



# PLANNING AND ZONING CASE CHECKLIST

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

P&Z CASE # P2018-017 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.** P2018-017  
**NOTE:** THE APPLICATION IS NOT CONSIDERED ACCEPTED BY THE CITY UNTIL THE PLANNING DIRECTOR AND CITY ENGINEER HAVE SIGNED BELOW.  
**DIRECTOR OF PLANNING:** *[Signature]*  
**CITY ENGINEER:** *[Signature]*

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 **Airport Road**

Subdivision **N. Butler Survey, Abstract No. 20** Lot  Block

General Location **North of Airport Road and West of S. John King Blvd.**

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

Current Zoning **Commercial (C) District** Current Use **Raw Land**

Proposed Zoning **Commercial (C) District** Proposed Use **Church**

Acreage **6.000** Lots [Current]  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]

<input checked="" type="checkbox"/> Owner <b>Cornerstone Community Church of Rockwall, Inc</b>	<input checked="" type="checkbox"/> Applicant <b>Mershawn Associates, LLC</b>
Contact Person <b>Doug Fox</b>	Contact Person <b>Michael W. Mershawn</b>
Address <b>1950 Alpha Drive #400</b>	Address <b>2313 Ridge Road #103</b>
City, State & Zip <b>Rockwall, Texas 75087</b>	City, State & Zip <b>Rockwall, Texas 75087</b>
Phone <b>+1 (214) 771-4140</b>	Phone <b>+1 (972) 722-9302</b>
E-Mail <b>DFOX@CORNERSTONEROCKWALL.COM</b>	E-Mail <b>mmersh74@yahoo.com</b>

## NOTARY VERIFICATION [REQUIRED]

Before me, the undersigned authority, on this day personally appeared Doug Fox [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 11 day of June, 2018. 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 June, 2018.

Owner's/Applicant's Signature [Signature]  
Notary Public in and for the State of Texas [Signature]





# CHECKLIST FOR PLAT SUBMITTALS

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

**Case Type:**

- Minor/Amending Plat       Replat  
 Final Plat                       Preliminary Plat  
 Master Plat                         Vacation Plat

**Case Number**

**Reviewed By:**

**Review Date:**

**NOTES:** The requirements listed below are based on the case type, which is indicated in the '[ ]' below the requirement description. On the checklist below a Replat, Minor Subdivision Plat, and Vacation Plat would be required to meet all the same requirements as a Final Plat.

Requirements	✓ = OK	N/A	Comments
Case Number [Final Plat, Preliminary Plat & Master Plat]	<input type="checkbox"/>	<input type="checkbox"/>	The case number will be provided by staff and placed in the lower right hand corner of all new submittals.
<b>Items Necessary for Plat Review:</b>			
✓ Plat	<input checked="" type="checkbox"/>	<input type="checkbox"/>	[Final Plat, Preliminary Plat & Master Plat]
✓ Treescape Plan	<input type="checkbox"/>	<input type="checkbox"/>	If Applicable [Final Plat & Preliminary Plat]
✓ Landscape Plan	<input type="checkbox"/>	<input type="checkbox"/>	If Applicable [Final Plat & Preliminary Plat]
✓ Plat Reinstatement Request	<input type="checkbox"/>	<input type="checkbox"/>	Check w/ Planning Staff
Submittal Requirements [Final Plat, Preliminary Plat & Master Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Four (4) large (18" x 24") <b>folded</b> copies and one (1) PDF digital copy of each plat is required at the time of submittal.
Engineering Information [Final Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Provide accurate plat dimensions with all engineering information necessary to reproduce the plat on the ground. <b>ENGINEERING SUBMITTAL AND APPROVAL REQUIRED PRIOR TO SUBMITTING AN APPLICATION FOR FINAL PLAT.</b>
<b>Title Block:</b>			
Type of Plat [Master, Preliminary, Final or Replat]			
Subdivision Name (Proposed or Approved)			
Lot / Block Designation	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Provide the title block information in the lower right hand corner.
Number of Lots (Proposed)			
Total Acreage			
City, State, County			
Owner, Developer, and/or Surveyor/Engineer (Name/Address/Phone Number/Date of Preparation) [Final Plat & Preliminary Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	This includes the names and addresses of the sub dividers, record owner, land planner, engineer and/or surveyor. The date of plat preparation should also be put in the lower right hand corner.
Survey Monuments/State Plane Coordinates [Final Plat]	<input type="checkbox"/>	<input type="checkbox"/>	The location of the development is required to be tied to a Rockwall monument, or tie two (2) corners to state plan coordinates (NAD 83 State Plane Texas, North Central [7202], US Survey Feet).
Vicinity Map [Final Plat & Preliminary Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	A Vicinity Map should show the boundaries of the proposed subdivision relative to the rest of the city.
North Point [Final Plat & Preliminary Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The north point or north arrow must be facing true north (or straight up) on all plans, unless the scale of the drawings or scope of the project requires a different position.
Numeric and Graphic Scale [Final Plat & Preliminary Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Plats should be drawn to an Engineering Scale of 1"=50', 1"=100', etc...
Subdivision (Boundary, Acreage, and Square Footage) [Final Plat, Preliminary Plat & Master Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate the subdivision boundary lines, and acreage and square footage. For Master Plats provide a schematic layout of the entire tract to be subdivided, any remainder tracts and its relationship to adjacent property and existing adjoining developments.
Lot and Block (Designation, Width, Depth and Area) [Final Plat & Preliminary Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Identification of each lot and block by number or letter. For each lot indicate the square footage and acreage or provide a calculation sheet. Also provide a lot count.
Dwelling Units/Population Density [Master Plat]	<input type="checkbox"/>	<input type="checkbox"/>	Indicate the proposed number of dwelling units and population densities.
Building Setbacks [Final Plat & Preliminary Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Label the building lines where adjacent to a street.
Easements [Final Plat & Preliminary Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Label all existing and proposed easements relative to the site and include the type, purpose and width.

City Limits [Final Plat, Preliminary Plat & Master Plat]	<input type="checkbox"/>	<input type="checkbox"/>	Indicate the location of the City Limits, contiguous or within the platting area.
Utilities (P)	<input type="checkbox"/>	<input type="checkbox"/>	Indicate the locations of all existing and proposed utilities. Include the size and type of each.
Property Lines [Final Plat, Preliminary Plat & Master Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Provide all the proposed and platted property lines.
Streets [Final Plat, Preliminary Plat & Master Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Label all proposed and existing streets with the proposed or approved names. For Master Plats indicate the existing arterials and collector streets to serve the land to be platted consistent with the Thoroughfare Plan or proposed amendments.
Right-Of-Way and Centerline [Final Plat, Preliminary Plat & Master Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Label the right-of-way width and street centerline for each street both within and adjacent to the development.
Additional Right-Of-Way [Final Plat & Preliminary Plat]	<input type="checkbox"/>	<input type="checkbox"/>	Indicate the location and dimensions of any proposed right-of-way dedication.
Corner Clips [Final Plat & Preliminary Plat]	<input type="checkbox"/>	<input type="checkbox"/>	Indicate all existing and proposed corner clips and any subsequent dedication.
Median Openings [Preliminary Plat]	<input type="checkbox"/>	<input type="checkbox"/>	Locate and identify existing and/or proposed median openings and left turn channelization.
Topographical Contours [Preliminary Plat & Master Plat]	<input type="checkbox"/>	<input type="checkbox"/>	Topographical information and physical features to include contours at 2-foot intervals.
Flood Elevations [Preliminary Plat & Master Plat]	<input type="checkbox"/>	<input type="checkbox"/>	Show 100-Year & 50-Year floodplain and floodway boundaries (if applicable).
Drainage Areas [Preliminary Plat & Master Plat]	<input type="checkbox"/>	<input type="checkbox"/>	Show all drainage areas and all proposed storm drainages areas with sizes if applicable.
Wooded Areas [Preliminary Plat & Master Plat]	<input type="checkbox"/>	<input type="checkbox"/>	Indicate the boundaries of all adjacent wooded areas.
Zoning and Land Use Information [Preliminary Plat & Master Plat]	<input type="checkbox"/>	<input type="checkbox"/>	Indicate all proposed land uses, and existing and proposed zoning classifications. For Master Plats indicate the proposed major categories of land use.
Existing Man-Made Features [Master Plat]	<input type="checkbox"/>	<input type="checkbox"/>	Indicate all significant man-made features such as railroad, roads, buildings, utilities or other physical structures as shown on USGS topographic maps, utility company records and city records when such features affect the plans.
Parks and Open Space [Preliminary Plat & Master Plat]	<input type="checkbox"/>	<input type="checkbox"/>	Identify the dimensions, names and description of all parks and open spaces, both existing and proposed. For Master Plats also indicate schools and other public uses as consistent with those shown in the comprehensive plan.
Proposed Improvements [Preliminary Plat]	<input type="checkbox"/>	<input type="checkbox"/>	Indicate how the proposed improvements would relate to those in the surrounding area.
Water Sources [Preliminary Plat]	<input type="checkbox"/>	<input type="checkbox"/>	Indicate water sources inside the city limits or in the extraterritorial jurisdiction (ETJ).
Sewage Disposal [Preliminary Plat]	<input type="checkbox"/>	<input type="checkbox"/>	Indicate sewage disposal method inside the city limits or in the extraterritorial jurisdiction (ETJ).
Adjacent Properties [Final Plat & Preliminary Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Record owners of contiguous parcels of subdivided land, names and lot patterns of contiguous subdivisions, approved Concept Plans, reference recorded subdivision plats adjoining platted land by record name and by deed record volume and page.
Phasing Plan [Master Plat]	<input type="checkbox"/>	<input type="checkbox"/>	Designation of each phase of development within the subdivision, the order of development, and a schedule for the development of each phase of the master plan.
Dedication [Final Plat, Preliminary Plat & Master Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate the boundary lines, dimensions and descriptions, of spaces to be dedicated for public use of the inhabitants of the development.
Statement of Service [Master Plat]	<input type="checkbox"/>	<input type="checkbox"/>	Provide a detailed statement of how the proposed subdivision will be served by water, wastewater, roadway and drainage facilities that have adequate capacity to serve the development.
Standard Plat Wording [Final Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Provide the appropriate plat wording provided in the application packet that details the designation of the entity responsible for the operation and maintenance of any commonly held property and a waiver releasing the city of such responsibility, a waiver releasing the City for damages in establishment or alteration of grade.
Legal Description [Final Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Place the Legal Description (Metes and Bounds Description/Field Notes) where indicated in the Owner's Certificate per the application packet.
Storm Drainage Improvements Statement [Final Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Provide the appropriate statement of developer responsibility for storm drainage improvements found in the application packet.

Dedication Language [Final Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Provide the instrument of dedication or adoption signed by the owners, which is provided in the application packet.
Seal/Signature [Final Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Required to have the seal and signature of surveyor responsible for the surveying the development and/or the preparation of the plat.
Public Improvement Statement [Final Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Proved the appropriate statement indicating that no building permits will be issued until all public improvements are accepted by the City as provided in the application packet.
Plat Approval Signatures [Final Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Provide a space for signatures attesting approval of the plat.
Compliance with Preliminary Plat [Final Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Does the plat comply with all the special requirements developed in the preliminary plat review?
Review Plans with Franchise Utility Companies [Final Plat, Preliminary Plat & Master Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Review the proposed plans and plat with electric, gas, cable and phone companies.

### Applicant and Staff Checklist

- Initial Contact [Final Plat, Preliminary Plat & Master Plat]:** Discuss platting requirements with city staff. Obtain application packet. The applicant or representative should become familiar with city ordinances (appropriate ordinances available for a fee, or can be downloaded on the city's website).
  
- Pre-Development Meeting [Final Plat, Preliminary Plat & Master Plat]:** Prior to submitting any proposed plat, the applicant is encouraged to meet with city staff to review and comment on a general plan for the development of property, including the layout of streets, lots, open space, sites for public facilities and utilities.  
Date: \_\_\_/\_\_\_/\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
  
- Prepare Plat for Submittal [Final Plat, Preliminary Plat & Master Plat]:** Hire surveyor to prepare plat and if required, Civil Engineer for preparation of preliminary engineering plans. [FOR FINAL PLATS ONLY: Engineering plans must be submitted and approved prior to final plat applications]
  
- Submit [Final Plat, Preliminary Plat & Master Plat]:** Submit application form, fees and required copies of plat.  
Date: \_\_\_/\_\_\_/\_\_\_
  
- Submit Electronic Files and Survey Closure Report:** In addition to the application form, fees and required copies of the plat all plat submittals require one (1) digital copy of the plat in .pdf format and one (1) survey boundary closure report. All digital submittals are to be in NAD 83 State Plane, Texas North Central (4202), US Survey Feet.  
Date: \_\_\_/\_\_\_/\_\_\_
  
- DRC Meeting [Final Plat, Preliminary Plat & Master Plat]:** Staff reviews submitted plat and plans with applicants. Written comments to be provided to applicant(s) at this meeting.  
Date: \_\_\_/\_\_\_/\_\_\_
  
- Planning and Zoning Work Session [Final Plat, Preliminary Plat & Master Plat]:** The plans are reviewed and discussed by the Planning & Zoning Commission.  
Date: \_\_\_/\_\_\_/\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
  
- Plat Changes and Corrections [Final Plat, Preliminary Plat & Master Plat]:** Based on staff review, changes and corrections will be reviewed with the applicant or representative. Revised plans must be submitted in **ELECTRONIC (E.G. PDF) FORMAT** the Tuesday prior to the Planning & Zoning Commission public hearing.  
Date: \_\_\_/\_\_\_/\_\_\_
  
- Planning and Zoning Meeting [Final Plat, Preliminary Plat & Master Plat]:** Revised plans and staff reports are sent to the Planning & Zoning Commission for consideration.  
Date: \_\_\_/\_\_\_/\_\_\_  
1<sup>st</sup> \_\_\_\_\_  
2<sup>nd</sup> \_\_\_\_\_  
Vote: \_\_\_ For, \_\_\_ Against; \_\_\_ Abstaining, \_\_\_ Absent (\_\_\_\_\_).
  
- \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

- City Council Consideration [Final Plat, Preliminary Plat & Master Plat]:** Revised plans and staff reports are sent to the City Council for consideration.

Date: \_\_\_\_ / \_\_\_\_ / \_\_\_\_

1<sup>st</sup> \_\_\_\_\_

2<sup>nd</sup> \_\_\_\_\_

Vote: \_\_\_\_ For, \_\_\_\_ Against; \_\_\_\_ Abstaining, \_\_\_\_ Absent (\_\_\_\_\_).

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- Proceed w/ Preliminary Plat [Master Plat]:** Applicant may submit application(s) for Preliminary Plat; or
- Submittal and Approval of Engineering Plans [Preliminary Plat]:** Final Plat application will not be accepted until full engineering plans have been submitted and approved by City Engineer. Once approved the applicant may submit application(s) for Preliminary Plat; or
- Submit Mylars for Filing with County Clerk/Submit Electronic Files [Final Plat]:** Submit mylars with appropriate signatures of owners and surveyors and submit one (1) AutoCAD .dwg, .dxf, or ESRI .shp file, and one (1) survey boundary closure report to the Planning Department.

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**GENERAL NOTES:**

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**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:** 6/14/2018

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, 06/22/2018. Planning staff will assemble all comments received in time for our regularly scheduled DRC meeting on 6/26/2018 at 2:00 p.m. The Planning and Zoning Commission work session will be held on 6/26/2018 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:** P2018-017  
**Project Name:** Lot 1, Block A, Cornerstone Community Church  
**Project Type:** PLAT  
**Applicant Name:** MERSHAWN ASSOCIATES, LLC  
**Owner Name:** ROCKWALL, PROPERTY CORPORATION  
**Project Description:**



# RECEIPT

Project Number: P2018-017  
Job Address: AIRPORT RD  
ROCKWALL, TX 75087

Receipt Number: B80396  
Printed: 6/18/2018 3:59 pm

Fee Description	Account Number	Fee Amount
PLATTING	01-4280	\$ 420.00

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**Total Fees Paid:**

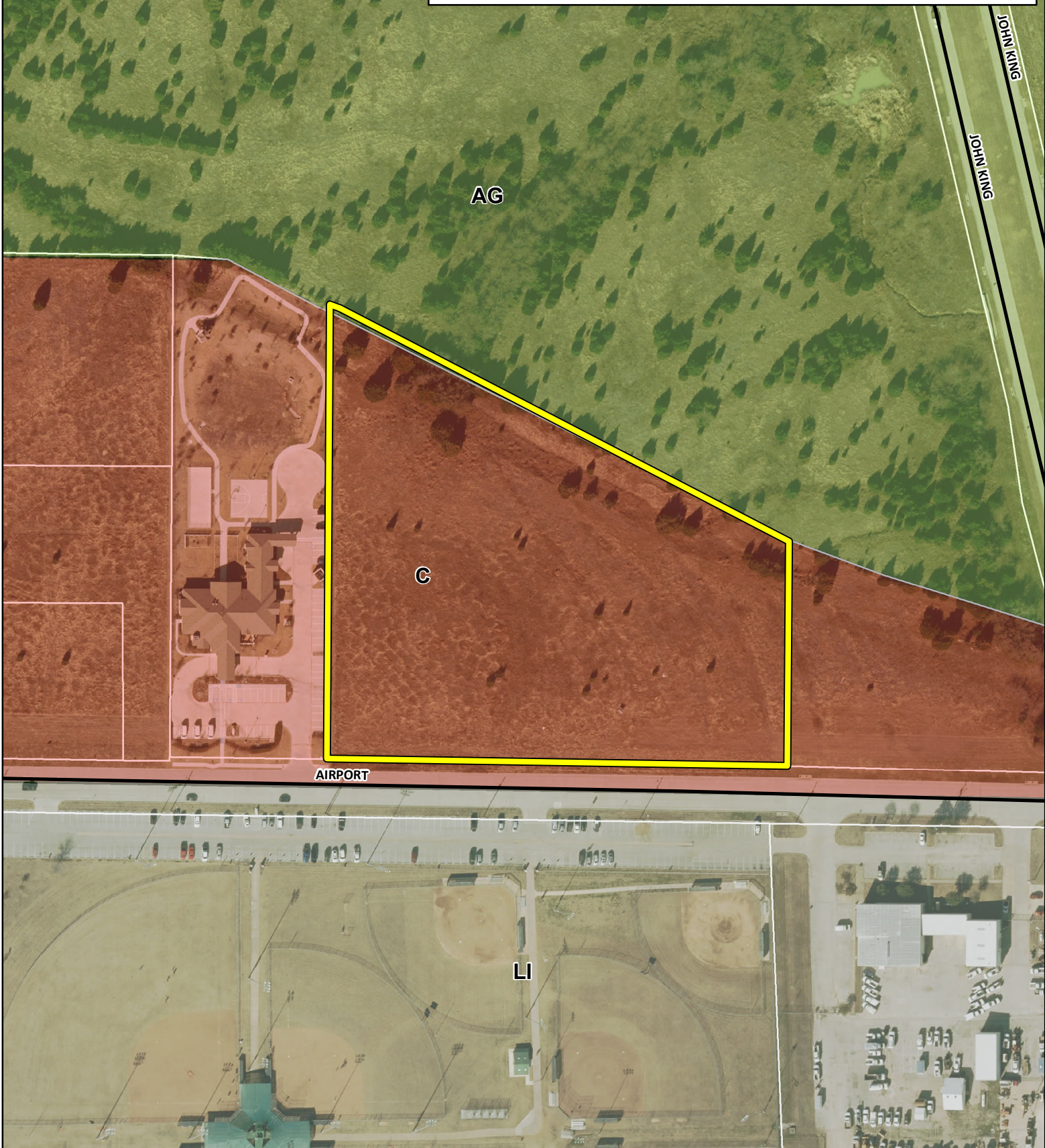
**\$ 420.00**

Date Paid: 6/18/2018 12:00:00AM  
Paid By: MERSHAWN ASSOCIATES, LLC  
Pay Method: CHECK 1777  
Received By: LM



0 50 100 200 300 400 Feet

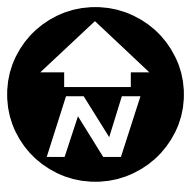
P2018-017 - LOT 1, BLOCK A, CORNERSTONE COMMUNITY CHURCH  
FINAL PLAT - LOCATION MAP = 



# City of Rockwall

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

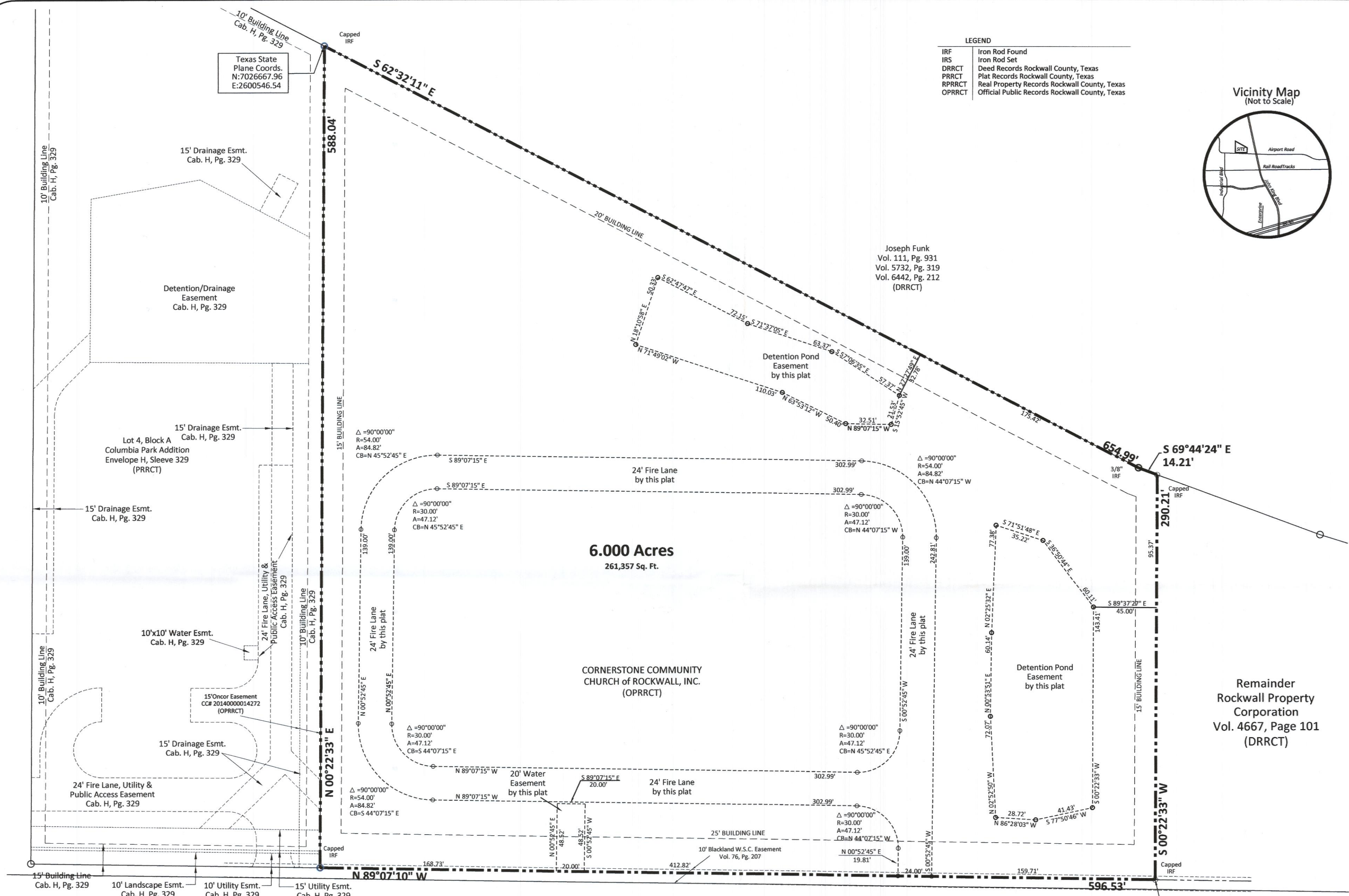
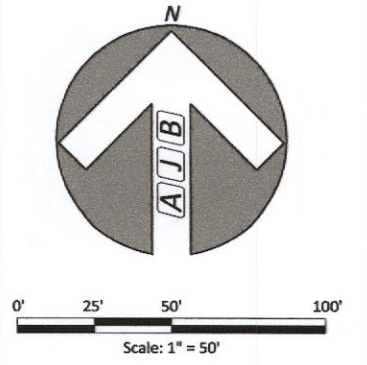
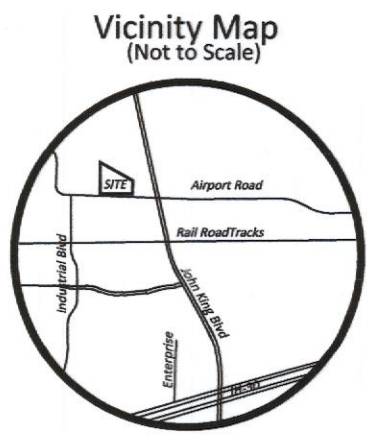
The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and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



Texas State Plane Coords.  
N:7026667.96  
E:2600546.54

LEGEND

IRF	Iron Rod Found
IRS	Iron Rod Set
DRRCT	Deed Records Rockwall County, Texas
PRRCT	Plat Records Rockwall County, Texas
RPRRCT	Real Property Records Rockwall County, Texas
OPRRCT	Official Public Records Rockwall County, Texas



Joseph Funk  
Vol. 111, Pg. 931  
Vol. 5732, Pg. 319  
Vol. 6442, Pg. 212  
(DRRCT)

Remainder  
Rockwall Property  
Corporation  
Vol. 4667, Page 101  
(DRRCT)

AIRPORT ROAD  
(VARIABLE WIDTH ROW)

Texas State Plane Coords.  
N:7026070.47  
E:2601138.84

Lot 2  
Rockwall Service Center &  
Park Addition  
Cabinet B, Slide 43

Lot 1  
Rockwall Service Center &  
Park Addition  
Cabinet B, Slide 43

P 2018-017

Owner: Cornerstone Community Church of Rockwall Inc.  
1565 Airport Road  
Rockwall, Texas 75087

Engineer: Lam Consulting Engineering  
6804 Wilhelmina Drive  
Sachse, Texas 75048  
214-766-1011

N. BUTLER SURVEY, ABSTRACT NO. 20  
CITY OF ROCKWALL  
ROCKWALL COUNTY, TEXAS

FINAL PLAT  
CORNERSTONE COMMUNITY CHURCH  
LOT 1, BLOCK A  
6.000 ACRES

Scale: 1" = 50'  
Date: June 8, 2018  
Technician: Spradling/Bedford  
Drawn By: Spradling/Bedford

Checked By: A.J. Bedford  
P.C.: Cryer/Spradling  
File: CHURCH PLAT 2018-06-08  
Job No. 439-069  
GF No.

Sheet:  
1  
Of: 2



TBPLS REG#10118200

N:\ALL FILES\CROSS-439\ROCKWALL\CORNERSTONE CHURCH\CHURCH PLAT 2018-06-08.dwg, CHURCH FP, 6/11/2018 10:24:26 AM

**NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:  
STATE OF TEXAS  
COUNTY OF ROCKWALL**

We, **CORNERSTONE COMMUNITY CHURCH of ROCKWALL, Inc.** the undersigned owner of the land shown on this plat, and designated herein as the **CORNERSTONE COMMUNITY CHURCH ADDITION** 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. We further certify that all other parties who have a mortgage or lien interest in **CORNERSTONE COMMUNITY CHURCH ADDITION** have been notified and signed this plat. 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. We also understand the following;

1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
2. 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.
3. 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.
4. The developer and subdivision engineer shall bear total responsibility for storm drain improvements.
5. 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.
6. 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;
7. Property owner is responsible for maintenance, repair, and replacement of all detention and drainage facilities in easements;

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.

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

**CORNERSTONE COMMUNITY CHURCH of ROCKWALL, INC.**

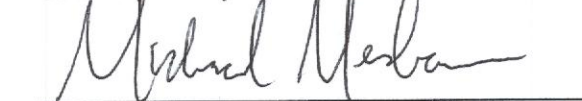
  
Name: DOUG FOX

Title: President

STATE OF TEXAS §  
COUNTY OF ROCKWALL §

Before me, the undersigned authority, on this day personally appeared Doug Fox, 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 11 day of June, 2018

  
Notary Public in and for the State of Texas



**OWNER'S CERTIFICATE**

STATE OF TEXAS §  
COUNTY OF ROCKWALL §

**WHEREAS, CORNERSTONE COMMUNITY CHURCH of ROCKWALL, INC.** are the owners of a 6.000 acre tract of land situated in the N. Butler Survey, Abstract No. 20, City of Rockwall, Rockwall County, Texas and being all of a called 6.000 acre tract of land described in a deed to K. R. Smith Holdings, LLC recorded in cc# 2017000001154, Official Pubic Records Rockwall County, Texas (OPRRCT) and being more particularly described as follows:

**BEGINNING** at a capped iron rod found for corner in the north line of Airport Road a variable width right of way and being the southwest corner of said 6 acre tract and the southeast corner of Lot 4, Block A of Columbia Park Addition an addition to the City of Rockwall according to the plat recorded in Envelope H, Slide 329, Plat Records Rockwall County, Texas (PRRCT);

**THENCE** along the common line of said 6 acre tract and Lot 4, **NORTH 00°22'33" EAST** a distance of **588.04** feet to a capped iron rod found for corner;

**THENCE SOUTH 62°32'11" EAST** a distance of **654.99** feet to a 3/8 inch iron rod found for corner;

**THENCE SOUTH 69°44'24" EAST** a distance of **14.21** feet to a capped iron rod found for corner;

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**THENCE** along the north line of said Airport Road, **NORTH 89°07'10" WEST** a distance of **596.53** feet to the **POINT OF BEGINNING**;

CONTAINING 6.000 acres or 261,357 square feet of land more or less.

**SURVEYOR'S CERTIFICATE**

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Austin J. Bedford, 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.

Austin J. Bedford  
Registered Professional Land Surveyor No. 4132  
A.J. Bedford Group, Inc.  
301 North Alamo Road  
Rockwall, Texas 75087

**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 \_\_\_\_\_, 2018.

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 \_\_\_\_\_, 2018

Mayor, City of Rockwall Date

City Secretary Date

City Engineer Date

**FINAL PLAT  
CORNERSTONE COMMUNITY CHURCH  
LOT 1, BLOCK A  
6.000 ACRES**

**N. BUTLER SURVEY, ABSTRACT NO. 20  
CITY OF ROCKWALL  
ROCKWALL COUNTY, TEXAS**

Owner: Cornerstone Community Church of Rockwall Inc. 1565 Airport Road Rockwall, Texas 75087  
Engineer: Lam Consulting Engineering of Rockwall Inc. 6804 Wilhelmina Drive Sachse, Texas 75048 214-766-1011

Sheet: 1  
Of: 2

Scale: 1" = 50'  
Date: June 8, 2018  
Technician: Spradling/Bedford  
Drawn By: Spradling/Bedford  
Checked By: A.J. Bedford  
P.C.: Cryer/Spradling  
File: CHURCH PLAT 2018-06-08  
Job. No. 439-069  
GF No.

301 N. Alamo Rd. \* Rockwall, Texas 75087  
(972) 722-0225 - www.ajbedfordgroup.com - ajb@ajbedfordgroup.com



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

**AGENDA DATE:** 06/26/2018

**APPLICANT:** Mike Mershawn of Mershawn Associates, LLC

**AGENDA ITEM:** **P2018-017; Lot 1, Block A, Cornerstone Community Church Addition**

---

**SUMMARY:**

Consider a request by Mike Mershawn of Mershawn Associates, LLC on behalf of Doug Fox of Cornerstone Community Church of Rockwall, Inc. the approval of a final plat for Lot 1, Block A, Cornerstone Community Church Addition being a six (6) acre parcel of land identified as Tract 4-07 of the N. Butler Survey, Abstract No. 20, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the 205 By-Pass Overlay (205 BY-OV) District, addressed as 1565 Airport Road, and take any action necessary.

**PLAT INFORMATION:**

- The objective of this request is to final plat a 6.00-acre tract of land -- *Tract 4-07 of the N. Butler Survey, Abstract No. 20* -- into one (1) parcel of land [*i.e. Lot 1, Block A, Cornerstone Community Church Addition*] for the purpose of constructing an approximately 21,598 SF church [*i.e. Cornerstone Community Church*], and adding the necessary fire lane and utility easements for this development. The site is located at 1565 Airport Road, and is situated within the 205 By-Pass Overlay (205 BY-OV) District, and is zoned Commercial (C) District.
- A site plan (*i.e. SP2017-025*) for the church was approved on September 12, 2017.
- 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 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 and City Council choose to recommend approval of the *final plat* for *Lot 1, Block A, Cornerstone Community Church Addition*, 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 *final plat* 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> P2018-017	<b>Owner</b> ROCKWALL, PROPERTY CORPORATION	<b>Applied</b> 6/12/2018	<b>LM</b>
<b>Project Name</b> Lot 1, Block A, Cornerstone Community	<b>Applicant</b> MERSHAWN ASSOCIATES, LLC	<b>Approved</b>	
<b>Type</b> Pch		<b>Closed</b>	
<b>Subtype</b> FINAL		<b>Expired</b>	
<b>Status</b> Staff Review		<b>Status</b>	

<b>Site Address</b> 1565 AIRPORT RD	<b>City, State Zip</b> ROCKWALL, TX 75087	<b>Zoning</b>
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<b>Subdivision</b> COLUMBIA PARK	<b>Tract</b> 4-6	<b>Block</b> NULL	<b>Lot No</b> 4-6	<b>Parcel No</b> 0020-0000-0004-06-0R	<b>General Plan</b>
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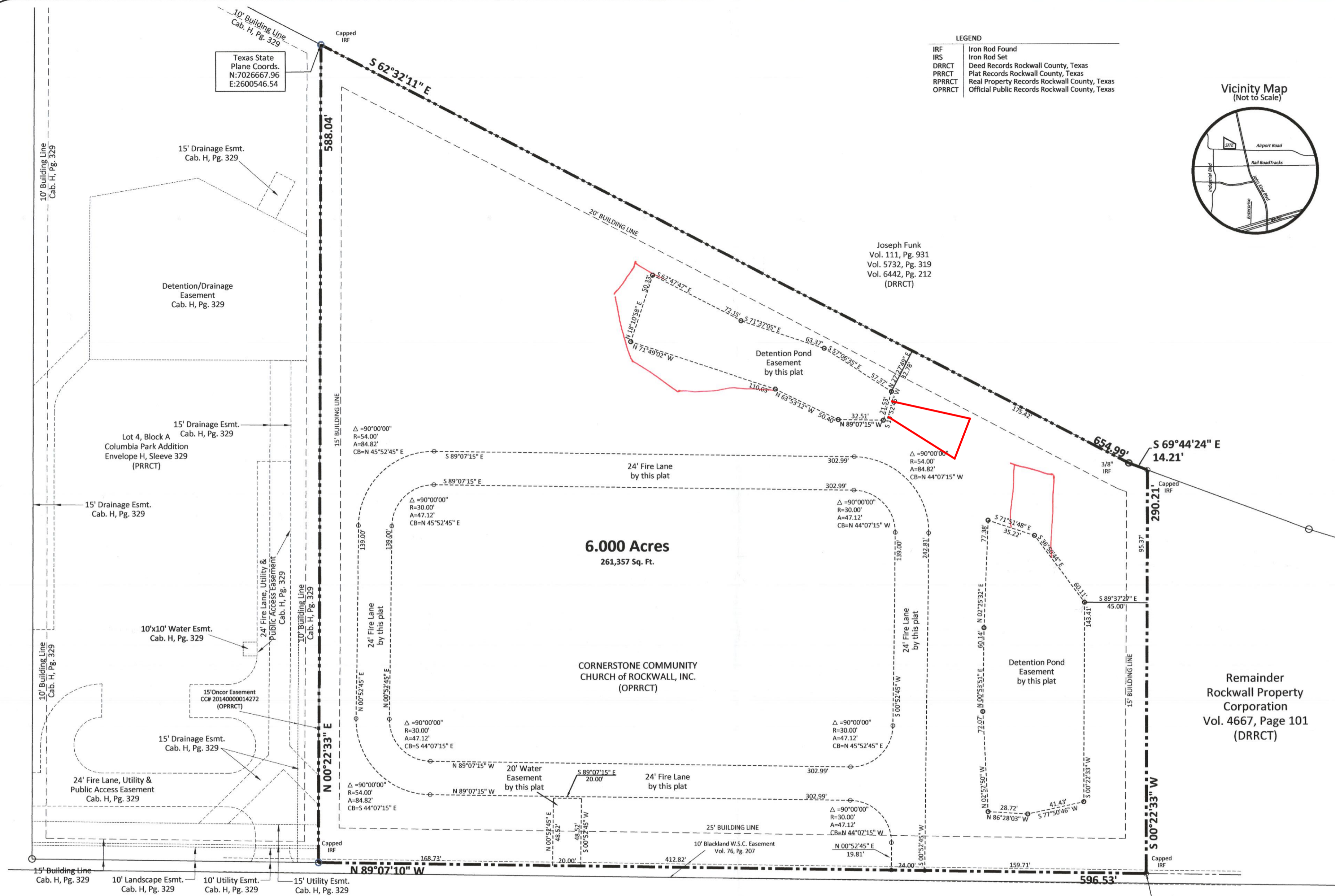
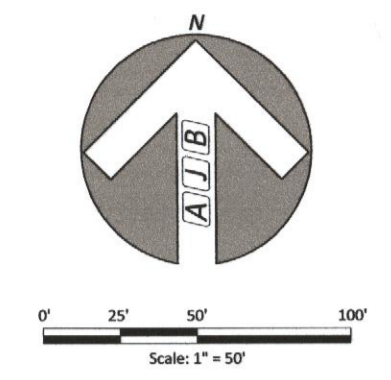
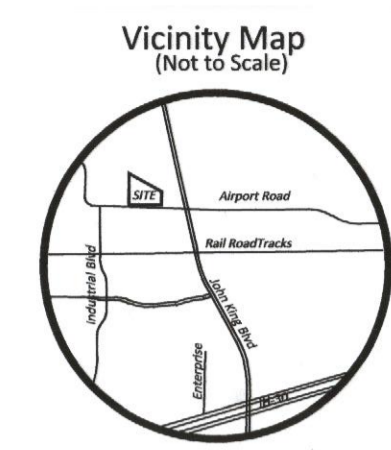
Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	Russell McDowell	6/12/2018	6/19/2018	6/20/2018	8	APPROVED	
ENGINEERING (6/20/2018 10:32 AM SH) Drainage and detainment easements are not the correct shape and the outfall must be in the easement.	Sarah Hager	6/12/2018	6/19/2018	6/20/2018	8	COMMENTS	See Comments.
FIRE	Ariana Hargrove	6/12/2018	6/19/2018	6/21/2018	9	APPROVED	
GIS (6/21/2018 9:01 AM LS) Address will be: 1565 Airport Rd, Rockwall, TX 75087	Lance Singleton	6/12/2018	6/19/2018	6/21/2018	9	APPROVED	See Comments
PLANNING	David Gonzales	6/12/2018	6/19/2018	6/20/2018	8	COMMENTS	See comments

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed Status	Remarks
						<p>Consider a request by Mike Mershawn of Mershawn Associates, LLC on behalf of Doug Fox of Cornerstone Community Church of Rockwall, Inc. the approval of a final plat for Lot 1, Block A, Cornerstone Community Church Addition being a six (6) acre parcel of land identified as Tract4-07 of the N. Butler Survey, Abstract No. 20, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the 205 By-Pass Overlay (205 BY-OV) District, addressed as 1565 Airport Road, and take any action necessary.</p> <p>PLANNING COMMENTS - DAVID GONZALES - 06.20.2018</p> <p>The following staff comments are to be addressed and resubmitted no later than Tuesday July 3, 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"> <li>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.</li> <li>2. Provide a label indicating "Case No. P2018-017" on the lower right corner on all pages of the revised final plat submittal</li> <li>3. Hatch, delineate, and label both detention pond easements.</li> <li>4. Relabel firelane as 24-ft Firelane, Public Access, and Utility Easement as appropriate (i.e. if no utilities, do not include Utility).</li> <li>5. Move label "20' Water Easement by this plat" from the Firelane and place elsewhere.</li> <li>6. Provide a label for the POB (Point of Beginning).</li> <li>7. Relabel on plat as "Cornerstone Community Church, Lot 1, Block A, 6.00-acres."</li> <li>8. Move/create Title Block at lower right area of plat.</li> </ol> <p>9. Change Title Block to read as follows:  Final Plat  Cornerstone Community Church Addition  Lot 1, Block A  Being a 6.00-Acre Parcel of Land  Identified as Tract4-07 of the  N. Butler Survey, Abstract No. 20  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: June 26, 2018 (6:00p.m.) [Item to be placed on Consent Agenda for Action]</p> <p>City Council - Action: Monday, July 2, 2018 (6:00 p.m.) [Item to be placed on Consent Agenda for Action]</p>

Texas State Plane Coords.  
N:7026667.96  
E:2600546.54

LEGEND

IRF	Iron Rod Found
IRS	Iron Rod Set
DRRCT	Deed Records Rockwall County, Texas
PRRCT	Plat Records Rockwall County, Texas
RPRRCT	Real Property Records Rockwall County, Texas
OPRRCT	Official Public Records Rockwall County, Texas



Joseph Funk  
Vol. 111, Pg. 931  
Vol. 5732, Pg. 319  
Vol. 6442, Pg. 212  
(DRRCT)

CORNERSTONE COMMUNITY  
CHURCH of ROCKWALL, INC.  
(OPRRCT)

Remainder  
Rockwall Property  
Corporation  
Vol. 4667, Page 101  
(DRRCT)

AIRPORT ROAD  
(VARIABLE WIDTH ROW)

Texas State Plane Coords.  
N:7026070.47  
E:2601138.84

Lot 2  
Rockwall Service Center &  
Park Addition  
Cabinet B, Slide 43

Lot 1  
Rockwall Service Center &  
Park Addition  
Cabinet B, Slide 43

P 2018-017

Owner: Cornerstone Community Church of Rockwall Inc.  
1565 Airport Road  
Rockwall, Texas 75087

Engineer: Lam Consulting Engineering  
6804 Wilhelmina Drive  
Sachse, Texas 75048  
214-766-1011

N. BUTLER SURVEY, ABSTRACT NO. 20  
CITY OF ROCKWALL  
ROCKWALL COUNTY, TEXAS

FINAL PLAT  
CORNERSTONE COMMUNITY CHURCH  
LOT 1, BLOCK A  
6.000 ACRES

Scale: 1" = 50'  
Date: June 8, 2018  
Technician: Spradling/Bedford  
Drawn By: Spradling/Bedford

Checked By: A.J. Bedford  
P.C.: Coyer/Spradling  
File: CHURCH PLAT 2018-06-08  
Job No. 439-069  
GF No.

Sheet:  
1  
Of: 2

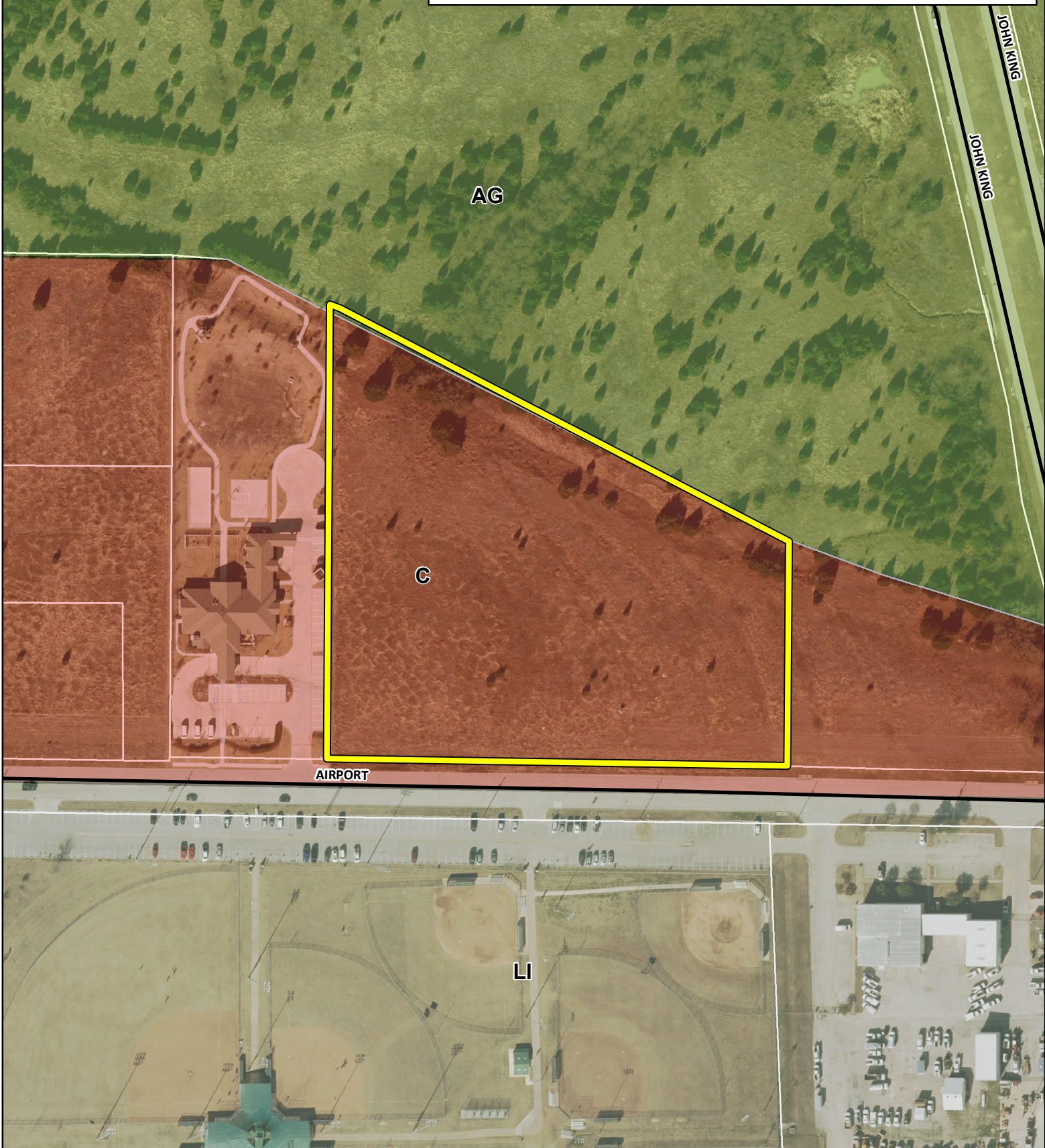


TBPLS REG#10118200

N:\ALL FILES\CROSS-439\ROCKWALL\CORNERSTONE CHURCH\CHURCH PLAT 2018-06-08.dwg, CHURCH FP, 6/11/2018 10:24:26 AM

0 50 100 200 300 400 Feet

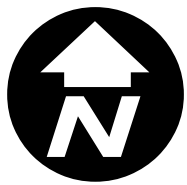
P2018-017 - LOT 1, BLOCK A, CORNERSTONE COMMUNITY CHURCH  
FINAL PLAT - LOCATION MAP = 



## City of Rockwall

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

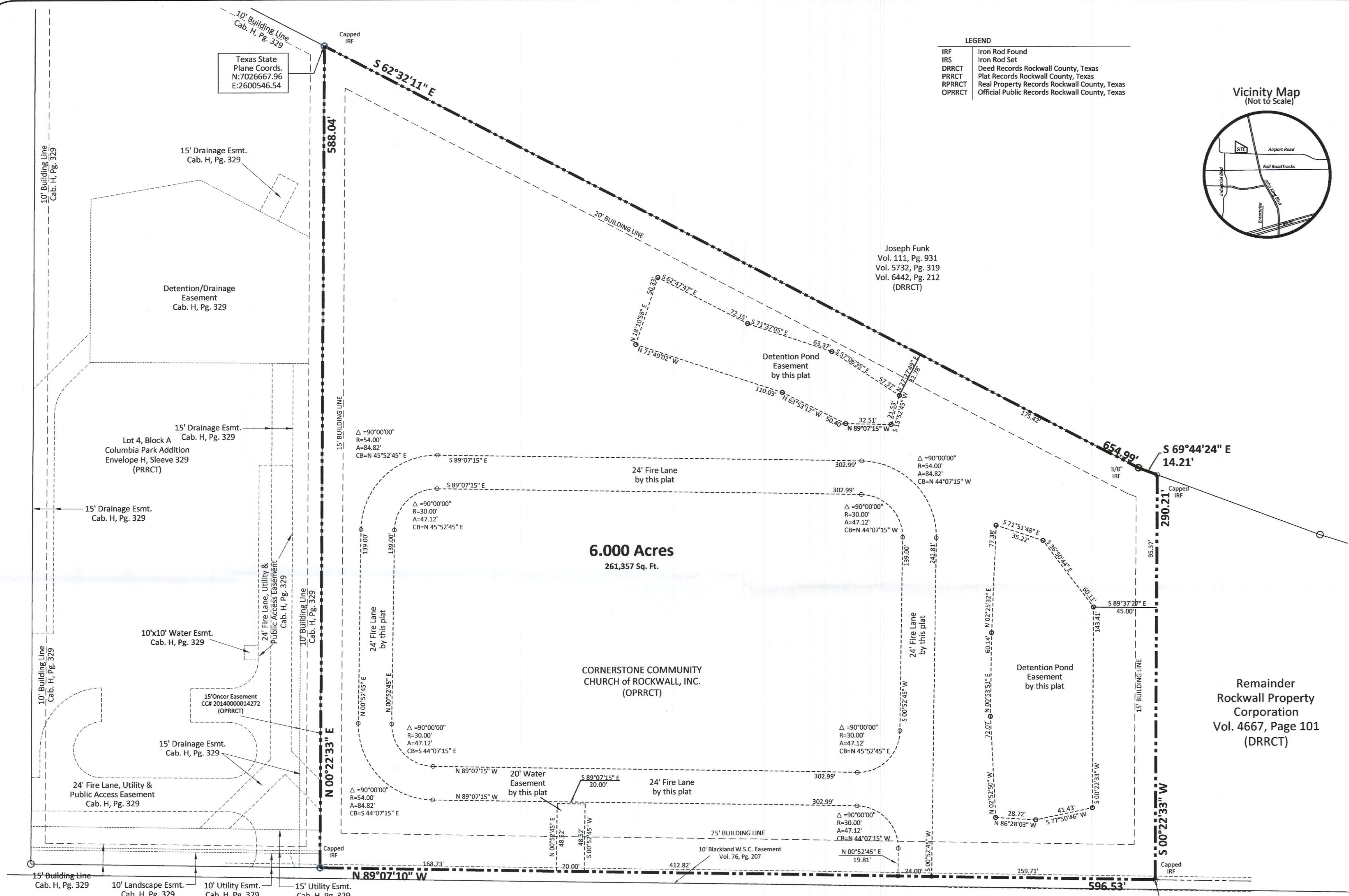
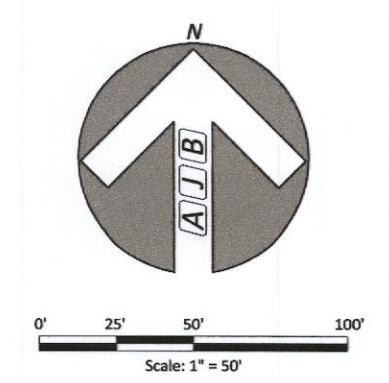
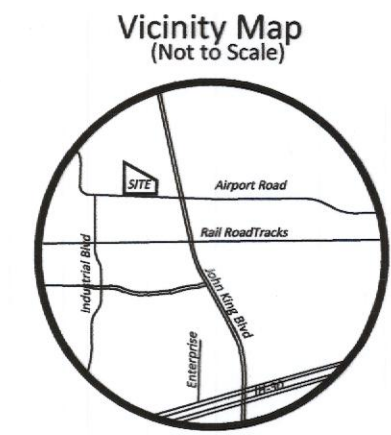




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Lot 2  
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ROCKWALL COUNTY, TEXAS

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301 N. Alamo Rd. \* Rockwall, Texas 75087  
(972) 722-0225 - www.ajbedfordgroup.com - ajb@ajbedfordgroup.com

TBPLS REG#10118200

N:\ALL FILES\CROSS-439\ROCKWALL\CORNERSTONE CHURCH\CHURCH PLAT 2018-06-08.dwg, CHURCH FP, 6/11/2018 10:24:26 AM

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:  
 STATE OF TEXAS  
 COUNTY OF ROCKWALL

We, **CORNERSTONE COMMUNITY CHURCH of ROCKWALL, Inc.** the undersigned owner of the land shown on this plat, and designated herein as the **CORNERSTONE COMMUNITY CHURCH ADDITION** 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. We further certify that all other parties who have a mortgage or lien interest in **CORNERSTONE COMMUNITY CHURCH ADDITION** have been notified and signed this plat. 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. We also understand the following;

1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
2. 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.
3. 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.
4. The developer and subdivision engineer shall bear total responsibility for storm drain improvements.
5. 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.
6. 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;
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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

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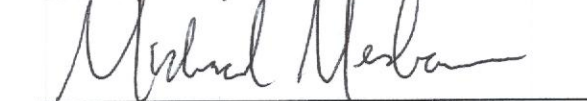
  
 Name: DOUG FOX

Title: President

STATE OF TEXAS §  
 COUNTY OF ROCKWALL §

Before me, the undersigned authority, on this day personally appeared Doug Fox, 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 11 day of June, 2018

  
 Notary Public in and for the State of Texas



**OWNER'S CERTIFICATE**

STATE OF TEXAS §  
 COUNTY OF ROCKWALL §

**WHEREAS, CORNERSTONE COMMUNITY CHURCH of ROCKWALL, INC.** are the owners of a 6.000 acre tract of land situated in the N. Butler Survey, Abstract No. 20, City of Rockwall, Rockwall County, Texas and being all of a called 6.000 acre tract of land described in a deed to K. R. Smith Holdings, LLC recorded in cc# 20170000001154, Official Pubic Records Rockwall County, Texas (OPRRCT) and being more particularly described as follows:

**BEGINNING** at a capped iron rod found for corner in the north line of Airport Road a variable width right of way and being the southwest corner of said 6 acre tract and the southeast corner of Lot 4, Block A of Columbia Park Addition an addition to the City of Rockwall according to the plat recorded in Envelope H, Slide 329, Plat Records Rockwall County, Texas (PRRCT);

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CONTAINING 6.000 acres or 261,357 square feet of land more or less.

**SURVEYOR'S CERTIFICATE**

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Austin J. Bedford, 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.

Austin J. Bedford  
 Registered Professional Land Surveyor No. 4132  
 A.J. Bedford Group, Inc.  
 301 North Alamo Road  
 Rockwall, Texas 75087

**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 \_\_\_\_\_, 2018.

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 \_\_\_\_\_, 2018

Mayor, City of Rockwall \_\_\_\_\_ Date \_\_\_\_\_

City Secretary \_\_\_\_\_ Date \_\_\_\_\_

City Engineer \_\_\_\_\_ Date \_\_\_\_\_

**FINAL PLAT**  
**CORNERSTONE COMMUNITY CHURCH**  
**LOT 1, BLOCK A**  
**6.000 ACRES**

N. BUTLER SURVEY, ABSTRACT NO. 20  
 CITY OF ROCKWALL  
 ROCKWALL COUNTY, TEXAS

Owner: Cornerstone Community Church of Rockwall Inc.  
 1565 Airport Road  
 Rockwall, Texas 75087

Engineer: Lam Consulting Engineering of Rockwall Inc.  
 6804 Wilhelmina Drive  
 Sachse, Texas 75048  
 214-766-1011

Scale: 1" = 50'

Date: June 8, 2018

Technician: Spradling/Bedford

Drawn By: Spradling/Bedford

Checked By: A.J. Bedford

P.C.: Cryer/Spradling

File: CHURCH PLAT 2018-06-08

Job. No. 439-069

GF No.

301 N. Alamo Rd. \* Rockwall, Texas 75087  
 (972) 722-0225 - www.ajbedfordgroup.com - ajb@ajbedfordgroup.com

Sheet: 1  
 Of: 2

**AJ Bedford Group, Inc.**  
 Registered Professional Land Surveyors

TBPLS REG#10118200

# CITY OF ROCKWALL CITY COUNCIL MEMO

**AGENDA DATE:** 07/02/2018

**APPLICANT:** Mike Mershawn of Mershawn Associates, LLC

**AGENDA ITEM:** P2018-017; *Lot 1, Block A, Cornerstone Community Church Addition*

---

## **SUMMARY:**

Consider a request by Mike Mershawn of Mershawn Associates, LLC on behalf of Doug Fox of Cornerstone Community Church of Rockwall, Inc. the approval of a final plat for Lot 1, Block A, Cornerstone Community Church Addition being a six (6) acre parcel of land identified as Tract 4-07 of the N. Butler Survey, Abstract No. 20, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the 205 By-Pass Overlay (205 BY-OV) District, addressed as 1565 Airport Road, and take any action necessary.

## **PLAT INFORMATION:**

- The objective of this request is to final plat a 6.00-acre tract of land -- *Tract 4-07 of the N. Butler Survey, Abstract No. 20* -- into one (1) parcel of land [*i.e. Lot 1, Block A, Cornerstone Community Church Addition*] for the purpose of constructing an approximately 21,598 SF church [*i.e. Cornerstone Community Church*], and adding the necessary fire lane and utility easements for this development. The site is located at 1565 Airport Road, and is situated within the 205 By-Pass Overlay (205 BY-OV) District, and is zoned Commercial (C) District.
- A site plan (*i.e. SP2017-025*) for the church was approved on September 12, 2017.
- 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 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 *final plat* for *Lot 1, Block A, Cornerstone Community Church Addition*, 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;

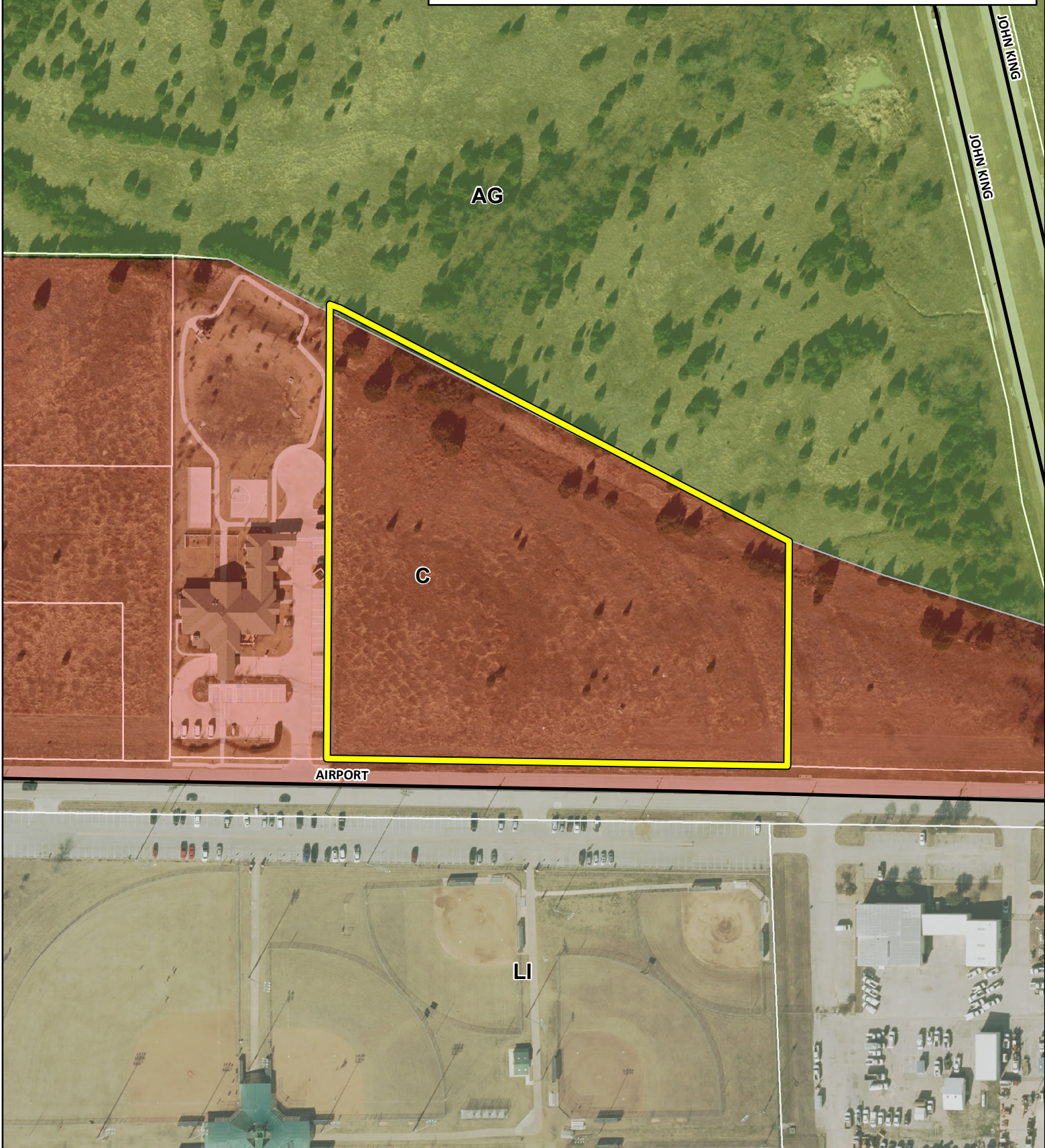
- 2) Any construction resulting from the approval of this *final plat* shall conform to the requirements set forth by the Unified Development Code, the International Building Code, the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

**PLANNING AND ZONING COMMISSION:**

On June 26, 2018, the Planning and Zoning Commission's motion to recommend approval of the final plat with staff conditions passed by a vote of 5 to 0 with Commissioner Fishman and Lyons absent.

0 50 100 200 300 400 Feet

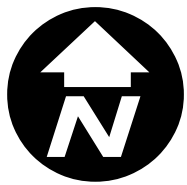
P2018-017 - LOT 1, BLOCK A, CORNERSTONE COMMUNITY CHURCH  
FINAL PLAT - LOCATION MAP = 



# City of Rockwall

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

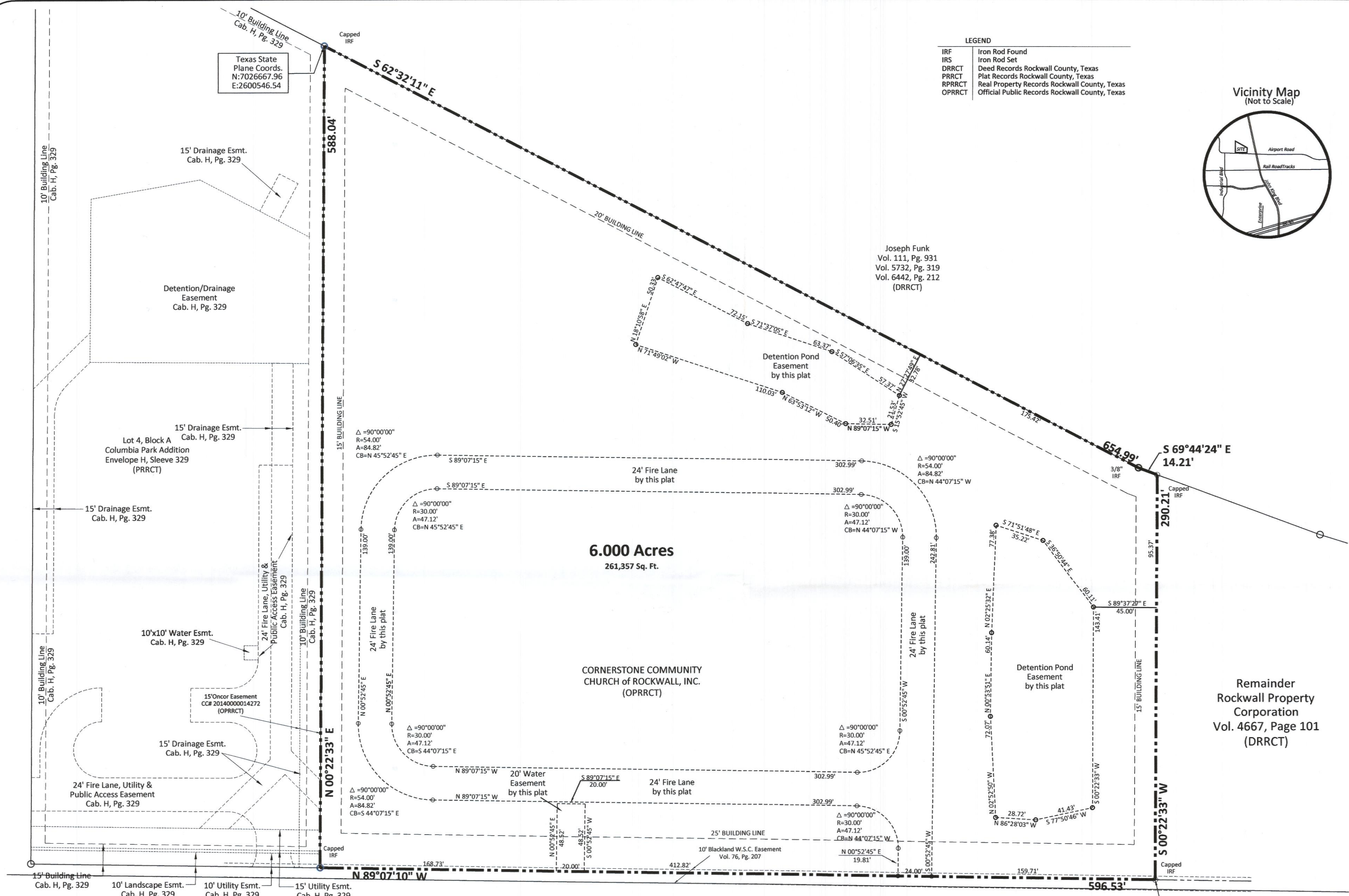
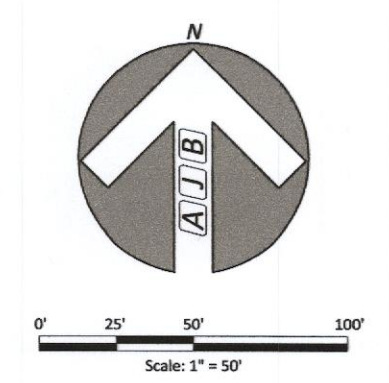
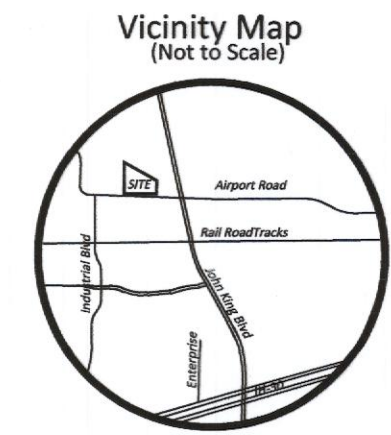
The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and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



Texas State Plane Coords.  
N:7026667.96  
E:2600546.54

LEGEND

IRF	Iron Rod Found
IRS	Iron Rod Set
DRRCT	Deed Records Rockwall County, Texas
PRRCT	Plat Records Rockwall County, Texas
RPRRCT	Real Property Records Rockwall County, Texas
OPRRCT	Official Public Records Rockwall County, Texas



Joseph Funk  
Vol. 111, Pg. 931  
Vol. 5732, Pg. 319  
Vol. 6442, Pg. 212  
(DRRCT)

Remainder  
Rockwall Property  
Corporation  
Vol. 4667, Page 101  
(DRRCT)

AIRPORT ROAD  
(VARIABLE WIDTH ROW)

Texas State Plane Coords.  
N:7026070.47  
E:2601138.84

Lot 2  
Rockwall Service Center &  
Park Addition  
Cabinet B, Slide 43

Lot 1  
Rockwall Service Center &  
Park Addition  
Cabinet B, Slide 43

P 2018-017

Owner: Cornerstone Community Church of Rockwall Inc.  
1565 Airport Road  
Rockwall, Texas 75087

Engineer: Lam Consulting Engineering  
6804 Wilhelmina Drive  
Sachse, Texas 75048  
214-766-1011

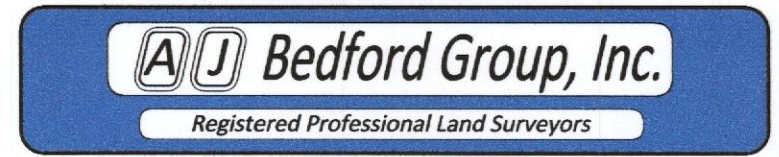
N. BUTLER SURVEY, ABSTRACT NO. 20  
CITY OF ROCKWALL  
ROCKWALL COUNTY, TEXAS

FINAL PLAT  
CORNERSTONE COMMUNITY CHURCH  
LOT 1, BLOCK A  
6.000 ACRES

Scale: 1" = 50'  
Date: June 8, 2018  
Technician: Spradling/Bedford  
Drawn By: Spradling/Bedford

Checked By: A.J. Bedford  
P.C.: Cryer/Spradling  
File: CHURCH PLAT 2018-06-08  
Job No. 439-069  
GF No.

Sheet:  
1  
Of: 2



TBPLS REG#10118200

N:\ALL FILES\CROSS-439\ROCKWALL\CORNERSTONE CHURCH\CHURCH PLAT 2018-06-08.dwg, CHURCH FP, 6/11/2018 10:24:26 AM

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:  
 STATE OF TEXAS  
 COUNTY OF ROCKWALL

We, **CORNERSTONE COMMUNITY CHURCH of ROCKWALL, Inc.** the undersigned owner of the land shown on this plat, and designated herein as the **CORNERSTONE COMMUNITY CHURCH ADDITION** 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. We further certify that all other parties who have a mortgage or lien interest in **CORNERSTONE COMMUNITY CHURCH ADDITION** have been notified and signed this plat. 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. We also understand the following;

1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
2. 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.
3. 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.
4. The developer and subdivision engineer shall bear total responsibility for storm drain improvements.
5. 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.
6. 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;
7. Property owner is responsible for maintenance, repair, and replacement of all detention and drainage facilities in easements;

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.

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

**CORNERSTONE COMMUNITY CHURCH of ROCKWALL, INC.**

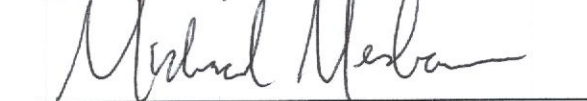
  
 Name: DOUG FOX

Title: President

STATE OF TEXAS §  
 COUNTY OF ROCKWALL §

Before me, the undersigned authority, on this day personally appeared Doug Fox, 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 11 day of June, 2018

  
 Notary Public in and for the State of Texas



**OWNER'S CERTIFICATE**

STATE OF TEXAS §  
 COUNTY OF ROCKWALL §

**WHEREAS, CORNERSTONE COMMUNITY CHURCH of ROCKWALL, INC.** are the owners of a 6.000 acre tract of land situated in the N. Butler Survey, Abstract No. 20, City of Rockwall, Rockwall County, Texas and being all of a called 6.000 acre tract of land described in a deed to K. R. Smith Holdings, LLC recorded in cc# 20170000001154, Official Pubic Records Rockwall County, Texas (OPRRCT) and being more particularly described as follows:

**BEGINNING** at a capped iron rod found for corner in the north line of Airport Road a variable width right of way and being the southwest corner of said 6 acre tract and the southeast corner of Lot 4, Block A of Columbia Park Addition an addition to the City of Rockwall according to the plat recorded in Envelope H, Slide 329, Plat Records Rockwall County, Texas (PRRCT);

**THENCE** along the common line of said 6 acre tract and Lot 4, **NORTH 00°22'33" EAST** a distance of **588.04** feet to a capped iron rod found for corner;

**THENCE SOUTH 62°32'11" EAST** a distance of **654.99** feet to a 3/8 inch iron rod found for corner;

**THENCE SOUTH 69°44'24" EAST** a distance of **14.21** feet to a capped iron rod found for corner;

**THENCE SOUTH 00°22'33" WEST** a distance of **290.21** feet to a capped iron rod found for corner in the north line of said Airport Road;

**THENCE** along the north line of said Airport Road, **NORTH 89°07'10" WEST** a distance of **596.53** feet to the **POINT OF BEGINNING**;

CONTAINING 6.000 acres or 261,357 square feet of land more or less.

**SURVEYOR'S CERTIFICATE**

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Austin J. Bedford, 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.

Austin J. Bedford  
 Registered Professional Land Surveyor No. 4132  
 A.J. Bedford Group, Inc.  
 301 North Alamo Road  
 Rockwall, Texas 75087

**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 \_\_\_\_\_, 2018.

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 \_\_\_\_\_, 2018

Mayor, City of Rockwall \_\_\_\_\_ Date \_\_\_\_\_

City Secretary \_\_\_\_\_ Date \_\_\_\_\_

City Engineer \_\_\_\_\_ Date \_\_\_\_\_

**FINAL PLAT**  
**CORNERSTONE COMMUNITY CHURCH**  
**LOT 1, BLOCK A**  
**6.000 ACRES**

**N. BUTLER SURVEY, ABSTRACT NO. 20**  
**CITY OF ROCKWALL**  
**ROCKWALL COUNTY, TEXAS**

Owner: Cornerstone Community Church of Rockwall Inc. 1565 Airport Road Rockwall, Texas 75087  
 Engineer: Lam Consulting Engineering of Rockwall Inc. 6804 Wilhelmina Drive Sachse, Texas 75048 214-766-1011

Scale: 1" = 50'

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Drawn By: Spradling/Bedford

Checked By: A.J. Bedford

P.C.: Cryer/Spradling

File: CHURCH PLAT 2018-06-08

Job. No. 439-069

GF No.

301 N. Alamo Rd. \* Rockwall, Texas 75087  
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Sheet: 1  
 Of: 2

**AJ Bedford Group, Inc.**  
 Registered Professional Land Surveyors

TBPLS REG#10118200



July 17, 2018

**ATTN: MICHAEL MERSHAWN**  
MERSHAWN ASSOCIATES, LLC  
2313 RIDGE ROAD, #103  
ROCKWALL, TX 75087

**RE: FINAL PLAT (P2018-017), Lot 1, Block A, Cornerstone Community Church**

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 07/02/2018. The following is a record of all recommendations, voting records and conditions of approval:

*PLANNING AND ZONING COMMISSION:*

*On June 26, 2018, the Planning and Zoning Commission's motion to recommend approval of the final plat with staff conditions passed by a vote of 5 to 0 with Commissioner Fishman and Lyons absent.*

*CITY COUNCIL:*

*On July 2, 2018, the City Council's motion to approve the final plat with staff conditions passed by a vote of 6 to 0 with Council Member Macalik absent.*

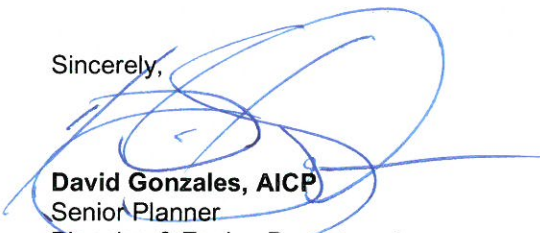
Prior to submitting the required materials for filing please send/submit to staff a bonded or *PDF* copy of the plat to ensure that all staff's comments have been addressed. Once staff has verified all comments have been addressed, please submit a minimum of two (2) sets of mylars, one (1) tax certificate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