



PLANNING AND ZONING CASE CHECKLIST

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

P&Z CASE # P2020-031 P&Z DATE 09/15/20 CC DATE 09/21/20 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 checked="" type="checkbox"/> FINAL PLAT
<input type="checkbox"/> REPLAT
<input type="checkbox"/> ADMINISTRATIVE/MINOR PLAT
<input type="checkbox"/> VACATION PLAT
<input type="checkbox"/> LANDSCAPE PLAN
<input type="checkbox"/> TREESCAPE PLAN

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

ZONING MAP UPDATED _____



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. P2020-031

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)

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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 224 Old Millwood Rd Rockwall TX 75087
 Subdivision Sparks Six Addition Lot 1 Block A
 General Location A0194 Simmons Tract 2.88 Acres

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning	Current Use
Proposed Zoning	Proposed Use
Acreage	Lots [Current] Lots [Proposed]

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 checked="" type="checkbox"/> Owner	<u>Kerry Joshua Sparks</u>	<input type="checkbox"/> Applicant	
Contact Person	<u>Josh Sparks</u>	Contact Person	
Address	<u>224 Old Millwood Rd</u>	Address	
City, State & Zip	<u>Rockwall TX 75087</u>	City, State & Zip	
Phone	<u>214-287-6056</u>	Phone	
E-Mail	<u>joshsparks@anktx.com</u>	E-Mail	

NOTARY VERIFICATION [REQUIRED]

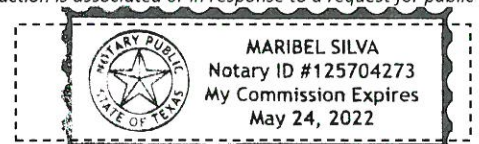
Before me, the undersigned authority, on this day personally appeared Kerry Joshua Sparks [Owner] the undersigned, who stated the information on this application to be true and certified the following:

"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 \$ 357⁰⁰, to cover the cost of this application, has been paid to the City of Rockwall on this the 23 day of June, 2020. 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 23 day of June, 2020.

Owner's Signature

Notary Public in and for the State of Texas



My Commission Expires May 24, 2022



RockwallPLL

Receipt#: 1061

Date: 8/13/2020

City of Rockwall
The New Horizon

Payment Receipt

Invoice #	Case Type	Case Number	Sub Type
	PZPLATAPP	P2020-031	PZFINALPLA

Tender Type / Description	Amount
CHECK- CHECK	357.60
Sub Total:	357.60

Fees:

Fee Codes / Description	Amount
PZFINAPLAT- PZ - Final Plat App Fee	357.60
Sub Total:	357.60

Total Amount Due:	357.60
Total Payment:	357.60

1.89 ACRES
KERRY AND SHARIAN SPARKS
VOL. 3795, PG. 0045
D.R.R.C.T.

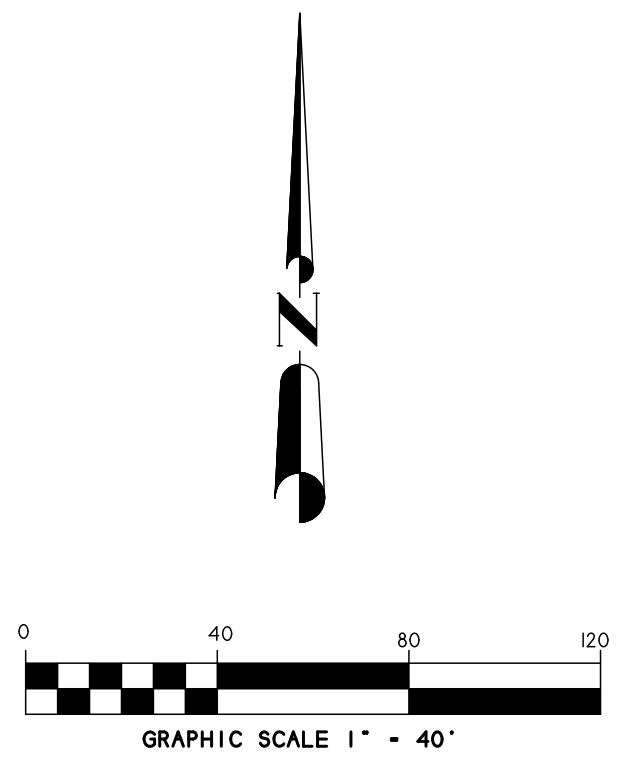
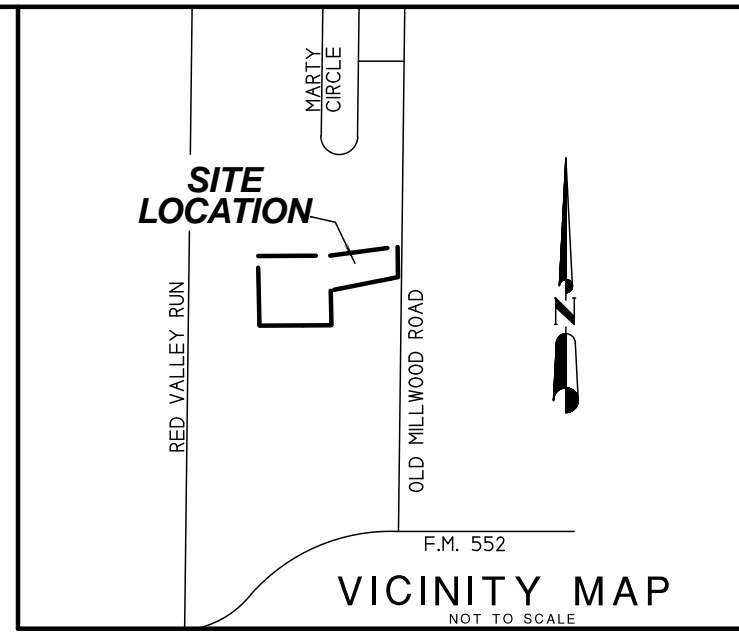
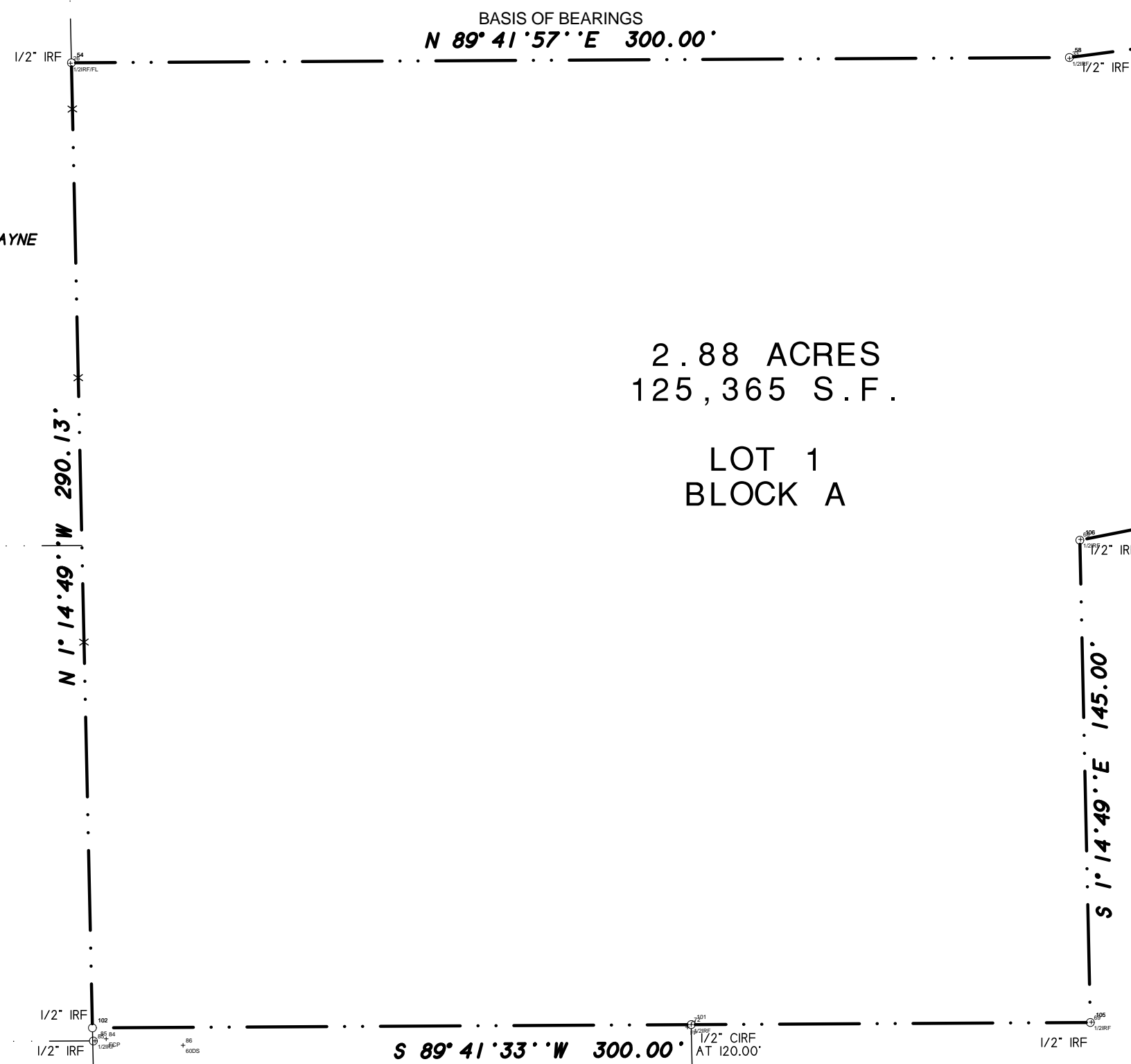
2.016 ACRES
JAMES R. AND MARCIE PAYNE
VOL. 872, PG. 285
D.R.R.C.T.

2.88 ACRES
125,365 S.F.
LOT 1
BLOCK A

4.69 ACRES
KENNETH SCOTT AND SONYA ELISE CARPENTER
VOL. 5311, PG. 157
D.R.R.C.T.

1.00 ACRES
DAVID AND KATHY HILL
VOL. 700, PG. 0021
D.R.R.C.T.

1.63 ACRES
TRACT TWO
JAMES B. AND SUSAN KAYE MORRISON
VOL. 3854, PG. 0051
D.R.R.C.T.



FINAL PLAT
SPARKS SIX ADDITION
LOT 1, BLOCK A

2.88 ACRES OR 125,365 S.F.
(1 LOT)
SIMMONS SURVEY, A-194

IN THE E.T.J. OF
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SHEET 1 OF 2

- NOTES
- 1) According to F.E.M.A. Flood Insurance Rate Map, Community Panel No. 48397C0035L dated SEPT 26, 2008, this property lies in Zone X. This property does not appear to lie within a 100-year flood plain.
 - 2) BEARING SOURCE: CITY OF ROCKWALL CONTROL MONUMENT SYSTEM.
 - 3) ALL 1/2" IRS ARE CAPPED WITH YELLOW PLASTIC CAPS "RPLS 5034."
 - 4) PROPERTY OWNER TO MAINTAIN, REPAIR, AND REPLACE DRAINAGE SYSTEMS ON SITE.

OWNER:
KERRY JOSHUA SPARKS
JENNIFER SPARKS
224 OLD MILLWOOD RD
ROCKWALL, TEXAS 75087

SYMBOL LEGEND									
⊗	TV	⊗	GAS	⊗	TEL	⊗	FI	⊗	FP
⊗	TELEPHONE CABLE RISER	⊗	GAS METER	⊗	TEL RISER	⊗	FI HYDRANT	⊗	FP POWER POLE
⊗	ELECTRIC METER	⊗	ELECTRIC BOX	⊗	WATER METER	⊗	LP LIGHT POLE	⊗	1/2" IRF MARK AND FOUND (CORNER)
⊗	ELECTRIC SUBSURFACE JUNCTION BOX	⊗	WATER METER	⊗	LP LIGHT POLE	⊗	1/2" IRF MARK AND FOUND (CORNER)	⊗	1/2" IRF MARK AND FOUND (CORNER)
⊗	FENCE	⊗	EASEMENT LINE	⊗	PROPERTY LINE	⊗	AR CONE UNIT	⊗	PROPANE TANK

H.D. Fetty Land Surveyor, LLC

Firm Registration no. 101509-00
6770 FM 1565 ROYSE CITY, TX 75189 972-635-2255 PHONE tracy@hdfetty.com

SURVEY DATE AUGUST 17, 2017
SCALE 1" = 40' FILE # 20170308-FP
CLIENT SPARKS

OWNER'S CERTIFICATE
(Public Dedication)
STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS Kerry Joshua Sparks and Jennifer Sparks, BEING THE OWNERS OF A TRACT OF land in the County of Rockwall, State of Texas, said tract being described as follows:

All that certain lot, tract or parcel of land situated in the MOSES SIMMONS SURVEY, ABSTRACT NO. 197, Rockwall County, Texas, and being all of a 0.999 acres tract of land as described in a Warranty deed from O.C. Sparks and Natalie Sparks to Michael Ray Miller and Kimberly Sparks Miller, dated September 10, 1976 and being recorded in Volume 123, Page 866 of the Real Estate Records of Rockwall County, Texas, and also being all of a 0.999 acres tract of land as described in a Warranty deed from O.C. Sparks and Natalie Sparks to Michael Ray Miller and Kimberly Sparks Miller, dated July 16, 1982 and being recorded in Volume 166, Page 428 of the Real Property Records of Rockwall County, Texas, and also being all of the 0.879 acres tract of land as described in a Warranty from O.C. Sparks and Natalie Sparks to Michael Ray Miller and Kimberly Sparks Miller, dated July 19, 1984 and being recorded in Volume 203, Page 596 of the Real Property Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a P-K nail for corner in the center of Old Millwood Road, at the northeast corner of said 0.879 acres tract of land and at the southeast corner of a 1.89 acres tract of land as described in a Warranty deed from Kerry Sparks to Sherian Sparks, dated November 22, 2004 and being recorded in Volume 3795, Page 45 of the Official Public Records of Rockwall County, Texas;

THENCE S. 00 deg. 38 min. 32 sec. E. along the center of said road and the east line of said 0.879 acres tract, a distance of 127.00 feet to a P-K nail found in center of road for corner at the southeast corner of said tract;

THENCE S. 78 deg. 47 min. 46 sec. W. at 29.65 feet pass a 5/8" iron rod found for witness and continuing for a total distance of 285.66 feet to a 1/2" iron rod found for corner at the southwest corner of said 0.879 acres and the northeast corner of said 0.999 acres tract;

THENCE S. 01 deg. 14 min. 49 sec. E. a distance of 145.00 feet to a 1/2" iron rod found for corner at the southeast corner of said 0.999 acres tract;

THENCE S. 89 deg. 41 min. 33 sec. W. a distance of 300.00 feet to a 1/2" iron rod found for corner at the southwest corner of said 0.999 acres tract;

THENCE N. 01 deg. 14 min. 49 sec. W. a distance of 290.13 feet to 1/2" iron rod found for corner at the southwest corner of said 1.89 acres tract;

THENCE N. 89 deg. 41 min. 57 sec. E. along the south line of said 1.89 acres tract of land, a distance of 300.00 feet to a 1/2" iron rod found for corner at the northwest corner of said 0.879 acres tract;

THENCE N. 82 deg. 26 min. 16 sec. E. along the south line of said 1.89 acres tract of land, a distance of 284.42 feet to the POINT OF BEGINNING and containing 125,365 square feet or 2.88 acres of land.

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 SPARKS SIX ADDITION, LOT 1, BLOCK A, an Addition to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I further certify that all other parties who have a mortgage or lien interest in SPARKS SIX ADDITION, LOT 1, BLOCK A, 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

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 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; 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 exaction's made herein.

KERRY JOSHUA SPARKS

JENNIFER SPARKS

STATE OF TEXAS
COUNTY OF ROCKWALL

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

Notary Public in and for the State of Texas

My Commission Expires: _____

STATE OF TEXAS
COUNTY OF ROCKWALL

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

Notary Public in and for the State of Texas

My Commission Expires: _____

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Harold D. Fetty, III, R.P.L.S. No. 5034, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.



Harold D. Fetty, III
Registered Professional Land Surveyor No. 5034

RECOMMENDED FOR FINAL APPROVAL

Planning and Zoning Commission Date _____

APPROVED

I hereby certify that the above and foregoing plat of SPARKS SIX ADDITION, LOT 1, BLOCK A, an addition to the City of Rockwall, Texas, an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the ____ day of _____, _____.

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.

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

Mayor, City of Rockwall

City Secretary City of Rockwall

City Engineer

Date

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, as required under Ordinance 83-54.

FINAL PLAT
SPARKS SIX ADDITION
LOT 1, BLOCK A
2.88 ACRES OR 125,365 S.F.
(1 LOT)
SIMMONS SURVEY, A-194

IN THE E.T.J. OF
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SHEET 2 OF 2

OWNER:
KERRY JOSHUA SPARKS
JENNIFER SPARKS
224 OLD MILLWOOD RD
ROCKWALL, TEXAS 75087

SYMBOL LEGEND	
TV TELEVISION CABLE POLE	TEL TEL POLE
GAS METER	WATER METER
ELEC. METER	ELEC. BOX
ELEC. METER	ELEC. JUNCTION BOX
-X- FENCE	EASEMENT LINE
	PROPERTY LINES
	IRIG. POLE
	PROPANE TANK

SURVEY DATE AUGUST 17, 2017
SCALE 1" = 40' FILE # 20170308-FP
CLIENT SPARKS

H.D. Fetty Land Surveyor, LLC

Firm Registration no. 101509-00
6770 FM 1565 ROYSE CITY, TX 75189 972-635-2255 PHONE tracy@hdfetty.com

CASE NO. P2020-



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. P2020-031

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City, State & Zip	<u>Rockwall TX 75087</u>	City, State & Zip	
Phone	<u>214-287-6056</u>	Phone	
E-Mail	<u>joshsparks@anltx.com</u>	E-Mail	

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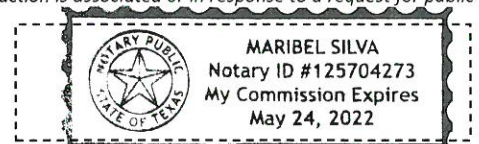
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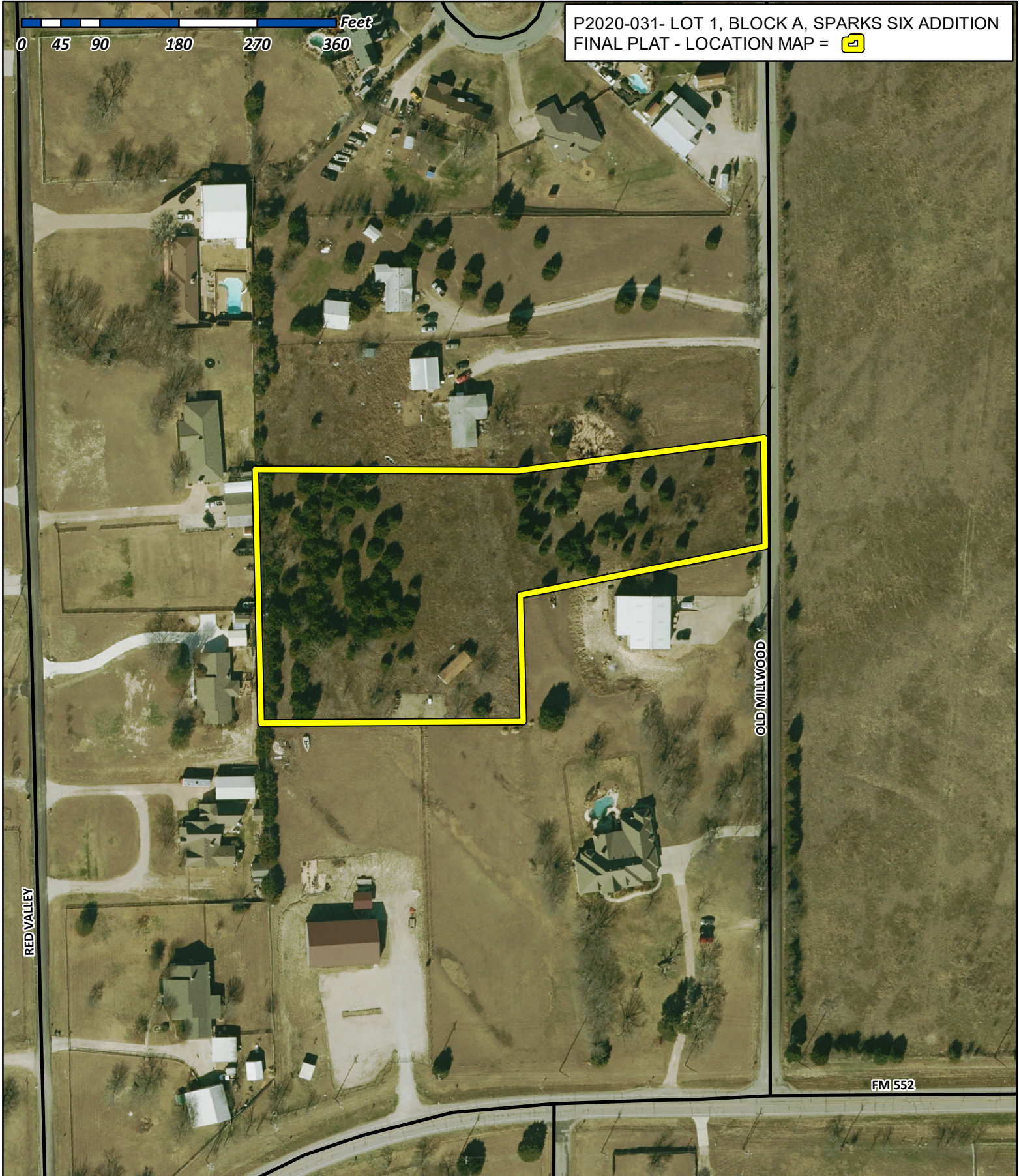
Notary Public in and for the State of Texas



My Commission Expires May 24, 2022

0 45 90 180 270 360 Feet

P2020-031- LOT 1, BLOCK A, SPARKS SIX ADDITION
FINAL PLAT - LOCATION MAP = 



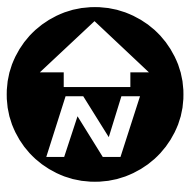
FM 552



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
(Public Dedication)
STATE OF TEXAS
COUNTY OF ROCKWALL

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STATE OF TEXAS
COUNTY OF ROCKWALL

I the undersigned owner of the land shown on this plat, and designated herein as SPARKS SIX ADDITION, LOT 1, BLOCK A, an Addition to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I further certify that all other parties who have a mortgage or lien interest in SPARKS SIX ADDITION, LOT 1, BLOCK A, 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

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 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; 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 exaction's made herein.

KERRY JOSHUA SPARKS

JENNIFER SPARKS

STATE OF TEXAS
COUNTY OF ROCKWALL

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

Notary Public in and for the State of Texas

My Commission Expires: _____

STATE OF TEXAS
COUNTY OF ROCKWALL

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

Notary Public in and for the State of Texas

My Commission Expires: _____

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Harold D. Fetty, III, R.P.L.S. No. 5034, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.



Harold D. Fetty, III
Registered Professional Land Surveyor No. 5034

RECOMMENDED FOR FINAL APPROVAL

Planning and Zoning Commission Date _____

APPROVED

I hereby certify that the above and foregoing plat of SPARKS SIX ADDITION, LOT 1, BLOCK A, an addition to the City of Rockwall, Texas, an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the ____ day of _____, _____.

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.

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

Mayor, City of Rockwall

City Secretary City of Rockwall

City Engineer

Date

FINAL PLAT
SPARKS SIX ADDITION
LOT 1, BLOCK A
2.88 ACRES OR 125,365 S.F.
(1 LOT)
SIMMONS SURVEY, A-194

IN THE E.T.J. OF
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SHEET 2 OF 2

OWNER:
KERRY JOSHUA SPARKS
JENNIFER SPARKS
224 OLD MILLWOOD RD
ROCKWALL, TEXAS 75087

SYMBOL LEGEND											
TV	GAS	TEL	FIH	PP							
TELEVISION	GAS	TEL	FIH	PP							
CABLE POST	METER	POLE	HYDRANT	POWER							
ELEC	ELEC	WATER	LP	1/2" SF							
ELECTRIC	BOX	METER	POLE	ROW ROD FOUND							
METER	JUNCTION	BOX	POLE	1" CORNER							
-X-	EASEMENT	LINE	A/C	PROPANE							
POLE	PROPERTY	LINE	UNIT	TANK							

SURVEY DATE AUGUST 17, 2017
SCALE 1" = 40' FILE # 20170308-FP
CLIENT SPARKS

H.D. Fetty Land Surveyor, LLC
Firm Registration no. 101509-00
6770 FM 1565 ROYSE CITY, TX 75189 972-635-2255 PHONE tracy@hdfetty.com

CASE NO. P2020-



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: August 25, 2020
APPLICANT: Kerry Joshua Sparks
CASE NUMBER: P2020-031; *Lot 1, Block A, Sparks Six Addition (ETJ)*

SUMMARY

Consider a request by Kerry Joshua Sparks for the approval of a Final Plat for Lot 1, Block A, Sparks Six Addition being a 2.88-acre tract of land identified as Tract 3-03, 3-05, & 3-07 of the M. Simmons Survey, Abstract No. 194, Rockwall County, Texas, situated within the City of Rockwall's Extraterritorial Jurisdiction (ETJ), generally located on the west side of Old Millwood Road north of the intersection of Old Millwood Road and FM-552, and take any action necessary.

PLAT INFORMATION

- ☑ The applicant is requesting the approval of a Final Plat for a 2.88-acre tract of land, creating *Lot 1, Block A, Sparks Six Addition*, which is identified as Tract 3-03, 3-05, & 3-07 of the M. Simmons Survey, and is situated within the City of Rockwall's Extraterritorial Jurisdiction (ETJ). The purpose of the final plat is to construct a single-family home on the subject property, which is generally located on the west side of Old Mill Road, and is in Rockwall County, Texas.
- ☑ The proposed final plat is subject to the requirements of Chapter 38, *Subdivisions*, of the City's Municipal Code of Ordinances, the City's *Standards of Design and Construction Manual*, and *Exhibit 'A', Subdivision Regulations for Review of Plats in the Extraterritorial Jurisdiction (ETJ) of the City of Rockwall*, of the *Interim Interlocal Agreement* between Rockwall County and the City of Rockwall.
- ☑ According to *Exhibit 'A'* of the *Interim Interlocal Agreement*, "(a)ll lots or tracts of land shall be required to have frontage on an existing public or private street that is based on the size of the lot." For lots greater than one (1) acre but less than three (3) acres the minimum lot frontage is 150-feet. In this case, the subject property is 2.88-acre tract of land that has 128.95-feet of frontage along Old Millwood Road. After reviewing [1] the configuration of the adjacent tracts of land and [2] the existing and adjacent subdivisions of land, staff determined that the variance was minor enough that it could be considered with the approval of the final plat. The *Interim Interlocal Agreement* grants the City Council the ability to approve such exceptions and/or variances to the *Subdivision Regulations*, which are stipulated in [1] the *City's Standards of Design and Construction manual*, [2] Chapter 38, *Subdivisions*, of the City's Municipal Code of Ordinances, and [3] *Exhibit 'A': Subdivision Regulations for Review of Plats in the Extraterritorial Jurisdiction (ETJ) of the City*. In granting these requests the *Interim Interlocal Agreement* states that "...the City Council should take into consideration the unique or extraordinary circumstance or hardship that prevents the developer or property owner from meeting the stated requirement." Staff should point out that there are several adjacent, unplatted tracts of land that currently would not meet the frontage requirements. With this being said the approval of a variance to the requirements of the *Interim Interlocal Agreement* is a discretionary decision for the City Council.
- ☑ 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 Chapter 38, Subdivisions, of the Municipal Code of Ordinances and Exhibit 'A' of the Interim Interlocal Cooperation Agreement between Rockwall County and the City of Rockwall* -- 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 and *Exhibit 'A'* of the *Interim Interlocal Cooperation Agreement between Rockwall County and the City of Rockwall*.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to recommend approval of the replat for *Lot 1, Block A, Sparks Six Addition*, staff would propose the following conditions of approval:

- (1) All technical comments from City Staff (*i.e. Engineering, Planning and Fire Department*) and Rockwall County shall be addressed prior to filing of the plat with Rockwall County; and,
- (2) The applicant shall have the city approved plat mylar signed by the Rockwall County Judge prior to staff accepting the plat for filing purposes; and,
- (3) A variance to the lot frontage requirements of the *Interim Interlocal Agreement* shall be approved allowing this subdivision of land a minimum lot frontage requirement of 128.95-feet; and,
- (4) Any construction resulting from the approval of this plat shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

PROJECT COMMENTS



CITY OF ROCKWALL
385 S. GOLIAD STREET
ROCKWALL, TEXAS 75087
PHONE: (972) 771-7700

DATE: 8/20/2020

PROJECT NUMBER: P2020-031
PROJECT NAME: Lot 1, Block A, Sparks Six Addition
SITE ADDRESS/LOCATIONS: 224 Old Millwood Circle

CASE MANAGER: Angelica Gamez
CASE MANAGER PHONE: 972-772-6438
CASE MANAGER EMAIL: agamez@rockwall.com

CASE CAPTION: Consider a request by Kerry Joshua Sparks for the approval of a Final Plat for Lot 1, Block A, Sparks Six Addition being a 2.88-acre tract of land identified as Tract 3-03, 3-05, & 3-07 of the M. Simmons Survey, Abstract No. 194, Rockwall County, Texas, situated within the City of Rockwall's Extraterritorial Jurisdiction (ETJ), generally located on the west side of Old Millwood Road north of the intersection of Old Millwood Road and FM-552, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	David Gonzales	08/20/2020	Needs Review

08/20/2020: P2020-031; Final Plat for Sparks Six Addition - ETJ

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

I.1 This is a request for the approval of a Final Plat for Lot 1, Block A, Sparks Six Addition being a 2.88-acre tract of land identified as Tract 3-03, 3-05, & 3-07 of the M. Simmons Survey, Abstract No. 194, Rockwall County, Texas, situated within the City of Rockwall's Extraterritorial Jurisdiction (ETJ), generally located on the west side of Old Millwood Road north of the intersection of Old Millwood Road and FM-552.

I.2 For questions or comments concerning this case please contact David Gonzales in the Planning Department at (972) 772-6488 or email dgonzales@rockwall.com.

M.3 For reference, include the case number (P2020-031) in the lower right-hand corner of all pages of all revised plan submittals (i.e. site plan and landscape plan). (§01.02(D), Art. 11, UDC)

I.4 This project is subject to all requirements stipulated by Chapter 38, Subdivisions of the Code of Ordinances of The City of Rockwall and the Interim Interlocal Cooperation Agreement for Subdivision Regulation between Rockwall County and the City of Rockwall (ILA). (§01.02(D), Art. 11, UDC)

M.5 The location of the development is required to be tied to a Rockwall monument, or tie two (2) corners to state plan coordinates (NAD 83 State Plane Texas, North Central [7202], US Survey Feet). Tie two (2) corners to City monumentation. (Chapter 38, Subdivision Regulations, Municipal Code of Ordinances)

M.6 Label the building lines where adjacent to a street. (Section (C)(1), Building Setback Requirements Adjacent to a Public Street, Exhibit 'A', ILA)

M.7 All lots or tracts of land shall be required to have frontage on an existing public or private street that is based on the size of the lot. For lots greater than one (1) acre but less than three (3) acres the minimum lot frontage is 150-feet. The proposed lot frontage does not meet this requirement and requires approval of a variance from the City Council of the City of Rockwall prior to approval of the plat. (Section (C)(2), Minimum Lot Frontage on a Street, Exhibit 'A', ILA)

M. 8 Please refer to the Checklist for Plat Submittals as found in the Interim Interlocal Cooperative Agreement for Subdivision Regulation (ILA) document and make the following corrections and/or provide a statement for each of the following items: (Exhibit 'A', ILA)

- a) Provide the appropriate plat wording provided in the application packet that details the designation of the entity responsible for the operation and maintenance of any commonly held property and a waiver releasing the city of such responsibility, a waiver releasing the City for damages in establishment or alteration of grade. (Section (5)(a)(b), Certification and Dedication Language, Exhibit 'A', ILA)
- b) Provide the instrument of dedication or adoption signed by the owners, which is provided in the agreement. (Section (5)(a)(b), Certification and Dedication Language, Exhibit 'A', ILA)
- c) Provide a space for signatures attesting approval of the plat. This will require the appropriate signature block for the County Judge. (Section (5)(d), Signature Block, Exhibit 'A', ILA)

M.9 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions/corrections and return to staff by 3:00 p.m. on Tuesday, September 1, 2020. When resubmitting, please provide two (2) large copies (18" X 24" FOLDED) and one PDF version for a subsequent review by staff. (§01.02(D), Art. 11, UDC)

I.10 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.

M.11 The plat mylars require a signature by the County Judge. You must obtain the County Judge's signature prior to submitting the plat and all necessary documents (i.e. mylar copies, tax certificate(s), and filing fees) with the City for filing with Rockwall County. (Section (5)(d), Signature Blocks, of Exhibit 'A', ILA)

I.12 The Planning and Zoning Work Session Meeting will be held on August 25, 2020.

I.13 The Planning and Zoning Regular Meeting will be held on September 15, 2020.

I.14 The City Council meeting for this case is scheduled to be held on September 21, 2020.

I.15 All meetings will be held in person and in the City's Council Chambers. All meetings listed above are scheduled to begin at 6:00 p.m. The City prefers that a representative(s) be present for these meetings. During the upcoming work session meeting with the Planning and Zoning Commission, representative(s) are expected to present their case and answer any questions the Planning Commission may have regarding this request.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Jeremy White	08/19/2020	Approved w/ Comments

- 08/19/2020: - Label 2 Points: Northing, Easting
- Label Distance on line for ROW Dedication
- Label width of existing Mt. Zion WSC Easement
- Label Distance on line for ROW Dedication

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Rusty McDowell	08/18/2020	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Kevin Clark	08/18/2020	Approved

No Comments

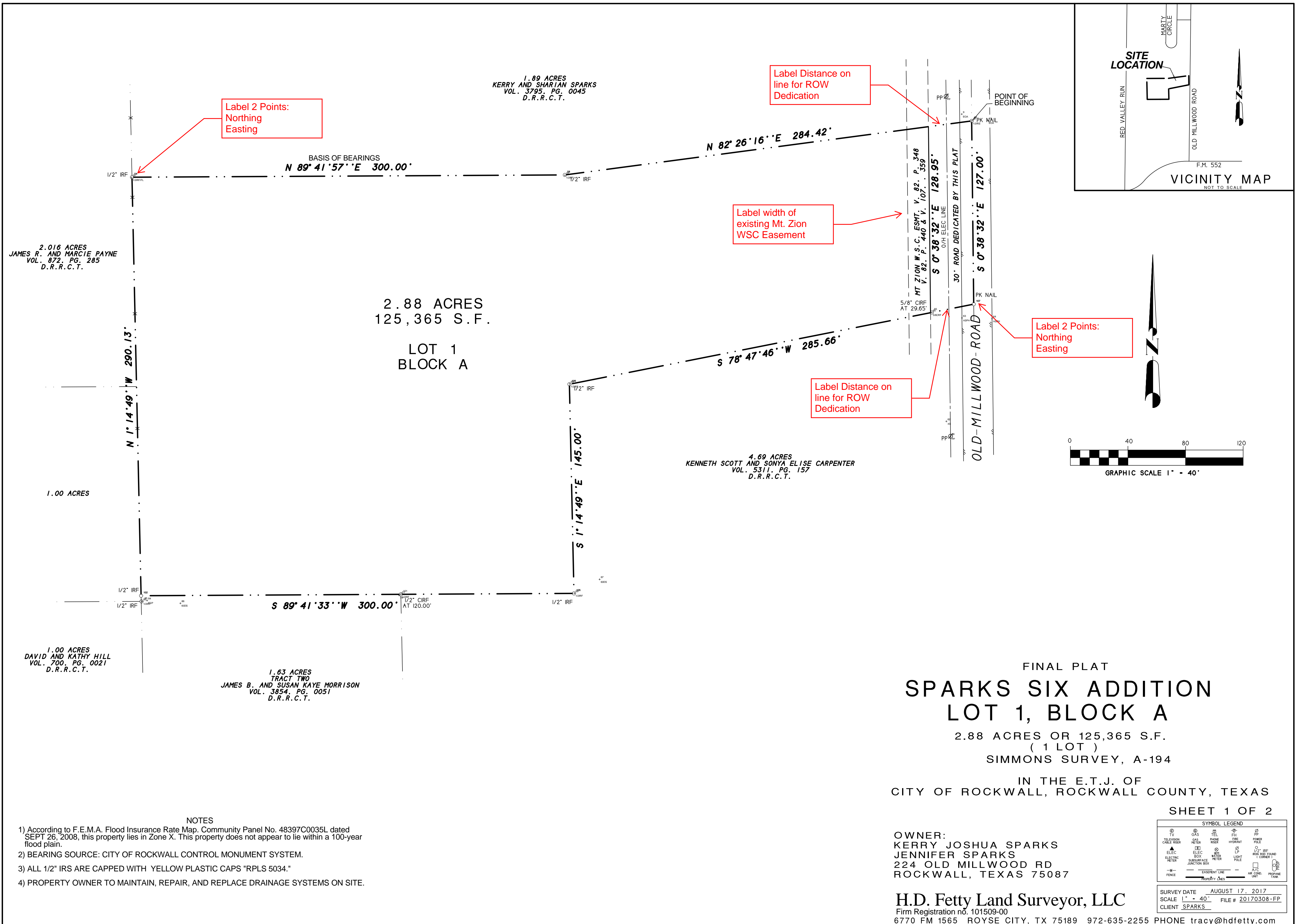
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	08/19/2020	Approved w/ Comments

08/19/2020: Please contact Jim Knickerbocker, Rockwall County 911 Addressing Coordinator at Ph. 972.204.7683 to confirm addressing is correct and recorded into the 911 system.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	David Gonzales	08/20/2020	N/A

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	08/17/2020	Approved



Label 2 Points:
Northing
Easting

Label Distance on
line for ROW
Dedication

Label width of
existing Mt. Zion
WSC Easement

Label 2 Points:
Northing
Easting

Label Distance on
line for ROW
Dedication

FINAL PLAT
SPARKS SIX ADDITION
LOT 1, BLOCK A

2.88 ACRES OR 125,365 S.F.
(1 LOT)
SIMMONS SURVEY, A-194

IN THE E.T.J. OF
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SHEET 1 OF 2

- NOTES
- 1) According to F.E.M.A. Flood Insurance Rate Map. Community Panel No. 48397C0035L dated SEPT 26, 2008, this property lies in Zone X. This property does not appear to lie within a 100-year flood plain.
 - 2) BEARING SOURCE: CITY OF ROCKWALL CONTROL MONUMENT SYSTEM.
 - 3) ALL 1/2" IRS ARE CAPPED WITH YELLOW PLASTIC CAPS "RPLS 5034."
 - 4) PROPERTY OWNER TO MAINTAIN, REPAIR, AND REPLACE DRAINAGE SYSTEMS ON SITE.

OWNER:
KERRY JOSHUA SPARKS
JENNIFER SPARKS
224 OLD MILLWOOD RD
ROCKWALL, TEXAS 75087

SYMBOL LEGEND	
TV	TELEVISION CABLE RISER
GC	GAS METER
ET	ELECTRIC METER
WB	WATER METER
SB	SUBSURFACE JUNCTION BOX
FC	FENCE
ET	EASEMENT LINE
PP	PROPERTY LINE
PH	PHONE RISER
FR	FIRE RISER
SE	SEWER RISER
FL	FIRE HYDRANT
PP	POWER POLE
LF	LIGHT POLE
IR	IRON AND IRON (CORNER)
1/2" IRF	1/2" IRON ROD AND IRON (CORNER)
AR	AIR COND. UNIT
PT	PROPANE TANK

H.D. Fetty Land Surveyor, LLC
Firm Registration no. 101509-00
6770 FM 1565 ROYSE CITY, TX 75189 972-635-2255 PHONE tracy@hdfetty.com

SURVEY DATE AUGUST 17, 2017
SCALE 1" = 40' FILE # 20170308-FP
CLIENT SPARKS



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. P2020-031

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 224 Old Millwood Rd Rockwall TX 75087

Subdivision Sparks Six Addition Lot 1 Block A

General Location A0194 Simmons Tract 2.88 acres

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning

Current Use

Proposed Zoning

Proposed Use

Acreage

Lots [Current]

Lots [Proposed]

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 Kerry Joshua Sparks

Applicant

Contact Person Josh Sparks

Contact Person

Address 224 Old Millwood Rd

Address

City, State & Zip Rockwall TX 75087

City, State & Zip

Phone 214-287-6056

Phone

E-Mail joshsparks@anltx.com

E-Mail

NOTARY VERIFICATION [REQUIRED]

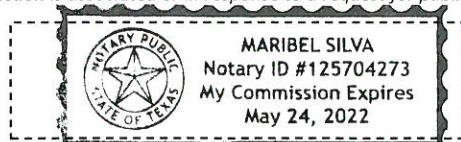
Before me, the undersigned authority, on this day personally appeared Kerry Joshua Sparks [Owner] the undersigned, who stated the information on this application to be true and certified the following:

"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 \$ 357⁰⁰, to cover the cost of this application, has been paid to the City of Rockwall on this the 23 day of June, 2020. 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 23 day of June, 2020.


Owner's Signature

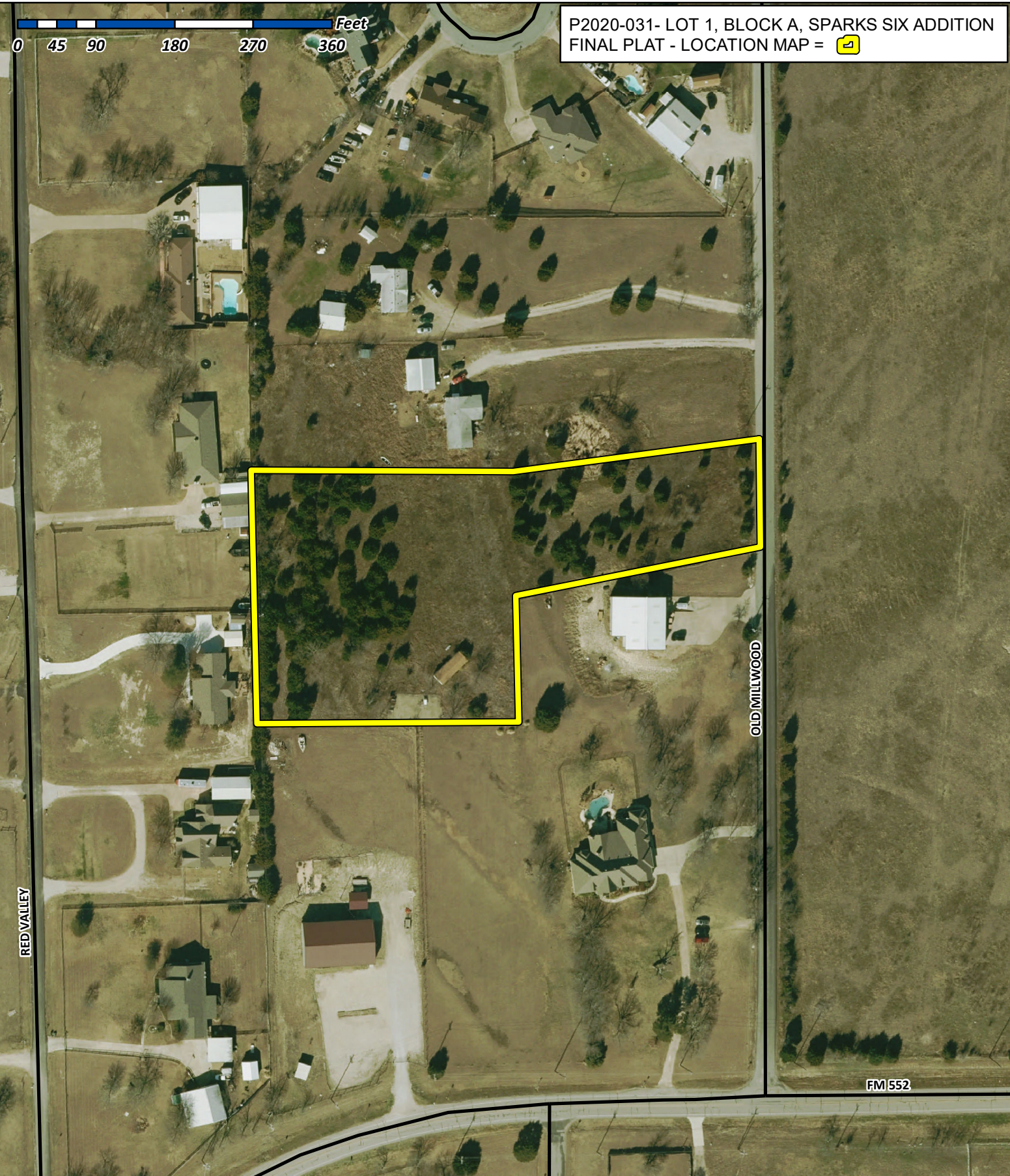
Notary Public in and for the State of Texas



My Commission Expires May 24, 2022

0 45 90 180 270 360 Feet

P2020-031- LOT 1, BLOCK A, SPARKS SIX ADDITION
FINAL PLAT - LOCATION MAP = 



FM 552



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

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: September 8, 2020
APPLICANT: Kerry Joshua Sparks
CASE NUMBER: P2020-031; *Lot 1, Block A, Sparks Six Addition (ETJ)*

SUMMARY

Consider a request by Kerry Joshua Sparks for the approval of a Final Plat for Lot 1, Block A, Sparks Six Addition being a 2.88-acre tract of land identified as Tract 3-03, 3-05, & 3-07 of the M. Simmons Survey, Abstract No. 194, Rockwall County, Texas, situated within the City of Rockwall's Extraterritorial Jurisdiction (ETJ), generally located on the west side of Old Millwood Road north of the intersection of Old Millwood Road and FM-552, and take any action necessary.

PLAT INFORMATION

- The applicant is requesting the approval of a Final Plat for a 2.88-acre tract of land, creating *Lot 1, Block A, Sparks Six Addition*, which is identified as Tract 3-03, 3-05, & 3-07 of the M. Simmons Survey, and is situated within the City of Rockwall's Extraterritorial Jurisdiction (ETJ). The purpose of the final plat is to construct a single-family home on the subject property, which is generally located on the west side of Old Mill Road, and is in Rockwall County, Texas.
- The proposed final plat is subject to the requirements of Chapter 38, *Subdivisions*, of the City's Municipal Code of Ordinances, the City's *Standards of Design and Construction Manual*, and *Exhibit 'A', Subdivision Regulations for Review of Plats in the Extraterritorial Jurisdiction (ETJ) of the City of Rockwall*, of the *Interim Interlocal Agreement* between Rockwall County and the City of Rockwall.
- According to *Exhibit 'A'* of the *Interim Interlocal Agreement*, "(a)ll lots or tracts of land shall be required to have frontage on an existing public or private street that is based on the size of the lot." For lots greater than one (1) acre but less than three (3) acres the minimum lot frontage is 150-feet. In this case, the subject property is 2.88-acre tract of land that has 128.95-feet of frontage along Old Millwood Road. After reviewing [1] the configuration of the adjacent tracts of land and [2] the existing and adjacent subdivisions of land, staff determined that the variance was minor enough that it could be considered with the approval of the final plat. The *Interim Interlocal Agreement* grants the City Council the ability to approve such exceptions and/or variances to the *Subdivision Regulations*, which are stipulated in [1] the *City's Standards of Design and Construction manual*, [2] Chapter 38, *Subdivisions*, of the City's Municipal Code of Ordinances, and [3] *Exhibit 'A': Subdivision Regulations for Review of Plats in the Extraterritorial Jurisdiction (ETJ) of the City*. In granting these requests the *Interim Interlocal Agreement* states that "...the City Council should take into consideration the unique or extraordinary circumstance or hardship that prevents the developer or property owner from meeting the stated requirement." Staff should point out that there are several adjacent, unplatted tracts of land that currently would not meet the frontage requirements. With this being said the approval of a variance to the requirements of the *Interim Interlocal Agreement* is a discretionary decision for the City Council.
- 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 Chapter 38, Subdivisions, of the Municipal Code of Ordinances and Exhibit 'A' of the Interim Interlocal Cooperation Agreement between Rockwall County and the City of Rockwall* -- 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 and *Exhibit 'A'* of the *Interim Interlocal Cooperation Agreement between Rockwall County and the City of Rockwall*.

CONDITIONS OF APPROVAL

If the City Council chooses to approve the final plat for *Lot 1, Block A, Sparks Six Addition*, staff would propose the following conditions of approval:

- (1) All technical comments from City Staff (*i.e. Engineering, Planning and Fire Department*) and Rockwall County shall be addressed prior to filing of the plat with Rockwall County; and,
- (2) The applicant shall have the city approved plat mylar signed by the Rockwall County Judge prior to staff accepting the plat for filing purposes; and,
- (3) A variance to the lot frontage requirements of the *Interim Interlocal Agreement* shall be approved allowing this subdivision of land a minimum lot frontage requirement of 128.95-feet; and,
- (4) Any construction resulting from the approval of this plat shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

PLANNING AND ZONING COMMISSION

On August 25, 2020, the Planning and Zoning Commission approved a motion to recommend approval of the final plat 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. P2020-031

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 224 Old Millwood Rd Rockwall TX 75087

Subdivision Sparks Six Addition Lot 1 Block A

General Location A0194 Simmons Tract 2.88 acres

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning

Current Use

Proposed Zoning

Proposed Use

Acreage

Lots [Current]

Lots [Proposed]

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 Kerry Joshua Sparks

Applicant

Contact Person Josh Sparks

Contact Person

Address 224 Old Millwood Rd

Address

City, State & Zip Rockwall TX 75087

City, State & Zip

Phone 214-287-6056

Phone

E-Mail joshsparks@anktx.com

E-Mail

NOTARY VERIFICATION [REQUIRED]

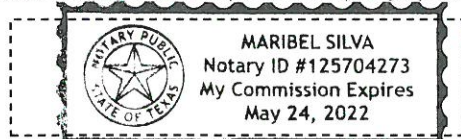
Before me, the undersigned authority, on this day personally appeared Kerry Joshua Sparks [Owner] the undersigned, who stated the information on this application to be true and certified the following:

"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 \$ 357.00, to cover the cost of this application, has been paid to the City of Rockwall on this the 23 day of June, 2020. 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 23 day of June, 2020.


Owner's Signature

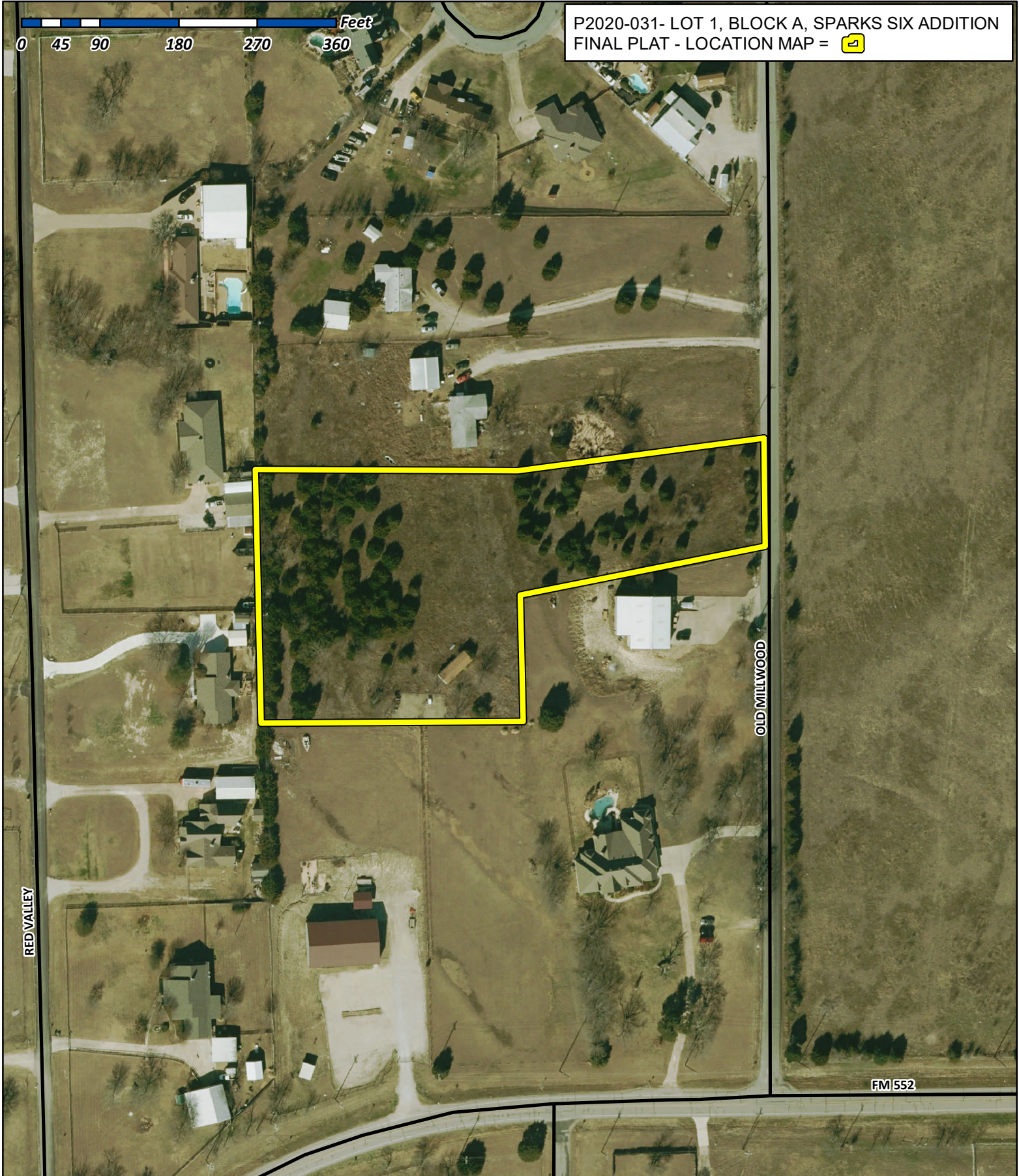
Notary Public in and for the State of Texas



My Commission Expires May 24, 2022

0 45 90 180 270 360 Feet

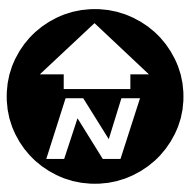
P2020-031- LOT 1, BLOCK A, SPARKS SIX ADDITION
FINAL PLAT - LOCATION MAP = 

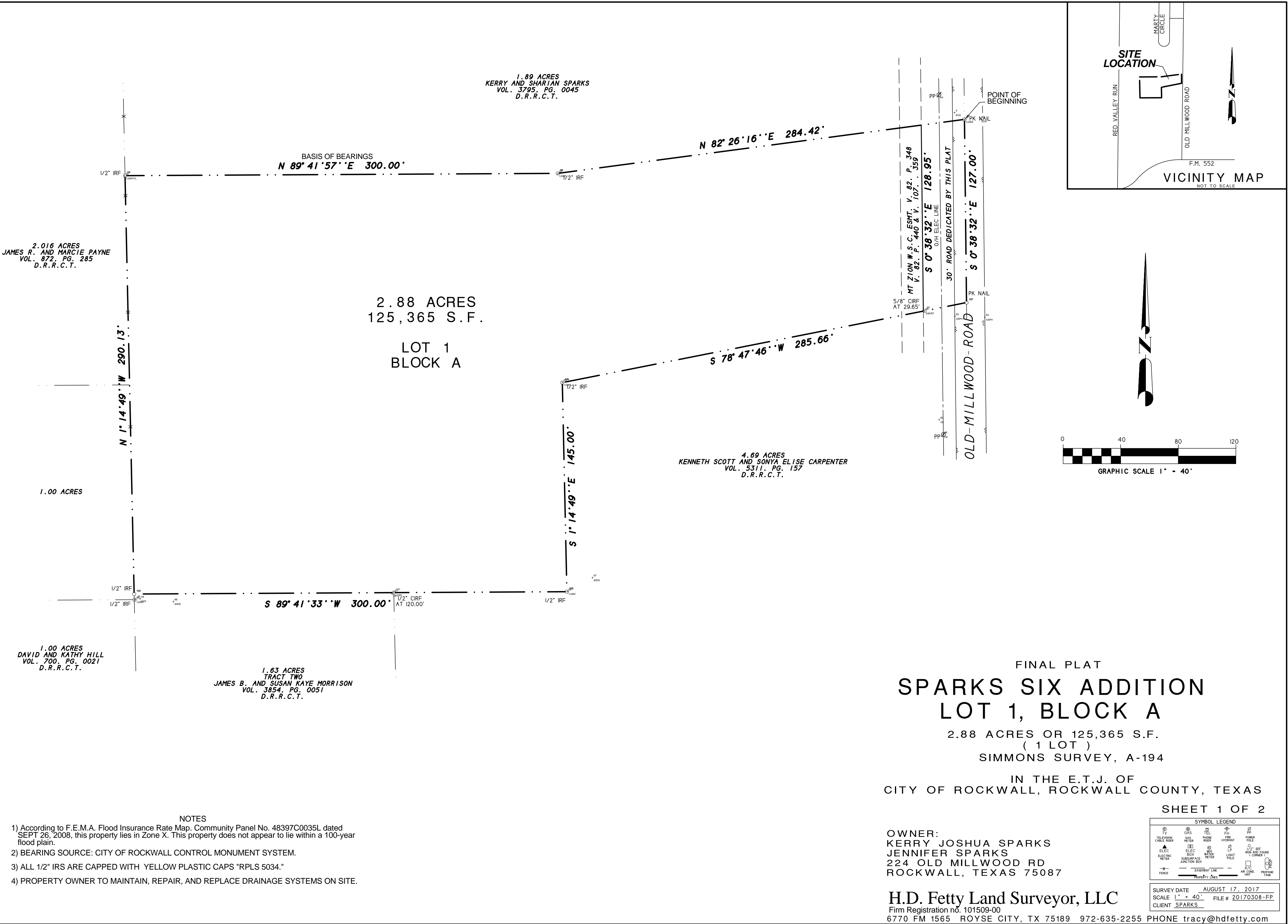


City of Rockwall

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

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





2.016 ACRES
JAMES R. AND MARCIE PAYNE
VOL. 872, PG. 285
D.R.R.C.T.

1.00 ACRES
DAVID AND KATHY HILL
VOL. 700, PG. 0021
D.R.R.C.T.

1.89 ACRES
KERRY AND SHARIAN SPARKS
VOL. 3795, PG. 0045
D.R.R.C.T.

2.88 ACRES
125,365 S.F.
LOT 1
BLOCK A

4.69 ACRES
KENNETH SCOTT AND SONYA ELISE CARPENTER
VOL. 5311, PG. 157
D.R.R.C.T.

1.63 ACRES
TRACT TWO
JAMES B. AND SUSAN KAYE MORRISON
VOL. 3854, PG. 0051
D.R.R.C.T.

FINAL PLAT
SPARKS SIX ADDITION
LOT 1, BLOCK A

2.88 ACRES OR 125,365 S.F.
(1 LOT)
SIMMONS SURVEY, A-194

IN THE E.T.J. OF
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SHEET 1 OF 2

- NOTES
- 1) According to F.E.M.A. Flood Insurance Rate Map, Community Panel No. 48397C0035L dated SEPT 26, 2008, this property lies in Zone X. This property does not appear to lie within a 100-year flood plain.
 - 2) BEARING SOURCE: CITY OF ROCKWALL CONTROL MONUMENT SYSTEM.
 - 3) ALL 1/2" IRS ARE CAPPED WITH YELLOW PLASTIC CAPS "RPLS 5034."
 - 4) PROPERTY OWNER TO MAINTAIN, REPAIR, AND REPLACE DRAINAGE SYSTEMS ON SITE.

OWNER:
KERRY JOSHUA SPARKS
JENNIFER SPARKS
224 OLD MILLWOOD RD
ROCKWALL, TEXAS 75087

H.D. Fetty Land Surveyor, LLC
Firm Registration no. 101509-00
6770 FM 1565 ROYSE CITY, TX 75189 972-635-2255 PHONE tracy@hdfetty.com

SYMBOL LEGEND	
TV	TELEVISION CABLE RISER
GC	GAS METER
ET	ELECTRIC METER
WB	WATER METER
SB	SUBSURFACE JUNCTION BOX
EL	EASEMENT LINE
PR	PROPERTY LINES
PH	PHONE RISER
FR	FIRE RISER
SE	SEWER RISER
WH	WATER HYDRANT
LP	LIGHT POLE
IR	IRON AND IRON (CORNER)
IRF	1/2" IRON ROD FOUND IN CORNER
AR	AIR COND. UNIT
PT	PROPANE TANK

SURVEY DATE AUGUST 17, 2017
SCALE 1" = 40' FILE # 20170308-FP
CLIENT SPARKS

OWNER'S CERTIFICATE
(Public Dedication)
STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS Kerry Joshua Sparks and Jennifer Sparks, BEING THE OWNERS OF A TRACT OF land in the County of Rockwall, State of Texas, said tract being described as follows:

All that certain lot, tract or parcel of land situated in the MOSES SIMMONS SURVEY, ABSTRACT NO. 197, Rockwall County, Texas, and being all of a 0.999 acres tract of land as described in a Warranty deed from O.C. Sparks and Natalie Sparks to Michael Ray Miller and Kimberly Sparks Miller, dated September 10, 1976 and being recorded in Volume 123, Page 866 of the Real Estate Records of Rockwall County, Texas, and also being all of a 0.999 acres tract of land as described in a Warranty deed from O.C. Sparks and Natalie Sparks to Michael Ray Miller and Kimberly Sparks Miller, dated July 16, 1982 and being recorded in Volume 166, Page 428 of the Real Property Records of Rockwall County, Texas, and also being all of the 0.879 acres tract of land as described in a Warranty from O.C. Sparks and Natalie Sparks to Michael Ray Miller and Kimberly Sparks Miller, dated July 19, 1984 and being recorded in Volume 203, Page 596 of the Real Property Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a P-K nail for corner in the center of Old Millwood Road, at the northeast corner of said 0.879 acres tract of land and at the southeast corner of a 1.89 acres tract of land as described in a Warranty deed from Kerry Sparks to Sherian Sparks, dated November 22, 2004 and being recorded in Volume 3795, Page 45 of the Official Public Records of Rockwall County, Texas;

THENCE S. 00 deg. 38 min. 32 sec. E. along the center of said road and the east line of said 0.879 acres tract, a distance of 127.00 feet to a P-K nail found in center of road for corner at the southeast corner of said tract;

THENCE S. 78 deg. 47 min. 46 sec. W. at 29.65 feet pass a 5/8" iron rod found for witness and continuing for a total distance of 285.66 feet to a 1/2" iron rod found for corner at the southwest corner of said 0.879 acres and the northeast corner of said 0.999 acres tract;

THENCE S. 01 deg. 14 min. 49 sec. E. a distance of 145.00 feet to a 1/2" iron rod found for corner at the southeast corner of said 0.999 acres tract;

THENCE S. 89 deg. 41 min. 33 sec. W. a distance of 300.00 feet to a 1/2" iron rod found for corner at the southwest corner of said 0.999 acres tract;

THENCE N. 01 deg. 14 min. 49 sec. W. a distance of 290.13 feet to 1/2" iron rod found for corner at the southwest corner of said 1.89 acres tract;

THENCE N. 89 deg. 41 min. 57 sec. E. along the south line of said 1.89 acres tract of land, a distance of 300.00 feet to a 1/2" iron rod found for corner at the northwest corner of said 0.879 acres tract;

THENCE N. 82 deg. 26 min. 16 sec. E. along the south line of said 1.89 acres tract of land, a distance of 284.42 feet to the POINT OF BEGINNING and containing 125,365 square feet or 2.88 acres of land.

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 SPARKS SIX ADDITION, LOT 1, BLOCK A, an Addition to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I further certify that all other parties who have a mortgage or lien interest in SPARKS SIX ADDITION, LOT 1, BLOCK A, 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

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 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; 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 exaction's made herein.

KERRY JOSHUA SPARKS

JENNIFER SPARKS

STATE OF TEXAS
COUNTY OF ROCKWALL

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

Notary Public in and for the State of Texas

My Commission Expires: _____

STATE OF TEXAS
COUNTY OF ROCKWALL

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

Notary Public in and for the State of Texas

My Commission Expires: _____

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Harold D. Fetty, III, R.P.L.S. No. 5034, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.



Harold D. Fetty, III
Registered Professional Land Surveyor No. 5034

RECOMMENDED FOR FINAL APPROVAL

Planning and Zoning Commission Date _____

APPROVED

I hereby certify that the above and foregoing plat of SPARKS SIX ADDITION, LOT 1, BLOCK A, an addition to the City of Rockwall, Texas, an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the ____ day of _____, _____.

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.

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

Mayor, City of Rockwall

City Secretary City of Rockwall

City Engineer

Date

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, as required under Ordinance 83-54.

FINAL PLAT
SPARKS SIX ADDITION
LOT 1, BLOCK A
2.88 ACRES OR 125,365 S.F.
(1 LOT)
SIMMONS SURVEY, A-194

IN THE E.T.J. OF
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SHEET 2 OF 2

OWNER:
KERRY JOSHUA SPARKS
JENNIFER SPARKS
224 OLD MILLWOOD RD
ROCKWALL, TEXAS 75087

SYMBOL LEGEND									
⊙	TV	⊙	GAS	⊙	TEL	⊙	FIH	⊙	PP
⊙	TELEVISION CABLE	⊙	METER	⊙	PORE	⊙	RIER	⊙	POLE
⊙	ELEC	⊙	ELEC	⊙	WATER	⊙	LP	⊙	1/2" IRON ROD FOUND
⊙	ELECTRIC METER	⊙	BOX	⊙	METER	⊙	POLE	⊙	1" CORNER
⊙	RESOURCER	⊙	JUNCTION BOX	⊙	POLE	⊙	POLE	⊙	IRON ROD FOUND
-X-	FENCE	---	EASEMENT LINE	---	A/C	---	AW CORL	---	PRIVATE TANK
---	PROPERTY LINE	---	---	---	---	---	---	---	---

SURVEY DATE AUGUST 17, 2017
SCALE 1" = 40' FILE # 20170308-FP
CLIENT SPARKS

H.D. Fetty Land Surveyor, LLC
Firm Registration no. 101509-00
6770 FM 1565 ROYSE CITY, TX 75189 972-635-2255 PHONE tracy@hdfetty.com

CASE NO. P2020-



September 11, 2020

TO: Kerry Joshua Sparks
224 Old Millwood Road
Rockwall, TX 75225

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

SUBJECT: P2020-031; Lot 1, Block A, Sparks Six Addition (ETJ)

Kerry Joshua Sparks:

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 September 8 2020. The following is a record of all recommendations, voting records and conditions of approval:

Staff Recommendations

- (1) All technical comments from City Staff (*i.e. Engineering, Planning and Fire Department*) and Rockwall County shall be addressed prior to filing of the plat with Rockwall County;

Planning Staff Comments:

- a) Please refer to the Checklist for Plat Submittals as found in the Interim Interlocal Cooperative Agreement for Subdivision Regulation (ILA) document and make the following corrections and/or provide a statement for each of the following items: (*Exhibit 'A', ILA*)
 - a. Provide the appropriate plat wording provided in the application packet that details the designation of the entity responsible for the operation and maintenance of any commonly held property and a waiver releasing the city of such responsibility, a waiver releasing the City for damages in establishment or alteration of grade. (*Section (5)(a)(b), Certification and Dedication Language, Exhibit 'A', ILA*)
 - b. Provide the instrument of dedication or adoption signed by the owners, which is provided in the agreement. (*Section (5)(a)(b), Certification and Dedication Language, Exhibit 'A', ILA*)
 - c. Provide a space for signatures attesting approval of the plat. This will require the appropriate signature block for the County Judge. (*Section (5)(d), Signature Block, Exhibit 'A', ILA*)
- b) For reference, include the case number (P2020-031) in the lower right-hand corner of all pages of all revised plan submittals (*i.e. site plan and landscape plan*). (*§01.02(D), Art. 11, UDC*)
- c) This project is subject to all requirements stipulated by Chapter 38, Subdivisions of the Code of Ordinances of The City of Rockwall and the Interim Interlocal Cooperation Agreement for Subdivision Regulation between Rockwall County and the City of Rockwall (ILA). (*§01.02(D), Art. 11, UDC*)
- d) The location of the development is required to be tied to a Rockwall monument, or tie two (2) corners to state plan coordinates (NAD 83 State Plane Texas, North Central [7202], US Survey Feet). Tie two (2) corners to City monumentation. (*Chapter 38, Subdivision Regulations, Municipal Code of Ordinances*)
- e) Label the building lines where adjacent to a street. (*Section (C)(1), Building Setback Requirements Adjacent to a Public Street, Exhibit 'A', ILA*)

- f) All lots or tracts of land shall be required to have frontage on an existing public or private street that is based on the size of the lot. For lots greater than one (1) acre but less than three (3) acres the minimum lot frontage is 150-feet. The proposed lot frontage does not meet this requirement and requires approval of a variance from the City Council of the City of Rockwall prior to approval of the plat. [*Section (C)(2), Minimum Lot Frontage on a Street, Exhibit 'A', ILA*]
- g) Please make these revisions/corrections and provide two (2) large copies (18" X 24" FOLDED) and one PDF version for a subsequent review by staff. (*\$01.02(D), Art. 11, UDC*)
- h) 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) The plat mylars require a signature by the County Judge. You must obtain the County Judge's signature prior to submitting the plat and all necessary documents (i.e. mylar copies, tax certificate(s), and filing fees) with the City for filing with Rockwall County. [*Section (5)(d), Signature Blocks, of Exhibit 'A', ILA*]
- j) Once staff has approved the plat for filing, the mylar copies must be signed by the Rockwall County Judge prior to staff accepting the plat for filing purposes. [*Chapter 38, Subdivision Regulations, Municipal Code of Ordinances*]

Engineering Staff Comments:

- a) Label 2 Points: Northing, Easting
 - b) Label Distance on line for ROW Dedication
 - c) Label width of existing Mt. Zion WSC Easement
 - d) Label Distance on line for ROW Dedication
- (2) The applicant shall have the city approved plat mylar signed by the Rockwall County Judge prior to staff accepting the plat for filing purposes; and,
 - (3) A variance to the lot frontage requirements of the *Interim Interlocal Agreement* shall be approved allowing this subdivision of land a minimum lot frontage requirement of 128.95-feet; and,
 - (4) Any construction resulting from the approval of this plat shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

Planning and Zoning Commission

On August 25, 2020, the Planning and Zoning Commission approved a motion to recommend approval of the final plat with the conditions of approval by a vote of 6-0, with Commissioner Moeller absent.

City Council

On September 8, 2020, the City Council approved a motion to approve the final plat with the conditions of approval by a vote of 7-0.

Plat Filing Instructions

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:

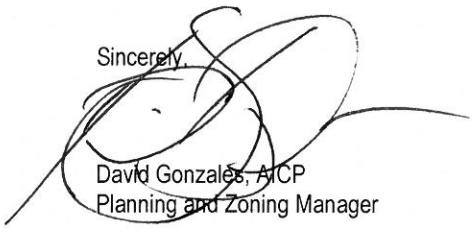
- (1) A minimum of one (1) set of mylar copies of the plat.
- (2) One (1) tax certificate for each property being platted that demonstrates that the current years taxes have been paid.
- (3) A check for \$130.00 for the filing fees made out to the *Rockwall County Clerk's Office*. [estimate only, for a two (2) page mylar with one (1) tax certificate. Verify the number of pages and properties, and include an additional \$4.00 for each tax certificate].

Please note that the filling fee amount above is only an estimate and that filing fees are subject to change based on the requirements of the *Rockwall County Clerk's Office*. In addition, if you are submitting mylars between September 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 statement from the *Rockwall Central Appraisal District* is required and an additional \$4.00 filing fee may be assessed and will be in addition to the filing fees for the plat.

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

Sincerely,



David Gonzalez, AICP
Planning and Zoning Manager