



PLANNING AND ZONING CASE CHECKLIST

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

P&Z CASE # 12019-006 P&Z DATE 2/26/2019 CC DATE 3/12/2019 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 # _____
NOTES: _____

ZONING MAP UPDATED _____



DEVELOPMENT APPLICATION

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

STAFF USE ONLY
PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING: *[Signature]*
CITY ENGINEER: *[Signature]*

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

Platting Application Fees:

Master Plat (\$100.00 + \$15.00 Acre)¹

Preliminary Plat (\$200.00 + \$15.00 Acre)¹

Final Plat (\$300.00 + \$20.00 Acre)¹

Replat (\$300.00 + \$20.00 Acre)¹

Amending or Minor Plat (\$150.00)

Plat Reinstatement Request (\$100.00)

Site Plan Application Fees:

Site Plan (\$250.00 + \$20.00 Acre)¹

Amended Site Plan/Elevations/Landscaping Plan (\$100.00)

Zoning Application Fees:

Zoning Change (\$200.00 + \$15.00 Acre)¹

Specific Use Permit (\$200.00 + \$15.00 Acre)¹

PD Development Plans (\$200.00 + \$15.00 Acre)¹

Other Application Fees:

Tree Removal (\$75.00)

Notes:

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

PROPERTY INFORMATION [PLEASE PRINT]

Address 845 E. I-30 Rockwall, TX. 75087

Subdivision Market Center East

Lot 6 Block A

General Location Located on I-30 Frontage Rd between Market Center Drive and Mimms Rd

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning Commercial (C) District

Current Use Commercial

Proposed Zoning Commercial (C) District

Proposed Use Commercial

Acreage 9.0

Lots [Current] 1

Lots [Proposed] 2

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

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

Owner Kohls Illinois, Inc

Applicant CBOCS Texas, LLC.

Contact Person Eric Borkenhagen

Contact Person Debora Allegranti (w/D&E, Inc.

Address N56W17000 Ridgewood Dr.

Address 307 Hartmann Drive

City, State & Zip Menomonee Falls, WI. 53051

City, State & Zip Lebanon, TN. 37087

Phone 262 703700

Phone 6153701779

E-Mail eric.borkenhagen@kohls.com

E-Mail dallegranti@dandainc.us

NOTARY VERIFICATION [REQUIRED]

Before me, the undersigned authority, on this day personally appeared Lyan Vezina [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 16th day of January, 20 19. 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."

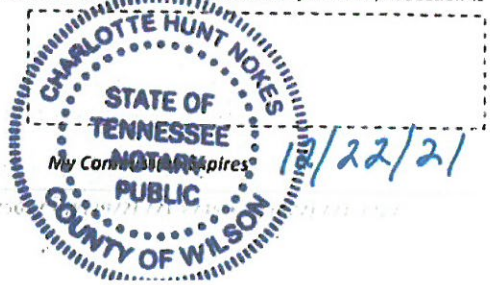
Given under my hand and seal of office on this the 16th day of January, 20 19.

Owner's/Applicant's Signature

[Signature]

Notary Public in and for the State of Texas

[Signature]
Charlotte N. Nokes





DEVELOPMENT REVIEW COMMITTEE (DRC) CITY OF ROCKWALL, PLANNING & ZONING DEPARTMENT

Phone: (972) 771-7745

Email: Planning@Rockwall.com

External Review: Wayne Carter, Charter Communications
Jim Friske, Charter Communications
Dinah Wood, Atmos
Randy Voight, Oncor
Phillip Dickerson, Oncor
Brian Duncan, AT&T
Javier Fernandez, RISD
Brenda Callaway, TXDOT
Stephen Geiger, Farmer's Electric
Frank Spataro, Farmer's Electric

Internal Review: Amy Williams, Engineering
John Shannon, Building Inspections
Ariana Hargrove, Fire
Andy Hesser, Parks
Andy Villarreal, Police

From: Planning & Zoning Department

Date: 3/19/2019

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, 03/22/2019. Planning staff will assemble all comments received in time for our regularly scheduled DRC meeting on 2/26/2019 at 2:00 p.m. The Planning and Zoning Commission work session will be held on 3/26/2019 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: P2019-006
Project Name: Lots 6 & 7, Block A, Rockwall Market Center East Addition
Project Type: PLAT
Applicant Name: CBOCS TEXAS, LLC.
Owner Name: WEINBERGER, HAROLD E 1998 FAMILY TRUST &
Project Description: Consider a request by _ on behalf of _ for the approval of a replat for Lots 6 & 7, Block A, Rockwall Market Center East Addition being a 9.0142-acre tract of land identified Lot 1, Block A, Market Center East Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 823 & 845 E. IH-30, and take any action necessary.



RECEIPT

Project Number: P2019-006
Job Address: 845 E. INTERSTATE 30
Rockwall, TX 75032

Receipt Number: B84456

Printed: 3/19/2019 3:52 pm

Fee Description	Account Number	Fee Amount
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PLATTING

01-4280

\$ 480.00

Total Fees Paid:

\$ 480.00

Date Paid: 3/19/2019 12:00:00AM

Paid By: DESIGN & ENGINEERING INC

Pay Method: CHECK 38545

Received By: LM



City of Rockwall

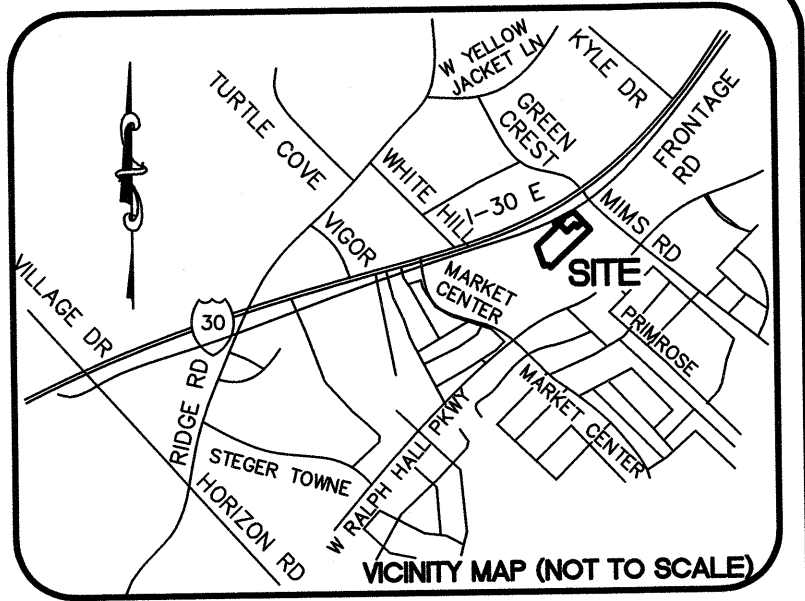
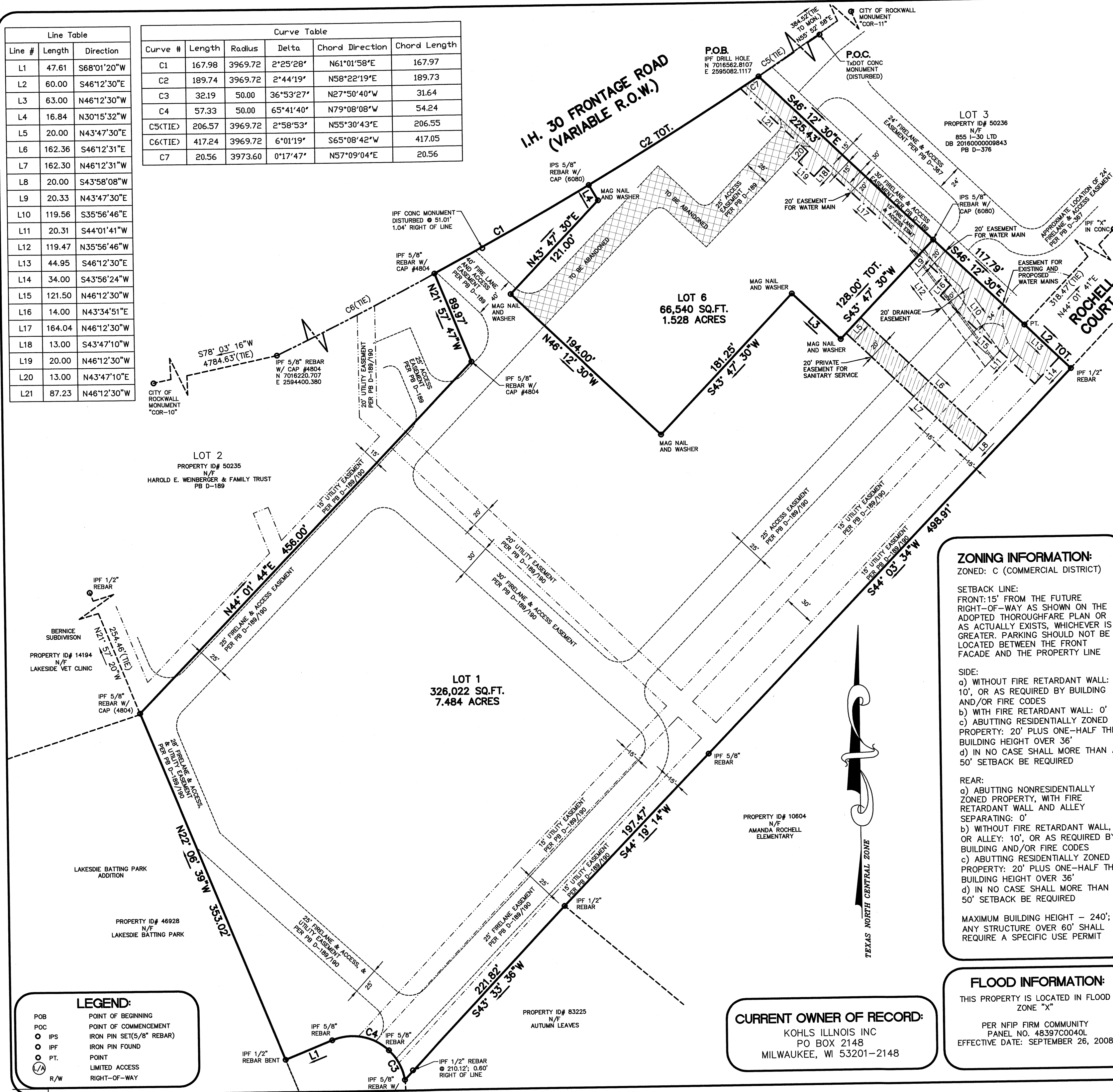
Planning & Zoning Department
 385 S. Goliad Street
 Rockwall, Texas 75032
 (P): (972) 771-7745
 (W): www.rockwall.com

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



Line #	Length	Direction
L1	47.61	S68°01'20"W
L2	60.00	S46°12'30"E
L3	63.00	N46°12'30"W
L4	16.84	N30°15'32"W
L5	20.00	N43°47'30"E
L6	162.36	S46°12'31"E
L7	162.30	N46°12'31"W
L8	20.00	S43°58'08"W
L9	20.33	N43°47'30"E
L10	119.56	S35°56'46"E
L11	20.31	S44°01'41"W
L12	119.47	N35°56'46"W
L13	44.95	S46°12'30"E
L14	34.00	S43°56'24"W
L15	121.50	N46°12'30"W
L16	14.00	N43°34'51"E
L17	164.04	N46°12'30"W
L18	13.00	S43°47'10"W
L19	20.00	N46°12'30"W
L20	13.00	N43°47'10"E
L21	87.23	N46°12'30"W

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	167.98	3969.72	2°25'28"	N61°01'58"E	167.97
C2	189.74	3969.72	2°44'19"	N58°22'19"E	189.73
C3	32.19	50.00	36°53'27"	N27°50'40"W	31.64
C4	57.33	50.00	65°41'40"	N79°08'08"W	54.24
C5(TIE)	206.57	3969.72	2°58'53"	N55°30'43"E	206.55
C6(TIE)	417.24	3969.72	6°01'19"	S65°08'42"W	417.05
C7	20.56	3973.60	0°17'47"	N57°09'04"E	20.56



SURVEYOR'S NOTES:

- 1) ZONING PROVIDED BY THE APPROPRIATE GOVERNMENTAL AGENCY; TO BE USED FOR INFORMATIONAL PURPOSES ONLY.
- 2) THE WORDS "CERTIFY", "CERTIFIES" OR "CERTIFICATION" AS USED HEREIN ARE UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL OPINION BY THE SURVEYOR, BASED UPON HIS BEST KNOWLEDGE, INFORMATION AND BELIEF, AS SUCH, DO NOT CONSTITUTE A GUARANTEE NOR A WARRANTY, EXPRESSED OR IMPLIED.
- 3) I HEREBY CERTIFY THAT THE RATIO OF PRECISION OF THE FIELD SURVEY IS 1: 10,000 AS SHOWN HEREON AND THAT THE AREA WAS DETERMINED BY DMD METHOD.
- 4) ALL IPS ARE MAG NAIL WITH WASHER (6080) UNLESS OTHERWISE NOTED.

BASIS OF BEARINGS:
BEARINGS BASED ON OPUS SOLUTIONS
"OP1521597723686" & "OP1521681978142"
SPC 4202 TXNC - NAD 83

FREELAND
SURVEYORS • ENGINEERS

FREELAND & ASSOCIATES, INC.
323 WEST STONE AVE.
GREENVILLE S.C. 29609
TEL. (864) 271-4924 FAX: (864) 233-0315
EMAIL: info@freeland-associates.com

DRAWN:	JD	PARTY CHIEF:	RH	CHECKED:	MVA
REF. PLAT BOOK:	D-189				
REF. DEED BOOK:	5340-143				
TAX MAP :	50234				
DATE OF SURVEY:	3-22-18				
DATE DRAWN:	11-7-18				
DRAWING NO:	69508-SUB C3D				
DATE OF LAST REVISION:	12-17-18				

0' 60' 120' 180'
SCALE: 1" = 60'

PLS: JAMES R. FREELAND
NO: 6080

STATE OF TEXAS
ROCKWALL COUNTY
CITY OF ROCKWALL

RE-PLAT OF ROCKWALL
MARKET CENTER EAST
BLOCK A - LOT 6
E.P. GAINES CHISUM SURVEY, ABSTRACT NO. 64

ZONING INFORMATION:
ZONED: C (COMMERCIAL DISTRICT)

SETBACK LINE:
FRONT: 15' FROM THE FUTURE RIGHT-OF-WAY AS SHOWN ON THE ADOPTED THOROUGHFARE PLAN OR AS ACTUALLY EXISTS, WHICHEVER IS GREATER. PARKING SHOULD NOT BE LOCATED BETWEEN THE FRONT FACADE AND THE PROPERTY LINE

SIDE:

- a) WITHOUT FIRE RETARDANT WALL: 10', OR AS REQUIRED BY BUILDING AND/OR FIRE CODES
- b) WITH FIRE RETARDANT WALL: 0'
- c) ABUTTING RESIDENTIALLY ZONED PROPERTY: 20' PLUS ONE-HALF THE BUILDING HEIGHT OVER 36'
- d) IN NO CASE SHALL MORE THAN A 50' SETBACK BE REQUIRED

REAR:

- a) ABUTTING NONRESIDENTIALLY ZONED PROPERTY, WITH FIRE RETARDANT WALL AND ALLEY SEPARATING: 0'
- b) WITHOUT FIRE RETARDANT WALL, OR ALLEY: 10', OR AS REQUIRED BY BUILDING AND/OR FIRE CODES
- c) ABUTTING RESIDENTIALLY ZONED PROPERTY: 20' PLUS ONE-HALF THE BUILDING HEIGHT OVER 36'
- d) IN NO CASE SHALL MORE THAN A 50' SETBACK BE REQUIRED

MAXIMUM BUILDING HEIGHT - 240'; ANY STRUCTURE OVER 60' SHALL REQUIRE A SPECIFIC USE PERMIT

FLOOD INFORMATION:
THIS PROPERTY IS LOCATED IN FLOOD ZONE "X"

PER NFIP FIRM COMMUNITY
PANEL NO. 48397C0040L
EFFECTIVE DATE: SEPTEMBER 26, 2008

CURRENT OWNER OF RECORD:
KOHLS ILLNOIS INC
PO BOX 2148
MILWAUKEE, WI 53201-2148

LEGEND:

- POB POINT OF BEGINNING
- POC POINT OF COMMENCEMENT
- IPS IRON PIN SET(5/8" REBAR)
- IPF IRON PIN FOUND
- PT. POINT
- LIMITED ACCESS
- R/W RIGHT-OF-WAY

OWNER'S CERTIFICATION:

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS KOHLS ILLINOIS, INC. BEING THE OWNER OF A TRACT OF LAND IN THE COUNTY OF ROCKWALL, STATE OF TEXAS, SAID TRACT BEING DESCRIBED AS FOLLOWS:

BEING LOT 1 BLOCK A, ROCKWALL MARKET CENTER EAST, AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, ACCORDING TO FINAL PLAT THEREOF RECORDED IN CABINET D, SLIDE 189, OF THE PLAT RECORDS, ROCKWALL COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE TXDOT RIGHT-OF-WAY CONCRETE MONUMENT AT THE SOUTHWEST CORNER OF THE INTERSECTION OF INTERSTATE HIGHWAY 30 AND MIMS ROAD; THENCE ALONG A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 3969.72 FEET, AN ARC LENGTH OF 206.57 FEET AND A CHORD BEARING AND DISTANCE OF S 55°30'43"W FOR A DISTANCE OF 206.55 FEET TO A DRILL HOLE FOUND, BEING THE POINT OF BEGINNING;

THENCE S 46°12'30"E FOR 225.43 FEET TO AN IRON ROD;

THENCE S 43°47'30"W FOR 128.00 FEET TO A MAG NAIL AND WASHER;

THENCE N 46°12'30"W FOR 63.00 FEET TO A MAG NAIL AND WASHER;

THENCE S 43°47'30"W FOR 181.25 FEET TO A MAG NAIL AND WASHER;

THENCE N 46°12'30"W FOR 194.00 FEET TO A MAG NAIL AND WASHER;

THENCE N 43°47'30"E FOR 121.00 FEET TO A MAG NAIL AND WASHER;

THENCE N 30°15'32"W FOR 16.84 FEET TO AN IRON ROD;

THENCE ALONG THE SOUTHEASTERN RIGHT-OF-WAY OF INTERSTATE HIGHWAY 30, ALONG A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 3969.72 FEET, AN ARC LENGTH OF 189.74 FEET AND A CHORD BEARING AND DISTANCE OF N 58°22'19"E FOR 189.73 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.528 ACRES OR 66,540 SF, MORE OR LESS.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

I (WE) THE UNDERSIGNED OWNER (S) OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS THE RE-PLAT OF ROCKWALL MARKET CENTER EAST, BLOCK A, LOT 1 SUBDIVISION TO THE CITY OF ROCKWALL, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, THEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREET, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN ON THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED. I (WE) FURTHER CERTIFY THAT ALL OTHER PARTIES WHO HAVE A MORTGAGE ON LIEN INTEREST IN THE RE-PLAT OF ROCKWALL MARKET CENTER EAST, BLOCK A, LOT 1 SUBDIVISION HAVE BEEN NOTIFIED AND SIGNED THIS PLAT. I (WE) UNDERSTAND AND DO HEREBY RESERVE THE EASEMENT STRIPS SHOWN ON THIS PLAT FOR THE PURPOSES STATED AND FOR THE MUTUAL USE AND ACCOMMODATION OF ALL UTILITIES DESIRING TO USE OR SUING SAME. I (WE) ALSO UNDERSTAND THE FOLLOWING:

1. NO BUILDINGS SHALL BE CONSTRUCTED OR PLACED UPON, OVER, OR ACROSS THE UTILITY EASEMENTS AS DESCRIBED HEREIN.

2. ANY PUBLIC UTILITY SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ALL OR PART OF ANY BUILDINGS, FENCES, TREES, SHRUBS, OR OTHER GROWTHS OR IMPROVEMENTS WHICH IN ANY WAY ENDANGER OR INTERFERE WITH CONSTRUCTION, MAINTENANCE OR EFFICIENCY OF THEIR RESPECTIVE SYSTEM ON ANY OF THESE EASEMENTS 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 ON 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 CONTROL SUCH THAT PROPERTIES WITHIN THE DRAINAGE AREA ARE NOT ADVERSELY AFFECTED BY STORM DRAINAGE FROM THE DEVELOPMENT.

6. NO HOUSE DWELLING UNIT, OR OTHER STRUCTURE SHALL BE CONSTRUCTED ON ANY LOT IN THIS ADDITION BY THE OWNER OR ANY OTHER PERSON UNTIL THE DEVELOPER AND/OR OWNER HAS COMPLIED WITH ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THE CITY OF ROCKWALL REGARDING IMPROVEMENTS WITH RESPECT TO THE ENTIRE BLOCK ON THE STREET OR STREETS ON WHICH PROPERTY ABUTS, INCLUDING THE ACTUAL INSTALLMENT 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

7. PROPERTY OWNER SHALL BE RESPONSIBLE FOR ALL MAINTENANCE, REPAIR AND RECONSTRUCTION OF DRAINAGE AND DETENTION SYSTEMS IN EASEMENTS.

UNTIL AN ESCROW DEPOSIT, SUFFICIENT TO PAY FOR THE COST OF SUCH IMPROVEMENTS, AS DETERMINED BY THE CITY'S ENGINEER AND/OR CITY ADMINISTRATOR, COMPUTED ON A PRIVATE COMMERCIAL RATE BASIS, HAS BEEN MADE WITH THE CITY SECRETARY, ACCOMPANIED BY AN AGREEMENT SIGNED BY THE DEVELOPER AND/OR OWNER, AUTHORIZING THE CITY TO MAKE SUCH IMPROVEMENTS AT PREVAILING PRIVATE COMMERCIAL RATES, OR HAVE THE SAME MADE BY A CONTRACTOR AND PAY FOR THE SAME OUT OF THE ESCROW DEPOSIT, SHOULD THE DEVELOPER AND/OR OWNER FAIL OR REFUSE TO INSTALL THE REQUIRED IMPROVEMENTS WITHIN THE TIME STATED IN SUCH WRITTEN AGREEMENT, BUT IN NO CASE SHALL THE CITY BE OBLIGATED TO MAKE SUCH IMPROVEMENTS ITSELF. SUCH DEPOSIT MAY BE USED BY THE OWNER AND/OR DEVELOPER AS PROGRESS PAYMENTS AS THE WORK PROGRESSES IN MAKING SUCH IMPROVEMENTS BY MAKING CERTIFIED REQUISITIONS TO THE CITY SECRETARY, SUPPORTED BY EVIDENCE OF WORK DONE; OR

UNTIL THE DEVELOPER AND/OR OWNER FILES A CORPORATE SURETY BOND WITH THE CITY SECRETARY IN A SUM EQUAL TO THE COST OF SUCH IMPROVEMENTS FOR THE DESIGNATED AREA, GUARANTEEING THE INSTALLATION THEREOF WITH THE TIME STATED IN THE BOND, WHICH TIME SHALL BE FIXED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL.

I (WE) FURTHER ACKNOWLEDGE THAT THE DEDICATIONS AND/OR EXACTION'S MADE HEREIN ARE PROPORTIONAL TO THE IMPACT OF THE SUBDIVISION UPON THE PUBLIC SERVICES REQUIRED IN ORDER THAT THE DEVELOPMENT WILL COMPORT WITH THE PRESENT AND FUTURE GROWTH NEEDS OF THE CITY; I (WE), MY (OUR) SUCCESSORS AND ASSIGNS HEREBY WAIVE ANY CLAIM, DAMAGE, OR CAUSE OF ACTION THAT I (WE) MAY HAVE AS A RESULT OF THE DEDICATION OF EXACTIONS MADE HEREIN.

PROPERTY OWNER SIGNATURE _____

STATE OF TEXAS
COUNTY OF ROCKWALL

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____ (PROPERTY OWNER), KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREFOING INSTRUMENT, AND ACKNOWLEDGED TO ME TAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN STATED.

GIVEN UPON MY HAND AND SEAL OF OFFICE THIS _____ (DAY) OF _____ (MONTH/YEAR).

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS MY COMMISSION EXPIRES _____

SIGNATURE OF PARTY WITH MORTGAGE OR LIEN INTEREST _____

GENERAL NOTES:

1) IT SHALL BE THE POLICY OF THE CITY OF ROCKWALL TO WITHHOLD ISSUING PERMITS UNTIL ALL STREET, 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 OF PERMIT THEREFOR ISSUED, NOR SHALL SUCH APPROVAL CONSTITUTE ANY REPRESENTATION, ASSURANCE OR GUARANTEE BY THE CITY OF THE ADEQUACY AND AVAILABILITY FOR WATER FOR PERSONAL USE AND FIRE PROTECTION WITHIN SUCH PLAT, AS REQUIRED UNDER ORDINANCE 83-54.

SURVEYOR'S CERTIFICATE:

NOW, THEREFORE KNOW THAT ALL MEN BY THESE PRESENTS:

THAT I, JAMES R. FREELAND, 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 PROPERTY PLACED UNDER MY PERSONAL SUPERVISION.

SURVEYOR SIGNATURE *[Signature]* 1-10-19 REGISTERED PUBLIC SURVEYOR# 6080

STANDARD CITY SIGNATURE BLOCK:

PLANNING & ZONING COMMISSION, CHAIRMAN _____ DATE _____

APPROVED:
I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING PLAT OF AN ADDITION TO THE CITY OF ROCKWALL, TEXAS, WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL ON THE _____ (DAY) OF _____ (MONTH/YEAR).

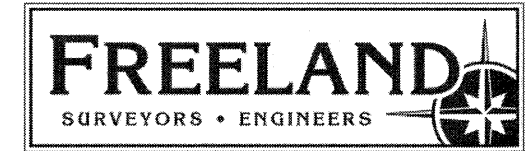
THIS APPROVAL SHALL BE INVALED UNLESS THE APPROVED PLAT FOR SUCH ADDITION IS RECORDED IN THE OFFICE OF THE COUNTY CLERK OF ROCKWALL COUNTY, TEXAS, WITHIN ONE HUNDRED EIGHTY (180) DAYS FROM SAID DATE OF FINAL APPROVAL.

WITNESS OUR HANDS, THIS _____ (DAY) OF _____ (MONTH/YEAR).

MAYOR, CITY OF ROCKWALL _____

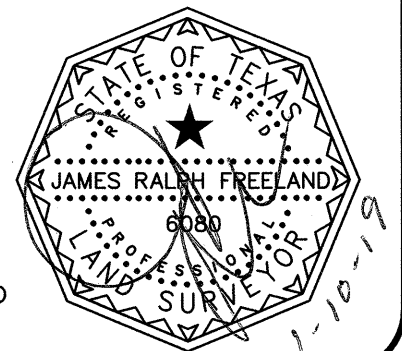
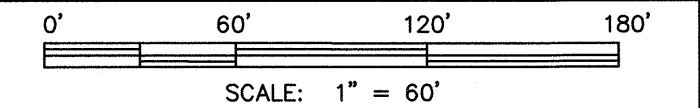
CITY SECRETARY _____

CITY ENGINEER _____



FREELAND & ASSOCIATES, INC.
323 WEST STONE AVE.
GREENVILLE S.C. 29609
TEL. (864) 271-4924 FAX: (864) 233-0315
EMAIL: info@freeland-associates.com

DRAWN:	JD	PARTY CHIEF:	RH	CHECKED:	MVA
REF. PLAT BOOK:	D-189				
REF. DEED BOOK:	5340-143				
TAX MAP :	50234				
DATE OF SURVEY:	3-22-18				
DATE DRAWN:	11-7-18				
DRAWING NO:	69508-SUB C3D				
DATE OF LAST REVISION:	12-17-18				



PLS: JAMES R. FREELAND
NO: 6080

STATE OF TEXAS
ROCKWALL COUNTY
CITY OF ROCKWALL

RE-PLAT OF ROCKWALL
MARKET CENTER EAST
BLOCK A - LOT 6

E.P. GAINES CHISUM SURVEY, ABSTRACT NO. 64



CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION CASE MEMO

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM

TO: Planning and Zoning Commission
DATE: 03/26/2019
APPLICANT: Debora Allengranti; *CBOCS Texas, LLC*
CASE NUMBER: P2019-006; *Lots 6 & 7, Block A, Rockwall Market Center East Addition*

SUMMARY

Consider a request by Debora Allengranti of CBOCS Texas, LLC on behalf of Eric Borkenhagen of Kohls Illinois, Inc. for the approval of a replat for Lots 6 & 7, Block A, Rockwall Market Center East Addition being a 9.0142-acre tract of land identified Lot 1, Block A, Market Center East Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 823 & 845 E. IH-30, and take any action necessary.

PLAT INFORMATION

- The applicant is requesting to replat a 9.0142-acre tract of land (*i.e. Lot 1, Block A, Rockwall Market Center East Addition*) into two (2) parcels of land (*i.e. Lots 6 & 7, Block A, Rockwall Market Center East Addition*) for the purpose of constructing a restaurant (*i.e. Cracker Barrel*) on Lot 6.
- On February 15, 1999, the City Council approved a replat [Case No. *PZ1999-10-1-RP*], a site plan [Case No. *PZ-1999-10-2-SP*], and a landscape plan [Case No. *PZ-1999-10-03-LP*] for a department store (*i.e. Kohl's*).
- On October 15, 2018, the Planning and Zoning Commission approved a site plan [Case No. *SP2018-028*] for a restaurant (*i.e. Cracker Barrel*) on a 1.629 portion of the existing property.
- On February 14, 2019, the Board of Adjustments (BOA) approved a variance [Order No. *BOA 2019-3-V*] to reduce the minimum lot frontage from 200-feet to 189.74 feet for Lot 6 and 167.98-feet for Lot 7.
- The surveyor has completed the majority of the technical revisions requested by staff, and this plat - *- conforming to the requirements for replats as stated in the Subdivision Ordinance in the Municipal Code of Ordinances* -- is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.
- Conditional approval of this plat by the City Council shall constitute approval subject to the conditions stipulated in the *Conditions of Approval* section below.
- With the exception of the items listed in the *Conditions of Approval* section of this case memo, this plat is in substantial compliance with the requirements of the *Subdivision Ordinance* in the *Municipal Code of Ordinances*.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to recommend approval of the replat for *Lots 6 & 7, Market Center East Addition*, staff would propose the following conditions of approval:

- (1) All technical comments from the Engineering, Planning and Fire Departments shall be addressed prior to the filing of this plat;
- (2) The developer is to submit revised site plan, landscape plan, photometric plan, and building elevations to the Planning, Engineering, and Building Inspections Departments; and
- (3) Any construction resulting from the approval of this replat shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

City of Rockwall Project Plan Review History



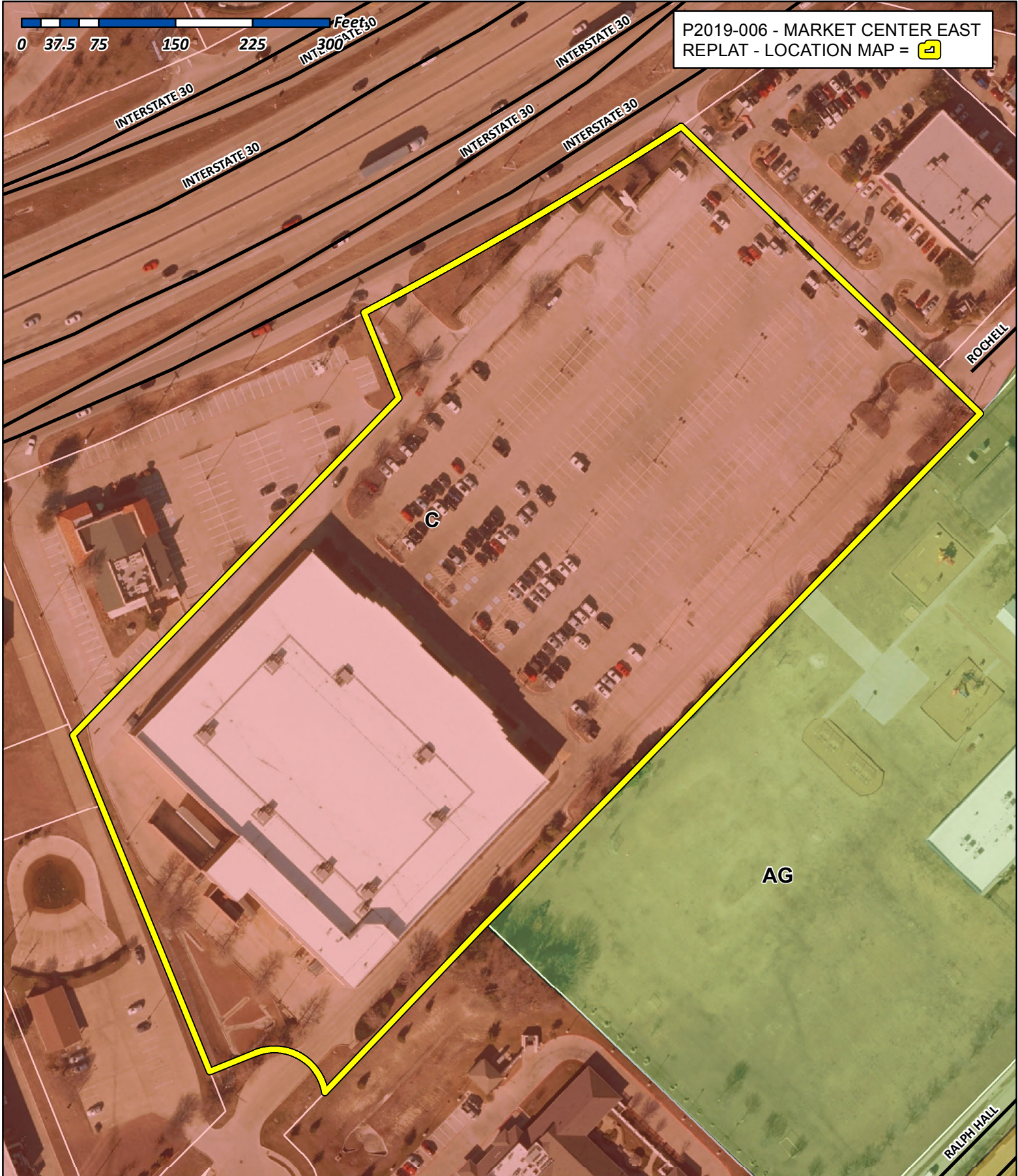
Project Number P2019-006	Owner WEINBERGER, HAROLD E 1998 FAMILY TRUST &	Applied 2/15/2019 LM
Project Name Lots 6 & 7, Block A, Rockwall Market	Applicant CBOCS TEXAS, LLC.	Approved
Type Plat East Addition		Closed
Subtype FINAL		Expired
Status Staff Review		Status

Site Address 845 E. INTERSTATE 30	City, State Zip Rockwall, TX 75032	Zoning
---	--	---------------

Subdivision	Tract	Block	Lot No	Parcel No	General Plan
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Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	Russell McDowell	2/15/2019	2/22/2019	2/20/2019	5	APPROVED	Revised
ENGINEERING	Sarah Hager	2/15/2019	2/22/2019				Not Reviewed. Case Withdrawn.
ENGINEERING (3/22/2019 12:10 PM SH) Plat does not match engineering plans and Site Plan	Sarah Hager	3/22/2019	3/29/2019	3/22/2019		COMMENTS	2nd review
FIRE	Ariana Hargrove	2/15/2019	2/22/2019				
GIS	Lance Singleton	2/15/2019	2/22/2019	3/19/2019	32	APPROVED	
PLANNING	Korey Brooks	2/15/2019	2/22/2019	3/21/2019	34	COMMENTS	Comments

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed Status	Remarks
P2019-006 Lots 6 & 7, Market Center East Addition						
Please address the following comments (M= Mandatory Comments; I = Informational Comments).						
I.1 This is a request by Debora Allegranti of CBOCS Texas, LLC on behalf of Eric Borkenhagen of Kohls Illinois, Inc. for the approval of a replat for Lots 6 & 7, Market Center East Addition being a 9.012-acre tract of land identified as Lot 1, Market Center East Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 823 & 845 E. IH-30.						
I.2 For questions or comments concerning this case, please contact Korey Brooks in the Planning Department at (972) 772-6434 or email kbrooks@rockwall.com.						
M.3 For reference, include the case number (P2019-006) in the lower right hand corner of all pages on future submittals.						
M.4 The printed plat is not 18 X 24. Please print as 18 x 24						
M.5 Please note, the scale is off (probably because the printed version is too large).						
M.6 Please format title block to the following:						
Type of Plat						
Subdivision Name						
Lot and Block Designation						
Number of Lots						
Total Acreage and SF						
City, State, County						
M.7 Please note, Lot 1 is Lot 7. Both lots are being replatted						
M.8 Please note, the legal description needs to be for the boundary of the two lots together, not just Lot 6.						
M.9 Please provide developer information on Plat.						
M.10 Please note, the front setback is 25-feet in the IH-30 Overlay						
M.11 Please check C1 and C2. The distances are not the same on the curve table as on the callouts.						
I.12 Please check C6. The chord directions are not the same (I understand that using N and E is the same as S and W; however, please be consistent).						
M.13 Please show centerlines and full width of adjacent right of ways						
I.14 No structures in easements.						
M.16 Can a rod be set at the POB instead of using a rod that is several feet away? We don't usually see Ties.						
I.17 The Planning and Zoning Meeting is March26, 2019. The City Council Meeting is April1.						
M.18 Please submit revisions by April 2, 2019.						



P2019-006 - MARKET CENTER EAST
 REPLAT - LOCATION MAP = [icon]

0 37.5 75 150 225 Feet

INTERSTATE 30
 INTERSTATE 30
 INTERSTATE 30
 INTERSTATE 30

ROCHELL

RALPH HALL

AG



City of Rockwall

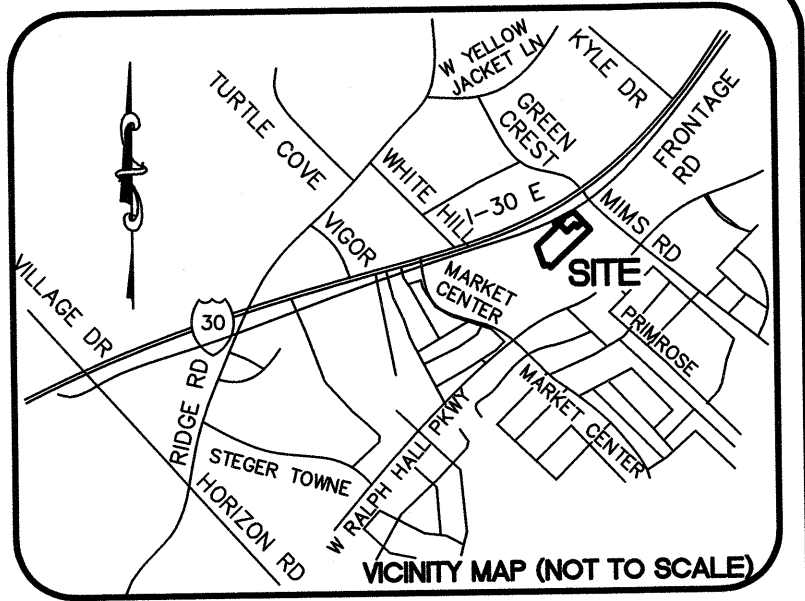
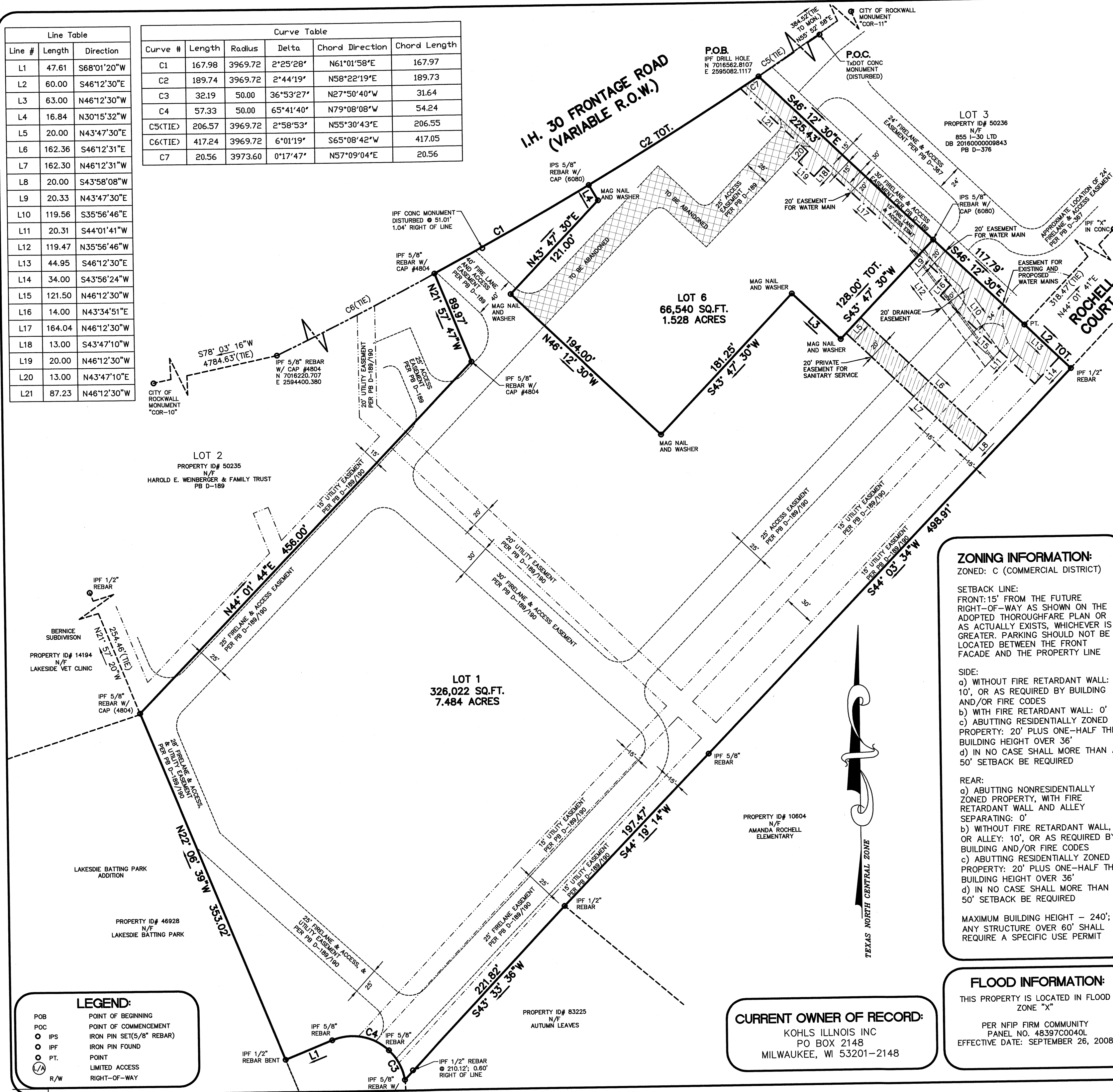
Planning & Zoning Department
 385 S. Goliad Street
 Rockwall, Texas 75032
 (P): (972) 771-7745
 (W): www.rockwall.com

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



Line #	Length	Direction
L1	47.61	S68°01'20"W
L2	60.00	S46°12'30"E
L3	63.00	N46°12'30"W
L4	16.84	N30°15'32"W
L5	20.00	N43°47'30"E
L6	162.36	S46°12'31"E
L7	162.30	N46°12'31"W
L8	20.00	S43°58'08"W
L9	20.33	N43°47'30"E
L10	119.56	S35°56'46"E
L11	20.31	S44°01'41"W
L12	119.47	N35°56'46"W
L13	44.95	S46°12'30"E
L14	34.00	S43°56'24"W
L15	121.50	N46°12'30"W
L16	14.00	N43°34'51"E
L17	164.04	N46°12'30"W
L18	13.00	S43°47'10"W
L19	20.00	N46°12'30"W
L20	13.00	N43°47'10"E
L21	87.23	N46°12'30"W

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	167.98	3969.72	2°25'28"	N61°01'58"E	167.97
C2	189.74	3969.72	2°44'19"	N58°22'19"E	189.73
C3	32.19	50.00	36°53'27"	N27°50'40"W	31.64
C4	57.33	50.00	65°41'40"	N79°08'08"W	54.24
C5(TIE)	206.57	3969.72	2°58'53"	N55°30'43"E	206.55
C6(TIE)	417.24	3969.72	6°01'19"	S65°08'42"W	417.05
C7	20.56	3973.60	0°17'47"	N57°09'04"E	20.56



SURVEYOR'S NOTES:

- 1) ZONING PROVIDED BY THE APPROPRIATE GOVERNMENTAL AGENCY; TO BE USED FOR INFORMATIONAL PURPOSES ONLY.
- 2) THE WORDS "CERTIFY", "CERTIFIES" OR "CERTIFICATION" AS USED HEREIN ARE UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL OPINION BY THE SURVEYOR, BASED UPON HIS BEST KNOWLEDGE, INFORMATION AND BELIEF, AS SUCH, DO NOT CONSTITUTE A GUARANTEE NOR A WARRANTY, EXPRESSED OR IMPLIED.
- 3) I HEREBY CERTIFY THAT THE RATIO OF PRECISION OF THE FIELD SURVEY IS 1: 10,000 AS SHOWN HEREON AND THAT THE AREA WAS DETERMINED BY DMD METHOD.
- 4) ALL IPS ARE MAG NAIL WITH WASHER (6080) UNLESS OTHERWISE NOTED.

BASIS OF BEARINGS:
BEARINGS BASED ON OPUS SOLUTIONS
"OP1521597723686" & "OP1521681978142"
SPC 4202 TXNC - NAD 83

FREELAND
SURVEYORS • ENGINEERS

FREELAND & ASSOCIATES, INC.
323 WEST STONE AVE.
GREENVILLE S.C. 29609
TEL. (864) 271-4924 FAX: (864) 233-0315
EMAIL: info@freeland-associates.com

DRAWN:	JD	PARTY CHIEF:	RH	CHECKED:	MVA
REF. PLAT BOOK:	D-189				
REF. DEED BOOK:	5340-143				
TAX MAP :	50234				
DATE OF SURVEY:	3-22-18				
DATE DRAWN:	11-7-18				
DRAWING NO:	69508-SUB C3D				
DATE OF LAST REVISION:	12-17-18				

0' 60' 120' 180'
SCALE: 1" = 60'

PLS: JAMES R. FREELAND
NO: 6080

STATE OF TEXAS
ROCKWALL COUNTY
CITY OF ROCKWALL

RE-PLAT OF ROCKWALL
MARKET CENTER EAST
BLOCK A - LOT 6
E.P. GAINES CHISUM SURVEY, ABSTRACT NO. 64

ZONING INFORMATION:
ZONED: C (COMMERCIAL DISTRICT)

SETBACK LINE:
FRONT: 15' FROM THE FUTURE RIGHT-OF-WAY AS SHOWN ON THE ADOPTED THOROUGHFARE PLAN OR AS ACTUALLY EXISTS, WHICHEVER IS GREATER. PARKING SHOULD NOT BE LOCATED BETWEEN THE FRONT FACADE AND THE PROPERTY LINE

SIDE:

- a) WITHOUT FIRE RETARDANT WALL: 10', OR AS REQUIRED BY BUILDING AND/OR FIRE CODES
- b) WITH FIRE RETARDANT WALL: 0'
- c) ABUTTING RESIDENTIALLY ZONED PROPERTY: 20' PLUS ONE-HALF THE BUILDING HEIGHT OVER 36'
- d) IN NO CASE SHALL MORE THAN A 50' SETBACK BE REQUIRED

REAR:

- a) ABUTTING NONRESIDENTIALLY ZONED PROPERTY, WITH FIRE RETARDANT WALL AND ALLEY SEPARATING: 0'
- b) WITHOUT FIRE RETARDANT WALL, OR ALLEY: 10', OR AS REQUIRED BY BUILDING AND/OR FIRE CODES
- c) ABUTTING RESIDENTIALLY ZONED PROPERTY: 20' PLUS ONE-HALF THE BUILDING HEIGHT OVER 36'
- d) IN NO CASE SHALL MORE THAN A 50' SETBACK BE REQUIRED

MAXIMUM BUILDING HEIGHT - 240'; ANY STRUCTURE OVER 60' SHALL REQUIRE A SPECIFIC USE PERMIT

CURRENT OWNER OF RECORD:
KOHLS ILLNOIS INC
PO BOX 2148
MILWAUKEE, WI 53201-2148

FLOOD INFORMATION:
THIS PROPERTY IS LOCATED IN FLOOD ZONE "X"
PER NFIP FIRM COMMUNITY PANEL NO. 48397C0040L
EFFECTIVE DATE: SEPTEMBER 26, 2008

OWNER'S CERTIFICATION:

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS KOHLS ILLINOIS, INC. BEING THE OWNER OF A TRACT OF LAND IN THE COUNTY OF ROCKWALL, STATE OF TEXAS, SAID TRACT BEING DESCRIBED AS FOLLOWS:

BEING LOT 1 BLOCK A, ROCKWALL MARKET CENTER EAST, AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, ACCORDING TO FINAL PLAT THEREOF RECORDED IN CABINET D, SLIDE 189, OF THE PLAT RECORDS, ROCKWALL COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE TXDOT RIGHT-OF-WAY CONCRETE MONUMENT AT THE SOUTHWEST CORNER OF THE INTERSECTION OF INTERSTATE HIGHWAY 30 AND MIMS ROAD; THENCE ALONG A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 3969.72 FEET, AN ARC LENGTH OF 206.57 FEET AND A CHORD BEARING AND DISTANCE OF S 55°30'43"W FOR A DISTANCE OF 206.55 FEET TO A DRILL HOLE FOUND, BEING THE POINT OF BEGINNING;

THENCE S 46°12'30"E FOR 225.43 FEET TO AN IRON ROD;

THENCE S 43°47'30"W FOR 128.00 FEET TO A MAG NAIL AND WASHER;

THENCE N 46°12'30"W FOR 63.00 FEET TO A MAG NAIL AND WASHER;

THENCE S 43°47'30"W FOR 181.25 FEET TO A MAG NAIL AND WASHER;

THENCE N 46°12'30"W FOR 194.00 FEET TO A MAG NAIL AND WASHER;

THENCE N 43°47'30"E FOR 121.00 FEET TO A MAG NAIL AND WASHER;

THENCE N 30°15'32"W FOR 16.84 FEET TO AN IRON ROD;

THENCE ALONG THE SOUTHEASTERN RIGHT-OF-WAY OF INTERSTATE HIGHWAY 30, ALONG A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 3969.72 FEET, AN ARC LENGTH OF 189.74 FEET AND A CHORD BEARING AND DISTANCE OF N 58°22'19"E FOR 189.73 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.528 ACRES OR 66,540 SF, MORE OR LESS.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

I (WE) THE UNDERSIGNED OWNER (S) OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS THE RE-PLAT OF ROCKWALL MARKET CENTER EAST, BLOCK A, LOT 1 SUBDIVISION TO THE CITY OF ROCKWALL, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, THEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREET, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN ON THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED. I (WE) FURTHER CERTIFY THAT ALL OTHER PARTIES WHO HAVE A MORTGAGE ON LIEN INTEREST IN THE RE-PLAT OF ROCKWALL MARKET CENTER EAST, BLOCK A, LOT 1 SUBDIVISION HAVE BEEN NOTIFIED AND SIGNED THIS PLAT. I (WE) UNDERSTAND AND DO HEREBY RESERVE THE EASEMENT STRIPS SHOWN ON THIS PLAT FOR THE PURPOSES STATED AND FOR THE MUTUAL USE AND ACCOMMODATION OF ALL UTILITIES DESIRING TO USE OR SUING SAME. I (WE) ALSO UNDERSTAND THE FOLLOWING:

1. NO BUILDINGS SHALL BE CONSTRUCTED OR PLACED UPON, OVER, OR ACROSS THE UTILITY EASEMENTS AS DESCRIBED HEREIN.
2. ANY PUBLIC UTILITY SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ALL OR PART OF ANY BUILDINGS, FENCES, TREES, SHRUBS, OR OTHER GROWTHS OR IMPROVEMENTS WHICH IN ANY WAY ENDANGER OR INTERFERE WITH CONSTRUCTION, MAINTENANCE OR EFFICIENCY OF THEIR RESPECTIVE SYSTEM ON ANY OF THESE EASEMENTS 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 ON 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 CONTROL SUCH THAT PROPERTIES WITHIN THE DRAINAGE AREA ARE NOT ADVERSELY AFFECTED BY STORM DRAINAGE FROM THE DEVELOPMENT.
6. NO HOUSE DWELLING UNIT, OR OTHER STRUCTURE SHALL BE CONSTRUCTED ON ANY LOT IN THIS ADDITION BY THE OWNER OR ANY OTHER PERSON UNTIL THE DEVELOPER AND/OR OWNER HAS COMPLIED WITH ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THE CITY OF ROCKWALL REGARDING IMPROVEMENTS WITH RESPECT TO THE ENTIRE BLOCK ON THE STREET OR STREETS ON WHICH PROPERTY ABUTS, INCLUDING THE ACTUAL INSTALLMENT 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
7. PROPERTY OWNER SHALL BE RESPONSIBLE FOR ALL MAINTENANCE, REPAIR AND RECONSTRUCTION OF DRAINAGE AND DETENTION SYSTEMS IN EASEMENTS.

UNTIL AN ESCROW DEPOSIT, SUFFICIENT TO PAY FOR THE COST OF SUCH IMPROVEMENTS, AS DETERMINED BY THE CITY'S ENGINEER AND/OR CITY ADMINISTRATOR, COMPUTED ON A PRIVATE COMMERCIAL RATE BASIS, HAS BEEN MADE WITH THE CITY SECRETARY, ACCOMPANIED BY AN AGREEMENT SIGNED BY THE DEVELOPER AND/OR OWNER, AUTHORIZING THE CITY TO MAKE SUCH IMPROVEMENTS AT PREVAILING PRIVATE COMMERCIAL RATES, OR HAVE THE SAME MADE BY A CONTRACTOR AND PAY FOR THE SAME OUT OF THE ESCROW DEPOSIT, SHOULD THE DEVELOPER AND/OR OWNER FAIL OR REFUSE TO INSTALL THE REQUIRED IMPROVEMENTS WITHIN THE TIME STATED IN SUCH WRITTEN AGREEMENT, BUT IN NO CASE SHALL THE CITY BE OBLIGATED TO MAKE SUCH IMPROVEMENTS ITSELF. SUCH DEPOSIT MAY BE USED BY THE OWNER AND/OR DEVELOPER AS PROGRESS PAYMENTS AS THE WORK PROGRESSES IN MAKING SUCH IMPROVEMENTS BY MAKING CERTIFIED REQUISITIONS TO THE CITY SECRETARY, SUPPORTED BY EVIDENCE OF WORK DONE; OR

UNTIL THE DEVELOPER AND/OR OWNER FILES A CORPORATE SURETY BOND WITH THE CITY SECRETARY IN A SUM EQUAL TO THE COST OF SUCH IMPROVEMENTS FOR THE DESIGNATED AREA, GUARANTEEING THE INSTALLATION THEREOF WITH THE TIME STATED IN THE BOND, WHICH TIME SHALL BE FIXED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL.

I (WE) FURTHER ACKNOWLEDGE THAT THE DEDICATIONS AND/OR EXACTION'S MADE HEREIN ARE PROPORTIONAL TO THE IMPACT OF THE SUBDIVISION UPON THE PUBLIC SERVICES REQUIRED IN ORDER THAT THE DEVELOPMENT WILL COMPORT WITH THE PRESENT AND FUTURE GROWTH NEEDS OF THE CITY; I (WE), MY (OUR) SUCCESSORS AND ASSIGNS HEREBY WAIVE ANY CLAIM, DAMAGE, OR CAUSE OF ACTION THAT I (WE) MAY HAVE AS A RESULT OF THE DEDICATION OF EXACTIONS MADE HEREIN.

PROPERTY OWNER SIGNATURE _____

STATE OF TEXAS
COUNTY OF ROCKWALL

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____ (PROPERTY OWNER), KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREFOING INSTRUMENT, AND ACKNOWLEDGED TO ME TAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN STATED.

GIVEN UPON MY HAND AND SEAL OF OFFICE THIS _____ (DAY) OF _____ (MONTH/YEAR).

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS MY COMMISSION EXPIRES _____

SIGNATURE OF PARTY WITH MORTGAGE OR LIEN INTEREST _____

GENERAL NOTES:

1) IT SHALL BE THE POLICY OF THE CITY OF ROCKWALL TO WITHHOLD ISSUING PERMITS UNTIL ALL STREET, 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 OF PERMIT THEREFOR ISSUED, NOR SHALL SUCH APPROVAL CONSTITUTE ANY REPRESENTATION, ASSURANCE OR GUARANTEE BY THE CITY OF THE ADEQUACY AND AVAILABILITY FOR WATER FOR PERSONAL USE AND FIRE PROTECTION WITHIN SUCH PLAT, AS REQUIRED UNDER ORDINANCE 83-54.

SURVEYOR'S CERTIFICATE:

NOW, THEREFORE KNOW THAT ALL MEN BY THESE PRESENTS:

THAT I, JAMES R. FREELAND, 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 PROPERTY PLACED UNDER MY PERSONAL SUPERVISION.

[Signature] 1-10-19
SURVEYOR SIGNATURE REGISTERED PUBLIC SURVEYOR# 6080

STANDARD CITY SIGNATURE BLOCK:

PLANNING & ZONING COMMISSION, CHAIRMAN _____ DATE _____

APPROVED:
I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING PLAT OF AN ADDITION TO THE CITY OF ROCKWALL, TEXAS, WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL ON THE _____ (DAY) OF _____ (MONTH/YEAR).

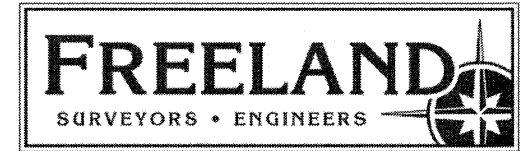
THIS APPROVAL SHALL BE INVALED UNLESS THE APPROVED PLAT FOR SUCH ADDITION IS RECORDED IN THE OFFICE OF THE COUNTY CLERK OF ROCKWALL COUNTY, TEXAS, WITHIN ONE HUNDRED EIGHTY (180) DAYS FROM SAID DATE OF FINAL APPROVAL.

WITNESS OUR HANDS, THIS _____ (DAY) OF _____ (MONTH/YEAR).

MAYOR, CITY OF ROCKWALL

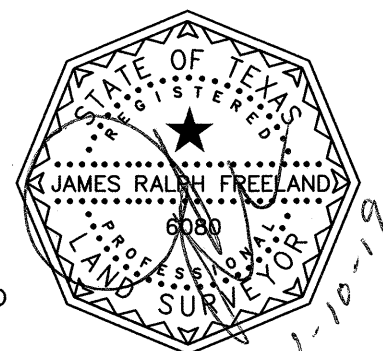
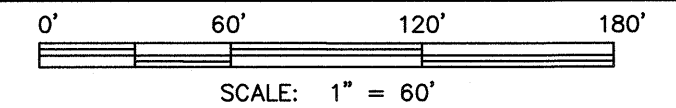
CITY SECRETARY

CITY ENGINEER



FREELAND & ASSOCIATES, INC.
323 WEST STONE AVE.
GREENVILLE S.C. 29609
TEL. (864) 271-4924 FAX: (864) 233-0315
EMAIL: info@freeland-associates.com

DRAWN:	JD	PARTY CHIEF:	RH	CHECKED:	MVA
REF. PLAT BOOK:	D-189				
REF. DEED BOOK:	5340-143				
TAX MAP :	50234				
DATE OF SURVEY:	3-22-18				
DATE DRAWN:	11-7-18				
DRAWING NO:	69508-SUB C3D				
DATE OF LAST REVISION:	12-17-18				



PLS: JAMES R. FREELAND
NO: 6080

STATE OF TEXAS
ROCKWALL COUNTY
CITY OF ROCKWALL

RE-PLAT OF ROCKWALL
MARKET CENTER EAST
BLOCK A - LOT 6

E.P. GAINES CHISUM SURVEY, ABSTRACT NO. 64



CITY OF ROCKWALL

CITY COUNCIL CASE MEMO

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM

TO: Mayor and City Council
DATE: April 1, 2019
APPLICANT: Debora Allengranti; *CBOCS Texas, LLC*
CASE NUMBER: P2019-006; *Lots 6 & 7, Block A, Rockwall Market Center East Addition*

SUMMARY

Consider a request by Debora Allengranti of CBOCS Texas, LLC on behalf of Eric Borkenhagen of Kohls Illinois, Inc. for the approval of a replat for Lots 6 & 7, Block A, Rockwall Market Center East Addition being a 9.0142-acre tract of land identified Lot 1, Block A, Market Center East Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 823 & 845 E. IH-30, and take any action necessary.

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- Conditional approval of this plat by the City Council shall constitute approval subject to the conditions stipulated in the *Conditions of Approval* section below.
- With the exception of the items listed in the *Conditions of Approval* section of this case memo, this plat is in substantial compliance with the requirements of the *Subdivision Ordinance* in the *Municipal Code of Ordinances*.

CONDITIONS OF APPROVAL

Should the City Council Choose to approve the replat for *Lots 6 & 7, Market Center East Addition*, staff would propose the following conditions of approval:

- (1) All technical comments from the Engineering, Planning and Fire Departments shall be addressed prior to the filing of this plat;
- (2) The developer is to submit revised site plan, landscape plan, photometric plan, and building elevations to the Planning, Engineering, and Building Inspections Departments; and
- (3) Any construction resulting from the approval of this replat shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city-adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

PLANNING AND ZONING COMMISSION

On March 26, 2019, the Planning and Zoning Commission's motion to recommend approval of the replat with staff's *Conditions of Approval* passed by a vote of 5-0 with Commissioners Fishman and Chodun absent.



P2019-006 - MARKET CENTER EAST
 REPLAT - LOCATION MAP = [icon]

0 37.5 75 150 225 Feet

INTERSTATE 30
 INTERSTATE 30
 INTERSTATE 30
 INTERSTATE 30

ROCHELL

AG

RALPH HALL



City of Rockwall

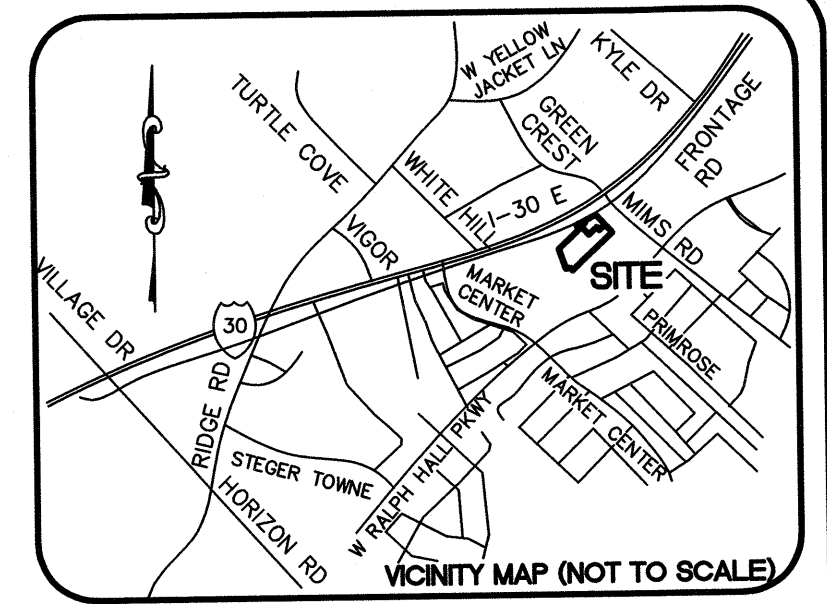
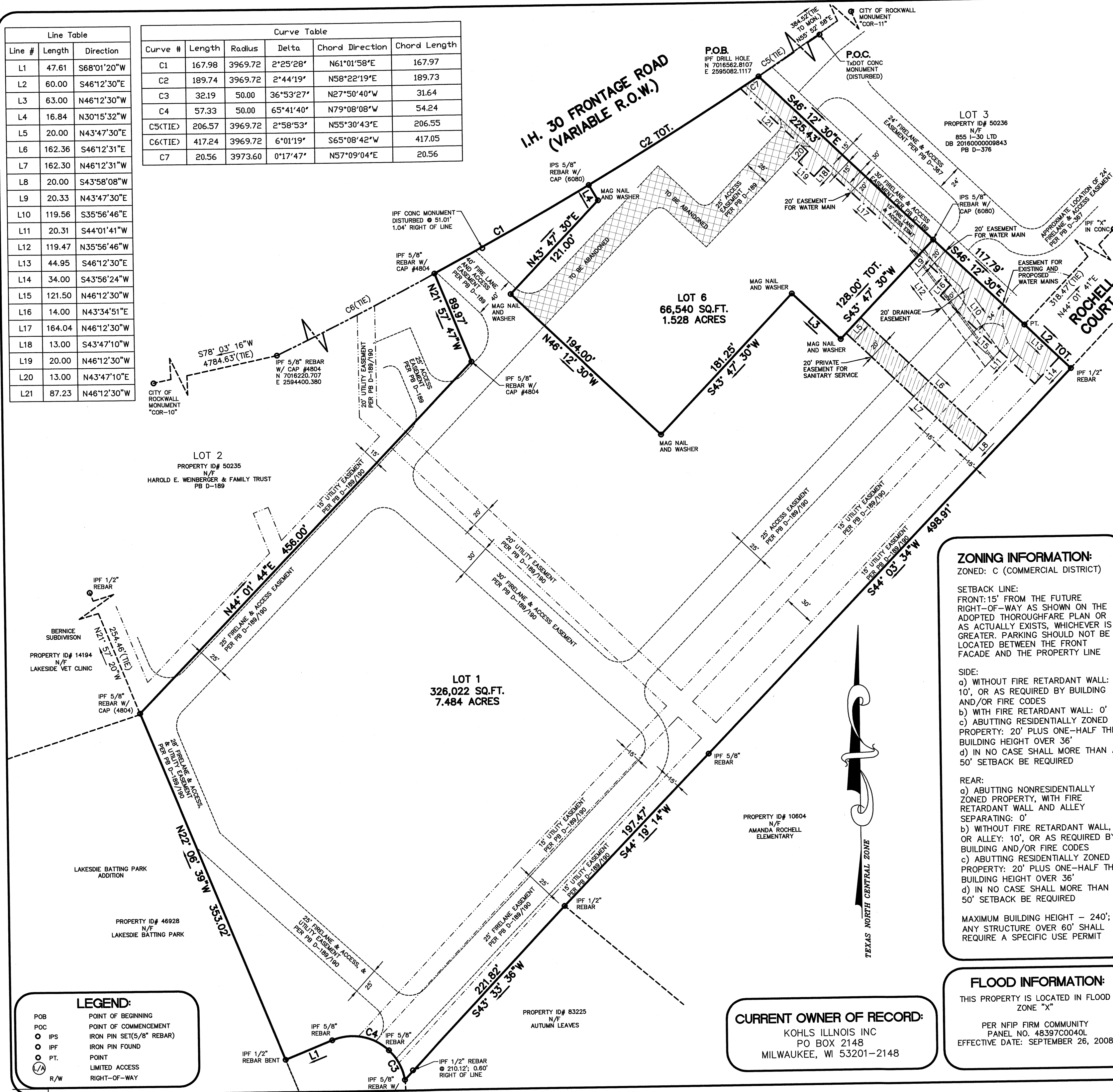
Planning & Zoning Department
 385 S. Goliad Street
 Rockwall, Texas 75032
 (P): (972) 771-7745
 (W): www.rockwall.com

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



Line #	Length	Direction
L1	47.61	S68°01'20"W
L2	60.00	S46°12'30"E
L3	63.00	N46°12'30"W
L4	16.84	N30°15'32"W
L5	20.00	N43°47'30"E
L6	162.36	S46°12'31"E
L7	162.30	N46°12'31"W
L8	20.00	S43°58'08"W
L9	20.33	N43°47'30"E
L10	119.56	S35°56'46"E
L11	20.31	S44°01'41"W
L12	119.47	N35°56'46"W
L13	44.95	S46°12'30"E
L14	34.00	S43°56'24"W
L15	121.50	N46°12'30"W
L16	14.00	N43°34'51"E
L17	164.04	N46°12'30"W
L18	13.00	S43°47'10"W
L19	20.00	N46°12'30"W
L20	13.00	N43°47'10"E
L21	87.23	N46°12'30"W

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	167.98	3969.72	2°25'28"	N61°01'58"E	167.97
C2	189.74	3969.72	2°44'19"	N58°22'19"E	189.73
C3	32.19	50.00	36°53'27"	N27°50'40"W	31.64
C4	57.33	50.00	65°41'40"	N79°08'08"W	54.24
C5(TIE)	206.57	3969.72	2°58'53"	N55°30'43"E	206.55
C6(TIE)	417.24	3969.72	6°01'19"	S65°08'42"W	417.05
C7	20.56	3973.60	0°17'47"	N57°09'04"E	20.56



SURVEYOR'S NOTES:

- 1) ZONING PROVIDED BY THE APPROPRIATE GOVERNMENTAL AGENCY; TO BE USED FOR INFORMATIONAL PURPOSES ONLY.
- 2) THE WORDS "CERTIFY", "CERTIFIES" OR "CERTIFICATION" AS USED HEREIN ARE UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL OPINION BY THE SURVEYOR, BASED UPON HIS BEST KNOWLEDGE, INFORMATION AND BELIEF, AS SUCH, DO NOT CONSTITUTE A GUARANTEE NOR A WARRANTY, EXPRESSED OR IMPLIED.
- 3) I HEREBY CERTIFY THAT THE RATIO OF PRECISION OF THE FIELD SURVEY IS 1: 10,000 AS SHOWN HEREON AND THAT THE AREA WAS DETERMINED BY DMD METHOD.
- 4) ALL IPS ARE MAG NAIL WITH WASHER (6080) UNLESS OTHERWISE NOTED.

BASIS OF BEARINGS:
 BEARINGS BASED ON OPUS SOLUTIONS
 "OP1521597723686" & "OP1521681978142"
 SPC 4202 TXNC - NAD 83

FREELAND
 SURVEYORS • ENGINEERS

FREELAND & ASSOCIATES, INC.
 323 WEST STONE AVE.
 GREENVILLE S.C. 29609
 TEL. (864) 271-4924 FAX: (864) 233-0315
 EMAIL: info@freeland-associates.com

DRAWN:	JD	PARTY CHIEF:	RH	CHECKED:	MVA
REF. PLAT BOOK:	D-189				
REF. DEED BOOK:	5340-143				
TAX MAP :	50234				
DATE OF SURVEY:	3-22-18				
DATE DRAWN:	11-7-18				
DRAWING NO:	69508-SUB C3D				
DATE OF LAST REVISION:	12-17-18				

0' 60' 120' 180'
 SCALE: 1" = 60'

PLS: JAMES R. FREELAND
 NO: 6080

STATE OF TEXAS
 ROCKWALL COUNTY
 CITY OF ROCKWALL

RE-PLAT OF ROCKWALL
 MARKET CENTER EAST
 BLOCK A - LOT 6
 E.P. GAINES CHISUM SURVEY, ABSTRACT NO. 64

ZONING INFORMATION:
 ZONED: C (COMMERCIAL DISTRICT)

SETBACK LINE:
 FRONT: 15' FROM THE FUTURE RIGHT-OF-WAY AS SHOWN ON THE ADOPTED THOROUGHFARE PLAN OR AS ACTUALLY EXISTS, WHICHEVER IS GREATER. PARKING SHOULD NOT BE LOCATED BETWEEN THE FRONT FACADE AND THE PROPERTY LINE

SIDE:
 a) WITHOUT FIRE RETARDANT WALL: 10', OR AS REQUIRED BY BUILDING AND/OR FIRE CODES
 b) WITH FIRE RETARDANT WALL: 0'
 c) ABUTTING RESIDENTIALLY ZONED PROPERTY: 20' PLUS ONE-HALF THE BUILDING HEIGHT OVER 36'
 d) IN NO CASE SHALL MORE THAN A 50' SETBACK BE REQUIRED

REAR:
 a) ABUTTING NONRESIDENTIALLY ZONED PROPERTY, WITH FIRE RETARDANT WALL AND ALLEY SEPARATING: 0'
 b) WITHOUT FIRE RETARDANT WALL, OR ALLEY: 10', OR AS REQUIRED BY BUILDING AND/OR FIRE CODES
 c) ABUTTING RESIDENTIALLY ZONED PROPERTY: 20' PLUS ONE-HALF THE BUILDING HEIGHT OVER 36'
 d) IN NO CASE SHALL MORE THAN A 50' SETBACK BE REQUIRED

MAXIMUM BUILDING HEIGHT - 240'; ANY STRUCTURE OVER 60' SHALL REQUIRE A SPECIFIC USE PERMIT

CURRENT OWNER OF RECORD:
 KOHLS ILLNOIS INC
 PO BOX 2148
 MILWAUKEE, WI 53201-2148

FLOOD INFORMATION:
 THIS PROPERTY IS LOCATED IN FLOOD ZONE "X"

PER NFIP FIRM COMMUNITY
 PANEL NO. 48397C0040L
 EFFECTIVE DATE: SEPTEMBER 26, 2008

LEGEND:

- POB POINT OF BEGINNING
- POC POINT OF COMMENCEMENT
- IPS IRON PIN SET(5/8" REBAR)
- IPF IRON PIN FOUND
- PT. POINT
- L/A LIMITED ACCESS
- R/W RIGHT-OF-WAY

OWNER'S CERTIFICATION:

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS KOHLS ILLINOIS, INC. BEING THE OWNER OF A TRACT OF LAND IN THE COUNTY OF ROCKWALL, STATE OF TEXAS, SAID TRACT BEING DESCRIBED AS FOLLOWS:

BEING LOT 1 BLOCK A, ROCKWALL MARKET CENTER EAST, AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, ACCORDING TO FINAL PLAT THEREOF RECORDED IN CABINET D, SLIDE 189, OF THE PLAT RECORDS, ROCKWALL COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE TXDOT RIGHT-OF-WAY CONCRETE MONUMENT AT THE SOUTHWEST CORNER OF THE INTERSECTION OF INTERSTATE HIGHWAY 30 AND MIMS ROAD; THENCE ALONG A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 3969.72 FEET, AN ARC LENGTH OF 206.57 FEET AND A CHORD BEARING AND DISTANCE OF S 55°30'43"W FOR A DISTANCE OF 206.55 FEET TO A DRILL HOLE FOUND, BEING THE POINT OF BEGINNING;

THENCE S 46°12'30"E FOR 225.43 FEET TO AN IRON ROD;

THENCE S 43°47'30"W FOR 128.00 FEET TO A MAG NAIL AND WASHER;

THENCE N 46°12'30"W FOR 63.00 FEET TO A MAG NAIL AND WASHER;

THENCE S 43°47'30"W FOR 181.25 FEET TO A MAG NAIL AND WASHER;

THENCE N 46°12'30"W FOR 194.00 FEET TO A MAG NAIL AND WASHER;

THENCE N 43°47'30"E FOR 121.00 FEET TO A MAG NAIL AND WASHER;

THENCE N 30°15'32"W FOR 16.84 FEET TO AN IRON ROD;

THENCE ALONG THE SOUTHEASTERN RIGHT-OF-WAY OF INTERSTATE HIGHWAY 30, ALONG A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 3969.72 FEET, AN ARC LENGTH OF 189.74 FEET AND A CHORD BEARING AND DISTANCE OF N 58°22'19"E FOR 189.73 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.528 ACRES OR 66,540 SF, MORE OR LESS.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

I (WE) THE UNDERSIGNED OWNER (S) OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS THE RE-PLAT OF ROCKWALL MARKET CENTER EAST, BLOCK A, LOT 1 SUBDIVISION TO THE CITY OF ROCKWALL, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, THEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREET, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN ON THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED. I (WE) FURTHER CERTIFY THAT ALL OTHER PARTIES WHO HAVE A MORTGAGE ON LIEN INTEREST IN THE RE-PLAT OF ROCKWALL MARKET CENTER EAST, BLOCK A, LOT 1 SUBDIVISION HAVE BEEN NOTIFIED AND SIGNED THIS PLAT. I (WE) UNDERSTAND AND DO HEREBY RESERVE THE EASEMENT STRIPS SHOWN ON THIS PLAT FOR THE PURPOSES STATED AND FOR THE MUTUAL USE AND ACCOMMODATION OF ALL UTILITIES DESIRING TO USE OR SUING SAME. I (WE) ALSO UNDERSTAND THE FOLLOWING:

1. NO BUILDINGS SHALL BE CONSTRUCTED OR PLACED UPON, OVER, OR ACROSS THE UTILITY EASEMENTS AS DESCRIBED HEREIN.

2. ANY PUBLIC UTILITY SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ALL OR PART OF ANY BUILDINGS, FENCES, TREES, SHRUBS, OR OTHER GROWTHS OR IMPROVEMENTS WHICH IN ANY WAY ENDANGER OR INTERFERE WITH CONSTRUCTION, MAINTENANCE OR EFFICIENCY OF THEIR RESPECTIVE SYSTEM ON ANY OF THESE EASEMENTS 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 ON 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 CONTROL SUCH THAT PROPERTIES WITHIN THE DRAINAGE AREA ARE NOT ADVERSELY AFFECTED BY STORM DRAINAGE FROM THE DEVELOPMENT.

6. NO HOUSE DWELLING UNIT, OR OTHER STRUCTURE SHALL BE CONSTRUCTED ON ANY LOT IN THIS ADDITION BY THE OWNER OR ANY OTHER PERSON UNTIL THE DEVELOPER AND/OR OWNER HAS COMPLIED WITH ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THE CITY OF ROCKWALL REGARDING IMPROVEMENTS WITH RESPECT TO THE ENTIRE BLOCK ON THE STREET OR STREETS ON WHICH PROPERTY ABUTS, INCLUDING THE ACTUAL INSTALLMENT 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

7. PROPERTY OWNER SHALL BE RESPONSIBLE FOR ALL MAINTENANCE, REPAIR AND RECONSTRUCTION OF DRAINAGE AND DETENTION SYSTEMS IN EASEMENTS.

UNTIL AN ESCROW DEPOSIT, SUFFICIENT TO PAY FOR THE COST OF SUCH IMPROVEMENTS, AS DETERMINED BY THE CITY'S ENGINEER AND/OR CITY ADMINISTRATOR, COMPUTED ON A PRIVATE COMMERCIAL RATE BASIS, HAS BEEN MADE WITH THE CITY SECRETARY, ACCOMPANIED BY AN AGREEMENT SIGNED BY THE DEVELOPER AND/OR OWNER, AUTHORIZING THE CITY TO MAKE SUCH IMPROVEMENTS AT PREVAILING PRIVATE COMMERCIAL RATES, OR HAVE THE SAME MADE BY A CONTRACTOR AND PAY FOR THE SAME OUT OF THE ESCROW DEPOSIT, SHOULD THE DEVELOPER AND/OR OWNER FAIL OR REFUSE TO INSTALL THE REQUIRED IMPROVEMENTS WITHIN THE TIME STATED IN SUCH WRITTEN AGREEMENT, BUT IN NO CASE SHALL THE CITY BE OBLIGATED TO MAKE SUCH IMPROVEMENTS ITSELF. SUCH DEPOSIT MAY BE USED BY THE OWNER AND/OR DEVELOPER AS PROGRESS PAYMENTS AS THE WORK PROGRESSES IN MAKING SUCH IMPROVEMENTS BY MAKING CERTIFIED REQUISITIONS TO THE CITY SECRETARY, SUPPORTED BY EVIDENCE OF WORK DONE; OR

UNTIL THE DEVELOPER AND/OR OWNER FILES A CORPORATE SURETY BOND WITH THE CITY SECRETARY IN A SUM EQUAL TO THE COST OF SUCH IMPROVEMENTS FOR THE DESIGNATED AREA, GUARANTEEING THE INSTALLATION THEREOF WITH THE TIME STATED IN THE BOND, WHICH TIME SHALL BE FIXED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL.

I (WE) FURTHER ACKNOWLEDGE THAT THE DEDICATIONS AND/OR EXACTION'S MADE HEREIN ARE PROPORTIONAL TO THE IMPACT OF THE SUBDIVISION UPON THE PUBLIC SERVICES REQUIRED IN ORDER THAT THE DEVELOPMENT WILL COMPORT WITH THE PRESENT AND FUTURE GROWTH NEEDS OF THE CITY; I (WE), MY (OUR) SUCCESSORS AND ASSIGNS HEREBY WAIVE ANY CLAIM, DAMAGE, OR CAUSE OF ACTION THAT I (WE) MAY HAVE AS A RESULT OF THE DEDICATION OF EXACTIONS MADE HEREIN.

PROPERTY OWNER SIGNATURE

STATE OF TEXAS
COUNTY OF ROCKWALL

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____ (PROPERTY OWNER), KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREFOING INSTRUMENT, AND ACKNOWLEDGED TO ME TAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN STATED.

GIVEN UPON MY HAND AND SEAL OF OFFICE THIS _____ (DAY) OF _____ (MONTH/YEAR).

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS MY COMMISSION EXPIRES

SIGNATURE OF PARTY WITH MORTGAGE OR LIEN INTEREST

GENERAL NOTES:

1) IT SHALL BE THE POLICY OF THE CITY OF ROCKWALL TO WITHHOLD ISSUING PERMITS UNTIL ALL STREET, 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 OF PERMIT THEREFOR ISSUED, NOR SHALL SUCH APPROVAL CONSTITUTE ANY REPRESENTATION, ASSURANCE OR GUARANTEE BY THE CITY OF THE ADEQUACY AND AVAILABILITY FOR WATER FOR PERSONAL USE AND FIRE PROTECTION WITHIN SUCH PLAT, AS REQUIRED UNDER ORDINANCE 83-54.

SURVEYOR'S CERTIFICATE:

NOW, THEREFORE KNOW THAT ALL MEN BY THESE PRESENTS:

THAT I, JAMES R. FREELAND, 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 PROPERTY PLACED UNDER MY PERSONAL SUPERVISION.

[Signature] 1-10-19
SURVEYOR SIGNATURE REGISTERED PUBLIC SURVEYOR# 6080

STANDARD CITY SIGNATURE BLOCK:

PLANNING & ZONING COMMISSION, CHAIRMAN DATE

APPROVED:
I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING PLAT OF AN ADDITION TO THE CITY OF ROCKWALL, TEXAS, WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL ON THE _____ (DAY) OF _____ (MONTH/YEAR).

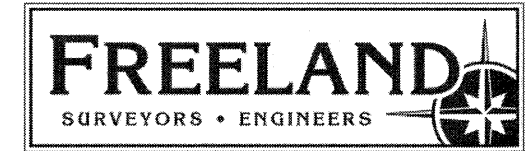
THIS APPROVAL SHALL BE INVALED UNLESS THE APPROVED PLAT FOR SUCH ADDITION IS RECORDED IN THE OFFICE OF THE COUNTY CLERK OF ROCKWALL COUNTY, TEXAS, WITHIN ONE HUNDRED EIGHTY (180) DAYS FROM SAID DATE OF FINAL APPROVAL.

WITNESS OUR HANDS, THIS _____ (DAY) OF _____ (MONTH/YEAR).

MAYOR, CITY OF ROCKWALL

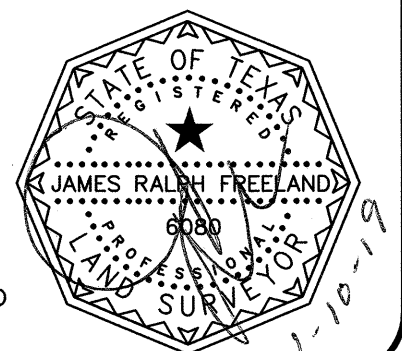
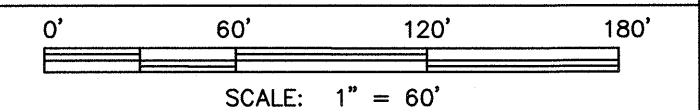
CITY SECRETARY

CITY ENGINEER



FREELAND & ASSOCIATES, INC.
323 WEST STONE AVE.
GREENVILLE S.C. 29609
TEL. (864) 271-4924 FAX: (864) 233-0315
EMAIL: info@freeland-associates.com

DRAWN:	JD	PARTY CHIEF:	RH	CHECKED:	MVA
REF. PLAT BOOK:	D-189				
REF. DEED BOOK:	5340-143				
TAX MAP :	50234				
DATE OF SURVEY:	3-22-18				
DATE DRAWN:	11-7-18				
DRAWING NO:	69508-SUB C3D				
DATE OF LAST REVISION:	12-17-18				



PLS: JAMES R. FREELAND
NO: 6080

STATE OF TEXAS
ROCKWALL COUNTY
CITY OF ROCKWALL

RE-PLAT OF ROCKWALL
MARKET CENTER EAST
BLOCK A - LOT 6

E.P. GAINES CHISUM SURVEY, ABSTRACT NO. 64



April 23, 2019

ATTN: DEBORA ALLEGRANTI
CBOCS TEXAS, LLC.
307 HARTMAN DRIVE,
Lebanon, TN 37087

RE: FINAL PLAT (P2019-006), Lots 6 & 7, Block A, Rockwall Market Center East 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 04/01/2019. The following is a record of all recommendations, voting records and conditions of approval:

CONDITIONS OF APPROVAL

Should the City Council Choose to approve the replat for Lots 6 & 7, Market Center East Addition, staff would propose the following conditions of approval:

- (1) All technical comments from the Engineering, Planning and Fire Departments shall be addressed prior to the filing of this plat;*
- (2) The developer is to submit revised site plan, landscape plan, photometric plan, and building elevations to the Planning, Engineering, and Building Inspections Departments; and*
- (3) Any construction resulting from the approval of this replat shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), 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 March 26, the Planning and Zoning Commission's motion to recommend approval of the replat with staff conditions passed by a vote of 5 to 0 with Commissions Chodun and Fishman absent.

CITY COUNCIL:

On April 1, 2019, the City Council's motion to approve the replat with staff conditions passed by a vote of 6 to 0 with Councilmember Hohenshelt absent.

Prior to submitting the required materials for filing please send/submit to staff a bonded or PDF copy of the plat to ensure that all staff's comments have been addressed. Once staff has verified all comments have been addressed, please submit a minimum of one (1) set 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 1st thru December 31st, tax receipts must also be filed with the plat that will incur a fee of \$4.00 per tax receipt.**



Please note that all replats or final plats must be filed with Rockwall County within 180 days of the approval date. If the 180-day deadline is missed, the plat shall be deemed expired and must be resubmitted for approval.

For information about the procedures and required materials to file a plat, or for any other additional questions on this matter, please contact Planning staff at (972) 771-7745.

Sincerely,

A handwritten signature in red ink that reads "Korey Brooks".

Korey Brooks, AICP
Senior Planner
Planning & Zoning Department
City of Rockwall, TX