



PLANNING AND ZONING CASE CHECKLIST

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

P&Z CASE # 19019-024 P&Z DATE 6/11/2019 CC DATE 6/17/2019 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 type="checkbox"/> FINAL PLAT
<input type="checkbox"/> REPLAT
<input type="checkbox"/> ADMINISTRATIVE/MINOR PLAT
<input type="checkbox"/> VACATION PLAT
<input type="checkbox"/> LANDSCAPE PLAN
<input type="checkbox"/> TREESCAPE PLAN

<input type="checkbox"/> COPY OF ORDINANCE (ORD.# _____)
<input type="checkbox"/> APPLICATIONS
<input type="checkbox"/> RECEIPT
<input 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. P2019-024

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)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 2835 Marcie Lane

Subdivision Lago Vista Lot _____ Block _____

General Location Behind the Harbor

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 type="checkbox"/> Owner	<u>Charles Corbett</u>	<input type="checkbox"/> Applicant	_____
Contact Person	_____	Contact Person	_____
Address	<u>8301 Lakeview Parkway #111-116</u>	Address	_____
City, State & Zip	<u>Rockwall, Tx 75088</u>	City, State & Zip	_____
Phone	<u>469-951-6748</u>	Phone	_____
E-Mail	<u>charles.corbett@ycp100.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 _____



RECEIPT

Project Number: P2019-024
Job Address: 2835 MARCIE LN
ROCKWALL, TX 75032

Receipt Number: B85473

Printed: 6/5/2019 1:26 pm

Fee Description	Account Number	Fee Amount
PLATTING	01-4280	\$ 150.00

Total Fees Paid:

\$ 150.00

Date Paid: 6/5/2019 12:00:00AM

Paid By: CHARLES CORBETT

Pay Method: CHECK 1134

Received By: LM



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: June 11, 2019
APPLICANT: Charles Corbett
CASE NUMBER: P2019-024; *Lots 17 & 18, Block B, Lago Vista Addition*

SUMMARY

Consider a request by Charles Corbett for the approval of a vacating plat establishing Lots 17 & 18, Block B, Lago Vista Addition being a 1.09-acre parcel of land currently identified as Lot 19, Block B, Lago Vista Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 18 (PD-18) for single-family land uses, addressed as 2835 Marcie Lane, and take any action necessary.

PLAT INFORMATION

- The applicant is requesting approval of a vacating plat for the purpose of vacating one (1) lot (*i.e. Lot 19, Block B*) to re-establish two (2) lots (*i.e. Lots 17 & 18, Block B*) in order to sell the two (2) lots.
- On July 6, 1982, the City Council approved *Ordinance No. 82-32*, which established the development standards for Planned Development District 18 (PD-18). The ordinance was amended in 1985 [*Ordinance No. 85-23*], and amended in 1994 [*Ordinance No. 94-18*]. On April 14, 1994, the City Council approved a final plat [*Case No. PZ-94-52*], which established the Lago Vista Subdivision.
- On November 28, 2005, an administrative replat was approved to combine two (2) lots (*i.e. Lots 17 & 18, Block*) into one (1) lot (*i.e. Lot 19, Block B*).
- The surveyor has completed the majority of the technical revisions requested by staff, and this plat - *conforming to the requirements for final plats as stipulated by 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 vacating plat for *Lots 17 & 18, Block B, Lago Vista 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) Any construction resulting from the approval of this plat 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.

0 20 40 80 120 160 Feet

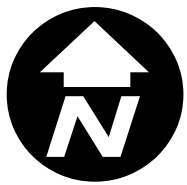
P2019-024 - LOT 17 & 18, BLOCK B, LAGO VISTA
MINOR PLAT - LOCATION MAP = 

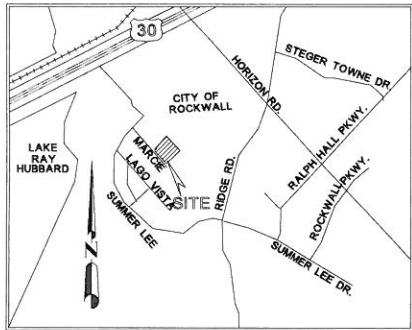


City of Rockwall

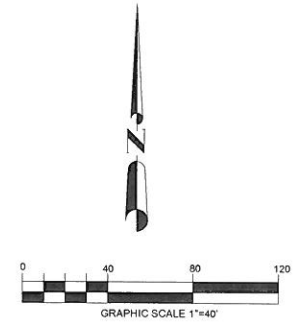
Planning & Zoning Department
 385 S. Goliad Street
 Rockwall, Texas 75032
 (P): (972) 771-7745
 (W): www.rockwall.com

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





LOCATION MAP
(NOT TO SCALE)



VACATING PLAT
LAGO VISTA
LOT 17 AND LOT 18
BLOCK B
AN ADDITION TO THE CITY OF ROCKWALL
EDWARD TEAL SURVEY, A-207
ROCKWALL COUNTY, TEXAS

- NOTES
- 1) According to F.E.M.A. Flood Insurance Rate Map, Community Panel No. 48397C0030L dated SEPT 26, 2008, this property lies in Zone X. This property does not appear to lie within a 100-year flood plain.
 - 2) BEARING SOURCE: CITY OF ROCKWALL CONTROL MONUMENT SYSTEM.
 - 3) ALL 1/2" IRS ARE CAPPED WITH YELLOW PLASTIC CAPS "RPLS 5034."
 - 4) PROPERTY OWNER TO MAINTAIN, REPAIR, AND REPLACE DRAINAGE SYSTEMS ON SITE.
 - 5) THE PURPOSE OF THIS PLAT IS TO VACATE THE REPLAT AND RETURN THE LOTS TO THE ORIGINAL PLAT BEING LOTS 17 AND 18, BLOCK B, LAGO VISTA PER CAB. C. SLIDE 226, M.R.R.C.T.

OWNER
CHARLES CORBETT
2835 MARCIE LANE
ROCKWALL, TX 75032
469-951-6748

SHEET 1 OF 2

SYMBOL LEGEND	
	Surveyed Point
	Boundary Line
	Easement
	Right-of-Way
	Enclosure
	Monument
	Surveyed Area
	Unsurveyed Area

H.D. Fetty Land Surveyor, LLC
Firm Registration no. 10150900
6770 FM 1565 ROYSE CITY, TX 75189 972-635-2255 PHONE tracy@hdfetty.com

SURVEY DATE JANUARY 2014
SCALE 1" = 20' FILE # 2014
CLIENT SURB33E



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: June 17, 2019
APPLICANT: Charles Corbett
CASE NUMBER: P2019-024; *Lots 17 & 18, Block B, Lago Vista Addition*

SUMMARY

Consider a request by Charles Corbett for the approval of a vacating plat establishing Lots 17 & 18, Block B, Lago Vista Addition being a 1.09-acre parcel of land currently identified as Lot 19, Block B, Lago Vista Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 18 (PD-18) for single-family land uses, addressed as 2835 Marcie Lane, and take any action necessary.

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PLANNING AND ZONING COMMISSION

On June 11, 2019, the Planning and Zoning Commission's motion to recommend approval of the applicant's request passed by a vote of 6-0 with Chair Lyons absent.

0 20 40 80 120 160 Feet

P2019-024 - LOT 17 & 18, BLOCK B, LAGO VISTA
MINOR PLAT - LOCATION MAP = 

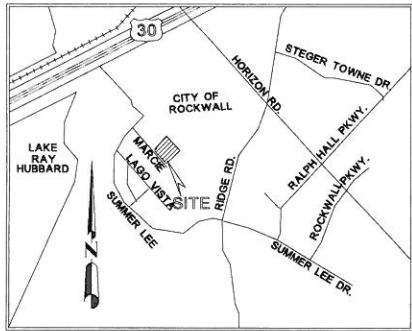


City of Rockwall

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OWNER
CHARLES CORBETT
2835 MARCIE LANE
ROCKWALL, TX 75032
469-951-6748

SHEET 1 OF 2

SYMBOL LEGEND	
	Surveyed Point
	Surveyed Line
	Surveyed Area
	Surveyed Boundary
	Surveyed Easement
	Surveyed Right-of-Way
	Surveyed Encumbrance
	Surveyed Monument
	Surveyed Marker
	Surveyed Stake
	Surveyed Nail
	Surveyed Pipe
	Surveyed Wire
	Surveyed Fence
	Surveyed Road
	Surveyed Water
	Surveyed Utility

H.D. Fetty Land Surveyor, LLC
Firm Registration no. 10150900
6770 FM 1565 ROYSE CITY, TX 75189 972-635-2255

SURVEY DATE JANUARY 2014
SCALE 1" = 40' FILE # 2014
CLIENT SURB33E

PHONE tracy@hdfetty.com



July 17, 2019

ATTN: CHARLES CORBETT
CHARLES CORBETT
8301 LAKEVIEW PARKWAY, #111-116
Rowlett, TX 75088

RE: AMENDING PLAT (P2019-024), Lot 17 & 18, Block B, Lago Vista

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 06/17/2019. The following is a record of all recommendations, voting records and conditions of approval:

CITY COUNCIL:

On June 17, 2019, the City Council's motion to approve the vacating plat with staff conditions passed by a vote of 5 to 0 with Council Members Hohenshelt and Trowbridge absent.

Prior to submitting the required materials for filing please send/submit to staff a bonded or PDF copy of the plat to ensure that all staff's comments have been addressed. Once staff has verified all comments have been addressed, please submit a minimum of two (2) sets of mylars, one (1) tax certificate for each property being platted, and a check made out to the Rockwall County Clerk's Office for the required filing fees.

See the following example for calculation of fees: Mylars = \$50 per page (Ex.2 page plat= \$100)
Tax Certificates= \$30.00 for the 1st certificate and \$4.00 for each additional certificate. (2 properties= \$30+\$4= \$34. Total filing fees for a 2 page plat with tax certificates =\$134.00

Please note that if the plat is filed between September 1st to December 31st, you will need to include a tax receipt along with the tax certificates. This will incur an additional \$4 fee for each tax receipt.

Please note that all replats or final plats must be filed with Rockwall County within 180 days of the approval date (i.e.6/12/2017). 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,

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