



PLANNING AND ZONING CASE CHECKLIST

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

P&Z CASE # P2018-018 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"/> NEWSPAPTER 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 # _____
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.

P2018-018

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)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 615 Highland Drive

Subdivision Rockwall School Addition 2

Lot

1

Block

A

General Location Near the intersection of Shepards Hill and Highland Drive

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning SF-10



Current Use School

Proposed Zoning SF-10



Proposed Use School

Acreage 6.98

Lots [Current]

1

Lots [Proposed]

1

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

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

Owner Rockwall I.S.D.

Applicant Glenn Engineering Corporation

Contact Person William Salee

Contact Person Robert Howman

Address 1191 TL Townsend Drive

Address 105 Decker Court

Suite 910

City, State & Zip Rockwall, Texas 75087

City, State & Zip Irving, Texas 75062

Phone 4696987031

Phone 9727175151

E-Mail will.salee@rockwallisd.org

E-Mail rahowman@glennengineering.com

NOTARY VERIFICATION [REQUIRED]

Before me, the undersigned authority, on this day personally appeared Robert Howman [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 12 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."

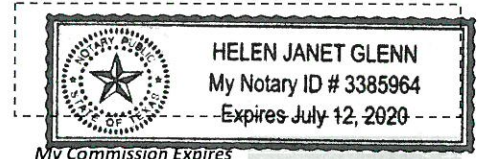
Given under my hand and seal of office on this the 12 day of June, 2018.

Owner's/Applicant's Signature

[Signature]

Notary Public in and for the State of Texas

[Signature]
Helen Janet Glenn



My Commission Expires



**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: 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: P2018-018
Project Name: Lot 1, Block A, Rockwall School Addition No. 2
Project Type: PLAT
Applicant Name: GLENN ENGINEERING CORPORATION
Owner Name: ROCKWALL, I S D
Project Description:



RECEIPT

Project Number: P2018-018
Job Address: 615 HIGHLAND DR
ROCKWALL, TX 75087

Receipt Number: B80489
Printed: 6/20/2018 4:01 pm

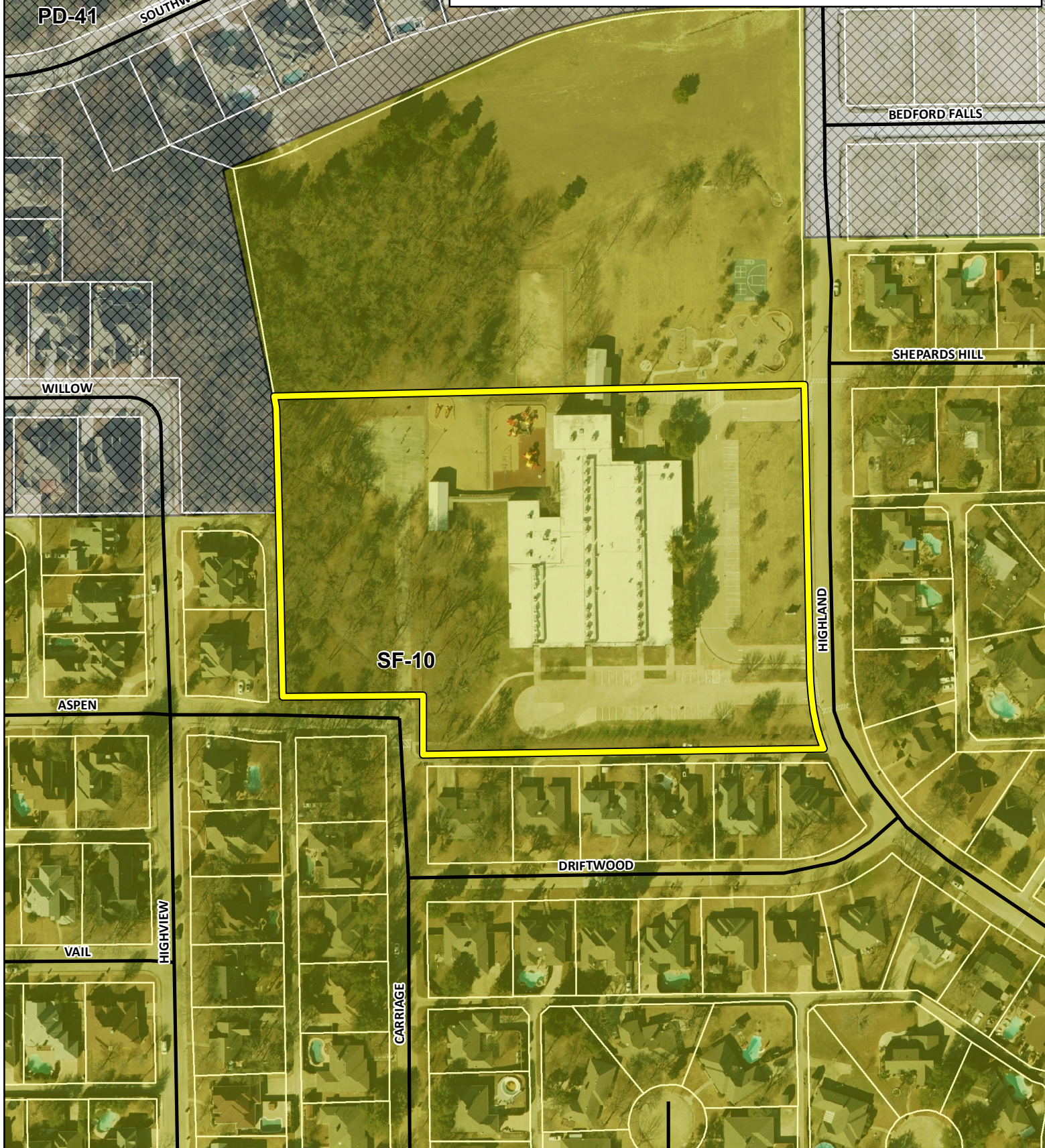
Fee Description	Account Number	Fee Amount
CREDIT CARD PROCESSING FEE	01-4015	\$ 8.80
PLATTING	01-4280	\$ 436.60

Total Fees Paid:**\$ 445.40**

Date Paid: 6/20/2018 12:00:00AM
Paid By: Crystal Vasquez
Pay Method: VISA 1507
Received By: LM



P2018-018 - LOT 2, BLOCK A, ROCKWALL SCHOOL ADDITION NO. 2
FINAL PLAT - LOCATION MAP =

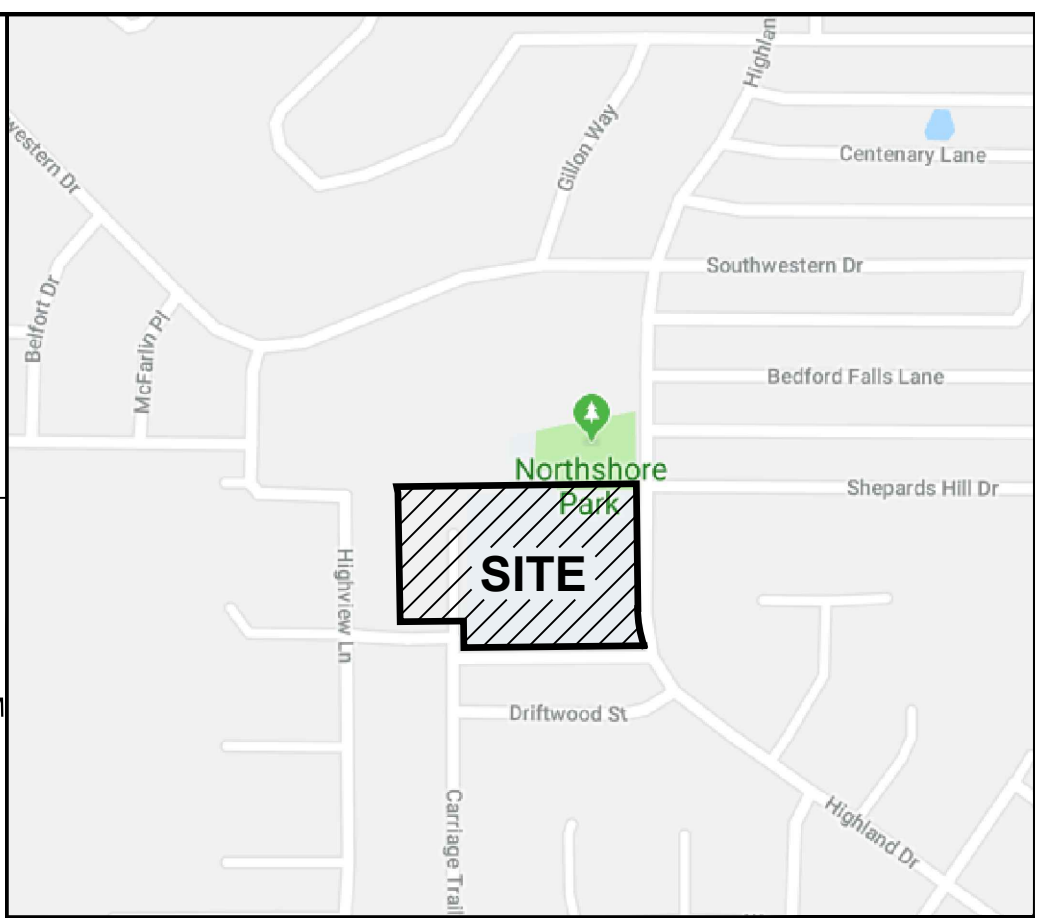
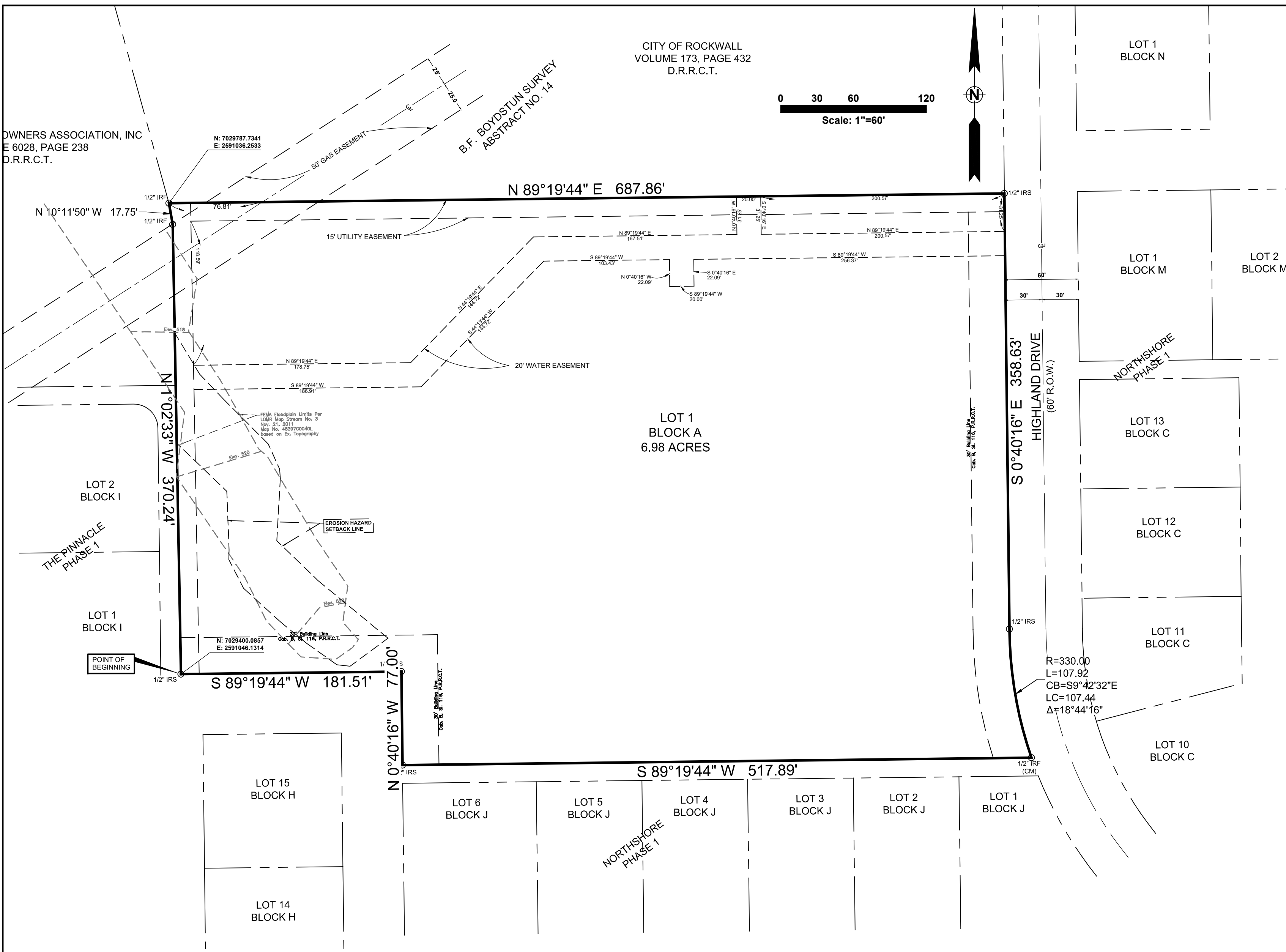


City of Rockwall

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

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





LOCATION MAP
SCALE: NTS

GENERAL NOTES:

1. The purpose of this replat is to relocate easements required for the reconstruction of the school.
2. Basis of Bearing and Coordinates shown are based on Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, no scale and no projection.

OWNER: ROCKWALL I.S.D. 1050 WILLIAMS STREET ROCKWALL, TEXAS 75087 (972) 771-0605	ENGINEER: GLENN ENGINEERING CORP. 105 DECKER COURT, SUITE 910 IRVING, TEXAS 75062 TBPE FIRM NO. F-303 (972) 717-5151 (972) 717-2176 FAX CONTACT: MIKE GLENN, P.E.	SURVEYOR: SURVEY GROUP, LLC 400 SOUTH INDUSTRIAL BLVD. SUITE 219 EULESS, TEXAS 76048 TBPS NO. 101733-00 (817) 354-1445 (817) 354-1451 FAX CONTACT: RODNEY MARTINEZ
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REPLAT

ROCKWALL SCHOOL ADDITION NO. 2
LOT 1, BLOCK A

SITUATED IN
B.F. BOYDSTUN SURVEY
ABSTRACT NO. 14 AND
J.H.B. JONES SURVEY
ABSTRACT NO. 124 AND

CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

6.98 ACRES

06-06-18 Sheet 1 of 2

STATE OF TEXAS

COUNTY OF ROCKWALL

OWNER'S CERTIFICATE

WHEREAS, The Rockwall Independent School District is the owner of a tract of land situated in the B.F. Boydston Survey, Abstract No. 14 and the J.H.B. Jones Survey, Abstract No. 124, Rockwall County, Texas, and being that tract of land conveyed to Rockwall Independent School District by deed recorded in Volume 173, Page 435, Deed Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at an iron rod at the most Westerly Northwest corner of Northshore, Phase One, an addition to the City of Rockwall;

THENCE: North 01°02' 23" West, a distance of 370.24 feet to an iron rod found for a corner;

THENCE: North 10°11'50" West, a distance of 17.75 feet to an iron rod found for a corner;

THENCE: North 89°19'44" East, a distance of 687.86 feet to an iron rod for a corner, said iron rod being the West line of Highland Drive;

THENCE: South 16°40'16" East along said West line of Highland Drive, a distance of 358.63 feet to an iron rod for a corner at the beginning of a circular curve to the left having a central angle of 18°44'16" with radius of 330.0 feet, a chord bearing of South 09°42'32" East and a chord distance of 107.44 feet;

THENCE: Along said curve with the West line of Highland Drive an arc distance of 107.44 feet to an iron found rod for a corner;

THENCE: South 89°19'44" West along the North line of 15.0' alley a distance of 517.89 feet to an iron rod for a corner in the East line of Carriage Trail;

THENCE: North 00°40'16" West along said East line of Carriage Trail a distance of 77.00 feet to an iron rod for a corner, said point being the Northeast corner of said Carriage Trail;

THENCE: South 89°19'44" West, a distance of 181.51 feet to the Point of Beginning and Containing 6.9828 Acres (304,169 Sq. Ft.) of Land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS

COUNTY OF ROCKWALL

We the undersigned owner of the land shown on this plat, and designated herein as the REPLAT, LOT 1, BLOCK A, ROCKWALL SCHOOL NO. 2, a subdivision 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 (we) further certify that all other parties who have a mortgage or lien interest in the [SUBDIVISION NAME] subdivision have been notified and signed this plat. I (we) understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. We also understand the following;

No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.

Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.

The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.

The developer and subdivision engineer shall bear total responsibility for storm drain improvements.

The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.

No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or

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

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

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

ROCKWALL INDEPENDENT SCHOOL DISTRICT

President, Board of Trustees

Superintendent

STATE OF TEXAS COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared _____ and _____ known to me to be the persons 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 _____, 2018

GENERAL NOTES

General Notes:

1) It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, nor shall such approval constitute any representation, assurance or guarantee by the City of the adequacy and availability for water for personal use and fire protection within such plat, as required under Ordinance 83-54.

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, William P. Price, 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.

William P. Price, Registered Public Surveyor No. 3047

STANDARD CITY SIGNATURE BLOCK

Planning & Zoning Commission, Chairman 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.

M

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

Director of Planning & Zoning City Engineer

OWNER:
ROCKWALL I.S.D.
1050 WILLIAMS STREET
ROCKWALL, TEXAS 75087
(972) 771-0605

ENGINEER:
GLENN ENGINEERING CORP.
105 DECKER COURT, SUITE 910
IRVING, TEXAS 75062
TBPE FIRM NO. F-303
(972) 717-5151
(972) 717-2176 FAX
CONTACT: MIKE GLENN, P.E.

SURVEYOR:
SURVEY GROUP, LLC
400 SOUTH INDUSTRIAL BLVD.
SUITE 219
EULESS, TEXAS 76048
TBPS NO. 101733-00
(817) 354-1445
(817) 354-1451 FAX
CONTACT: RODNEY MARTINEZ

REPLAT

**ROCKWALL SCHOOL ADDITION NO. 2
LOT 1, BLOCK A**

SITUATED IN
B.F. BOYDSTUN SURVEY
ABSTRACT NO. 14 AND
J.H.B. JONES SURVEY
ABSTRACT NO. 124 AND

CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

6.98 ACRES

06-06-18

Sheet 2 of 2

Glenn Engineering Corp.

105 Decker Court

Suite #910

Irving, Texas 75062

Parcel Inverse Report

Project Name: \\ROBERT-PC\Public2\Bob's
Projects\ROCKISD\Reinhardt\SURVEY\Reinart Replat.dwg

Report Date: 6/12/2018 11:38:07 AM

Client: Rockwall ISD

Project Description:

Prepared by: Survey
Group LLC

Parcel Property : 42		
Point whose Northing is 7029400.086 and whose Easting is 2591046.131		
	Bearing: N 1-2-32.788 W	Length: 226.165
Point whose Northing is 7029626.213 and whose Easting is 2591042.017		
	Bearing: N 1-2-32.788 W	Length: 8.008
Point whose Northing is 7029634.220 and whose Easting is 2591041.871		
	Bearing: N 1-2-32.788 W	Length: 6.813
Point whose Northing is 7029641.032 and whose Easting is 2591041.747		
	Bearing: N 1-2-32.788 W	Length: 14.110
Point whose Northing is 7029655.139 and whose Easting is 2591041.490		
	Bearing: N 1-2-32.788 W	Length: 115.144
Point whose Northing is 7029770.264 and whose Easting is 2591039.396		
	Bearing: N 10-11-49.788 W	Length: 17.750
Point whose Northing is 7029787.734 and whose Easting is 2591036.253		
	Bearing: N 89-19-44.212 E	Length: 687.860
Point whose Northing is 7029795.790 and whose Easting is 2591724.066		
	Bearing: S 0-40-15.788 E	Length: 358.630
Point whose Northing is 7029437.185 and whose Easting is 2591728.266		
	Curve	
	Direction P.C. to Radius:	N 89-39-36.249 E
	Radius Length:	330.000
	Delta:	18° 44' 15.86"
	Curve Length:	107.922
	Chord Length:	107.441
	Chord Direction:	S 9-42-31.680 E
	Direction Radius to P.T.:	S 70-55-20.392 W

Point whose Northing is 7029331.282 and whose Easting is 2591746.385		
	Bearing: S 89-19-44.212 W	Length: 517.890
Point whose Northing is 7029325.217 and whose Easting is 2591228.531		
	Bearing: N 0-40-15.788 W	Length: 77.000
Point whose Northing is 7029402.212 and whose Easting is 2591227.629		
	Bearing: S 89-19-44.212 W	Length: 181.510
Area		
	Square feet	304309.191

CITY OF ROCKWALL
PLANNING AND ZONING COMMISSION MEMO

AGENDA DATE: 06/26/2018

APPLICANT: Robert Howman of *Glenn Engineering Corporation*

AGENDA ITEM: **P2018-018; Lot 2, Block A, Rockwall School Addition #2**

SUMMARY:

Consider a request by Robert Howman of Glenn Engineering Corporation on behalf of William Salee of Rockwall ISD for the approval of a replat for Lot 2, Block A, Rockwall School Addition #2 being a 6.983-acre parcel of land identified as Lot 1, Block A, Rockwall School Addition #2, City of Rockwall, Rockwall County, Texas, zoned Single Family 10 (SF-10) District, addressed as 615 Highland Drive, and take any action necessary.

PLAT INFORMATION:

- The objective of this request is to replat a 6.983-acre a single parcel of land [*i.e. Lot 1, Block A, Rockwall School Addition #2*], creating one (1) parcel of land [*i.e. Lot 2, Block A, Rockwall School Addition #2*] for the purpose of constructing a two-story, 88,000 SF public school facility [*i.e. Reinhardt Elementary School*], and adding the necessary fire lane and utility easements for this development. The existing Reinhardt Elementary School will be demolished in order to construct the proposed public school facility. The property is zoned Single Family 10 (SF-10) District and is addressed as 615 Highland Drive.
- A site plan (*i.e. SP2018-005*) for the public school facility was approved on March 13, 2108.
- The surveyor has completed the majority of the technical revisions requested by staff, and this plat, conforming to the requirements for replats as stated in the *Subdivision Ordinance* in the Municipal Code of Ordinances, is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.
- Conditional approval of this plat by the City Council shall constitute approval subject to the conditions stipulated in the *Recommendation* section below.
- With the exception of the items listed in the *Recommendation* section of this case memo, this plat is in substantial compliance with the requirements of the Subdivision Ordinance in the Municipal Code of Ordinances.

RECOMMENDATIONS:

If the Planning and Zoning Commission and City Council choose to approve the *replat* for *Lot 2, Block A, Rockwall School Addition #2*, staff would recommend the following conditions:

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

City of Rockwall
Project Plan Review History



Project Number P2018-018	Owner ROCKWALL, I S D	Applied 6/14/2018	LM
Project Name Lot 1, Block A, Rockwall School Addition	Applicant GLENN ENGINEERING CORPORATION	Approved	
Type PLAT		Closed	
Subtype FINAL		Expired	
Status Staff Review		Status	

Site Address 615 HIGHLAND DR	City, State Zip ROCKWALL, TX 75087	Zoning
--	--	---------------

Subdivision NORTHSHORE PH 1	Tract 1	Block A	Lot No 1	Parcel No 4849-000A-0001-00-0R	General Plan
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Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	Russell McDowell	6/14/2018	6/21/2018				
ENGINEERING (6/20/2018 10:03 AM SH) Must show the ROW for the alleys, Carriage Trl., and Aspen. Must show all fire lane locations, label width, and radii. Must include the note: 3. The property owner is responsible for all maintenance, repair, and replacement of all storm drain/detention facilities in easements. Show and label the Flowage and Utility Easement. See attached Mark up (6/20/2018 12:04 PM SH) Annotate the Erosion Hazard Setback linework.	Sarah Hager	6/14/2018	6/21/2018	6/20/2018	6	COMMENTS	See comments
FIRE (6/21/2018 10:38 AM AA) Must show all fire lane locations, label width, and radii.	Ariana Hargrove	6/14/2018	6/21/2018	6/21/2018	7	COMMENTS	see commnet
GIS	Lance Singleton	6/14/2018	6/21/2018	6/21/2018	7	APPROVED	
PLANNING	David Gonzales	6/14/2018	6/21/2018	6/20/2018	6	COMMENTS	See comments

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed Status	Remarks
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Consider a request by Robert Howman of Glenn Engineering Corporation on behalf of William Salee of Rockwall ISD for the approval of a replat for Lot2, Block A, Rockwall School Addition #2 being a 6.983-acre parcel of land identified as Lot 1, Block A, Rockwall School Addition #2, City of Rockwall, Rockwall County, Texas, zoned Single Family 10 (SF-10) District, addressed as 615 Highland Drive, and take any action necessary.

PLANNING COMMENTS - DAVID GONZALES - 06.20.2018

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:

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. P2018-018" on the lower right corner on all pages of the revised final plat submittal
3. Delineate, and label all firelane as 24-ft Firelane, Public Access, and Utility Easement as appropriate (i.e. if no utilities, do not include Utility).
4. Tie down at least two (2) corners to city monumentation.
5. Label and dimension all easements, including detention.
6. Missing layer?: there are labels with call-outs that have arrows pointing at blank areas on plat. What are these?
7. Use standard City Signatruue Block for plat (i.e. Mayor, City Secretary, City Engineer -- Not Director of Planning).

8. Change Title Block to read as follows:

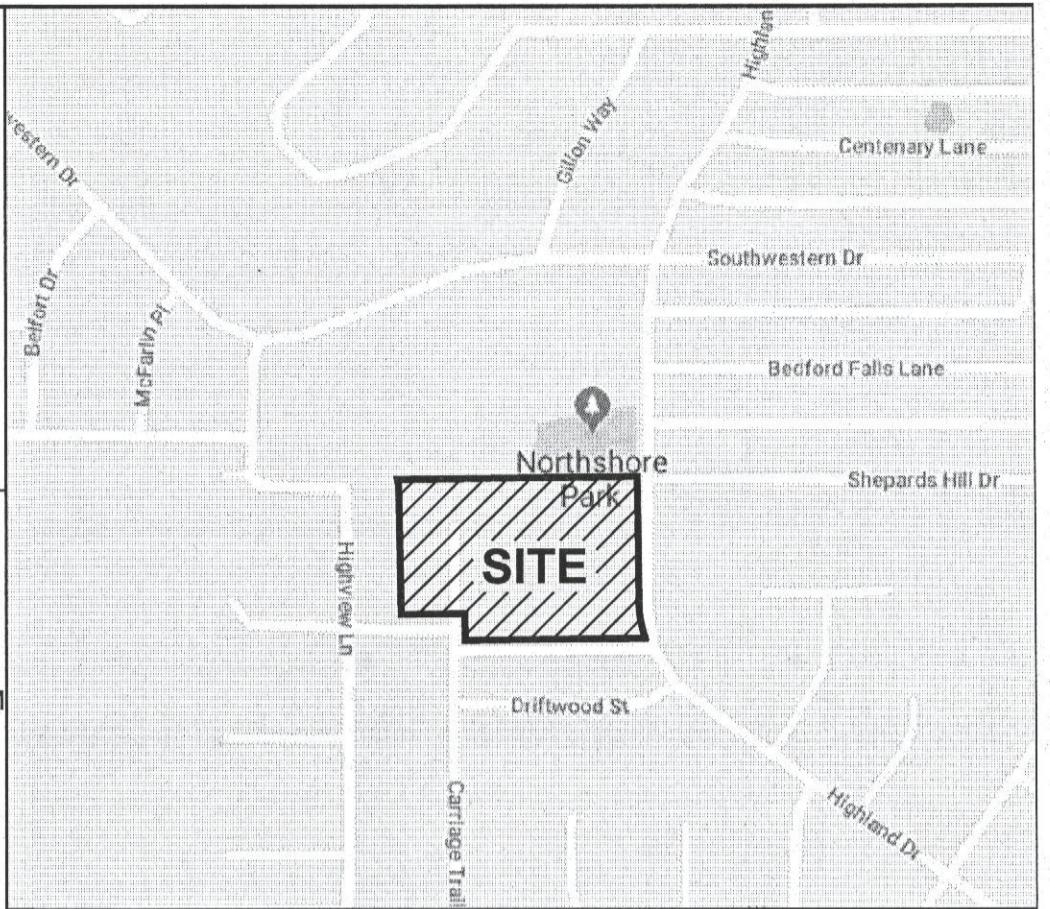
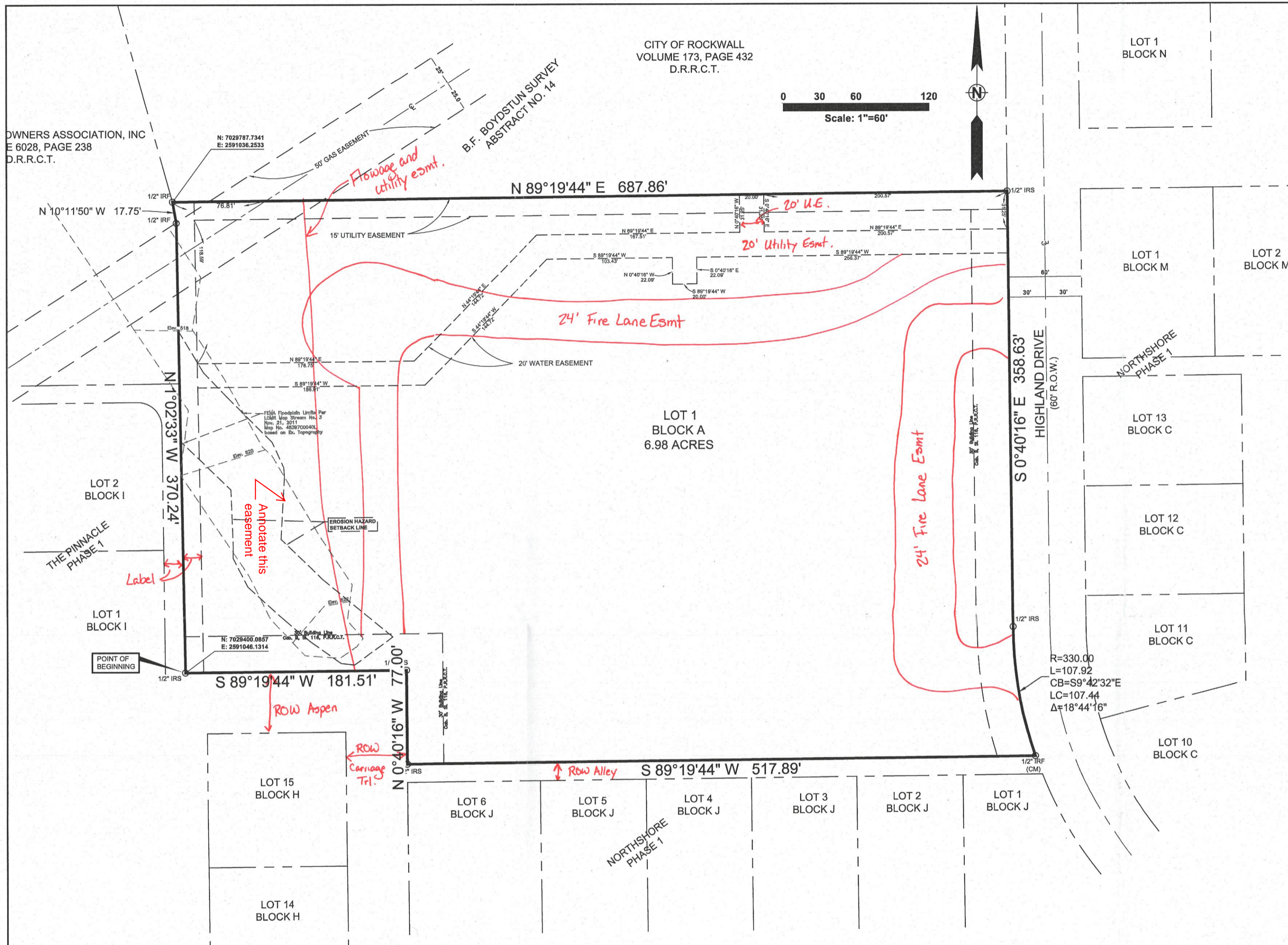
Final Plat
 Rockwall School Addition No. 2
 Lot 2, Block A
 1 Lot being 6.98-Acres
 Being a replat of
 Rockwall School Addition No. 2
 Lot 1, Block A
 City of Rockwall, Rockwall County, Texas

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.

Scheduled Meeting Dates to Attend

Planning - Work Session: June 26, 2018 (6:00p.m.) [Item to be placed on Consent Agenda for Action]

City Council - Action: Monday, July 2, 2018 (6:00 p.m.) [Item to be placed on Consent Agenda for Action]



GENERAL NOTES:

1. The purpose of this replat is to relocate easements required for the reconstruction of the school.
2. Basis of Bearing and Coordinates shown are based on Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, no scale and no projection.
3. The property owner is responsible for all maintenance, repair, and replacement of storm drain/detention facilities.

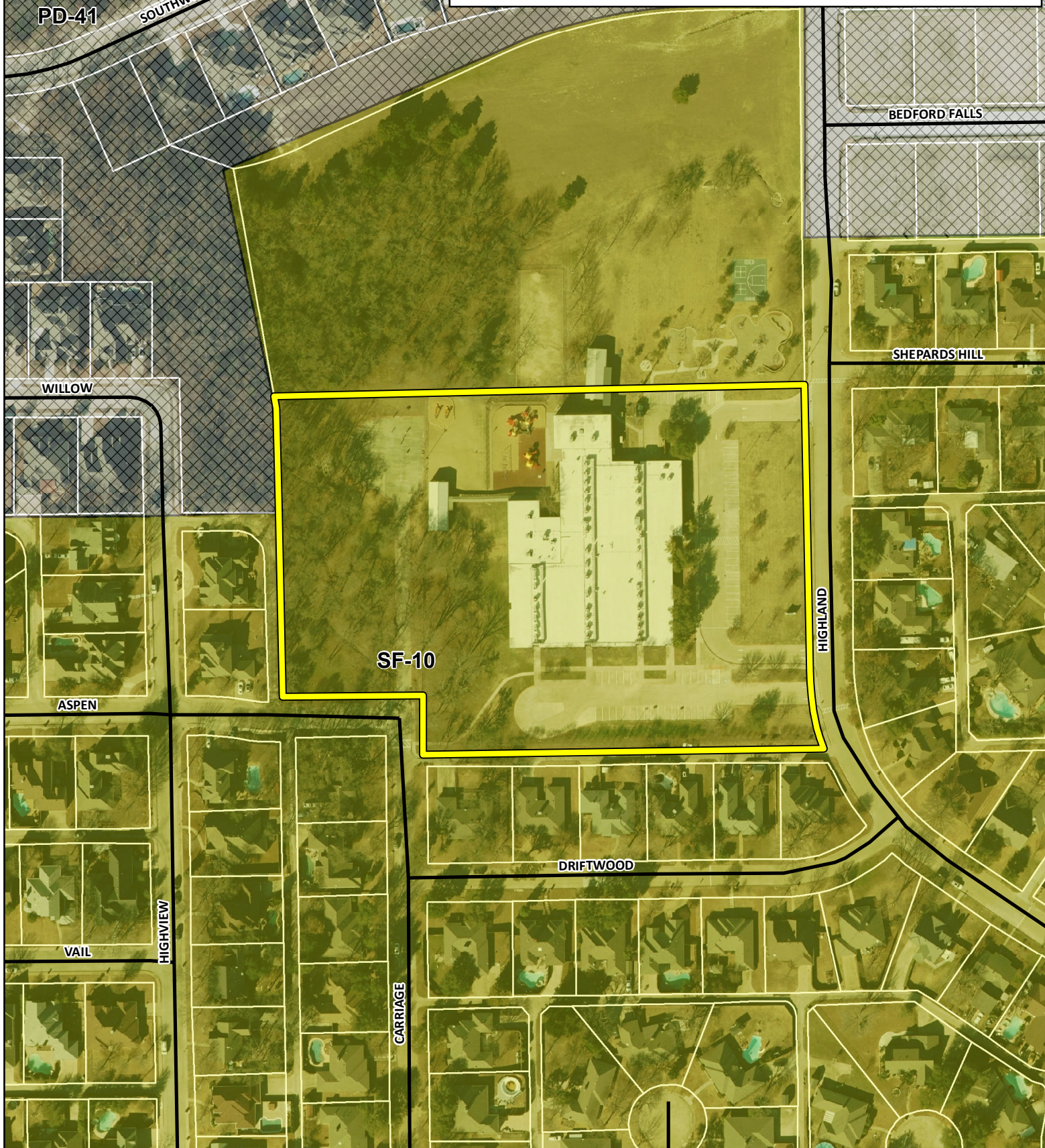
P 2018-018

OWNER: ROCKWALL I.S.D. 1050 WILLIAMS STREET ROCKWALL, TEXAS 75087 (972) 771-0605	ENGINEER: GLENN ENGINEERING CORP. 105 DECKER COURT, SUITE 910 IRVING, TEXAS 75062 TBPE FIRM NO. F-303 (972) 717-5151 (972) 717-2176 FAX CONTACT: MIKE GLENN, P.E.	SURVEYOR: SURVEY GROUP, LLC 400 SOUTH INDUSTRIAL BLVD. SUITE 219 EULESS, TEXAS 76048 TBPS NO. 101733-00 (817) 354-1445 (817) 354-1451 FAX CONTACT: RODNEY MARTINEZ
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REPLAT
ROCKWALL SCHOOL ADDITION NO. 2
LOT 1, BLOCK A
 SITUATED IN
 B.F. BOYDSTUN SURVEY
 ABSTRACT NO. 14 AND
 J.H.B. JONES SURVEY
 ABSTRACT NO. 124 AND
 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
 6.98 ACRES
 06-06-18
 Sheet 1 of 2



P2018-018 - LOT 2, BLOCK A, ROCKWALL SCHOOL ADDITION NO. 2
FINAL PLAT - LOCATION MAP =



City of Rockwall

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

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



STATE OF TEXAS

COUNTY OF ROCKWALL

OWNER'S CERTIFICATE

WHEREAS, The Rockwall Independent School District is the owner of a tract of land situated in the B.F. Boydston Survey, Abstract No. 14 and the J.H.B. Jones Survey, Abstract No. 124, Rockwall County, Texas, and being that tract of land conveyed to Rockwall Independent School District by deed recorded in Volume 173, Page 435, Deed Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at an iron rod at the most Westerly Northwest corner of Northshore, Phase One, an addition to the City of Rockwall;

THENCE: North 01°02' 23" West, a distance of 370.24 feet to an iron rod found for a corner;

THENCE: North 10°11'50" West, a distance of 17.75 feet to an iron rod found for a corner;

THENCE: North 89°19'44" East, a distance of 687.86 feet to an iron rod for a corner, said iron rod being the West line of Highland Drive;

THENCE: South 16°40'16" East along said West line of Highland Drive, a distance of 358.63 feet to an iron rod for a corner at the beginning of a circular curve to the left having a central angle of 18°44'16" with radius of 330.0 feet, a chord bearing of South 09°42'32" East and a chord distance of 107.44 feet;

THENCE: Along said curve with the West line of Highland Drive an arc distance of 107.44 feet to an iron found rod for a corner;

THENCE: South 89°19'44" West along the North line of 15.0' alley a distance of 517.89 feet to an iron rod for a corner in the East line of Carriage Trail;

THENCE: North 00°40'16" West along said East line of Carriage Trail a distance of 77.00 feet to an iron rod for a corner, said point being the Northeast corner of said Carriage Trail;

THENCE: South 89°19'44" West, a distance of 181.51 feet to the Point of Beginning and Containing 6.9828 Acres (304,169 Sq. Ft.) of Land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS

COUNTY OF ROCKWALL

We the undersigned owner of the land shown on this plat, and designated herein as the REPLAT, LOT 1, BLOCK A, ROCKWALL SCHOOL NO. 2, a subdivision 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 (we) further certify that all other parties who have a mortgage or lien interest in the [SUBDIVISION NAME] subdivision have been notified and signed this plat. I (we) understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. We also understand the following;

No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.

Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.

The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.

The developer and subdivision engineer shall bear total responsibility for storm drain improvements.

The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.

No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or

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

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

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

ROCKWALL INDEPENDENT SCHOOL DISTRICT

President, Board of Trustees

Superintendent

STATE OF TEXAS COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared _____ and _____ known to me to be the persons 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 _____, 2018

GENERAL NOTES

General Notes:

1) It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, nor shall such approval constitute any representation, assurance or guarantee by the City of the adequacy and availability for water for personal use and fire protection within such plat, as required under Ordinance 83-54.

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, William P. Price, 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.

William P. Price, Registered Public Surveyor No. 3047

STANDARD CITY SIGNATURE BLOCK

Planning & Zoning Commission, Chairman 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.

M

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

Director of Planning & Zoning City Engineer

OWNER:
ROCKWALL I.S.D.
1050 WILLIAMS STREET
ROCKWALL, TEXAS 75087
(972) 771-0605

ENGINEER:
GLENN ENGINEERING CORP.
105 DECKER COURT, SUITE 910
IRVING, TEXAS 75062
TBPE FIRM NO. F-303
(972) 717-5151
(972) 717-2176 FAX
CONTACT: MIKE GLENN, P.E.

SURVEYOR:
SURVEY GROUP, LLC
400 SOUTH INDUSTRIAL BLVD.
SUITE 219
EULESS, TEXAS 76048
TBPS NO. 101733-00
(817) 354-1445
(817) 354-1451 FAX
CONTACT: RODNEY MARTINEZ

REPLAT

**ROCKWALL SCHOOL ADDITION NO. 2
LOT 1, BLOCK A**

SITUATED IN
B.F. BOYDSTON SURVEY
ABSTRACT NO. 14 AND
J.H.B. JONES SURVEY
ABSTRACT NO. 124 AND

CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

6.98 ACRES

06-06-18

Sheet 2 of 2

CITY OF ROCKWALL CITY COUNCIL MEMO

AGENDA DATE: 07/02/2018

APPLICANT: Robert Howman of *Glenn Engineering Corporation*

AGENDA ITEM: **P2018-018; Lot 2, Block A, Rockwall School Addition #2**

SUMMARY:

Consider a request by Robert Howman of Glenn Engineering Corporation on behalf of William Salee of Rockwall ISD for the approval of a replat for Lot 2, Block A, Rockwall School Addition #2 being a 6.983-acre parcel of land identified as Lot 1, Block A, Rockwall School Addition #2, City of Rockwall, Rockwall County, Texas, zoned Single Family 10 (SF-10) District, addressed as 615 Highland Drive, and take any action necessary.

PLAT INFORMATION:

- The objective of this request is to replat a 6.983-acre a single parcel of land [*i.e. Lot 1, Block A, Rockwall School Addition #2*], creating one (1) parcel of land [*i.e. Lot 2, Block A, Rockwall School Addition #2*] for the purpose of constructing a two-story, 88,000 SF public school facility [*i.e. Reinhardt Elementary School*], and adding the necessary fire lane and utility easements for this development. The existing Reinhardt Elementary School will be demolished in order to construct the proposed public school facility. The property is zoned Single Family 10 (SF-10) District and is addressed as 615 Highland Drive.
- A site plan (*i.e. SP2018-005*) for the public school facility was approved on March 13, 2108.
- The surveyor has completed the majority of the technical revisions requested by staff, and this plat, conforming to the requirements for replats as stated in the *Subdivision Ordinance* in the Municipal Code of Ordinances, is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.
- Conditional approval of this plat by the City Council shall constitute approval subject to the conditions stipulated in the *Recommendation* section below.
- With the exception of the items listed in the *Recommendation* section of this case memo, this plat is in substantial compliance with the requirements of the Subdivision Ordinance in the Municipal Code of Ordinances.

RECOMMENDATIONS:

If the City Council chooses to approve the *replat* for *Lot 2, Block A, Rockwall School Addition #2*, staff would recommend the following conditions:

- 1) All technical comments from the Engineering, Planning and Fire Departments shall be addressed prior to the filing of this plat;

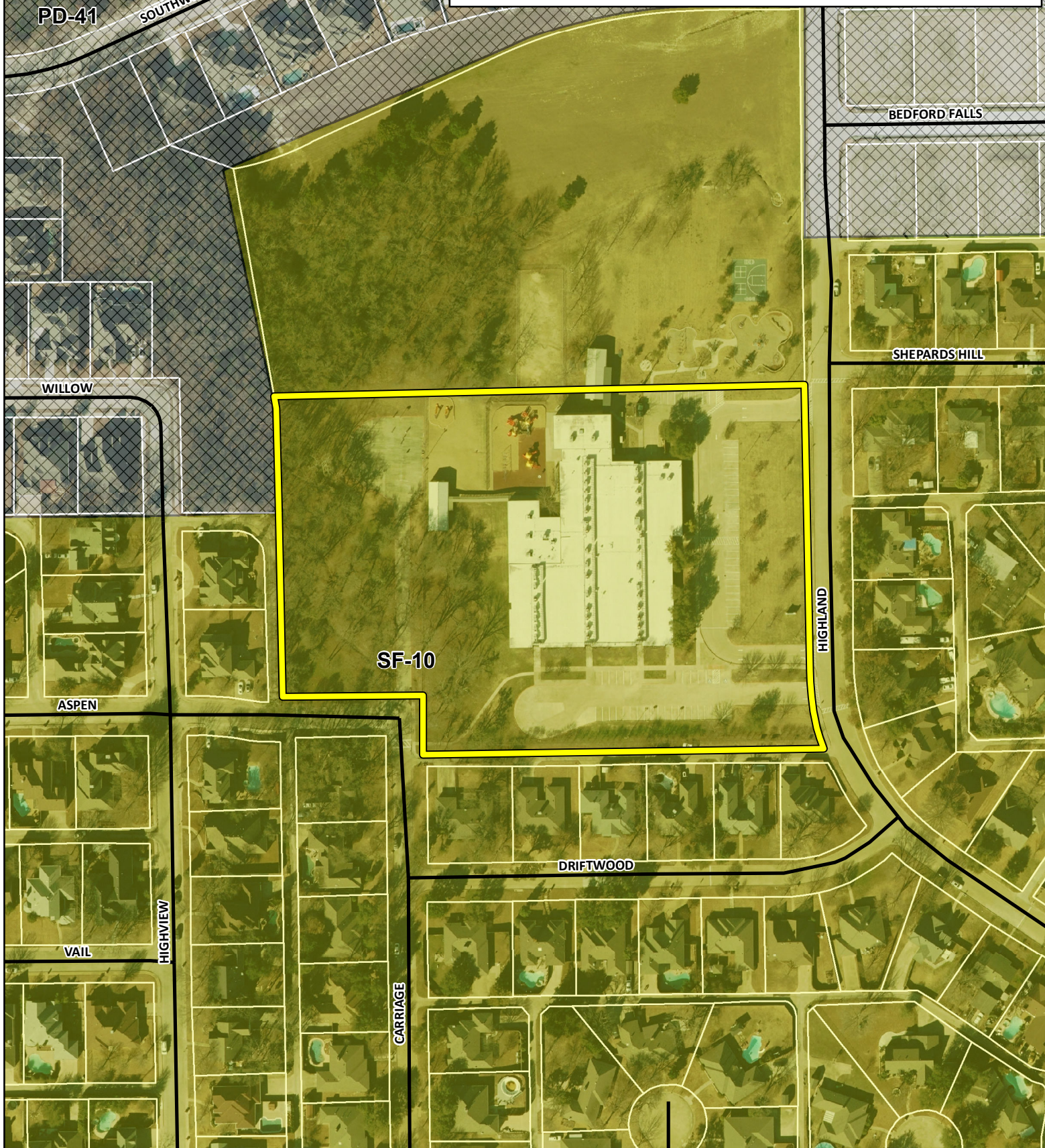
- 2) Any construction resulting from the approval of this *replat* shall conform to the requirements set forth by the Unified Development Code, the International Building Code, the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory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

PLANNING AND ZONING COMMISSION:

On June 26, 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 Commissioners Fishman and Lyons absent.



P2018-018 - LOT 2, BLOCK A, ROCKWALL SCHOOL ADDITION NO. 2
FINAL PLAT - LOCATION MAP =

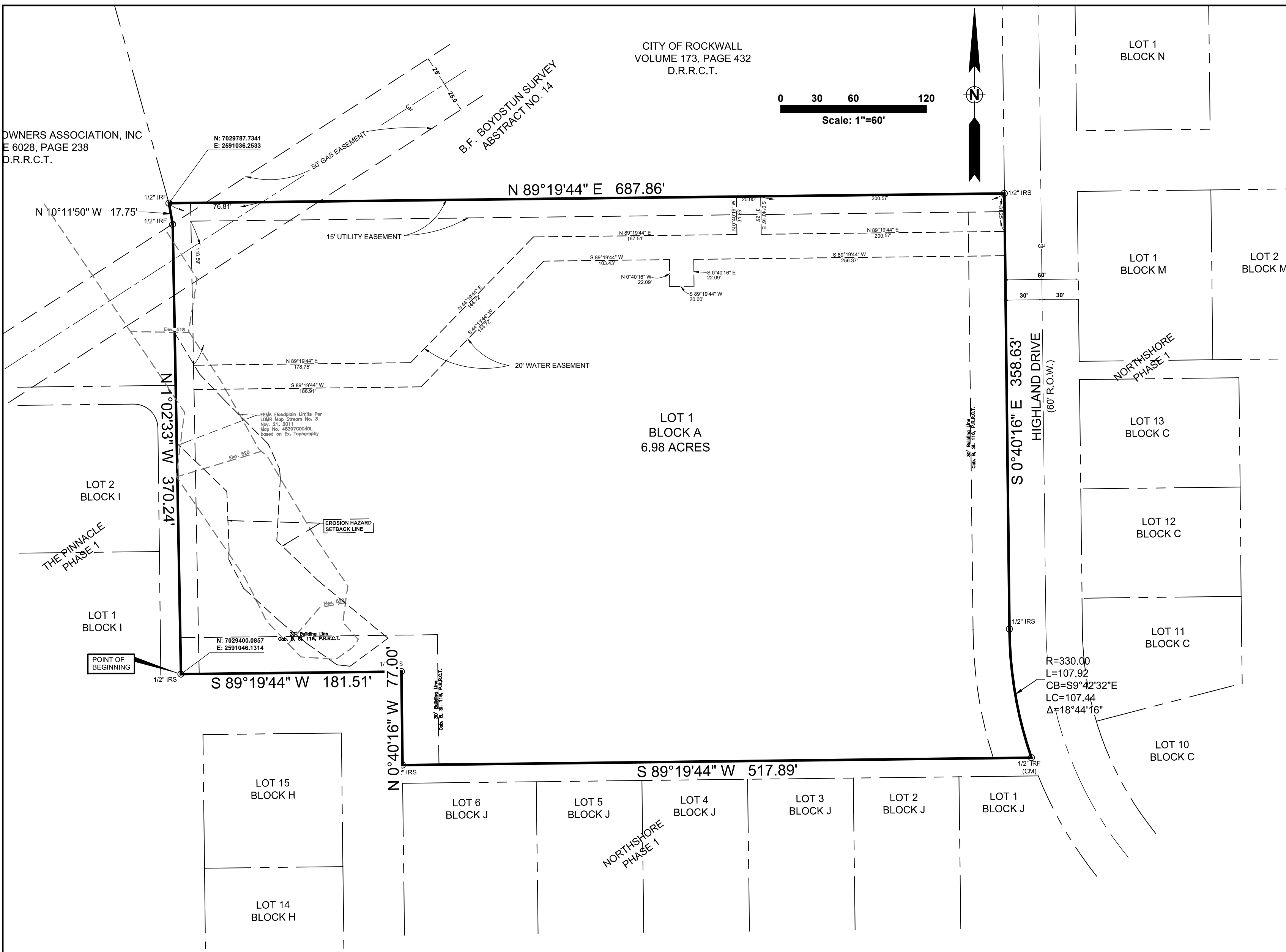


City of Rockwall

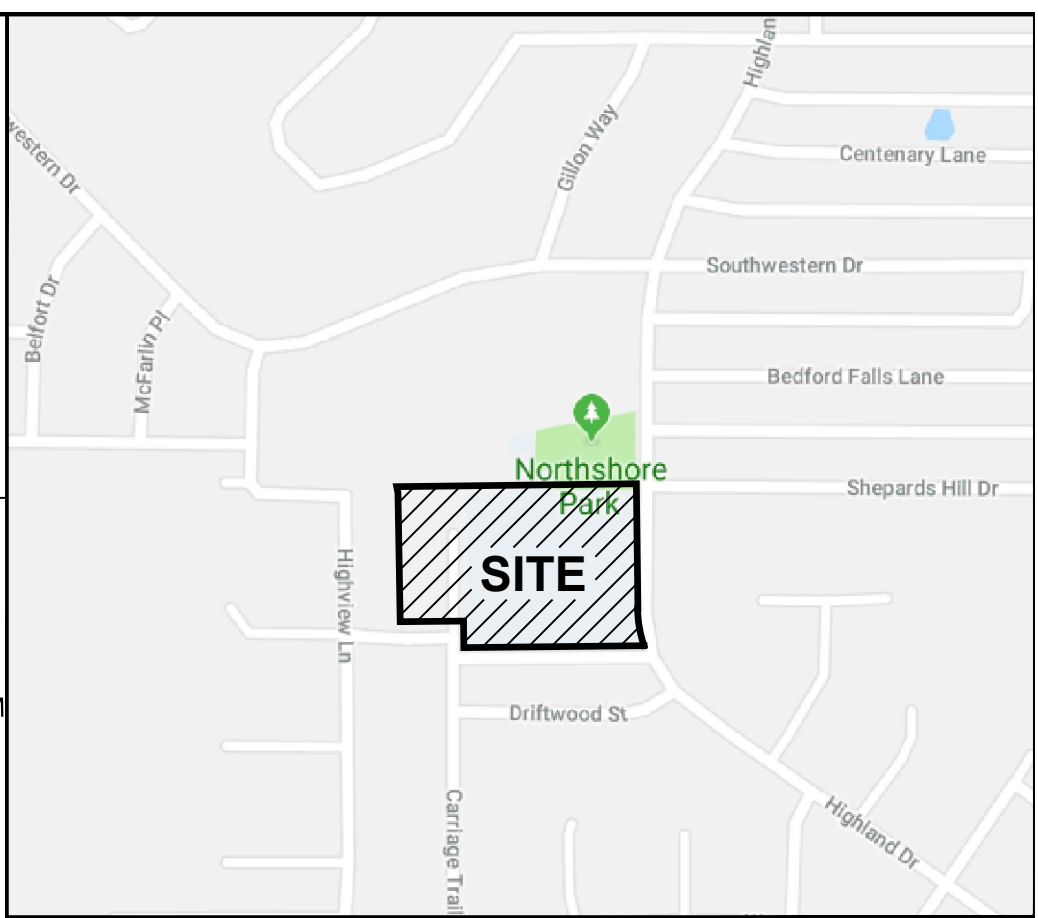
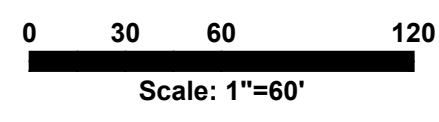
Planning & Zoning Department
385 S. Goliad Street
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CITY OF ROCKWALL
VOLUME 173, PAGE 432
D.R.R.C.T.



LOCATION MAP
SCALE: NTS

GENERAL NOTES:

1. The purpose of this replat is to relocate easements required for the reconstruction of the school.
2. Basis of Bearing and Coordinates shown are based on Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, no scale and no projection.

OWNER: ROCKWALL I.S.D. 1050 WILLIAMS STREET ROCKWALL, TEXAS 75087 (972) 771-0605	ENGINEER: GLENN ENGINEERING CORP. 105 DECKER COURT, SUITE 910 IRVING, TEXAS 75062 TBPE FIRM NO. F-303 (972) 717-5151 (972) 717-2176 FAX CONTACT: MIKE GLENN, P.E.	SURVEYOR: SURVEY GROUP, LLC 400 SOUTH INDUSTRIAL BLVD. SUITE 219 EULESS, TEXAS 76048 TBPS NO. 101733-00 (817) 354-1445 (817) 354-1451 FAX CONTACT: RODNEY MARTINEZ
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REPLAT
ROCKWALL SCHOOL ADDITION NO. 2
LOT 1, BLOCK A
SITUATED IN
B.F. BOYDSTUN SURVEY
ABSTRACT NO. 14 AND
J.H.B. JONES SURVEY
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CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
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STATE OF TEXAS

COUNTY OF ROCKWALL

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NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS

COUNTY OF ROCKWALL

We the undersigned owner of the land shown on this plat, and designated herein as the REPLAT, LOT 1, BLOCK A, ROCKWALL SCHOOL NO. 2, a subdivision 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 (we) further certify that all other parties who have a mortgage or lien interest in the [SUBDIVISION NAME] subdivision have been notified and signed this plat. I (we) understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. We also understand the following;

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The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.

No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or

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

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

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

ROCKWALL INDEPENDENT SCHOOL DISTRICT

President, Board of Trustees

Superintendent

STATE OF TEXAS COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared _____ and _____ known to me to be the persons 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 _____, 2018

GENERAL NOTES

General Notes:

1) It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, nor shall such approval constitute any representation, assurance or guarantee by the City of the adequacy and availability for water for personal use and fire protection within such plat, as required under Ordinance 83-54.

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, William P. Price, 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.

William P. Price, Registered Public Surveyor No. 3047

STANDARD CITY SIGNATURE BLOCK

Planning & Zoning Commission, Chairman 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.

M

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

Director of Planning & Zoning City Engineer

OWNER:
ROCKWALL I.S.D.
1050 WILLIAMS STREET
ROCKWALL, TEXAS 75087
(972) 771-0605

ENGINEER:
GLENN ENGINEERING CORP.
105 DECKER COURT, SUITE 910
IRVING, TEXAS 75062
TBPE FIRM NO. F-303
(972) 717-5151
(972) 717-2176 FAX
CONTACT: MIKE GLENN, P.E.

SURVEYOR:
SURVEY GROUP, LLC
400 SOUTH INDUSTRIAL BLVD.
SUITE 219
EULESS, TEXAS 76048
TBPS NO. 101733-00
(817) 354-1445
(817) 354-1451 FAX
CONTACT: RODNEY MARTINEZ

REPLAT

**ROCKWALL SCHOOL ADDITION NO. 2
LOT 1, BLOCK A**

SITUATED IN
B.F. BOYDSTUN SURVEY
ABSTRACT NO. 14 AND
J.H.B. JONES SURVEY
ABSTRACT NO. 124 AND

CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

6.98 ACRES

06-06-18

Sheet 2 of 2



July 17, 2018

ATTN: ROBERT HOWMAN
GLENN ENGINEERING CORPORATION
105 DECKER COURT, SUITE 910
IRVING, TX 75062

RE: FINAL PLAT (P2018-018), Lot 1, Block A, Rockwall School Addition No. 2

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 replat with staff conditions passed by a vote of 5 to 0 with Commissioners Fishman and Lyons absent.

CITY COUNCIL:

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

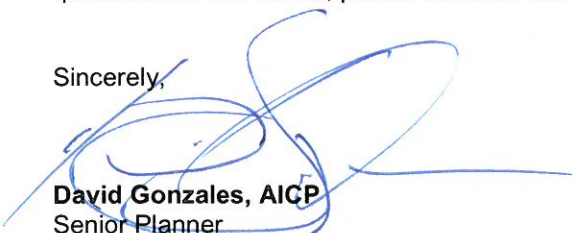
Prior to submitting the required materials for filing please send/submit to staff a bonded or *PDF* copy of the plat to ensure that all staff's comments have been addressed. Once staff has verified all comments have been addressed, please submit a minimum of two (2) sets of mylars, one (1) tax certificate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