



# PLANNING AND ZONING CASE CHECKLIST

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

P&Z CASE # P2018-024 P&Z DATE 9/11/2018 CC DATE 9/21/2018 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 checked="" type="checkbox"/> FINAL PLAT
<input type="checkbox"/> REPLAT
<input type="checkbox"/> ADMINISTRATIVE/MINOR PLAT
<input type="checkbox"/> VACATION PLAT
<input type="checkbox"/> LANDSCAPE PLAN
<input type="checkbox"/> TREESCAPE PLAN

<input type="checkbox"/> COPY OF ORDINANCE (ORD.# _____)
<input checked="" type="checkbox"/> APPLICATIONS
<input checked="" type="checkbox"/> RECEIPT
<input checked="" type="checkbox"/> LOCATION MAP
<input type="checkbox"/> HOA MAP
<input type="checkbox"/> PON MAP
<input type="checkbox"/> FLU MAP
<input type="checkbox"/> NEWSPAPER PUBLIC NOTICE
<input type="checkbox"/> 500-FT. BUFFER PUBLIC NOTICE
<input type="checkbox"/> PROJECT REVIEW
<input type="checkbox"/> STAFF REPORT
<input type="checkbox"/> CORRESPONDENCE
<input type="checkbox"/> COPY-ALL PLANS REQUIRED
<input type="checkbox"/> COPY-MARK-UPS
<input type="checkbox"/> CITY COUNCIL MINUTES-LASERFICHE
<input type="checkbox"/> MINUTES-LASERFICHE
<input 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. P2018-024  
**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> = 300 + 4.85 \* 20 = \$397  
 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 1501 W. I-30 ROCKWALL, TX 75032

Subdivision \_\_\_\_\_ Lot \_\_\_\_\_ Block \_\_\_\_\_

General Location ON THE NORTH SIDE OF WESTBOUND I-30 AND JUST TO THE EAST OF INDUSTRIAL BLVD.

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

Current Zoning Light Industrial (LI) District Current Use NONE

Proposed Zoning Light Industrial (LI) District Proposed Use CAR SALES

Acreage 4.85 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]

<input checked="" type="checkbox"/> Owner <u>ROCKWALL RENTAL PROPERTIES</u>	<input checked="" type="checkbox"/> Applicant <u>FC CUNY CORPORATION</u>
Contact Person <u>RANDALL NOE</u>	Contact Person <u>CAMERON SLOWN</u>
Address <u>P O BOX 818</u>	Address <u>2 HORIZON COURT</u>
City, State & Zip <u>TERRELL, TX 75060</u>	City, State & Zip <u>HEATH, TX 75032</u>
Phone _____	Phone <u>4694027700</u>
E-Mail _____	E-Mail <u>CSLOWN@FCCUNY.COM</u>

## NOTARY VERIFICATION [REQUIRED]

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

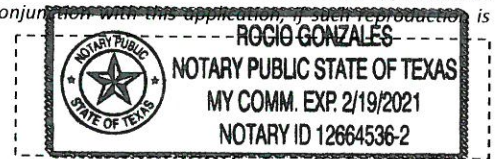
"I hereby certify that I am the owner, or duly authorized agent of the owner, for the purpose of this application; all information submitted herein is true and correct; and the application fee of \$ 397, to cover the cost of this application, has been paid to the City of Rockwall on this the 17 day of AUGUST, 20 18. By signing this application I agree that the City of Rockwall (i.e. "City") is authorized and permitted to provide information contained within this application to the public. The City is also authorized and permitted to reproduce any copyrighted information submitted in conjunction with this application, if such reproduction is associated or in response to a request for public information."

Given under my hand and seal of office on this the 17 day of August, 20 18.

Owner's/Applicant's Signature

[Signature]  
[Signature]

Notary Public in and for the State of Texas



My Commission Expires 02-19-21



# RECEIPT

Project Number: P2018-026  
Job Address: 1501 W I 30  
ROCKWALL, TX 75087

Receipt Number: B81594

Printed: 8/20/2018 11:39 am

Fee Description	Account Number	Fee Amount
PLATTING	01-4280	\$ 397.00

---

**Total Fees Paid:**

**\$ 397.00**

Date Paid: 8/20/2018 12:00:00AM

Paid By: FC CUNY CORPORATION

Pay Method: CHECK 6762

Received By: LM



# RECEIPT

Project Number: P2018-026  
Job Address: 1501 W I 30  
ROCKWALL, TX 75087

Receipt Number: B81594

Printed: 8/20/2018 11:39 am

Fee Description	Account Number	Fee Amount
PLATTING	01-4280	\$ 397.00

---

**Total Fees Paid:**

**\$ 397.00**

Date Paid: 8/20/2018 12:00:00AM

Paid By: FC CUNY CORPORATION

Pay Method: CHECK 6762

Received By: LM



September 12, 2018

**ATTN: CAMERON SLOWN**  
FC CUNY CORPORATION  
2 HORIZON COURT,  
HEATH, TX 75032

**RE: FINAL PLAT (P2018-026), Lot 1, Block A, Rockwall Subaru Addition**

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 09/04/2018. The following is a record of all recommendations, voting records and conditions of approval:

*RECOMMENDATIONS:*

*If the City Council chooses to approve the final plat for the Lot 1, Block A, Subaru 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) Approval by the City Council for an escrow payment of 115% of the total cost of the required roadway (i.e. M4U) as indicated on the City's Master Thoroughfare Plan, the required five (5)-foot sidewalk, and 12-inch water line, and in accordance with Section 38-19, Street Improvements and Oversizing, of the Subdivision Ordinance, of the Municipal Code of Ordinances.*
- 3) 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 RECOMMENDATION:*

*On August 28, 2018, the Planning and Zoning Commission's motion to recommend approval of the final plat with staff conditions passed a vote of 7 to 0.*

*CITY COUNCIL:*

*On September 4, 2018, the City Council's motion to approve the final plat with staff conditions passed by a vote of 7 to 0.*

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 if submitting mylars between September 1<sup>st</sup> thru December 31<sup>st</sup>, tax receipts must also be filed with the plat that incur a fee of \$4.00 per tax receipt.**



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 Planning  
Planning & Zoning Department  
City of Rockwall, TX



**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:** 8/20/2018

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, 08/24/2018. Planning staff will assemble all comments received in time for our regularly scheduled DRC meeting on 8/28/2018 at 2:00 p.m. The Planning and Zoning Commission work session will be held on 8/28/2018 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:** P2018-026  
**Project Name:** Lot 1, Block A, Rockwall Subaru Addition  
**Project Type:** PLAT  
**Applicant Name:** FC CUNY CORPORATION  
**Owner Name:** ROCKWALL, RENTAL PROPERTIES LP  
**Project Description:**

0 40 80 160 240 320 Feet

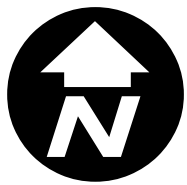
P2018-026 - LOT 1, BLOCK A, ROCKWALL SUBARU ADDITION  
FINAL PLAT - LOCATION MAP = 



# City of Rockwall

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







**OWNERS DEDICATION**

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS)  
COUNTY OF ROCKWALL)

I the undersigned owner of the land shown on this plat, and designated herein as ROCKWALL SUBARU ADDITION to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. I also understand the following:

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. Drainage/Retention Easements/Facilities shall be owned, operated, maintained and repaired by property owner.
7. 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.

We further acknowledge that the dedications and/or exaction's made herein are proportional to the impact of the Addition 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 we may have as a result of the dedication of exactions made herein.

ROCKWALL RENTAL PROPERTIES, LP

Representative:

STATE OF TEXAS)  
COUNTY OF ROCKWALL)

Before me, the undersigned authority, on this day personally appeared \_\_\_\_\_, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given upon my hand and seal of office this \_\_\_\_ day of \_\_\_\_\_, 2018.

Notary Public in and for the State of Texas

My Commission Expires:

**OWNERS CERTIFICATE**

STATE OF TEXAS)  
COUNTY OF ROCKWALL)

WHEREAS, Rockwall Rental Properties, LP, is the owner of a tract of land out of the A. Hanna Survey, Abstract No. 99, in the City of Rockwall, Rockwall County, Texas, Being all of a 4.862 acre tract of land to Rockwall Rental Properties, LP as recorded in Volume 5067, Page 22 of the Deed Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found lying on the north right-of-way line of Interstate Highway No. 30 (a variable width right-of-way) at the southeast corner of said 4.862 acre tract and the southwest corner of Lot 1, Block 1, Sparks Office Plaza, an addition to The City of Rockwall as recorded in Cabinet C, Page 162 of the Plat Records of Rockwall, Texas;

THENCE South 72 degrees 42 minutes 04 seconds West along said north right-of-way line of Interstate Highway No. 30, a distance of 23.83 feet to a 1/2 inch iron rod found for corner at the southeast corner of a tract of land to Terry B. Kafka, called Tract 3 as recorded in Volume 1176, Page 253 of the Deed Records of Rockwall, Texas;

THENCE departing said north right-of-way line of Interstate Highway No. 30 and along the common line of said 4.862 acre tract and said Tract 3 the following courses and distances;

North 16 degrees 43 minutes 58 seconds West, a distance of 74.51 feet to a 1/2 inch iron rod found for corner;

South 70 degrees 31 minutes 03 seconds West, a distance of 23.04 feet to a 1/2 inch iron rod found for corner;

South 22 degrees 04 minutes 14 seconds East, a distance of 73.88 feet to a 1/2 inch iron rod found for corner lying on the previously mentioned north right-of-way line of Interstate Highway No. 30, same being the southwest corner of said Tract 3;

THENCE South 72 degrees 42 minutes 04 seconds West along said north right-of-way line of Interstate Highway No. 30, a distance of 828.46 feet to a 1/2 inch iron rod found for the southwest corner of said 4.862 acre tract, same being the southeast corner of a tract of land to Terry B. Kafka, called Tract 1 as recorded in Volume 1176, Page 253 of the Deed Records of Rockwall, Texas;

THENCE North 13 degrees 23 minutes 57 seconds West departing said north right-of-way line of Interstate Highway No. 30 and along the common line of said 4.862 acre tract and said Tract 1, a distance of 66.69 feet to a 1/2 inch iron rod found for the northeast corner of said Tract 1;

THENCE South 76 degrees 36 minutes 03 seconds West continuing along the common line of said 4.862 acre tract and said Tract 1, a distance of 57.02 feet to a point in a creek lying on the east line of a tract of land to Church of Christ as recorded in Volume 1812, Page 84 of the Deed Records of Rockwall County, Texas, same being the west corner of said 4.862 acre tract;

THENCE North 26 degrees 34 minutes 44 seconds East along the common line of said Church of Christ tract and said 4.862 acre tract, a distance of 358.02 feet to a 3/4 inch iron pipe found for corner lying on the south line of a tract of land to Rockwall Steel Co. as recorded in Volume 752, Page 28 of the Deed Records of Rockwall County, Texas, said point also being the northwest corner of said 4.862 acre tract and the northeast corner of said Church of Christ Tract;

THENCE North 86 degrees 56 minutes 55 seconds East along the common line of said 4.862 acre tract and said Rockwall Steel tract, a distance of 737.89 feet to a 1/2 inch iron rod found for corner lying on the west line of aforementioned Lot 1, Block 1 Sparks Office Plaza, said point also being the northeast corner of said 4.862 acre tract;

THENCE South 01 degrees 08 minutes 30 seconds East along the common line of said 4.862 acre tract and said Lot 1, Block 1 Sparks Office Plaza, a distance of 152.92 feet to the POINT OF BEGINNING containing 211,159 square feet, or 4.848 acres of land.

**SURVEYOR'S CERTIFICATE**

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Brian J. Maddox, 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 2018

BRIAN J. MADDOX, R.P.L.S. NO. 5430

\_\_\_\_\_  
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 the \_\_\_\_ day of \_\_\_\_\_, 2018.*

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

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

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

**FINAL PLAT  
ROCKWALL SUBARU ADDITION**

**LOT 1, BLOCK A**

211,159 SQUARE FEET  
4.848 ACRES GROSS

206,232 SQUARE FEET  
4.621 ACRES NET AFTER RIGHT OF WAY DEDICATION

SITUATED IN THE A. HANA SURVEY, ABSTRACT NO. 99  
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

BEING ALL OF A TRACT OF LAND TO ROCKWALL RENTAL PROPERTIES, LP AS RECORDED IN  
VOLUME 5067, PAGE 22 OF THE DEED RECORDS OF ROCKWALL COUNTY, TEXAS

**OWNER**  
ROCKWALL RENTAL PROPERTIES, L.P.  
P.O. BOX 818  
Terrell, Texas 75160

**PROJECT INFORMATION**  
Project No.: FCU 18243  
Date: August 10, 2018  
Drawn By: G59  
Scale: 1"=60'  
SHEET 2 of 2



**SURVEYOR**  
TEAGUE NALL AND PERKINS, INC.  
825 Watters Creek Boulevard, Suite M300  
Allen, Texas 75013  
214.461.9867 ph 214.461.9864 fx  
T.B.P.L.S. Registration No. 10194381  
www.tnpinc.com



## F C Cuny Corporation

#2 Horizon Court • Suite 500 • Heath, TX 75032  
Tel: 469-402-7700 • Fax: 469-402-0700  
email: [crc@fccuny.com](mailto:crc@fccuny.com)

August 16, 2018

Amy Williams  
City of Rockwall  
Engineering Department  
385 S. Goliad St.  
Rockwall, TX 75087

Dear Ms. Williams

I am writing this letter to request the option of supplying an escrow payment for the cost of half of the future road along the extents of the Subaru site, a 5 foot sidewalk that runs along the extents of the Subaru property adjacent to the future road and a 12 inch water line that runs along the future road adjacent to the Subaru site. This escrow payment will be for 115% of the normal rate as shown in the attached cost estimate.

If there are any questions or you need any additional information please feel free to call me.

Sincerely,

A handwritten signature in black ink, appearing to read 'C. Slown', written over a horizontal line.

Cameron Slown, P.E.

FC Cuny Corporation

**T H E  
MORGAN  
GROUP**

General Contractors  
972.772.9089  
1551 E IH 30 Suite 100  
Rockwall, Texas 75087

**Cost Estimate 201821-1**

Invoice # 8/9/2018

Date

Project Randall Noe Subaru -  
City Improvements  
1501 W. I-H 30  
Rockwall, TX 75087

To: Cameron Slown  
FC Cuny Corp.  
No. 2 Horizon Court  
Suite 500  
Heath, TX 75032

**Description**

**Amount**

Provide the necessary material, labor, tools & equipment to provide the following:

	QTY	UNIT	COST	EXT COST
165 feet of 6" thick 3600 psi road 22.5 feet wide	415	SY	35	\$ 14,525.00
6" Lime Stabilization	460	SY	3.75	\$ 1,725.00
Lime Material (28 lbs/SY)	6.44	TN	155	\$ 998.20
177 feet of 5' sidewalk	885	SF	4.5	\$ 3,982.50
10' curb inlet	1	EA	3100	\$ 3,100.00
18" RCP storm pipe	23	LF	53	\$ 1,219.00
165 feet - 12" water.	165	LF	24	\$ 3,960.00
12"X16" tapping sleeve and valve assembly	1	EA	4500	\$ 4,500.00
12" bend	1	EA	275	\$ 275.00
12" cap	1	EA	150	\$ 150.00

TOTAL \$ 34,434.70

O.H.&P. @ 10% \$ 3,443.47

Subtotal \$ 37,878.17

This estimate is based on current material & labor pricing

Thank you for the opportunity!

Sales Tax:	Included on material
Estimate Total:	\$ 37,878.17

# CITY OF ROCKWALL

## PLANNING AND ZONING COMMISSION MEMO

**AGENDA DATE:** 08/28/2018

**APPLICANT:** Cameron Slown of *FC Cuny Corporation*

**AGENDA ITEM:** **P2018-026**; *Final Plat: Lot 1, Block A, Subaru Addition*

---

### **SUMMARY:**

Consider a request by Cameron Slown of FC Cuny Corporation on behalf of Randall Noe of Rockwall Rental Properties, LLC for the approval of a final plat for Lot 1, Block A, Subaru Addition being a 4.848-acre tract of land identified as Tract 5 of the A. Hanna Survey, Abstract No. 99, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 1501 E. IH-30, and take any action necessary.

### **PLAT INFORMATION:**

- The objective of this request is to final plat Lot 1, Block A, of the Subaru Addition for the purpose of constructing an approximate 29,756 SF new car dealership (*i.e. Subaru*), and to add the necessary right-of-way dedication, fire lane and utility easements for the development of this site. The subject property is a 4.848-acre tract identified as Tract 5 of the A. Hanna Survey, Abstract No. 99. The site is addressed as 1501 E. IH-30, situated within the IH-30 Overlay (IH-30 OV) District, and zoned Light Industrial (LI) District.
- The Master Thoroughfare Plan, adopted with the Comprehensive Plan, designates a portion of the property for a future M4U (*i.e. minor collector, four [4] lane undivided*) roadway, which requires a minimum 65-ft right-of-way. The applicant is responsible for dedicating a portion of the property (*i.e. 32.5-ft at the eastern boundary*) and constructing that portion to City standards. The applicant is requesting to provide an escrow payment equal to 115% of the cost of that portion required to be built, which includes a five (5)-foot sidewalk and a 12-inch water line that runs along the extent of this future roadway. The escrow payment requires approval of the City Council and is listed as a condition of approval for the final plat.
- A Specific Use Permit (*SUP No. S-166*) allowing the use for a *Motor Vehicle Dealership, New (Cars and Light Trucks)* was approved on May 15, 2017.
- A Site Plan [*i.e. SP2018-030*] for the new car dealership use was approved on October 10, 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 approve the final plat for the *Lot 1, Block A, Subaru 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) Approval by the City Council for an escrow payment of 115% of the total cost of the required roadway (*i.e. M4U*) as indicated on the City's Master Thoroughfare Plan, the required five (5)-foot sidewalk, and 12-inch water line, and in accordance with *Section 38-19, Street Improvements and Oversizing*, of the *Subdivision Ordinance*, of the Municipal Code of Ordinances.
- 3) 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>	P2018-026	<b>Owner</b>	ROCKWALL, RENTAL PROPERTIES LP			<b>Applied</b>	8/17/2018	LM
<b>Project Name</b>	Lot 1, Block A, Rockwall Subaru Addition	<b>Applicant</b>	FC CUNY CORPORATION			<b>Approved</b>		
<b>Type</b>	PLAT					<b>Closed</b>		
<b>Subtype</b>	FINAL					<b>Expired</b>		
<b>Status</b>	Staff Review					<b>Status</b>		
<b>Site Address</b>		<b>City, State Zip</b>						
1501 W I 30		ROCKWALL, TX 75087			<b>Zoning</b>			
<b>Subdivision</b>		<b>Tract</b>	<b>Block</b>	<b>Lot No</b>	<b>Parcel No</b>	<b>General Plan</b>		
SPARKS OFFICE PLAZA		5	NULL	5	0099-0000-0005-00-OR			

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	Russell McDowell	8/17/2018	8/24/2018	8/23/2018	6	APPROVED	
ENGINEERING	Sarah Hager	8/17/2018	8/24/2018	8/22/2018	5	COMMENTS	(8/22/2018 11:57 AM SH) The flood elevations do not match the approved flood study. Please revise. Number 6 under the Owners Dedication should read "The owner is responsible for all maintenance, repair and reconstruction of all drainage and detention facilities.
FIRE	Ariana Hargrove	8/17/2018	8/24/2018	8/23/2018	6	APPROVED	
GIS	Lance Singleton	8/17/2018	8/24/2018	8/22/2018	5	APPROVED	
PLANNING	David Gonzales	8/17/2018	8/24/2018	8/21/2018	4	COMMENTS	See comments

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed Status	Remarks
------------------------	---------	------	-----	----------	----------------	---------

Consider a request by Cameron Slown of FC Cuny Corporation on behalf of Randall Noe of Rockwall Rental Properties LLC for the approval of a final plat for Lot 1, Block A, Subaru Addition being a 4.848-acre tract of land identified as Tract5 of the A. Hanna Survey, Abstract No. 99, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 1501 E. IH-30, and take any action necessary.

PLANNING COMMENTS - DAVID GONZALES - 08.22.2018

The following staff comments are to be addressed and resubmitted no later than Tuesday September 4, 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 Light Industrial(LI) District, and the Planning, Engineering and Fire Departments comments as indicated on the Project Plan Review document
2. Provide a label indicating "Case No. P2018-026" on the lower right corner on all pages of the revised final plat submittal
3. Correct net acres on plat - indicates 4.621-acres -- S/B 4.73-acres
4. Condition of approval of Final Plat: Request for payment of 115% of the developers cost for the required portion of the MAU identified on the Master Thoroughfare Plan, the required 5-ft sidewalk, and other improvements into escrow for future development requires approval by the City Council

\*\* As a note and once the plat has been approved by the Planning and Zoning Commission and City Council, all staff comments are to be addressed and all revisions resubmitted and approved (by staff) prior to plat submittal on mylar for filing purposes \*\*

Although the plat is placed on the consent agenda for both meetings, staff recommends that a representative be present for the meetings 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

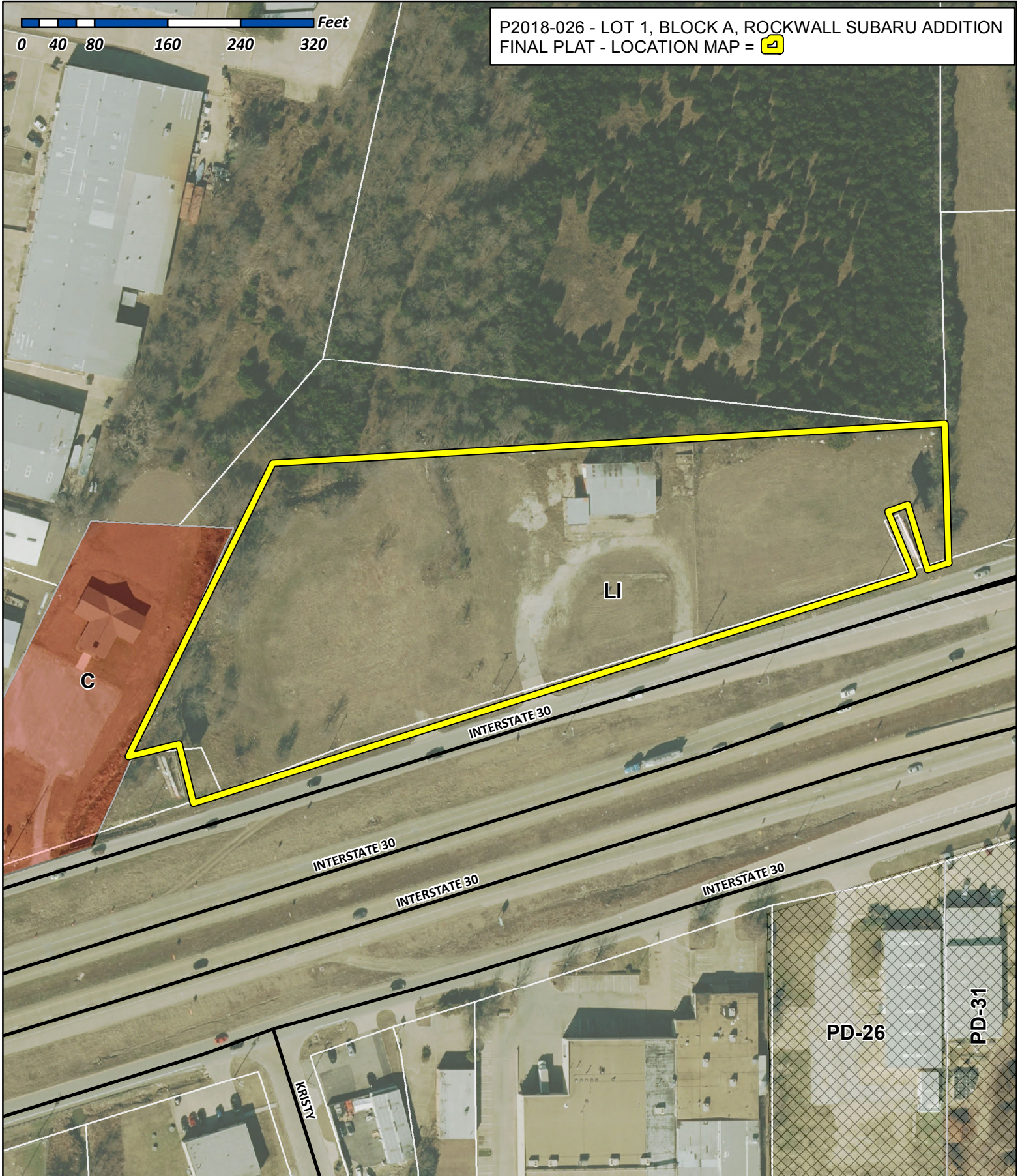
Planning - Action/Consent Agenda: August 28, 2018 (6:00p.m.) [i.e. Approve, Approve with conditions, Deny, etc.]

City Council - Action/Consent Agenda : September 4, 2018 (6:00 p.m.) [i.e. Approve, Approve with conditions, Deny, etc.]



0 40 80 160 240 320 Feet

P2018-026 - LOT 1, BLOCK A, ROCKWALL SUBARU ADDITION  
FINAL PLAT - LOCATION MAP = 



# City of Rockwall

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





## F C Cuny Corporation

#2 Horizon Court • Suite 500 • Heath, TX 75032  
Tel: 469-402-7700 • Fax: 469-402-0700  
email: [crc@fccuny.com](mailto:crc@fccuny.com)

August 16, 2018

Amy Williams  
City of Rockwall  
Engineering Department  
385 S. Goliad St.  
Rockwall, TX 75087

Dear Ms. Williams

I am writing this letter to request the option of supplying an escrow payment for the cost of half of the future road along the extents of the Subaru site, a 5 foot sidewalk that runs along the extents of the Subaru property adjacent to the future road and a 12 inch water line that runs along the future road adjacent to the Subaru site. This escrow payment will be for 115% of the normal rate as shown in the attached cost estimate.

If there are any questions or you need any additional information please feel free to call me.

Sincerely,

Cameron Slown, P.E.

FC Cuny Corporation

**T H E  
MORGAN  
GROUP**

General Contractors  
972.772.9089  
1551 E IH 30 Suite 100  
Rockwall, Texas 75087

**Cost Estimate 201821-1**

Invoice # 8/9/2018

Date

Project Randall Noe Subaru -  
City Improvements  
1501 W. I-H 30  
Rockwall, TX 75087

To: Cameron Slown  
FC Cuny Corp.  
No. 2 Horizon Court  
Suite 500  
Heath, TX 75032

**Description**

**Amount**

Provide the necessary material, labor, tools & equipment to provide the following:

	QTY	UNIT	COST	EXT COST
165 feet of 6" thick 3600 psi road 22.5 feet wide	415	SY	35	\$ 14,525.00
6" Lime Stabilization	460	SY	3.75	\$ 1,725.00
Lime Material (28 lbs/SY)	6.44	TN	155	\$ 998.20
177 feet of 5' sidewalk	885	SF	4.5	\$ 3,982.50
10' curb inlet	1	EA	3100	\$ 3,100.00
18" RCP storm pipe	23	LF	53	\$ 1,219.00
165 feet - 12" water.	165	LF	24	\$ 3,960.00
12"X16" tapping sleeve and valve assembly	1	EA	4500	\$ 4,500.00
12" bend	1	EA	275	\$ 275.00
12" cap	1	EA	150	\$ 150.00

TOTAL \$ 34,434.70

O.H.&P. @ 10% \$ 3,443.47

Subtotal \$ 37,878.17

This estimate is based on current material & labor pricing

Thank you for the opportunity!

Sales Tax:	Included on material
Estimate Total:	\$ 37,878.17



**OWNERS DEDICATION**

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS)  
COUNTY OF ROCKWALL)

I the undersigned owner of the land shown on this plat, and designated herein as ROCKWALL SUBARU ADDITION to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. I also understand the following:

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. Drainage/Retention Easements/Facilities shall be owned, operated, maintained and repaired by property owner.
7. 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.

We further acknowledge that the dedications and/or exaction's made herein are proportional to the impact of the Addition 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 we may have as a result of the dedication of exactions made herein.

ROCKWALL RENTAL PROPERTIES, LP

Representative:

STATE OF TEXAS)  
COUNTY OF ROCKWALL)

Before me, the undersigned authority, on this day personally appeared \_\_\_\_\_, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given upon my hand and seal of office this \_\_\_\_ day of \_\_\_\_\_, 2018.

Notary Public in and for the State of Texas

My Commission Expires:

**OWNERS CERTIFICATE**

STATE OF TEXAS)  
COUNTY OF ROCKWALL)

WHEREAS, Rockwall Rental Properties, LP, is the owner of a tract of land out of the A. Hanna Survey, Abstract No. 99, in the City of Rockwall, Rockwall County, Texas, Being all of a 4.862 acre tract of land to Rockwall Rental Properties, LP as recorded in Volume 5067, Page 22 of the Deed Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found lying on the north right-of-way line of Interstate Highway No. 30 (a variable width right-of-way) at the southeast corner of said 4.862 acre tract and the southwest corner of Lot 1, Block 1, Sparks Office Plaza, an addition to The City of Rockwall as recorded in Cabinet C, Page 162 of the Plat Records of Rockwall, Texas;

THENCE South 72 degrees 42 minutes 04 seconds West along said north right-of-way line of Interstate Highway No. 30, a distance of 23.83 feet to a 1/2 inch iron rod found for corner at the southeast corner of a tract of land to Terry B. Kafka, called Tract 3 as recorded in Volume 1176, Page 253 of the Deed Records of Rockwall, Texas;

THENCE departing said north right-of-way line of Interstate Highway No. 30 and along the common line of said 4.862 acre tract and said Tract 3 the following courses and distances;

North 16 degrees 43 minutes 58 seconds West, a distance of 74.51 feet to a 1/2 inch iron rod found for corner;

South 70 degrees 31 minutes 03 seconds West, a distance of 23.04 feet to a 1/2 inch iron rod found for corner;

South 22 degrees 04 minutes 14 seconds East, a distance of 73.88 feet to a 1/2 inch iron rod found for corner lying on the previously mentioned north right-of-way line of Interstate Highway No. 30, same being the southwest corner of said Tract 3;

THENCE South 72 degrees 42 minutes 04 seconds West along said north right-of-way line of Interstate Highway No. 30, a distance of 828.46 feet to a 1/2 inch iron rod found for the southwest corner of said 4.862 acre tract, same being the southeast corner of a tract of land to Terry B. Kafka, called Tract 1 as recorded in Volume 1176, Page 253 of the Deed Records of Rockwall, Texas;

THENCE North 13 degrees 23 minutes 57 seconds West departing said north right-of-way line of Interstate Highway No. 30 and along the common line of said 4.862 acre tract and said Tract 1, a distance of 66.69 feet to a 1/2 inch iron rod found for the northeast corner of said Tract 1;

THENCE South 76 degrees 36 minutes 03 seconds West continuing along the common line of said 4.862 acre tract and said Tract 1, a distance of 57.02 feet to a point in a creek lying on the east line of a tract of land to Church of Christ as recorded in Volume 1812, Page 84 of the Deed Records of Rockwall County, Texas, same being the west corner of said 4.862 acre tract;

THENCE North 26 degrees 34 minutes 44 seconds East along the common line of said Church of Christ tract and said 4.862 acre tract, a distance of 358.02 feet to a 3/4 inch iron pipe found for corner lying on the south line of a tract of land to Rockwall Steel Co. as recorded in Volume 752, Page 28 of the Deed Records of Rockwall County, Texas, said point also being the northwest corner of said 4.862 acre tract and the northeast corner of said Church of Christ Tract;

THENCE North 86 degrees 56 minutes 55 seconds East along the common line of said 4.862 acre tract and said Rockwall Steel tract, a distance of 737.89 feet to a 1/2 inch iron rod found for corner lying on the west line of aforementioned Lot 1, Block 1 Sparks Office Plaza, said point also being the northeast corner of said 4.862 acre tract;

THENCE South 01 degrees 08 minutes 30 seconds East along the common line of said 4.862 acre tract and said Lot 1, Block 1 Sparks Office Plaza, a distance of 152.92 feet to the POINT OF BEGINNING containing 211,159 square feet, or 4.848 acres of land.

**SURVEYOR'S CERTIFICATE**

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Brian J. Maddox, 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 2018

BRIAN J. MADDOX, R.P.L.S. NO. 5430

\_\_\_\_\_  
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 the \_\_\_\_ day of \_\_\_\_\_, 2018.

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

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

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

**FINAL PLAT  
ROCKWALL SUBARU ADDITION**

**LOT 1, BLOCK A**

211,159 SQUARE FEET  
4.848 ACRES GROSS

206,232 SQUARE FEET  
4.621 ACRES NET AFTER RIGHT OF WAY DEDICATION

SITUATED IN THE A. HANA SURVEY, ABSTRACT NO. 99  
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

BEING ALL OF A TRACT OF LAND TO ROCKWALL RENTAL PROPERTIES, LP AS RECORDED IN  
VOLUME 5067, PAGE 22 OF THE DEED RECORDS OF ROCKWALL COUNTY, TEXAS

**OWNER**  
ROCKWALL RENTAL PROPERTIES, L.P.  
P.O. BOX 818  
Terrell, Texas 75160

**PROJECT INFORMATION**  
Project No.: FCU 18243  
Date: August 10, 2018  
Drawn By: GSG  
Scale: 1"=60'  
SHEET 2 of 2



**SURVEYOR**  
TEAGUE NALL AND PERKINS, INC.  
825 Watters Creek Boulevard, Suite M300  
Allen, Texas 75013  
214.461.9867 ph 214.461.9864 fx  
T.B.P.L.S. Registration No. 10194381  
www.tnpinc.com

# CITY OF ROCKWALL CITY COUNCIL MEMO

**AGENDA DATE:** 09/04/2018

**APPLICANT:** Cameron Slown of *FC Cuny Corporation*

**AGENDA ITEM:** **P2018-026**; *Final Plat: Lot 1, Block A, Subaru Addition*

---

## **SUMMARY:**

Consider a request by Cameron Slown of FC Cuny Corporation on behalf of Randall Noe of Rockwall Rental Properties, LLC for the approval of a final plat for Lot 1, Block A, Subaru Addition being a 4.848-acre tract of land identified as Tract 5 of the A. Hanna Survey, Abstract No. 99, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 1501 E. IH-30, and take any action necessary.

## **PLAT INFORMATION:**

- The objective of this request is to final plat Lot 1, Block A, of the Subaru Addition for the purpose of constructing an approximate 29,756 SF new car dealership (*i.e. Subaru*), and to add the necessary right-of-way dedication, fire lane and utility easements for the development of this site. The subject property is a 4.848-acre tract of land identified as Tract 5 of the A. Hanna Survey, Abstract No. 99. The site is addressed as 1501 E. IH-30, situated within the IH-30 Overlay (IH-30 OV) District, and zoned Light Industrial (LI) District.
- The Master Thoroughfare Plan, adopted with the Comprehensive Plan, designates a portion of the property for a future M4U (*i.e. minor collector, four [4] lane undivided*) roadway, which requires a minimum 65-ft right-of-way. The applicant is responsible for dedicating a portion of the property (*i.e. 32.5-ft at the eastern boundary*) and constructing that portion to City standards. The applicant is requesting to provide an escrow payment equal to 115% of the cost of that portion required to be built, which includes a five (5)-foot sidewalk and a 12-inch water line that runs along the extent of this future roadway. The escrow payment requires approval of the City Council and is listed as a condition of approval for the final plat.
- A Specific Use Permit (*SUP No. S-166*) allowing the use for a *Motor Vehicle Dealership, New (Cars and Light Trucks)* was approved on May 15, 2017.
- A Site Plan [*i.e. SP2018-030*] for the new car dealership use was approved on October 10, 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 the *Lot 1, Block A, Subaru 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) Approval by the City Council for an escrow payment of 115% of the total cost of the required roadway (*i.e. M4U*) as indicated on the City's Master Thoroughfare Plan, the required five (5)-foot sidewalk, and 12-inch water line, and in accordance with *Section 38-19, Street Improvements and Oversizing*, of the *Subdivision Ordinance*, of the Municipal Code of Ordinances.
- 3) 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 RECOMMENDATION:**

On August 28, 2018, the Planning and Zoning Commission's motion to recommend approval of the final plat with staff conditions passed a vote of 7 to 0.

0 40 80 160 240 320 Feet

P2018-026 - LOT 1, BLOCK A, ROCKWALL SUBARU ADDITION  
FINAL PLAT - LOCATION MAP = 



# City of Rockwall

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







## F C Cuny Corporation

#2 Horizon Court • Suite 500 • Heath, TX 75032  
Tel: 469-402-7700 • Fax: 469-402-0700  
email: [crc@fccuny.com](mailto:crc@fccuny.com)

August 16, 2018

Amy Williams  
City of Rockwall  
Engineering Department  
385 S. Goliad St.  
Rockwall, TX 75087

Dear Ms. Williams

I am writing this letter to request the option of supplying an escrow payment for the cost of half of the future road along the extents of the Subaru site, a 5 foot sidewalk that runs along the extents of the Subaru property adjacent to the future road and a 12 inch water line that runs along the future road adjacent to the Subaru site. This escrow payment will be for 115% of the normal rate as shown in the attached cost estimate.

If there are any questions or you need any additional information please feel free to call me.

Sincerely,

Cameron Slown, P.E.

FC Cuny Corporation

**T H E  
MORGAN  
GROUP**

General Contractors  
972.772.9089  
1551 E IH 30 Suite 100  
Rockwall, Texas 75087

**Cost Estimate 201821-1**

Invoice # 8/9/2018

Date

Project Randall Noe Subaru -  
City Improvements  
1501 W. I-H 30  
Rockwall, TX 75087

To: Cameron Slown  
FC Cuny Corp.  
No. 2 Horizon Court  
Suite 500  
Heath, TX 75032

**Description**

**Amount**

Provide the necessary material, labor, tools & equipment to provide the following:

	QTY	UNIT	COST	EXT COST
165 feet of 6" thick 3600 psi road 22.5 feet wide	415	SY	35	\$ 14,525.00
6" Lime Stabilization	460	SY	3.75	\$ 1,725.00
Lime Material (28 lbs/SY)	6.44	TN	155	\$ 998.20
177 feet of 5' sidewalk	885	SF	4.5	\$ 3,982.50
10' curb inlet	1	EA	3100	\$ 3,100.00
18" RCP storm pipe	23	LF	53	\$ 1,219.00
165 feet - 12" water.	165	LF	24	\$ 3,960.00
12"X16" tapping sleeve and valve assembly	1	EA	4500	\$ 4,500.00
12" bend	1	EA	275	\$ 275.00
12" cap	1	EA	150	\$ 150.00
<b>TOTAL</b>				<b>\$ 34,434.70</b>
<b>O.H.&amp;P. @ 10%</b>				<b>\$ 3,443.47</b>
<b>Subtotal</b>				<b>\$ 37,878.17</b>

This estimate is based on current material & labor pricing

Thank you for the opportunity!

Sales Tax:	Included on material
Estimate Total:	\$ 37,878.17



**OWNERS DEDICATION**

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS)  
COUNTY OF ROCKWALL)

I the undersigned owner of the land shown on this plat, and designated herein as ROCKWALL SUBARU ADDITION to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. I also understand the following:

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. Drainage/Retention Easements/Facilities shall be owned, operated, maintained and repaired by property owner.
7. 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.

We further acknowledge that the dedications and/or exaction's made herein are proportional to the impact of the Addition 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 we may have as a result of the dedication of exactions made herein.

ROCKWALL RENTAL PROPERTIES, LP

Representative:

STATE OF TEXAS)  
COUNTY OF ROCKWALL)

Before me, the undersigned authority, on this day personally appeared \_\_\_\_\_, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given upon my hand and seal of office this \_\_\_\_ day of \_\_\_\_\_, 2018.

Notary Public in and for the State of Texas

My Commission Expires:

**OWNERS CERTIFICATE**

STATE OF TEXAS)  
COUNTY OF ROCKWALL)

WHEREAS, Rockwall Rental Properties, LP, is the owner of a tract of land out of the A. Hanna Survey, Abstract No. 99, in the City of Rockwall, Rockwall County, Texas, Being all of a 4.862 acre tract of land to Rockwall Rental Properties, LP as recorded in Volume 5067, Page 22 of the Deed Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found lying on the north right-of-way line of Interstate Highway No. 30 (a variable width right-of-way) at the southeast corner of said 4.862 acre tract and the southwest corner of Lot 1, Block 1, Sparks Office Plaza, an addition to The City of Rockwall as recorded in Cabinet C, Page 162 of the Plat Records of Rockwall, Texas;

THENCE South 72 degrees 42 minutes 04 seconds West along said north right-of-way line of Interstate Highway No. 30, a distance of 23.83 feet to a 1/2 inch iron rod found for corner at the southeast corner of a tract of land to Terry B. Kafka, called Tract 3 as recorded in Volume 1176, Page 253 of the Deed Records of Rockwall, Texas;

THENCE departing said north right-of-way line of Interstate Highway No. 30 and along the common line of said 4.862 acre tract and said Tract 3 the following courses and distances;

North 16 degrees 43 minutes 58 seconds West, a distance of 74.51 feet to a 1/2 inch iron rod found for corner;

South 70 degrees 31 minutes 03 seconds West, a distance of 23.04 feet to a 1/2 inch iron rod found for corner;

South 22 degrees 04 minutes 14 seconds East, a distance of 73.88 feet to a 1/2 inch iron rod found for corner lying on the previously mentioned north right-of-way line of Interstate Highway No. 30, same being the southwest corner of said Tract 3;

THENCE South 72 degrees 42 minutes 04 seconds West along said north right-of-way line of Interstate Highway No. 30, a distance of 828.46 feet to a 1/2 inch iron rod found for the southwest corner of said 4.862 acre tract, same being the southeast corner of a tract of land to Terry B. Kafka, called Tract 1 as recorded in Volume 1176, Page 253 of the Deed Records of Rockwall, Texas;

THENCE North 13 degrees 23 minutes 57 seconds West departing said north right-of-way line of Interstate Highway No. 30 and along the common line of said 4.862 acre tract and said Tract 1, a distance of 66.69 feet to a 1/2 inch iron rod found for the northeast corner of said Tract 1;

THENCE South 76 degrees 36 minutes 03 seconds West continuing along the common line of said 4.862 acre tract and said Tract 1, a distance of 57.02 feet to a point in a creek lying on the east line of a tract of land to Church of Christ as recorded in Volume 1812, Page 84 of the Deed Records of Rockwall County, Texas, same being the west corner of said 4.862 acre tract;

THENCE North 26 degrees 34 minutes 44 seconds East along the common line of said Church of Christ tract and said 4.862 acre tract, a distance of 358.02 feet to a 3/4 inch iron pipe found for corner lying on the south line of a tract of land to Rockwall Steel Co. as recorded in Volume 752, Page 28 of the Deed Records of Rockwall County, Texas, said point also being the northwest corner of said 4.862 acre tract and the northeast corner of said Church of Christ Tract;

THENCE North 86 degrees 56 minutes 55 seconds East along the common line of said 4.862 acre tract and said Rockwall Steel tract, a distance of 737.89 feet to a 1/2 inch iron rod found for corner lying on the west line of aforementioned Lot 1, Block 1 Sparks Office Plaza, said point also being the northeast corner of said 4.862 acre tract;

THENCE South 01 degrees 08 minutes 30 seconds East along the common line of said 4.862 acre tract and said Lot 1, Block 1 Sparks Office Plaza, a distance of 152.92 feet to the POINT OF BEGINNING containing 211,159 square feet, or 4.848 acres of land.

**SURVEYOR'S CERTIFICATE**

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Brian J. Maddox, 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 2018

BRIAN J. MADDOX, R.P.L.S. NO. 5430

\_\_\_\_\_  
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 the \_\_\_\_ day of \_\_\_\_\_, 2018.

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

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

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

**FINAL PLAT  
ROCKWALL SUBARU ADDITION**

**LOT 1, BLOCK A**

211,159 SQUARE FEET  
4.848 ACRES GROSS

206,232 SQUARE FEET  
4.621 ACRES NET AFTER RIGHT OF WAY DEDICATION

SITUATED IN THE A. HANA SURVEY, ABSTRACT NO. 99  
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

BEING ALL OF A TRACT OF LAND TO ROCKWALL RENTAL PROPERTIES, LP AS RECORDED IN  
VOLUME 5067, PAGE 22 OF THE DEED RECORDS OF ROCKWALL COUNTY, TEXAS

**OWNER**  
ROCKWALL RENTAL PROPERTIES, L.P.  
P.O. BOX 818  
Terrell, Texas 75160

**PROJECT INFORMATION**  
Project No.: FCU 18243  
Date: August 10, 2018  
Drawn By: GSG  
Scale: 1"=60'  
SHEET 2 of 2



**SURVEYOR**  
TEAGUE NALL AND PERKINS, INC.  
825 Watters Creek Boulevard, Suite M300  
Allen, Texas 75013  
214.461.9867 ph 214.461.9864 fx  
T.B.P.L.S. Registration No. 10194381  
www.tnpinc.com



## F C Cuny Corporation

#2 Horizon Court • Suite 500 • Heath, TX 75032

Tel: 469-402-7700 • Fax: 469-402-0700

email: [crc@fccuny.com](mailto:crc@fccuny.com)

August 16, 2018

Amy Williams  
City of Rockwall  
Engineering Department  
385 S. Goliad St.  
Rockwall, TX 75087

Dear Ms. Williams

I am writing this letter to request the option of supplying an escrow payment for the cost of half of the future road along the extents of the Subaru site, a 5 foot sidewalk that runs along the extents of the Subaru property adjacent to the future road and a 12 inch water line that runs along the future road adjacent to the Subaru site. This escrow payment will be for 115% of the normal rate as shown in the attached cost estimate.

If there are any questions or you need any additional information please feel free to call me.

Sincerely,

A handwritten signature in black ink, appearing to read 'C. Slown', written over a horizontal line.

Cameron Slown, P.E.

FC Cuny Corporation

**T H E  
MORGAN  
GROUP**

General Contractors  
972.772.9089  
1551 E IH 30 Suite 100  
Rockwall, Texas 75087

**Cost Estimate 201821-1**

Invoice # 8/9/2018

Date

Project Randall Noe Subaru -  
City Improvements  
1501 W. I-H 30  
Rockwall, TX 75087

To: Cameron Slown  
FC Cuny Corp.  
No. 2 Horizon Court  
Suite 500  
Heath, TX 75032

**Description**

**Amount**

Provide the necessary material, labor, tools & equipment to provide the following:

	QTY	UNIT	COST	EXT COST
165 feet of 6" thick 3600 psi road 22.5 feet wide	415	SY	35	\$ 14,525.00
6" Lime Stabilization	460	SY	3.75	\$ 1,725.00
Lime Material (28 lbs/SY)	6.44	TN	155	\$ 998.20
177 feet of 5' sidewalk	885	SF	4.5	\$ 3,982.50
10' curb inlet	1	EA	3100	\$ 3,100.00
18" RCP storm pipe	23	LF	53	\$ 1,219.00
165 feet - 12" water.	165	LF	24	\$ 3,960.00
12"X16" tapping sleeve and valve assembly	1	EA	4500	\$ 4,500.00
12" bend	1	EA	275	\$ 275.00
12" cap	1	EA	150	\$ 150.00

TOTAL \$ 34,434.70

O.H.&P. @ 10% \$ 3,443.47

Subtotal \$ 37,878.17

This estimate is based on current material & labor pricing

Thank you for the opportunity!

Sales Tax:	Included on material
Estimate Total:	\$ 37,878.17



**OWNERS DEDICATION**

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS)  
COUNTY OF ROCKWALL)

I the undersigned owner of the land shown on this plat, and designated herein as ROCKWALL SUBARU ADDITION to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. I also understand the following:

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. Drainage/Retention Easements/Facilities shall be owned, operated, maintained and repaired by property owner.
7. 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.

We further acknowledge that the dedications and/or exaction's made herein are proportional to the impact of the Addition 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 we may have as a result of the dedication of exactions made herein.

ROCKWALL RENTAL PROPERTIES, LP

Representative:

STATE OF TEXAS)  
COUNTY OF ROCKWALL)

Before me, the undersigned authority, on this day personally appeared \_\_\_\_\_, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given upon my hand and seal of office this \_\_\_\_\_ day of \_\_\_\_\_, 2018.

Notary Public in and for the State of Texas

My Commission Expires:

**OWNERS CERTIFICATE**

STATE OF TEXAS)  
COUNTY OF ROCKWALL)

WHEREAS, Rockwall Rental Properties, LP, is the owner of a tract of land out of the A. Hanna Survey, Abstract No. 99, in the City of Rockwall, Rockwall County, Texas, Being all of a 4.862 acre tract of land to Rockwall Rental Properties, LP as recorded in Volume 5067, Page 22 of the Deed Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found lying on the north right-of-way line of Interstate Highway No. 30 (a variable width right-of-way) at the southeast corner of said 4.862 acre tract and the southwest corner of Lot 1, Block 1, Sparks Office Plaza, an addition to The City of Rockwall as recorded in Cabinet C, Page 162 of the Plat Records of Rockwall, Texas;

THENCE South 72 degrees 42 minutes 04 seconds West along said north right-of-way line of Interstate Highway No. 30, a distance of 23.83 feet to a 1/2 inch iron rod found for corner at the southeast corner of a tract of land to Terry B. Kafka, called Tract 3 as recorded in Volume 1176, Page 253 of the Deed Records of Rockwall, Texas;

THENCE departing said north right-of-way line of Interstate Highway No. 30 and along the common line of said 4.862 acre tract and said Tract 3 the following courses and distances;

North 16 degrees 43 minutes 58 seconds West, a distance of 74.51 feet to a 1/2 inch iron rod found for corner;

South 70 degrees 31 minutes 03 seconds West, a distance of 23.04 feet to a 1/2 inch iron rod found for corner;

South 22 degrees 04 minutes 14 seconds East, a distance of 73.88 feet to a 1/2 inch iron rod found for corner lying on the previously mentioned north right-of-way line of Interstate Highway No. 30, same being the southwest corner of said Tract 3;

THENCE South 72 degrees 42 minutes 04 seconds West along said north right-of-way line of Interstate Highway No. 30, a distance of 828.46 feet to a 1/2 inch iron rod found for the southwest corner of said 4.862 acre tract, same being the southeast corner of a tract of land to Terry B. Kafka, called Tract 1 as recorded in Volume 1176, Page 253 of the Deed Records of Rockwall, Texas;

THENCE North 13 degrees 23 minutes 57 seconds West departing said north right-of-way line of Interstate Highway No. 30 and along the common line of said 4.862 acre tract and said Tract 1, a distance of 66.69 feet to a 1/2 inch iron rod found for the northeast corner of said Tract 1;

THENCE South 76 degrees 36 minutes 03 seconds West continuing along the common line of said 4.862 acre tract and said Tract 1, a distance of 57.02 feet to a point in a creek lying on the east line of a tract of land to Church of Christ as recorded in Volume 1812, Page 84 of the Deed Records of Rockwall County, Texas, same being the west corner of said 4.862 acre tract;

THENCE North 26 degrees 34 minutes 44 seconds East along the common line of said Church of Christ tract and said 4.862 acre tract, a distance of 358.02 feet to a 3/4 inch iron pipe found for corner lying on the south line of a tract of land to Rockwall Steel Co. as recorded in Volume 752, Page 28 of the Deed Records of Rockwall County, Texas, said point also being the northwest corner of said 4.862 acre tract and the northeast corner of said Church of Christ Tract;

THENCE North 86 degrees 56 minutes 55 seconds East along the common line of said 4.862 acre tract and said Rockwall Steel tract, a distance of 737.89 feet to a 1/2 inch iron rod found for corner lying on the west line of aforementioned Lot 1, Block 1 Sparks Office Plaza, said point also being the northeast corner of said 4.862 acre tract;

THENCE South 01 degrees 08 minutes 30 seconds East along the common line of said 4.862 acre tract and said Lot 1, Block 1 Sparks Office Plaza, a distance of 152.92 feet to the POINT OF BEGINNING containing 211,159 square feet, or 4.848 acres of land.

**SURVEYOR'S CERTIFICATE**

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Brian J. Maddox, 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 2018

BRIAN J. MADDOX, R.P.L.S. NO. 5430

\_\_\_\_\_  
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 the \_\_\_\_ day of \_\_\_\_\_, 2018.

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

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

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

**FINAL PLAT  
ROCKWALL SUBARU ADDITION**

**LOT 1, BLOCK A**

211,159 SQUARE FEET  
4.848 ACRES GROSS

206,232 SQUARE FEET  
4.621 ACRES NET AFTER RIGHT OF WAY DEDICATION

SITUATED IN THE A. HANA SURVEY, ABSTRACT NO. 99  
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

BEING ALL OF A TRACT OF LAND TO ROCKWALL RENTAL PROPERTIES, LP AS RECORDED IN  
VOLUME 5067, PAGE 22 OF THE DEED RECORDS OF ROCKWALL COUNTY, TEXAS

**OWNER**  
ROCKWALL RENTAL PROPERTIES, L.P.  
P.O. BOX 818  
Terrell, Texas 75160

**PROJECT INFORMATION**  
Project No.: FCU 18243  
Date: August 10, 2018  
Drawn By: GSG  
Scale: 1"=60'  
SHEET 2 of 2



**SURVEYOR**  
TEAGUE NALL AND PERKINS, INC.  
825 Watters Creek Boulevard, Suite M300  
Allen, Texas 75013  
214.461.9867 ph 214.461.9864 fx  
T.B.P.L.S. Registration No. 10194381  
www.tnpinc.com



## City of Rockwall Project Plan Review History



<b>Project Number</b>	P2018-026	<b>Owner</b>	ROCKWALL, RENTAL PROPERTIES LP			<b>Applied</b>	8/17/2018	LM
<b>Project Name</b>	Lot 1, Block A, Rockwall Subaru Addition	<b>Applicant</b>	FC CUNY CORPORATION			<b>Approved</b>		
<b>Type</b>	PLAT					<b>Closed</b>		
<b>Subtype</b>	FINAL					<b>Expired</b>		
<b>Status</b>	Staff Review					<b>Status</b>		
<b>Site Address</b>		<b>City, State Zip</b>						
1501 W I 30		ROCKWALL, TX 75087			<b>Zoning</b>			
<b>Subdivision</b>		<b>Tract</b>	<b>Block</b>	<b>Lot No</b>	<b>Parcel No</b>	<b>General Plan</b>		
SPARKS OFFICE PLAZA		5	NULL	5	0099-0000-0005-00-OR			

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	Russell McDowell	8/17/2018	8/24/2018	8/23/2018	6	APPROVED	
ENGINEERING	Sarah Hager	8/17/2018	8/24/2018	8/22/2018	5	COMMENTS	(8/22/2018 11:57 AM SH) The flood elevations do not match the approved flood study. Please revise. Number 6 under the Owners Dedication should read "The owner is responsible for all maintenance, repair and reconstruction of all drainage and detention facilities.
FIRE	Ariana Hargrove	8/17/2018	8/24/2018	8/23/2018	6	APPROVED	
GIS	Lance Singleton	8/17/2018	8/24/2018	8/22/2018	5	APPROVED	
PLANNING	David Gonzales	8/17/2018	8/24/2018	8/21/2018	4	COMMENTS	See comments

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed Status	Remarks
------------------------	---------	------	-----	----------	----------------	---------

Consider a request by Cameron Slown of FC Cuny Corporation on behalf of Randall Noe of Rockwall Rental Properties LLC for the approval of a final plat for Lot 1, Block A, Subaru Addition being a 4.848-acre tract of land identified as Tract5 of the A. Hanna Survey, Abstract No. 99, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 1501 E. IH-30, and take any action necessary.

PLANNING COMMENTS - DAVID GONZALES - 08.22.2018

The following staff comments are to be addressed and resubmitted no later than Tuesday September 4, 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 Light Industrial(LI) District, and the Planning, Engineering and Fire Departments comments as indicated on the Project Plan Review document
2. Provide a label indicating "Case No. P2018-026" on the lower right corner on all pages of the revised final plat submittal
3. Correct net acres on plat - indicates 4.621-acres -- S/B 4.73-acres
4. Condition of approval of Final Plat: Request for payment of 115% of the developers cost for the required portion of the MAU identified on the Master Thoroughfare Plan, the required 5-ft sidewalk, and other improvements into escrow for future development requires approval by the City Council

\*\* As a note and once the plat has been approved by the Planning and Zoning Commission and City Council, all staff comments are to be addressed and all revisions resubmitted and approved (by staff) prior to plat submittal on mylar for filing purposes \*\*

Although the plat is placed on the consent agenda for both meetings, staff recommends that a representative be present for the meetings 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 - Action/Consent Agenda: August 28, 2018 (6:00p.m.) [i.e. Approve, Approve with conditions, Deny, etc.]

City Council - Action/Consent Agenda : September 4, 2018 (6:00 p.m.) [i.e. Approve, Approve with conditions, Deny, etc.]