Development District 86 (PD-86). These plans indicate an intent to develop the *subject property* as a multi-family, apartment complex and a memory care facility. The applicant has indicated that these developments will take place simultaneously for both lots, which are demarcated by the proposed lot lines (i.e. *Lots 1 & 2, Block A*).
- The surveyor has completed the majority of the technical revisions requested by staff, and this plat, conforming to the requirements for final plats 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 listed in the *Recommendations* 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 & Zoning Commission and City Council choose to approve the final plat for *Lots 1 & 2, Block A, Rockwall Seniors Addition*, staff would recommend the following conditions of approval:

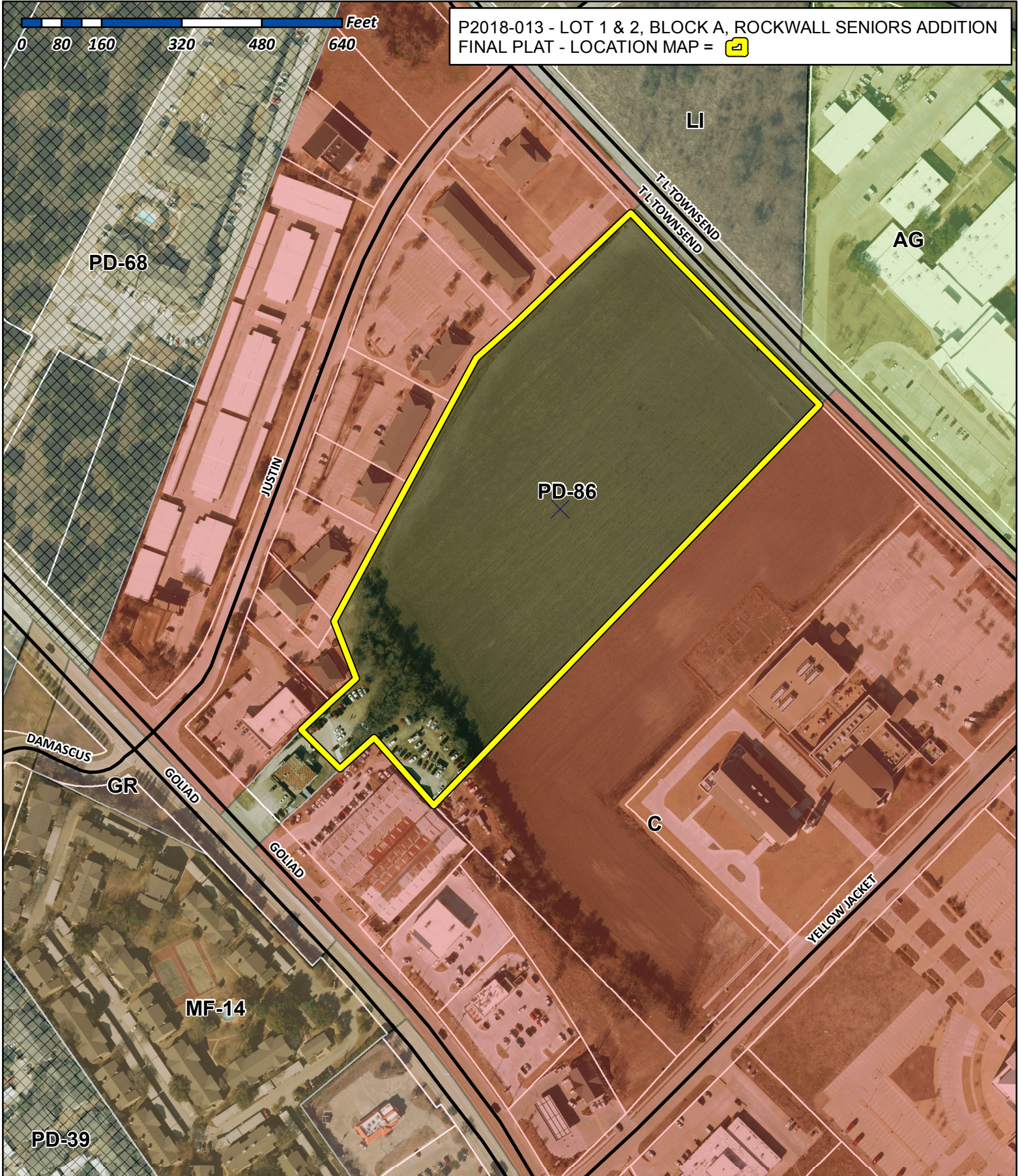
- 1) All staff comments provided by the Planning, Engineering and Fire Department must be addressed prior to the submittal of a building permit; and,
- 2) Any construction resulting from the approval of this replat shall conform to the requirements set forth by the Unified Development Code (UDC), the 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 final plat (*conveyance plat*) with staff conditions passed by a vote of 5 to 0 with Commissioner Lyons absent and one (1) vacancy.

0 80 160 320 480 640 Feet

P2018-013 - LOT 1 & 2, BLOCK A, ROCKWALL SENIORS ADDITION
FINAL PLAT - LOCATION MAP = 

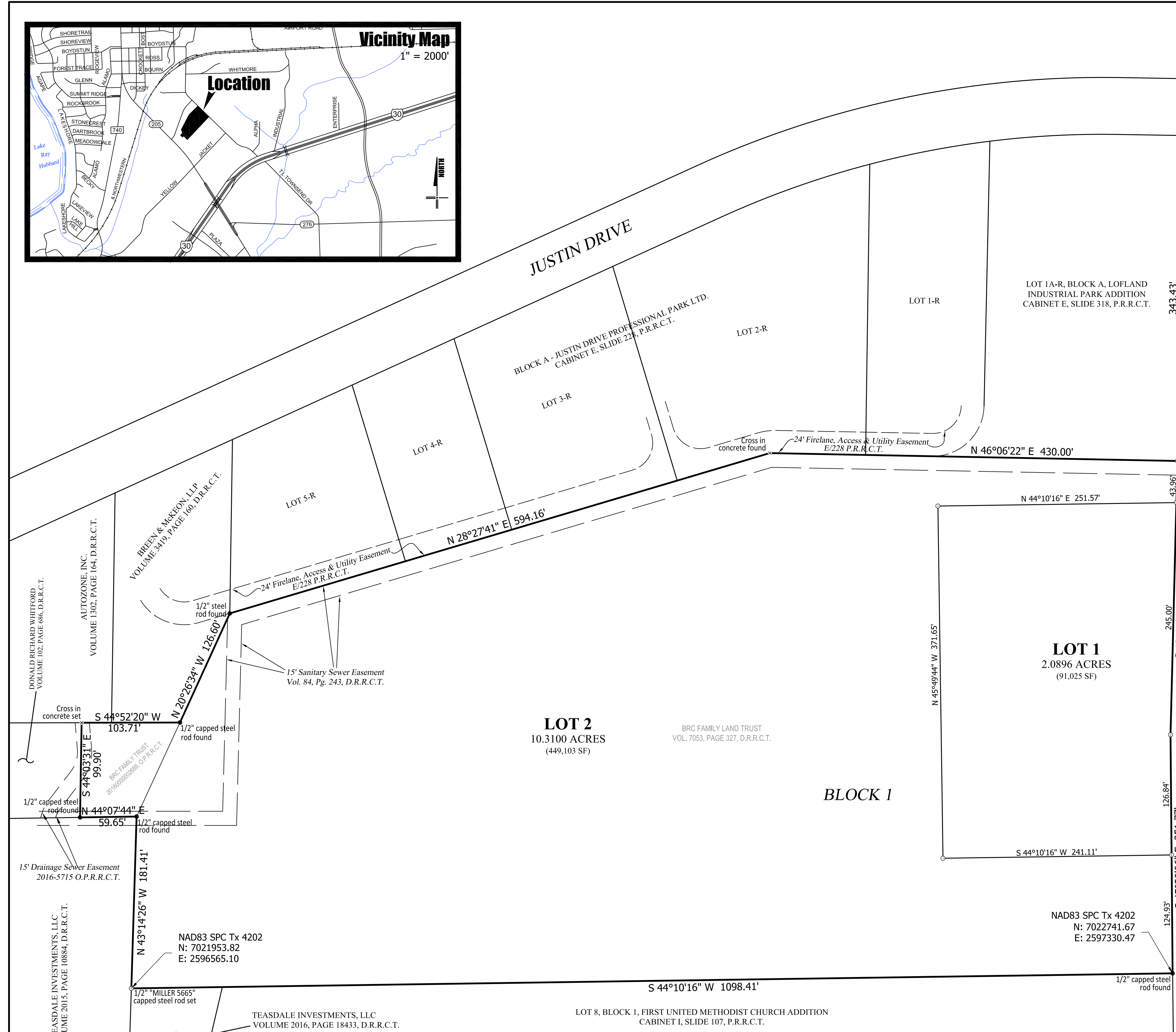
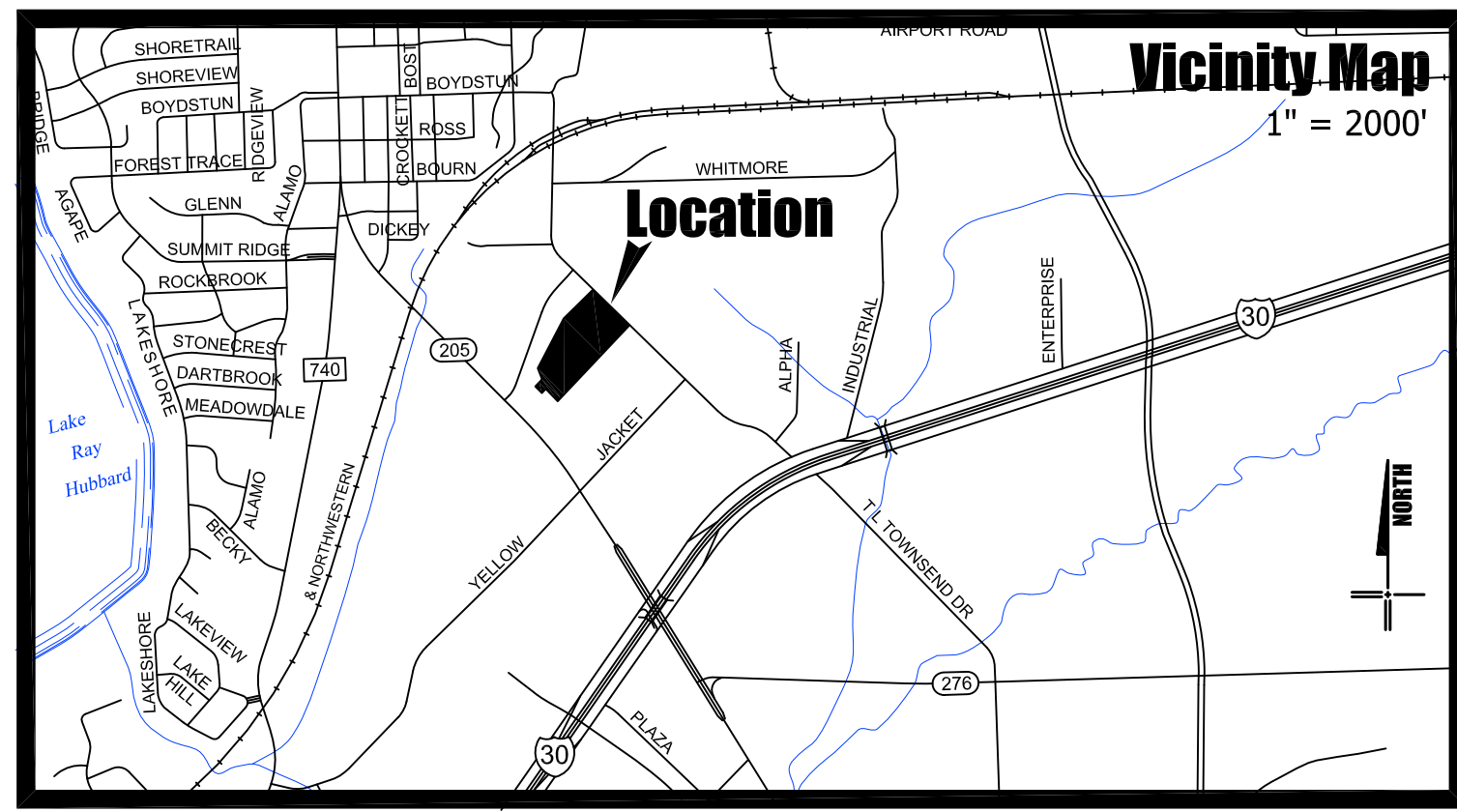


City of Rockwall

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STATE OF TEXAS
 COUNTY OF ROCKWALL

WHEREAS BRC Family Trust is the current sole owner of a tract of land out of the B. J. Lewis Survey, Abstract No. 225 and situated in the City of Rockwall, Rockwall County, Texas, and surveyed by Miller Surveying, Inc. of Hurst, Texas, in March 2017, said tract being the same tract of land described in the deed to BCR Family Land Trust recorded in Document No. 2012-00480248, of the Official Public Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a ½ inch capped steel rod found for the most easterly corner of said Cameron tract, said rod being in the southwesterly right-of-way line of North T. L. Townsend Drive, and being the most northerly corner of Lot 8, Block 1, First United Methodist Church Addition, an addition to the City of Rockwall, Rockwall County, Texas, recorded in Cabinet I, Slide 107, of the Plat Records of Rockwall County, Texas;

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 COUNTY OF ROCKWALL

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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.

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Donald Robert Cameron, Trustee
 BRC Family Land Trust

STATE OF TEXAS
 COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared Donald Robert Cameron, trustee for the BRC Family Land Trust, 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 therein stated.

Given upon my hand and seal of office this _____ day of _____, 20____.

Notary Public in and for the State of Texas
 My Commission Expires: _____

NOTE: 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.

Owner:	Applicant:	Engineer:
BRC Family Land Trust Donald Robert Cameron, Trustee 6808 Denali Drive McKinney, Texas 75070 214-789-9143 Email: rcameron@tollbrothersinc.com	Alders Rockwall SIL Property, LLC Bart Tinsley 1625 Clarke Springs Drive Allen, Texas 75002 469-446-1276 Email: bart@alder-group.com	Burgess & Niple Joseph T. Reue, P.E. 10701 Corporate Drive, Suite 118 I Stafford, Texas 77477 281-980-7705 x6301 Email: joseph.reue@burgessniple.com

NOTE: THIS PLAT APPROVED AND FILED FOR CONVEYANCE PURPOSES ONLY.

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

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

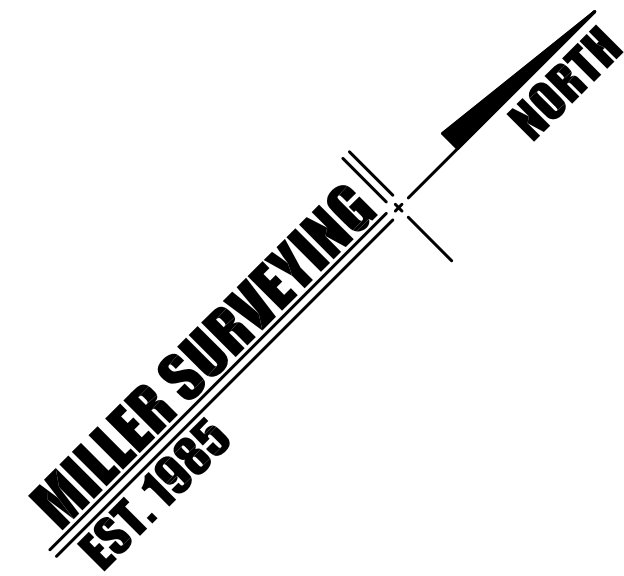
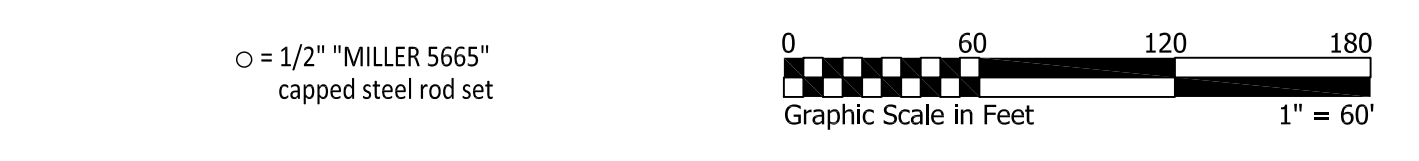
THAT I, Jason B. Rawlings, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.

 Jason B. Rawlings
 Texas Registered Professional Land Surveyor No. 5665

MILLER
Surveying, Inc.
 Commercial • Residential • Municipal
 430 Mid Cities Blvd. 817-577-1052
 Hurst, Texas 76054 TxLSF No. 10100400
 millersurvey.net

CONVEYANCE PLAT
ROCKWALL SENIORS ADDITION
 LOT 1 AND LOT 2, BLOCK 1
 An addition to the City of Rockwall, Rockwall County, Texas
 Being 12.400 acres of land out of the
B. J. LEWIS SURVEY, ABSTRACT NO. 325

Prepared May 2018
 Job No. 17016 • Plot File 17016 Conveyance Plat





June 25, 2018

ATTN: BART TINSLEY
ALDERS ROCKWALL SIL PROPERTY, LLC
1625 CLARKE SPRINGS DRIVE,
ALLEN, TX 75002

RE: FINAL PLAT (P2018-013), Conveyance Plat - Rockwall Seniors Addition Lot 1-2, Block A

Dear Applicant:

This letter serves to notify you that the above referenced platting case that you submitted before the City of Rockwall was approved by City Council on 06/04/2018. The following is a record of all recommendations, voting records and conditions of approval:

PLANNING AND ZONING COMMISSION:

On May 29, 2018, the Planning and Zoning Commission's motion to recommend approval of the final plat (conveyance plat) with staff conditions passed by a vote of 5 to 0 with Commissioner Lyons absent and one (1) vacancy.

CITY COUNCIL:

On June 4, 2018, the City Council's motion to approve the final plat with staff conditions passed by a vote of 6 to 0 with Mayor Pruitt absent.

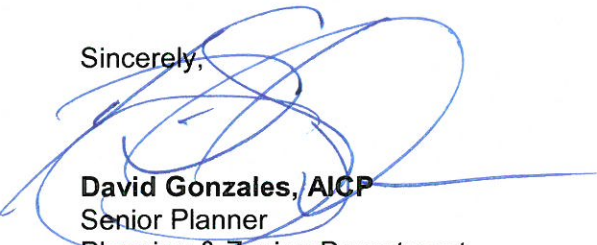
Prior to submitting the required materials for filing please send/submit to staff a bonded or *PDF* copy of the plat to ensure that all staff's comments have been addressed. Once staff has verified all comments have been addressed, please submit a minimum of two (2) sets of mylars, one (1) tax certificate for each property being platted, and a check made out to the Rockwall County Clerk's Office for the required filing fees.

See the following example for calculation of fees: Mylars = \$50 per page (Ex.2 page plat= \$100)
Tax Certificates= \$30.00 for the 1st certificate and \$4.00 for each additional certificate. (2 properties= \$30+ \$4= \$34. Total filing fees for a 2 page plat with tax certificates =\$134.00

Please note that all replats or final plats must be filed with Rockwall County within 180 days of the approval date. *If the 180-day deadline is missed, the plat shall be deemed expired and must be resubmitted for approval.*

For information about the procedures and required materials to file a plat, or for any other additional questions on this matter, please contact Planning staff at (972) 771-7745.

Sincerely,


David Gonzales, AICP
Senior Planner
Planning & Zoning Department
City of Rockwall, TX