



DEVELOPMENT APPLICATION

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

STAFF USE ONLY
PLANNING & ZONING CASE NO.
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 2605 Cypress Drive

Subdivision Ridgcrest

Lot 24 Block A

General Location West end of Cypress Drive

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning PD-81

Current Use Single Family Residence

Proposed Zoning N/A

Proposed Use Single Family Residence

Acreage 0.37

Lots [Current] 1

Lots [Proposed] 1

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 Paul Taylor Homes Limited

Applicant Corwin Engineering, Inc.

Contact Person Paul Taylor

Contact Person Brandon Davidson

Address 17950 Preston Road
Suite 700

Address 200 W. Belmont
Suite E

City, State & Zip Dallas, TX 75252

City, State & Zip Allen, TX 75013

Phone 972-732-7800

Phone 972-396-1200

E-Mail paul@paultaylorhomes.com

E-Mail b davidson@corwinengineering.com

NOTARY VERIFICATION [REQUIRED]

Before me, the undersigned authority, on this day personally appeared Paul Taylor ^{Proprietor} general partner [Owner] the undersigned, who stated the information on this application to be true and certified the following:

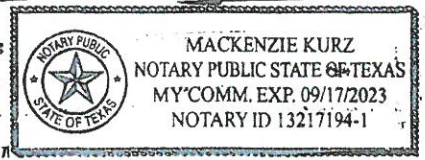
"I hereby certify that I am the owner for the purpose of this application; all information submitted herein is true and correct; and the application fee of \$ _____, to cover the cost of this application, has been paid to the City of Rockwall on this the _____ day of _____, 20____. By signing this application, I agree that the City of Rockwall (i.e. "City") is authorized and permitted to provide information contained within this application to the public. The City is also authorized and permitted to reproduce any copyrighted information submitted in conjunction with this application, if such reproduction is associated or in response to a request for public information."

Given under my hand and seal of office on this the 10th day of June, 2020.

Owner's Signature

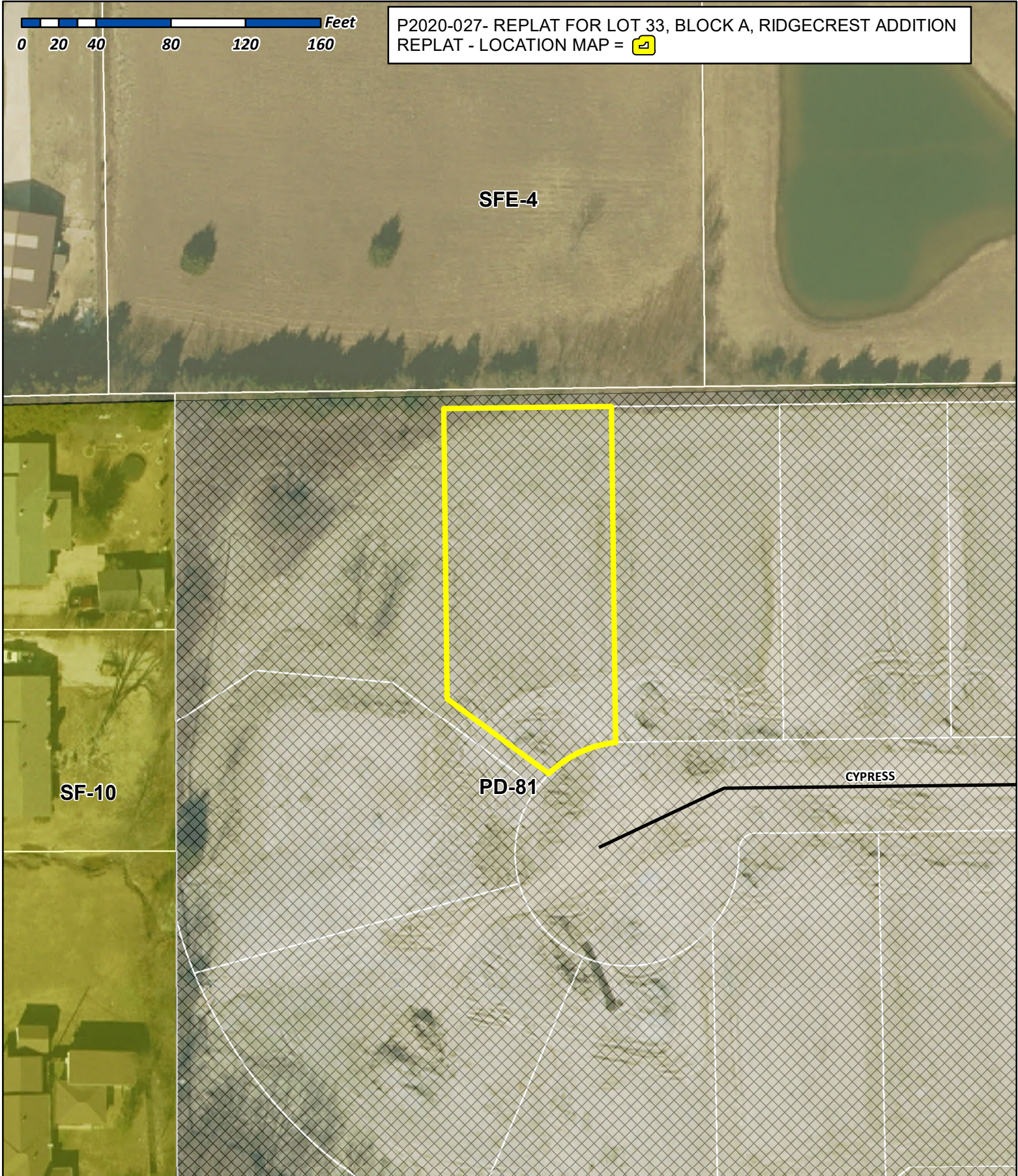
Notary Public in and for the State of Texas

Paul Taylor
Mackenzie Kurz
Pres of the general partner



0 20 40 80 120 160 Feet

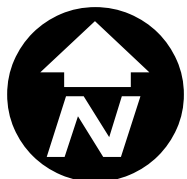
P2020-027- REPLAT FOR LOT 33, BLOCK A, RIDGECREST ADDITION
REPLAT - LOCATION MAP = 



City of Rockwall

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

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



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 24 BLOCK A 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 24 BLOCK A 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.
- Property owner shall be responsible for maintaining, repairing, and replacing all systems within the drainage and detention easements.
- 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.

PAUL TAYLOR HOMES LIMITED

STATE OF TEXAS
 COUNTY OF

Before me, the undersigned authority, on this day personally appeared _____ 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.

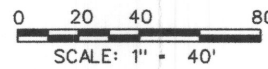
This approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk of Rockwall, County, Texas, within one hundred eighty (180) days from said date of final approval.

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).
- Allot 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.



LEGAL DESCRIPTION

WHEREAS, PAUL TAYLOR HOMES LIMITED, is the owner of a tract of land situated in the E.M. Elliott Survey, Abstract No. 77 in Rockwall County, Texas, being all of Lot 24 Block A, 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 northeast corner of said Lot 24:

THENCE, South 00° 41' 20" West, along the east line of said Lot 24, for a distance of 180.24 feet, to a 1/2 inch iron rod found at the southeast corner of said Lot 24 being in the north line of Cypress Drive and being on a non-tangent curve to the left, having a radius of 60.00 feet, a central angle of 38° 24' 01";

THENCE, along the south line of said Lot 24 and the north line of said Cypress Drive for an arc distance of 40.21 feet (Chord Bearing South 66° 22' 15" West 39.46 feet), to a 1/2 inch iron rod found at the most southerly corner of said Lot 24;

THENCE, North 52° 25' 25" West, departing said north line and continuing along the south line of said Lot 24, for a distance of 67.56 feet, to a 1/2 inch iron rod found at the most westerly southwest corner of said Lot 24;

THENCE, North 00° 41' 20" East, along the west line of said Lot 24, for a distance of 155.94 feet, to a 1/2 inch iron rod found at the northwest corner of said Lot 24;

THENCE, South 89° 18' 40" East, along the north line of said Lot 24, for a distance of 90.00 feet, to the POINT OF BEGINNING and containing 0.372 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.

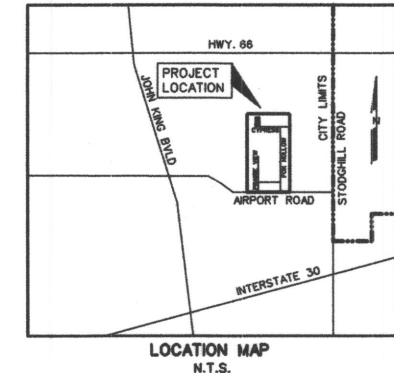
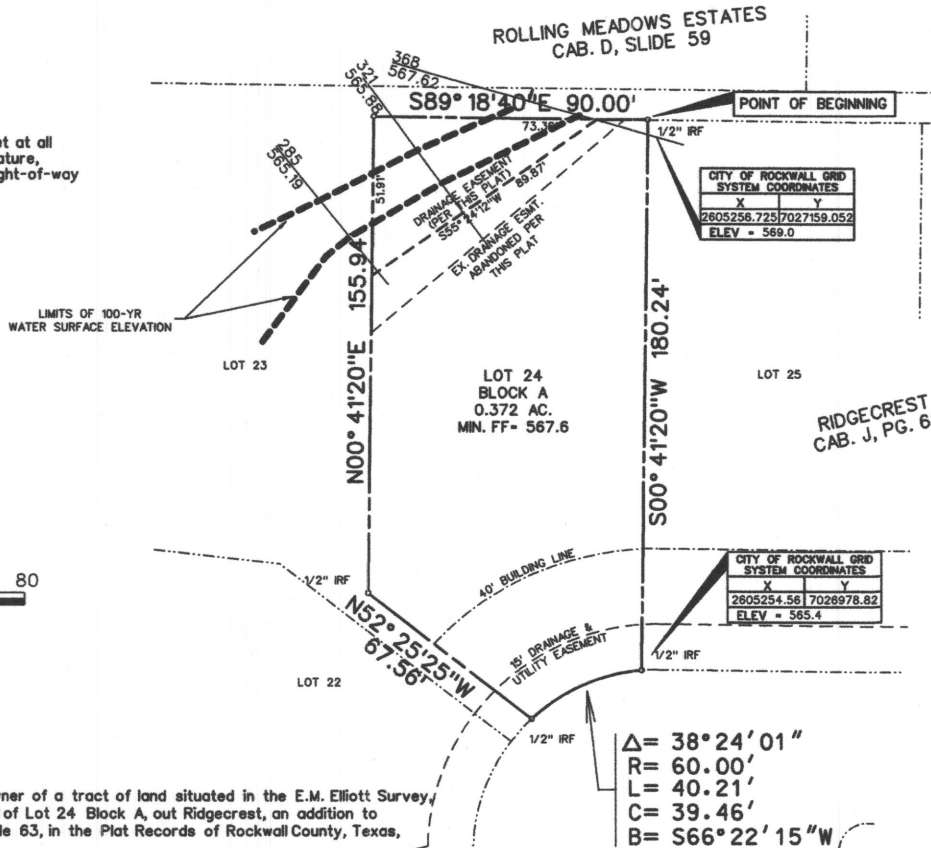
WARREN L. CORWIN
 R.P.L.S. No. 4621

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



THE PURPOSE OF THIS REPLAT IS TO RELOCATE THE DRAINAGE EASEMENT.

33 FINAL PLAT OF
LOT 24 BLOCK A
 BEING 0.372 ACRES .3017
 BEING A REPLAT
LOT 24 BLOCK A
 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
PAUL TAYLOR HOMES LIMITED
 17950 PRESTON ROAD, STE. 700
 DALLAS, TEXAS 75252

JUNE 2020 SCALE 1" = 40'

CASE • P2020-XXX



Michael Joyce Properties
Michael Ryan Joyce
1189 Waters Edge Drive
Rockwall, TX 75087
512-965-6280



Independent Bank
P.O. Box 430
Denton, TX 76202

2592

DATE 06/30/2020

PAY TO THE ORDER OF City of Rockwall \$ **307.44

*THREE-HUNDRED-SEVEN AND 44/100****** DOLLARS

City of Rockwall
385 S. Goliad Street
Rockwall, TX 75087

MEMO Lot 24 Block A Ridgecrest

⑆111916326⑆ 1000898021⑈ 2592

Michael Joyce Properties

2592

Michael Joyce Properties

2592



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CITY ENGINEER:

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

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 Variance Request (\$100.00)
Notes:
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PROPERTY INFORMATION [PLEASE PRINT]

Address 2605 Cypress Drive
Subdivision Ridgcrest Lot 24 Block A
General Location West end of Cypress Drive

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning PD-81 Current Use Single Family Residence
Proposed Zoning N/A Proposed Use Single Family Residence
Acreage 0.37 Lots [Current] 1 Lots [Proposed] 1

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]

<input type="checkbox"/> Owner Paul Taylor Homes Limited	<input type="checkbox"/> Applicant Corwin Engineering, Inc.
Contact Person Paul Taylor	Contact Person Brandon Davidson
Address 17950 Preston Road Suite 700	Address 200 W. Belmont Suite E
City, State & Zip Dallas, TX 75252	City, State & Zip Allen, TX 75013
Phone 972-732-7800	Phone 972-396-1200
E-Mail paul@paultaylorhomes.com	E-Mail b davidson@corwinengineering.com

NOTARY VERIFICATION [REQUIRED]

Before me, the undersigned authority, on this day personally appeared Paul Taylor, President [Owner] the undersigned, who stated the information on this application to be true and certified the following:

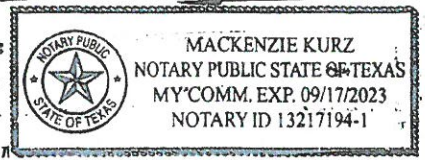
"I hereby certify that I am the owner for the purpose of this application; all information submitted herein is true and correct; and the application fee of \$ _____, to cover the cost of this application, has been paid to the City of Rockwall on this the _____ day of _____, 20____. By signing this application, I agree that the City of Rockwall (i.e. "City") is authorized and permitted to provide information contained within this application to the public. The City is also authorized and permitted to reproduce any copyrighted information submitted in conjunction with this application, if such reproduction is associated or in response to a request for public information."

Given under my hand and seal of office on this the 10th day of June, 2020.

Owner's Signature

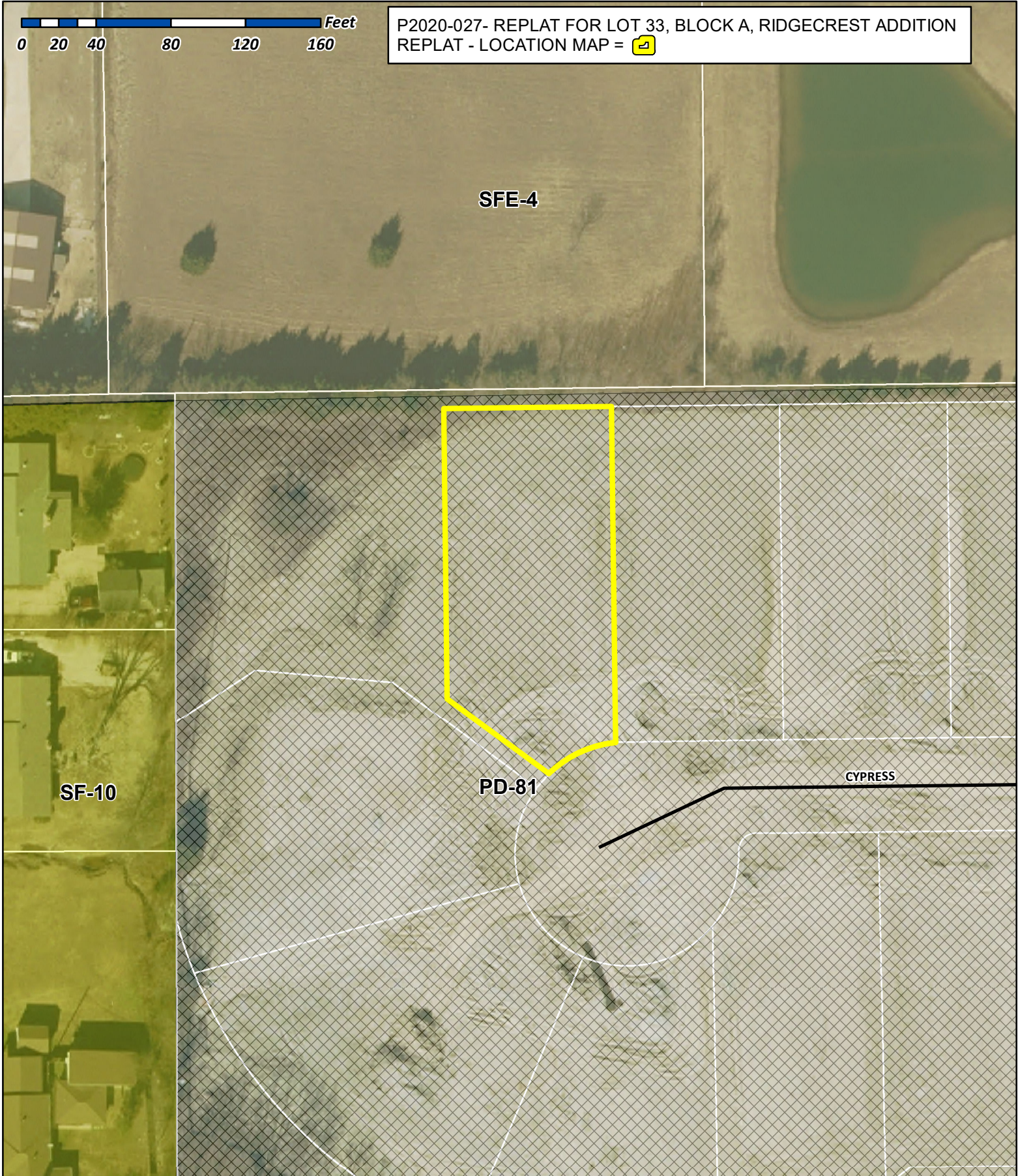
Notary Public in and for the State of Texas

Paul Taylor
Mackenzie Kurz
Pres of the general partner



0 20 40 80 120 160 Feet

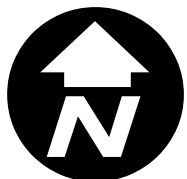
P2020-027- REPLAT FOR LOT 33, BLOCK A, RIDGECREST ADDITION
REPLAT - LOCATION MAP = 



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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 24 BLOCK A 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 24 BLOCK A out of RIDGECREST, subdivision have been notified and signed this plat.

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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

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PAUL TAYLOR HOMES LIMITED

STATE OF TEXAS
 COUNTY OF

Before me, the undersigned authority, on this day personally appeared _____ 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: _____

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Planning & Zoning Commission _____ Date _____

APPROVED

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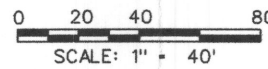
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Mayor, City of Rockwall _____ City Secretary _____ City Engineer _____

NOTES

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LEGAL DESCRIPTION

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DATED the this _____ day of _____, 2020.

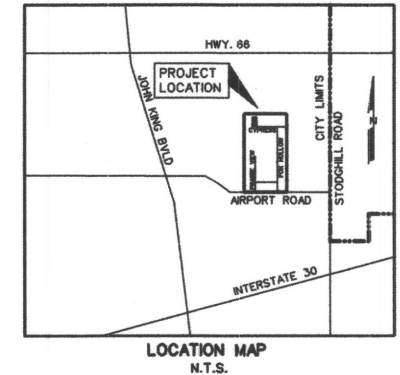
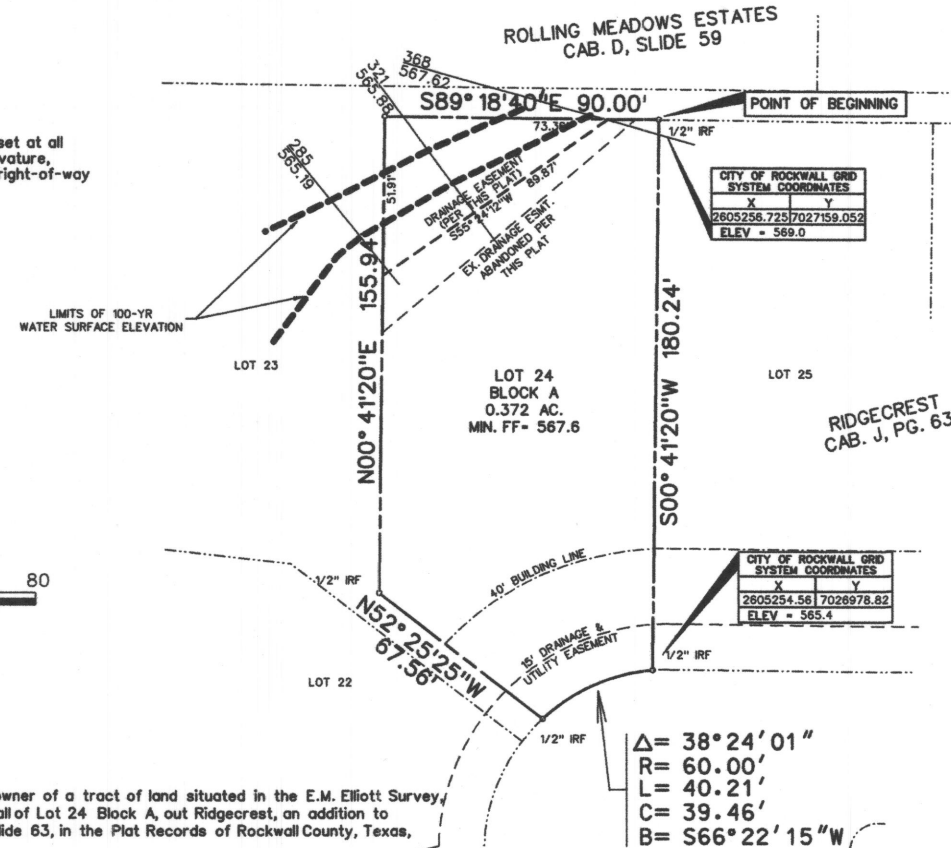
WARREN L. CORWIN
 R.P.L.S. No. 4621

THE STATE OF TEXAS
 COUNTY OF COLLIN

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

Notary Public in and for the State of Texas



THE PURPOSE OF THIS REPLAT IS TO RELOCATE THE DRAINAGE EASEMENT.

33 FINAL PLAT OF
LOT 24 BLOCK A
 BEING 0.372 ACRES .3017
 BEING A REPLAT
LOT 24 BLOCK A
 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
PAUL TAYLOR HOMES LIMITED
 17950 PRESTON ROAD, STE. 700
 DALLAS, TEXAS 75252

JUNE 2020 SCALE 1" = 40'

CASE • P2020-XXX



Michael Joyce Properties
Michael Ryan Joyce
1189 Waters Edge Drive
Rockwall, TX 75087
512-965-6280



Independent Bank
P.O. Box 430
Denton, TX 76202

2592

DATE 06/30/2020

PAY TO THE ORDER OF City of Rockwall \$ **307.44

*THREE-HUNDRED-SEVEN AND 44/100****** DOLLARS

City of Rockwall
385 S. Goliad Street
Rockwall, TX 75087

MEMO Lot 24 Block A Ridgecrest

⑆111916326⑆ 1000898021⑈ 2592

Michael Joyce Properties

2592

Michael Joyce Properties

2592



CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION CASE MEMO

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM

TO: Planning and Zoning Commission
DATE: July, 14, 2020
APPLICANT: Brandon Davidson; *Corwin Engineering, Inc.*
CASE NUMBER: P2020-027; *Lot 33, Block A, Ridgecrest Addition*

SUMMARY

Consider a request by Brandon Davidson of Corwin Engineering, Inc. on behalf of Paul Taylor of Paul Taylor Homes Limited for the approval of a replat for Lot 33, Block A, Ridgecrest Addition being a 0.3017-acre parcel of land identified as Lot 24, Block A, 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 2605 Cypress Drive, and take any action necessary.

PLAT INFORMATION

- The applicant is requesting the approval of a replat for a 0.3017-acre parcel of land identified as Lot 24, Block A, Ridgecrest Addition for the purpose of adjusting the size of an existing drainage easement to facilitate the construction of a single-family home. The new lot will be Lot 33, Block A, Ridgecrest Addition.
- On June 6, 2016, the City Council approved Planned Development District 81 (PD-81), which allowed a 45-lot residential subdivision -- *adhering to the Single Family 10 (SF-10) District land uses and development standards* -- on the subject property. On June 20, 2016, the City Council concurrently approved a Preliminary Plat and Master Plat/Open Space Plan [*i.e. Case No.'s P2016-028 & P2016-029*] for the subject property. Following this approval, on October 21, 2016, the City Council approved a Final Plat [*i.e. Case No. P2016-045*] for the subdivision. This established the subject property as Lot 24, Block A, Ridgecrest Addition.
- 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 33, Block A, 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; 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.



DEVELOPMENT APPLICATION

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

STAFF USE ONLY
PLANNING & ZONING CASE NO.
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 2605 Cypress Drive

Subdivision Ridgcrest

Lot 24 Block A

General Location West end of Cypress Drive

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning PD-81

Current Use Single Family Residence

Proposed Zoning N/A

Proposed Use Single Family Residence

Acreage 0.37

Lots [Current] 1

Lots [Proposed] 1

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 Paul Taylor Homes Limited

Applicant Corwin Engineering, Inc.

Contact Person Paul Taylor

Contact Person Brandon Davidson

Address 17950 Preston Road
Suite 700

Address 200 W. Belmont
Suite E

City, State & Zip Dallas, TX 75252

City, State & Zip Allen, TX 75013

Phone 972-732-7800

Phone 972-396-1200

E-Mail paul@paultaylorhomes.com

E-Mail b davidson@corwinengineering.com

NOTARY VERIFICATION [REQUIRED]

Before me, the undersigned authority, on this day personally appeared Paul Taylor, President [Owner] the undersigned, who stated the information on this application to be true and certified the following:

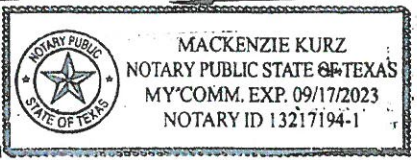
"I hereby certify that I am the owner for the purpose of this application; all information submitted herein is true and correct; and the application fee of \$ _____, to cover the cost of this application, has been paid to the City of Rockwall on this the _____ day of _____, 20____. By signing this application, I agree that the City of Rockwall (i.e. "City") is authorized and permitted to provide information contained within this application to the public. The City is also authorized and permitted to reproduce any copyrighted information submitted in conjunction with this application, if such reproduction is associated or in response to a request for public information."

Given under my hand and seal of office on this the 10th day of June, 2020.

Owner's Signature

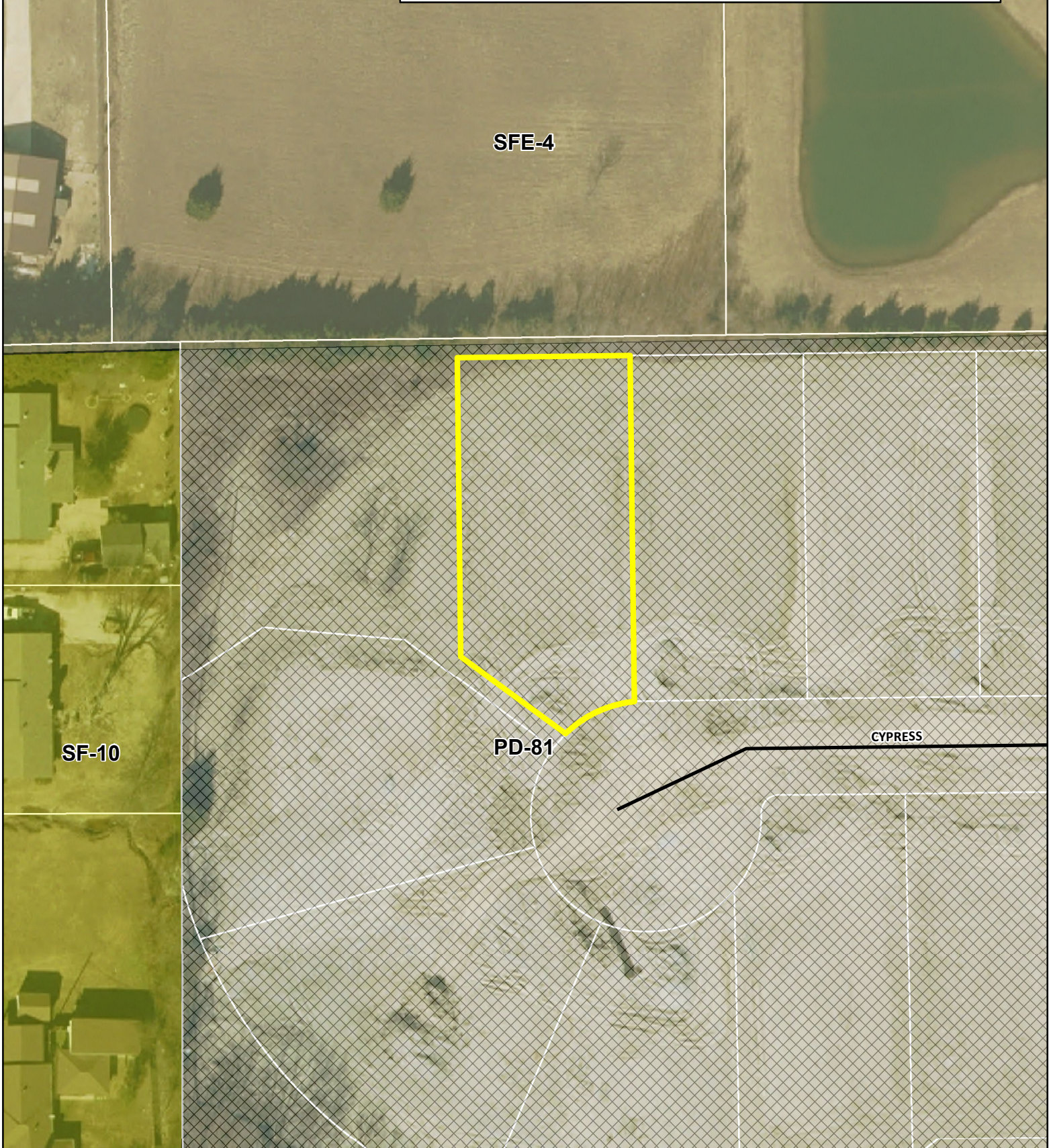
Notary Public in and for the State of Texas

Paul Taylor
Mackenzie Kurz
Pres of the general partner



0 20 40 80 120 160 Feet

P2020-027- REPLAT FOR LOT 33, BLOCK A, RIDGECREST ADDITION
REPLAT - LOCATION MAP = 



City of Rockwall

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

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P2020-027; Replat for Lots 33, Block A, Ridgecrest Addition

Please address the following comments (*M= Mandatory Comments; I = Informational Comments*)

- I.1 This is a request for approval of a replat for Lot 33, Block A, Ridgecrest Addition being a 0.3017-acre parcel of land identified as Lot 24, Block A, 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 2605 Cypress Drive, and take any action necessary.
- I.2 For questions or comments concerning this case please contact Henry Lee in the Planning Department at (972) 772-6434 or email hlee@rockwall.com.
- M.3 For reference, include the case number (*P2020-027*) in the lower right-hand corner of all pages of all revised plan submittals.
- I.4 This project is subject to all requirements stipulated by the Unified Development Code (UDC) that are applicable to the subject property. (*§01.02(D), Art. 11, UDC*)
- M.5 Correct Title Block to read as follows:
Final Plat
Lot 33, Block A, Ridgecrest Addition
Being a replat of Lot 24, Block A, Ridgecrest Addition
Containing a total of 0.3017 acres
Situated within the Ridgecrest Addition
An Addition to the City of Rockwall, Rockwall County, Texas
- M.6 Verify the acreage of the lot (*i.e. it conflicts with RCAD's acreage for the lot*). (*Chapter 38, Subdivision Regulations, Municipal Code of Ordinances*)
- M.7 Verify the square footage of the lot (*i.e. it conflicts with RCAD's acreage for the lot*). (*Chapter 38, Subdivision Regulations, Municipal Code of Ordinances*)
- M.8 Switch numbers 6 & 7 in the Owner's Certificate. (*Chapter 38, Subdivision Regulations, Municipal Code of Ordinances*)
- M.9 Verify and adjust the acreage in the legal description. (*Chapter 38, Subdivision Regulations, Municipal Code of Ordinances*)
- M.10 Notary Certificate below Surveyor's Certificate is not necessary when stamped by a Surveyor.
- M.11 Please email a PDF version for a subsequent/final review by staff. Due to COVID-19, staff is requesting that you do not resubmit paper copies.
- I.12 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections and return to staff as soon as practical, and provide any additional information that is requested.
- M.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 revisions are to be approved (by staff) prior to the plat being submitted on mylar for filing.
- I.14 The Planning and Zoning Meeting will be held on July 14, 2020.
- I.15 The City Council meeting for this case is scheduled to be held on July 20, 2020.

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 24 BLOCK A 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 24 BLOCK A 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:

1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.
3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.
4. The developer and subdivision engineer shall bear total responsibility for storm drain improvements.
5. The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.
6. Property owner shall be responsible for maintaining, repairing, and replacing all systems within the drainage and detention easements.
7. 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.

PAUL TAYLOR HOMES LIMITED

STATE OF TEXAS
 COUNTY OF

Before me, the undersigned authority, on this day personally appeared _____ 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.

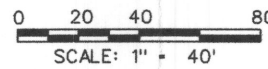
This approval shall be invalid unless the approved plat for such addition is recorded in the office of the Court Clerk of Rockwall, County, Texas, within one hundred eighty (180) days from said date of final approval.

WITNESS OUR HANDS, this _____ day of _____, 2020.

Mayor, City of Rockwall _____ City Secretary _____ City Engineer _____

NOTES

1. Bearing are referenced to Ridgcrest (Cab. J, Slide 63).
2. Allot lines are radial or perpendicular to the street unless otherwise noted by bearing.
3. 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.
4. No fences or structures allowed in any Drainage Easements.



LEGAL DESCRIPTION

WHEREAS, PAUL TAYLOR HOMES LIMITED, is the owner of a tract of land situated in the E.M. Elliott Survey, Abstract No. 77 in Rockwall County, Texas, being all of Lot 24 Block A, 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 northeast corner of said Lot 24:

THENCE, South 00° 41' 20" West, along the east line of said Lot 24, for a distance of 180.24 feet, to a 1/2 inch iron rod found at the southeast corner of said Lot 24 being in the north line of Cypress Drive and being on a non-tangent curve to the left, having a radius of 60.00 feet, a central angle of 38° 24' 01";

THENCE, along the south line of said Lot 24 and the north line of said Cypress Drive for an arc distance of 40.21 feet (Chord Bearing South 66° 22' 15" West 39.46 feet), to a 1/2 inch iron rod found at the most southerly corner of said Lot 24;

THENCE, North 52° 25' 25" West, departing said north line and continuing along the south line of said Lot 24, for a distance of 67.56 feet, to a 1/2 inch iron rod found at the most westerly southwest corner of said Lot 24;

THENCE, North 00° 41' 20" East, along the west line of said Lot 24, for a distance of 155.94 feet, to a 1/2 inch iron rod found at the northwest corner of said Lot 24;

THENCE, South 89° 18' 40" East, along the north line of said Lot 24, for a distance of 90.00 feet, to the POINT OF BEGINNING and containing 0.372 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.

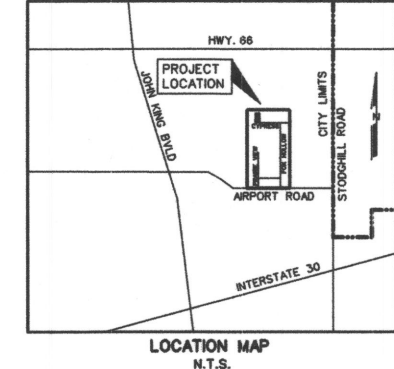
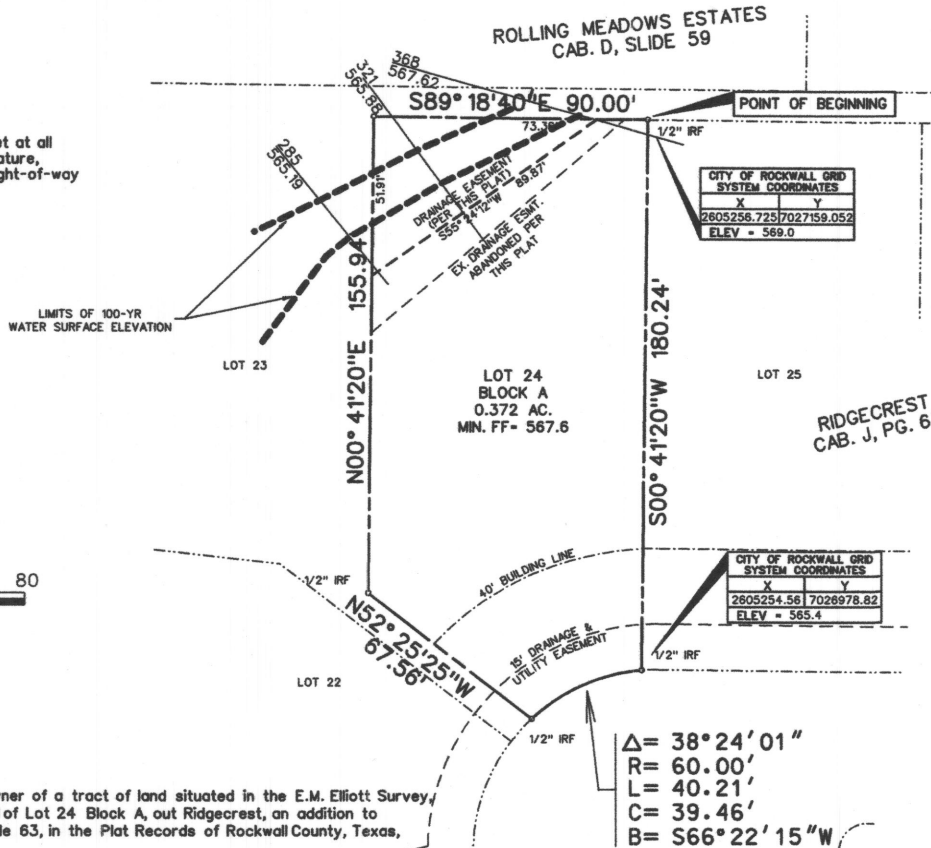
WARREN L. CORWIN
 R.P.L.S. No. 4621

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



33 FINAL PLAT OF
LOT 24 BLOCK A
 BEING 0.372 ACRES .3017
 BEING A REPLAT
LOT 24 BLOCK A
 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
PAUL TAYLOR HOMES LIMITED
 17950 PRESTON ROAD, STE. 700
 DALLAS, TEXAS 75252

JUNE 2020 SCALE 1" = 40'

CASE • P2020-XXX



CITY OF ROCKWALL

CITY COUNCIL CASE MEMO

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM

TO: Mayor and City Council
DATE: July, 20, 2020
APPLICANT: Brandon Davidson; *Corwin Engineering, Inc.*
CASE NUMBER: P2020-027; *Lot 33, Block A, Ridgecrest Addition*

SUMMARY

Consider a request by Brandon Davidson of Corwin Engineering, Inc. on behalf of Paul Taylor of Paul Taylor Homes Limited for the approval of a Replat for Lot 33, Block A, Ridgecrest Addition being a 0.3017-acre parcel of land identified as Lot 24, Block A, 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 2605 Cypress Drive, and take any action necessary.

PLAT INFORMATION

- The applicant is requesting the approval of a replat for a 0.3017-acre parcel of land identified as Lot 24, Block A, Ridgecrest Addition for the purpose of adjusting the size of an existing drainage easement to facilitate the construction of a single-family home. The new lot will be Lot 33, Block A, Ridgecrest Addition.
- On June 6, 2016, the City Council approved Planned Development District 81 (PD-81), which allowed a 45-lot residential subdivision -- *adhering to the Single Family 10 (SF-10) District land uses and development standards* -- on the subject property. On June 20, 2016, the City Council concurrently approved a Preliminary Plat and Master Plat/Open Space Plan [*i.e. Case No.'s P2016-028 & P2016-029*] for the subject property. Following this approval, on October 21, 2016, the City Council approved a Final Plat [*i.e. Case No. P2016-045*] for the subdivision. This established the subject property as Lot 24, Block A, Ridgecrest Addition
- 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 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 the Chapter 38, *Subdivisions*, of the Municipal Code of Ordinances.

CONDITIONS OF APPROVAL

If the City Council chooses to approve the replat for *Lot 33, Block A, 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; 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 July 14, 2020, the Planning and Zoning Commission approved a motion to recommend approval of the replat with the conditions of approval by a vote of 6-0, with Commissioner Moeller absent.



DEVELOPMENT APPLICATION

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

STAFF USE ONLY
PLANNING & ZONING CASE NO.
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:
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 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 2605 Cypress Drive

Subdivision Ridgcrest

Lot 24 Block A

General Location West end of Cypress Drive

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning PD-81

Current Use Single Family Residence

Proposed Zoning N/A

Proposed Use Single Family Residence

Acreage 0.37

Lots [Current] 1

Lots [Proposed] 1

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 Paul Taylor Homes Limited

Applicant Corwin Engineering, Inc.

Contact Person Paul Taylor

Contact Person Brandon Davidson

Address 17950 Preston Road
Suite 700

Address 200 W. Belmont
Suite E

City, State & Zip Dallas, TX 75252

City, State & Zip Allen, TX 75013

Phone 972-732-7800

Phone 972-396-1200

E-Mail paul@paultaylorhomes.com

E-Mail b davidson@corwinengineering.com

NOTARY VERIFICATION [REQUIRED]

Before me, the undersigned authority, on this day personally appeared Paul Taylor ^{Proprietor} general partner [Owner] the undersigned, who stated the information on this application to be true and certified the following:

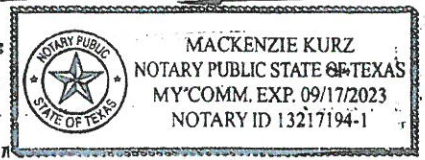
"I hereby certify that I am the owner for the purpose of this application; all information submitted herein is true and correct; and the application fee of \$ _____, to cover the cost of this application, has been paid to the City of Rockwall on this the _____ day of _____, 20 _____. By signing this application, I agree that the City of Rockwall (i.e. "City") is authorized and permitted to provide information contained within this application to the public. The City is also authorized and permitted to reproduce any copyrighted information submitted in conjunction with this application, if such reproduction is associated or in response to a request for public information."

Given under my hand and seal of office on this the 10th day of June, 2020.

Owner's Signature

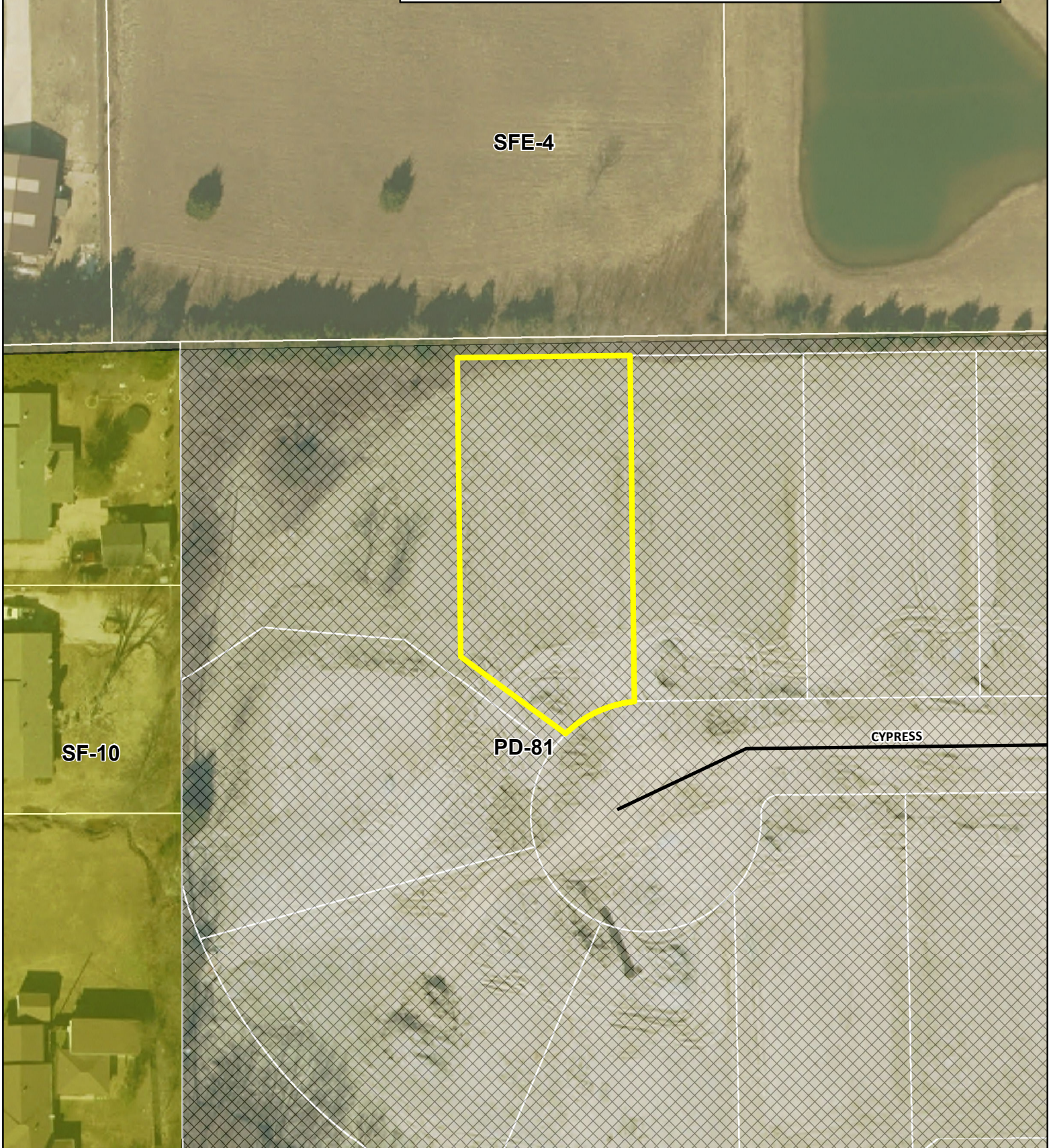
Notary Public in and for the State of Texas

Paul Taylor
Mackenzie Kurz
Pres of the general partner



0 20 40 80 120 160 Feet

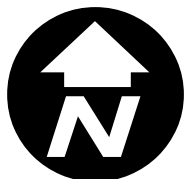
P2020-027- REPLAT FOR LOT 33, BLOCK A, RIDGECREST ADDITION
REPLAT - LOCATION MAP = 



City of Rockwall

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

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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 24 BLOCK A 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 24 BLOCK A 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:

1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.
3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.
4. The developer and subdivision engineer shall bear total responsibility for storm drain improvements.
5. The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.
6. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or

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

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

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

7. Property owner shall be responsible for maintaining, repairing, and replacing all systems within the drainage and detention easements.

PAUL TAYLOR HOMES LIMITED

STATE OF TEXAS
 COUNTY OF
 Before me, the undersigned authority, on this day personally appeared _____ 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.

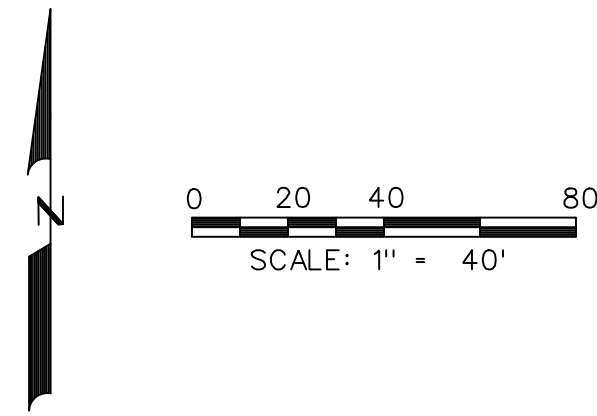
This approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk of Rockwall, County, Texas, within one hundred eighty (180) days from said date of final approval.

WITNESS OUR HANDS, this _____ day of _____, 2020.

Mayor, City of Rockwall City Secretary City Engineer

NOTES

1. Bearing are referenced to Ridgcrest (Cab. J, Slide 63).
2. All lot lines are radial or perpendicular to the street unless otherwise noted by bearing.
3. 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.
4. No fences or structures allowed in any Drainage Easements.



LEGAL DESCRIPTION

WHEREAS, PAUL TAYLOR HOMES LIMITED, is the owner of a tract of land situated in the E.M. Elliott Survey, Abstract No. 77 in Rockwall County, Texas, being all of Lot 24 Block A, 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 d/2inch iron rod found at the northeast corner of said Lot 24;

THENCE, South 00° 41'20" West, along the east line of said Lot 24, for a distance of 180.24 feet, to d/2inch iron rod found at the southeast corner of said Lot 24 being in the north line of Cypress Drive and being on a non-tangent curve to the left, having a radius of 60.00 feet, a central angle of 38° 24'01";

THENCE, along the south line of said Lot 24 and the north line of said Cypress Drive for an arc distance of 40.21 feet (Chord Bearing South 66° 22'15" West 39.46 feet), to d/2inch iron rod found at the most southerly corner of said Lot 24;

THENCE, North 52° 25'25" West, departing said north line and continuing along the south line of said Lot 24, for a distance of 67.56 feet, to d/2inch iron rod found at the most westerly southwest corner of said Lot 24;

THENCE, North 00° 41'20" East, along the west line of said Lot 24, for a distance of 155.94 feet, to d/2inch iron rod found at the northwest corner of said Lot 24;

THENCE, South 89° 18'40" East, along the north line of said Lot 24, for a distance of 90.00 feet, to the POINT OF BEGINNING and containing 0.372 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.

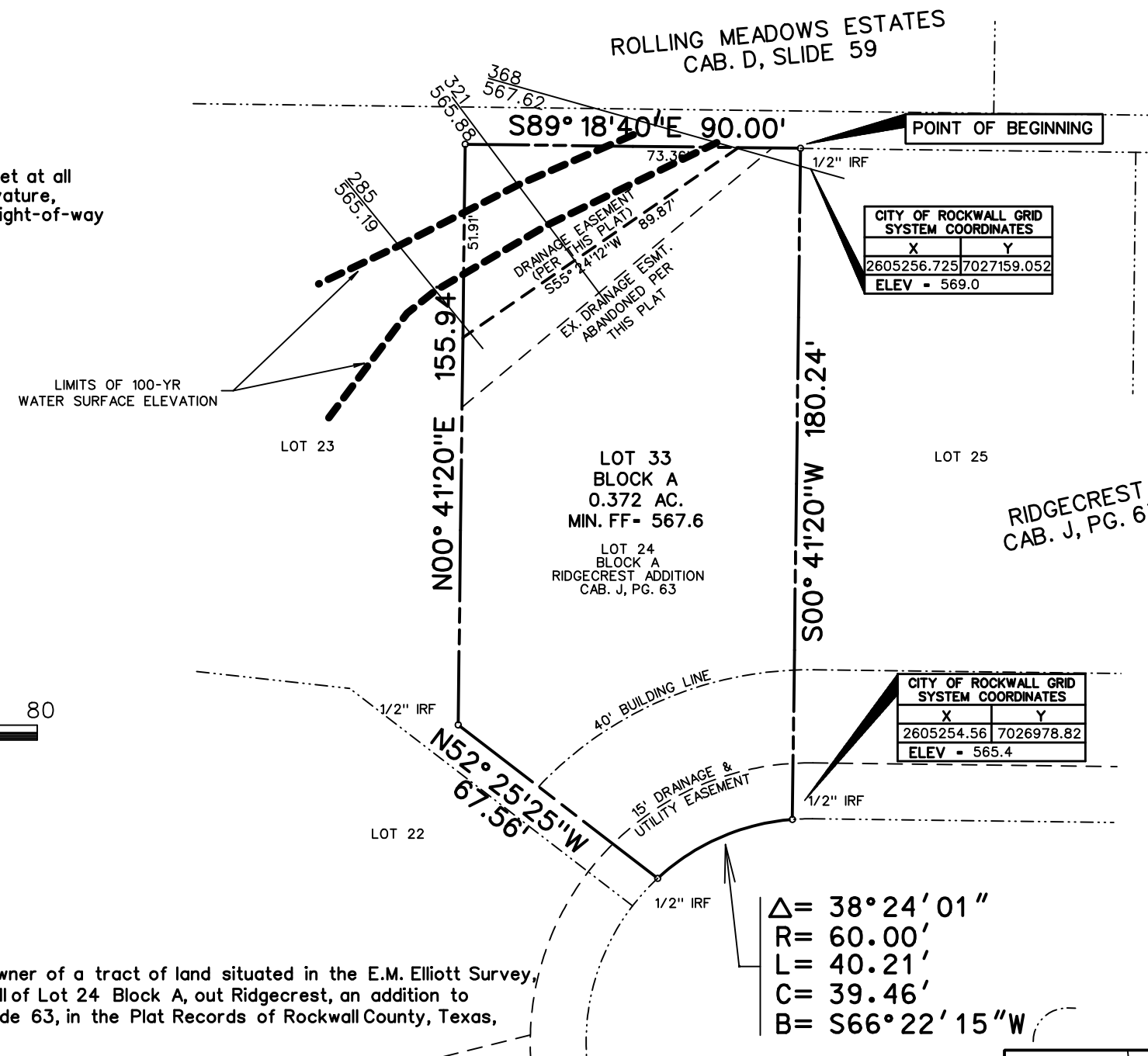
WARREN L. CORWIN
 R.P.L.S. No. 4621

THE STATE OF TEXAS
 COUNTY OF COLLIN

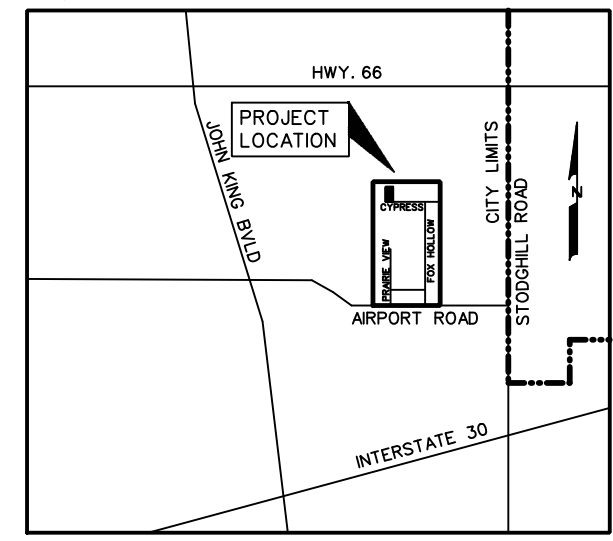
BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared WARREN L. CORWIN, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same in the capacity therein stated and for the purposes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



$\Delta = 38^{\circ} 24' 01''$
 $R = 60.00'$
 $L = 40.21'$
 $C = 39.46'$
 $B = S66^{\circ} 22' 15'' W$



FINAL PLAT
 OF
**LOT 33 BLOCK A
 RIDGECREST ADDITION**

BEING A REPLAT OF
**LOT 24 BLOCK A
 RIDGECREST**
 CONTAINING A TOTAL OF 0.372 ACRES
 SITUATED WITHIN THE
RIDGECREST ADDITION
E.M. ELLIOTT SURVEY, ABSTRACT NO. 77

AN ADDITION TO THE
**CITY OF ROCKWALL
 ROCKWALL COUNTY, TEXAS**
 PREPARED BY
CORWIN ENGINEERING, INC.

200 W. BELMONT, SUITE E
 ALLEN, TEXAS 75013
 972-396-1200
OWNER
PAUL TAYLOR HOMES LIMITED
 17950 PRESTON ROAD, STE. 700
 DALLAS, TEXAS 75252

JUNE 2020 SCALE 1" = 40'

Lee, Henry

From: Brandon Davidson <Bdavidson@corwinengineering.com>
Sent: Monday, July 13, 2020 8:57 AM
To: Henry Lee
Subject: RE: Rockwall Staff Comments P2020-027
Attachments: Plat.pdf

I have attached the plat revised per your comments. The lot square footage has been checked and is 16,208 square feet which matches the 0.372 acres originally shown on the plat. RCAD must have an incorrect size for this lot.

We have left the notary block for the surveyor on the plat on purpose. We prefer to have the surveyor's signature notarized.

Brandon Davidson, P.E.
Corwin Engineering, Inc.
972-396-1200

From: Henry Lee [mailto:HLee@rockwall.com]
Sent: Monday, July 13, 2020 8:21 AM
To: Brandon Davidson
Subject: Rockwall Staff Comments P2020-027

Good Morning,

Please find attached staff's project comments for your request. The Planning Commission will be meet in person tomorrow on Tuesday, July 14, 2020 in the City's Council Chambers. The meeting is scheduled for 6:00 p.m. The City prefers that a representative(s) be present for the meetings. However, your case will be on the consent agenda and we do not expect any issues so attendance is left to your discretion.

Please see dates for all meetings in the attached project comments.

Do not hesitate to contact me should you have any questions.

Thank you,

Henry Lee

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Lee, Henry

From: Henry Lee
Sent: Monday, July 13, 2020 8:21 AM
To: 'bdavidson@corwinengineering.com'
Subject: Rockwall Staff Comments P2020-027
Attachments: Development Comments [P2020-027] (07.06.2020).pdf

Good Morning,

Please find attached staff's project comments for your request. The Planning Commission will be meet in person tomorrow on Tuesday, July 14, 2020 in the City's Council Chambers. The meeting is scheduled for 6:00 p.m. The City prefers that a representative(s) be present for the meetings. However, your case will be on the consent agenda and we do not expect any issues so attendance is left to your discretion.

Please see dates for all meetings in the attached project comments.

Do not hesitate to contact me should you have any questions.

Thank you,

Henry Lee

Lee, Henry

From: Ryan Joyce [REDACTED]
Sent: Tuesday, August 4, 2020 4:53 PM
To: Henry Lee
Subject: Fwd: 2605 Cypress re-plat

Henry,

Just checking on the below final plat for recording.

Thanks,

Ryan

Ryan Joyce
[REDACTED]

Begin forwarded message:

From: Paul Taylor
Date: August 4, 2020 at 4:42:19 PM CDT
To: [REDACTED]
Cc: Brandon Davidson , Ryan Joyce , Brian Furne
Subject: 2605 Cypress re-plat

Hi Warren

A couple of Fridays ago (7/24), I stopped by your office and signed the re-plat for 2605 Cypress located in the Ridgecrest subdivision in Rockwall. It was my understanding you were going to courier the plat I executed to the City of Rockwall for the mayor to sign and then it would be filed. The re-plat was necessary in order to change the platted easements showing the fence location on the property. I assumed the mayor had signed and the plat was filed. We went to obtain a fence permit today and were denied. Do you know if the plat been filed? If not, any idea what the holdup is?

Thanks for your help!

Paul

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Lee, Henry

From: Henry Lee
Sent: Wednesday, August 5, 2020 9:29 AM
To: 'Ryan Joyce'
Subject: RE: 2605 Cypress re-plat

Good Morning,

We have received the Mylars for this replat. Currently we are trying to get them filed with the County. The County is currently working on an appointment bases and only accepting a limited number of plats at one time. We are working as quickly as we can given the number of Mylars we have to file and the constraints put on us by the County.
If you have any further questions feel free to contact me.

Thank you,

Henry Lee

From: Ryan Joyce
Sent: Tuesday, August 4, 2020 4:53 PM
To: Henry Lee
Subject: Fwd: 2605 Cypress re-plat

Henry,

Just checking on the below final plat for recording.

Thanks,

Ryan

Ryan Joyce
[REDACTED]

Begin forwarded message:

From: Paul Taylor [REDACTED]
Date: August 4, 2020 at 4:42:19 PM CDT
To: [REDACTED]
Cc: Brandon Davidson <Bdavidson@corwinengineering.com>, Ryan Joyce [REDACTED] >, Brian Furne [REDACTED] >
Subject: 2605 Cypress re-plat

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Thanks for your help!
Paul

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Lee, Henry

From: Brandon Davidson <Bdavidson@corwinengineering.com>
Sent: Thursday, September 10, 2020 9:23 AM
To: Lee, Henry
Subject: FW: 2605 Cypress

Henry,

Is this available for us to come by and pick up or will you be scanning and emailing us a file of the recorded plat?

Brandon Davidson, P.E.
Corwin Engineering, Inc.
[REDACTED]

From: Ryan Joyce [REDACTED]
Sent: Wednesday, September 09, 2020 5:00 PM
To: Paul Taylor; Brandon Davidson
Subject: Fwd: 2605 Cypress

Brandon

Can you get Paul a copy of this recorded revision please sir.

Thanks,
Ryan

Ryan Joyce
[REDACTED]

Begin forwarded message:

From: "Lee, Henry"
Date: September 9, 2020 at 4:55:17 PM CDT
To: Ryan Joyce
Subject: RE: 2605 Cypress

Good Afternoon,

Yes the Replat for 2605 Cypress has been filed with Rockwall County.

Thank you,



HENRY LEE
Planner
Planning & Zoning Department
972.772.6434
HLee@rockwall.com
385 S. Goliad Street, Rockwall, TX 75087

From: Ryan Joyce
Sent: Wednesday, September 9, 2020 4:51 PM
To: Paul Taylor ; Lee, Henry
Subject: Re: 2605 Cypress

Henry,

Can you please confirm the re-play has been filed for 2605 Cypress.

Thanks,

Ryan

Ryan Joyce
[REDACTED]

On Sep 9, 2020, at 3:31 PM, Paul Taylor [REDACTED] wrote:

Hi Ryan
Who can I reach out to at the City of Rockwall to see if the re-plat was ever filed for this lot?
Thanks!
Paul

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Lee, Henry

From: Lee, Henry
Sent: Thursday, September 10, 2020 9:29 AM
To: 'Brandon Davidson'
Subject: RE: 2605 Cypress

Good Morning,

There was only one mylar copy brought in and the County always keeps one for their records. However we have three extra paper copies that were submitted at the same time as the mylars. These three paper copies along with the receipt are ready to be picked up if you wish to do so. If you have any more question feel free to ask me or Angelica Gamez, our Coordinator.

Thank you,



HENRY LEE
Planner
Planning & Zoning Department
972.772.6434
HLee@rockwall.com
385 S. Goliad Street, Rockwall, TX 75087

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DATE: 08/07/2020

TO: Brandon Davidson
200 W. Belmont, Suite E
Allen, Texas, 75013

FROM: Henry Lee
City of Rockwall Planning and Zoning Department
385 S. Goliad Street
Rockwall, TX 75098

SUBJECT: P2020-027; 2605 Cypress Drive (Replat)

Brandon Davidson:

This letter serves to notify you that the above referenced case, that you submitted for consideration by the City of Rockwall, was approved by City Council (CC) on 07/20/2020. The following is a record of all recommendations, voting records and conditions of approval:

Staff Recommendations

Any construction resulting from the approval of this request 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.

All technical comments from the Engineering, Planning and Fire Departments shall be addressed prior to the filing of this plat.

City Council

Councilmember Hohenshelt moved to approve the Consent Agenda. Councilmember Campbell seconded the motion. The motion was approved 6-0, with once absence (Macalik).

Should you have any questions or concerns regarding your zoning case, please feel free to contact me a (972) 771-7745.

Sincerely,

A handwritten signature in black ink, appearing to read "Henry Lee", written over a white background.

Henry Lee
Planner