



PLANNING AND ZONING CASE CHECKLIST

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

P&Z CASE # P2018-015 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 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 <u>12/4/18</u>
<input type="checkbox"/> CABINET # _____
<input type="checkbox"/> SLIDE # _____
NOTES: _____

ZONING MAP UPDATED _____



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO.

P2018-015

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 Alpha Dr, Rockwall, TX

Subdivision Ellis Centre #2

Lot

2A, 4&5C

Block

A & C

General Location north end of Alpha Dr.

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning Light Industrial (LI) District



Current Use undeveloped land

Proposed Zoning Not Applicable (N/A)



Proposed Use NA

Acreage approx 7.25

Lots [Current]

3

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 David M. Ellis, Charles M. Ellis, Jody M. Ellis, Rich

Applicant

Contact Person David M. Ellis

Contact Person

Address PO Box 180351

Address

City, State & Zip Dallas, TX

City, State & Zip

Phone 9727163458

Phone

E-Mail dellie@elliscompanies.com

E-Mail

NOTARY VERIFICATION [REQUIRED]

Before me, the undersigned authority, on this day personally appeared David M. Ellis [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 \$ 443.00, 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 _____ day of _____, 20____.

Owner's/Applicant's Signature

David M. Ellis

Notary Public in and for the State of Texas

Elizabeth A Morgan



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: 5/15/2018

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: P2018-015
Project Name: Lot 1, Block D, Ellis Centre Phase Two
Project Type: PLAT
Applicant Name: DAVID ELLIS
Owner Name: DAVID ELLIS
Project Description:



RECEIPT

Project Number: P2018-015
Job Address: GAMMA CT
ROCKWALL, TX 75087

Receipt Number: B79474

Printed: 2/27/2019 10:04 am

Fee Description	Account Number	Fee Amount
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PLATTING

01-4280

\$ 445.00

Total Fees Paid:

\$ 445.00

Date Paid: 5/15/2018 12:00:00AM

Paid By: DAVID ELLIS

Pay Method: CHECK 1282

Received By: LM

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

AGENDA DATE: 05/29/2018

APPLICANT: David M. Ellis

AGENDA ITEM: **P2018-015**; *Replat for Lot 1, Block D, Ellis Centre, Phase 2*

SUMMARY:

Consider a request by David M. Ellis for the approval of a replat for Lot 1, Block D, Ellis Centre, Phase 2 being a 7.25-acre tract of land identified as Lot 2, Block A and Lots 4 & 5, Block C, Ellis Centre, Phase 2, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated at the end of Alpha Drive, and take any action necessary.

COMMENTS:

- The objective of this request is to replat three (3) lots [*i.e. Lot 2, Block A, and Lots 4 & 5, Block C, Ellis Centre, Phase 2*], creating one (1) 7.25-acre lot [*i.e. Lot 1, Block D, Ellis Centre, Phase 2*] for the purpose of developing the property. The replat will also abandon an existing 60-ft. right-of-way being a portion of Alpha Drive. The subject property is zoned Light Industrial (LI) District.
- 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 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 replat for *Lot 1, Block D, Ellis Centre, Phase 2*, 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;
- 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




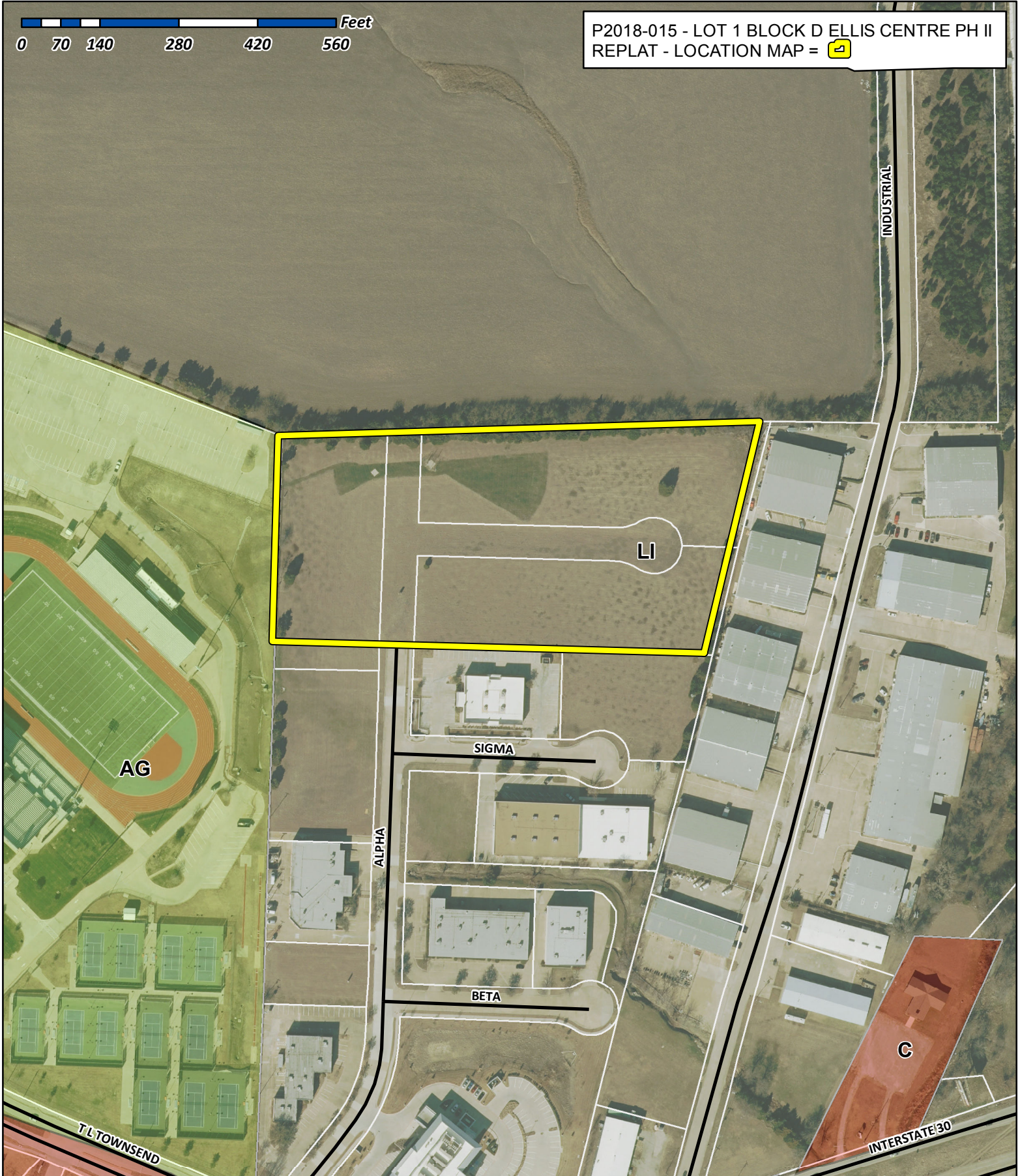
Project Number P2018-015	Owner DAVID ELLIS	Applied 5/15/2018	LM
Project Name Lot 1, Block D, Ellis Centre Phase Two	Applicant DAVID ELLIS	Approved	
Type PLAT		Closed	
Subtype REPLAT		Expired	
Status Staff Review		Status	
 Site Address GAMMA CT		City, State Zip ROCKWALL, TX 75087	
		Zoning	
Subdivision ELLIS CENTRE 2	Tract 4	Block C	Lot No 4
		Parcel No 3586-000C-0004-00-0R	General Plan

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	John Ankrum	5/15/2018	5/22/2018	5/16/2018	1	APPROVED	
ENGINEERING (5/17/2018 11:34 AM SH) Must dedicate a turnaround for Alpha Dr. (57.5' radius)	Sarah Hager	5/15/2018	5/22/2018	5/17/2018	2	COMMENTS	
FIRE	Ariana Hargrove	5/15/2018	5/22/2018	5/18/2018	3	APPROVED	
GIS	Lance Singleton	5/15/2018	5/22/2018				
PLANNING	David Gonzales	5/15/2018	5/22/2018	5/17/2018	2	COMMENTS	See comments

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed Status	Remarks
<p>Consider a request by David M. Ellis for the approval of a replat for Lot 1, Block D, Ellis Centre, Phase 2 being a 7.25-acre tract of land identified as Lot 2, Block A and Lots 4 & 5, Block C, Ellis Centre, Phase 2, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated at the end of Alpha Drive, 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 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. P2018-015" on the lower right corner on all pages of the revised final plat submittal 3. Hatch, delineate, and label right-of-way abandonment for Alpha Drive & Gamma Court as appropriate. 4. Ghost in the lot line for Lot 2 & label as old lot line, and delineate the remainder portion. What is the purpose of the remainder portion? 						
<p>5. Change Title Block to read:</p>						
<p>Final Plat Ellis Centre, Phase Two Lot 1, Block D Being a Replat of Lots 4 & 5, Block C, and Part of Lot 2, Block A Ellis Centre, Phase Two 1 Lot, being 7.25-Acres or 315,906 S.F. A. Hanna Survey, Abstract No. 99 City of Rockwall, Rockwall County, Texas</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 on Consent Agenda for Action]</p>						

0 70 140 280 420 560 Feet

P2018-015 - LOT 1 BLOCK D ELLIS CENTRE PH II
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.



CITY OF ROCKWALL CITY COUNCIL MEMO

AGENDA DATE: 06/04/2018

APPLICANT: David M. Ellis

AGENDA ITEM: P2018-015; *Replat for Lot 1, Block D, Ellis Centre, Phase 2*

SUMMARY:

Consider a request by David M. Ellis for the approval of a replat for Lot 1, Block D, Ellis Centre, Phase 2 being a 7.25-acre tract of land identified as Lot 2, Block A and Lots 4 & 5, Block C, Ellis Centre, Phase 2, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated at the end of Alpha Drive, and take any action necessary.

COMMENTS:

- The objective of this request is to replat three (3) lots [*i.e. Lot 2, Block A, and Lots 4 & 5, Block C, Ellis Centre, Phase 2*], creating one (1) 7.25-acre lot [*i.e. Lot 1, Block D, Ellis Centre, Phase 2*] for the purpose of developing the property. The replat will also abandon an existing 60-ft. right-of-way being a portion of Alpha Drive. The subject property is zoned Light Industrial (LI) District.
- 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 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 replat for *Lot 1, Block D, Ellis Centre, Phase 2*, staff would recommend the following conditions of approval:

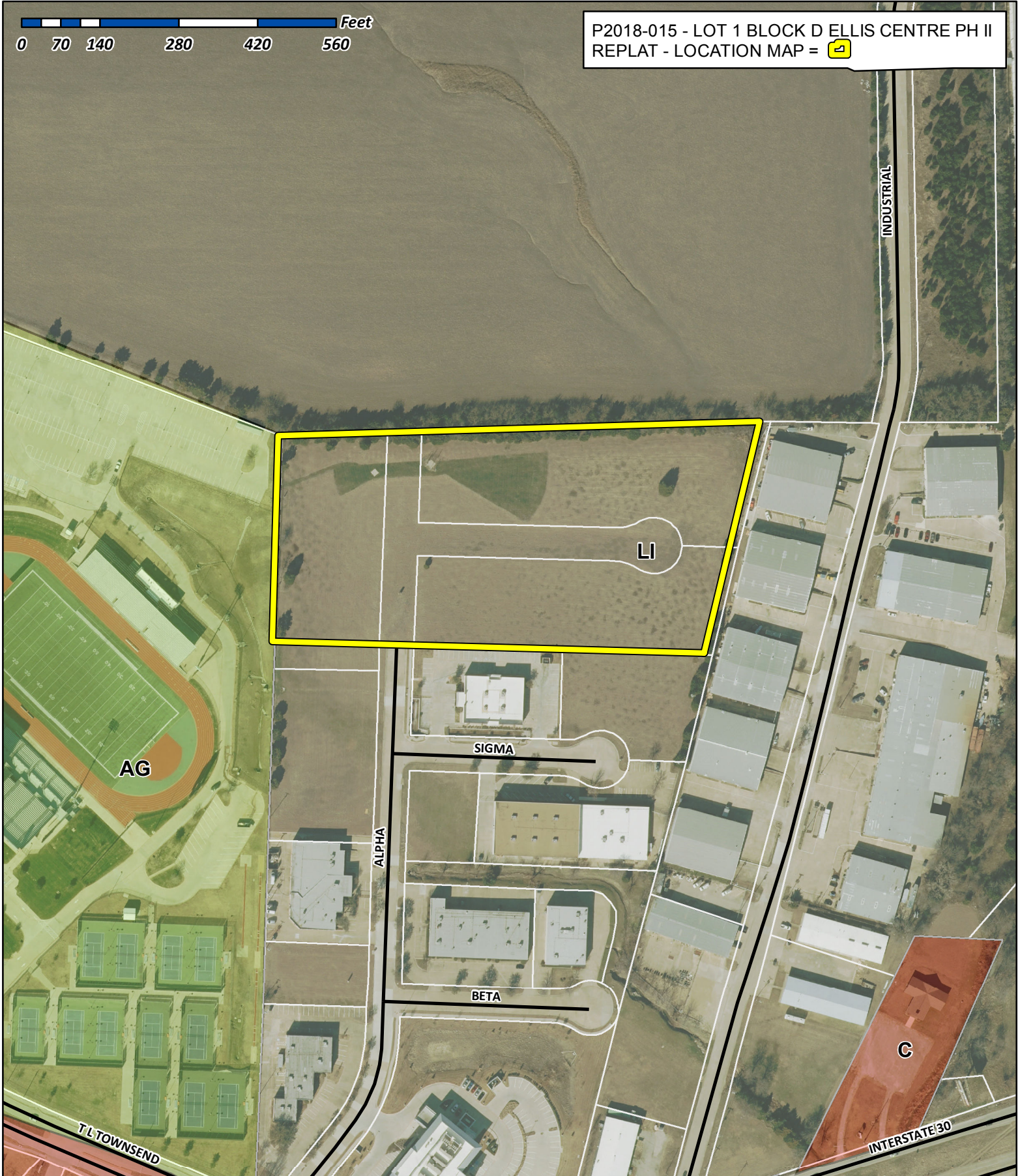
- 1) All staff comments provided by the Planning, Engineering and Fire Department must be addressed prior to the submittal of a building permit;
- 2) Any construction resulting from the approval of this replat shall conform to the requirements set forth by the Unified Development Code, the International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

0 70 140 280 420 560 Feet

P2018-015 - LOT 1 BLOCK D ELLIS CENTRE PH II
REPLAT - LOCATION MAP = 

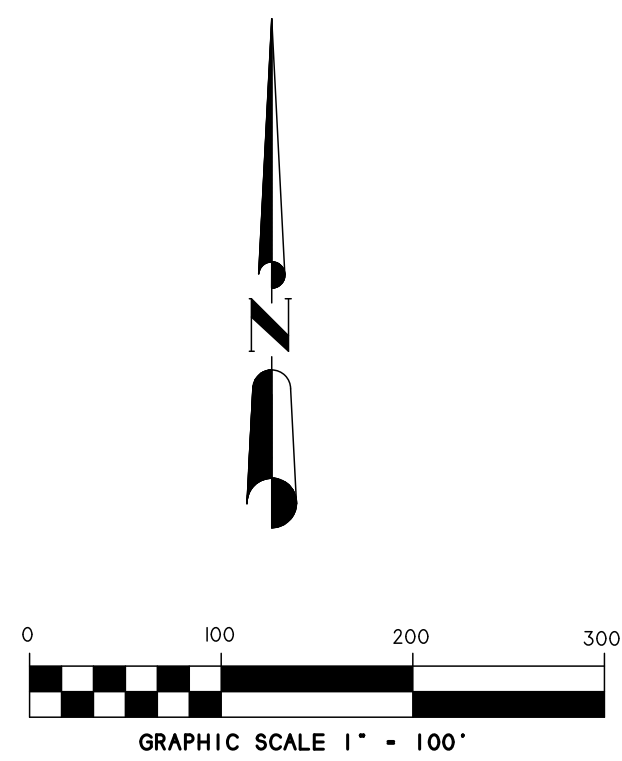
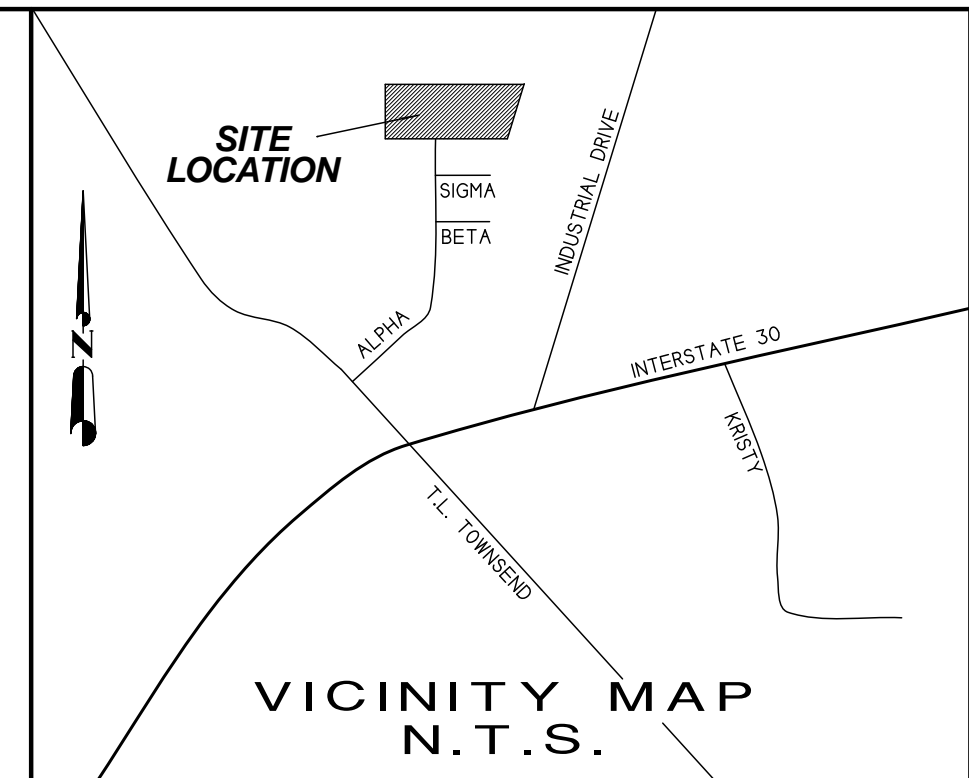
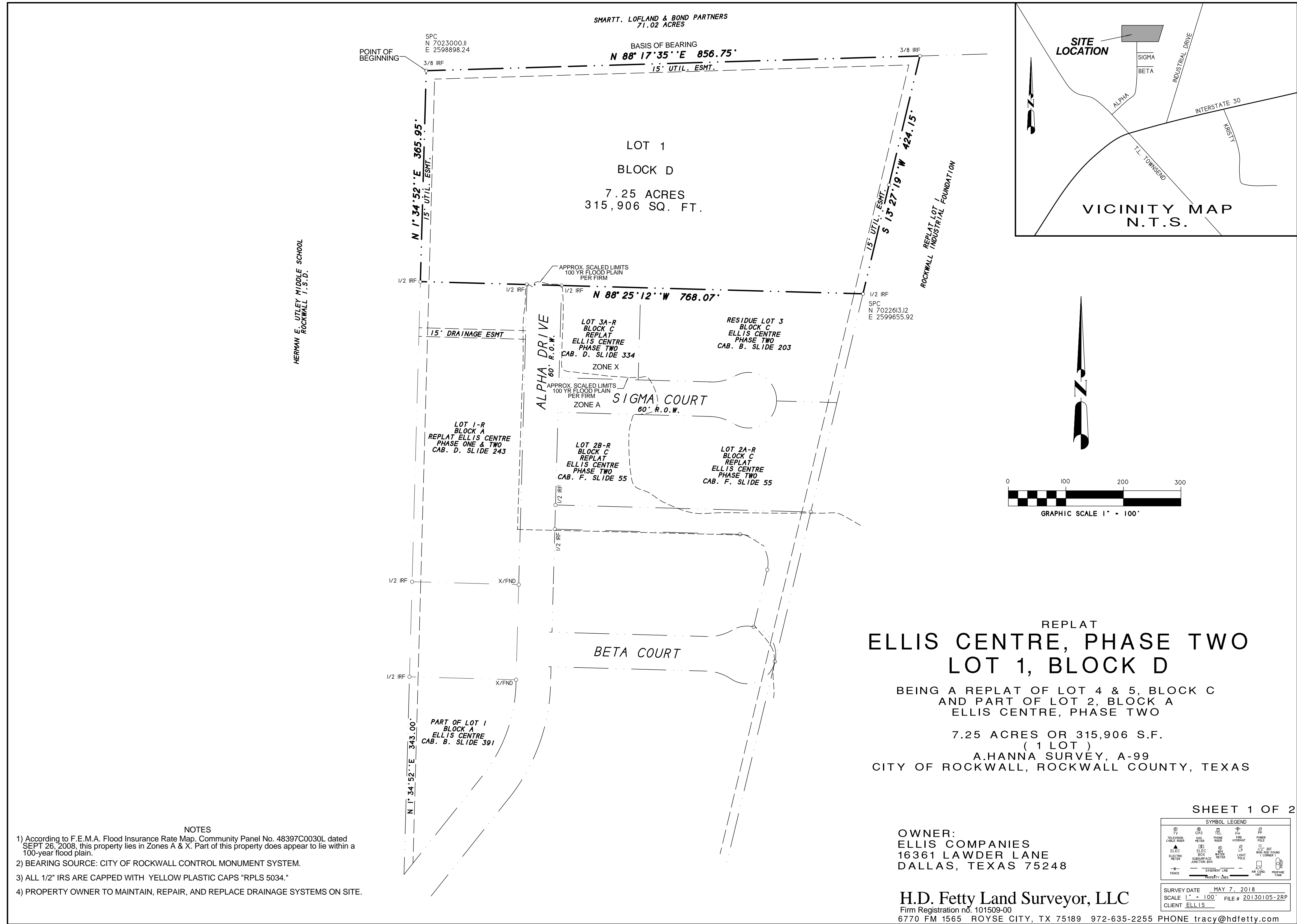


City of Rockwall

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REPLAT
ELLIS CENTRE, PHASE TWO
LOT 1, BLOCK D

BEING A REPLAT OF LOT 4 & 5, BLOCK C
 AND PART OF LOT 2, BLOCK A
 ELLIS CENTRE, PHASE TWO

7.25 ACRES OR 315,906 S.F.
 (1 LOT)
 A.HANNA SURVEY, A-99
 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SHEET 1 OF 2

- NOTES**
- 1) According to F.E.M.A. Flood Insurance Rate Map, Community Panel No. 48397C0030L dated SEPT 26, 2008, this property lies in Zones A & X. Part of this property does appear to lie within a 100-year flood plain.
 - 2) BEARING SOURCE: CITY OF ROCKWALL CONTROL MONUMENT SYSTEM.
 - 3) ALL 1/2" IRS ARE CAPPED WITH YELLOW PLASTIC CAPS "RPLS 5034."
 - 4) PROPERTY OWNER TO MAINTAIN, REPAIR, AND REPLACE DRAINAGE SYSTEMS ON SITE.

OWNER:
 ELLIS COMPANIES
 16361 LAWDER LANE
 DALLAS, TEXAS 75248

SYMBOL LEGEND

TV	GAS	TEL	FH	SP
TELEVISION	PIPE	PHONE	HYDRANT	POWER
CABLE	METER	RISER	HYDRANT	POLE
ELEC	ELEC	NO	LP	1/2" IRF
ELECTRIC	BOX	W/	W/	IRF
METER	SURFACE	METER	POLE	IRF
- JUNCTION BOX	- JUNCTION BOX	- JUNCTION BOX	- JUNCTION BOX	- JUNCTION BOX
- FENCE	- EASEMENT LINE	- EASEMENT LINE	- EASEMENT LINE	- EASEMENT LINE
- FENCE	- EASEMENT LINE	- EASEMENT LINE	- EASEMENT LINE	- EASEMENT LINE

H.D. Fetty Land Surveyor, LLC
 Firm Registration no. 101509-00
 6770 FM 1565 ROYSE CITY, TX 75189 972-635-2255 PHONE tracy@hdfetty.com

SURVEY DATE MAY 7, 2018
 SCALE 1" = 100' FILE # 20130105-2RP
 CLIENT ELLIS

OWNER'S CERTIFICATE
(Public Dedication)

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS ELLIS COMPANIES, BEING THE OWNER OF A TRACT OF land in the County of Rockwall, State of Texas, said tract being described as follows:

BEING a part of Lot 2, Block A, of REPLAT OF LOTS 1 & 2, BLOCK A, ELLIS CENTRE, PHASE ONE & TWO, an Addition to the City of Rockwall, Rockwall County, Texas, according to the Plat thereof recorded in Cabinet B, Slide 391, of the Plat Records of Rockwall County, Texas, and also being a part of Lot 2, Block A, and all of Lots 4 & 5, Block C of ELLIS CENTRE, PHASE TWO, an Addition to the City of Rockwall, Rockwall County, Texas, according to the Plat thereof recorded in Cabinet B, Slide 203, of the Plat Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 3/8" iron rod found for corner at the northwest corner of said Lot 2, Block A;

THENCE N. 88 deg. 17 min. 35 sec. E. along the north line of said Lot 2, Block A, and the north line of Lot 5, Block C a distance of 856.75 feet to a 3/8" iron rod found for corner at the northeast corner of said Lot 3, Block C;

THENCE S. 13 deg. 27 min. 19 sec. W. along the east line of Lots 5 & 4, Block C, a distance of 424.15 feet to a 1/2" iron rod found for corner at the southeast corner of Lot 4, Block C and at the northeast corner of Lot 3, Block C, of ELLIS CENTRE PHASE TWO, an Addition to the City of Rockwall, Texas, according to the Plat thereof recorded in Cabinet B, Slide 203 of the Plat Records of Rockwall County, Texas;

THENCE N. 88 deg. 25 min. 12 sec. W. along the north line of Lot 3, Block C, along the north line of Lots 1-R, Block A and 3-R, Block C, of the Replat of ELLIS CENTRE PHASE ONE & TWO, LOT 1 & 2, BLOCK A, an Addition to the City of Rockwall, Texas, according to the Plat thereof recorded in Cabinet D, Slide 243 of the Plat Records of Rockwall County, Texas; a distance of 768.07 feet to a 1/2" iron rod found for corner in the west line of Lot 2, Block A and at the northwest corner of Lot 1-R, Block A;

THENCE N. 01 deg. 34 min. 52 sec. E. along the west line of said Lot 2, Block A, a distance of 365.95 feet to the POINT OF BEGINNING and containing 7.25 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

I the undersigned owner of the land shown on this plat, and designated herein as ELLIS CENTRE, PHASE TWO, LOT 1, BLOCK D, an 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, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I further certify that all other parties who have a mortgage or lien interest in the subdivision have been notified and signed this plat.

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 exaction's made herein.

DAVID M. ELLIS

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared DAVID M. ELLIS 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 _____, _____.

Notary Public in and for the State of Texas

My Commission Expires: _____

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Harold D. Fetty, III, R.P.L.S. No. 5034, 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.



Harold D. Fetty, III
Registered Professional Land Surveyor No. 5034

RECOMMENDED FOR FINAL APPROVAL

Planning and Zoning Commission Date _____

APPROVED

I hereby certify that the above and foregoing plat of ELLIS CENTRE, PHASE TWO, LOT 1, BLOCK D, an addition to the City of Rockwall, Texas, an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the ___ day of _____, _____.

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.

Said addition shall be subject to all the requirements of the Subdivision Regulations of the City of Rockwall.

WITNESS OUR HANDS, this _____ day of _____, _____.

Mayor, City of Rockwall

City Secretary City of Rockwall

City Engineer

Date _____

REPLAT
ELLIS CENTRE, PHASE TWO
LOT 1, BLOCK D

BEING A REPLAT OF LOT 4 & 5, BLOCK C
AND PART OF LOT 2, BLOCK A
ELLIS CENTRE, PHASE TWO

7.25 ACRES OR 315,906 S.F.
(1 LOT)

A.HANNA SURVEY, A-99
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SHEET 2 OF 2

SYMBOL LEGEND									
⊙	TV	⊙	GAS	⊙	TEL	⊙	FI	⊙	PP
⊙	TELEVISION CABLE REEN	⊙	GAS METER	⊙	PHONE METER	⊙	FIRE HYDRANT	⊙	POWER POLE
⊙	ELEC METER	⊙	ELEC BOX	⊙	WV METER	⊙	LP METER	⊙	17" BEI PIPE CORNER
⊙	ELECTRIC METER	⊙	SUBSURFACE METER	⊙	WATER METER	⊙	LIGHT POLE	⊙	1/2" IRON ROD FOUND
⊙	FENCE	⊙	EASEMENT LINE	⊙	AS BOUNDARY	⊙	ALL COND. UNIT	⊙	PROVING PAD

OWNER:
ELLIS COMPANIES
16361 LAWDER LANE
DALLAS, TEXAS 75248

H.D. Fetty Land Surveyor, LLC
Firm Registration no. 101509-00
6770 FM 1565 ROYSE CITY, TX 75189 972-635-2255 PHONE tracy@hdfetty.com

SURVEY DATE MAY 7, 2018
SCALE 1" = 100' FILE # 20130105-2RP
CLIENT ELLIS

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, as required under Ordinance 83-54.



June 25, 2018

ATTN: DAVID ELLIS
DAVID ELLIS
PO BOX 180351,
DALLAS, TX 75218

RE: REPLAT PLAT (P2018-015), Lot 1, Block D, Ellis Centre Phase Two

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 replat 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 replat with staff conditions passed by a vote of 6 to 0 with Mayor Pruitt absent.

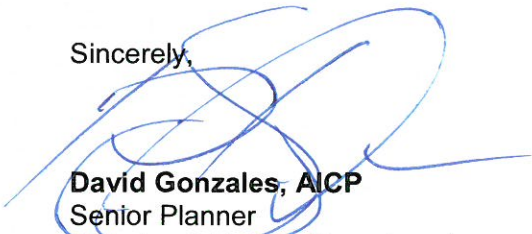
Prior to submitting the required materials for filing please send/submit to staff a bonded or *PDF* copy of the plat to ensure that all staff's comments have been addressed. Once staff has verified all comments have been addressed, please submit a minimum of two (2) sets of mylars, one (1) tax certificate 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