



# PLANNING AND ZONING CASE CHECKLIST

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

P&Z CASE # P2018-030 P&Z DATE 10/9/2018 CC DATE 10/15/2018 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 type="checkbox"/> FINAL PLAT
<input checked="" type="checkbox"/> REPLAT
<input type="checkbox"/> ADMINISTRATIVE/MINOR PLAT
<input type="checkbox"/> VACATION PLAT
<input type="checkbox"/> LANDSCAPE PLAN
<input type="checkbox"/> TREESCAPE PLAN

<input type="checkbox"/> COPY OF ORDINANCE (ORD.# _____)
<input checked="" type="checkbox"/> APPLICATIONS
<input checked="" type="checkbox"/> RECIEPT
<input checked="" type="checkbox"/> LOCATION MAP
<input type="checkbox"/> HOA MAP
<input type="checkbox"/> PON MAP
<input type="checkbox"/> FLU MAP
<input type="checkbox"/> 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 # _____
<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 ON

PLANNING & ZONING CASE NO. \_\_\_\_\_

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

DIRECTOR OF PLANNING: \_\_\_\_\_

CITY ENGINEER: \_\_\_\_\_

Please check the appropriate box below to indicate the type of development request (Resolution No. 05-22) [SELECT ONLY ONE BOX]:

### Platting Application Fees:

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

### Site Plan Application Fees:

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

### Zoning Application Fees:

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

### Other Application Fees:

- Tree Removal (\$75.00)

### Notes:

<sup>1</sup>: In determining the fee, please use the exact acreage when multiplying by the per acre amount. For requests on less than one acre, only the "base fee" is required.

## PROPERTY INFORMATION [PLEASE PRINT]

Address 13 Crestview Cir Rockwall TX 75087

Subdivision Northrest ~~00~~ Estates Lot 12~~1~~13 Block \_\_\_\_\_

General Location off Stodghill Rd between 552 & 666

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

Current Zoning	_____	Current Use	_____
Proposed Zoning	_____	Proposed Use	_____
Acreage	_____	Lots [Current]	_____
		Lots [Proposed]	_____

**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>Avery + Karen Emsley</u>	<input type="checkbox"/> Applicant	<u>Same</u>
Contact Person	<u>Avery "Skip" Emsley</u>	Contact Person	_____
Address	<u>13 Crestview Cir</u>	Address	_____
City, State & Zip	<u>Rockwall TX 75087</u>	City, State & Zip	_____
Phone	<u>972-772-7934</u>	Phone	_____
E-Mail	<u>skip@dallaspolygraph.com</u>	E-Mail	_____

## NOTARY VERIFICATION [REQUIRED]

Before me, the undersigned authority, on this day personally appeared \_\_\_\_\_ [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 \_\_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_\_. By signing this application I agree that the City of Rockwall (i.e. "City") is authorized and permitted to provide information contained within this application to the public. The City is also authorized and permitted to reproduce any copyrighted information submitted in conjunction with this application, if such reproduction is associated or in response to a request for public information."

Given under my hand and seal of office on this the \_\_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_.

Owner's/Applicant's Signature \_\_\_\_\_

Notary Public in and for the State of Texas \_\_\_\_\_

My Commission Expires \_\_\_\_\_



**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: 9/14/2018

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, 09/21/2018. Planning staff will assemble all comments received in time for our regularly scheduled DRC meeting on 9/25/2018 at 2:00 p.m. The Planning and Zoning Commission work session will be held on 9/25/2018 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: P2018-030**  
**Project Name: 13 Crestview Circle**  
**Project Type: PLAT**  
**Applicant Name: AVERY & KAREN ENSLEY**  
**Owner Name: AVERY & KAREN ENSLEY**  
**Project Description:**



# RECEIPT

Project Number: P2018-030  
Job Address: 13 CRESTVIEW CIR  
ROCKWALL, TX 75087

Receipt Number: B82101


Printed: 9/17/2018 2:59 pm

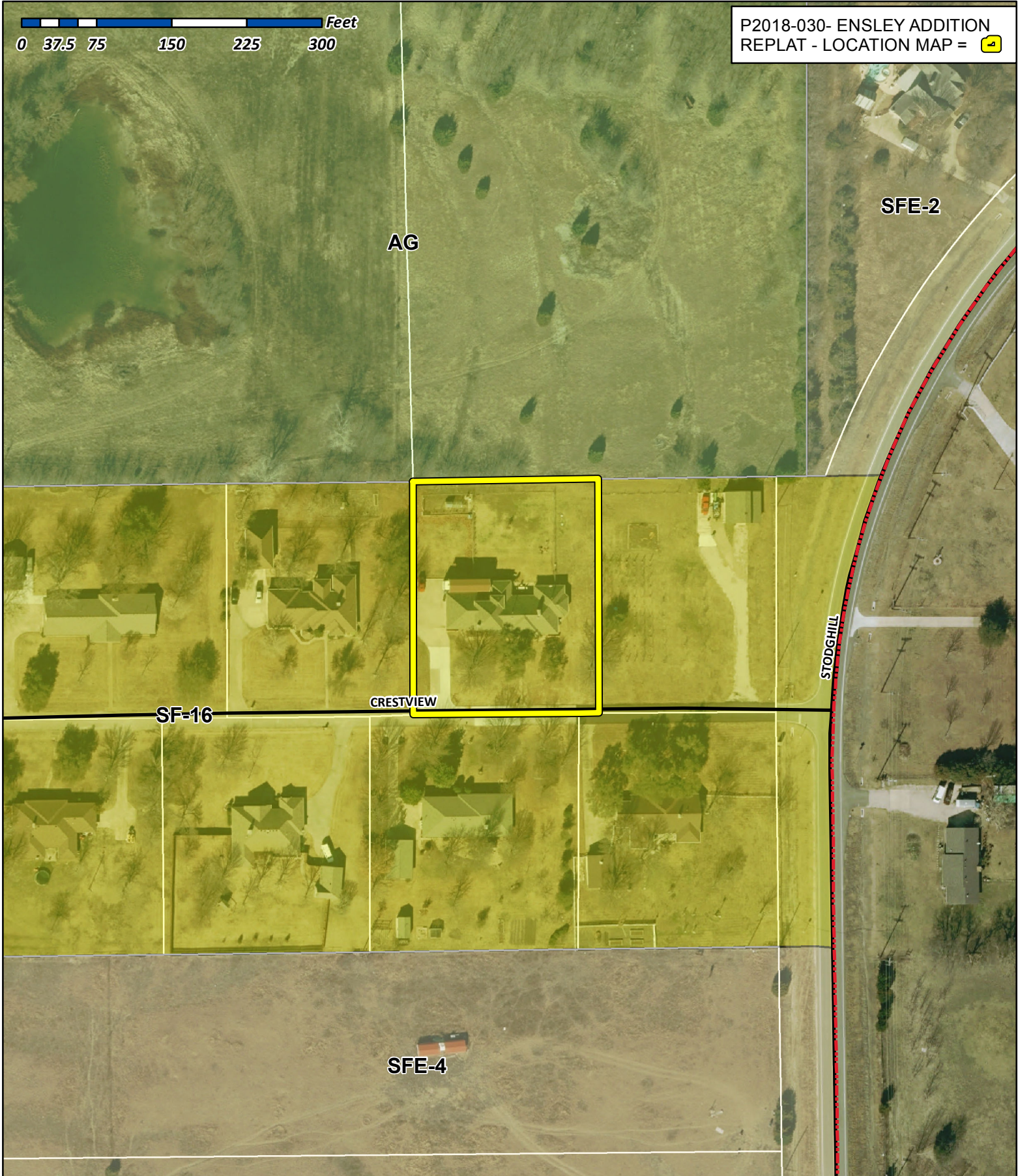
Fee Description	Account Number	Fee Amount
PLATTING	01-4280	\$ 320.00

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**Total Fees Paid:** \$ 320.00  
Date Paid: 9/17/2018 12:00:00AM  
Paid By: AVERY & KAREN ENSLEY  
Pay Method: CHECK 482  
Received By: LM

0 37.5 75 150 225 300 Feet

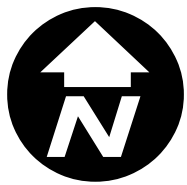
P2018-030- ENSLEY ADDITION  
REPLAT - LOCATION MAP = 



# 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.



**OWNER'S CERTIFICATE**

STATE OF TEXAS:  
COUNTY OF ROCKWALL:

BEING ALL THAT CERTAIN, LOT, TRACT OF PARCEL OF LAND SITUATED IN THE J.E. SHERWOOD SURVEY, ABSTRACT NO. 193, ROCKWALL COUNTY, TEXAS, BEING KNOWN AS LOTS 13 AND 14 OF NORTHCREST ESTATES ADDITION II, RECORDED IN CABINET A, SLIDE 303, ROCKWALL COUNTY, TEXAS, AND BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A POINT FOR CORNER AT THE CENTER OF A 60 FOOT ACCESS & UTILITY EASEMENT (CRESTVIEW CIRCLE), SAID POINT BEING THE SOUTHWEST CORNER OF SAID LOT 13 AND HEREIN DESCRIBED TRACT, AND THE SOUTHEAST CORNER OF LOT 12 OF SAID ADDITION, FROM WHICH A 1/2 INCH IRON ROD SET WITH YELLOW CAP STAMPED BG&A RPLS 5569 FOR REFERENCE BEARS NORTH 00 DEGREES 35 MINUTES 22 SECONDS EAST - 30.00' FEET, SAID BEGINNING POINT BEING SOUTH 89 DEGREES 33 MINUTES 04 SECONDS EAST, A DISTANCE OF 251.81 FEET FROM AN "X" FOUND AT THE NORTHWEST CORNER OF LOT 3 OF SAID ADDITION;

THENCE NORTH 00 DEGREES 35 MINUTES 22 SECONDS EAST, ALONG THE WEST LINE OF SAID LOT 13, AND THE EAST LINE OF SAID LOT 12, A DISTANCE OF 235.45 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER IN THE APPARENT SOUTH LINE OF A TRACT OF LAND DESCRIBED IN DEED TO CAROL ALLEY DEJARNET, RECORDED IN VOLUME 2216, PAGE 197, OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS, SAID POINT BEING THE NORTHWEST CORNER OF SAID LOT 13 AND HEREIN DESCRIBED TRACT, AND THE NORTHEAST CORNER OF SAID LOT 12;

THENCE SOUTH 89 DEGREES 33 MINUTES 21 SECONDS EAST, ALONG THE NORTH LINE OF SAID LOTS 13 AND 14, AND THE APPARENT SOUTH LINE OF SAID DEJARNET TRACT, A DISTANCE OF 370.00 FEET OF A 3/8 INCH IRON ROD FOUND FOR CORNER, SAID POINT BEING THE NORTHEAST CORNER OF SAID LOT 14 AND HEREIN DESCRIBED TRACT;

THENCE SOUTH 00 DEGREES 35 MINUTES 22 SECONDS WEST, ALONG THE EAST LINE OF SAID LOT 14, PASSING A 1/2 INCH IRON ROD SET WITH YELLOW CAP STAMPED BG&A RPLS 5569 FOR REFERENCE AT 205.48 FEET, AND CONTINUING A TOTAL DISTANCE OF 235.48 FEET TO A POINT FOR CORNER IN THE CENTER OF SAID CRESTVIEW CIRCLE AND SAID 60 FOOT ACCESS AND UTILITY EASEMENT, SAID POINT BEING THE SOUTHEAST CORNER OF SAID LOT 14, AND HEREIN DESCRIBED TRACT;

THENCE NORTH 89 DEGREES 33 MINUTES 04 SECONDS WEST, ALONG THE SOUTH LINE OF SAID LOTS 14 AND 13, AND ALONG THE CENTER OF SAID 60 FOOT ACCESS AND UTILITY EASEMENT, A DISTANCE OF 370.00 FEET TO THE PLACE OF BEGINNING AND CONTAINING 2.000 ACRES OF LAND.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS  
COUNTY OF ROCKWALL

I Skip Ensley the undersigned owner(s) of the land shown on this plat, and designated herein as the Replat of Lots 13 & 14 of Northcrest Estates Addition II, an addition to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, watercourses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I Duane Piercy and Jennifer Piercy further certify that all other parties who have a mortgage or lien interest in the Piercy Place Addition, subdivision have been notified and signed this plat. I Duane Piercy and Jennifer Piercy 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 Duane Piercy and Jennifer Piercy 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 Duane Piercy & Jennifer Piercy further acknowledge that the dedications and/or exaction's made herein are proportional to the impact of the Subdivision upon the public services required in order that the development will comport with the present and future growth needs of the City; I Duane Piercy and Jennifer Piercy, my (our) successors and assigns hereby waive any claim, damage, or cause of action that I Duane Piercy and Jennifer Piercy may have as a result of the dedication of exactions made herein.

Owner: Skip Ensley

By: Skip Ensley

STATE OF TEXAS  
COUNTY OF ROCKWALL

**NOTARY PUBLIC**

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 \_\_\_\_\_, \_\_\_\_\_.

Notary Public in and for the State of Texas: \_\_\_\_\_

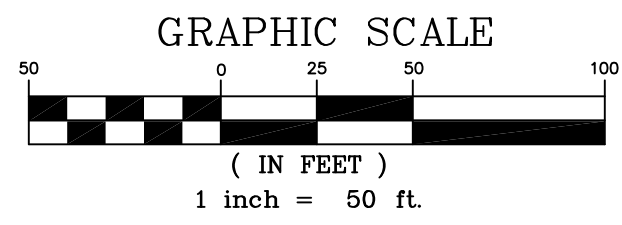
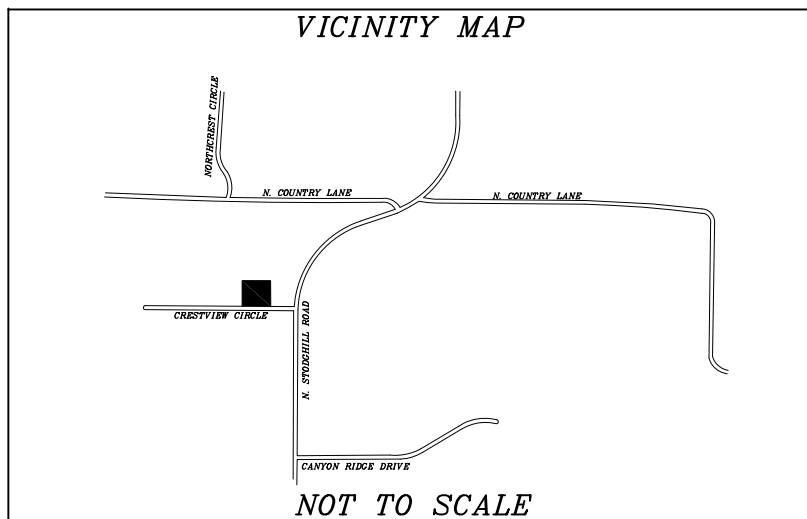
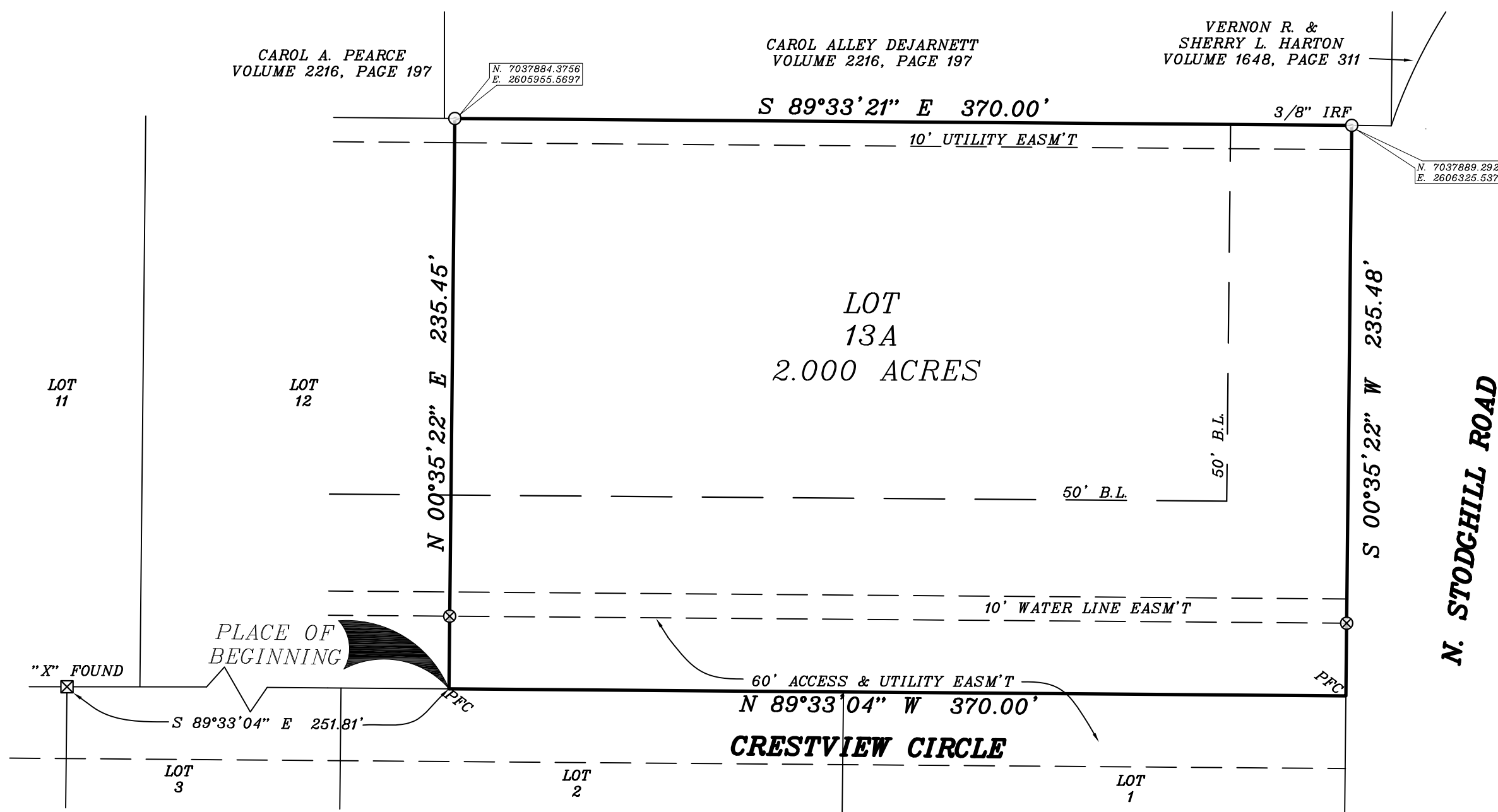
My Commission Expires: \_\_\_\_\_

**FINAL PLAT  
ENSLEY ADDITION**

**LOT 13A  
REPLAT OF LOTS 13 & 14  
OF NORTHCREST ESTATES  
ADDITION II**

**BEING A 2.000 ACRE TRACT OF LAND  
J. SHERWOOD SURVEY, ABSTRACT NO. 193  
ROCKWALL COUNTY, TEXAS**

**~BRIAN GALLIA & ASSOCIATES~  
BG&A Land Surveying, Inc.  
9011 STATE HIGHWAY 34 S. SUITE - C  
QUINLAN, TEXAS, 75474  
PHONE: (903) 447-0658  
FAX: (903) 447-0931  
www.bgasurveying.com  
CAD. TECH. MM JOB NO. 1801585-2**



**LEGEND**

R.O.W.--RIGHT-OF-WAY	EASM'T--EASEMENT
PFC--POINT FOR CORNER	○ 1" IRON PIPE FOUND
⊗ 1/2" IRON ROD SET	○ 1/2" IRON ROD FOUND
IRF/IRS--IRON ROD FOUND/SET	(UNLESS OTHERWISE NOTED)

**NOTARY PUBLIC**

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 \_\_\_\_\_, \_\_\_\_\_.

Notary Public in and for the State of Texas: \_\_\_\_\_

My Commission Expires: \_\_\_\_\_

**NOTARY PUBLIC**

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 \_\_\_\_\_, \_\_\_\_\_.

Notary Public in and for the State of Texas: \_\_\_\_\_

My Commission Expires: \_\_\_\_\_

**SURVEYOR'S CERTIFICATE**

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That I, Brian D. Gallia, do hereby certify that I prepared this plat and the field notes made a part thereof from an actual and accurate survey of the land and the corner monuments shown thereon were properly placed under my personal supervision.

EXECUTED THIS 12TH DAY OF SEPTEMBER, 2018

BRIAN GALLIA  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5569

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 \_\_\_\_\_, 20\_\_\_\_.

This approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk of Rockwall, County, Texas, within one hundred eighty (180) days from said date of final approval.

WITNESS OUR HANDS, this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

Mayor, City of Rockwall \_\_\_\_\_ City Secretary \_\_\_\_\_ City Engineer \_\_\_\_\_

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

NOTE: THE LOCATION OF UNDERGROUND UTILITIES IF SHOWN HEREON ARE BASED ON ABOVEGROUND STRUCTURES AND RECORD DRAWINGS PROVIDED TO THE SURVEYOR. LOCATIONS OF UNDERGROUND UTILITIES/STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES/STRUCTURES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE BURIED UTILITIES OR STRUCTURES. CALL 1-800-344-8377 (DIG TESS)

NOTE: EVERY DOCUMENT OF RECORD REVIEWED AND CONSIDERED AS A PART OF THIS SURVEY IS NOTED HEREON. ONLY THE DOCUMENTS HEREON WERE SUPPLIED TO THE SURVEYOR. THERE MAY EXIST OTHER DOCUMENTS OF RECORD THAT WOULD AFFECT THIS PARCEL.

NOTE: ACCORDING TO THE F.I.R.M. IN COMMUNITY PANEL NO. 48397c00351, THIS PROPERTY APPEARS TO LIE IN ZONE \_\_\_\_\_ x AND APPEARS NOT TO LIE WITHIN THE 100 YEAR FLOOD ZONE. THIS STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES, THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

NOTE: BEARINGS BASED ON RECORDED PLAT THE NORTHWEST LINE OF THE SOUTH LINE OF LOTS 13 AND 14 OF RECORDED PLAT.