PLANNING AND ZONING CASE CHECKLIST



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

P&Z CASE # 12019-001 P&Z DATE 2/26/19	CC DATE 3(12)19 APPROVED/DENIED
ARCHITECTURAL REVIEW BOARD DATE HP	AB DATE PARK BOARD DATE
ZONING APPLICATION SPECIFIC USE PERMIT ZONING CHANGE PD CONCEPT PLAN PD DEVELOPMENT PLAN PD DEVELOPMENT PLAN SITE PLAN APPLICATION SITE PLAN LANDSCAPE PLAN TREESCAPE PLAN PHOTOMETRIC PLAN BUILDING ELEVATIONS MATERIAL SAMPLES COLOR RENDERING	 COPY OF ORDINANCE (ORD.#) APPLICATIONS RECEIPT LOCATION MAP HOA MAP PON MAP FLU MAP FLU MAP NEWSPAPER PUBLIC NOTICE 500-FT. BUFFER PUBLIC NOTICE 9ROJECT REVIEW STAFF REPORT CORRESPONDENCE COPY-ALL PLANS REQUIRED COPY-MARK-UPS CITY COUNCIL MINUTES-LASERFICHE MINUTES-LASERFICHE PLAT FILED DATE CABINET # SLIDE #
	NOTES:
PLATTING APPLICATION Image:	
 FINAL PLAT REPLAT ADMINISTRATIVE/MINOR PLAT VACATION PLAT LANDSCAPE PLAN TREESCAPE PLAN 	ZONING MAP UPDATED

GA	DEVELOPMENT APPLICA City of Rockwall		STAFF USE ON PLANNING & ZONING CASE NO. PLODG-OOT <u>NOTE:</u> THE APPLICATION IS NOT CONSIDERED ACCEPTED BY THE CITY UNTIL THE PLANNING DIRECTOR AND CITY ENGINEER HAVE
	Planning and Zoning Departmen 385 S. Goliad Street	τ	SIGNED BELOW.
	Rockwall, Texas 75087		DIRECTOR OF PLANNING: CITY ENGINEER:
	Noekwaii, Texas 75007		
Please check the ap	propriate box below to indicate the type of devel	opment req	uest (Resolution No. 05-22) [SELECT ONLY ONE BOX]:
[] Preliminary Pla [] Final Plat (\$300 [] Replat (\$300.0 [] Amending or N	L00.00 + \$15.00 Acre) ¹ ht (\$200.00 + \$15.00 Acre) ¹ D.00 + \$20.00 Acre) ¹	[] Zon [] Spe [] PD Other A	Application Fees: ing Change (\$200.00 + \$15.00 Acre) ¹ cific Use Permit (\$200.00 + \$15.00 Acre) ¹ Development Plans (\$200.00 + \$15.00 Acre) ¹ Application Fees: e Removal (\$75.00)
	on Fees: 1.00 + \$20.00 Acre) ¹ Plan/Elevations/Landscaping Plan (\$100.00)	¹ : In det	ermining the fee, please use the exact acreage when multiplying by acre amount. For requests on less than one acre, only the "base equired.
PROPERTY INFO	RMATION [PLEASE PRINT]		
Address	353 NICOLO DR		- 1.11.1250
Subdivision	353 NICOLO DR ROCKWAR LAKEUST	2	Lot 1393 135 Block 1/21354
General Location			
ZONING, SITE PL	AN AND PLATTING INFORMATION [PLEAS	E PRINT]	
Current Zoning		Currer	nt Use
Proposed Zoning		Propose	d Use
Acreage	Lots [Current]		Lots [Proposed]
	ats: By checking the box at the left you agree to waive Local Government Code.	the statutory	time limit for plat approval in accordance with Section
OWNER/APPLIC	ANT/AGENT INFORMATION [PLEASE PRINT/C		
/ Owner	JOSE LUIS CONTRELAS	[] Appl	icant
Contact Person	125 CHARS DAWE	Contact Pe	erson
Address	135 CHAIS PRIVE	Ad	dress
City, State & Zip	ROCKWALL, 175 75037 214-991-2320	City, State	& Zip
Phone	214-991-2300	Р	hone
E-Mail	Contreras J 6821 e yaha	, com E	-Mail
	CATION [REQUIRED] ned authority, on this day personally appeared ication to be true and certified the following:		[Owner/Applicant Name] the undersigned, who stated the
the application fee of \$ _ , 20 By signing t the public. The City is a	, to cover the cost of this application, has t his application I agree that the City of Rockwall (i.e. "City") is	been paid to th authorized an	is application; all information submitted herein is true and correct; and e City of Rockwall on this the day of d permitted to provide information contained within this application to submitted in conjunction with this application, if such reproduction is
Given under my hand an	d seal of office on this the day of	, 20	
Owne	r's/Applicant's Signature Sose LUIS Co.	ntrera	5

Owner's	1An	nlican	t'e t	linna
Uwiler s	IMP	pncun	132	nunu

Notary Public in and for the State of Texas

DEVELOPMENT APPLICATION • CITY OF ROCKWALL • 385 SOUTH GOLIAD STREET • ROCKWALL, TX 75087 • [P] (972) 771-7745 • [F] (972) 771-7727

My Commission Expires



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

Phone: (972) 771-7745 Email: Planning@Rockwall.com

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

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

From: Planning & Zoning Department

Date: 2/15/2019

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, 02/22/2019. 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 2/26/2019 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:	P2019-007
Project Name:	Lot 1, Block A, J.L. Contreras Addition
Project Type:	PLAT
Applicant Name:	JOSE LUIS CONTRERAS
Owner Name:	JIMENEZ, RICARDO
Project Description:	



RECEIPT

Project Number: P2019-007 Job Address: 353 NICOLE DR

,

Receipt Number: B84024 Printed: 2/19/2019 10:26 am **Fee Description** Account Number Fee Amount PLATTING \$ 300.00

01-4280

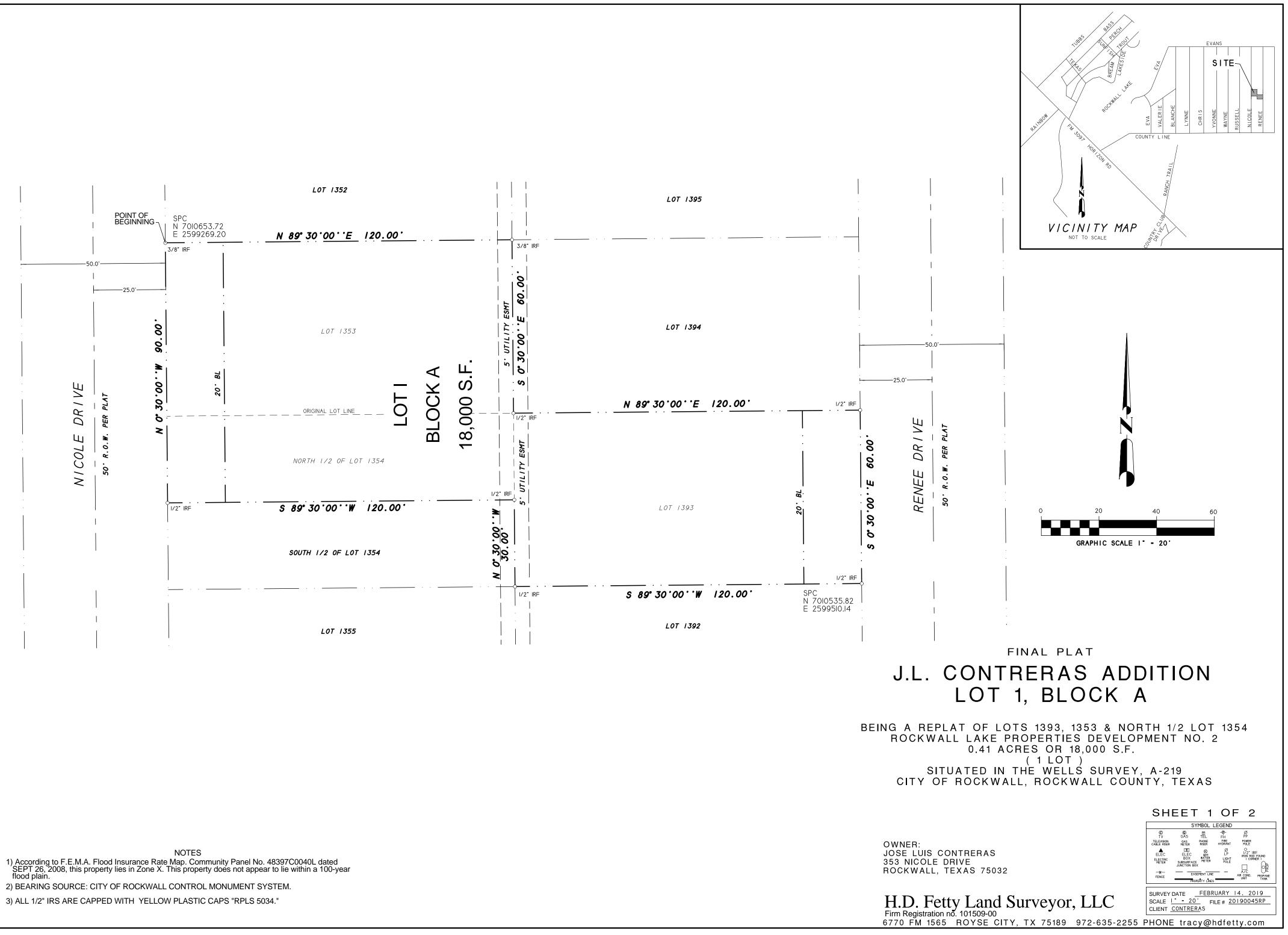




City of Rockwall

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.





2) BEARING SOURCE: CITY OF ROCKWALL CONTROL MONUMENT SYSTEM.

OWNER'S CERTIFICATE (Public Dedication)

STATE OF TEXAS COUNTY OF ROCKWALL

WHEREAS JOSE LUIS CONTRERAS, BEING THE OWNER OF A TRACT of land in the County of Rockwall, State of Texas, said tract being described as follows:

All that certain lot, tract or parcel of land situated in the WELLS SURVEY, ABSTRACT NO. 219, City of Rockwall, Rockwall County, Texas, and being the north 1/2 of Lot 1354, all of Lot 1353 and Lot 1393, of ROCKWALL LAKE PROPERTIES NO. 2, an Addition in Rockwall County, Texas, according to the Plat thereof recorded in Cabinet A, Slide 79, of the Plat Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 3/8" iron rod found for corner at the Northwest corner of Lot 1353, and the Southwest corner of Lot 1352 and at the east right-of-way line of Nicole Drive;

THENCE N. 89 deg. 30 min. 00 sec. E. along the common line of Lot 1352 and 1353, a distance of 120.00 feet to a 3/8" iron rod found for corner at the common corner of Lots 1353, 1354, 1395 and 1394;

THENCE S. 00 deg. 30 min. 00 sec. W. along the common line of Lots 1353 and 1394, a distance of 60.00 feet to a 1/2" iron rod found for corner at the northwest corner of Lot 1393 and southwest corner of Lot 1394.

THENCE N. 89 deg. 30 min. 00 sec. E. along the common line between Lot 1394 and Lot 1393, a distance of 120.00 feet to a 1/2" iron rod found for corner in the west right-of-way line of Renee Drive;

THENCE S. 00 deg. 30 min. 00 sec. E. along said right-of-way line, a distance of 60.00 feet to a 1/2" iron rod found for corner at the southeast corner fo Lot 1393;

THENCE S. 89 deg. 30 min. 00 sec. W. along the south line of Lot 1393, a distance of 120.00 feet to a 1/2" iron rod found for corne at the southwest corner of Lot 1393 and the southeast corner of Lot 1354;

THENCE N. 00 deg. 30 min. 00 sec. W. along the east line of Lot 1393, a distance of 30.00 feet to a 1/2" iron rod found for corne

THENCE S. 89 deg. 30 min. 00 sec. W. across Lot 1354, a distance of 120.00 feet to a 1/2" iron rod found for corner in the east right-of-way line of Nicole Drive;

THENCE N. 00 deg. 30 min. 00 sec. W. along said right-of-way line, a distance of 90.00 feet to the POINT OF BEGINNING and containing 20,000 square feet or 0.41 acres of land.

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 J.L. CONTRERAS ADDITION LOT 1, BLOCK A, an Addition to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I further certify that all other parties who have a mortgage or lien interest in J.L. CONTRERAS ADDITION LOT 1, BLOCK A, have been notified and signed this plat.

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;

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, maint aining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.

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

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

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

6. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Roc kwall 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, sto rm 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 an d/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 p rogress 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 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, my successors and assigns hereby waive any claim, damage, or cause of action that I may have as a result of the dedication of exaction's made herein.

JOSE LUIS CONTRERAS

STATE OF TEXAS COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared JOSE LUIS CONTRERAS 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

Given upon my hand and seal of office this ____ _day of _

Notary Public in and for the State of Texas

My Commission Expires:

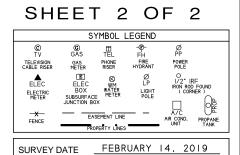
NOTE: It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, as required under Ordinance 83-54.

SURVEYO	DR'S CERTIFICATE
NOW, THEREFORE KNOW A	ALL MEN BY THESE PRESENTS:
THAT I, Harold D. Fetty, III, R. from an actual and accurate su were properly placed under my	.P.L.S. No. 5034, do hereby certify that I prepared this plat urvey of the land, and that the corner monuments shown thereon y personal supervision.
Harold D. Fetty, III Registered Professional Land	Surveyor No. 5034
RECOMMENDED FOR FINAL	L APPROVAL
Planning and Zoning Commis	asion Date
	PROVED
I hereby certify that the above LOT 1, BLOCK A, an addition Rockwall, Texas, was approve day of,	and foregoing plat of J.L. CONTRERAS ADDITION to the City of Rockwall, Texas, an addition to the City of ed by the City Council of the City of Rockwall on the
This approval shall be invalid u office of the County Clerk of R from said date of final approva	unless the approved plat for such addition is recorded in the cockwall, County, Texas, within one hundred eighty (180) days al.
Said addition shall be subject t City of Rockwall.	to all the requirements of the Subdivision Regulations of the
WITNESS OUR HANDS, this	day of,
Mayor, City of Rockwall	City Secretary City of Rockwall

FINAL PLAT CONTRERAS ADDITION LOT 1, BLOCK A

BEING A REPLAT OF LOTS 1393, 1353 & NORTH 1/2 LOT 1354 ROCKWALL LAKE PROPERTIES DEVELOPMENT NO. 2 0.41 ACRES OR 18,000 S.F. (1 LOT)SITUATED IN THE WELLS SURVEY, A-219 CITY OF ROCKWALL. ROCKWALL COUNTY. TEXAS

OWNER: JOSE LUIS CONTRERAS 353 NICOLE DRIVE ROCKWALL, TEXAS 75032



SCALE <u>| - 20</u> FILE # <u>20|90045RP</u>

H.D. Fetty Land Surveyor, LLC

CLIENT JIMENEZ Firm Registration no. 101509-00 6770 FM 1565 ROYSE CITY, TX 75189 972-635-2255 PHONE tracy@hdfetty.com