



PLANNING AND ZONING CASE CHECKLIST

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

P&Z CASE # P2020-016 P&Z DATE 04/14/20 CC DATE 05/04/20 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 checked="" type="checkbox"/> REPLAT
<input type="checkbox"/> ADMINISTRATIVE/MINOR PLAT
<input type="checkbox"/> VACATION PLAT
<input type="checkbox"/> LANDSCAPE PLAN
<input type="checkbox"/> TREESCAPE PLAN

<input type="checkbox"/> COPY OF ORDINANCE (ORD.# _____)
<input checked="" type="checkbox"/> APPLICATIONS
<input checked="" type="checkbox"/> RECEIPT
<input checked="" type="checkbox"/> LOCATION MAP
<input type="checkbox"/> HOA MAP
<input type="checkbox"/> PON MAP
<input type="checkbox"/> FLU MAP
<input type="checkbox"/> NEWSPAPER PUBLIC NOTICE
<input type="checkbox"/> 500-FT. BUFFER PUBLIC NOTICE
<input type="checkbox"/> PROJECT REVIEW
<input type="checkbox"/> STAFF REPORT
<input type="checkbox"/> CORRESPONDENCE
<input type="checkbox"/> COPY-ALL PLANS REQUIRED
<input type="checkbox"/> COPY-MARK-UPS
<input type="checkbox"/> CITY COUNCIL MINUTES-LASERFICHE
<input type="checkbox"/> MINUTES-LASERFICHE
<input type="checkbox"/> PLAT FILED DATE _____
<input type="checkbox"/> CABINET # _____
<input type="checkbox"/> SLIDE # _____
NOTES: _____

ZONING MAP UPDATED _____



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. P2020-016

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

Please check the appropriate box below to indicate the type of development request [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
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- Zoning Change (\$200.00 + \$15.00 Acre)¹
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- PD Development Plans (\$200.00 + \$15.00 Acre)¹

Other Application Fees:

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

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, round up to one (1) acre.

PROPERTY INFORMATION [PLEASE PRINT]

Address 269 and 257 Russell drive Rockwall, Texas

Subdivision Lot 1286, 1287 Block

General Location Lot 1286A 269 and 257 Russell drive Rockwall, TX

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning PD-75

Current Use There was a trailer

Proposed Zoning

Proposed Use New Residential Construction

Acreage .33

Lots [Current] 1286 and 1287 Lots [Proposed] 1286A

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 Jose Valerio

Applicant Ruben Segovia

Contact Person Jose Valerio

Contact Person Ruben Segovia

Address 3027 Moson Dr.

Address 4512 Teagarden

City, State & Zip Mesquite, TX 75150

City, State & Zip DALLAS TX 75217

Phone 469-286-9964

Phone 972-363-5019

E-Mail lalo.valerio@yahoo.com

E-Mail Fineworks2016@gmail.com

NOTARY VERIFICATION [REQUIRED]

Before me, the undersigned authority, on this day personally appeared _____ [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 \$ 300.00, to cover the cost of this application, has been paid to the City of Rockwall on this the 18 day of MARCH, 20 20. By signing this application, I agree that the City of Rockwall (i.e. "City") is authorized and permitted to provide information contained within this application to the public. The City is also authorized and permitted to reproduce any copyrighted information submitted in conjunction with this application, if such reproduction is associated or in response to a request for public information."

Given under my hand and seal of office on this the 18 day of MARCH, 20 20

Owner's Signature Jose E. Valerio

Notary Public in and for the State of Texas [Signature]





**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: 3/20/2020

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, . Planning staff will assemble all comments received in time for our regularly scheduled DRC meeting on at 2:00 p.m. The Planning and Zoning Commission work session will be held on 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: P2020-016
Project Name: 257 & 269 Russell Drive
Project Type: PLAT
Applicant Name: RUBEN SEGOVIA
Owner Name: JOSE VALERIO
Project Description:



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. P2020-016

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Subdivision _____ Lot 1286, 1287 Block _____

General Location Lot 1286R 269 and 257 Russell drive Rockwall, TX

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Current Use There was a trailer

Proposed Zoning _____

Proposed Use New Residential Construction

Acreage .33

Lots [Current] 1286 and 1287 Lots [Proposed] 1286R

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Owner's Signature


Jose E. Valerio

Notary Public in and for the State of Texas

[Signature]



0 15 30 60 90 120 Feet

P2020-016- LOT 1, BLOCK L,
LAKE ROCKWALL ESTATES EAST ADDITION
REPLAT - LOCATION MAP = 



PD-75

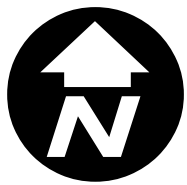
RUSSELL



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.





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: April 14, 2020
APPLICANT: Ruben Segovia
CASE NUMBER: P2020-016; *Lot 1, Block L, Lake Rockwall Estates East Addition*

SUMMARY

Consider a request by Ruben Segovia on behalf of Jose Valerio for the approval of a Replat for Lot 1, Block L, Lake Rockwall Estates East Addition being a 0.33-acre tract of land identified as Lots 1286 & 1287, Block A, Rockwall Lake Properties Development No. 2 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 75 (PD-75) for Single-Family 7 (SF-7) District land uses, addressed as 257 & 269 Russell Drive, and take any action necessary.

PLAT INFORMATION

- The applicant is requesting approval of a replat for the purpose of combining two (2) lots (*i.e. Lots 1286 & 1287, Block A, Rockwall Lake Properties Development No. 2 Addition*) into one (1) lot (*i.e. Lot 1, Block L, Lake Rockwall Estates East Addition*) in order to construct a single-family home.
- The surveyor has completed the majority of the technical revisions requested by staff, and this plat -- *conforming to the requirements for plats as stipulated by the Chapter 38, Subdivisions, of 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 Chapter 38, *Subdivisions*, of 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 L, Lake Rockwall Estates East 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; and
- (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.

4/8/2020

City of Rockwall Project Plan Review History



Project Number	P2020-016	Owner	CAMACHO, OSCAR Z & TERESA	Applied	3/20/2020	AG
Project Name	257 & 269 Russell Drive	Applicant	RUBEN SEGOVIA	Approved		
Type	PLAT			Closed		
Subtype	REPLAT			Expired		
Status	Staff Review			Status		

Site Address	City, State Zip	Zoning
269 RUSSELL	ROCKWALL, TX 75032	

Subdivision	Tract	Block	Lot No	Parcel No	General Plan
ROCKWALL LAKE ESTATES PH2	1286		1286	5380-0000-1286-00-OR	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	Russell McDowell	3/20/2020	3/27/2020	3/23/2020	3	APPROVED	
ENGINEERING	Sarah Johnston	3/20/2020	3/27/2020	3/26/2020	6	COMMENTS	(3/26/2020 3:21 PM SJ) M - Must add a 10' utility easement on the back property line. M - Update the plat verbiage to meet the new guidelines. M - Must receive council approval to be on a septic system.
FIRE	Ariana Hargrove	3/20/2020	3/27/2020	3/25/2020	5	APPROVED	
GIS	Lance Singleton	3/20/2020	3/27/2020				
PLANNING	Korey Brooks	3/20/2020	3/27/2020	4/8/2020	19	COMMENTS	Comments

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed Status	Remarks
P2020-016; Lot 1, Block L, Lake Rockwall Estates No. 2 Addition						Please address the following comments (M= Mandatory Comments; I = Informational Comments)
I.1 This is a request by Ruben Segovia on behalf of Jose Valerio for the approval of a Replat for Lot1, Block L, Lake Rockwall Estates East Addition being a 0.33-acre tract of land identified as Lots 1286 & 1287, Block A, Rockwall Lake Properties Development No. 2 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 75 (PD-75) for Single-Family 7 (SF-7) District land uses, addressed as 257 & 269 Russell Drive.						
I.2 For questions or comments concerning this case please contact Korey Brooks in the Planning Department at (972) 772-6434 or email kbrooks@rockwall.com.						
M.3 For reference, include the case number (P2020-016) in the lower right-hand corner of all pages on future submittals						
I.4 This project is subject to all requirements stipulated by the Unified Development Code(UDC).						
M.5 Please make the following clarifications on the replat to ensure staff can properly review this project and convey all of the required elements to the City's boards and commissions:						
1) Please note the Lot and Block designation stated above. The Title Block shows Lots 1286 & 1287 as well.						
2)						
3) Please note the lot and block designation and make changes to dedication language and title block						
4) Please revise title block to include: "Lot 1, Block A, Lake Rockwall Estates No. 2 Addition a Replat of..."						
5) Please include the number of lots, acreage, and SF in title block.						
6) Please label the original property line between the two lots.						
7) Please show and label any easements.						
I.6 Please note that failure to address all comments provided by staff by 5:00 PM on April 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.7 The Planning & Zoning Meeting April 14, 2020.						
I.8 The City Council Meeting for this case is April 20, 2020.						
i.9 Due to the current COVID-19 situation and the City's disaster declaration, the Planning and Zoning Commission Work Session Meeting will require a representative to answer the Planning and Zoning Commission's questions over the phone (i.e. the meeting will be held as regularly scheduled, but will be closed to applicants and the public). Staff is currently unsure of how the April 28, 2020 Planning and Zoning Commission Public Hearing will be held (i.e. virtually through zoom, closed to the public, or as regularly scheduled) and will inform applicants and the public of the City's plans closer to that date.						



DEVELOPMENT APPLICATION

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STAFF USE ONLY

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Owner's Signature Jose E. Valerio

Notary Public in and for the State of Texas [Signature]



0 15 30 60 90 120 Feet

P2020-016- LOT 1, BLOCK L,
LAKE ROCKWALL ESTATES EAST ADDITION
REPLAT - LOCATION MAP = 



PD-75

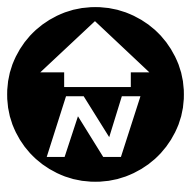
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OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF ROCKWALL

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

Being a lot, tract or parcel of land situated in the John R. Johnson Survey, Abstract No. 128, Rockwall County, Texas, and being all of Lots 1286 and 1287 of Rockwall Lake Properties Development No. 2 according to the plat thereof recorded in Cabinet A, Slide 79, Map Records, Dallas County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found at the southeast corner of said Lot 1287, the Northeast corner of Lot 1288, the Northwest corner of Lot 1311 and the Southwest corner of Lot 1312 of said Rockwall Lake Properties;

THENCE South 89 degrees 04 minutes 33 seconds West, with the South line of said Lot 1287 and the North line of said Lot 1288, a distance of 120.18 feet to a 1/2 inch iron rod found at the Southwest corner of said Lot 1287, the Northwest corner of said Lot 1288, and on the East line of Russell Drive (50' R.O.W.), from which a 1/2 inch iron rod found bears South 01 degrees 03 minutes 38 seconds East, a distance of 59.88 feet;

THENCE North 01 degrees 03 minutes 38 seconds West, with the West line of said Lot 1287 and Lot 1286 and the East line of Russell Drive, a distance of 120.57 feet to a 1/2 inch iron rod and yellow cap stamped "By-Line" set at the Northwest corner of said Lot 1286 and the Southwest corner of Lot 1285 of said Rockwall Lake Properties, from which a 1/2 inch iron rod found bears North 01 degrees 03 minutes 38 seconds West, a distance of 241.40 feet;

THENCE North 89 degrees 09 minutes 08 seconds East, with the North line of said Lot 1287 and the South line of said Lot 1285, a distance of 120.18 feet to a 1/2 inch iron rod and yellow cap stamped "By-Line" set at the Northeast corner of said Lot 1286, the Southeast corner of said Lot 1285, the Southwest corner of Lot 1314 and the Northwest corner of Lot 1313 of said Rockwall Lake Properties, from which a 1/2 inch iron rod found bears North 01 degrees 03 minutes 38 seconds West, a distance of 242.57 feet;

THENCE South 01 degrees 03 minutes 38 seconds East, with the East line of said Lot 1286 and Lot 1287 and the West line of said Lot 1313 and said Lot 1312, a distance of 120.41 feet to the POINT OF BEGINNING and CONTAINING 0.33 acres of land or 14,481 square feet.

OWNER'S DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

I, the undersigned owner of the land shown on this plat, and designated herein as the REPLAT OF LOTS 1286 AND 1287 OF ROCKWALL LAKE PROPERTIES DEVELOPMENT NO. 2 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. I further certify that all other parties who have a mortgage or lien interest in the REPLAT OF LOTS 1286 AND 1287 OF ROCKWALL LAKE PROPERTIES DEVELOPMENT NO. 2 subdivision have been notified and signed this plat. I understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. I also understand the following:

- No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
- 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.
- 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
- Property owner shall be responsible for maintaining, repairing, and replacing all systems within the drainage and detention easements.

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.

I further acknowledge that the dedications and/or exactions made herein are proportional to the impact of the Subdivision upon the public services required in order that the development will comport with the present and future growth needs of the City; I, my successors and assigns hereby waive any claim, damage, or cause of action that I may have as a result of the dedication of exactions made herein.

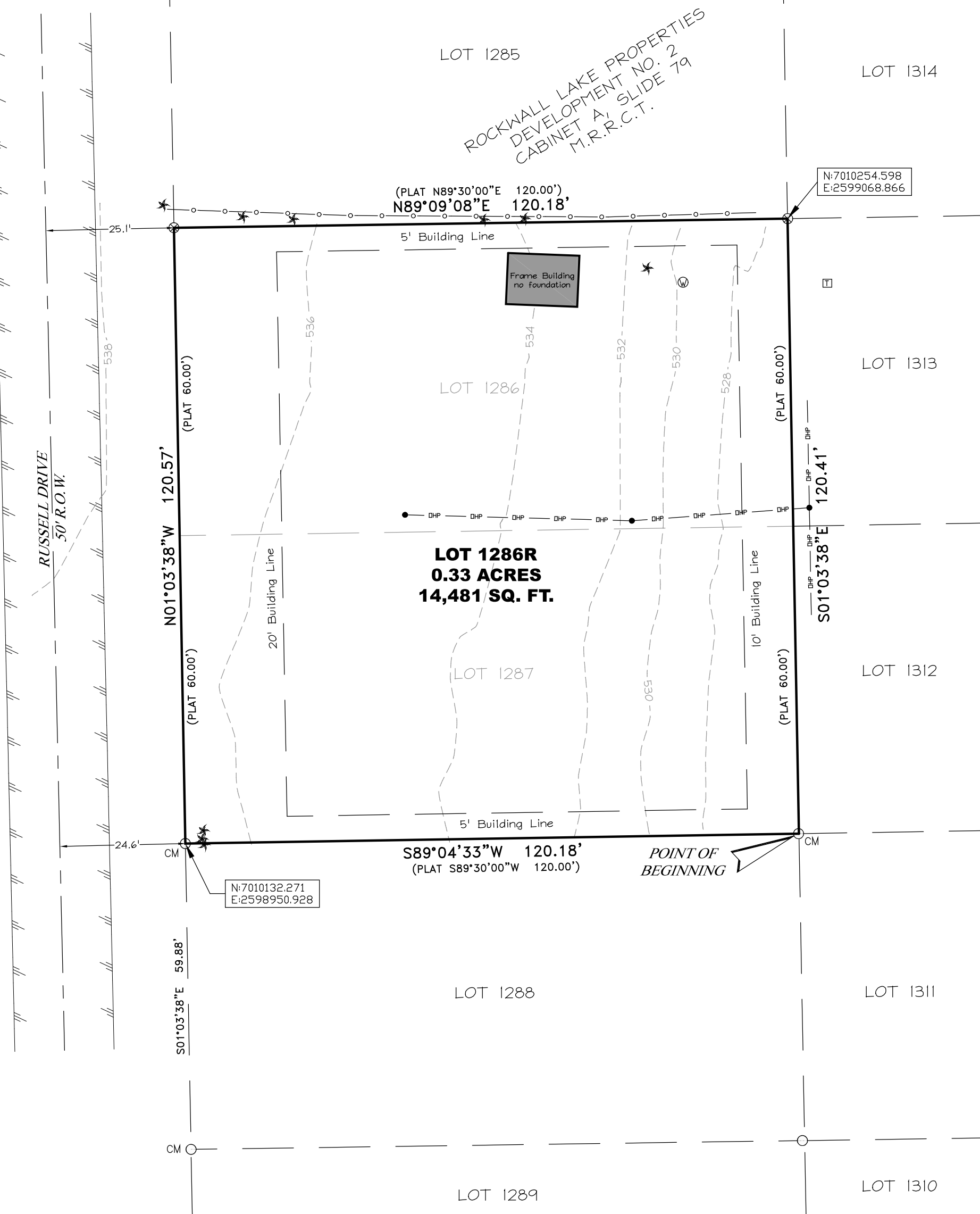
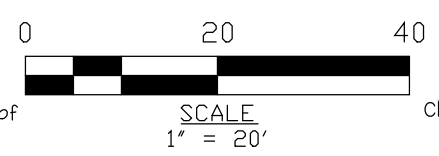
Jose Valerio, Owner

STATE OF TEXAS
COUNTY OF _____

Before me, the undersigned authority, a Notary Public in and for said County and State on this date personally appeared Jose Valerio, Owner, known to me to be the persons whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed.

Given under my hand and seal of office, this _____ day of _____, 2020.

Notary Public in and for the State of Texas



LEGEND

- CM CONTROLLING MONUMENT
- 1/2" IRON ROD FOUND
- ⊗ 1/2" IRON ROD SET (BY-LINE)
- ★ HACKBERRY TREE
- POWER POLE
- TELEPHONE PEDESTAL
- ⊙ WATER METER
- — — ASPHALT
- ○ — ○ — CHAINLINK FENCE
- DP — DP — OVERHEAD ELCTRIC LINE
- BUILDING

VICINITY MAP NOT TO SCALE

NOTES:

- Bearings based on Texas State Plane Coordinates, Texas North Central Zone 4202 as obtained by GPS observation.
- Any structure new or existing may not extend across new property lines.
- The purpose of this plat is to create one lot from two lots.
- Coordinates shown are Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale, No Projection.
- 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.
- The property is shown as being located within Zone X by Flood Insurance Rate Map No. 48397C0040L, dated 09/26/2008. It is shown as not being located in a special flood hazard area inundated by 100-year flood.

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 City Planning Director 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 County Clerk of Rockwall, County, Texas, within one hundred eighty (180) days from said date of final approval.

Said addition shall be subject to all the requirements of the Subdivision Regulations of the City of Rockwall.

Mayor, City of Rockwall

City Secretary

City Engineer

KNOW ALL MEN BY THESE PRESENTS:

That I, Wayne Beets, II, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon as set were properly placed under my personal supervision in accordance with the platting rules and regulations of the Planning and Zoning Commission of the City of Rockwall, Texas.

This _____ day of _____, 2020

PRELIMINARY - THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED, VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

Wayne Beets, II
Registered Professional Land Surveyor No. 6039

REPLAT OF LOTS 1286 AND 1287 OF ROCKWALL LAKE PROPERTIES DEVELOPMENT NO. 2

AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

IN THE JOHN R. JOHNSON SURVEY, ABSTRACT NO. 128

CASE NO. _____

OWNER - JOSE VALERIO
3027 MASON DR, MESQUITE, TX 75150 -
PHONE NUMBER 469-286-9964

ADDRESS:
269 # 257 RUSSELL DRIVE,
ROCKWALL, TEXAS
ACREAGE: 0.33 ACRES
ZONING: PD-75
PREPARED: 1/31/2020
BY-LINE JOB NO: 2020-009
SCALE: 1" = 20'
TECHNICIAN: TYB

BY-LINE SURVEYING LLC

P.O. Box 834
Emory, Tx 75440
Ph: (903) 473-5150
Firm No: 10194233
www.bylinesurveying.com

Inverse With Area

Fri Jan 31 09:33:59 2020

PntNo	Bearing	Distance	Northing	Easting	Description
		7010134.21	2599071.10		
	S 89°04'33" W	120.18			
		7010132.27	2598950.93		
	N 01°03'38" W	120.57			
		7010252.82	2598948.70		
	N 89°09'08" E	120.18			
		7010254.60	2599068.87		
	S 01°03'38" E	120.41			
		7010134.21	2599071.10		

Closure Error Distance > 0.0000

Total Distance Inversed > 481.35

Area: 0.33 ACRES, 14481 SQ. FT.



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: April 20, 2020
APPLICANT: Ruben Segovia
CASE NUMBER: P2020-016; *Lot 1, Block L, Lake Rockwall Estates East Addition*

SUMMARY

Consider a request by Ruben Segovia on behalf of Jose Valerio for the approval of a Replat for Lot 1, Block L, Lake Rockwall Estates East Addition being a 0.33-acre tract of land identified as Lots 1286 & 1287, Block A, Rockwall Lake Properties Development No. 2 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 75 (PD-75) for Single-Family 7 (SF-7) District land uses, addressed as 257 & 269 Russell Drive, and take any action necessary.

PLAT INFORMATION

- The applicant is requesting approval of a replat for the purpose of combining two (2) lots (*i.e. Lots 1286 & 1287, Block A, Rockwall Lake Properties Development No. 2 Addition*) into one (1) lot (*i.e. Lot 1, Block L, Lake Rockwall Estates East Addition*) in order to construct a single-family home.
- The surveyor has completed the majority of the technical revisions requested by staff, and this plat -- *conforming to the requirements for plats as stipulated by the Chapter 38, Subdivisions, of 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 Chapter 38, *Subdivisions*, of 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 L, Lake Rockwall Estates East 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; and
- (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 April 14, 2020, the Planning and Zoning Commission approved a motion to recommend approval of the plat by a vote of 6-0, with Chairman Chodun absent.

4/8/2020

City of Rockwall Project Plan Review History



Project Number	P2020-016	Owner	CAMACHO, OSCAR Z & TERESA	Applied	3/20/2020	AG
Project Name	257 & 269 Russell Drive	Applicant	RUBEN SEGOVIA	Approved		
Type	PLAT			Closed		
Subtype	REPLAT			Expired		
Status	Staff Review			Status		

Site Address	City, State Zip	Zoning
269 RUSSELL	ROCKWALL, TX 75032	

Subdivision	Tract	Block	Lot No	Parcel No	General Plan
ROCKWALL LAKE ESTATES PH2	1286		1286	5380-0000-1286-00-OR	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	Russell McDowell	3/20/2020	3/27/2020	3/23/2020	3	APPROVED	
ENGINEERING	Sarah Johnston	3/20/2020	3/27/2020	3/26/2020	6	COMMENTS	(3/26/2020 3:21 PM SJ) M - Must add a 10' utility easement on the back property line. M - Update the plat verbiage to meet the new guidelines. M - Must receive council approval to be on a septic system.
FIRE	Ariana Hargrove	3/20/2020	3/27/2020	3/25/2020	5	APPROVED	
GIS	Lance Singleton	3/20/2020	3/27/2020				
PLANNING	Korey Brooks	3/20/2020	3/27/2020	4/8/2020	19	COMMENTS	Comments

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed Status	Remarks
P2020-016; Lot 1, Block L, Lake Rockwall Estates No. 2 Addition						
Please address the following comments (M= Mandatory Comments; I = Informational Comments)						
I.1 This is a request by Ruben Segovia on behalf of Jose Valerio for the approval of a Replat for Lot1, Block L, Lake Rockwall Estates East Addition being a 0.33-acre tract of land identified as Lots 1286 & 1287, Block A, Rockwall Lake Properties Development No. 2 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 75 (PD-75) for Single-Family 7 (SF-7) District land uses, addressed as 257 & 269 Russell Drive.						
I.2 For questions or comments concerning this case please contact Korey Brooks in the Planning Department at (972) 772-6434 or email kbrooks@rockwall.com.						
M.3 For reference, include the case number (P2020-016) in the lower right-hand corner of all pages on future submittals						
I.4 This project is subject to all requirements stipulated by the Unified Development Code(UDC).						
M.5 Please make the following clarifications on the replat to ensure staff can properly review this project and convey all of the required elements to the City's boards and commissions:						
1) Please note the Lot and Block designation stated above. The Title Block shows Lots 1286 & 1287 as well.						
2)						
3) Please note the lot and block designation and make changes to dedication language and title block						
4) Please revise title block to include: "Lot 1, Block A, Lake Rockwall Estates No. 2 Addition a Replat of..."						
5) Please include the number of lots, acreage, and SF in title block.						
6) Please label the original property line between the two lots.						
7) Please show and label any easements.						
I.6 Please note that failure to address all comments provided by staff by 5:00 PM on April 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.7 The Planning & Zoning Meeting April 14, 2020.						
I.8 The City Council Meeting for this case is April 20, 2020.						
I.9 Due to the current COVID-19 situation and the City's disaster declaration, the Planning and Zoning Commission Work Session Meeting will require a representative to answer the Planning and Zoning Commission's questions over the phone (i.e. the meeting will be held as regularly scheduled, but will be closed to applicants and the public). Staff is currently unsure of how the April 28, 2020 Planning and Zoning Commission Public Hearing will be held (i.e. virtually through zoom, closed to the public, or as regularly scheduled) and will inform applicants and the public of the City's plans closer to that date.						



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. P2020-016

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

DIRECTOR OF PLANNING: _____

CITY ENGINEER: _____

Please check the appropriate box below to indicate the type of development request [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)
- Variance Request (\$100.00)

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, round up to one (1) acre.

PROPERTY INFORMATION [PLEASE PRINT]

Address 269 and 257 Russell drive Rockwall, Texas

Subdivision Lot 1286, 1287 Block

General Location Lot 1286A 269 and 257 Russell drive Rockwall, TX

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning PD-75

Current Use There was a trailer

Proposed Zoning

Proposed Use New Residential Construction

Acreage .33

Lots [Current] 1286 and 1287 Lots [Proposed] 1286A

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 Jose Valerio

Applicant Ruben Segovia

Contact Person Jose Valerio

Contact Person Ruben Segovia

Address 3027 Moson Dr.

Address 4512 Teagarden

City, State & Zip Mesquite, TX 75150

City, State & Zip DALLAS TX 75217

Phone 469-286-9964

Phone 972-363-5019

E-Mail lalo.valerio@yahoo.com

E-Mail Fineworks2016@gmail.com

NOTARY VERIFICATION [REQUIRED]

Before me, the undersigned authority, on this day personally appeared _____ [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 \$ 300.00, to cover the cost of this application, has been paid to the City of Rockwall on this the 18 day of MARCH, 20 20. By signing this application, I agree that the City of Rockwall (i.e. "City") is authorized and permitted to provide information contained within this application to the public. The City is also authorized and permitted to reproduce any copyrighted information submitted in conjunction with this application, if such reproduction is associated or in response to a request for public information."


Given under my hand and seal of office on this the 18 day of MARCH, 20 20

Owner's Signature Jose E. Valerio

Notary Public in and for the State of Texas [Signature]



0 15 30 60 90 120 Feet

P2020-016- LOT 1, BLOCK L,
LAKE ROCKWALL ESTATES EAST ADDITION
REPLAT - LOCATION MAP = 



PD-75

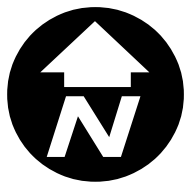
RUSSELL



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.



OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF ROCKWALL

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

Being a lot, tract or parcel of land situated in the John R. Johnson Survey, Abstract No. 128, Rockwall County, Texas, and being all of Lots 1286 and 1287 of Rockwall Lake Properties Development No. 2 according to the plat thereof recorded in Cabinet A, Slide 79, Map Records, Dallas County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found at the southeast corner of said Lot 1287, the Northeast corner of Lot 1288, the Northwest corner of Lot 1311 and the Southwest corner of Lot 1312 of said Rockwall Lake Properties;

THENCE South 89 degrees 04 minutes 33 seconds West, with the South line of said Lot 1287 and the North line of said Lot 1288, a distance of 120.18 feet to a 1/2 inch iron rod found at the Southwest corner of said Lot 1287, the Northwest corner of said Lot 1288, and on the East line of Russell Drive (50' R.O.W.), from which a 1/2 inch iron rod found bears South 01 degrees 03 minutes 38 seconds East, a distance of 59.88 feet;

THENCE North 01 degrees 03 minutes 38 seconds West, with the West line of said Lot 1287 and Lot 1286 and the East line of Russell Drive, a distance of 120.57 feet to a 1/2 inch iron rod and yellow cap stamped "By-Line" set at the Northwest corner of said Lot 1286 and the Southwest corner of Lot 1285 of said Rockwall Lake Properties, from which a 1/2 inch iron rod found bears North 01 degrees 03 minutes 38 seconds West, a distance of 241.40 feet;

THENCE North 89 degrees 09 minutes 08 seconds East, with the North line of said Lot 1287 and the South line of said Lot 1285, a distance of 120.18 feet to a 1/2 inch iron rod and yellow cap stamped "By-Line" set at the Northeast corner of said Lot 1286, the Southeast corner of said Lot 1285, the Southwest corner of Lot 1314 and the Northwest corner of Lot 1313 of said Rockwall Lake Properties, from which a 1/2 inch iron rod found bears North 01 degrees 03 minutes 38 seconds West, a distance of 242.57 feet;

THENCE South 01 degrees 03 minutes 38 seconds East, with the East line of said Lot 1286 and Lot 1287 and the West line of said Lot 1313 and said Lot 1312, a distance of 120.41 feet to the POINT OF BEGINNING and CONTAINING 0.33 acres of land or 14,481 square feet.

OWNER'S DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

I, the undersigned owner of the land shown on this plat, and designated herein as the REPLAT OF LOTS 1286 AND 1287 OF ROCKWALL LAKE PROPERTIES DEVELOPMENT NO. 2 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. I further certify that all other parties who have a mortgage or lien interest in the REPLAT OF LOTS 1286 AND 1287 OF ROCKWALL LAKE PROPERTIES DEVELOPMENT NO. 2 subdivision have been notified and signed this plat. I understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. I also understand the following:

- No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
- 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.
- 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
- Property owner shall be responsible for maintaining, repairing, and replacing all systems within the drainage and detention easements.

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.

I further acknowledge that the dedications and/or exactions made herein are proportional to the impact of the Subdivision upon the public services required in order that the development will comport with the present and future growth needs of the City; I, my successors and assigns hereby waive any claim, damage, or cause of action that I may have as a result of the dedication of exactions made herein.

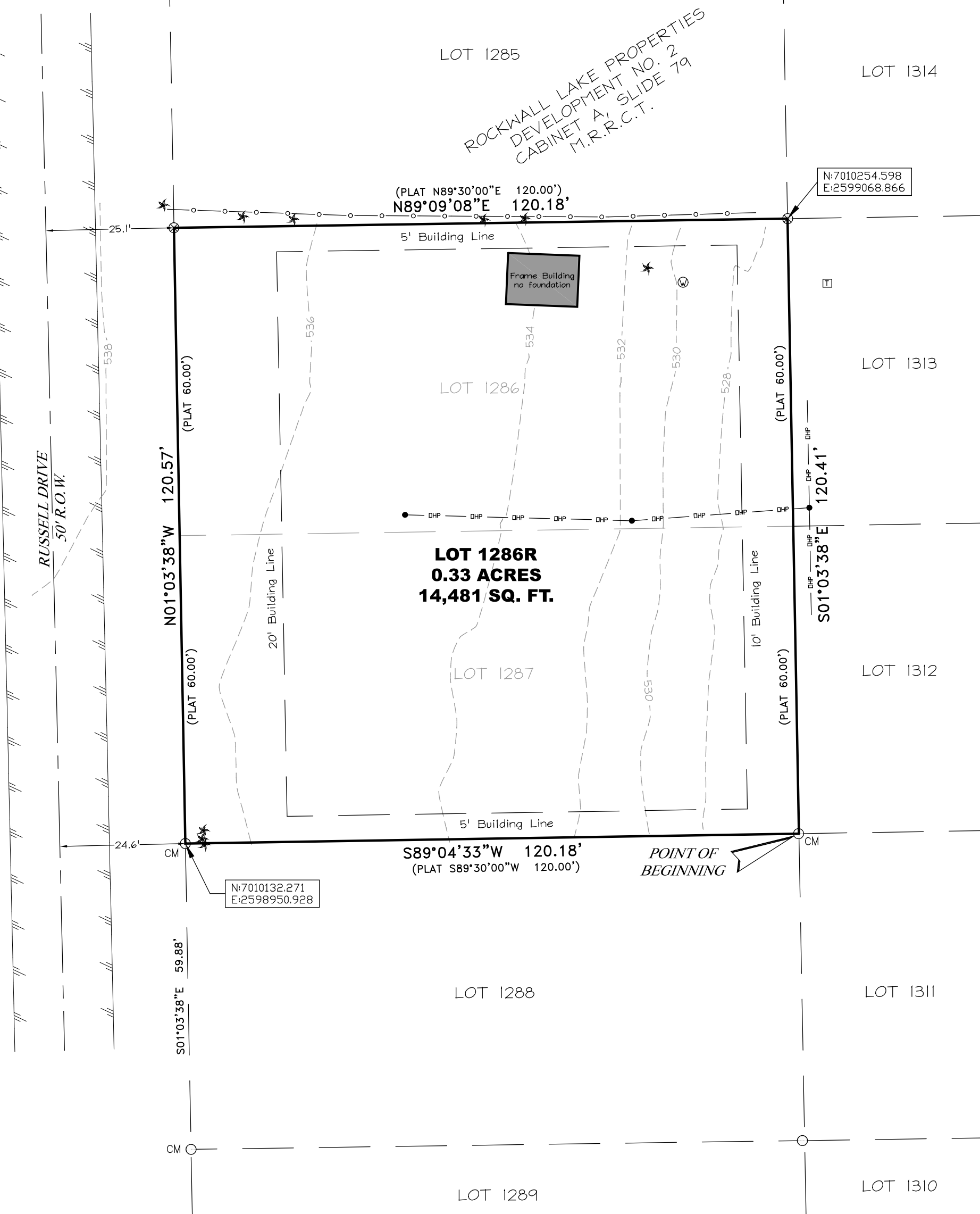
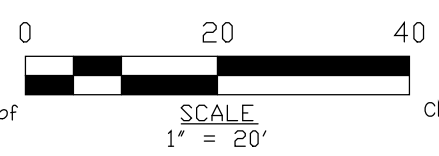
Jose Valerio, Owner

STATE OF TEXAS
COUNTY OF _____

Before me, the undersigned authority, a Notary Public in and for said County and State on this date personally appeared Jose Valerio, Owner, known to me to be the persons whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed.

Given under my hand and seal of office, this _____ day of _____, 2020.

Notary Public in and for the State of Texas



LEGEND

- CM CONTROLLING MONUMENT
- 1/2" IRON ROD FOUND
- ⊗ 1/2" IRON ROD SET (BY-LINE)
- ★ HACKBERRY TREE
- POWER POLE
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- DP — DP — OVERHEAD ELCTRIC LINE
- BUILDING

VICINITY MAP NOT TO SCALE

NOTES:

- Bearings based on Texas State Plane Coordinates, Texas North Central Zone 4202 as obtained by GPS observation.
- Any structure new or existing may not extend across new property lines.
- The purpose of this plat is to create one lot from two lots.
- Coordinates shown are Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale, No Projection.
- 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.
- The property is shown as being located within Zone X by Flood Insurance Rate Map No. 48397C0040L, dated 09/26/2008. It is shown as not being located in a special flood hazard area inundated by 100-year flood.

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 City Planning Director 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 County Clerk of Rockwall, County, Texas, within one hundred eighty (180) days from said date of final approval.

Said addition shall be subject to all the requirements of the Subdivision Regulations of the City of Rockwall.

Mayor, City of Rockwall

City Secretary

City Engineer

KNOW ALL MEN BY THESE PRESENTS:

That I, Wayne Beets, II, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon as set were properly placed under my personal supervision in accordance with the platting rules and regulations of the Planning and Zoning Commission of the City of Rockwall, Texas.

This _____ day of _____, 2020

PRELIMINARY - THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED, VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

Wayne Beets, II
Registered Professional Land Surveyor No. 6039

REPLAT OF LOTS 1286 AND 1287 OF ROCKWALL LAKE PROPERTIES DEVELOPMENT NO. 2

AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

IN THE JOHN R. JOHNSON SURVEY, ABSTRACT NO. 128

CASE NO. _____

OWNER - JOSE VALERIO
3027 MASON DR, MESQUITE, TX 75150 -
PHONE NUMBER 469-286-9964

ADDRESS:
269 # 257 RUSSELL DRIVE,
ROCKWALL, TEXAS
ACREAGE: 0.33 ACRES
ZONING: PD-75
PREPARED: 1/31/2020
BY-LINE JOB NO: 2020-009
SCALE: 1" = 20'
TECHNICIAN: TYB

BY-LINE SURVEYING LLC

P.O. Box 834
Emory, Tx 75440
Ph: (903) 473-5150
Firm No: 10194233
www.bylinesurveying.com

Inverse With Area

Fri Jan 31 09:33:59 2020

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Closure Error Distance > 0.0000

Total Distance Inversed > 481.35

Area: 0.33 ACRES, 14481 SQ. FT.

Lee, Henry

From: Miller, Ryan
Sent: Wednesday, April 15, 2020 4:55 PM
To: 'Ruben Segovia'
Subject: Comments on Case No. P2020-016
Attachments: Project Comments (04.08.2020).pdf

Mr. Segovia ... Attached are the comments for Lots 4 & 5, Block A, Landing Point Addition. Please note that this will be going to the City Council this coming Monday for conditional approval. Also, Mr. Brooks is no longer with the City, so all future correspondence for this case will be through me. Thank you and please let me know if you have any additional questions. Thanks.



RYAN C. MILLER, AICP

DIRECTOR OF PLANNING & ZONING • PLANNING & ZONING DIVISION • CITY OF ROCKWALL
972.772.6441 OFFICE
RMILLER@ROCKWALL.COM
385 S. GOLIAD STREET • ROCKWALL, TX 75087

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NOTES

- 1) **APPOINTED AND ELECTED OFFICIALS:** BY REPLYING ALL TO THIS EMAIL YOU MAY BE IN VIOLATION OF THE TEXAS OPEN MEETINGS ACT. PLEASE REPLY ONLY TO THE SENDER.
- 2) PLEASE NOTE THAT ANY CORRESPONDENCE SENT TO CITY STAFF MAY BECOME PUBLIC RECORD



May 14, 2020

TO: Ruben Segovia
9512 Teagarden Road
Dallas, TX 75217

CC: Jose Valerio
3027 Mason Drive
Mesquite, TX 75150

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

SUBJECT: P2020-016; Lot 1, Block L, Lake Rockwall Estates East Addition

Mr. Segovia:

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 April 20, 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; and,
- (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 April 14, 2020, the Planning and Zoning Commission approved a motion to recommend approval of the plat by a vote of 6-0, with Chairman Chodun absent.

City Council

On April 20, 2020, the City Council made a motion to approve the plat with staff conditions. The motion passed 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 \$134.00 for the filing fees made out to the *Rockwall County Clerk's Office*.

Please note that the filing 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 1st and December 31st, 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,

A handwritten signature in black ink, appearing to read 'R. Miller', is positioned above the typed name.

Ryan Miller, AICP
Director of Planning and Zoning