



PLANNING AND ZONING CASE CHECKLIST

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

P&Z CASE # Pp019-038 P&Z DATE 9/24/19 CC DATE 10/8/19 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 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

FILE NO.

P2019-038

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

DIRECTOR OF PLANNING:

Ryck

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 501 South Goliad Street, Rockwall, Texas, 75087

Subdivision _____ Lot _____ Block _____

General Location Corner of Goliad street & Stars Street

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning GR-General Retail District Current Use retail

Proposed Zoning Same Proposed Use retail

Acreage 0.4079 Lots [Current] 1 Lots [Proposed] 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 Shannon McCord Riddell

Applicant CBG Surveying, Texas, LLC

Contact Person _____

Contact Person Bryan Connolly

Address 501 S. Goliad Street
Rockwall, Tx. 75087

Address 12025. Shiloh Rd. Ste. 230

City, State & Zip _____

City, State & Zip Dallas, Tx. 75228

Phone 972-979-0866

Phone 214-349-9485

E-Mail Shannon@littletipsyboutique.com

E-Mail 214-349-2216

NOTARY VERIFICATION [REQUIRED]

Before me, the undersigned authority, on this day personally appeared Bryan Connolly [Owner/Applicant Name] the undersigned, who stated the information on this application to be true and certified the following:

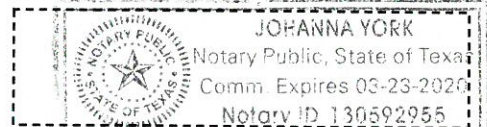
"I hereby certify that I am the owner, or duly authorized agent of the owner, for the purpose of this application; all information submitted herein is true and correct; and the application fee of \$ _____, to cover the cost of this application, has been paid to the City of Rockwall on this the 22 day of August, 2019. 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 22 day of August, 2019.

Owner's/Applicant's Signature

Bryan Connolly
Johanna York

Notary Public in and for the State of Texas



My Commission Expires 03-23-2020



**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: 9/16/2019

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, 09/19/2019. Planning staff will assemble all comments received in time for our regularly scheduled DRC meeting on 9/24/2019 at 2:00 p.m. The Planning and Zoning Commission work session will be held on 9/24/2019 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: P2019-038
Project Name: Lot 1, Block A, Goliad-Riddle Addition
Project Type: PLAT
Applicant Name: CBG SURVEYING, TEXAS LLC
Owner Name: MCCORD, SHANNON
Project Description:



RECEIPT

Project Number: P2019-038
Job Address: 501 S GOLIAD
ROCKWALL, TX 75087

Receipt Number: B86827
Printed: 10/17/2019 8:51 am

Fee Description	Account Number	Fee Amount
PLATTING	01-4280	\$ 308.16

Total Fees Paid:

\$ 308.16

Date Paid: 9/20/2019 12:00:00AM
Paid By: CBG SURVEYING, TEXAS LLC
Pay Method: CHECK 2059
Received By: KB



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING

FILE NO.

PD09-038

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Ryck

CITY ENGINEER:

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Applicant CBG Surveying, Texas, LLC

Contact Person _____

Contact Person Bryan Connolly

Address 501 S. Goliad Street
Rockwall, Tx. 75087

Address 12025. Shiloh Rd. Ste. 230

City, State & Zip _____

City, State & Zip Dallas, Tx. 75228

Phone 972-979-0866

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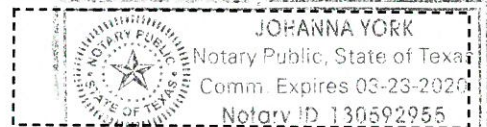
"I hereby certify that I am the owner, or duly authorized agent of the owner, for the purpose of this application; all information submitted herein is true and correct; and the application fee of \$ _____, to cover the cost of this application, has been paid to the City of Rockwall on this the 22 day of August, 2019. 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 22 day of August, 2019.

Owner's/Applicant's Signature


Bryan Connolly
Johanna York

Notary Public in and for the State of Texas



My Commission Expires 03-23-2020

0 12.5 25 50 75 100 Feet

P2019-038 - LOT 1, BLOCK A, GOLIAD-RIDDELL ADDITION
REPLAT - LOCATION MAP = 



City of Rockwall

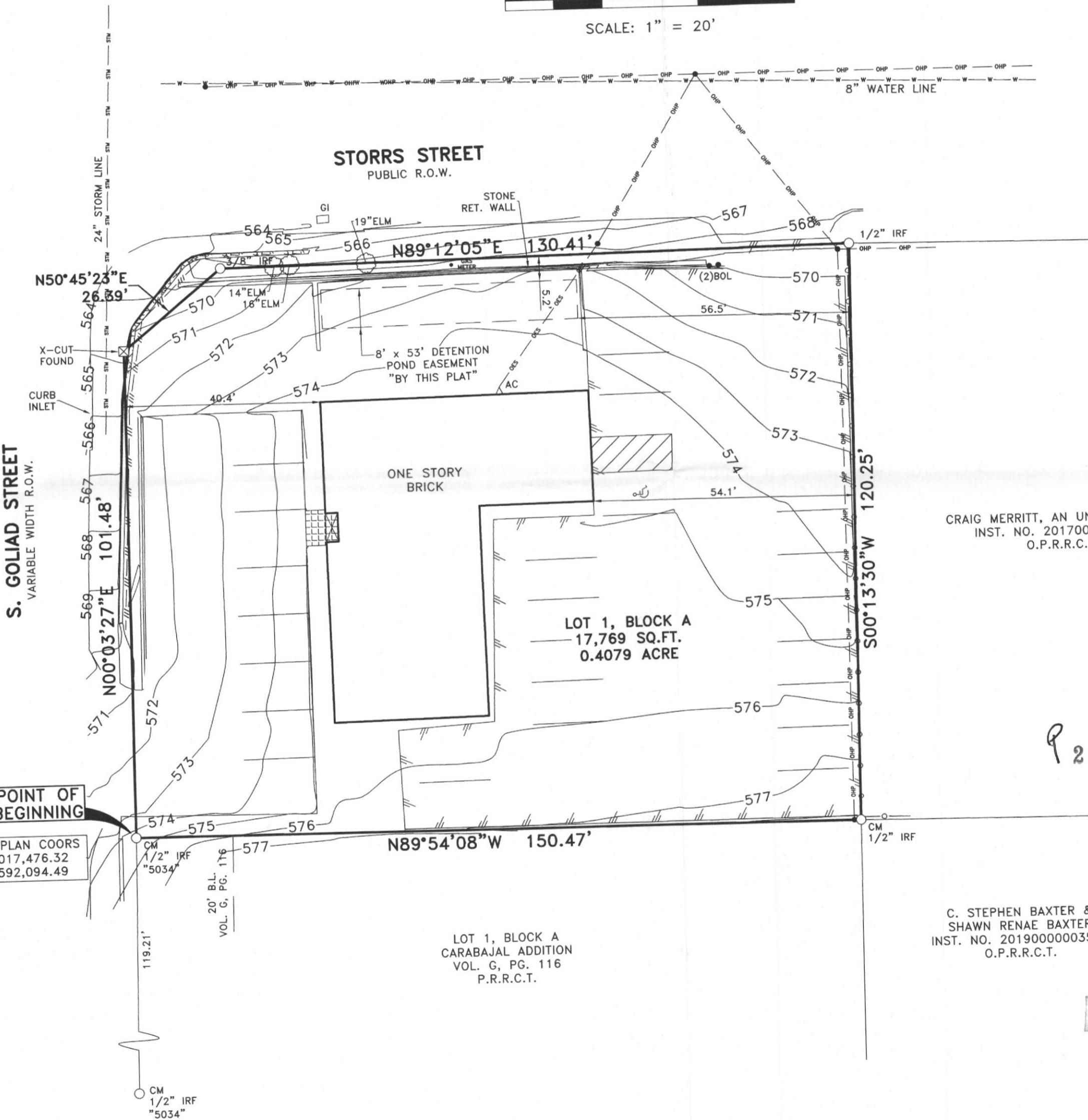
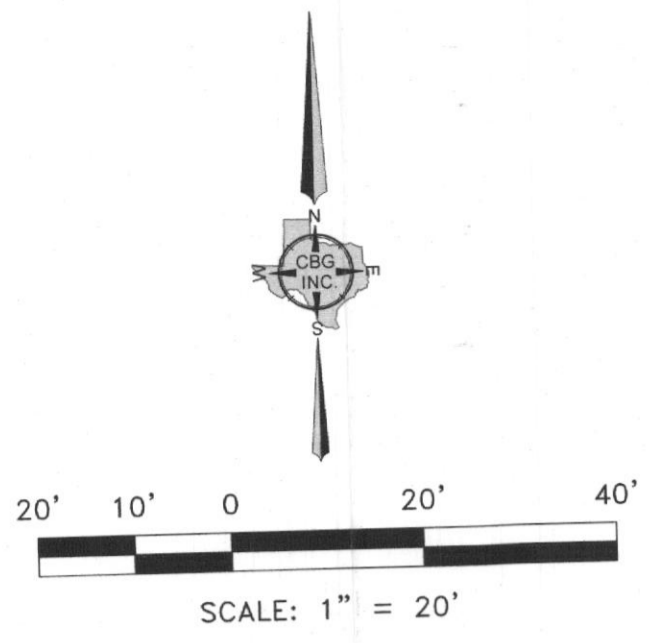
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

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
NOT TO SCALE



STATE PLAN COORS
N=7,017,476.32
E=2,592,094.49

POINT OF BEGINNING

LOT 1, BLOCK A
CARABAJAL ADDITION
VOL. G, PG. 116
P.R.R.C.T.

LOT 1, BLOCK A
17,769 SQ.FT.
0.4079 ACRE

N89°54'08"W 150.47'

STORRS STREET
PUBLIC R.O.W.

S. GOLIAD STREET
VARIABLE WIDTH R.O.W.

CRAIG MERRITT, AN UNMARRIED MAN
INST. NO. 20170000016401
O.P.R.R.C.T.

LEGEND:

IRS	IRON ROD SET WITH YELLOW PLASTIC CAP
1/2 IRF	STAMPED "CBG SURVEYING"
CM	1/2 INCH IRON ROD FOUND
N	CONTROLLING MONUMENT
E	NORTHING
VOL	EASTING
PG	VOLUME
R.O.W.	PAGE
CAB.	RIGHT-OF-WAY
SQ.FT.	CABINET
D.R.R.C.T.	SQUARE FEET
R.R.R.C.T.	DEED RECORDS, ROCKWALL COUNTY, TEXAS
	PLAT RECORDS, ROCKWALL COUNTY, TEXAS

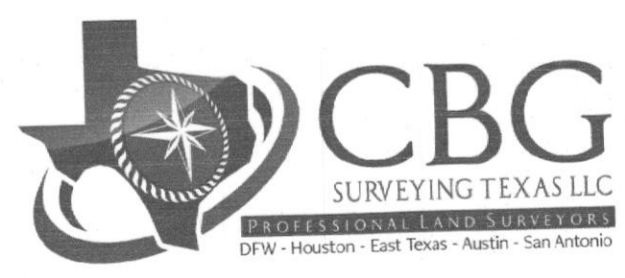
2019-038

RECEIVED
SEP 16 2019

C. STEPHEN BAXTER & SHAWN RENAE BAXTER
INST. NO. 201900000035588
O.P.R.R.C.T.

FILE COPY

OWNER: SHANNON McCORD RIDDELL
501 S. GOLIAD STREET
ROCKWALL, TEXAS 75087
972-979-0866
SHANNON@LITTLEPIPSYBOUTIQUE.COM



PLANNING & SURVEYING
Main Office
12025 Shiloh Road, Ste. 230
Dallas, TX 75228
P 214.349.9485
F 214.349.2216
Firm No. 10168800
www.cbginctx.com

SCALE: 1"=20' / DATE: 8/16/2019 / JOB NO. 1912983-1PLAT / DRAWN BY: CC

CASE NO. _____

REPLAT
GOLIAD-RIDDELL ADDITION
LOT 1, BLOCK A
17,769 SQ.FT. / 0.4079 ACRES
E.P. GAINES CHISUM SURVEY, ABSTRACT NO. 64
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS, Shannon McCord Riddell, a married woman, being the owner of a tract of land situated in the E.P. Gaines Chisum Survey, Abstract No. 64 and being that same tract of land conveyed to Shannon McCord Riddell by General Warranty Deed recorded in Instrument No. 20140000018421, Official Public Records, Rockwall County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod stamped "5034" found at the Northwest corner of Lot 1, Block A of Carabajal Addition, an Addition to the City of Rockwall, Rockwall County, Texas, according to the map recorded in Volume G, Page 116, Map Records, Rockwall County, Texas, said point being on the East right-of-way line of S. Goliad Street (variable width right-of-way);

THENCE North 00 degrees 03 minutes 27 seconds East, along said East right-of-way line of said S. Goliad Street, a distance of 101.48 feet to an "X" found at a corner clip;

THENCE North 50 degrees 45 minutes 23 seconds East, along said corner clip, a distance of 26.39 feet to a 3/8 inch iron rod found for corner on the South right-of-way line of Storrs Street (public right-of-way);

THENCE North 89 degrees 12 minutes 05 seconds East, along said South right-of-way line of said Storrs Street, a distance of 130.41 feet to a 1/2 inch iron rod found at the Northwest corner of a tract of land conveyed to Craig Merritt by Deed recorded in Instrument No. 20170000016401, Official Public Records, Rockwall County, Texas, said corner being in the South right-of-way line of said Storrs Street;

THENCE South 00 degrees 13 minutes 30 seconds West, along the West line of said Merritt tract, a distance of 120.25 feet to a 1/2 inch iron rod found for corner, said corner being the Southwest corner of said Merritt tract, also being the Northwest corner of a tract of land conveyed to C. Stephen Baxter and Shawn Renae Baxter by Deed recorded in Instrument No. 20190000003588, Official Public Records, Rockwall County, Texas, said corner also being the Northeast corner of said Lot 1, Block A, Carabajal Addition;

THENCE North 89 degrees 54 minutes 08 seconds West, along the North line of said Lot 1, Block A, Carabajal Addition, a distance of 150.47 feet to the POINT OF BEGINNING and containing 17,769 square feet or 0.4079 of an acre of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

We the undersigned owner(s) of the land shown on this plat, and designated herein as the GOLIAD-RIDDELL ADDITION, 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. We further certify that all other parties who have a mortgage or lien interest in the GOLIAD-RIDDELL ADDITION 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 (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...

- 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 Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts...

Until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner, authorizing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay for the same out of the escrow deposit, should the developer and/or owner fail or refuse to install the required improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements itself. Such deposit may be used by the owner and/or developer as progress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done; or

Until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Rockwall.

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; We, our successors and assigns hereby waive any claim, damage, or cause of action that We may have as a result of the dedication of exactions made herein.

By: Shannon McCord Riddell, (Owner)

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared Shannon McCord Riddell, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given upon my hand and seal of office this ___ day of _____, 2019.

By: Notary Public in and for the State of Texas

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

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Bryan Connally, a Registered Professional Land Surveyor, licensed by the State of Texas, 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 properly placed under my personal supervision.

Dated this the ___ day of _____, 2019.

RELEASED FOR REVIEW 8/8/19 PRELIMINARY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSES AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

Bryan Connally
Texas Registered Professional Land Surveyor No. 5513

RECOMMENDED FOR FINAL APPROVAL

Planning and Zoning Commission Date

APPROVED

I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the Council of the City of Rockwall on the ___ day of _____ 2019.

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

WITNESS OUR HANDS, this ___ day of _____, 2019.

Mayor, City of Rockwall

City Secretary

City Engineer

RECOMMENDED FOR FILING

Rockwall County Judge Date

ATTEST

County Secretary Date

SHEET 2 OF 2

REPLAT
GOLIAD-RIDDELL ADDITION
LOT 1, BLOCK A
17,769 SQ.FT. / 0.4079 ACRES
E.P. GAINES CHISUM SURVEY, ABSTRACT NO. 64
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

PLANNING & SURVEYING
Main Office
12025 Shiloh Road, Ste. 230
Dallas, TX 75228
P 214.349.9485
F 214.349.2216
Firm No. 10168800
www.cbginctx.com

OWNER: SHANNON McCORD RIDDELL
501 S. GOLIAD STREET
ROCKWALL, TEXAS 75087
972-979-0866
SHANNON@LITTLEPIPSYBOUTIQUE.COM

SCALE: 1"=20' / DATE: 8/16/2019 / JOB NO. 1912983-1PLAT / DRAWN BY: CC

CASE NO. _____



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: September 24, 2019
APPLICANT: Bryon Connally; *CBG Surveying Texas, LLC*
CASE NUMBER: P2019-038; *Lot 1, Block A, Goliad-Riddell Addition*

SUMMARY

Consider a request by Bryon Connally of CBG Surveying Texas, LLC on behalf of Shannon McCord Riddell for the approval of a replat for Lot 1, Block A, Goliad-Riddle Addition being a 0.4079-acre tract of land identified as Lot C, Block 117, B. F. Boydston Addition, City of Rockwall, Rockwall County, Texas, zoned General Retail (GR) District, addressed as 501 S. Goliad Street, and take any action necessary.

PLAT INFORMATION

- The applicant is requesting the approval of a replat for a 0.4079-acre parcel of land [*i.e. Lot 1, Block A, Goliad-Riddell Addition*] for purpose of establishing a drainage & detention easement for the in conjunction with the expansion of the existing building on the subject property. The *subject property* is zoned General Retail (GR) District and addressed as 501 S. Goliad Street.
- On August 13, 2019, the Planning and Zoning Commission approved a site plan [*i.e. SP2019-029*] for the purpose of expanding an existing personal service facility [*i.e. Jour Salon & Spa*] subject property. The proposed expansion will increase the total square footage of the existing structure to 3,448 SF (*i.e. an increase of 736 SF*). According to the Rockwall Central Appraisal District (RCAD) records, the existing structure was constructed in 1990.
- 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 replat for *Lot 1, Block A, Goliad-Riddell 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.

City of Rockwall Project Plan Review History



Project Number	P2019-038	Owner	MCCORD, SHANNON	Applied	9/13/2019	KB
Project Name	Lot 1, Block A, Goliad-Riddle Addition	Applicant	CBG SURVEYING, TEXAS LLC	Approved		
Type	PLAT			Closed		
Subtype	REPLAT			Expired		
Status	P&Z HEARING			Status	9/20/2019	DG

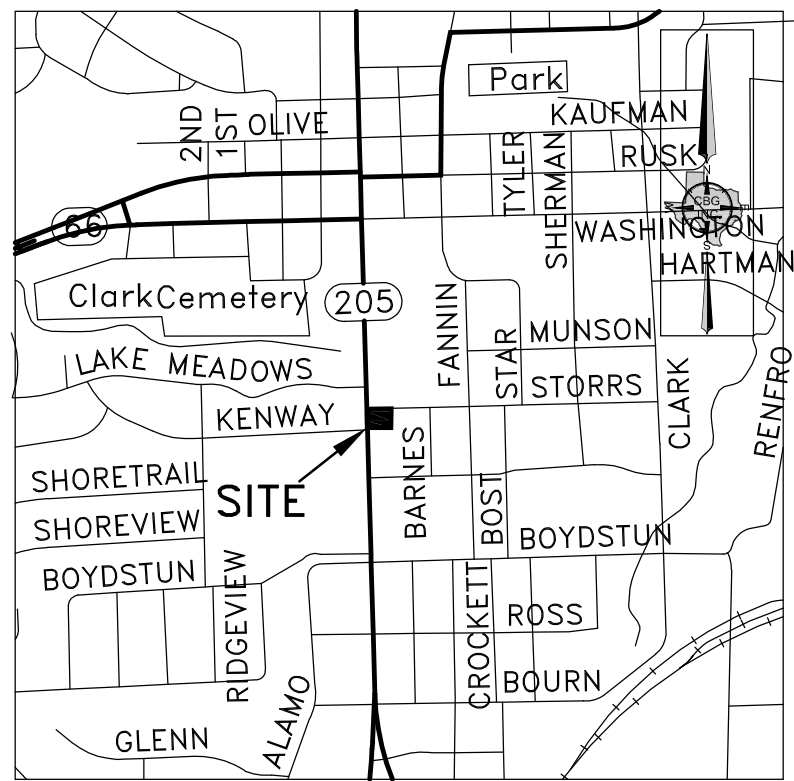
Site Address	City, State Zip	Zoning
501 S GOLIAD	ROCKWALL, TX 75087	

Subdivision	Tract	Block	Lot No	Parcel No	General Plan
CARABAJAL	C	117	C	3140-0117-000C-00-OR	

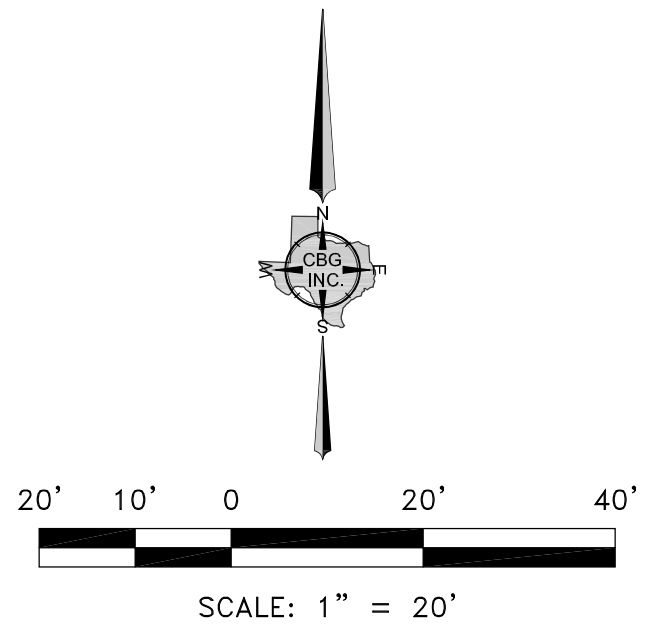
Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	Russell McDowell	9/13/2019	9/20/2019	9/17/2019	4	APPROVED	
ENGINEERING	Sarah Johnston	9/13/2019	9/20/2019	9/20/2019	7	COMMENTS	(9/20/2019 12:07 PM SJ) M - Need easement bearings and distances for outfall to ROW and detention pond. M - Remove contours and trees. M - Add note, "5. Property owner shall be responsible for all maintenance repair, and reconstruction of drainage and detention easements."
FIRE	Ariana Hargrove	9/13/2019	9/20/2019	9/20/2019	7	APPROVED	
GIS	Lance Singleton	9/13/2019	9/20/2019	9/17/2019	4	APPROVED	
PLANNING	David Gonzales	9/13/2019	9/20/2019	9/20/2019	7	COMMENTS	See comments

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed Status	Remarks
(9/20/2019 9:38 AM DG) P2019-038: Replat – Goliad-Riddell Addition Please address the following comments (M= Mandatory Comments; I = Informational Comments).						
I.1 This is a request for the approval of a replat for Lot1, Block A, Goliad-Riddle Addition being a 0.4079-acre tract of land identified as Lot C, Block 117, B. F. Boydston Addition, City of Rockwall, Rockwall County, Texas, zoned General Retail (GR) District, addressed as 501 S. Goliad Street.						
I.2 For questions or comments concerning this case, please contact David Gonzales in the Planning Department at (972) 772-6488 or email dgonzales@rockwall.com.						
M.3 For reference, include the case number (P2019-038) in the lower right hand corner of all pages on future submittals						
I.4 The final plat shall conform to all standards and requirements of the Unified Development Code (UDC), and staff comments provided by the Planning Engineering, Building Inspections, and Fire Department as indicated in the Project Plan Review document						
M.5 Correct Title Block to read as follows: Final Plat GOLIAD-RIDDELL ADDITION Lot 1, Block A 17,769 Sq. Ft. / 0.4079-acres Being a replat of Lots C, Block 117, BF Boydston Addition, Situated in the E.P. Gaines Chisum Survey, Abstract No. 64 City of Rockwall, Rockwall County, Texas						
I.6 Provide a label indicating the center line of both street rights-of-way (i.e. S. Goliad Street & Storrs Street).						
M.7 Remove the following improvements from the plat as these items are not associated with a final plat (Sec. 38-10, Final Plat, Art. I, UDC): 1) Remove building footprint 2) Remove parking lot improvements and striping detail 3) Remove all tree detail and symbols. 4) Remove retaining wall detail						
M.8 Provide the following information on the plat (Sec. 38-10, Final Plat, Art. I, UDC): 1) Provide a label for the addition's name above Lot 1, Block A (i.e. Goliad-Riddell Addition). 2) Delineate and label building setbacks adjacent to streets 3) Delineate and label all easements (i.e. existing and proposed). 4) Delineate and label the street rights-of-way (i.e. Storrs Street). 5) Use a lighter gray scale for contour lines (or dashed lines).						
I.9 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested. Revisions for this case will be due on October 1, 2019; however, it is encouraged for the applicants to submit revisions as soon as possible to give staff ample time to review the case for compliance. Please provide one (1) large copy [18" X 24" FOLDED] and one PDF version for a final						

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed Status	Remarks
review by staff.						
I.10 The Planning and Zoning meeting will be held on September 24, 2019. This case will be on the Consent Agenda.						
I.11 The City Council meeting will be held on October 7, 2019. This case will be on the Consent Agenda.						
I.12 Please note that once the plat has been approved by the Planning and Zoning Commission and City Council, all staff comments are to be addressed and all revisions are to be approved (by staff) prior to the plat being submitted on mylar for filing						
I.13 Staff recommends that a representative be present for the meetings as scheduled above. The meetings will be held in the City's Council Chambers and begin at 6:00 p.m.						



VICINITY MAP
NOT TO SCALE

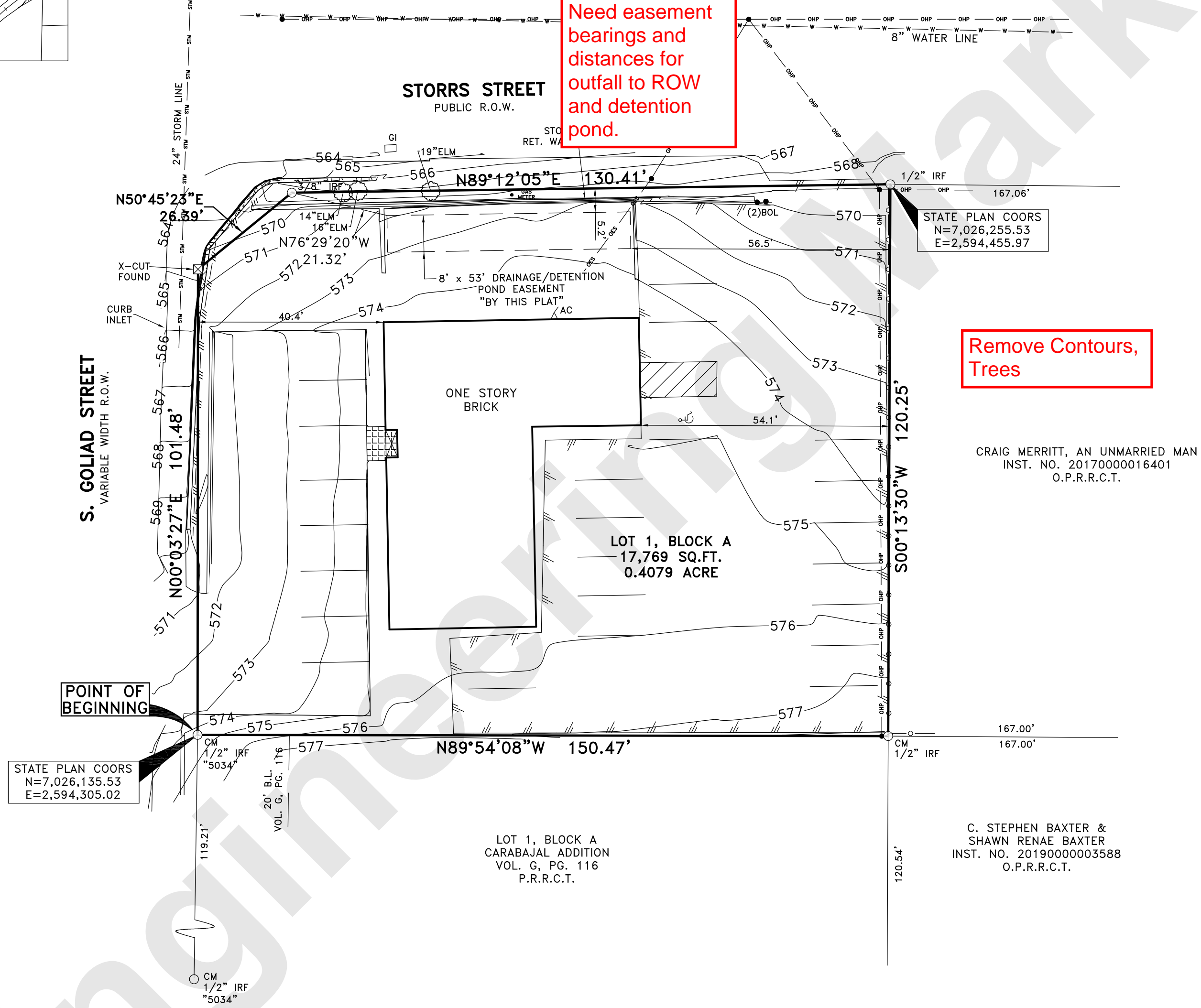


GENERAL NOTES:

- 1) THE BASIS OF BEARINGS FOR THIS SURVEY IS THE TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE, (4202) GEODETIC BEARING ESTABLISHED BY GPS MEASUREMENTS.
- 2) THE PURPOSE OF THIS PLAT IS TO CREATE 1 LOT.
- 3) COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
- 4) ACCORDING TO THE F.I.R.M. IN MAP NO. 48397C0040L, THIS PROPERTY DOES LIE IN ZONE X AND DOES NOT LIE WITHIN THE 100 YEAR FLOOD ZONE.
- 5) DRAINAGE/DETENTION EASEMENT SHALL BE OWNED, MAINTAINED, REPAIRED BY PROPERTY OWNER.

Need easement bearings and distances for outfall to ROW and detention pond.

5. Property owner shall be responsible for all maintenance repair, and reconstruction of drainage and detention easements.



Remove Contours, Trees

LEGEND:

IRS	IRON ROD SET WITH YELLOW PLASTIC CAP
STAMPED "CBG SURVEYING"	
1/2 IRF	1/2 INCH IRON ROD FOUND
CM	CONTROLLING MONUMENT
N	NORTHING
E	EASTING
VOL	VOLUME
PG	PAGE
R.O.W.	RIGHT-OF-WAY
CAB.	CABINET
SQ.FT.	SQUARE FEET
D.R.R.C.T.	DEED RECORDS, ROCKWALL COUNTY, TEXAS
R.R.R.C.T.	PLAT RECORDS, ROCKWALL COUNTY, TEXAS

(SHEET 1 OF 2)

REPLAT
GOLIAD-RIDDELL ADDITION
 LOT 1, BLOCK A
 17,769 SQ.FT. / 0.4079 ACRES
 E.P. GAINES CHISUM SURVEY, ABSTRACT NO. 64
 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

PLANNING & SURVEYING
 Main Office
 12025 Shiloh Road, Ste. 230
 Dallas, TX 75228
 P 214.349.9485
 F 214.349.2216
 Firm No. 10168800
 www.cbginetx.com

OWNER: SHANNON McCORD RIDDELL
 501 S. GOLIAD STREET
 ROCKWALL, TEXAS 75087
 972-979-0866
 SHANNON@LITTLETIPSYBOUQUETTE.COM

SCALE: 1"=20' / DATE: 8/16/2019 / JOB NO. 1912983-1PLAT / DRAWN BY: CC

CASE NO. _____

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS, Shannon McCord Riddell, a married woman, being the owner of a tract of land situated in the E.P. Gaines Chisum Survey, Abstract No. 64 and being that same tract of land conveyed to Shannon McCord Riddell by General Warranty Deed recorded in Instrument No. 20140000018421, Official Public Records, Rockwall County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod stamped "5034" found at the Northwest corner of Lot 1, Block A of Carabajal Addition, an Addition to the City of Rockwall, Rockwall County, Texas, according to the map recorded in Volume G, Page 116, Map Records, Rockwall County, Texas, said point being on the East right-of-way line of S. Goliad Street (variable width right-of-way);

THENCE North 00 degrees 03 minutes 27 seconds East, along said East right-of-way line of said S. Goliad Street, a distance of 101.48 feet to an "X" found at a corner clip;

THENCE North 50 degrees 45 minutes 23 seconds East, along said corner clip, a distance of 26.39 feet to a 3/8 inch iron rod found for corner on the South right-of-way line of Storrs Street (public right-of-way);

THENCE North 89 degrees 12 minutes 05 seconds East, along said South right-of-way line of said Storrs Street, a distance of 130.41 feet to a 1/2 inch iron rod found at the Northwest corner of a tract of land conveyed to Craig Merritt by Deed recorded in Instrument No. 20170000016401, Official Public Records, Rockwall County, Texas, said corner being in the South right-of-way line of said Storrs Street;

THENCE South 00 degrees 13 minutes 30 seconds West, along the West line of said Merritt tract, a distance of 120.25 feet to a 1/2 inch iron rod found for corner, said corner being the Southwest corner of said Merritt tract, also being the Northwest corner of a tract of land conveyed to C. Stephen Baxter and Shawn Renae Baxter by Deed recorded in Instrument No. 20190000003588, Official Public Records, Rockwall County, Texas, said corner also being the Northeast corner of said Lot 1, Block A, Carabajal Addition;

THENCE North 89 degrees 54 minutes 08 seconds West, along the North line of said Lot 1, Block A, Carabajal Addition, a distance of 150.47 feet to the POINT OF BEGINNING and containing 17,769 square feet or 0.4079 of an acre of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

We the undersigned owner(s) of the land shown on this plat, and designated herein as the GOLIAD-RIDDELL ADDITION, 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. We further certify that all other parties who have a mortgage or lien interest in the GOLIAD-RIDDELL ADDITION 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 (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 easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.

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 Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or

Until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner, authorizing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay for the same out of the escrow deposit, should the developer and/or owner fail or refuse to install the required improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements itself. Such deposit may be used by the owner and/or developer as progress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done; or

Until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Rockwall.

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; We, our successors and assigns hereby waive any claim, damage, or cause of action that We may have as a result of the dedication of exactions made herein.

By: _____
Shannon McCord Riddell, (Owner)

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared Shannon McCord Riddell, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given upon my hand and seal of office this ____ day of _____, 2019.

By: _____
printed name: _____
Notary Public in and for the State of Texas

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

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Bryan Connally, a Registered Professional Land Surveyor, licensed by the State of Texas, 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 properly placed under my personal supervision.

Dated this the _____ day of _____, 2019.

RELEASED FOR REVIEW 8/8/19 PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSES AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

Bryan Connally
Texas Registered Professional Land Surveyor No. 5513

RECOMMENDED FOR FINAL APPROVAL

Planning and Zoning Commission _____ Date _____

APPROVED

I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the Council of the City of Rockwall on the ____ day of _____ 2019.

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

WITNESS OUR HANDS, this ____ day of _____, 2019.

Mayor, City of Rockwall

City Secretary

City Engineer

(SHEET 2 OF 2)

REPLAT
GOLIAD-RIDDELL ADDITION
LOT 1, BLOCK A
17,769 SQ.FT. / 0.4079 ACRES
E.P. GAINES CHISUM SURVEY, ABSTRACT NO. 64
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS




OWNER: SHANNON McCORD RIDDELL
501 S. GOLIAD STREET
ROCKWALL, TEXAS 75087
972-979-0866
SHANNON@LITTLELIPSYBOUTIQUE.COM

SCALE: 1"=20' / DATE: 8/16/2019 / JOB NO. 1912983-1PLAT / DRAWN BY: CC

CASE NO. _____

0 12.5 25 50 75 100 Feet

P2019-038 - LOT 1, BLOCK A, GOLIAD-RIDDELL ADDITION
REPLAT - LOCATION MAP = 

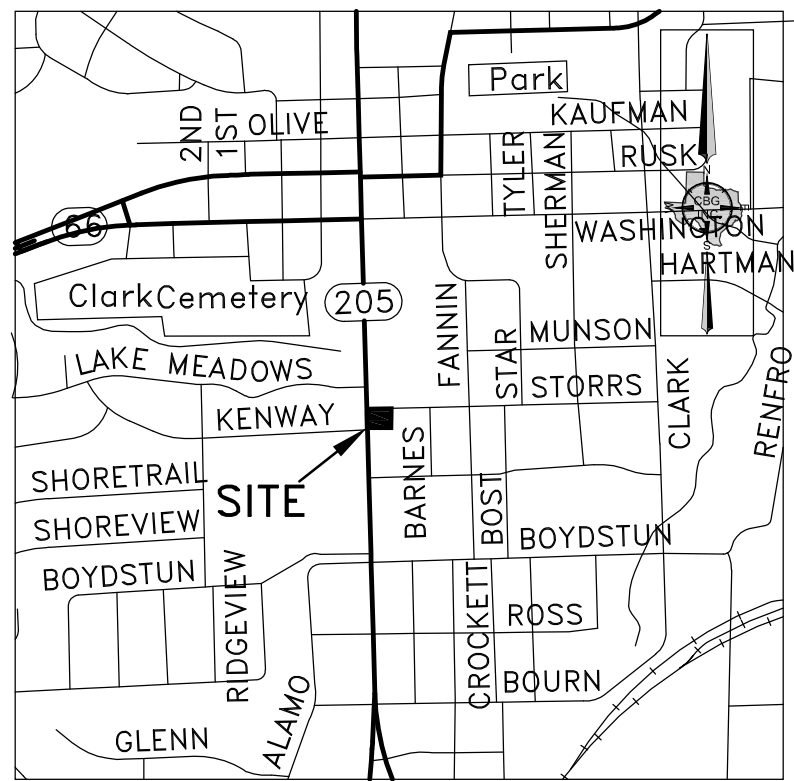


City of Rockwall

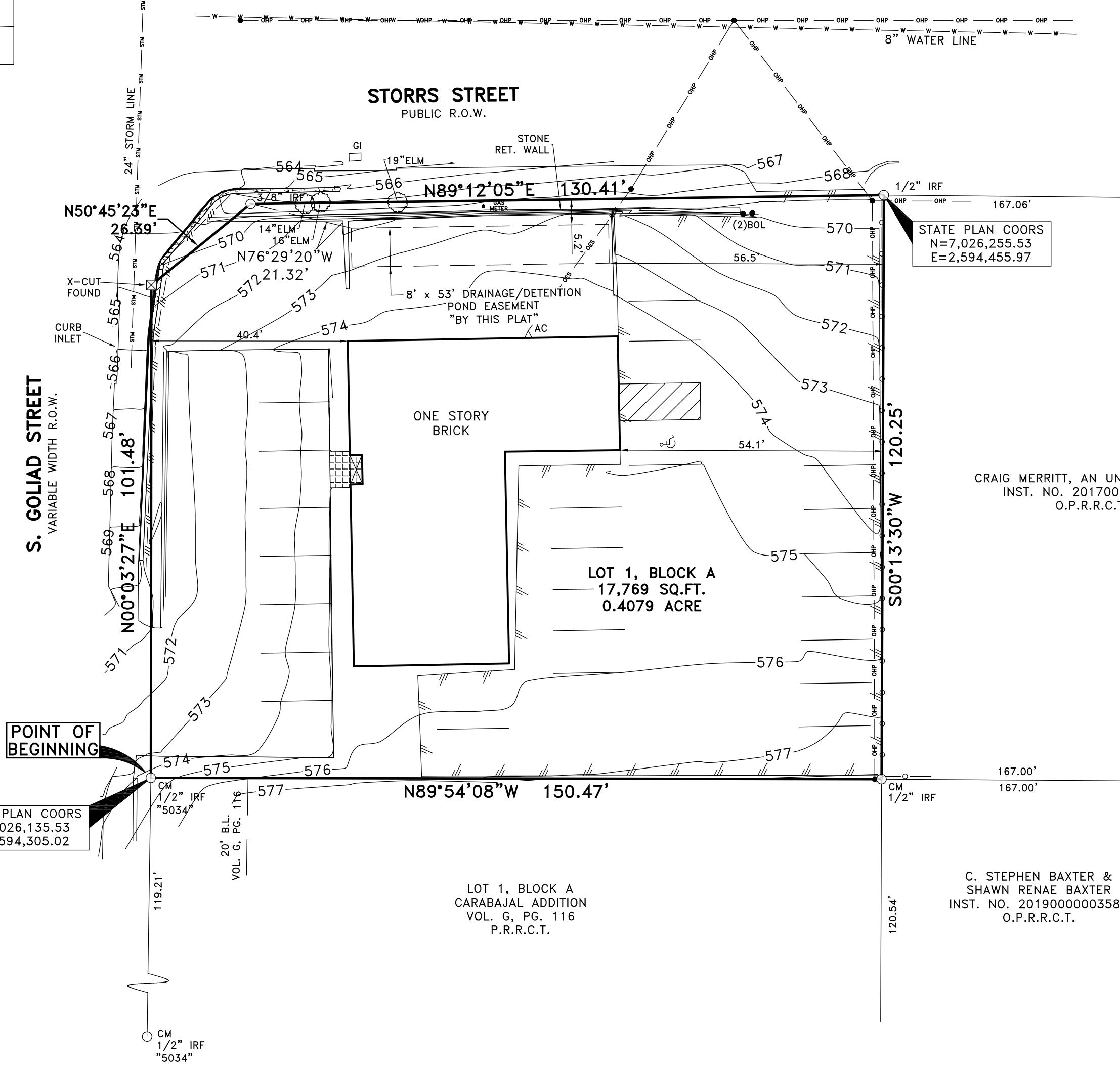
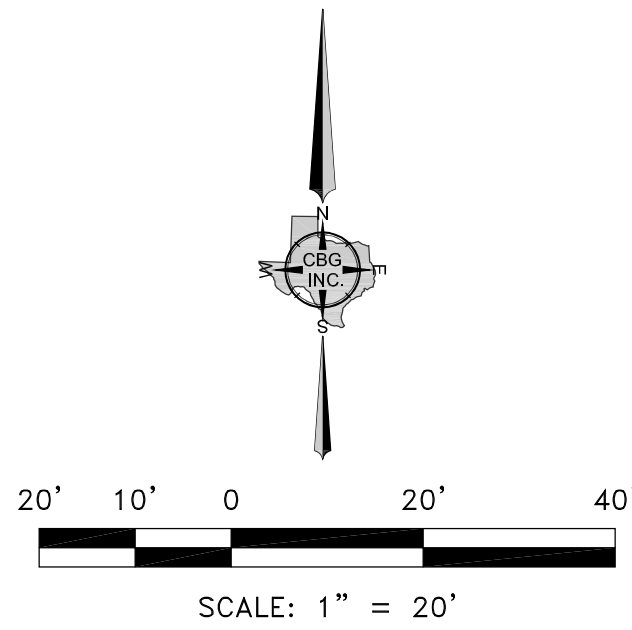
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

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
NOT TO SCALE



- GENERAL NOTES:**
- 1) THE BASIS OF BEARINGS FOR THIS SURVEY IS THE TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE, (4202) GEODETIC BEARING ESTABLISHED BY GPS MEASUREMENTS.
 - 2) THE PURPOSE OF THIS PLAT IS TO CREATE 1 LOT.
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 - 5) DRAINAGE/DETENTION EASEMENT SHALL BE OWNED, MAINTAINED, REPAIRED BY PROPERTY OWNER.

LEGEND:

IRS	IRON ROD SET WITH YELLOW PLASTIC CAP
STAMPED "CBG SURVEYING"	
1/2 IRF	1/2 INCH IRON ROD FOUND
CM	CONTROLLING MONUMENT
N	NORTHING
E	EASTING
VOL	VOLUME
PG	PAGE
R.O.W.	RIGHT-OF-WAY
CAB.	CABINET
SQ.FT.	SQUARE FEET
D.R.R.C.T.	DEED RECORDS, ROCKWALL COUNTY, TEXAS
R.R.R.C.T.	PLAT RECORDS, ROCKWALL COUNTY, TEXAS

SHEET 1 OF 2

REPLAT
GOLIAD-RIDDELL ADDITION
 LOT 1, BLOCK A
 17,769 SQ.FT. / 0.4079 ACRES
 E.P. GAINES CHISUM SURVEY, ABSTRACT NO. 64
 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

PLANNING & SURVEYING
 Main Office
 12025 Shiloh Road, Ste. 230
 Dallas, TX 75228
 P 214.349.9485
 F 214.349.2216
 Firm No. 10168800
 www.cbginetx.com

OWNER: SHANNON McCORD RIDDELL
 501 S. GOLIAD STREET
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 972-979-0866
 SHANNON@LITTLETIPSYBOUTIQUE.COM

SCALE: 1"=20' / DATE: 8/16/2019 / JOB NO. 1912983-1PLAT / DRAWN BY: CC

CASE NO. _____

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF ROCKWALL

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THENCE North 00 degrees 03 minutes 27 seconds East, along said East right-of-way line of said S. Goliad Street, a distance of 101.48 feet to an "X" found at a corner clip;

THENCE North 50 degrees 45 minutes 23 seconds East, along said corner clip, a distance of 26.39 feet to a 3/8 inch iron rod found for corner on the South right-of-way line of Storrs Street (public right-of-way);

THENCE North 89 degrees 12 minutes 05 seconds East, along said South right-of-way line of said Storrs Street, a distance of 130.41 feet to a 1/2 inch iron rod found at the Northwest corner of a tract of land conveyed to Craig Merritt by Deed recorded in Instrument No. 20170000016401, Official Public Records, Rockwall County, Texas, said corner being in the South right-of-way line of said Storrs Street;

THENCE South 00 degrees 13 minutes 30 seconds West, along the West line of said Merritt tract, a distance of 120.25 feet to a 1/2 inch iron rod found for corner, said corner being the Southwest corner of said Merritt tract, also being the Northwest corner of a tract of land conveyed to C. Stephen Baxter and Shawn Renae Baxter by Deed recorded in Instrument No. 20190000003588, Official Public Records, Rockwall County, Texas, said corner also being the Northeast corner of said Lot 1, Block A, Carabajal Addition;

THENCE North 89 degrees 54 minutes 08 seconds West, along the North line of said Lot 1, Block A, Carabajal Addition, a distance of 150.47 feet to the POINT OF BEGINNING and containing 17,769 square feet or 0.4079 of an acre of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

We the undersigned owner(s) of the land shown on this plat, and designated herein as the GOLIAD-RIDDELL ADDITION, 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. We further certify that all other parties who have a mortgage or lien interest in the GOLIAD-RIDDELL ADDITION 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 (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 easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.

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 Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or

Until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner, authorizing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay for the same out of the escrow deposit, should the developer and/or owner fail or refuse to install the required improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements itself. Such deposit may be used by the owner and/or developer as progress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done; or

Until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Rockwall.

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; We, our successors and assigns hereby waive any claim, damage, or cause of action that We may have as a result of the dedication of exactions made herein.

By: Shannon McCord Riddell, (Owner)

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared Shannon McCord Riddell, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given upon my hand and seal of office this ____day of_____, 2019.

By: Notary Public in and for the State of Texas

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

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Bryan Connally, a Registered Professional Land Surveyor, licensed by the State of Texas, 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 properly placed under my personal supervision.

Dated this the ____ day of _____, 2019.

RELEASED FOR REVIEW 8/8/19 PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSES AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

Bryan Connally
Texas Registered Professional Land Surveyor No. 5513

RECOMMENDED FOR FINAL APPROVAL
Planning and Zoning Commission Date
APPROVED
I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the Council of the City of Rockwall on the ____ day of _____ 2019.
This approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk of Rockwall County, Texas within one hundred eighty (180) days from said date of final approval.
WITNESS OUR HANDS, this ____ day of _____, 2019.
Mayor, City of Rockwall
City Secretary
City Engineer

REPLAT
GOLIAD-RIDDELL ADDITION
LOT 1, BLOCK A
17,769 SQ.FT. / 0.4079 ACRES
E.P. GAINES CHISUM SURVEY, ABSTRACT NO. 64
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS



OWNER: SHANNON McCORD RIDDELL
501 S. GOLIAD STREET
ROCKWALL, TEXAS 75087
972-979-0866
SHANNON@LITTLELIPSYBOUTIQUE.COM



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: October 7, 2019
APPLICANT: Bryon Connally; *CBG Surveying Texas, LLC*
CASE NUMBER: P2019-038; *Lot 1, Block A, Goliad-Riddell Addition*

SUMMARY

Consider a request by Bryon Connally of CBG Surveying Texas, LLC on behalf of Shannon McCord Riddell for the approval of a replat for Lot 1, Block A, Goliad-Riddle Addition being a 0.4079-acre tract of land identified as Lot C, Block 117, B. F. Boydston Addition, City of Rockwall, Rockwall County, Texas, zoned General Retail (GR) District, addressed as 501 S. Goliad Street, and take any action necessary.

PLAT INFORMATION

- The applicant is requesting the approval of a replat for a 0.4079-acre parcel of land [*i.e. Lot 1, Block A, Goliad-Riddell Addition*] for purpose of establishing a drainage & detention easement for the in conjunction with the expansion of the existing building on the subject property. The *subject property* is zoned General Retail (GR) District and addressed as 501 S. Goliad Street.
- On August 13, 2019, the Planning and Zoning Commission approved a site plan [*i.e. SP2019-029*] for the purpose of expanding an existing personal service facility [*i.e. Jour Salon & Spa*] subject property. The proposed expansion will increase the total square footage of the existing structure to 3,448 SF (*i.e. an increase of 736 SF*). According to the Rockwall Central Appraisal District (RCAD) records, the existing structure was constructed in 1990.
- 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 City Council chooses to approve the replat for *Lot 1, Block A, Goliad-Riddell 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.

PLANNING AND ZONING COMMISSION

On September 24, 2019, the Planning and Zoning Commission's motion to recommend approval of the replat with staff conditions passed by a vote of 7-0.

0 12.5 25 50 75 100 Feet

P2019-038 - LOT 1, BLOCK A, GOLIAD-RIDDELL ADDITION
REPLAT - LOCATION MAP = 

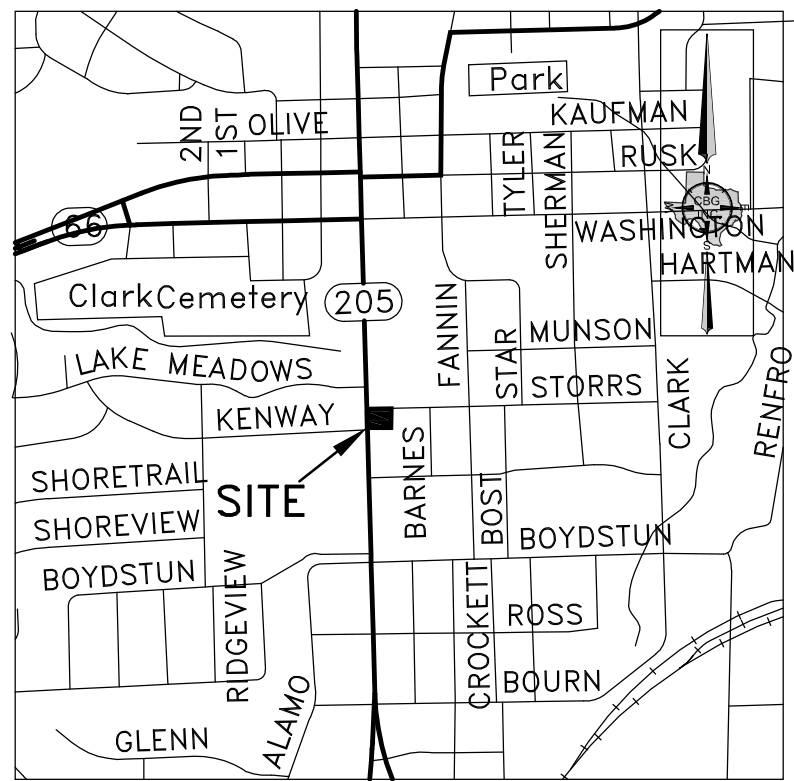


City of Rockwall

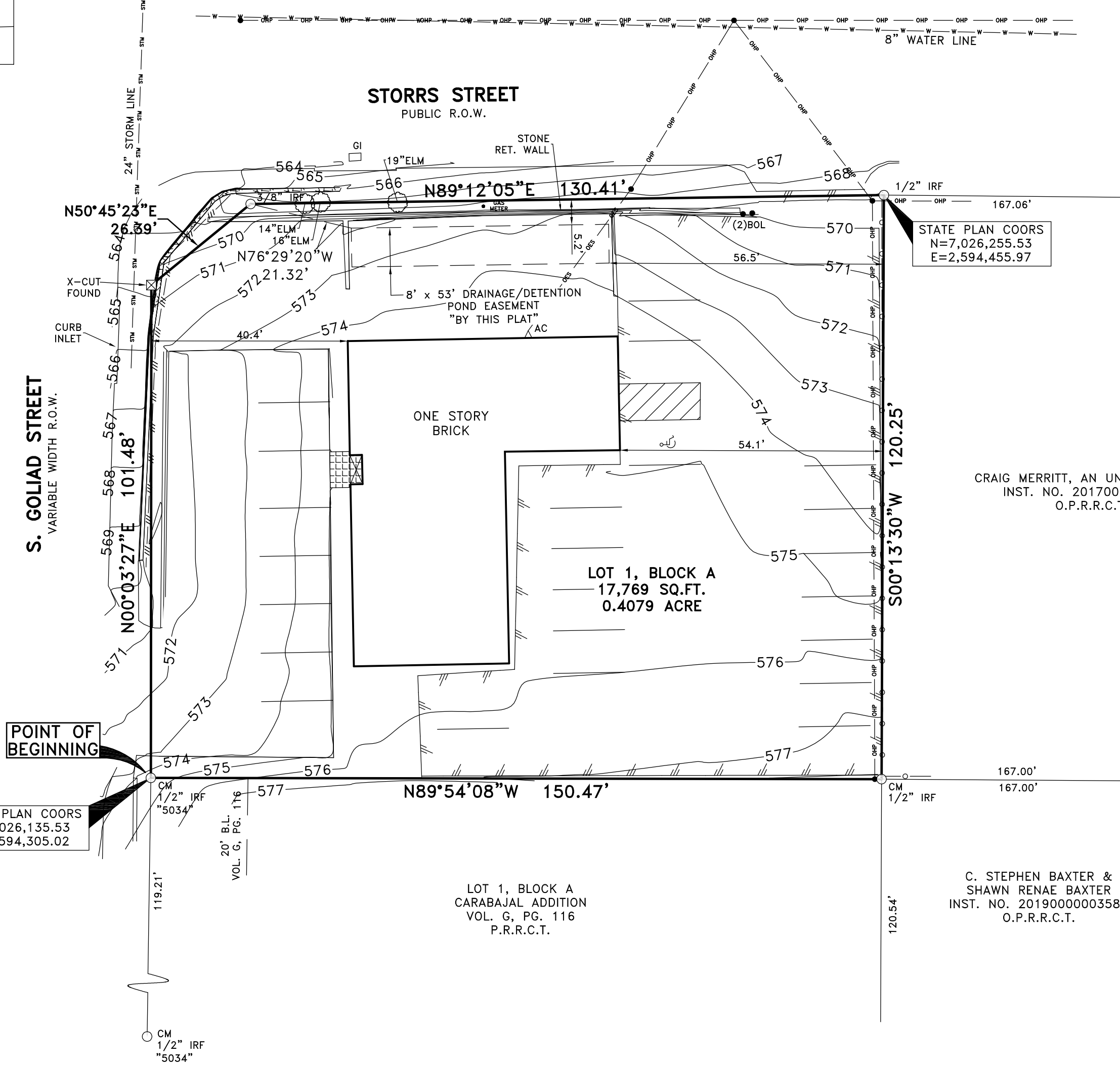
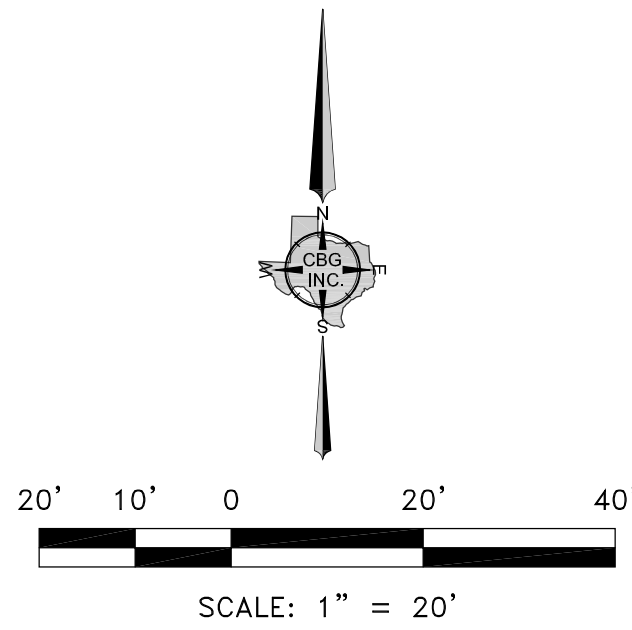
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

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
NOT TO SCALE



STATE PLAN COORS
N=7,026,135.53
E=2,594,305.02

STATE PLAN COORS
N=7,026,255.53
E=2,594,455.97

LOT 1, BLOCK A
CARABAJAL ADDITION
VOL. G, PG. 116
P.R.R.C.T.

CRAIG MERRITT, AN UNMARRIED MAN
INST. NO. 20170000016401
O.P.R.R.C.T.

C. STEPHEN BAXTER &
SHAWN RENAE BAXTER
INST. NO. 20190000003588
O.P.R.R.C.T.

- GENERAL NOTES:**
- 1) THE BASIS OF BEARINGS FOR THIS SURVEY IS THE TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE, (4202) GEODETIC BEARING ESTABLISHED BY GPS MEASUREMENTS.
 - 2) THE PURPOSE OF THIS PLAT IS TO CREATE 1 LOT.
 - 3) COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
 - 4) ACCORDING TO THE F.I.R.M. IN MAP NO. 48397C0040L, THIS PROPERTY DOES LIE IN ZONE X AND DOES NOT LIE WITHIN THE 100 YEAR FLOOD ZONE.
 - 5) DRAINAGE/DETENTION EASEMENT SHALL BE OWNED, MAINTAINED, REPAIRED BY PROPERTY OWNER.

LEGEND:

IRS	IRON ROD SET WITH YELLOW PLASTIC CAP
STAMPED "CBG SURVEYING"	
1/2 IRF	1/2 INCH IRON ROD FOUND
CM	CONTROLLING MONUMENT
N	NORTHING
E	EASTING
VOL	VOLUME
PG	PAGE
R.O.W.	RIGHT-OF-WAY
CAB.	CABINET
SQ.FT.	SQUARE FEET
D.R.R.C.T.	DEED RECORDS, ROCKWALL COUNTY, TEXAS
R.R.R.C.T.	PLAT RECORDS, ROCKWALL COUNTY, TEXAS

SHEET 1 OF 2

REPLAT
GOLIAD-RIDDELL ADDITION
LOT 1, BLOCK A
17,769 SQ.FT. / 0.4079 ACRES
E.P. GAINES CHISUM SURVEY, ABSTRACT NO. 64
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

PLANNING & SURVEYING
Main Office
12025 Shiloh Road, Ste. 230
Dallas, TX 75228
P 214.349.9485
F 214.349.2216
Firm No. 10168800
www.cbginetx.com

OWNER: SHANNON McCORD RIDDELL
501 S. GOLIAD STREET
ROCKWALL, TEXAS 75087
972-979-0866
SHANNON@LITTLETIPSYBOUTIQUE.COM

SCALE: 1"=20' / DATE: 8/16/2019 / JOB NO. 1912983-1PLAT / DRAWN BY: CC

CASE NO. _____

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS, Shannon McCord Riddell, a married woman, being the owner of a tract of land situated in the E.P. Gaines Chisum Survey, Abstract No. 64 and being that same tract of land conveyed to Shannon McCord Riddell by General Warranty Deed recorded in Instrument No. 20140000018421, Official Public Records, Rockwall County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod stamped "5034" found at the Northwest corner of Lot 1, Block A of Carabajal Addition, an Addition to the City of Rockwall, Rockwall County, Texas, according to the map recorded in Volume G, Page 116, Map Records, Rockwall County, Texas, said point being on the East right-of-way line of S. Goliad Street (variable width right-of-way);

THENCE North 00 degrees 03 minutes 27 seconds East, along said East right-of-way line of said S. Goliad Street, a distance of 101.48 feet to an "X" found at a corner clip;

THENCE North 50 degrees 45 minutes 23 seconds East, along said corner clip, a distance of 26.39 feet to a 3/8 inch iron rod found for corner on the South right-of-way line of Storrs Street (public right-of-way);

THENCE North 89 degrees 12 minutes 05 seconds East, along said South right-of-way line of said Storrs Street, a distance of 130.41 feet to a 1/2 inch iron rod found at the Northwest corner of a tract of land conveyed to Craig Merritt by Deed recorded in Instrument No. 20170000016401, Official Public Records, Rockwall County, Texas, said corner being in the South right-of-way line of said Storrs Street;

THENCE South 00 degrees 13 minutes 30 seconds West, along the West line of said Merritt tract, a distance of 120.25 feet to a 1/2 inch iron rod found for corner, said corner being the Southwest corner of said Merritt tract, also being the Northwest corner of a tract of land conveyed to C. Stephen Baxter and Shawn Renae Baxter by Deed recorded in Instrument No. 20190000003588, Official Public Records, Rockwall County, Texas, said corner also being the Northeast corner of said Lot 1, Block A, Carabajal Addition;

THENCE North 89 degrees 54 minutes 08 seconds West, along the North line of said Lot 1, Block A, Carabajal Addition, a distance of 150.47 feet to the POINT OF BEGINNING and containing 17,769 square feet or 0.4079 of an acre of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

We the undersigned owner(s) of the land shown on this plat, and designated herein as the **GOLIAD-RIDDELL ADDITION**, 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. We further certify that all other parties who have a mortgage or lien interest in the **GOLIAD-RIDDELL ADDITION** 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 (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 easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.

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 Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or

Until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner, authorizing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay for the same out of the escrow deposit, should the developer and/or owner fail or refuse to install the required improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements itself. Such deposit may be used by the owner and/or developer as progress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done; or

Until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Rockwall.

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; We, our successors and assigns hereby waive any claim, damage, or cause of action that We may have as a result of the dedication of exactions made herein.

By: _____
Shannon McCord Riddell, (Owner)

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared Shannon McCord Riddell, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given upon my hand and seal of office this ____day of_____, 2019.

By: _____
printed name: _____
Notary Public in and for the State of Texas

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

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Bryan Connally, a Registered Professional Land Surveyor, licensed by the State of Texas, 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 properly placed under my personal supervision.

Dated this the _____ day of _____, 2019.

RELEASED FOR REVIEW 8/8/19 PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSES AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

Bryan Connally
Texas Registered Professional Land Surveyor No. 5513

RECOMMENDED FOR FINAL APPROVAL

_____ Date _____
Planning and Zoning Commission

APPROVED

I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the Council of the City of Rockwall on the ____ day of _____ 2019.

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

WITNESS OUR HANDS, this ____ day of _____, 2019.

Mayor, City of Rockwall

City Secretary

City Engineer

(SHEET 2 OF 2)

REPLAT
GOLIAD-RIDDELL ADDITION
LOT 1, BLOCK A
17,769 SQ.FT. / 0.4079 ACRES
E.P. GAINES CHISUM SURVEY, ABSTRACT NO. 64
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS



CBG
SURVEYING TEXAS LLC
PROFESSIONAL LAND SURVEYORS
DFW - Houston - East Texas - Austin - San Antonio

PLANNING & SURVEYING
Main Office
12025 Shiloh Road, Ste. 230
Dallas, TX 75228
P 214.349.9485
F 214.349.2216
Firm No. 10168800
www.cbginetx.com

OWNER: SHANNON McCORD RIDDELL
501 S. GOLIAD STREET
ROCKWALL, TEXAS 75087
972-979-0866
SHANNON@LITTLELIPSYBOUTIQUE.COM

SCALE: 1"=20' / DATE: 8/16/2019 / JOB NO. 1912983-1PLAT / DRAWN BY: CC

CASE NO. _____



October 14, 2019

ATTN: BRYON CONNALLY
CBG SURVEYING, TEXAS LLC
12025 SHILOH ROAD, SUITE 230
Dallas, TX 75228

RE: REPLAT PLAT (P2019-038), Lot 1, Block A, Goliad-Riddle 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 10/07/2019. The following is a record of all recommendations, voting records and conditions of approval:

CONDITIONS OF APPROVAL:

If the City Council chooses to approve the replat for Lot 1, Block A, Goliad-Riddell 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.

PLANNING AND ZONING COMMISSION:

On September 24, 2019, the Planning and Zoning Commission's motion to recommend approval of the replat with staff conditions passed by a vote of 7-0.

CITY COUNCIL:

On October 7, 2019, the City Council's motion to approve the applicant's request with staff recommendations passed by a vote of 7-0.

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, you will need to provide a minimum of one (1) copy on mylar with signatures notarized. City staff will obtain signatures from the Mayor, Engineer, and City Secretary. Any additional mylar (or bonded) copies are welcomed and will be returned to you. Once filed, you must pick-up the additional copies or they will be discarded.

The filing fees for the plat will be \$50 per page (e.g. \$50 x 2 pages = \$100) + \$30 for the 1st Tax Certificate + \$4 for any additional Tax Certificates [*i.e. two (2) properties, etc.*]. Please note that there is an additional \$4 fee for a Tax Receipt indicating the current years assessed taxes have been paid [*this applies from September to December*]. If you have any questions regarding this particular requirement, please call Rockwall County at 972.204.6311. As an example, the **Minimum Total Fees Due = \$130.00** for a 2 page plat with one tax certificate, if filed by August 31, 2019. Should the plat be filed after August 31, 2019, a Tax Receipt indicating that the current years assessed taxes have been paid will be required, and an additional \$4 for each tax receipt will be due in order to file the plat with Rockwall County.



Please make your check *payable to the **Rockwall County Clerk*** for the appropriate amount or the plat will not be filed. If you have any questions regarding the fee amount, please call staff at 972.771.7745. When dropping off the plat for filing, please be sure that you have all items required (*i.e. mylar copies, tax certificate(s), tax receipts, & filing fees*). Staff will not accept the mylars if all items necessary for filing are not received at the time they are submitted to City staff.

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 blue ink, appearing to read 'David Gonzales', with a long horizontal line extending to the right.

David Gonzales, AICP
Planning Manager
Planning & Zoning Department
City of Rockwall, TX