



# DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. P2020-001

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

DIRECTOR OF PLANNING: [Signature]

CITY ENGINEER: [Signature]

Please check the appropriate box below to indicate the type of development request [SELECT ONLY ONE BOX]:

### Platting Application Fees:

- Master Plat (\$100.00 + \$15.00 Acre)<sup>1</sup>
- Preliminary Plat (\$200.00 + \$15.00 Acre)<sup>1</sup>
- Final Plat (\$300.00 + \$20.00 Acre)<sup>1</sup>
- Replat (\$300.00 + \$20.00 Acre)<sup>1</sup>
- Amending or Minor Plat (\$150.00)
- Plat Reinstatement Request (\$100.00)

### Site Plan Application Fees:

- Site Plan (\$250.00 + \$20.00 Acre)<sup>1</sup>
- Amended Site Plan/Elevations/Landscaping Plan (\$100.00)

### Zoning Application Fees:

- Zoning Change (\$200.00 + \$15.00 Acre)<sup>1</sup>
- Specific Use Permit (\$200.00 + \$15.00 Acre)<sup>1</sup>
- PD Development Plans (\$200.00 + \$15.00 Acre)<sup>1</sup>

### Other Application Fees:

- Tree Removal (\$75.00)
- Variance Request (\$100.00)

### Notes:

<sup>1</sup>: In determining the fee, please use the exact acreage when multiplying by the per acre amount. For requests on less than one acre, round up to one (1) acre.

## PROPERTY INFORMATION [PLEASE PRINT]

Address 405 FOX HOLLOW DRIVE

Subdivision RIDGECREST

Lot 1 Block C

General Location N/E CORNER OF FOX HOLLOW DRIVE & AIRPORT ROAD

## ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning ORDINANCE 16-42

Current Use SF

Proposed Zoning NO CHANGE - JUST REPLAT

Proposed Use NO CHANGE. JUST NEED TO CREATE ADDITIONAL HOA OPEN SPACE (41-240 SF)

Acreage 41-20, 340 SF, or .5A Lots [Current] 1 SF Lots [Proposed] 1 SF & 1 HOA

**SITE PLANS AND PLATS:** By checking this box you acknowledge that due to the passage of HB3167 the City no longer has flexibility with regard to its approval process, and failure to address any of staff's comments by the date provided on the Development Calendar will result in the denial of your case.

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

Owner WINDSOR HOMES CUMBERLAND LLC  Applicant SAME AS OWNER

Contact Person ADAM BUCZEK

Contact Person

Address 8214 Westchick Dr., Ste 710

Address

City, State & Zip DALLAS, TX 75225

City, State & Zip

Phone 214-888-8843

Phone

E-Mail abuczek@skorburgcompany.com

E-Mail

## NOTARY VERIFICATION [REQUIRED]

Before me, the undersigned authority, on this day personally appeared ADAM J. BUCZEK [Owner] the undersigned, who stated the information on this application to be true and certified the following:

"I hereby certify that I am the owner for the purpose of this application; all information submitted herein is true and correct; and the application fee of \$ 320.00, to cover the cost of this application, has been paid to the City of Rockwall on this the 31<sup>ST</sup> day of DECEMBER, 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."

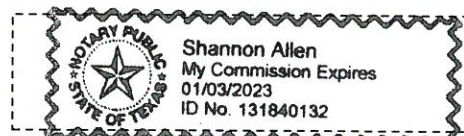
Given under my hand and seal of office on this the 31<sup>ST</sup> day of DECEMBER, 20 19.

Owner's Signature

[Signature]

Notary Public in and for the State of Texas

[Signature]



My Commission Expires 1-3-23



# CHECKLIST FOR PLAT SUBMITTALS

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

**Case Type:**

- Minor/Amending Plat       Replat  
 Final Plat                       Preliminary Plat  
 Master Plat                         Vacation Plat

**Case Number**

**Reviewed By:**

**Review Date:**

**NOTES:** The requirements listed below are based on the case type, which is indicated in the '[ ]' below the requirement description. On the checklist below a Replat, Minor Subdivision Plat, and Vacation Plat would be required to meet all the same requirements as a Final Plat.

Requirements	✓ = OK	N/A	Comments
Case Number [Final Plat, Preliminary Plat & Master Plat]	<input type="checkbox"/>	<input type="checkbox"/>	The case number will be provided by staff and placed in the lower right-hand corner of all new submittals.
Items Necessary for Plat Review:			
✓ Plat	<input checked="" type="checkbox"/>	<input type="checkbox"/>	[Final Plat, Preliminary Plat & Master Plat]
✓ Treescape Plan	<input type="checkbox"/>	<input type="checkbox"/>	If Applicable [Final Plat & Preliminary Plat]
✓ Landscape Plan	<input type="checkbox"/>	<input type="checkbox"/>	If Applicable [Final Plat & Preliminary Plat]
✓ Plat Reinstatement Request	<input type="checkbox"/>	<input type="checkbox"/>	Check w/ Planning Staff
Submittal Requirements [Final Plat, Preliminary Plat & Master Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Four (4) large (18" x 24") <b>folded</b> copies and one (1) PDF digital copy of each plat is required at the time of submittal.
Engineering Information [Final Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Provide accurate plat dimensions with all engineering information necessary to reproduce the plat on the ground. <b>ENGINEERING SUBMITTAL AND APPROVAL REQUIRED PRIOR TO SUBMITTING AN APPLICATION FOR FINAL PLAT.</b>
Title Block:			
Type of Plat [Master, Preliminary, Final or Replat]			
Subdivision Name (Proposed or Approved)			
Lot / Block Designation	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Provide the title block information in the lower right-hand corner.
Number of Lots (Proposed)			
Total Acreage			
City, State, County			
Owner, Developer, and/or Surveyor/Engineer (Name/Address/Phone Number/Date of Preparation) [Final Plat & Preliminary Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	This includes the names and addresses of the sub dividers, record owner, land planner, engineer and/or surveyor. The date of plat preparation should also be put in the lower right-hand corner.
Survey Monuments/State Plane Coordinates [Final Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The location of the development is required to be tied to a Rockwall monument, or tie two (2) corners to state plan coordinates (NAD 83 State Plane Texas, North Central [7202], US Survey Feet).
Vicinity Map [Final Plat & Preliminary Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	A Vicinity Map should show the boundaries of the proposed subdivision relative to the rest of the city.
North Point [Final Plat & Preliminary Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The north point or north arrow must be facing true north (or straight up) on all plans, unless the scale of the drawings or scope of the project requires a different position.
Numeric and Graphic Scale [Final Plat & Preliminary Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Plats should be drawn to an Engineering Scale of 1"=50', 1"=100', etc...
Subdivision (Boundary, Acreage, and Square Footage) [Final Plat, Preliminary Plat & Master Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate the subdivision boundary lines, and acreage and square footage. For Master Plats provide a schematic layout of the entire tract to be subdivided, any remainder tracts and its relationship to adjacent property and existing adjoining developments.
Lot and Block (Designation, Width, Depth and Area) [Final Plat & Preliminary Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Identification of each lot and block by number or letter. For each lot indicate the square footage and acreage or provide a calculation sheet. Also provide a lot count.
Dwelling Units/Population Density [Master Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate the proposed number of dwelling units and population densities.
Building Setbacks [Final Plat & Preliminary Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Label the building lines where adjacent to a street.
Easements [Final Plat & Preliminary Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Label all existing and proposed easements relative to the site and include the type, purpose and width.

City Limits <i>[Final Plat, Preliminary Plat &amp; Master Plat]</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate the location of the City Limits, contiguous or within the platting area.
Utilities (P)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate the locations of all existing and proposed utilities. Include the size and type of each.
Property Lines <i>[Final Plat, Preliminary Plat &amp; Master Plat]</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Provide all the proposed and platted property lines.
Streets <i>[Final Plat, Preliminary Plat &amp; Master Plat]</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Label all proposed and existing streets with the proposed or approved names. For Master Plats indicate the existing arterials and collector streets to serve the land to be platted consistent with the Thoroughfare Plan or proposed amendments.
Right-Of-Way and Centerline <i>[Final Plat, Preliminary Plat &amp; Master Plat]</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Label the right-of-way width and street centerline for each street both within and adjacent to the development.
Additional Right-Of-Way <i>[Final Plat &amp; Preliminary Plat]</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate the location and dimensions of any proposed right-of-way dedication.
Corner Clips <i>[Final Plat &amp; Preliminary Plat]</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate all existing and proposed corner clips and any subsequent dedication.
Median Openings <i>[Preliminary Plat]</i>	<input type="checkbox"/>	<input type="checkbox"/>	Locate and identify existing and/or proposed median openings and left turn channelization.
Topographical Contours <i>[Preliminary Plat &amp; Master Plat]</i>	<input type="checkbox"/>	<input type="checkbox"/>	Topographical information and physical features to include contours at 2-foot intervals.
Flood Elevations <i>[Preliminary Plat &amp; Master Plat]</i>	<input type="checkbox"/>	<input type="checkbox"/>	Show 100-Year & 50-Year floodplain and floodway boundaries (if applicable).
Drainage Areas <i>[Preliminary Plat &amp; Master Plat]</i>	<input type="checkbox"/>	<input type="checkbox"/>	Show all drainage areas and all proposed storm drainages areas with sizes if applicable.
Wooded Areas <i>[Preliminary Plat &amp; Master Plat]</i>	<input type="checkbox"/>	<input type="checkbox"/>	Indicate the boundaries of all adjacent wooded areas.
Zoning and Land Use Information <i>[Preliminary Plat &amp; Master Plat]</i>	<input type="checkbox"/>	<input type="checkbox"/>	Indicate all proposed land uses, and existing and proposed zoning classifications. For Master Plats indicate the proposed major categories of land use.
Existing Man-Made Features <i>[Master Plat]</i>	<input type="checkbox"/>	<input type="checkbox"/>	Indicate all significant man-made features such as railroad, roads, buildings, utilities or other physical structures as shown on USGS topographic maps, utility company records and city records when such features affect the plans.
Parks and Open Space <i>[Preliminary Plat &amp; Master Plat]</i>	<input type="checkbox"/>	<input type="checkbox"/>	Identify the dimensions, names and description of all parks and open spaces, both existing and proposed. For Master Plats also indicate schools and other public uses as consistent with those shown in the comprehensive plan.
Proposed Improvements <i>[Preliminary Plat]</i>	<input type="checkbox"/>	<input type="checkbox"/>	Indicate how the proposed improvements would relate to those in the surrounding area.
Water Sources <i>[Preliminary Plat]</i>	<input type="checkbox"/>	<input type="checkbox"/>	Indicate water sources inside the city limits or in the extraterritorial jurisdiction (ETJ).
Sewage Disposal <i>[Preliminary Plat]</i>	<input type="checkbox"/>	<input type="checkbox"/>	Indicate sewage disposal method inside the city limits or in the extraterritorial jurisdiction (ETJ).
Adjacent Properties <i>[Final Plat &amp; Preliminary Plat]</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Record owners of contiguous parcels of subdivided land, names and lot patterns of contiguous subdivisions, approved Concept Plans, reference recorded subdivision plats adjoining platted land by record name and by deed record volume and page.
Phasing Plan <i>[Master Plat]</i>	<input type="checkbox"/>	<input type="checkbox"/>	Designation of each phase of development within the subdivision, the order of development, and a schedule for the development of each phase of the master plan.
Dedication <i>[Final Plat, Preliminary Plat &amp; Master Plat]</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate the boundary lines, dimensions and descriptions, of spaces to be dedicated for public use of the inhabitants of the development.
Statement of Service <i>[Master Plat]</i>	<input type="checkbox"/>	<input type="checkbox"/>	Provide a detailed statement of how the proposed subdivision will be served by water, wastewater, roadway and drainage facilities that have adequate capacity to serve the development.
Standard Plat Wording <i>[Final Plat]</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Provide the appropriate plat wording provided in the application packet that details the designation of the entity responsible for the operation and maintenance of any commonly held property and a waiver releasing the city of such responsibility, a waiver releasing the City for damages in establishment or alteration of grade.
Legal Description <i>[Final Plat]</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Place the Legal Description (Metes and Bounds Description/Field Notes) where indicated in the Owner's Certificate per the application packet.
Storm Drainage Improvements Statement <i>[Final Plat]</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Provide the appropriate statement of developer responsibility for storm drainage improvements found in the application packet.

Dedication Language <i>[Final Plat]</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Provide the instrument of dedication or adoption signed by the owners, which is provided in the application packet.
Seal /Signature <i>[Final Plat]</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Required to have the seal and signature of surveyor responsible for the surveying the development and/or the preparation of the plat.
Public Improvement Statement <i>[Final Plat]</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Provide the appropriate statement indicating that no building permits will be issued until all public improvements are accepted by the City as provided in the application packet.
Plat Approval Signatures <i>[Final Plat]</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Provide a space for signatures attesting approval of the plat.
Compliance with Preliminary Plat <i>[Final Plat]</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Does the plat comply with all the special requirements developed in the preliminary plat review?
Review Plans with Franchise Utility Companies <i>[Final Plat, Preliminary Plat &amp; Master Plat]</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Review the proposed plans and plat with electric, gas, cable and phone companies.



# RECEIPT

Project Number: P2020-001  
Job Address: 405 FOX HOLLOW DR  
ROCKWALL, TX 75087

Receipt Number: B87803

Printed: 1/3/2020 3:35 pm

Fee Description	Account Number	Fee Amount
PLATTING	01-4280	\$ 320.00

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**Total Fees Paid:**

**\$ 320.00**

Date Paid: 1/3/2020 12:00:00AM

Paid By: Ridgecrest SF, LTD.

Pay Method: CHECK 1230

Received By: DG



# 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

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**TO:** Planning and Zoning Commission  
**DATE:** January 14, 2020  
**APPLICANT:** Adam Buczek; *Windsor Homes Cumberland, LLC*  
**CASE NUMBER:** P2020-001; *Lot 12, Block C, Ridgecrest Addition*

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### SUMMARY

Consider a request by Adam Buczek of Windsor Homes Cumberland, LLC for the approval of a replat for Lot 12, Block C, Ridgecrest Addition, being a 0.503-acre parcel of land identified as Lot 1, Block C, Ridgecrest Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 81 (PD-81) for Single-Family 10 (SF-10) District land uses, addressed as 405 Fox Hollow Drive, and take any action necessary.

### PLAT INFORMATION

- The applicant is requesting the approval of a replat for a 0.503-acre parcel of land (*i.e. Lot 12, Block C, Ridgecrest Addition*) for purpose of incorporating a four (4) foot strip along the eastern property line of Lot 1, Block C into Lot X, Block C. Currently, a structure from the property directly east of the subject property (*i.e. Tract 17, of the E M Elliott Survey, Abstract No. 77*) encroaches into this four (4) strip, and replatting the property will facilitate the construction and sale of a single-family home on the subject property. The remaining four (4) foot strip -- *along with the remainder of Lot X, Block C* -- will be dedicated as open space and will be maintained by the Homeowner's Association (HOA).
- On May 16, 2016, the City Council approved Planned Development District 81 (PD-81) [*Ordinance No. 16-42*] allowing Single-Family 10 (SF-10) District land uses on a 29.541-acre tract of land. Following zoning approval, the City Council approved a preliminary plat [*Case No. P2016-029*] for 45 single-family residential lots within Planned Development District 81 (PD-81) on June 20, 2016. On November 21, 2016, the City Council approved the final plat [*Case No. P2016-045*] for 45 single-family residential lots within Planned Development District 81 (PD-81), and which established the Ridgecrest Subdivision.
- On December 30, 2019, the Planning and Zoning Commission approved a variance request for the subject property (*i.e. 405 Fox Hollow Drive*) allowing a solid wood fence to be established adjacent to open space.
- The surveyor has completed the majority of the technical revisions requested by staff, and this plat - *- conforming to the requirements for plats as stated in the Subdivision Ordinance in the Municipal Code of Ordinances* -- is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.
- Conditional approval of this plat by the City Council shall constitute approval subject to the conditions stipulated in the *Conditions of Approval* section below.
- With the exception of the items listed in the *Conditions of Approval* section of this case memo, this plat is in substantial compliance with the requirements of the *Subdivision Ordinance* in the *Municipal Code of Ordinances*.

## **CONDITIONS OF APPROVAL**

If the Planning and Zoning Commission chooses to recommend approval of the replat for *Lot 12, Block C, Ridgecrest 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



<b>Project Number</b> P2020-001	<b>Owner</b> Windsor Homes Cumkberland, LLC	<b>Applied</b> 1/3/2020 DG
<b>Project Name</b> Replat for Encroachment	<b>Applicant</b> Windsor Homes Cumkberland, LLC	<b>Approved</b>
<b>Type</b> PLAT		<b>Closed</b>
<b>Subtype</b> REPLAT		<b>Expired</b>
<b>Status</b> P&Z HEARING		<b>Status</b> 1/10/2020 DG

<b>Site Address</b> 405 FOX HOLLOW DR	<b>City, State Zip</b> ROCKWALL, TX 75087	<b>Zoning</b>
------------------------------------------	----------------------------------------------	---------------

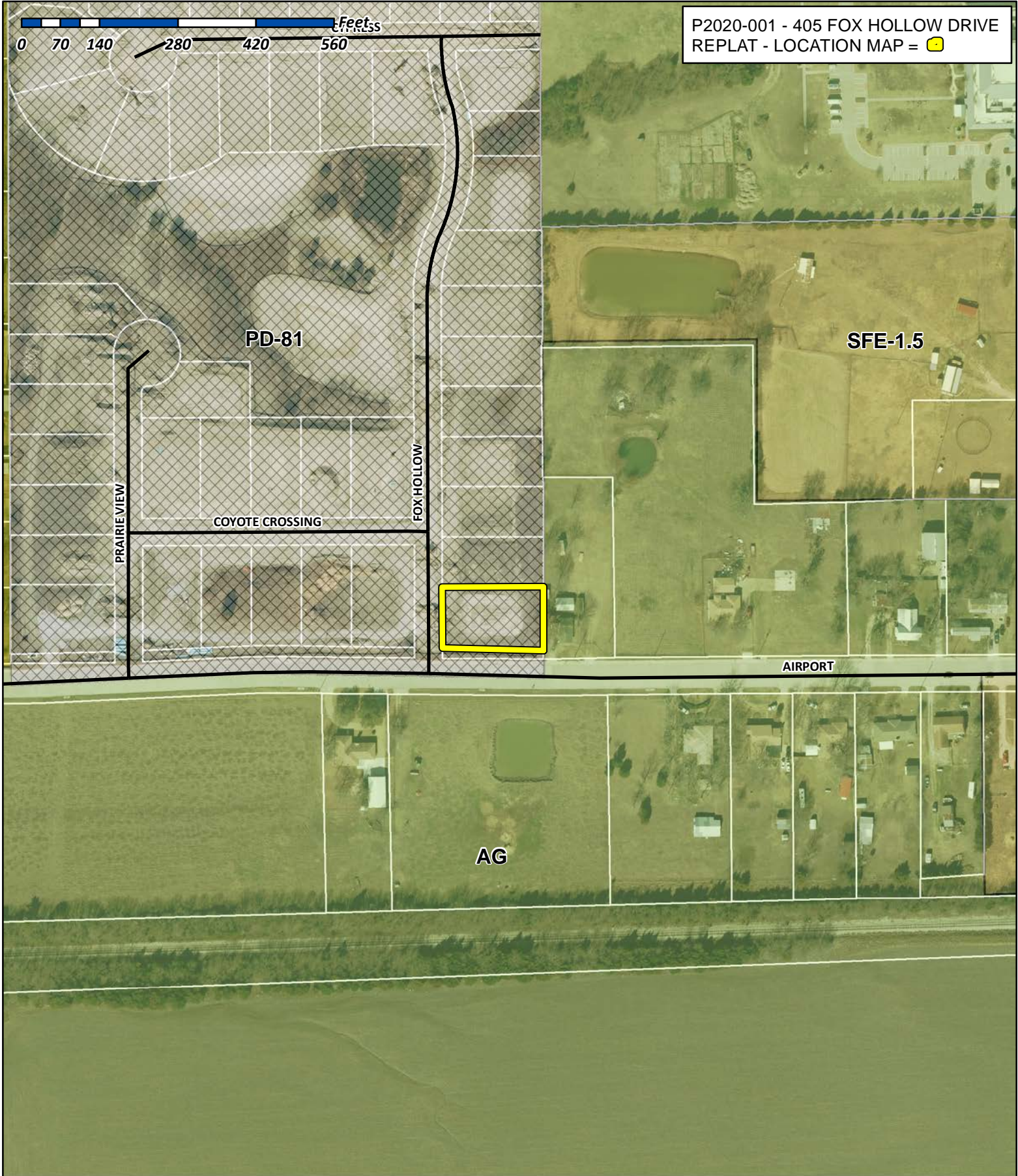
<b>Subdivision</b> RIDGECREST ADDITION	<b>Tract</b> 1	<b>Block</b> C	<b>Lot No</b> 1	<b>Parcel No</b> 4749-000C-0001-00-0R	<b>General Plan</b>
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Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	Russell McDowell	1/3/2020	1/10/2020	1/6/2020	3	APPROVED	
ENGINEERING (1/8/2020 11:27 AM SJ) M - The 15' drainage easement at the back of the lot does not need to move over the 4' as shown. The easement can either be 19' or 15' from the property line. M - The additional 4' of HOA property will need to be part of the 15' drainage easement. M - Note 5, "HOA and property owner to maintain...."	Sarah Johnston	1/3/2020	1/10/2020	1/8/2020	5	COMMENTS	See comments
FIRE	Ariana Hargrove	1/3/2020	1/10/2020	1/7/2020	4	APPROVED	
GIS	Lance Singleton	1/3/2020	1/10/2020				
PLANNING	David Gonzales	1/3/2020	1/10/2020	1/9/2020	6	COMMENTS	See comments



Type of Review / Notes	Contact	Sent	Due	Received	Elapsed Status	Remarks
(1/9/2020 8:00 PM DG)						
P2020-001:Replat – Lot 12, Block C, Ridgecrest Addition– 405 Fox Hollow Drive						
Please address the following comments (M= Mandatory Comments; I = Informational Comments).						
I.1 This is a request for the approval of a replat for Lot 12, Block C, Ridgecrest Addition, being a 0.503-acre parcel of land identified as Lot 1, Block C, Ridgecrest Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 81 (PD-81) for Single-Family 10 (SF-10) District land uses, addressed as 405 Fox Hollow Drive.						
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 Please change the case number to P2020-001 in the lower right hand corner of all pages for the revised plat submittal						
I.4 The final plat shall conform to all standards and requirements of Planned Development District 81 (PD-81) [i.e. Ordinance No. 16-42], 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						
I.5 Provide a label for the open space area (i.e. Lot X, Block C) to read as follows: 'Open Space To Be Maintained by the Homeowner's Association (HOA).'						
M.6 Change the Lot number on the plat and in the owners certificate to indicate "Lot 12, Block C, Ridgecrest Subdivision."						
M.7 Correct the Owner's Certificate by changing statement No 6 and including the language in statement number 7 as found on the application package, which reads as follows:						
7. Property owner shall be responsible for maintaining, repairing, and replacing all systems within the drainage and detention easements						
(Section 38-10, of Chapter 38, of the Municipal Code of Ordinances)						
I.8 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 January 21, 2020; however, it is encouraged for applicants to submit revisions as soon as possible.						
I.9 The Planning and Zoning Work meeting will be held on Tuesday, January 14, 2020.						
I.10 The City Council meeting for this case is scheduled to be held on Tuesday, January 21, 2020.						
I.11 Please provide one (1) large copy [18" X 24" FOLDED] and one PDF version for a subsequent/final review by staff prior to submittal on mylar.						
I.12 Please note that failure to address all comments provided by staff by 3:00 PM on January 21, 2020 will result in the automatic denial of the case on the grounds of an incomplete submittal. No refund will be given for cases that are denied due to an incomplete submittal and a new application and fee will be required to resubmit the case.						
I.13 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						

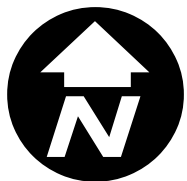
Type of Review / Notes	Contact	Sent	Due	Received	Elapsed Status	Remarks
						revisions are to be approved (by staff) prior to the plat being submitted on mylar for filing
						I.14 Staff recommends that a representative be present for the meetings as scheduled above. The meetings will be held in the City's Council Chambers and begin at 6:00 p.m.



# 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.





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Subdivision RIDGECREST

Lot 1 Block C

General Location N/E CORNER OF FOX HOLLOW DRIVE & AIRPORT ROAD

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Current Use SF

Proposed Zoning NO CHANGE - JUST REPLAT

Proposed Use NO CHANGE. JUST NEED TO CREATE ADDITIONAL HOA OPEN SPACE (41-240 SF)

Acreage 41-20, 340 SF, or .5A Lots [Current] 1 SF Lots [Proposed] 1 SF & 1 HOA

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Owner WINDSOR HOMES CUMBERLAND LLC  Applicant SAME AS OWNER

Contact Person ADAM BUCZEK

Contact Person

Address 8214 Westchase Dr., Ste 710

Address

City, State & Zip DALLAS, TX 75225

City, State & Zip

Phone 214-888-8843

Phone

E-Mail abuczek@skorburgcompany.com

E-Mail

## NOTARY VERIFICATION [REQUIRED]

Before me, the undersigned authority, on this day personally appeared ADAM J. BUCZEK [Owner] the undersigned, who stated the information on this application to be true and certified the following:

"I hereby certify that I am the owner for the purpose of this application; all information submitted herein is true and correct; and the application fee of \$ 320.00, to cover the cost of this application, has been paid to the City of Rockwall on this the 31<sup>ST</sup> day of DECEMBER, 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 31<sup>ST</sup> day of DECEMBER, 20 19.

Owner's Signature

[Signature]

Notary Public in and for the State of Texas

[Signature]



My Commission Expires 1-3-23

**OWNER'S CERTIFICATE**

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS  
 COUNTY OF ROCKWALL  
 We the undersigned owners of the land shown on this plat, and designated herein as the LOT 1 BLOCK C out of RIDGECREST, subdivision 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 LOT 1 BLOCK C out of RIDGECREST, subdivision have been notified and signed this plat.

We understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. We also understand the following:

- No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
- 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.
- 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.
- The developer and subdivision engineer shall bear total responsibility for storm drain improvements.
- 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.
- The detention drainage system is to be maintained, repaired and owned by the subdivision/HOA. The drainage easements shall be maintained, repaired, and replaced to approved plan conditions by the subdivision/HOA.
- 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.

WINDSOR HOMES CUMBERLAND, LLC.  
 a Texas limited liability company

Adam J. Buczek  
 Authorized Signer

STATE OF TEXAS  
 COUNTY OF  
 Before me, the undersigned authority, on this day personally appeared ADAM J. BUCZEK 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 \_\_\_\_\_, 2020.

Notary Public in and for the State of Texas My Commission Expires: \_\_\_\_\_

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

Planning & 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 City Council of the City of Rockwall on the \_\_\_\_\_ day of \_\_\_\_\_, 2020.

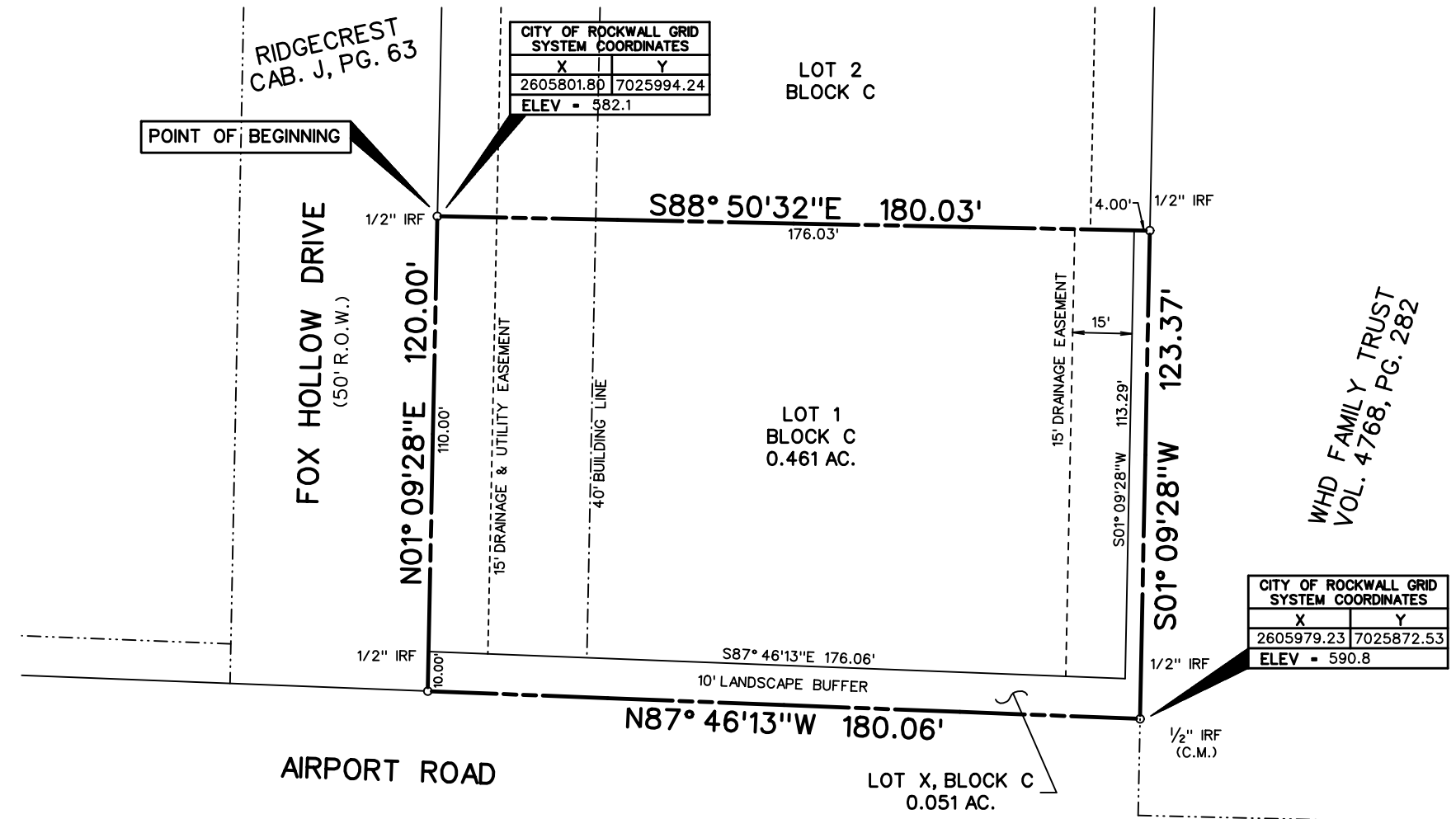
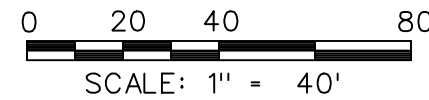
This approval shall be invalid unless the approved plat for such addition is recorded in the office of the Court Clerk of Rockwall, County, Texas, within one hundred eighty (180) days from said date of final approval.

WITNESS OUR HANDS, this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

\_\_\_\_\_  
 Mayor, City of Rockwall      City Secretary      City Engineer

**NOTES**

- Bearing are referenced to Ridgcrest (Cab. J, Slide 63).
- All lot lines are radial or perpendicular to the street unless otherwise noted by bearing.
- 1/2" iron rods with "CORWIN ENGR. INC." caps set at all boundary corners, block corners, points of curvature, points of tangency, and angle points in public right-of-way unless otherwise noted.
- No fences or structures allowed in any Drainage Easements.
- H.O.A. to maintain all Drainage Easements.



**LEGAL DESCRIPTION**

BEING, a tract of land situated in the E.M. Elliott Survey, Abstract No. 77 in Rockwall County, Texas, being all of Lot 1 Block C, out Ridgcrest, an addition to the City of Rockwall, as described in Cabinet J, Slide 63, in the Plat Records of Rockwall County, Texas, being more particularly described as follows:

BEGINNING, at a 1/2 inch iron rod found at the northwest corner of said Lot 1 being in the east line of Fox Hollow Drive (50' R.O.W.);

THENCE, South 88° 50' 32" East, along the north line of said Lot 1, for a distance of 180.03 feet, to a 1/2 inch iron rod found at the northeast corner of said Lot 1;

THENCE, South 01° 09' 28" West, along the east line of said Lot 1, for a distance of 123.37 feet, to a 1/2 inch iron rod found at the southeast corner of said Ridgcrest, being in the north line of Airport Road;

THENCE, North 87° 46' 13" West, along the south line of said Ridgcrest and the north line of said Fox Airport Road, for a distance of 180.06 feet, to a 1/2 inch iron rod found intersection of the east line of said Fox Hollow Drive and the north line of said Airport Road;

THENCE, North 01° 09' 28" East, departing said north line and along the east line of said Fox Hollow Drive, for a distance of 120.00 feet, to the POINT OF BEGINNING and containing 0.503 acres of land.

**SURVEYOR CERTIFICATE**

I, WARREN L. CORWIN, do hereby certify that the plat shown hereon accurately represents the results of an on-the-ground survey made under my direction and supervision and all corners are as shown thereon and there are no encroachments, conflicts, protrusions or visible utilities on the ground except as shown and said plat has been prepared in accordance with the platting rules and regulations of the City Plan Commission of the City of Rockwall, Texas.

DATED the this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

WARREN L. CORWIN  
 R.P.L.S. No. 4621



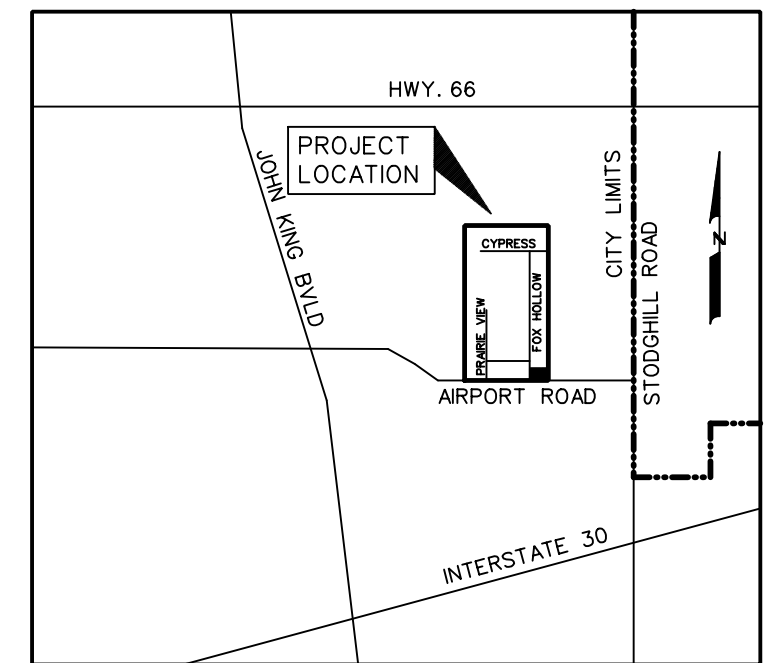
THE STATE OF TEXAS  
 COUNTY OF COLLIN

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared WARREN L. CORWIN, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same in the capacity therein stated and for the purposes and considerations therein expressed.

WITNESS MY HAND AND SEAL OF OFFICE, this the \_\_\_\_\_ day of \_\_\_\_\_, 2020.



Notary Public in and for the State of Texas



LOCATION MAP  
 N.T.S.

THE PURPOSE OF THIS REPLAT IS TO CREATE LOT X, BLOCK C.

FINAL PLAT  
 OF  
**LOT 1 BLOCK C**  
 BEING 0.503 ACRES

BEING A REPLAT  
**LOT 1 BLOCK C**  
 OF  
**RIDGECREST**  
 SITUATED IN THE  
**E.M. ELLIOTT SURVEY, ABSTRACT NO. 77**

IN THE  
**CITY OF ROCKWALL**  
**ROCKWALL COUNTY, TEXAS**  
 PREPARED BY  
**CORWIN ENGINEERING, INC.**

200 W. BELMONT, SUITE E  
 ALLEN, TEXAS 75013  
 972-396-1200

**OWNER**  
**WINSOR HOMES CUMBERLAND, LLC.**  
 8214 WESTCHESTER DRIVE, SUITE 710  
 DALLAS, TEXAS 75225

JANUARY 2020 SCALE 1" = 40'



# 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:** January 21, 2020  
**APPLICANT:** Adam Buczek; *Windsor Homes Cumberland, LLC*  
**CASE NUMBER:** P2020-001; *Lot 12, Block C, Ridgecrest Addition*

---

### SUMMARY

Consider a request by Adam Buczek of Windsor Homes Cumberland, LLC for the approval of a replat for Lot 12, Block C, Ridgecrest Addition, being a 0.503-acre parcel of land identified as Lot 1, Block C, Ridgecrest Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 81 (PD-81) for Single-Family 10 (SF-10) District land uses, addressed as 405 Fox Hollow Drive, and take any action necessary.

### PLAT INFORMATION

- The applicant is requesting the approval of a replat for a 0.503-acre parcel of land (*i.e. Lot 12, Block C, Ridgecrest Addition*) for purpose of incorporating a four (4) foot strip along the eastern property line of Lot 1, Block C into Lot X, Block C. Currently, a structure from the property directly east of the subject property (*i.e. Tract 17, of the E M Elliott Survey, Abstract No. 77*) encroaches into this four (4) strip, and replatting the property will facilitate the construction and sale of a single-family home on the subject property. The remaining four (4) foot strip -- *along with the remainder of Lot X, Block C* -- will be dedicated as open space and will be maintained by the Homeowner's Association (HOA).
- On May 16, 2016, the City Council approved Planned Development District 81 (PD-81) [*Ordinance No. 16-42*] allowing Single-Family 10 (SF-10) District land uses on a 29.541-acre tract of land. Following zoning approval, the City Council approved a preliminary plat [*Case No. P2016-029*] for 45 single-family residential lots within Planned Development District 81 (PD-81) on June 20, 2016. On November 21, 2016, the City Council approved the final plat [*Case No. P2016-045*] for 45 single-family residential lots within Planned Development District 81 (PD-81), and which established the Ridgecrest Subdivision.
- On December 30, 2019, the Planning and Zoning Commission approved a variance request for the subject property (*i.e. 405 Fox Hollow Drive*) allowing a solid wood fence to be established adjacent to open space.
- 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.

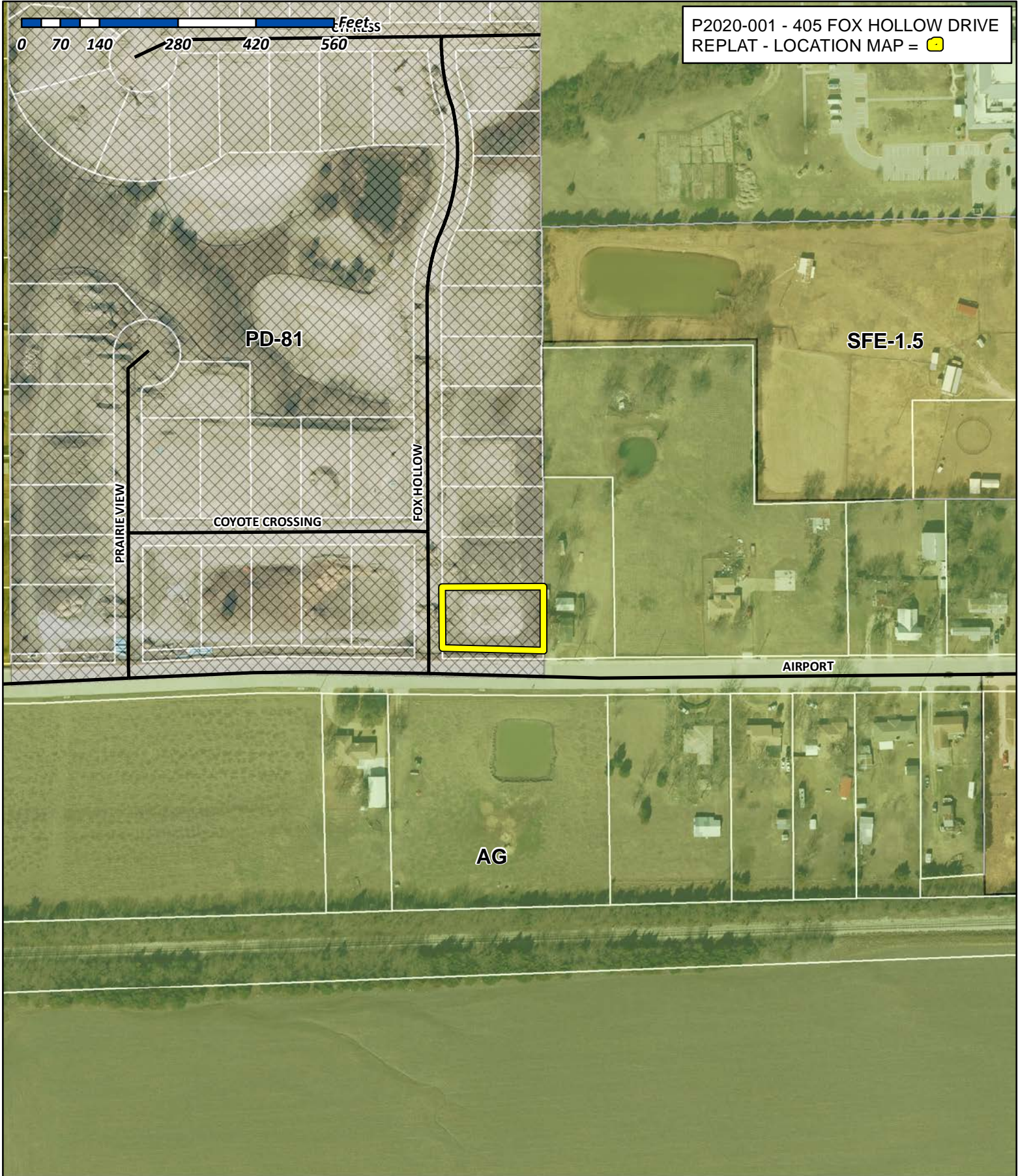
## **CONDITIONS OF APPROVAL**

If the City Council chooses to approve the replat for *Lot 12, Block C, Ridgecrest 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**

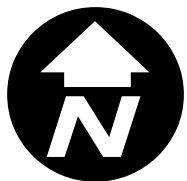
On January 14, 2020, the Planning and Zoning Commission made a motion to recommend approval of the replat with staff conditions. The motion was approved by a vote of 6-0, with Commissioner Logan absent.



# 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.







# DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. P2020-001

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

DIRECTOR OF PLANNING: [Signature]

CITY ENGINEER: [Signature]

Please check the appropriate box below to indicate the type of development request [SELECT ONLY ONE BOX]:

### Platting Application Fees:

- Master Plat (\$100.00 + \$15.00 Acre)<sup>1</sup>
- Preliminary Plat (\$200.00 + \$15.00 Acre)<sup>1</sup>
- Final Plat (\$300.00 + \$20.00 Acre)<sup>1</sup>
- Replat (\$300.00 + \$20.00 Acre)<sup>1</sup>
- Amending or Minor Plat (\$150.00)
- Plat Reinstatement Request (\$100.00)

### Site Plan Application Fees:

- Site Plan (\$250.00 + \$20.00 Acre)<sup>1</sup>
- Amended Site Plan/Elevations/Landscaping Plan (\$100.00)

### Zoning Application Fees:

- Zoning Change (\$200.00 + \$15.00 Acre)<sup>1</sup>
- Specific Use Permit (\$200.00 + \$15.00 Acre)<sup>1</sup>
- PD Development Plans (\$200.00 + \$15.00 Acre)<sup>1</sup>

### Other Application Fees:

- Tree Removal (\$75.00)
- Variance Request (\$100.00)

### Notes:

<sup>1</sup>: In determining the fee, please use the exact acreage when multiplying by the per acre amount. For requests on less than one acre, round up to one (1) acre.

## PROPERTY INFORMATION [PLEASE PRINT]

Address 405 FOX HOLLOW DRIVE

Subdivision RIDGECREST

Lot 1 Block C

General Location N/E CORNER OF FOX HOLLOW DRIVE & AIRPORT ROAD

## ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning ORDINANCE 16-42

Current Use SF

Proposed Zoning NO CHANGE - JUST REPLAT

Proposed Use NO CHANGE. JUST NEED TO CREATE ADDITIONAL HOA OPEN SPACE (41-240 SF)

Acreage 41-20, 340 SF, or .5A Lots [Current] 1 SF Lots [Proposed] 1 SF & 1 HOA

**SITE PLANS AND PLATS:** By checking this box you acknowledge that due to the passage of HB3167 the City no longer has flexibility with regard to its approval process, and failure to address any of staff's comments by the date provided on the Development Calendar will result in the denial of your case.

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

Owner WINDSOR HOMES CUMBERLAND LLC  Applicant SAME AS OWNER

Contact Person ADAM BUCZEK

Contact Person

Address 8214 Westchick Dr., Ste 710

Address

City, State & Zip DALLAS, TX 75225

City, State & Zip

Phone 214-888-8843

Phone

E-Mail abuczek@skorburgcompany.com

E-Mail

## NOTARY VERIFICATION [REQUIRED]

Before me, the undersigned authority, on this day personally appeared ADAM J. BUCZEK [Owner] the undersigned, who stated the information on this application to be true and certified the following:

"I hereby certify that I am the owner for the purpose of this application; all information submitted herein is true and correct; and the application fee of \$ 320.00, to cover the cost of this application, has been paid to the City of Rockwall on this the 31<sup>ST</sup> day of DECEMBER, 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."

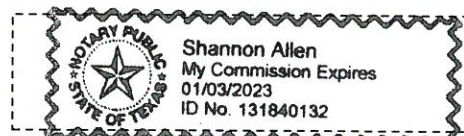
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Owner's Signature

[Signature]

Notary Public in and for the State of Texas

[Signature]



My Commission Expires 1-3-23

**OWNER'S CERTIFICATE**

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS  
 COUNTY OF ROCKWALL  
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Planning & Zoning Commission \_\_\_\_\_ Date \_\_\_\_\_

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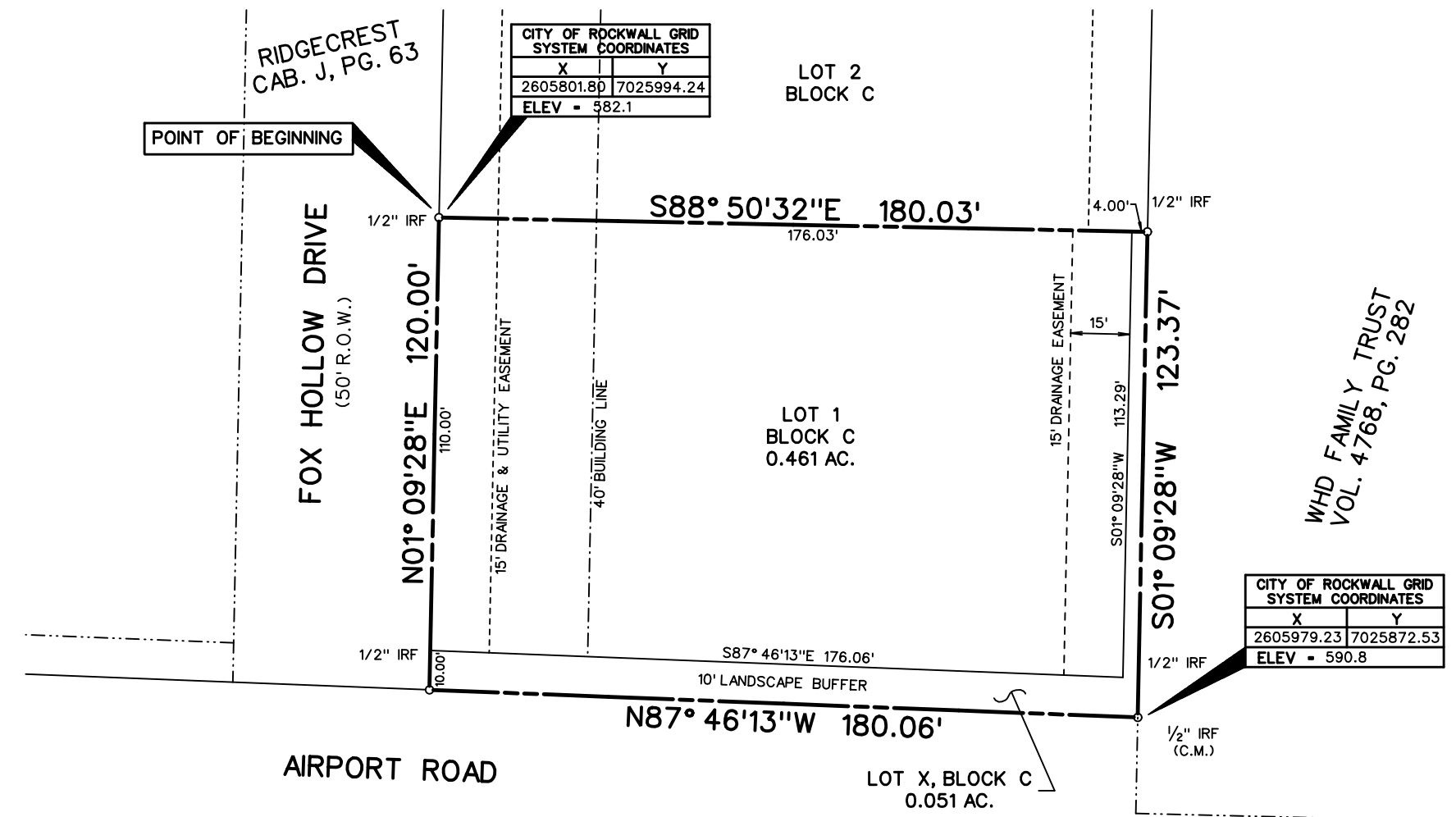
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\_\_\_\_\_  
 Mayor, City of Rockwall      City Secretary      City Engineer

**NOTES**

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DATED the this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

WARREN L. CORWIN  
 R.P.L.S. No. 4621



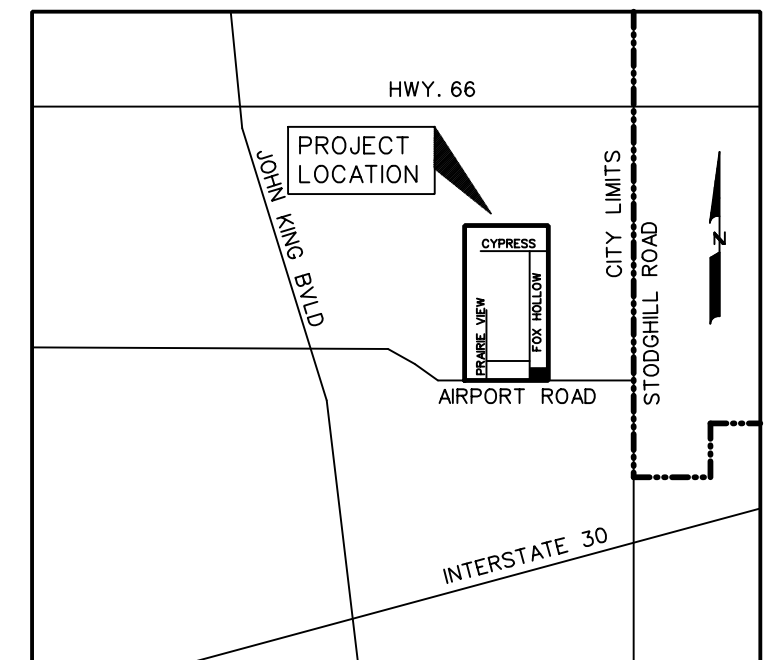
THE STATE OF TEXAS  
 COUNTY OF COLLIN

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Notary Public in and for the State of Texas



LOCATION MAP  
 N.T.S.

THE PURPOSE OF THIS REPLAT IS TO CREATE LOT X, BLOCK C.

FINAL PLAT  
 OF  
**LOT 1 BLOCK C**  
 BEING 0.503 ACRES

BEING A REPLAT  
**LOT 1 BLOCK C**  
 OF  
**RIDGECREST**  
 SITUATED IN THE  
**E.M. ELLIOTT SURVEY, ABSTRACT NO. 77**

IN THE  
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**ROCKWALL COUNTY, TEXAS**  
 PREPARED BY  
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200 W. BELMONT, SUITE E  
 ALLEN, TEXAS 75013  
 972-396-1200

**OWNER**  
**WINSOR HOMES CUMBERLAND, LLC.**  
 8214 WESTCHESTER DRIVE, SUITE 710  
 DALLAS, TEXAS 75225

JANUARY 2020 SCALE 1" = 40'



February 18, 2020

TO: Adam Buczek  
Windsor Homes Cumberland, LLC  
8214 Westchester Drive, Suite 710  
Dallas, TX 75225

FROM: David Gonzales, AICP  
City of Rockwall Planning and Zoning Department  
385 S. Goliad Street  
Rockwall, TX 75087

SUBJECT: P2020-001; Lot 12, Block C, Ridgcrest Addition

Adam Buczek:

This letter serves to notify you that the above referenced platting case that you submitted for consideration by the City of Rockwall was approved by the City Council on January 21, 2020. The following is a record of all recommendations, voting records and conditions of approval:

Staff Recommendations

- (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 January 14, 2020, the Planning and Zoning Commission made a motion to recommend approval of the replat with staff conditions. The motion was approved by a vote of 6-0, with Commissioner Logan absent.

City Council

On January 21, 2020, the City Council made a motion to approve the final plat with staff conditions. The motion was approved by a vote of 7-0.

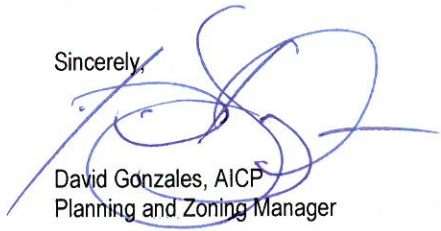
Prior to submitting the required materials for filing, please send or submit a physical or digital copy of the plat to allow staff to ensure that all outstanding comments have been addressed. Once staff has verified all comments have been addressed you will be required to submit -- *at a minimum* -- the following:

- (1) Two (2) sets of mylar copies of the plat.
- (2) One (1) tax certificate for each property being platted that demonstrates that the current years taxes have been paid.
- (3) A check for \$80.00 for the filing fees made out to the *Rockwall County Clerk's Office*.

Please note that the filling fee amount above is only an estimate and that filing fees are subject to change based on the requirements of the *Rockwall County Clerk's Office*. In addition, if you are submitting mylars between September 1<sup>st</sup> and December 31<sup>st</sup>, you will be required to submit the current year's tax receipt showing that all assessed taxes have been paid. If taxes have not been assessed on the property being platted, a letter from the *Rockwall County Clerk's Office* and an additional \$4.00 filing fee will be required to be submitted to staff.

All plats must be submitted to the City with the required filing fees and tax certificates a minimum of 180-days from the approval date. Failure to miss this deadline, will result in the plat being expired in accordance with the requirements of Chapter 38, *Subdivisions*, of the Municipal Code of Ordinances. Should you have any questions or concerns regarding your plat or the platting process, please feel free to contact me a (972) 771-7745.

Sincerely,



David Gonzales, AICP  
Planning and Zoning Manager