



PLANNING AND ZONING CASE CHECKLIST

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

P&Z CASE # P2019-086 P&Z DATE 6/29/2019 CC DATE 7/15/2019 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 checked="" 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 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.

2019-026

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

1200 E Washington

Subdivision

Park Station

Lot

Block

General Location

Across from Harry Meyers Part

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning

DD-87

Current Use

Empty

Proposed Zoning

"

Proposed Use

Dwellings, retail, commercial

Acreage

16.26

Lots [Current]

2

Lots [Proposed]

12 in tract 1

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

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

Owner

Columbsa Development Co, LLC

Applicant

Contact Person

Bill Bricker

Contact Person

Address

305 Park Place Blvd.

Address Same

City, State & Zip

Rockwall, TX 75087

City, State & Zip

Phone

972-722-2439

Phone

E-Mail

bill@colventures.com

E-Mail

NOTARY VERIFICATION [REQUIRED]

Before me, the undersigned authority, on this day personally appeared CB Bricker [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 \$ 443.90, to cover the cost of this application, has been paid to the City of Rockwall on this the 14 day of June, 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."

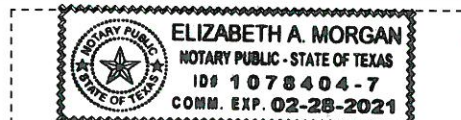
Given under my hand and seal of office on this the 14 day of June, 20 19.

Owner's/Applicant's Signature

CB Bricker

Notary Public in and for the State of Texas

Elizabeth A Morgan



My Commission Expires

02-28-2021



**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: 6/14/2019

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, 06/21/2019. Planning staff will assemble all comments received in time for our regularly scheduled DRC meeting on 6/18/2019 at 2:00 p.m. The Planning and Zoning Commission work session will be held on 6/25/2019 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: P2019-026
Project Name: Park Station
Project Type: PLAT
Applicant Name: COLUMBIA DEVELOPMENT CO, LLC
Owner Name: COLUMBIA, EXTRUSION CORP
Project Description:



RECEIPT

Project Number: P2019-026
Job Address: 1200 E WASHINGTON
ROCKWALL, TX 75087

Receipt Number: B85688

Printed: 6/21/2019 11:33 am

Fee Description	Account Number	Fee Amount
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PLATTING

01-4280

\$ 443.90

Total Fees Paid:

\$ 443.90


Date Paid: 6/21/2019 12:00:00AM

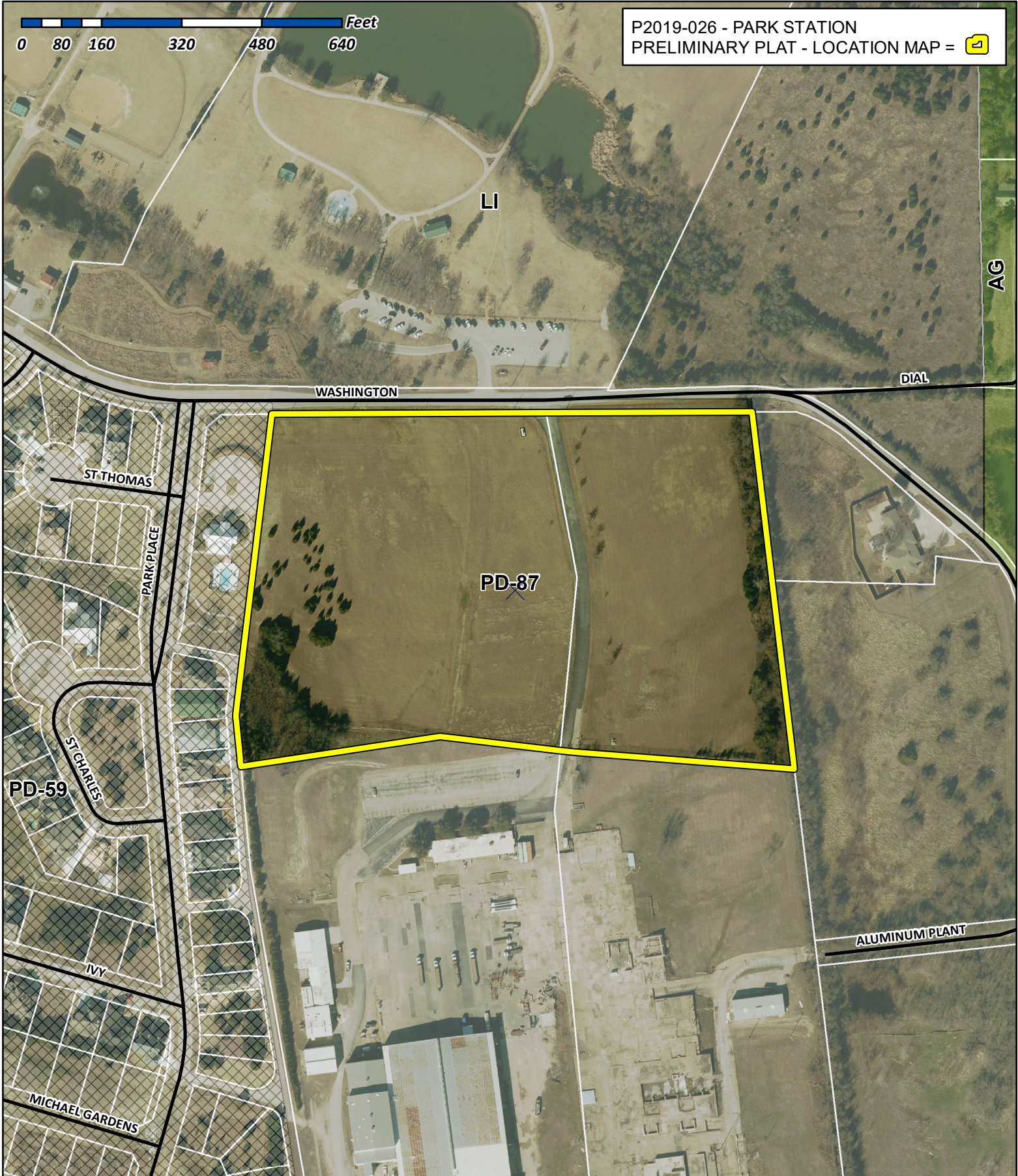
Paid By: COLUMBIA DEVELOPMENT CO, LLC

Pay Method: CHECK 5558

Received By: LM

0 80 160 320 480 640 Feet

P2019-026 - PARK STATION
PRELIMINARY PLAT - LOCATION MAP = 

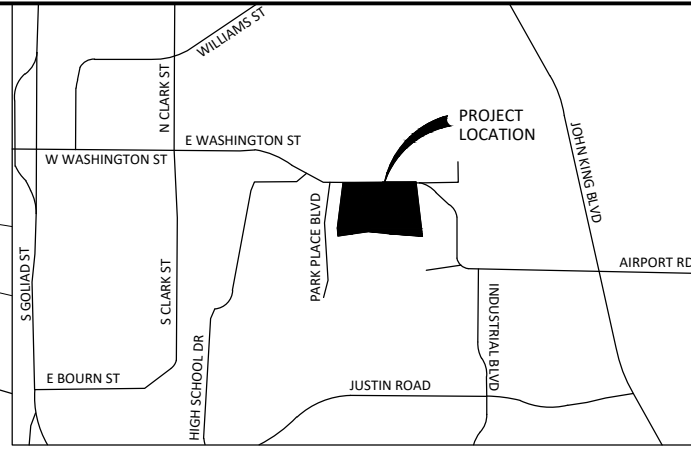
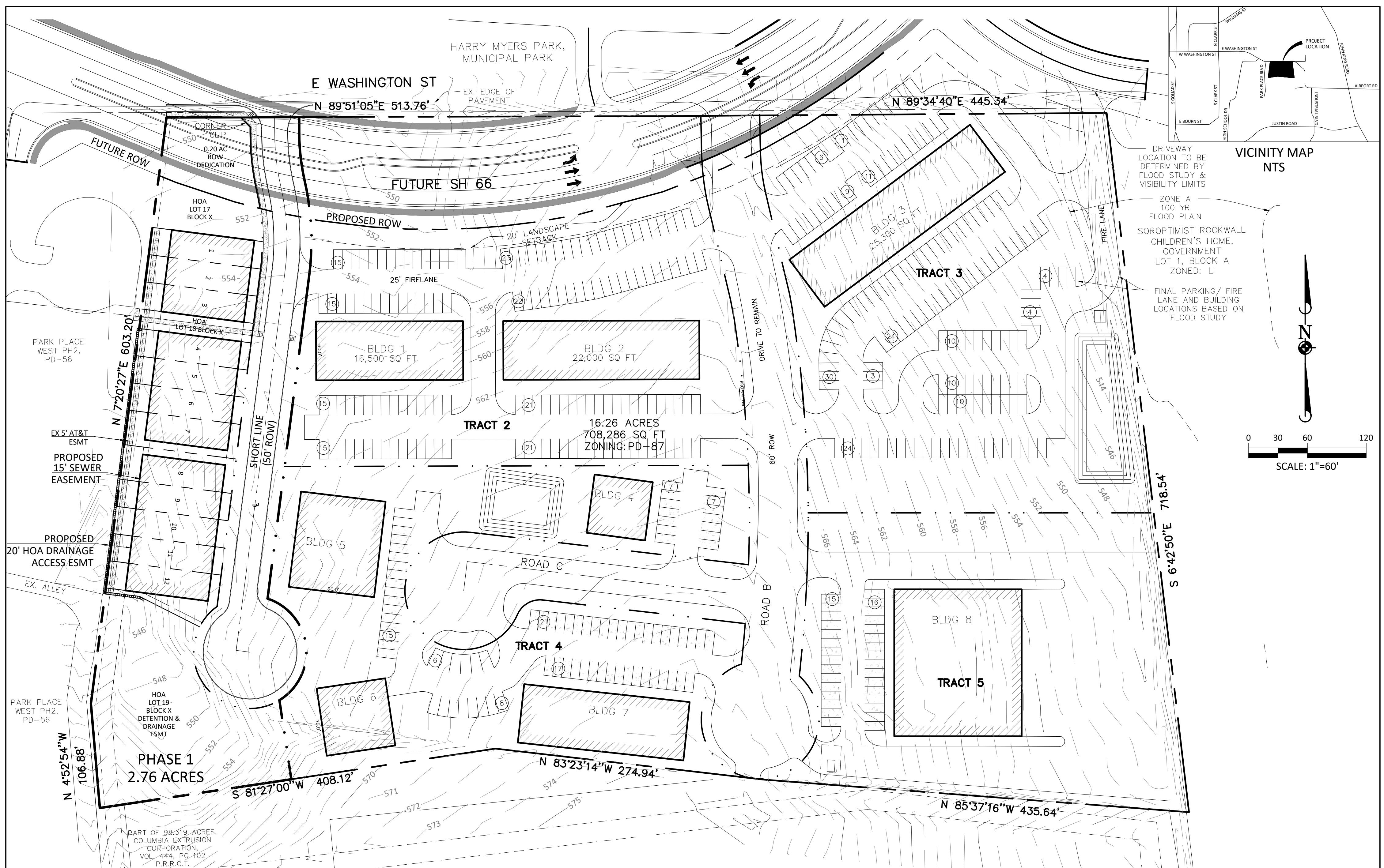


City of Rockwall

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.





VICINITY MAP NTS

DRIVEWAY LOCATION TO BE DETERMINED BY FLOOD STUDY & VISIBILITY LIMITS

ZONE A
100 YR
FLOOD PLAIN

SOROPTIMIST ROCKWALL CHILDREN'S HOME, GOVERNMENT LOT 1, BLOCK A ZONED: LI

FINAL PARKING/ FIRE LANE AND BUILDING LOCATIONS BASED ON FLOOD STUDY

0 30 60 120
SCALE: 1"=60'

PARK PLACE WEST PH2, PD-56

EX 5' AT&T ESMT

PROPOSED 15' SEWER EASEMENT

PROPOSED 20' HOA DRAINAGE ACCESS ESMT

EX. ALLEY

PARK PLACE WEST PH2, PD-56

HOA LOT 19-BLOCK X DETENTION & DRAINAGE ESMT

PART OF 98.319 ACRES, COLUMBIA EXTRUSION CORPORATION, VOL. 444, PG. 102 P.R.R.C.T.

- PHASE 1 LOT DATA**
- MAX 12 LOTS
 - MIN 3000 SF
 - MIN 115' x 28'
 - 20' FRONT SETBACK
 - 10' REAR SETBACK
 - 0' SIDE SETBACK

MR. BILL BRICKER
COLUMBIA DEVELOPMENT COMPANY, LLC
305 PARK PLACE BLVD.
ROCKWALL, TX 75087
972.72.2439
bill@coventures.com

TOMDEN ENGINEERING, L.L.P.
5815 MEADOWCREST
DALLAS, TX 75230
(214) 679 - 1679
FIRM No. 19244
tjones@tomden.com

PHASE 1 SUMMARY

1. 12 SINGLE FAMILY LOTS	0.94 AC
2. ROW DEDICATION (FUTURE SH 66)	0.20 AC
3. SHORT LINE (50' RIGHT-OF-WAY)	0.81 AC
4. HOA LOTS 17, 18, & 19	0.81 AC
TOTAL =	2.76 AC

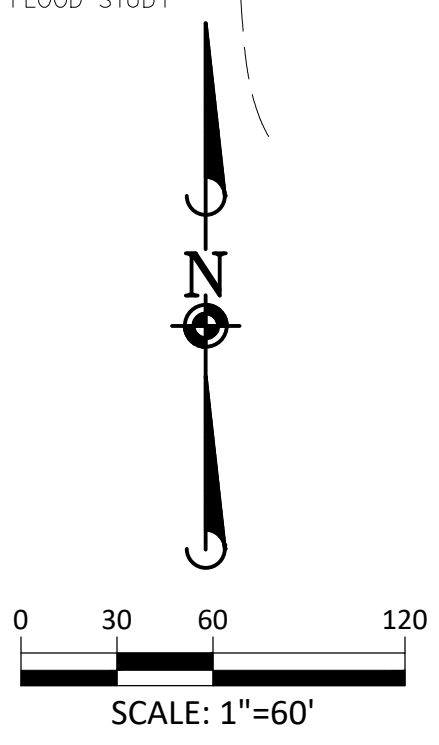
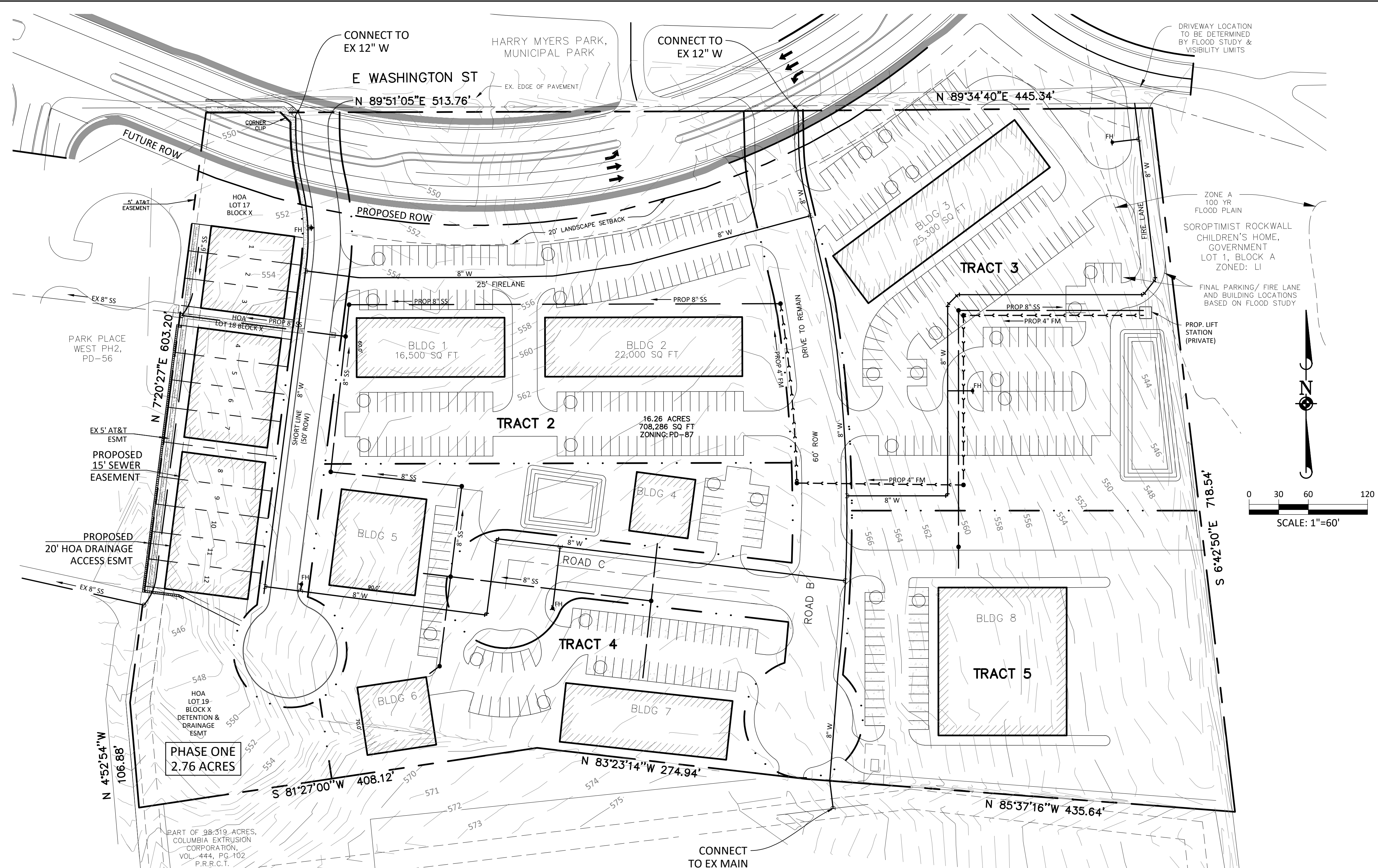
PRELIMINARY PLAT - PD 87

PARK STATION PHASE 1
16.26 ACRES

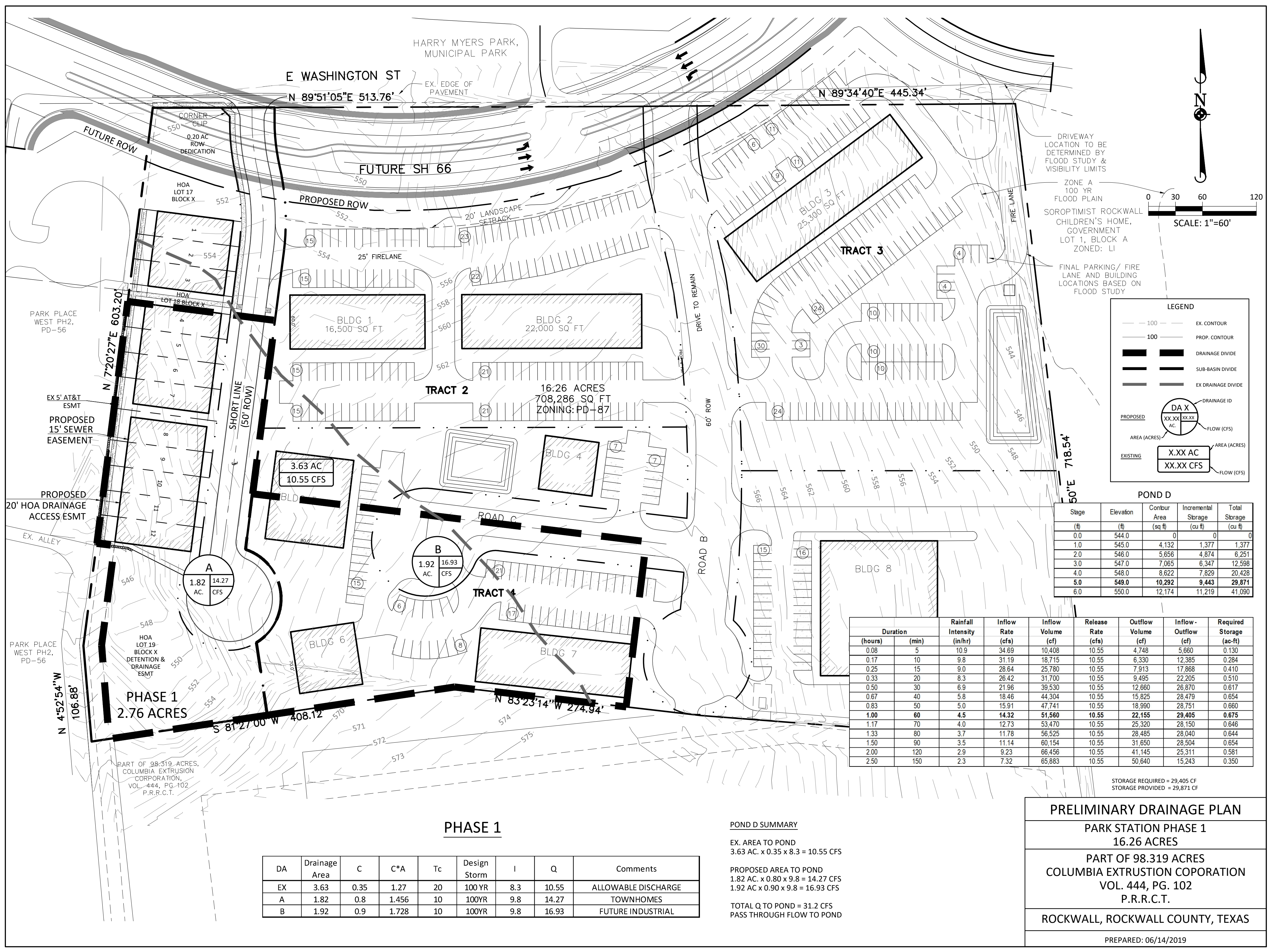
PART OF 98.319 ACRES
COLUMBIA EXTRUSION COPORATION
VOL. 444, PG. 102
P.R.R.C.T.

ROCKWALL, ROCKWALL COUNTY, TEXAS

PREPARED: 06/14/2019



PRELIMINARY UTILITY PLAN
PARK STATION PHASE 1 16.26 ACRES
PART OF 98.319 ACRES COLUMBIA EXTRUSION COPORATION VOL. 444, PG. 102 P.R.R.C.T.
ROCKWALL, ROCKWALL COUNTY, TEXAS
PREPARED: 06/14/2019



DRIVEWAY LOCATION TO BE DETERMINED BY FLOOD STUDY & VISIBILITY LIMITS

ZONE A 100 YR FLOOD PLAIN

SOROPTIMIST ROCKWALL CHILDREN'S HOME, GOVERNMENT LOT 1, BLOCK A ZONED: LI

FINAL PARKING/ FIRE LANE AND BUILDING LOCATIONS BASED ON FLOOD STUDY

LEGEND

- 100 --- EX. CONTOUR
- 100 --- PROP. CONTOUR
- DRAINAGE DIVIDE
- SUB-BASIN DIVIDE
- EX DRAINAGE DIVIDE
- DRAINAGE ID
- DA X
XX.XX XX.XX
AC AC
- PROPOSED AREA (ACRES) FLOW (CFS)
- EXISTING X.XX AC
XX.XX CFS
- AREA (ACRES)
- FLOW (CFS)

POND D

Stage (ft)	Elevation (ft)	Conbur Area (sq ft)	Incremental Storage (cu ft)	Total Storage (cu ft)
0.0	544.0	0	0	0
1.0	545.0	4,132	1,377	1,377
2.0	546.0	5,656	4,874	6,251
3.0	547.0	7,065	6,347	12,598
4.0	548.0	8,622	7,829	20,428
5.0	549.0	10,292	9,443	29,871
6.0	550.0	12,174	11,219	41,090

Duration (hours)	Duration (min)	Rainfall Intensity (in/hr)	Inflow Rate (cfs)	Inflow Volume (cf)	Release Rate (cfs)	Outflow Volume (cf)	Inflow - Outflow (cf)	Required Storage (ac-ft)
0.08	5	10.9	34.69	10,408	10.55	4,748	5,660	0.130
0.17	10	9.8	31.19	18,715	10.55	6,330	12,385	0.284
0.25	15	9.0	28.64	25,780	10.55	7,913	17,868	0.410
0.33	20	8.3	26.42	31,700	10.55	9,495	22,205	0.510
0.50	30	6.9	21.96	39,530	10.55	12,660	26,870	0.617
0.67	40	5.8	18.46	44,304	10.55	15,825	28,479	0.654
0.83	50	5.0	15.91	47,741	10.55	18,990	28,751	0.660
1.00	60	4.5	14.32	51,560	10.55	22,155	29,405	0.675
1.17	70	4.0	12.73	53,470	10.55	25,320	28,150	0.646
1.33	80	3.7	11.78	56,525	10.55	28,485	28,040	0.644
1.50	90	3.5	11.14	60,154	10.55	31,650	28,504	0.654
2.00	120	2.9	9.23	66,456	10.55	41,145	25,311	0.581
2.50	150	2.3	7.32	65,883	10.55	50,640	15,243	0.350

STORAGE REQUIRED = 29,405 CF
STORAGE PROVIDED = 29,871 CF

PHASE 1

DA	Drainage Area	C	C*A	Tc	Design Storm	I	Q	Comments
EX	3.63	0.35	1.27	20	100 YR	8.3	10.55	ALLOWABLE DISCHARGE
A	1.82	0.8	1.456	10	100YR	9.8	14.27	TOWNHOMES
B	1.92	0.9	1.728	10	100YR	9.8	16.93	FUTURE INDUSTRIAL

POND D SUMMARY

EX. AREA TO POND
3.63 AC. x 0.35 x 8.3 = 10.55 CFS

PROPOSED AREA TO POND
1.82 AC. x 0.80 x 9.8 = 14.27 CFS
1.92 AC x 0.90 x 9.8 = 16.93 CFS

TOTAL Q TO POND = 31.2 CFS
PASS THROUGH FLOW TO POND

PRELIMINARY DRAINAGE PLAN

PARK STATION PHASE 1
16.26 ACRES

PART OF 98.319 ACRES
COLUMBIA EXTRUSION COPORATION
VOL. 444, PG. 102
P.R.R.C.T.

ROCKWALL, ROCKWALL COUNTY, TEXAS

PREPARED: 06/14/2019

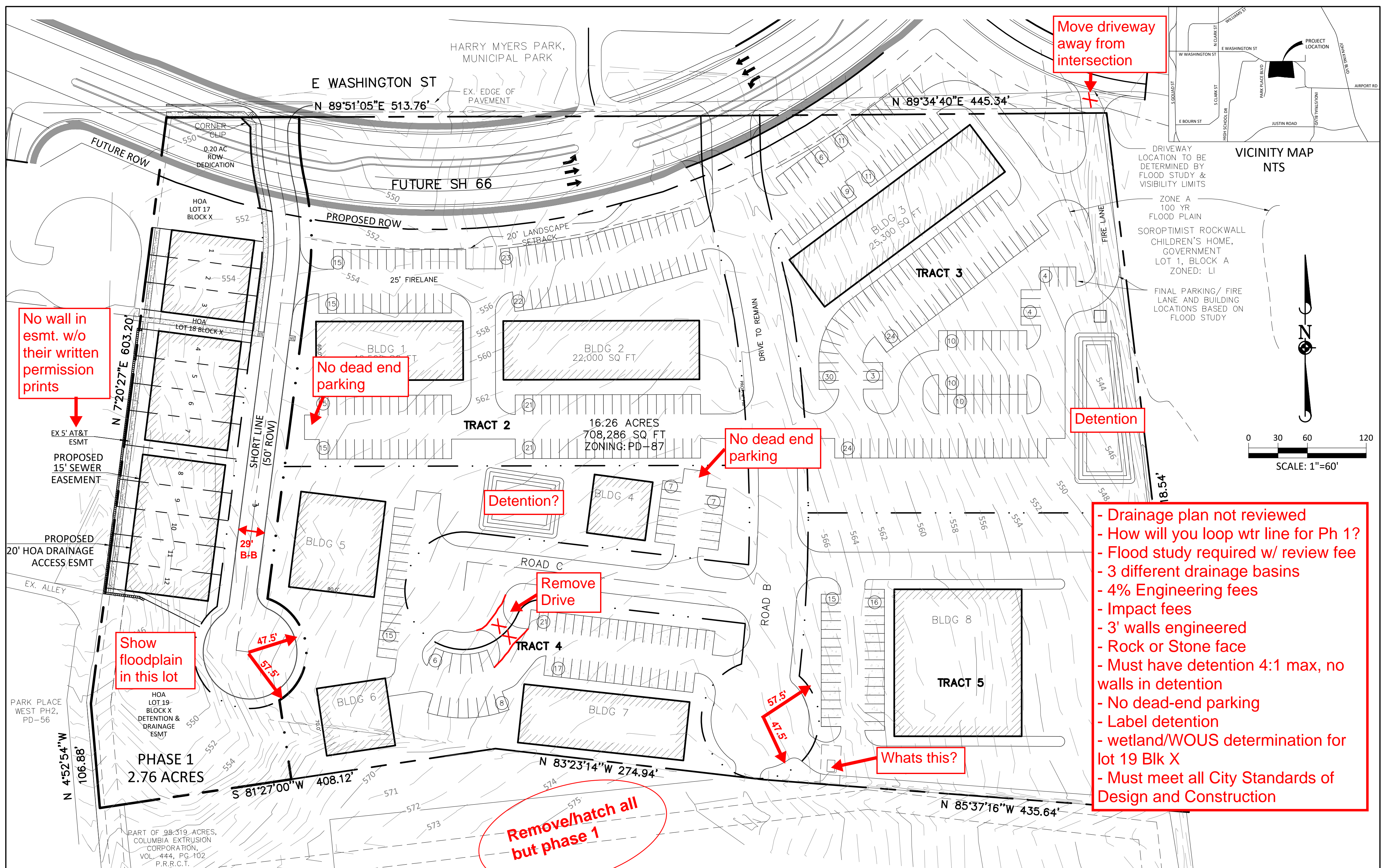
City of Rockwall
Project Plan Review History



Project Number	P2019-026	Owner	COLUMBIA, EXTRUSION CORP			Applied	6/14/2019	LM
Project Name	Park Station	Applicant	COLUMBIA DEVELOPMENT CO, LLC			Approved		
Type	PLAT					Closed		
Subtype	PRELIMINARY					Expired		
Status	Staff Review					Status		
Site Address		City, State Zip						
1200 E WASHINGTON		ROCKWALL, TX 75087						
Subdivision		Tract	Block	Lot No	Parcel No	General Plan		
INDALLOY ADDITION		31		31	0029-0000-0031-00-0R			

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	Russell McDowell	6/14/2019	6/21/2019				
ENGINEERING	Sarah Hager	6/14/2019	6/21/2019	6/21/2019	7	COMMENTS	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
(6/21/2019 1:55 PM SH)							
<ul style="list-style-type: none"> - No dead end parking. - Shadow or remove all other phases of design. - Must show the existing floodplain boundary. - No structures allowed in easements, including AT&T. - Move the third driveway away from the intersection of 66 and E Washington. - Is there a water line connection under the third driveway? - Cul-de-sack radii are 57.5'R ROW, 47.5'R of paving. - Remove the extra drive to Road C from bulding 7. - What is the box in the drive isle near building 5? - Label detention easements. 							
The following is for your information for engineering design.							
<ul style="list-style-type: none"> - Drainage plan not reviewed - How will you loop wtr line for Ph 1? - Flood study required w/ review fee - 3 different drainage basins - 4% Engineering fees - Impact fees - 3' walls engineered - Rock or Stone face - Must have detention 4:1 max, no walls in detention - No dead-end parking - Label detention - wetland/WOUS determination for lot 19 Blk X - Must meet all City Standards of Design and Construction 							
FIRE	Ariana Hargrove	6/14/2019	6/21/2019	6/21/2019	7	APPROVED	
GIS	Lance Singleton	6/14/2019	6/21/2019	6/17/2019	3	APPROVED	
PLANNING	Korey Brooks	6/14/2019	6/21/2019	6/21/2019	7	COMMENTS	



Move driveway away from intersection

No wall in esmt. w/o their written permission prints

No dead end parking

No dead end parking

Detention?

Remove Drive

Show floodplain in this lot

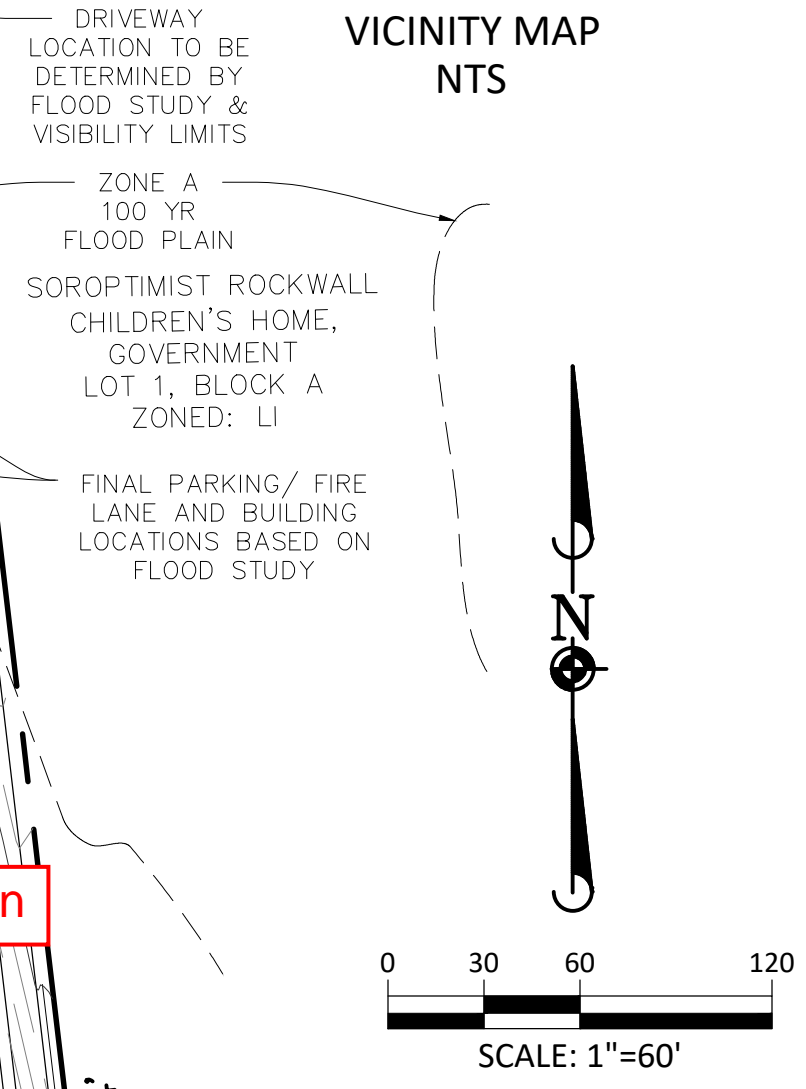
Remove/hatch all but phase 1

Detention

Whats this?

- Drainage plan not reviewed
- How will you loop wtr line for Ph 1?
- Flood study required w/ review fee
- 3 different drainage basins
- 4% Engineering fees
- Impact fees
- 3' walls engineered
- Rock or Stone face
- Must have detention 4:1 max, no walls in detention
- No dead-end parking
- Label detention
- wetland/WOUS determination for lot 19 Blk X
- Must meet all City Standards of Design and Construction

VICINITY MAP NTS



PHASE 1 LOT DATA

- MAX 12 LOTS
- MIN 3000 SF
- MIN 115' x 28'
- 20' FRONT SETBACK
- 10' REAR SETBACK
- 0' SIDE SETBACK

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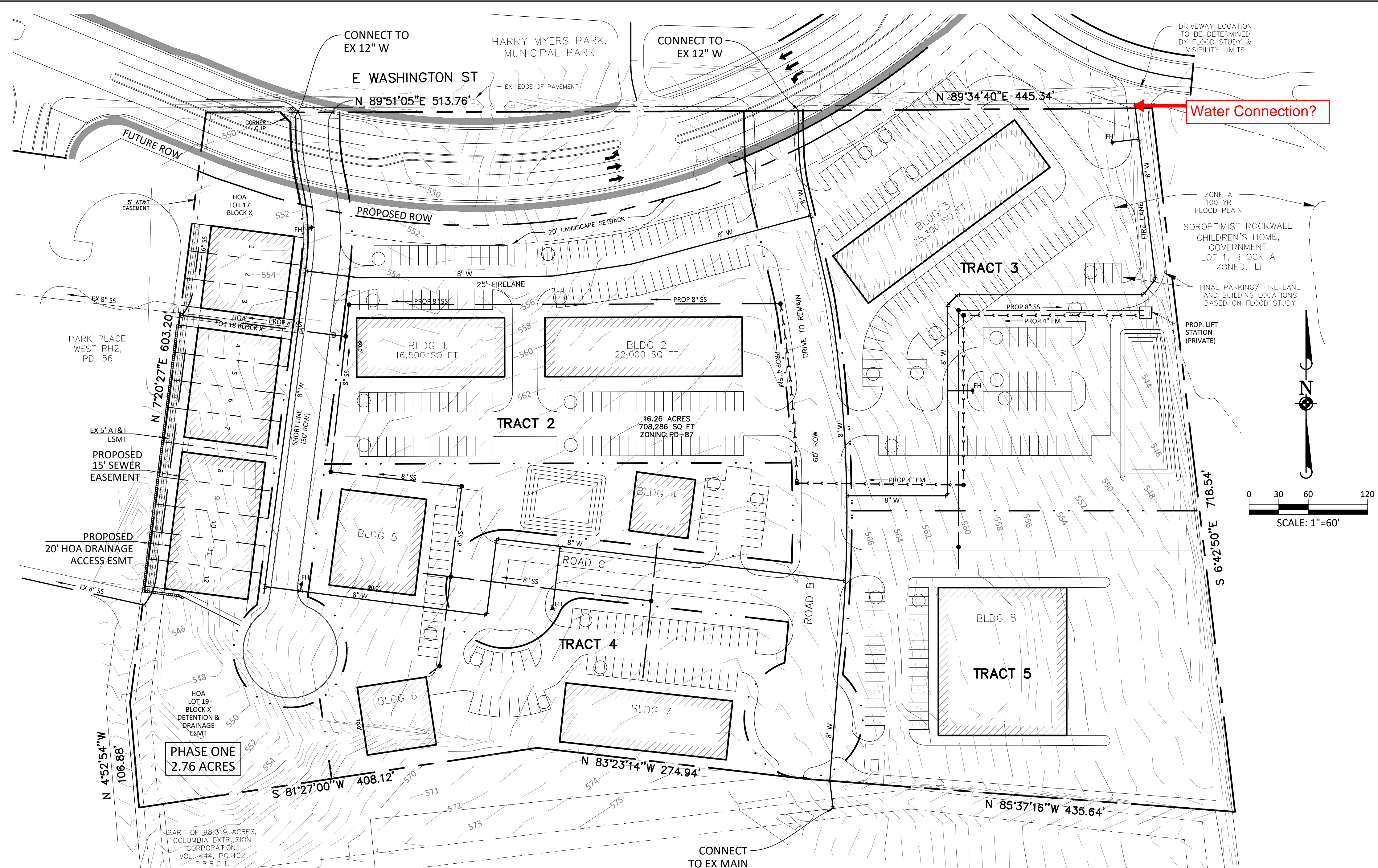
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PRELIMINARY PLAT - PD 87

PARK STATION PHASE 1 16.26 ACRES
PART OF 98.319 ACRES COLUMBIA EXTRUSION COPORATION VOL. 444, PG. 102 P.R.R.C.T.
ROCKWALL, ROCKWALL COUNTY, TEXAS
PREPARED: 06/14/2019



Water Connection?

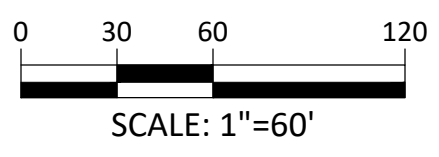
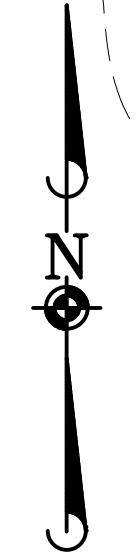
DRIVEWAY LOCATION TO BE DETERMINED BY FLOOD STUDY & VISIBILITY LIMITS

ZONE A 100 YR FLOOD PLAIN

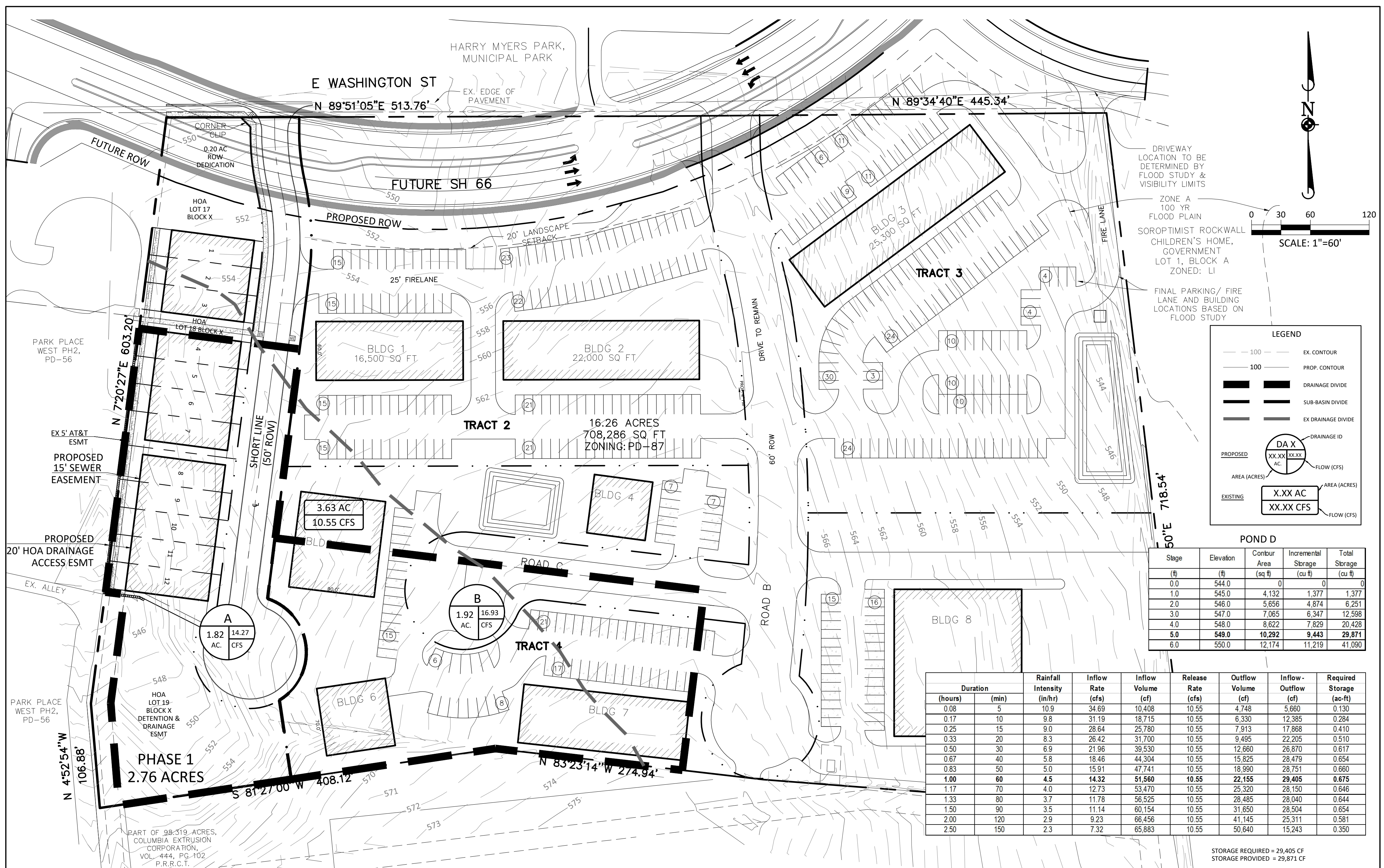
SOROPTIMIST ROCKWALL CHILDREN'S HOME, GOVERNMENT LOT 1, BLOCK A ZONED: LI

FINAL PARKING/ FIRE LANE AND BUILDING LOCATIONS BASED ON FLOOD STUDY

PROP. LIFT STATION (PRIVATE)



PRELIMINARY UTILITY PLAN
PARK STATION PHASE 1 16.26 ACRES
PART OF 98.319 ACRES COLUMBIA EXTRUSION COPORATION VOL. 444, PG. 102 P.R.R.C.T.
ROCKWALL, ROCKWALL COUNTY, TEXAS
PREPARED: 06/14/2019



DRIVEWAY LOCATION TO BE DETERMINED BY FLOOD STUDY & VISIBILITY LIMITS

ZONE A 100 YR FLOOD PLAIN

SOROPTIMIST ROCKWALL CHILDREN'S HOME, GOVERNMENT LOT 1, BLOCK A ZONED: LI

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LEGEND

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- SUB-BASIN DIVIDE
- EX DRAINAGE DIVIDE
- DRAINAGE ID
- PROPOSED DA X
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XX.XX CFS
- EXISTING X.XX AC
XX.XX CFS

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1.50	90	3.5	11.14	10.55	31,650	28,504	0.654
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PHASE 1

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PRELIMINARY DRAINAGE PLAN

PARK STATION PHASE 1
16.26 ACRES

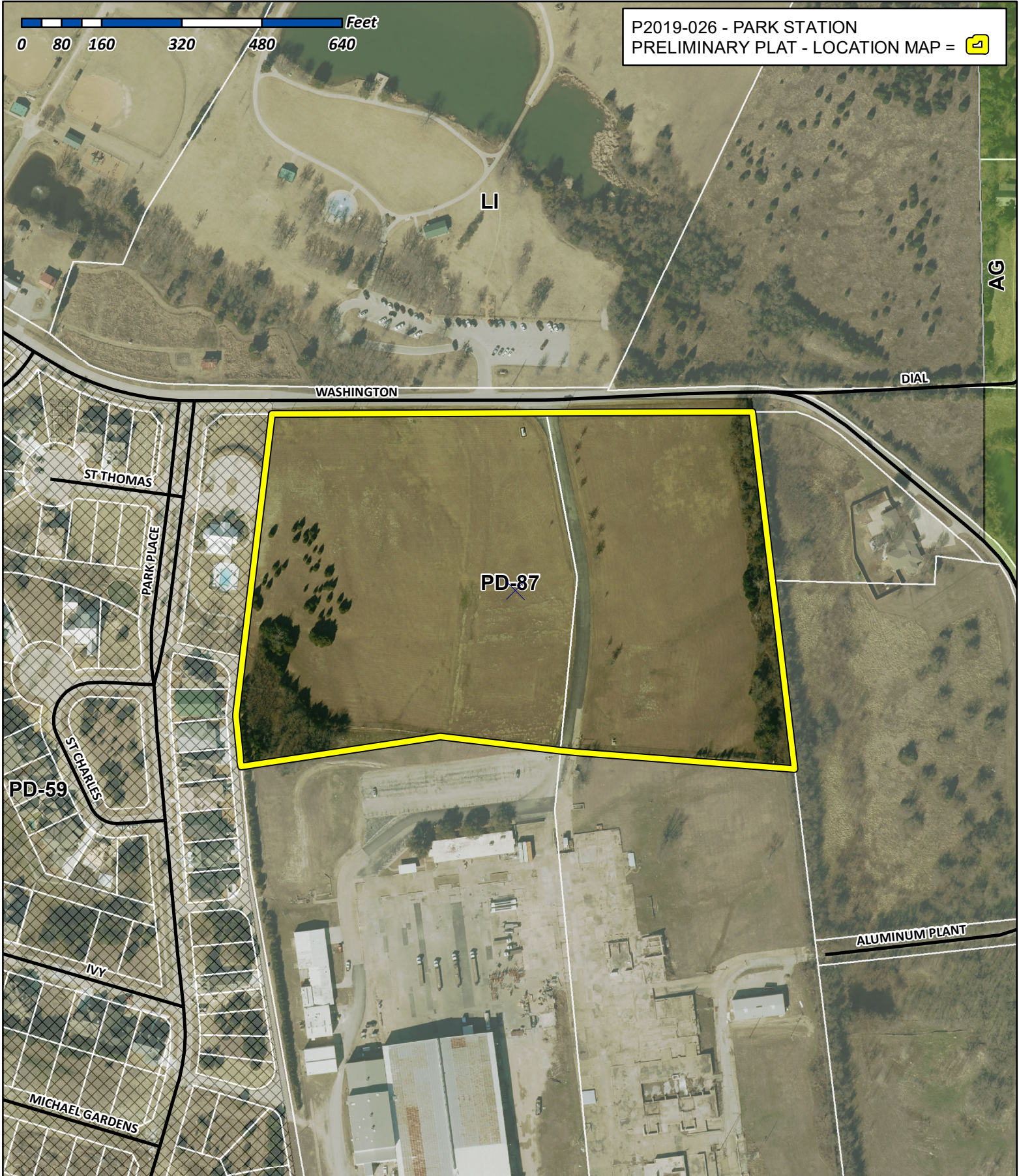
PART OF 98.319 ACRES
COLUMBIA EXTRUSION COPORATION
VOL. 444, PG. 102
P.R.R.C.T.

ROCKWALL, ROCKWALL COUNTY, TEXAS

PREPARED: 06/14/2019

0 80 160 320 480 640 Feet

P2019-026 - PARK STATION
PRELIMINARY PLAT - LOCATION MAP = 

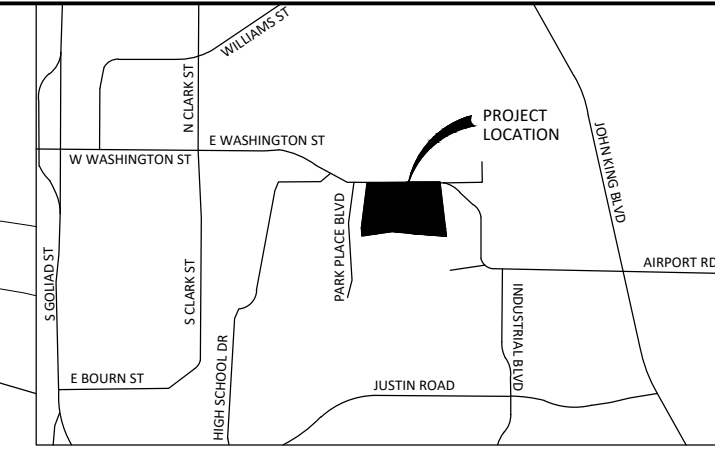
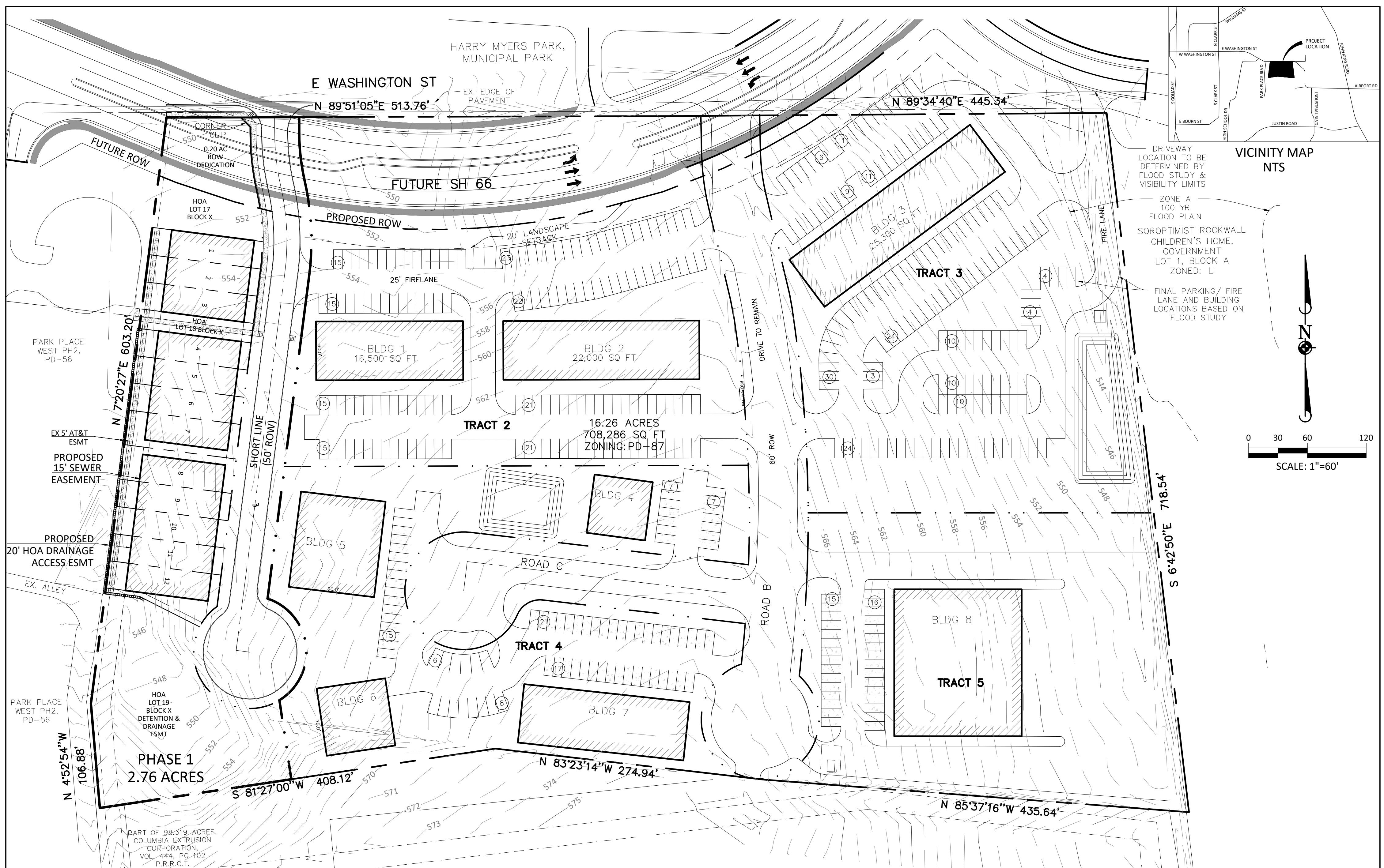


City of Rockwall

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

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VICINITY MAP NTS

DRIVEWAY LOCATION TO BE DETERMINED BY FLOOD STUDY & VISIBILITY LIMITS

ZONE A
100 YR
FLOOD PLAIN

SOROPTIMIST ROCKWALL CHILDREN'S HOME, GOVERNMENT LOT 1, BLOCK A ZONED: LI

FINAL PARKING/ FIRE LANE AND BUILDING LOCATIONS BASED ON FLOOD STUDY

SCALE: 1"=60'

PARK PLACE WEST PH2, PD-56

EX 5' AT&T ESMT

PROPOSED 15' SEWER EASEMENT

PROPOSED 20' HOA DRAINAGE ACCESS ESMT

EX. ALLEY

PARK PLACE WEST PH2, PD-56

HOA LOT 19-BLOCK X DETENTION & DRAINAGE ESMT

PART OF 98.319 ACRES, COLUMBIA EXTRUSION CORPORATION, VOL. 444, PG. 102 P.R.R.C.T.

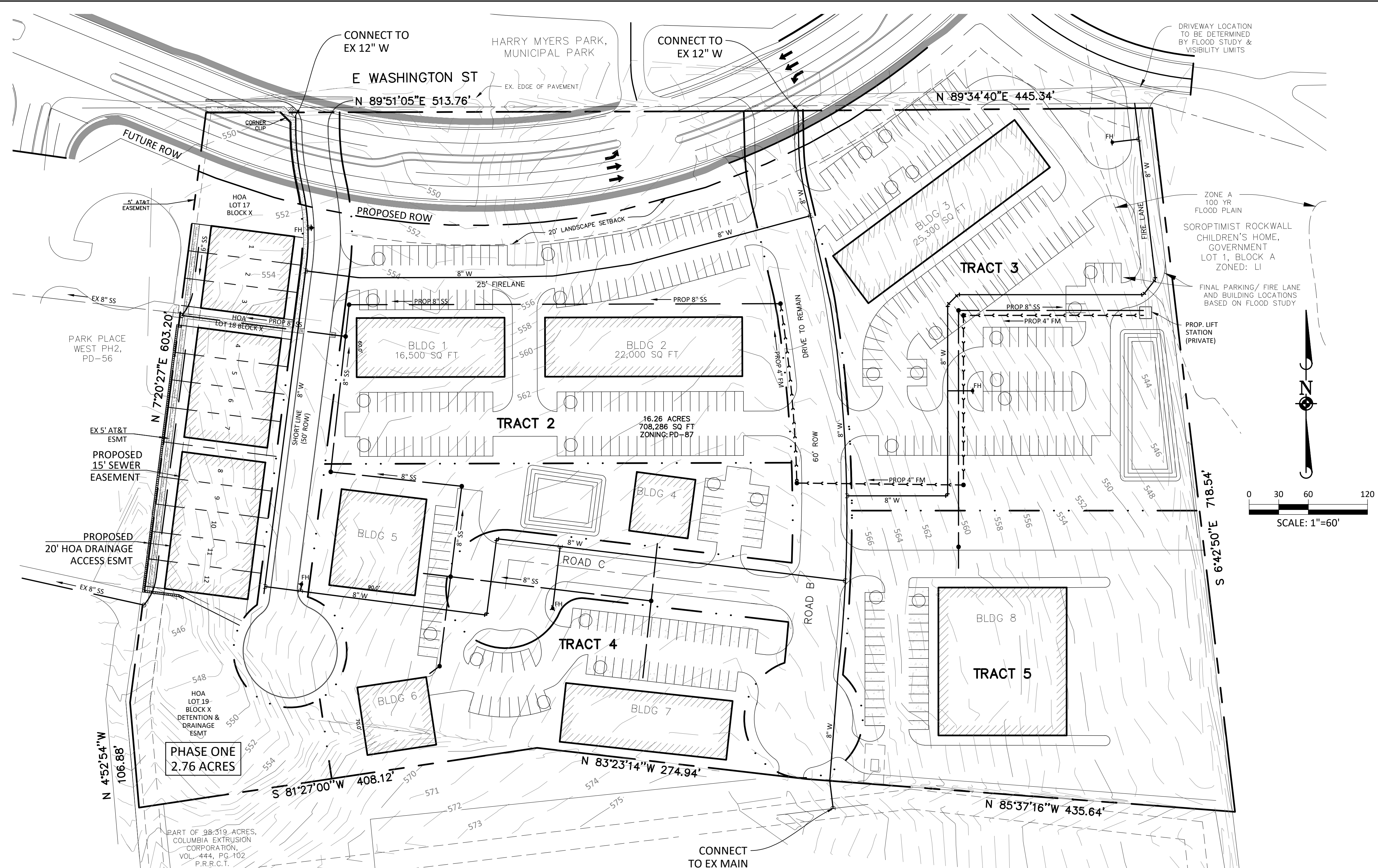
- PHASE 1 LOT DATA**
- MAX 12 LOTS
 - MIN 3000 SF
 - MIN 115' x 28'
 - 20' FRONT SETBACK
 - 10' REAR SETBACK
 - 0' SIDE SETBACK

MR. BILL BRICKER
COLUMBIA DEVELOPMENT COMPANY, LLC
305 PARK PLACE BLVD.
ROCKWALL, TX 75087
972.72.2439
bill@coventures.com

TOMDEN ENGINEERING, L.L.P.
5815 MEADOWCREST
DALLAS, TX 75230
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tjones@tomden.com

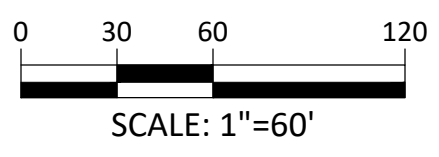
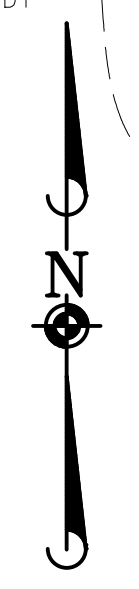
PHASE 1 SUMMARY	
1. 12 SINGLE FAMILY LOTS	0.94 AC
2. ROW DEDICATION (FUTURE SH 66)	0.20 AC
3. SHORT LINE (50' RIGHT-OF-WAY)	0.81 AC
4. HOA LOTS 17, 18, & 19	0.81 AC
TOTAL = 2.76 AC	

PRELIMINARY PLAT - PD 87
PARK STATION PHASE 1 16.26 ACRES
PART OF 98.319 ACRES COLUMBIA EXTRUSION COPORATION VOL. 444, PG. 102 P.R.R.C.T.
ROCKWALL, ROCKWALL COUNTY, TEXAS
PREPARED: 06/14/2019

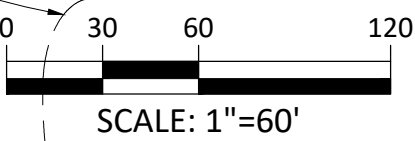
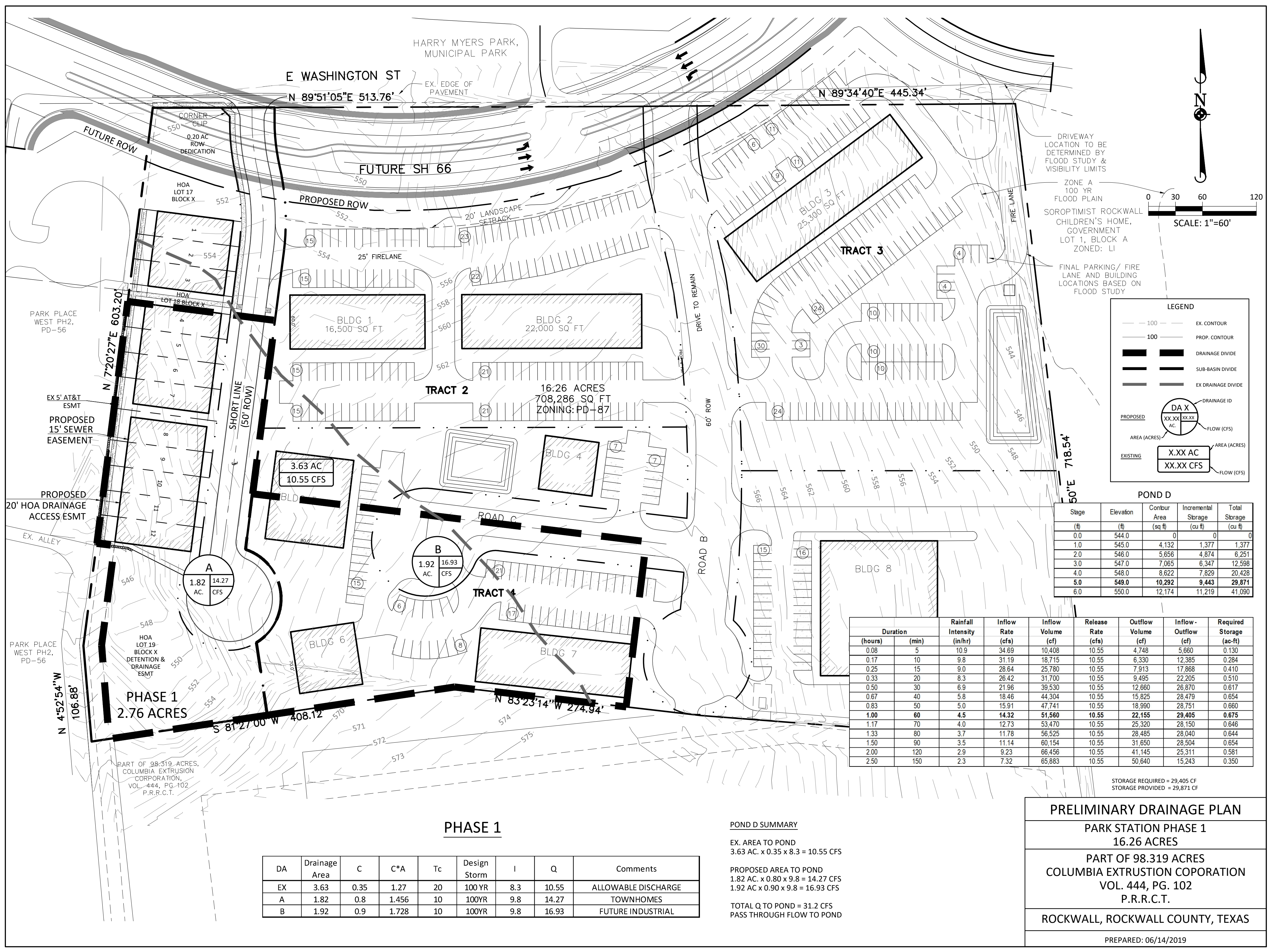


DRIVEWAY LOCATION TO BE DETERMINED BY FLOOD STUDY & VISIBILITY LIMITS

ZONE A 100 YR FLOOD PLAIN
 SOROPTIMIST ROCKWALL CHILDREN'S HOME, GOVERNMENT LOT 1, BLOCK A ZONED: LI
 FINAL PARKING/ FIRE LANE AND BUILDING LOCATIONS BASED ON FLOOD STUDY
 PROP. LIFT STATION (PRIVATE)



PRELIMINARY UTILITY PLAN
PARK STATION PHASE 1 16.26 ACRES
PART OF 98.319 ACRES COLUMBIA EXTRUSION COPORATION VOL. 444, PG. 102 P.R.R.C.T.
ROCKWALL, ROCKWALL COUNTY, TEXAS
PREPARED: 06/14/2019



DRIVEWAY LOCATION TO BE DETERMINED BY FLOOD STUDY & VISIBILITY LIMITS

ZONE A 100 YR FLOOD PLAIN

SOROPTIMIST ROCKWALL CHILDREN'S HOME, GOVERNMENT LOT 1, BLOCK A ZONED: LI

FINAL PARKING/ FIRE LANE AND BUILDING LOCATIONS BASED ON FLOOD STUDY

LEGEND

- 100 --- EX. CONTOUR
- 100 --- PROP. CONTOUR
- DRAINAGE DIVIDE
- SUB-BASIN DIVIDE
- EX DRAINAGE DIVIDE
- DRAINAGE ID
- DA X
XX.XX XX.XX
AC AC
PROPOSED FLOW (CFS)
- AREA (ACRES)
- EXISTING X.XX AC
XX.XX CFS
AREA (ACRES)
FLOW (CFS)

POND D

Stage (ft)	Elevation (ft)	Conbur Area (sq ft)	Incremental Storage (cu ft)	Total Storage (cu ft)
0.0	544.0	0	0	0
1.0	545.0	4,132	1,377	1,377
2.0	546.0	5,656	4,874	6,251
3.0	547.0	7,065	6,347	12,598
4.0	548.0	8,622	7,829	20,428
5.0	549.0	10,292	9,443	29,871
6.0	550.0	12,174	11,219	41,090

Duration (hours)	Duration (min)	Rainfall Intensity (in/hr)	Inflow Rate (cfs)	Inflow Volume (cf)	Release Rate (cfs)	Outflow Volume (cf)	Inflow - Outflow (cf)	Required Storage (ac-ft)
0.08	5	10.9	34.69	10,408	10.55	4,748	5,660	0.130
0.17	10	9.8	31.19	18,715	10.55	6,330	12,385	0.284
0.25	15	9.0	28.64	25,780	10.55	7,913	17,868	0.410
0.33	20	8.3	26.42	31,700	10.55	9,495	22,205	0.510
0.50	30	6.9	21.96	39,530	10.55	12,660	26,870	0.617
0.67	40	5.8	18.46	44,304	10.55	15,825	28,479	0.654
0.83	50	5.0	15.91	47,741	10.55	18,990	28,751	0.660
1.00	60	4.5	14.32	51,560	10.55	22,155	29,405	0.675
1.17	70	4.0	12.73	53,470	10.55	25,320	28,150	0.646
1.33	80	3.7	11.78	56,525	10.55	28,485	28,040	0.644
1.50	90	3.5	11.14	60,154	10.55	31,650	28,504	0.654
2.00	120	2.9	9.23	66,456	10.55	41,145	25,311	0.581
2.50	150	2.3	7.32	65,883	10.55	50,640	15,243	0.350

STORAGE REQUIRED = 29,405 CF
STORAGE PROVIDED = 29,871 CF

PHASE 1

DA	Drainage Area	C	C*A	Tc	Design Storm	I	Q	Comments
EX	3.63	0.35	1.27	20	100 YR	8.3	10.55	ALLOWABLE DISCHARGE
A	1.82	0.8	1.456	10	100YR	9.8	14.27	TOWNHOMES
B	1.92	0.9	1.728	10	100YR	9.8	16.93	FUTURE INDUSTRIAL

POND D SUMMARY

EX. AREA TO POND
3.63 AC. x 0.35 x 8.3 = 10.55 CFS

PROPOSED AREA TO POND
1.82 AC. x 0.80 x 9.8 = 14.27 CFS
1.92 AC x 0.90 x 9.8 = 16.93 CFS

TOTAL Q TO POND = 31.2 CFS
PASS THROUGH FLOW TO POND

PRELIMINARY DRAINAGE PLAN

PARK STATION PHASE 1
16.26 ACRES

PART OF 98.319 ACRES
COLUMBIA EXTRUSION COPORATION
VOL. 444, PG. 102
P.R.R.C.T.

ROCKWALL, ROCKWALL COUNTY, TEXAS

PREPARED: 06/14/2019



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: July 9, 2019
APPLICANT: Bill Bricker; *Columbia Development Co, LLC*
CASE NUMBER: P2019-026; *Lots 1-12, Park Station, Phase 1 Addition*

SUMMARY

Discuss and consider a request by Bill Bricker of Columbia Development Co., LLC for the approval of a preliminary plat for Lots 1-12, Block A, Park Station, Phase 1 Addition, being a 16.26-acre tract of land identified as a portion of Lot 1, Block 1, Indalloy Addition (7.409-acres) and Tract 31 of the R. Ballard Survey, Abstract No. 29, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 87 for Light Industrial (LI) District land uses, addressed as 1100 & 1300 E. Washington Street, and take any action necessary.

PLAT INFORMATION

- The applicant is requesting to preliminary plat a 16.26-acre tract of land (*i.e. a portion of Lot 1, Block 1, Indalloy Addition and Tract 31 of the R. Ballard Survey, Abstract No. 29*) into 12 lots (*i.e. Lots 1-12, Block A, Park Station Addition*) for the purpose of establishing a lot layout for a townhome development (*i.e. Park Station, Phase 1*). The preliminary plat also depicts the remainder of the 16.26-acre subject property and the proposed mixed-use development that will consist of residential, retail, office, and industrial land uses. These are depicted on Tracts 2-5. In addition, the applicant has submitted preliminary drainage and utility plans showing how the property can be adequately served.
- The subject property was annexed in 1960 [*Ordinance No. 60-01*]. On November 19, 2018, the City Council approved a change in zoning from a Light Industrial (LI) District to Planned Development District 87 (PD-87) for Single-Family 10 (SF-10), General Retail (GR), and Light Industrial (LI) District land uses.
- On July 2, 2019, the Parks and Recreation Board reviewed the preliminary plat and made the following recommendation:
 - The developer shall pay pro-rata equipment fees of \$6,191.00 (*i.e. \$516.00 x 12 lots*) to be paid at the time of final plat.
- 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.

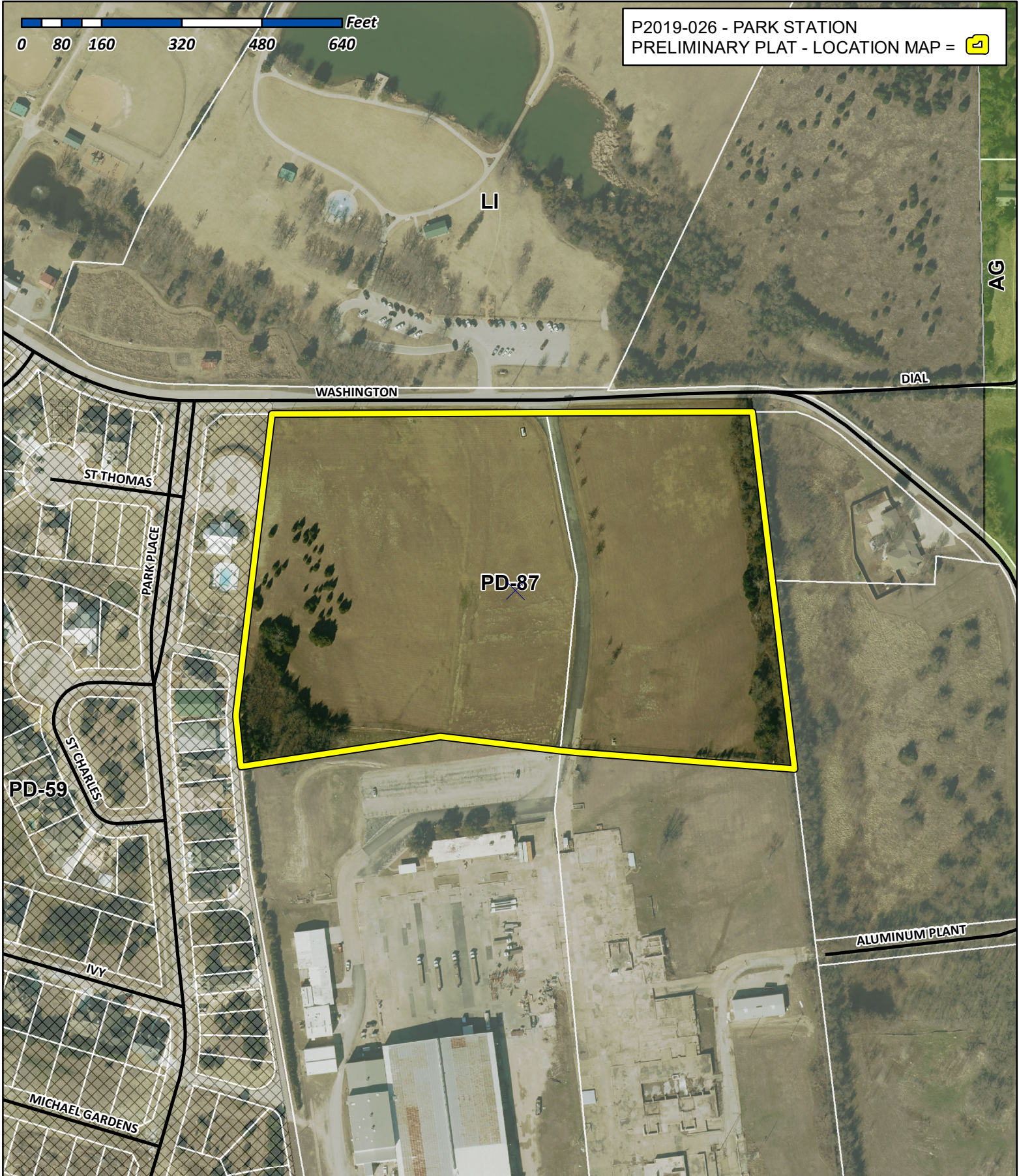
CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to recommend approval of the preliminary plat for *Lots 1-12, Block A, Park Station 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 development shall adhere to the recommendations of the Parks and Recreation Board;
- (3) The Park and Recreations Board shall accept the proposed 0.02-acre land dedication; and
- (4) 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 80 160 320 480 640 Feet

P2019-026 - PARK STATION
PRELIMINARY PLAT - LOCATION MAP = 

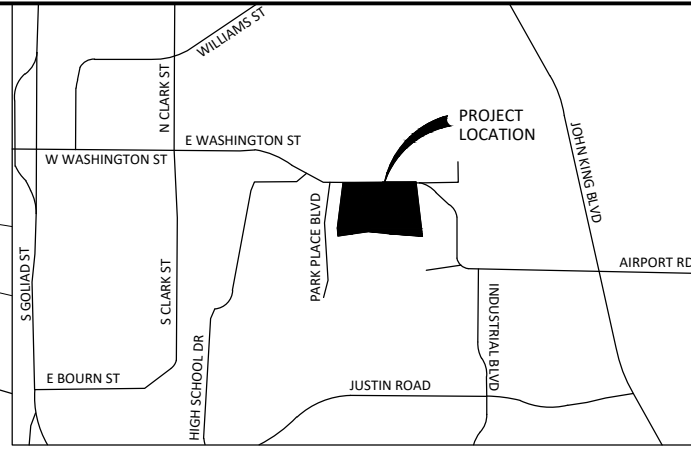
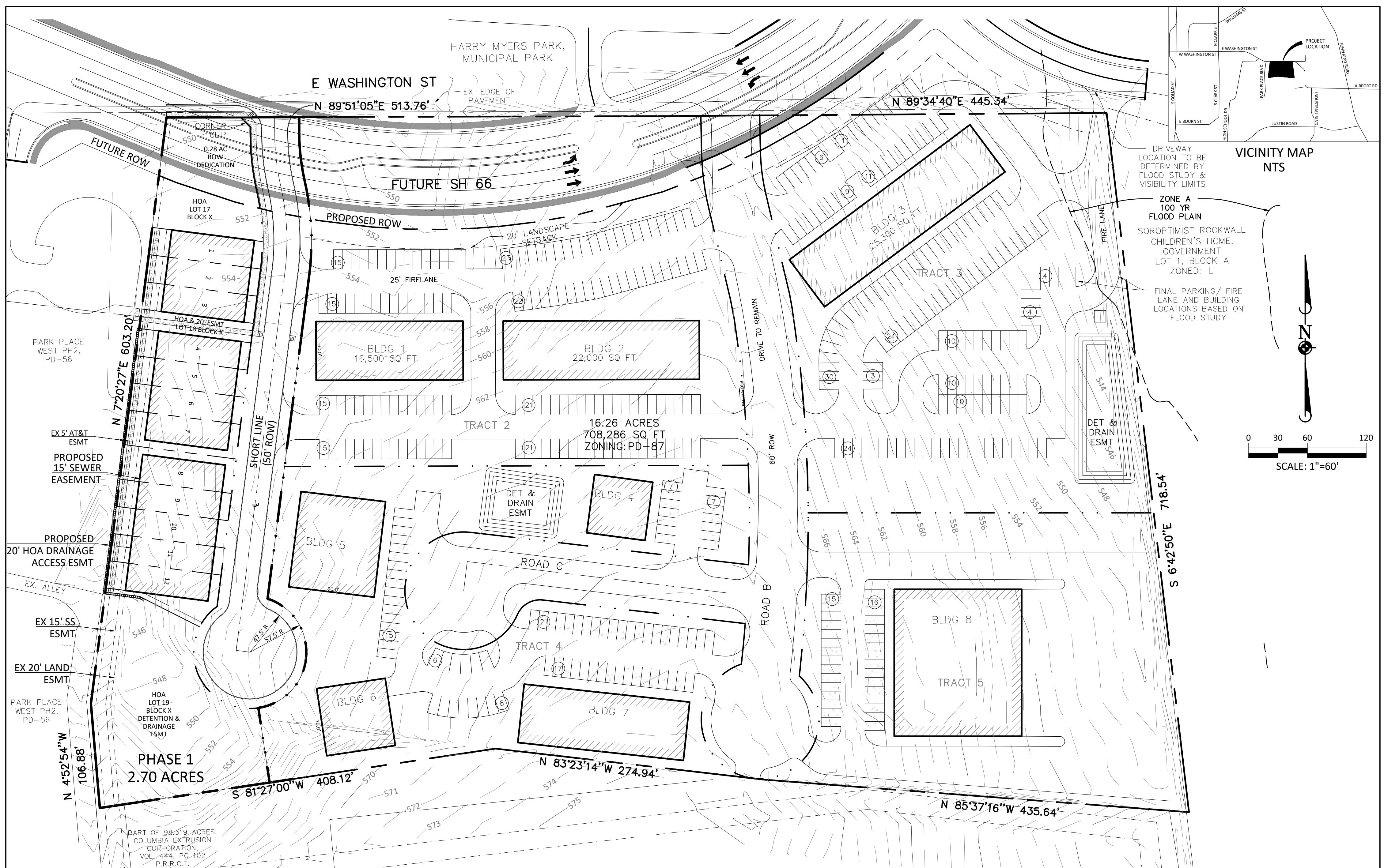


City of Rockwall

Planning & Zoning Department
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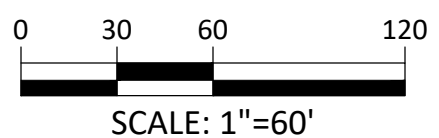
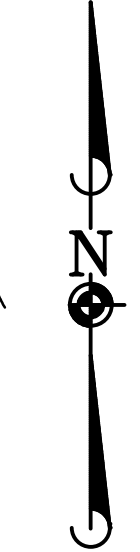




DRIVEWAY LOCATION TO BE DETERMINED BY FLOOD STUDY & VISIBILITY LIMITS

**ZONE A
100 YR
FLOOD PLAIN**
SOROPTIMIST ROCKWALL
CHILDREN'S HOME,
GOVERNMENT
LOT 1, BLOCK A
ZONED: LI

FINAL PARKING/ FIRE
LANE AND BUILDING
LOCATIONS BASED ON
FLOOD STUDY



SCALE: 1"=60'

PARK PLACE WEST PH2, PD-56

EX 5' AT&T ESMT

PROPOSED 15' SEWER EASEMENT

PROPOSED 20' HOA DRAINAGE ACCESS ESMT

EX. ALLEY

EX 15' SS ESMT

EX 20' LAND ESMT

PARK PLACE WEST PH2, PD-56

HOA LOT 19-BLOCK X DETENTION & DRAINAGE ESMT

PART OF 98.319 ACRES, COLUMBIA EXTRUSION CORPORATION, VOL. 444, PG. 102 P.R.R.C.T.

PHASE 1 LOT DATA

- MAX 12 LOTS
- MIN 3000 SF
- MIN 115' x 28'
- 20' FRONT SETBACK
- 10' REAR SETBACK
- 0' SIDE SETBACK

MR. BILL BRICKER
COLUMBIA DEVELOPMENT COMPANY, LLC
305 PARK PLACE BLVD.
ROCKWALL, TX 75087
972.72.2439
bill@coventures.com

TOMDEN ENGINEERING, L.L.P.
5815 MEADOWCREST
DALLAS, TX 75230
(214) 679-1679
FIRM No. 19244
tjones@tomden.com

PHASE 1 SUMMARY

1.	12 SINGLE FAMILY LOTS	0.94 AC
2.	ROW DEDICATION (FUTURE SH 66)	0.28 AC
3.	SHORT LINE (50' RIGHT-OF-WAY)	0.71 AC
4.	HOA LOTS 17, 18, & 19	0.77 AC
		TOTAL = 2.70 AC

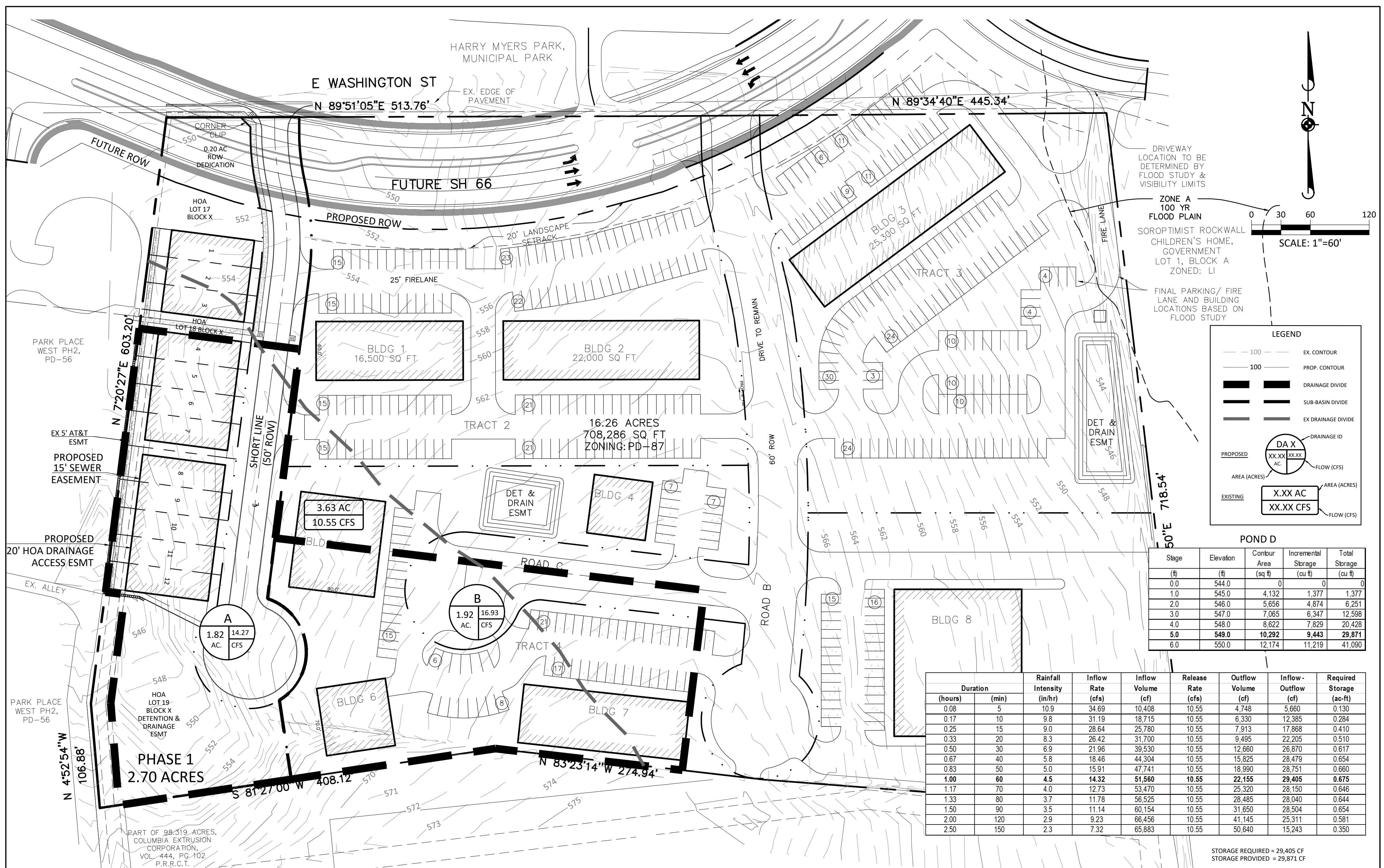
PRELIMINARY PLAT - PD 87

**PARK STATION PHASE 1
16.26 ACRES**

**PART OF 98.319 ACRES
COLUMBIA EXTRUSION COPORATION
VOL. 444, PG. 102
P.R.R.C.T.**

ROCKWALL, ROCKWALL COUNTY, TEXAS

PREPARED: 06/14/2019 REVISED: 07/02/2019



DRIVEWAY LOCATION TO BE DETERMINED BY FLOOD STUDY & VISIBILITY LIMITS

ZONE A 100 YR FLOOD PLAIN

SOROPTIMIST ROCKWALL CHILDREN'S HOME, GOVERNMENT LOT 1, BLOCK A ZONED: LI

FINAL PARKING/ FIRE LANE AND BUILDING LOCATIONS BASED ON FLOOD STUDY

SCALE: 1"=60'

LEGEND

- 100 --- EX. CONTOUR
- 100 --- PROP. CONTOUR
- DRAINAGE DIVIDE
- SUB-BASIN DIVIDE
- EX DRAINAGE DIVIDE
- DRAINAGE ID
- PROPOSED: DA X, XX.XX AC, XX.XX CFS
- EXISTING: X.XX AC, XX.XX CFS

POND D

Stage (ft)	Elevation (ft)	Conbur Area (sq ft)	Incremental Storage (cu ft)	Total Storage (cu ft)
0.0	544.0	0	0	0
1.0	545.0	4,132	1,377	1,377
2.0	546.0	5,656	4,874	6,251
3.0	547.0	7,065	6,347	12,598
4.0	548.0	8,622	7,829	20,428
5.0	549.0	10,292	9,443	29,871
6.0	550.0	12,174	11,219	41,090

Duration (hours)	Duration (min)	Rainfall Intensity (in/hr)	Inflow Rate (cfs)	Inflow Volume (cf)	Release Rate (cfs)	Outflow Volume (cf)	Inflow - Outflow (cf)	Required Storage (ac-ft)
0.08	5	10.9	34.69	10,408	10.55	4,748	5,660	0.130
0.17	10	9.8	31.19	18,715	10.55	6,330	12,385	0.284
0.25	15	9.0	28.64	25,780	10.55	7,913	17,868	0.410
0.33	20	8.3	26.42	31,700	10.55	9,495	22,205	0.510
0.50	30	6.9	21.96	39,530	10.55	12,660	26,870	0.617
0.67	40	5.8	18.46	44,304	10.55	15,825	28,479	0.654
0.83	50	5.0	15.91	47,741	10.55	18,990	28,751	0.660
1.00	60	4.5	14.32	51,560	10.55	22,155	29,405	0.675
1.17	70	4.0	12.73	53,470	10.55	25,320	28,150	0.646
1.33	80	3.7	11.78	56,525	10.55	28,485	28,040	0.644
1.50	90	3.5	11.14	60,154	10.55	31,650	28,504	0.654
2.00	120	2.9	9.23	66,456	10.55	41,145	25,311	0.581
2.50	150	2.3	7.32	65,883	10.55	50,640	15,243	0.350

STORAGE REQUIRED = 29,405 CF
STORAGE PROVIDED = 29,871 CF

PHASE 1

DA	Drainage Area	C	C*A	Tc	Design Storm	I	Q	Comments
EX	3.63	0.35	1.27	20	100 YR	8.3	10.55	ALLOWABLE DISCHARGE
A	1.82	0.8	1.456	10	100YR	9.8	14.27	TOWNHOMES
B	1.92	0.9	1.728	10	100YR	9.8	16.93	FUTURE INDUSTRIAL

POND D SUMMARY

EX. AREA TO POND
3.63 AC. x 0.35 x 8.3 = 10.55 CFS

PROPOSED AREA TO POND
1.82 AC. x 0.80 x 9.8 = 14.27 CFS
1.92 AC x 0.90 x 9.8 = 16.93 CFS

TOTAL Q TO POND = 31.2 CFS
PASS THROUGH FLOW TO POND

PRELIMINARY DRAINAGE PLAN

PARK STATION PHASE 1
16.26 ACRES

PART OF 98.319 ACRES
COLUMBIA EXTRUSION COPORATION
VOL. 444, PG. 102
P.R.R.C.T.

ROCKWALL, ROCKWALL COUNTY, TEXAS

PREPARED: 06/14/2019 REVISED: 07/02/2019



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: July 15, 2019
APPLICANT: Bill Bricker; *Columbia Development Co, LLC*
CASE NUMBER: P2019-026; *Lots 1-12, Park Station, Phase 1 Addition*

SUMMARY

Discuss and consider a request by Bill Bricker of Columbia Development Co., LLC for the approval of a preliminary plat for Lots 1-12, Block A, Park Station, Phase 1 Addition, being a 16.26-acre tract of land identified as a portion of Lot 1, Block 1, Indalloy Addition (7.409-acres) and Tract 31 of the R. Ballard Survey, Abstract No. 29, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 87 for Light Industrial (LI) District land uses, addressed as 1100 & 1300 E. Washington Street, and take any action necessary.

PLAT INFORMATION

- The applicant is requesting to preliminary plat a 16.26-acre tract of land (*i.e. a portion of Lot 1, Block 1, Indalloy Addition and Tract 31 of the R. Ballard Survey, Abstract No. 29*) into 12 lots (*i.e. Lots 1-12, Block A, Park Station Addition*) for the purpose of establishing a lot layout for a townhome development (*i.e. Park Station, Phase 1*). The preliminary plat also depicts the remainder of the 16.26-acre subject property and the proposed mixed-use development that will consist of residential, retail, office, and industrial land uses. These are depicted on Tracts 2-5. In addition, the applicant has submitted preliminary drainage and utility plans showing how the property can be adequately served.
- The subject property was annexed in 1960 [*Ordinance No. 60-01*]. On November 19, 2018, the City Council approved a change in zoning from a Light Industrial (LI) District to Planned Development District 87 (PD-87) for Single-Family 10 (SF-10), General Retail (GR), and Light Industrial (LI) District land uses.
- On July 2, 2019, the Parks and Recreation Board reviewed the preliminary plat and made the following recommendation:
 - The developer shall pay pro-rata equipment fees of \$6,191.00 (*i.e. \$516.00 x 12 lots*) to be paid at the time of final plat.
- 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 preliminary plat for *Lots 1-12, Block A, Park Station Addition*, staff would propose the following conditions of approval:

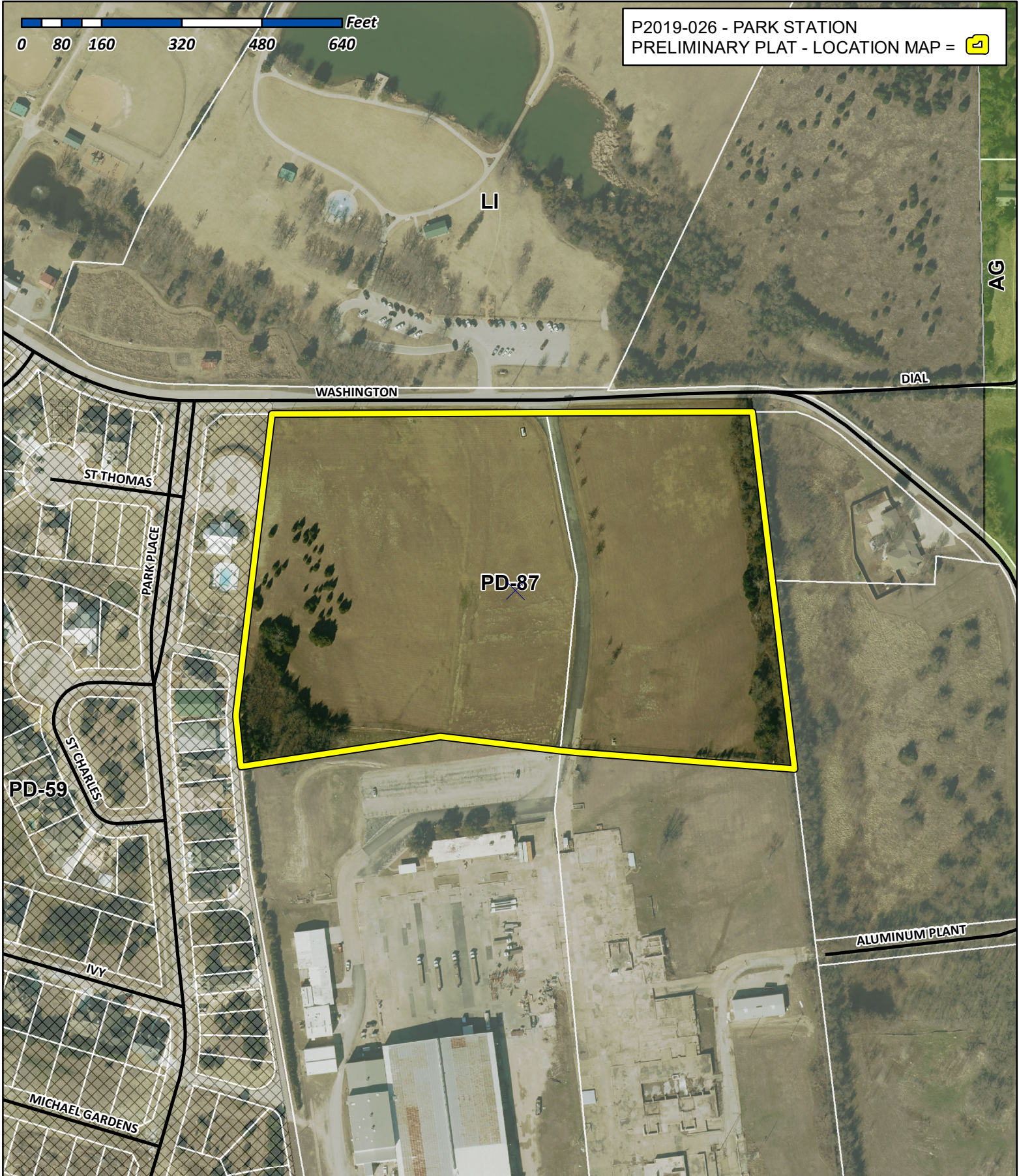
- (1) All technical comments from the Engineering, Planning and Fire Departments shall be addressed prior to the filing of this plat;
- (2) The development shall adhere to the recommendations of the Parks and Recreation Board;
- (3) The Park and Recreations Board shall accept the proposed 0.02-acre land dedication; and
- (4) 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.

PLANNING AND ZONING COMMISSION

On July 9, 2019, the Planning and Zoning Commission approved a motion to recommend approval of the preliminary plat by a vote of 6-0, with Commissioner Fishman absent.

0 80 160 320 480 640 Feet

P2019-026 - PARK STATION
PRELIMINARY PLAT - LOCATION MAP = 

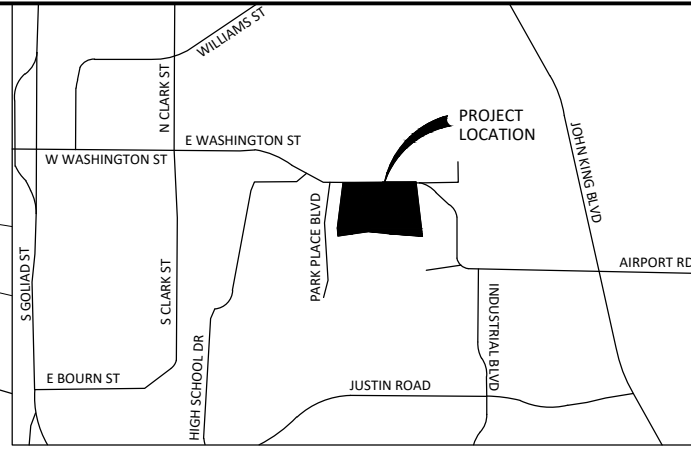
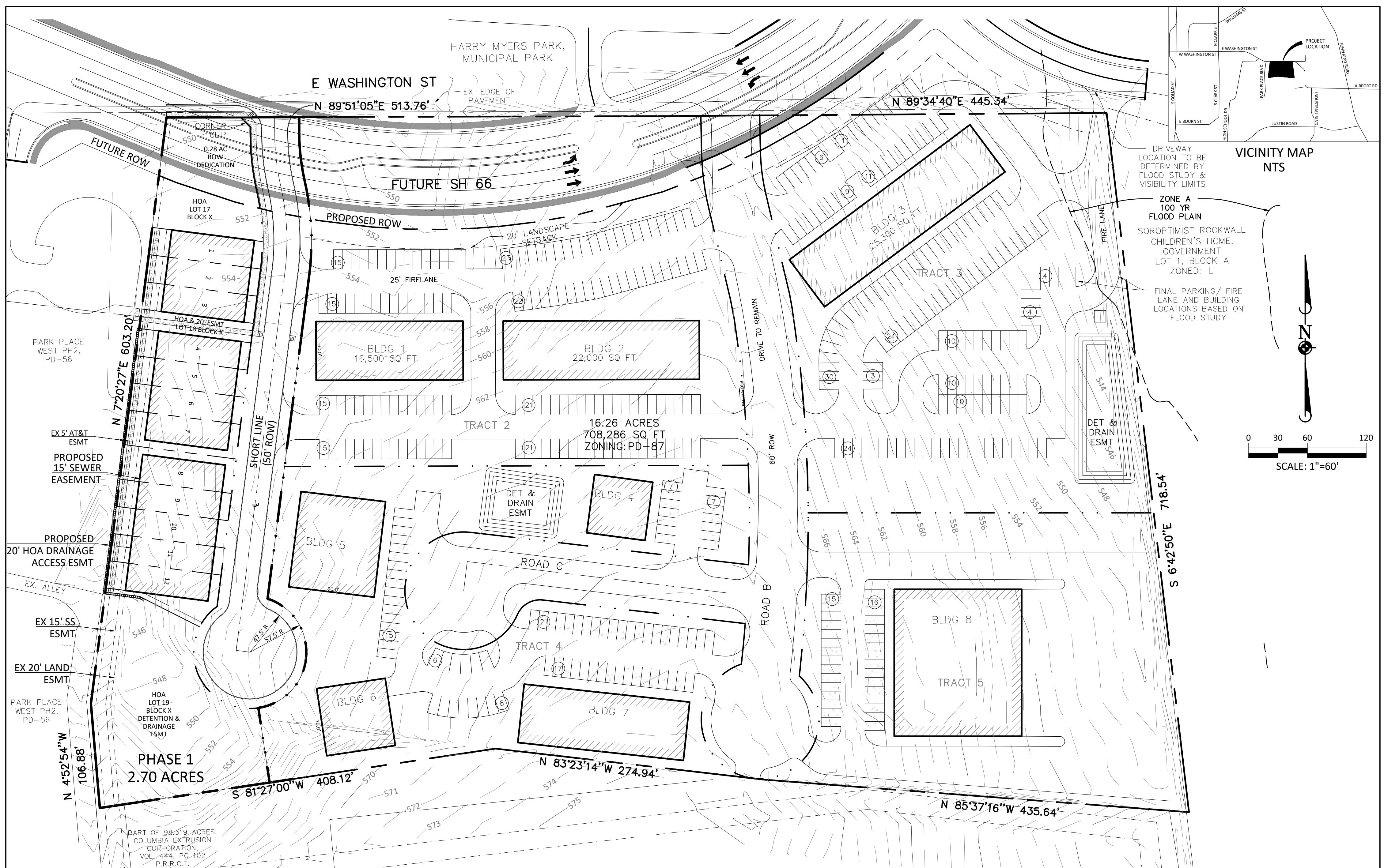


City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
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(P): (972) 771-7745
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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.

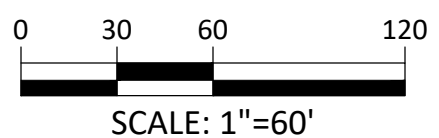
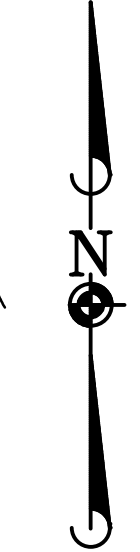




DRIVEWAY LOCATION TO BE DETERMINED BY FLOOD STUDY & VISIBILITY LIMITS

**ZONE A
100 YR
FLOOD PLAIN**
SOROPTIMIST ROCKWALL
CHILDREN'S HOME,
GOVERNMENT
LOT 1, BLOCK A
ZONED: LI

FINAL PARKING/ FIRE
LANE AND BUILDING
LOCATIONS BASED ON
FLOOD STUDY



SCALE: 1"=60'

PARK PLACE WEST PH2, PD-56

EX 5' AT&T ESMT

PROPOSED 15' SEWER EASEMENT

PROPOSED 20' HOA DRAINAGE ACCESS ESMT

EX. ALLEY

EX 15' SS ESMT

EX 20' LAND ESMT

PARK PLACE WEST PH2, PD-56

HOA LOT 19-BLOCK X DETENTION & DRAINAGE ESMT

PART OF 98.319 ACRES, COLUMBIA EXTRUSION CORPORATION, VOL. 444, PG. 102 P.R.R.C.T.

PHASE 1 LOT DATA

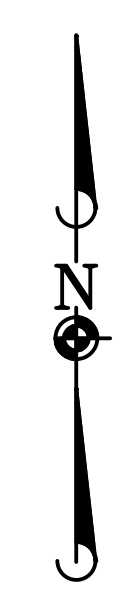
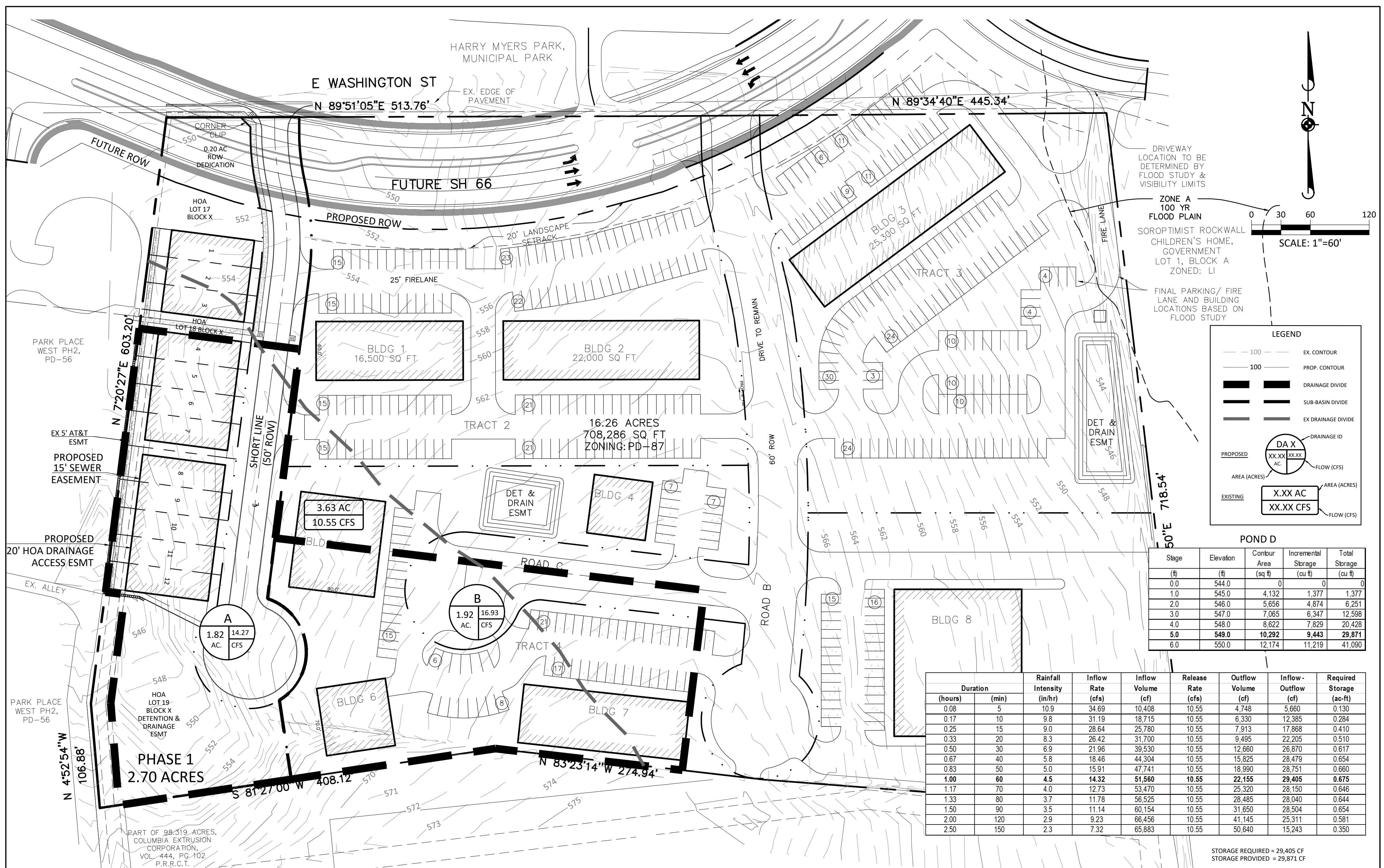
- MAX 12 LOTS
- MIN 3000 SF
- MIN 115' x 28'
- 20' FRONT SETBACK
- 10' REAR SETBACK
- 0' SIDE SETBACK

MR. BILL BRICKER
COLUMBIA DEVELOPMENT COMPANY, LLC
305 PARK PLACE BLVD.
ROCKWALL, TX 75087
972.72.2439
bill@coventures.com

TOMDEN ENGINEERING, L.L.P.
5815 MEADOWCREST
DALLAS, TX 75230
(214) 679-1679
FIRM No. 19244
tjones@tomden.com

PHASE 1 SUMMARY		
1.	12 SINGLE FAMILY LOTS	0.94 AC
2.	ROW DEDICATION (FUTURE SH 66)	0.28 AC
3.	SHORT LINE (50' RIGHT-OF-WAY)	0.71 AC
4.	HOA LOTS 17, 18, & 19	0.77 AC
		TOTAL = 2.70 AC

PRELIMINARY PLAT - PD 87
PARK STATION PHASE 1 16.26 ACRES
PART OF 98.319 ACRES COLUMBIA EXTRUSION COPORATION VOL. 444, PG. 102 P.R.R.C.T.
ROCKWALL, ROCKWALL COUNTY, TEXAS
PREPARED: 06/14/2019 REVISED: 07/02/2019



DRIVEWAY LOCATION TO BE DETERMINED BY FLOOD STUDY & VISIBILITY LIMITS

ZONE A 100 YR FLOOD PLAIN

SOROPTIMIST ROCKWALL CHILDREN'S HOME, GOVERNMENT LOT 1, BLOCK A ZONED: LI

FINAL PARKING/ FIRE LANE AND BUILDING LOCATIONS BASED ON FLOOD STUDY

SCALE: 1"=60'

LEGEND

- 100 --- EX. CONTOUR
- 100 --- PROP. CONTOUR
- DRAINAGE DIVIDE
- SUB-BASIN DIVIDE
- EX DRAINAGE DIVIDE
- DRAINAGE ID
- PROPOSED: DA X, XX.XX AC, XX.XX CFS
- EXISTING: X.XX AC, XX.XX CFS

POND D

Stage (ft)	Elevation (ft)	Conbur Area (sq ft)	Incremental Storage (cu ft)	Total Storage (cu ft)
0.0	544.0	0	0	0
1.0	545.0	4,132	1,377	1,377
2.0	546.0	5,656	4,874	6,251
3.0	547.0	7,065	6,347	12,598
4.0	548.0	8,622	7,829	20,428
5.0	549.0	10,292	9,443	29,871
6.0	550.0	12,174	11,219	41,090

Duration (hours)	Duration (min)	Rainfall Intensity (in/hr)	Inflow Rate (cfs)	Inflow Volume (cf)	Release Rate (cfs)	Outflow Volume (cf)	Inflow - Outflow (cf)	Required Storage (ac-ft)
0.08	5	10.9	34.69	10,408	10.55	4,748	5,660	0.130
0.17	10	9.8	31.19	18,715	10.55	6,330	12,385	0.284
0.25	15	9.0	28.64	25,780	10.55	7,913	17,868	0.410
0.33	20	8.3	26.42	31,700	10.55	9,495	22,205	0.510
0.50	30	6.9	21.96	39,530	10.55	12,660	26,870	0.617
0.67	40	5.8	18.46	44,304	10.55	15,825	28,479	0.654
0.83	50	5.0	15.91	47,741	10.55	18,990	28,751	0.660
1.00	60	4.5	14.32	51,560	10.55	22,155	29,405	0.675
1.17	70	4.0	12.73	53,470	10.55	25,320	28,150	0.646
1.33	80	3.7	11.78	56,525	10.55	28,485	28,040	0.644
1.50	90	3.5	11.14	60,154	10.55	31,650	28,504	0.654
2.00	120	2.9	9.23	66,456	10.55	41,145	25,311	0.581
2.50	150	2.3	7.32	65,883	10.55	50,640	15,243	0.350

STORAGE REQUIRED = 29,405 CF
STORAGE PROVIDED = 29,871 CF

PHASE 1

DA	Drainage Area	C	C*A	Tc	Design Storm	I	Q	Comments
EX	3.63	0.35	1.27	20	100 YR	8.3	10.55	ALLOWABLE DISCHARGE
A	1.82	0.8	1.456	10	100YR	9.8	14.27	TOWNHOMES
B	1.92	0.9	1.728	10	100YR	9.8	16.93	FUTURE INDUSTRIAL

POND D SUMMARY

EX. AREA TO POND
3.63 AC. x 0.35 x 8.3 = 10.55 CFS

PROPOSED AREA TO POND
1.82 AC. x 0.80 x 9.8 = 14.27 CFS
1.92 AC x 0.90 x 9.8 = 16.93 CFS

TOTAL Q TO POND = 31.2 CFS
PASS THROUGH FLOW TO POND

PRELIMINARY DRAINAGE PLAN

PARK STATION PHASE 1
16.26 ACRES

PART OF 98.319 ACRES
COLUMBIA EXTRUSION COPORATION
VOL. 444, PG. 102
P.R.R.C.T.

ROCKWALL, ROCKWALL COUNTY, TEXAS

PREPARED: 06/14/2019 REVISED: 07/02/2019



August 14, 2019

ATTN: BILL BRICKER
COLUMBIA DEVELOPMENT CO, LLC
305 PARK PLACE BLVD.,
ROCKWALL, TX 75087

RE: PRELIMINARY PLAT (P2019-026), Park Station

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 07/15/2019. The following is a record of all recommendations, voting records and conditions of approval:

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to recommend approval of the preliminary plat for Lots 1-12, Block A, Park Station 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 development shall adhere to the recommendations of the Parks and Recreation Board;*
- (3) The Park and Recreations Board shall accept the proposed 0.02-acre land dedication; and*
- (4) 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.*

PLANNING AND ZONING COMMISSION

On July 9, 2019, the Planning and Zoning Commission approved a motion to recommend approval of the preliminary plat by a vote of 6-0, with Commissioner Fishman absent.

CITY COUNCIL:

On July 15, 2019, the City Council's motion to approve the preliminary plat with staff conditions passed by a vote of 6-0, with Mayor Pruitt 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) sets of mylars, one (1) tax certificate for each property being platted, and a check made out to the Rockwall County Clerk's Office for the required filing fees. See the following example for calculation of fees: Mylars = \$50 per page (Ex.2 page plat= \$100) Tax Certificates= \$30.00 for the 1st certificate and \$4.00 for each additional certificate. (2 properties= \$30+\$4= \$34. Total filing fees for a 2 page plat with tax certificates =\$134.00. **Please note if submitting mylars between September 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 black ink, appearing to read 'Korey Brooks', with a long horizontal stroke extending to the right.

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