



PLANNING AND ZONING CASE CHECKLIST

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

P&Z CASE # P2020-053 P&Z DATE 01/12/21 CC DATE 01/19/21 APPROVED/DENIED

ARCHITECTURAL REVIEW BOARD DATE _____ HPAB DATE _____ PARK BOARD DATE _____

| ZONING APPLICATION |
|--|
| <input type="checkbox"/> SPECIFIC USE PERMIT |
| <input type="checkbox"/> ZONING CHANGE |
| <input type="checkbox"/> PD CONCEPT PLAN |
| <input type="checkbox"/> PD DEVELOPMENT PLAN |

| SITE PLAN APPLICATION |
|--|
| <input type="checkbox"/> SITE PLAN |
| <input type="checkbox"/> LANDSCAPE PLAN |
| <input type="checkbox"/> TREESCAPE PLAN |
| <input type="checkbox"/> PHOTOMETRIC PLAN |
| <input type="checkbox"/> BUILDING ELEVATIONS |
| <input type="checkbox"/> MATERIAL SAMPLES |
| <input type="checkbox"/> COLOR RENDERING |

| PLATTING APPLICATION |
|--|
| <input type="checkbox"/> MASTER PLAT |
| <input type="checkbox"/> PRELIMINARY PLAT |
| <input type="checkbox"/> FINAL PLAT |
| <input type="checkbox"/> REPLAT |
| <input type="checkbox"/> ADMINISTRATIVE/MINOR PLAT |
| <input type="checkbox"/> VACATION PLAT |
| <input type="checkbox"/> LANDSCAPE PLAN |
| <input type="checkbox"/> TREESCAPE PLAN |

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



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. P2020-053

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
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- Plat Reinstatement Request (\$100.00)

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- 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: 247 CHRIS DR
 Subdivision: Rockwall Lake Properties Lot: 1051 Block: N/A
 General Location: South of Interstate 30

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning: Residential Current Use: Residential
 Proposed Zoning: N/A Proposed Use: Residential
 Acreage: N/A Lots [Current]: Lots [Proposed]: N/A

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 | Lupe Guardiola | <input checked="" type="checkbox"/> Applicant | J.W. Jones |
| Contact Person | | Contact Person | J.W. Jones |
| Address | 247 CHRIS DRIVE | Address | 555 N. 5th ST SUITE 113 |
| City, State & Zip | Rockwall | City, State & Zip | GARLAND, TX 75040 |
| Phone | | Phone | 214-535-2850 |
| E-Mail | | E-Mail | jay.jones1941@hotmail.com |

NOTARY VERIFICATION [REQUIRED]

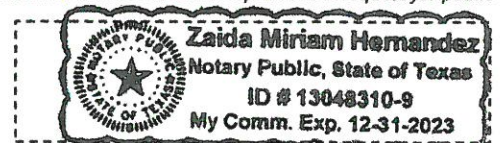
Before me, the undersigned authority, on this day personally appeared GUADALUPE GUARDIOLA [Owner] the undersigned, who stated the information on this application to be true and certified the following:

"I hereby certify that I am the owner for the purpose of this application; all information submitted herein is true and correct; and the application fee of \$ 320.00, to cover the cost of this application, has been paid to the City of Rockwall on this the 22 day of November, 20 20. By signing this application, I agree that the City of Rockwall (i.e. "City") is authorized and permitted to provide information contained within this application to the public. The City is also authorized and permitted to reproduce any copyrighted information submitted in conjunction with this application, if such reproduction is associated or in response to a request for public information."

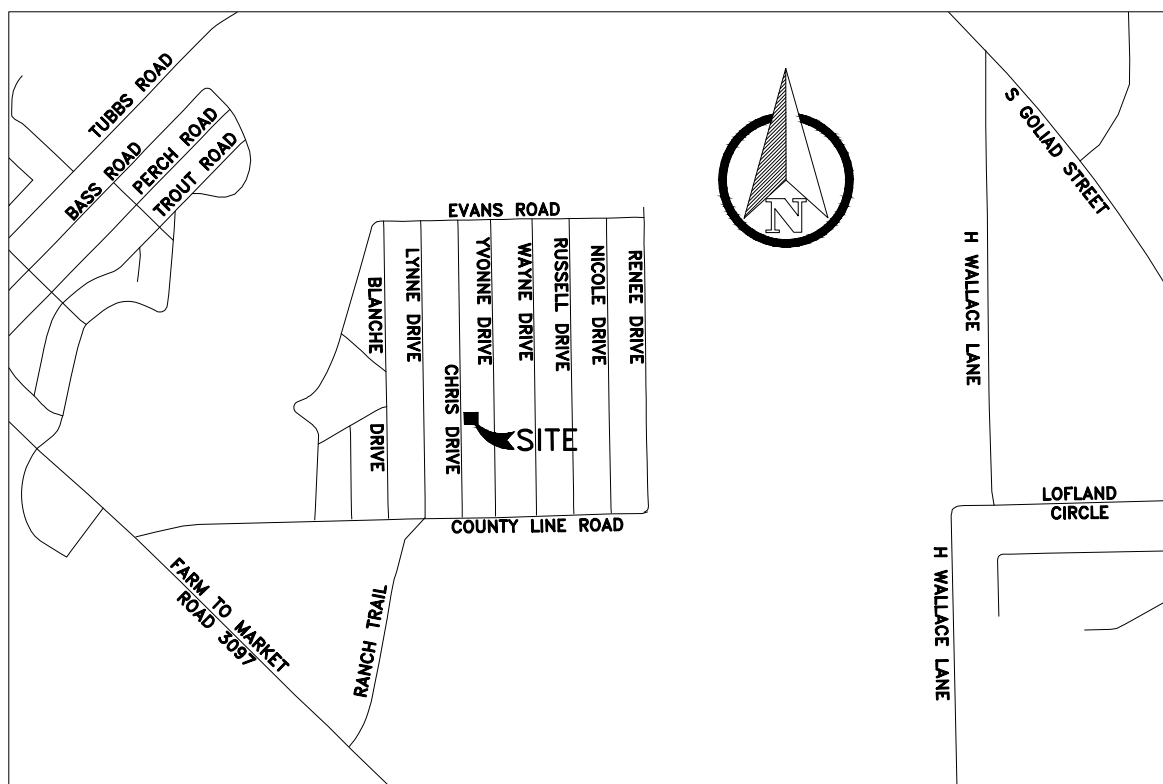
Given under my hand and seal of office on this the 11 day of November, 20 20.

Owner's Signature Guadalupe Guardiola

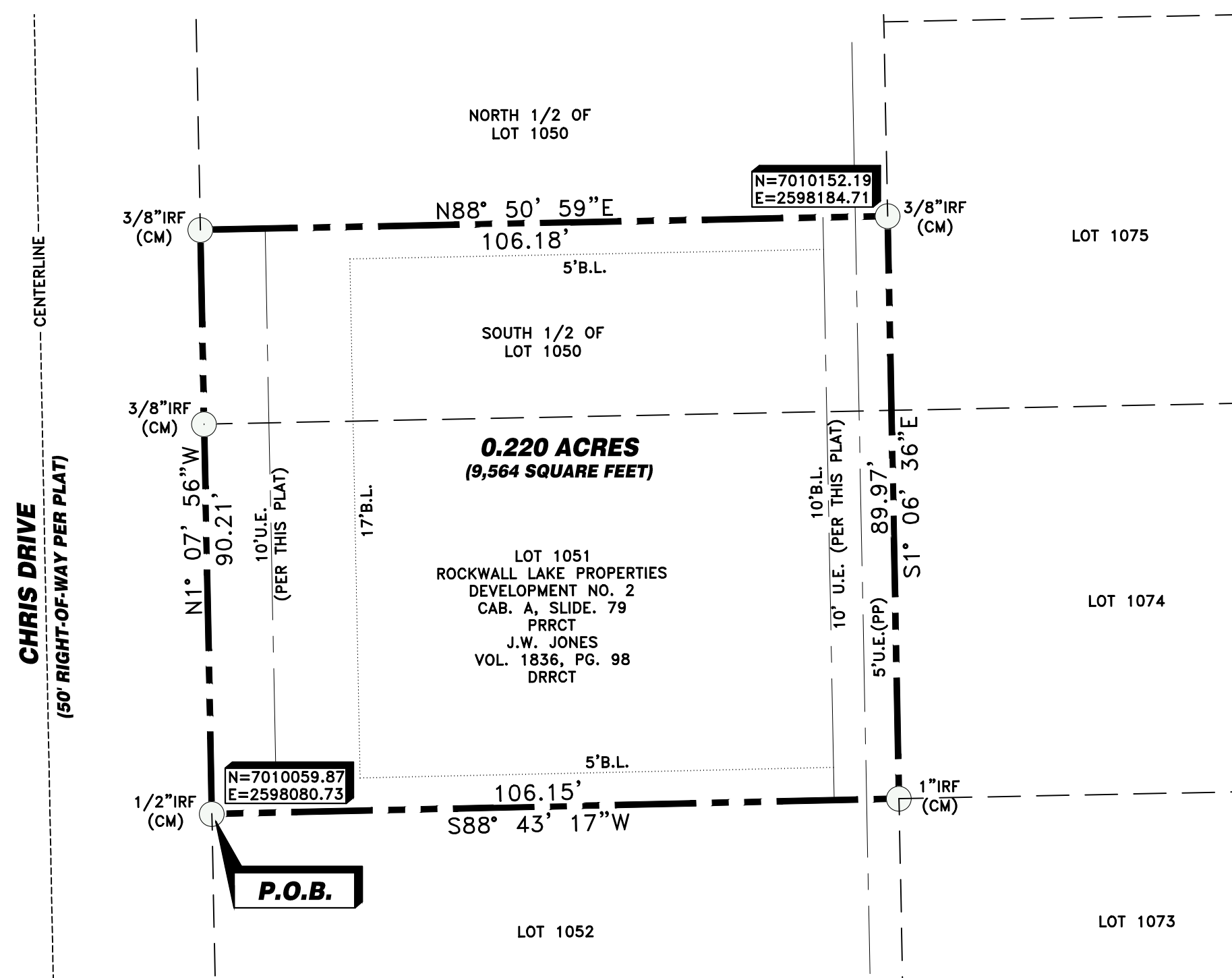
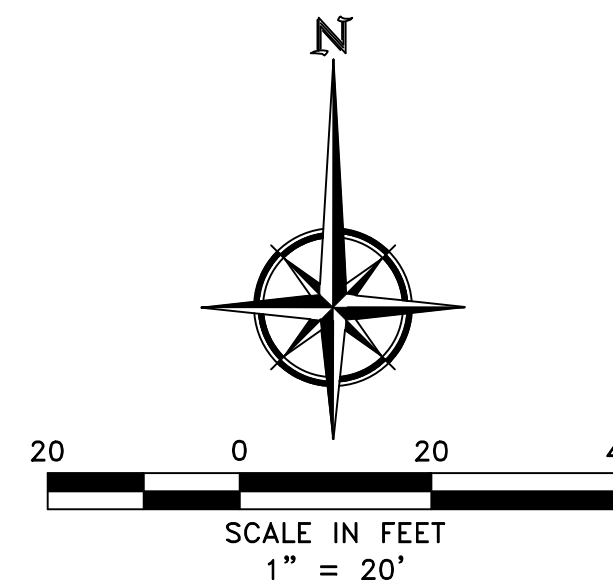
Notary Public in and for the State of Texas [Signature]



My Commission Expires



VICINITY MAP
N.T.S.



STANDARD NOTE
1. Selling off a portion of this addition by metes and bounds description, without a replat being approved by the City of Rockwall, is a violation of City ordinance and state law and is subject to fines and withholding of utilities and building permits.

GENERAL NOTES

- 1) Bearing are based on State Plane Coordinate System, North Central Texas Zone 4202, North American Datum 1983(2011).
- 2) Subject property is partially located within an area having a zone designation of "X" by the Secretary of Housing & Development on Flood Insurance Rate Map No. FEMA-MAP 48397C0040L, effective date of September 26, 2008, for Rockwall County, Texas.
- 3) The City Council approved a 17 foot front yard setback on October 19, 2020 by Case No. MIs2020-011.

LEGEND

| | |
|------------|--|
| D.R.R.C.T. | DEED RECORDS OF ROCKWALL COUNTY, TEXAS |
| P.R.R.C.T. | PLAT RECORDS OF ROCKWALL COUNTY, TEXAS |
| POB | POINT OF BEGINNING |
| PKF | P.K.NAIL FOUND |
| IRF | IRON ROD FOUND |
| CM | CONTROL MONUMENT |
| PFC | POINT FOR CORNER |
| PP | PER PLAT CAB. A, SLIDE 79 |

SURVEYOR/ENGINEER:
TOM FIDLER (SURVEYOR)
MITCH LENAMOND (ENGINEER)
ERIC L. DAVIS ENGINEERING, INC.
P.O. BOX 2637
FORNEY, TX 75126
(972) 564-0592

OWNER:
GUADALUPE GUARDIOLA
247 CHRIS DRIVE
ROCKWALL, TEXAS 75032

DATE REVISED: 11/17/2020

REPLAT
ROCKWALL LAKE PROPERTIES
DEVELOPMENT NO. 2
LOT 1051-R
A REPLAT OF LOTS 1051 & S. 1/2 OF 1050
ROCKWALL LAKE PROPERTIES
DEVELOPMENT NO. 2
1 LOT PROPOSED
0.220 ACRES
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS
SITUATED IN THE
GROVER WELLS SURVEY,
ABSTRACT NO. 219
ROCKWALL COUNTY, TEXAS

OWNERS CERTIFICATE

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS, GUADALUPE GUARDIOLA is the owner of a 0.220 acre tract of land out of the Grover Wells Survey, Abstract No. 219, City of Rockwall, Rockwall County, Texas, and being all Lot 1051 and the south half of Lot 1050 of the Rockwall Lake Properties, an Addition to the City of Rockwall, recorded in Cabinet A, Slide 79 of the Plat Records of Rockwall County, Texas (PRRCT), and this tract being more particularly described as follows:

BEGINNING at a 1/2" iron rod found for corner in the east right-of-way line of Chris Drive (a 50' right-of-way per last mentioned Addition) at the southwest corner of said Lot 1051 common to the northwest corner of Lot 1052 of last mentioned Addition;

THENCE North 01°07'56" West, along the east right-of-way line of said Chris Drive and the west lines of said lot 1051 and Lot 1050, a distance of 90.21 feet, to a 3/8" iron rod found for corner thereof;

THENCE North 88°50'59" East, across said Lot 1050, a distance of 106.18 feet, to a 3/8" iron rod found for corner in the east line of said Lot 1050 common to the west line of Lot 1075 of last mentioned Addition;

THENCE South 01°06'36" East, along the east lines of said Lot 1050 and Lot 1051 common to the west lines of said Lot 1075 and Lot 1074 of last mentioned Addition, a distance of 89.97 feet, to a 1" iron rod found for corner at the southeast corner of said Lot 1051 common to the southwest corner of said Lot 1074, the northeast corner of said Lot 1052, and the northwest corner of Lot 1073 of last mentioned Addition;

THENCE South 88°43'17" West, along the south line of said Lot 1051 common to the north line of said Lot 1052, a distance of 106.15 feet, to the POINT OF BEGINNING and containing 9,564 square feet, or 0.220 acres, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

GUADALUPE GUARDIOLA, the undersigned owner of the land shown on this plat, and designated herein as ROCKWALL LAKE PROPERTIES DEVELOPMENT NO. 2, LOT 1051-R, a subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I further certify that all other parties who have a mortgage or lien interest in the ROCKWALL LAKE PROPERTIES DEVELOPMENT NO. 2, LOT 1051-R subdivision have been notified and signed this plat. I understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. I also understand the following:

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

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 exactions made herein.

FOR: GUADALUPE GUARDIOLA
BY: GUADALUPE GUARDIOLA

BY: _____
Guadalupe Guardiola

FOR: _____ (LIEN HOLDER)

BY: _____ NAME: _____
TITLE: _____

NOTARY CERTIFICATE

STATE OF _____

COUNTY OF _____

Before me, the undersigned authority, a Notary Public in and for the said County and State 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/she executed the same for the purposes and considerations therein expressed and in the capacity therein stated and as the act and deed therein stated.

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

Notary Signature

Notary Stamp:

APPROVAL CERTIFICATE

Planning & Zoning Commission, Chairman _____ 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 _____, 2018.

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

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

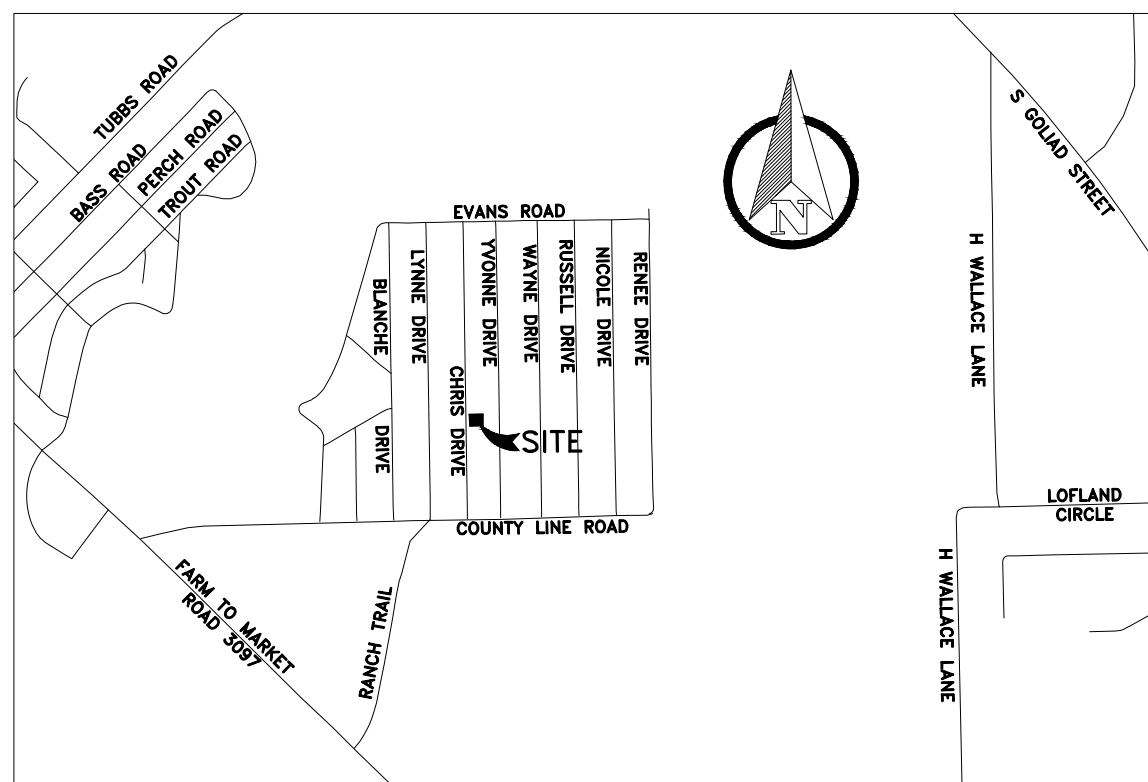
That I, Tom Fidler, do hereby certify that this plat was prepared from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.

GIVEN UNDER MY HAND AND SEAL THIS ___ DAY OF _____, 2020.

TOM FIDLER
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS NO. 3940

STANDARD NOTE

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VICINITY MAP
N.T.S.

SURVEYOR/ENGINEER:
TOM FIDLER (SURVEYOR)
MITCH LENAMOND (ENGINEER)
ERIC L. DAVIS ENGINEERING, INC.
P.O. BOX 2637
FORNEY, TX 75126
(972) 564-0592

OWNER:
GUADALUPE GUARDIOLA
247 CHRIS DRIVE
ROCKWALL, TEXAS 75032

DATE REVISED: 11/17/2020

REPLAT
ROCKWALL LAKE
PROPERTIES
DEVELOPMENT NO. 2
LOT 1051-R
 A REPLAT OF LOTS 1051 & S. 1/2 OF 1050
 ROCKWALL LAKE PROPERTIES
 DEVELOPMENT NO. 2
 1 LOT PROPOSED
 0.220 ACRES
 CITY OF ROCKWALL
 ROCKWALL COUNTY, TEXAS
 SITUATED IN THE
 GROVER WELLS SURVEY,
 ABSTRACT NO. 219
 ROCKWALL COUNTY, TEXAS



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. P2020-053

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]:

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PROPERTY INFORMATION [PLEASE PRINT]

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 General Location: South of Interstate 30

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning: Residential Current Use: Residential
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| | | | |
|--------------------------------|-----------------|---|----------------------------|
| <input type="checkbox"/> Owner | Lupe Guardiola | <input checked="" type="checkbox"/> Applicant | J.W. Jones |
| Contact Person | | Contact Person | J.W. Jones |
| Address | 247 CHRIS DRIVE | Address | 555 N. 5th ST SUITE 113 |
| City, State & Zip | Rockwall | City, State & Zip | GARLAND, TX 75040 |
| Phone | | Phone | 214-535-2850 |
| E-Mail | | E-Mail | jay.jones1941@hotmail.com |

NOTARY VERIFICATION [REQUIRED]

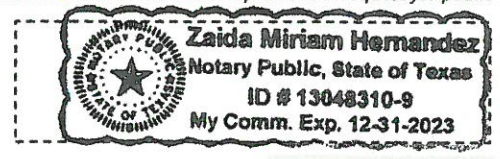
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Given under my hand and seal of office on this the 11 day of November, 20 20.

Owner's Signature Guadalupe Guardiola

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



My Commission Expires

0 15 30 60 90 120 Feet

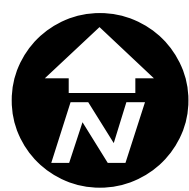
P2020-053 - LOT 1, BLOCK I, ROCKWALL LAKE ESTATES EAST REPLAT - LOCATION MAP = 

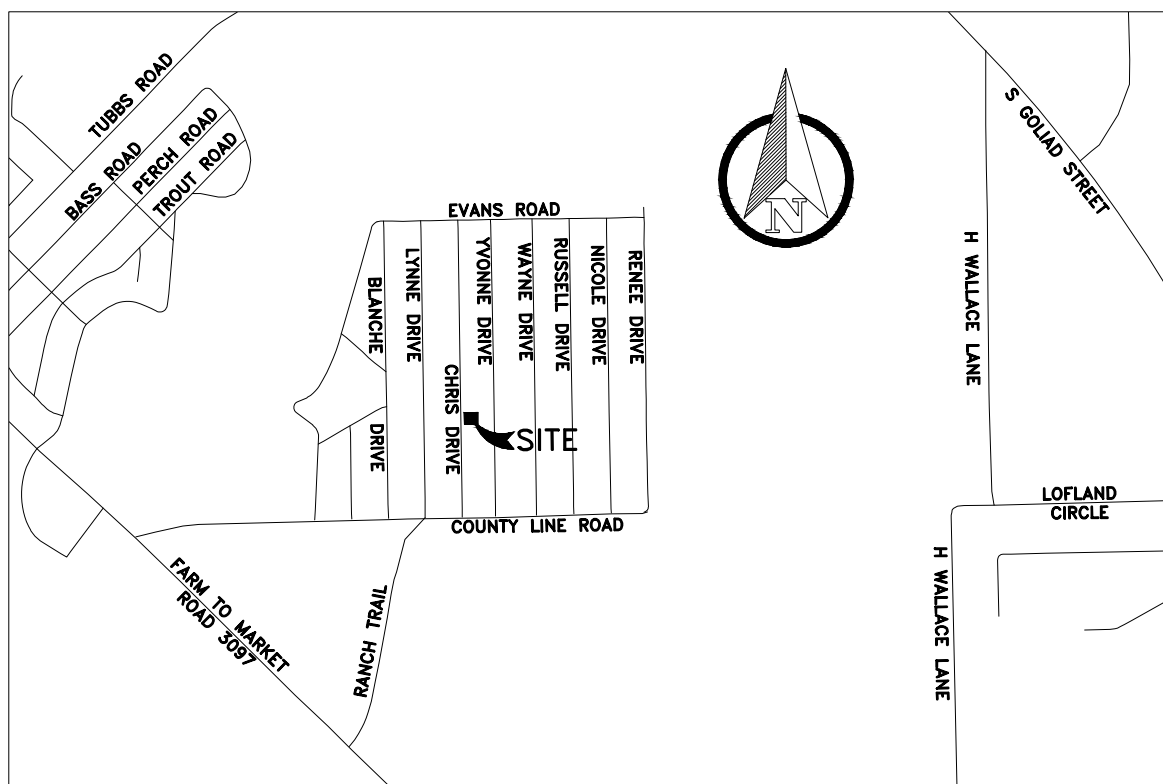


City of Rockwall

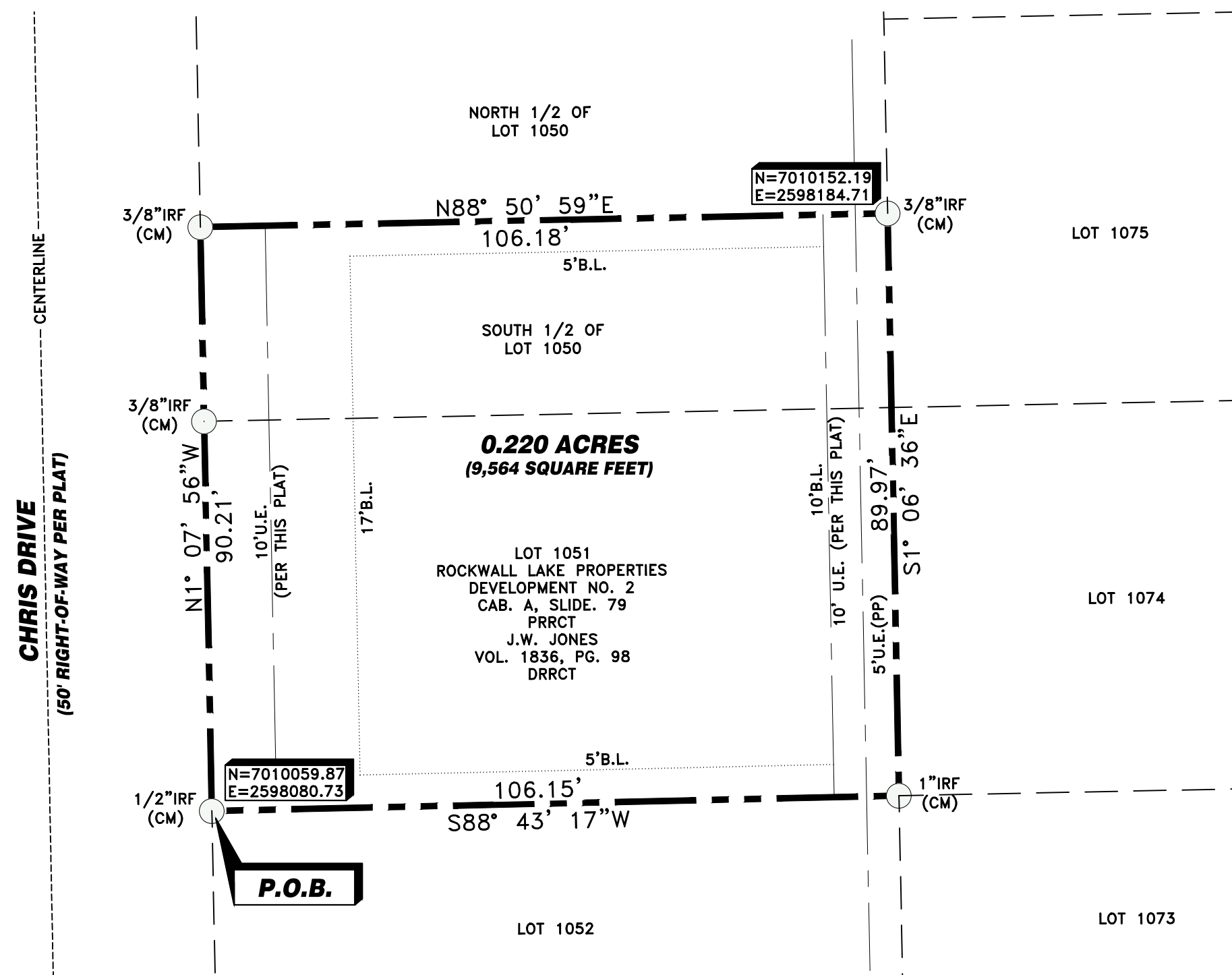
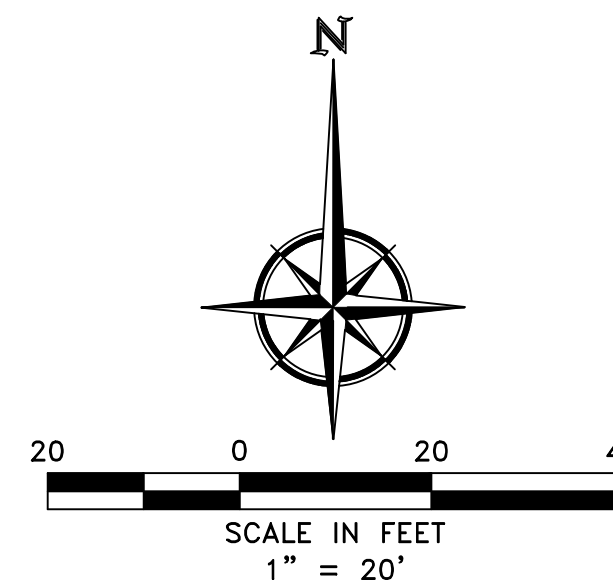
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

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





VICINITY MAP
N.T.S.



STANDARD NOTE
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GENERAL NOTES

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LEGEND

| | |
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| P.R.R.C.T. | PLAT RECORDS OF ROCKWALL COUNTY, TEXAS |
| POB | POINT OF BEGINNING |
| PKF | P.K.NAIL FOUND |
| IRF | IRON ROD FOUND |
| CM | CONTROL MONUMENT |
| PFC | POINT FOR CORNER |
| PP | PER PLAT CAB. A, SLIDE 79 |

SURVEYOR/ENGINEER:
TOM FIDLER (SURVEYOR)
MITCH LENAMOND (ENGINEER)
ERIC L. DAVIS ENGINEERING, INC.
P.O. BOX 2637
FORNEY, TX 75126
(972) 564-0592

OWNER:
GUADALUPE GUARDIOLA
247 CHRIS DRIVE
ROCKWALL, TEXAS 75032

DATE REVISED: 11/17/2020

**REPLAT
ROCKWALL LAKE
PROPERTIES
DEVELOPMENT NO. 2
LOT 1051-R**

A REPLAT OF LOTS 1051 & S. 1/2 OF 1050
ROCKWALL LAKE PROPERTIES
DEVELOPMENT NO. 2
1 LOT PROPOSED
0.220 ACRES
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS
SITUATED IN THE
GROVER WELLS SURVEY,
ABSTRACT NO. 219
ROCKWALL COUNTY, TEXAS

OWNERS CERTIFICATE

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COUNTY OF ROCKWALL

WHEREAS, GUADALUPE GUARDIOLA is the owner of a 0.220 acre tract of land out of the Grover Wells Survey, Abstract No. 219, City of Rockwall, Rockwall County, Texas, and being all Lot 1051 and the south half of Lot 1050 of the Rockwall Lake Properties, an Addition to the City of Rockwall, recorded in Cabinet A, Slide 79 of the Plat Records of Rockwall County, Texas (PRRCT), and this tract being more particularly described as follows:

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THENCE South 88°43'17" West, along the south line of said Lot 1051 common to the north line of said Lot 1052, a distance of 106.15 feet, to the POINT OF BEGINNING and containing 9,564 square feet, or 0.220 acres, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

GUADALUPE GUARDIOLA, the undersigned owner of the land shown on this plat, and designated herein as ROCKWALL LAKE PROPERTIES DEVELOPMENT NO. 2, LOT 1051-R, a subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I further certify that all other parties who have a mortgage or lien interest in the ROCKWALL LAKE PROPERTIES DEVELOPMENT NO. 2, LOT 1051-R subdivision have been notified and signed this plat. I understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. I also understand the following:

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

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 exactions made herein.

FOR: GUADALUPE GUARDIOLA
BY: GUADALUPE GUARDIOLA

BY: _____
Guadalupe Guardiola

FOR: _____ (LIEN HOLDER)

BY: _____ NAME: _____
TITLE: _____

NOTARY CERTIFICATE

STATE OF _____

COUNTY OF _____

Before me, the undersigned authority, a Notary Public in and for the said County and State 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/she executed the same for the purposes and considerations therein expressed and in the capacity therein stated and as the act and deed therein stated.

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

Notary Signature

Notary Stamp:

APPROVAL CERTIFICATE

Planning & Zoning Commission, Chairman _____ 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 _____, 2018.

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

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

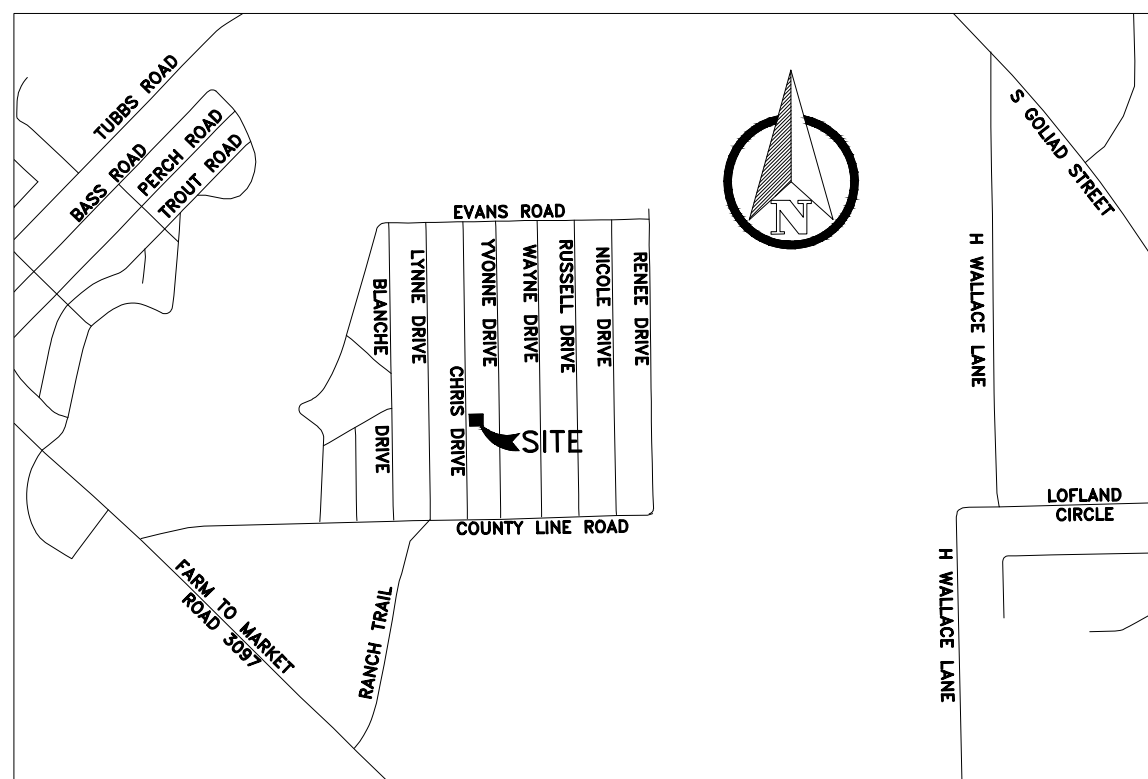
That I, Tom Fidler, do hereby certify that this plat was prepared from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.

GIVEN UNDER MY HAND AND SEAL THIS ___ DAY OF _____, 2020.

TOM FIDLER
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS NO. 3940

STANDARD NOTE

1. Selling off a portion of this addition by metes and bounds description, without a replat being approved by the City of Rockwall, is a violation of City ordinance and state law and is subject to fines and withholding of utilities and building permits.



VICINITY MAP
N.T.S.

SURVEYOR/ENGINEER:
TOM FIDLER (SURVEYOR)
MITCH LENAMOND (ENGINEER)
ERIC L. DAVIS ENGINEERING, INC.
P.O. BOX 2637
FORNEY, TX 75126
(972) 564-0592

OWNER:
GUADALUPE GUARDIOLA
247 CHRIS DRIVE
ROCKWALL, TEXAS 75032

DATE REVISED: 11/17/2020

REPLAT
ROCKWALL LAKE
PROPERTIES
DEVELOPMENT NO. 2
LOT 1051-R
 A REPLAT OF LOTS 1051 & S. 1/2 OF 1050
 ROCKWALL LAKE PROPERTIES
 DEVELOPMENT NO. 2
 1 LOT PROPOSED
 0.220 ACRES
 CITY OF ROCKWALL
 ROCKWALL COUNTY, TEXAS
 SITUATED IN THE
 GROVER WELLS SURVEY,
 ABSTRACT NO. 219
 ROCKWALL COUNTY, TEXAS



TO: Planning and Zoning Commission
DATE: December 29, 2020
APPLICANT: J. W. Jones
CASE NUMBER: P2020-053; *Lot 1, Block I, Lake Rockwall Estates East Addition*

SUMMARY

Consider a request by J. W. Jones on behalf of Lupe Guardiola for the approval of a Replat for Lot 1, Block I, Lake Rockwall Estates East Addition being a 0.22-acre tract of land identified as Lot 1051 and a portion of Lot 1050 of the Rockwall Lake Estates #2 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 75 (PD-75) for Single-Family 7 (SF-7) District land uses, addressed as 247 Chris Drive, and take any action necessary.

PLAT INFORMATION

- The applicant is requesting the approval of a replat for a 0.22-acre parcel of land identified as Lot 1051 and a portion of Lot 1050 of the Rockwall Lake Estates #2 Addition for the purpose of establishing one (1) lot (*i.e. Lot 1, Block I, Lake Rockwall Estates East Addition*).
- On April 23, 1968 the subject property was platted as Lots 1050 & 1051 of the Rockwall Lake Properties Development No. 2 Addition. Prior to 2006, Lot 1050 was subdivided by metes and bounds into two (2) equal tracts of land, and one-half was combined with Lot 1051 and one-half was combined with a portion of Lot 1049 by common ownership. On February 17, 2009, the subject property was annexed into the City of Rockwall by *Ordinance No. 09-07*. On September 21, 2009, the City Council rezoned the subject property from an Agricultural (AG) District to Planned Development District 75 (PD-75) [*Ordinance No. 09-37*] for Single-Family 7 (SF-7) District land uses. On January 4, 2016, the City Council amended Planned Development District 75 (PD-75) with *Ordinance No. 16-01*, which made minor changes to the *Consideration of a Special Request* section of the ordinance. On July 6, 2020, the City Council approved a Specific Use Permit (SUP) [*Ordinance No. 20-23: S-225*] for *Residential Infill in an Established Subdivision* to allow the construction of a ~2,624 SF single-family home on the subject property. On October 19, 2020, the City Council approved a special exception [*Case No. MIS2020-011*] at **the property owner's request** allowing a 17-foot front yard building setback adjacent to Chris Drive for the subject property.
- The surveyor has completed the majority of the technical revisions requested by staff, and this plat -- *conforming to the requirements for plats as stipulated by the Chapter 38, Subdivisions, of the Municipal Code of Ordinances* -- is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.
- Conditional approval of this plat by the City Council shall constitute approval subject to the conditions stipulated in the *Conditions of Approval* section below.
- With the exception of the items listed in the *Conditions of Approval* section of this case memo, this plat is in substantial compliance with the requirements of Chapter 38, *Subdivisions*, of the Municipal Code of Ordinances.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to recommend approval of the replat for *Lot 1, Block I, Lake Rockwall Estates East Addition*, staff would propose the following conditions of approval:

- (1) All technical comments from the Engineering, Planning and Fire Departments shall be addressed prior to the filing of this plat; and,

- (2) Any construction resulting from the approval of this plat shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

PROJECT COMMENTS



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

DATE: 12/22/2020

PROJECT NUMBER: P2020-053
PROJECT NAME: Replat for Lot 1, Block I, Lake Rockwall Estates East Addition
SITE ADDRESS/LOCATIONS: 247 CHRIS DR, ROCKWALL, 75032

CASE MANAGER: Henry Lee
CASE MANAGER PHONE: 972.772.6434
CASE MANAGER EMAIL: hlee@rockwall.com

CASE CAPTION: Consider a request by J. W. Jones on behalf of Lupe Guardiola for the approval of a Replat for Lot 1, Block I, Lake Rockwall Estates East Addition being a 0.22-acre tract of land identified as Lot 1051 and a portion of Lot 1052 of the Rockwall Lake Estates #2 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 75 (PD-75) for Single-Family 7 (SF-7) District land uses, addressed as 247 Chris Drive, and take any action necessary.

| DEPARTMENT | REVIEWER | DATE OF REVIEW | STATUS OF PROJECT |
|------------|-----------|----------------|----------------------|
| PLANNING | Henry Lee | 12/21/2020 | Approved w/ Comments |

12/21/2020: P2020-053; Replat for Lot 1, Block I, Lake Rockwall Estates East Addition

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

I.1 This is a request for the approval of a Replat for Lot 1, Block I, Lake Rockwall Estates East Addition being a 0.22-acre tract of land identified as Lot 1051 and a portion of Lot 1050 of the Rockwall Lake Estates #2 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 75 (PD-75) for Single-Family 7 (SF-7) District land uses, addressed as 247 Chris 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 (P2020-053) 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), Planned Development District 75 (PD-75), and the Single-Family 7 (SF-7) District Standards of Article 05 that are applicable to the subject property.

I.5 The final plat shall conform to all standards and requirements of the Unified Development Code (UDC), the staff comments provided by the Planning, Engineering, Building Inspections, and Fire Department as indicated in the Project Plan Review document.

I.6 Please provide two (2) large copies [18" X 24" FOLDED] and one PDF version for a subsequent/final review by staff.

M.7 Correct Title Block to read as follows:

Final Plat
Lot 1, Block I, Lake Rockwall Estates East Addition
Being a Replat of Lots 1051 & S. ½ of 1050
Rockwall Lake Properties
Development No. 2
1 Lot Proposed

0.22 Acres

City of Rockwall, Rockwall County, Texas

Situated in the Grover Wells Survey, Abstract No. 219

Rockwall County Texas

M.8 Verify the acreage.

M.9 Callout the current and proposed lot and block on the plat.

M.10 Verify the 17' build line given the scale on the plat.

M.11 Correct the mentions of 1051R, to Lot 1, Block I, Lake Rockwall Estates East Addition.

M.12 Include the Storm Drainage Improvement statement within the notes on Sheet 1.

M.13 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.14 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.

Development Comments Page | 2 City of Rockwall, Texas

M.15 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.16 This case will be on the Consent Agenda for both meetings. Please note the scheduled meetings for this case:

1) Planning & Zoning Work Session meeting will be held on December 29, 2020.

2) City Council meeting will be held on January 19, 2020.

I.17 Although this item will be on the Consent Agenda, staff recommends that a representative be present for the meetings as scheduled above, but is not required. The Planning and Zoning and City Council meetings will be held in the City's Council Chambers, and are scheduled to begin at 6:00 p.m.

| DEPARTMENT | REVIEWER | DATE OF REVIEW | STATUS OF PROJECT |
|-------------|----------------|----------------|-------------------|
| ENGINEERING | Amy Williams | 12/21/2020 | Approved |
| No Comments | | | |
| DEPARTMENT | REVIEWER | DATE OF REVIEW | STATUS OF PROJECT |
| BUILDING | Rusty McDowell | 12/21/2020 | Approved |
| No Comments | | | |
| DEPARTMENT | REVIEWER | DATE OF REVIEW | STATUS OF PROJECT |
| PARKS | Henry Lee | 12/22/2020 | N/A |
| No Comments | | | |



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. P2020-053

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: 247 CHRIS DR
 Subdivision: Rockwall Lake Properties Lot: 1051 Block: N/A
 General Location: South of Interstate 30

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning: Residential Current Use: Residential
 Proposed Zoning: N/A Proposed Use: Residential
 Acreage: N/A Lots [Current]: Lots [Proposed]: N/A

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 | Lupe Guardiola | <input checked="" type="checkbox"/> Applicant | J.W. Jones |
| Contact Person | | Contact Person | J.W. Jones |
| Address | 247 CHRIS DRIVE | Address | 555 N. 5th ST SUITE 113 |
| City, State & Zip | Rockwall | City, State & Zip | GARLAND, TX 75040 |
| Phone | | Phone | 214-535-2850 |
| E-Mail | | E-Mail | jay.jones1941@hotmail.com |

NOTARY VERIFICATION [REQUIRED]

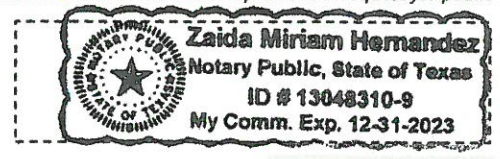
Before me, the undersigned authority, on this day personally appeared GUADALUPE GUARDIOLA [Owner] the undersigned, who stated the information on this application to be true and certified the following:

"I hereby certify that I am the owner for the purpose of this application; all information submitted herein is true and correct; and the application fee of \$ 320.00, to cover the cost of this application, has been paid to the City of Rockwall on this the 22 day of November, 20 20. By signing this application, I agree that the City of Rockwall (i.e. "City") is authorized and permitted to provide information contained within this application to the public. The City is also authorized and permitted to reproduce any copyrighted information submitted in conjunction with this application, if such reproduction is associated or in response to a request for public information."

Given under my hand and seal of office on this the 11 day of November, 20 20.

Owner's Signature Guadalupe Guardiola

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



My Commission Expires

0 15 30 60 90 120 Feet

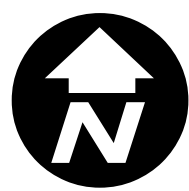
P2020-053 - LOT 1, BLOCK I, ROCKWALL LAKE ESTATES EAST REPLAT - LOCATION MAP = 

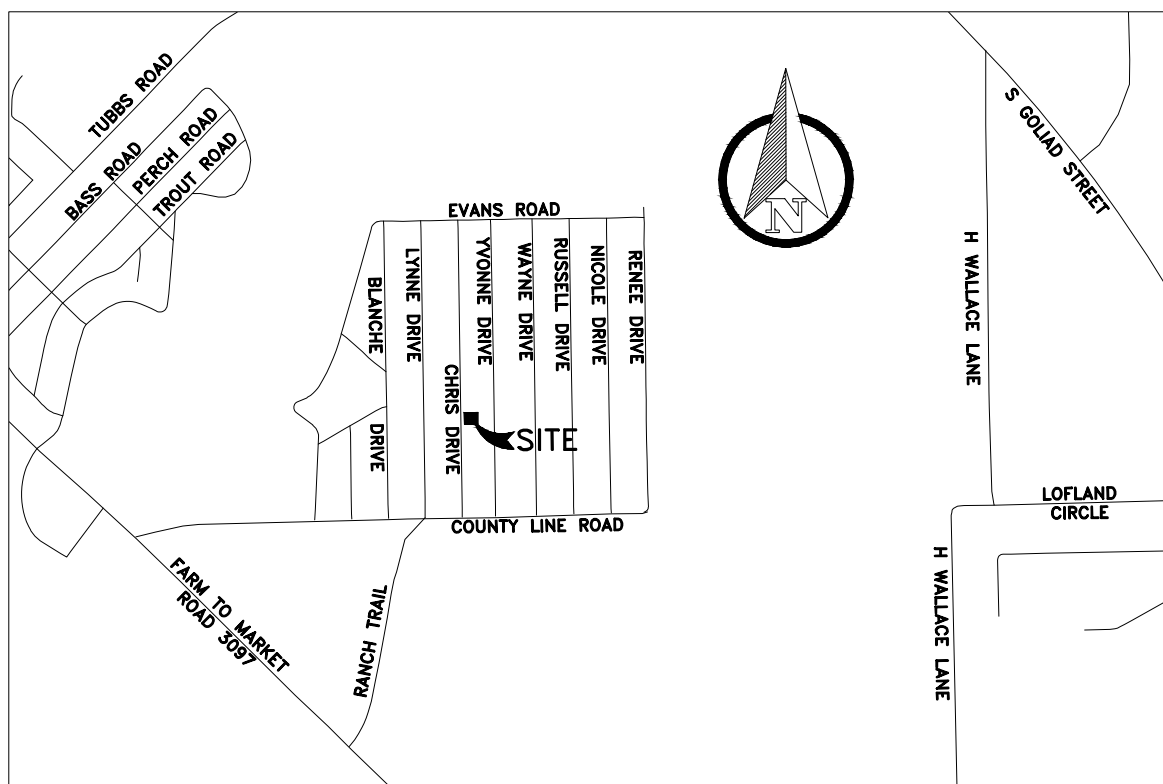


City of Rockwall

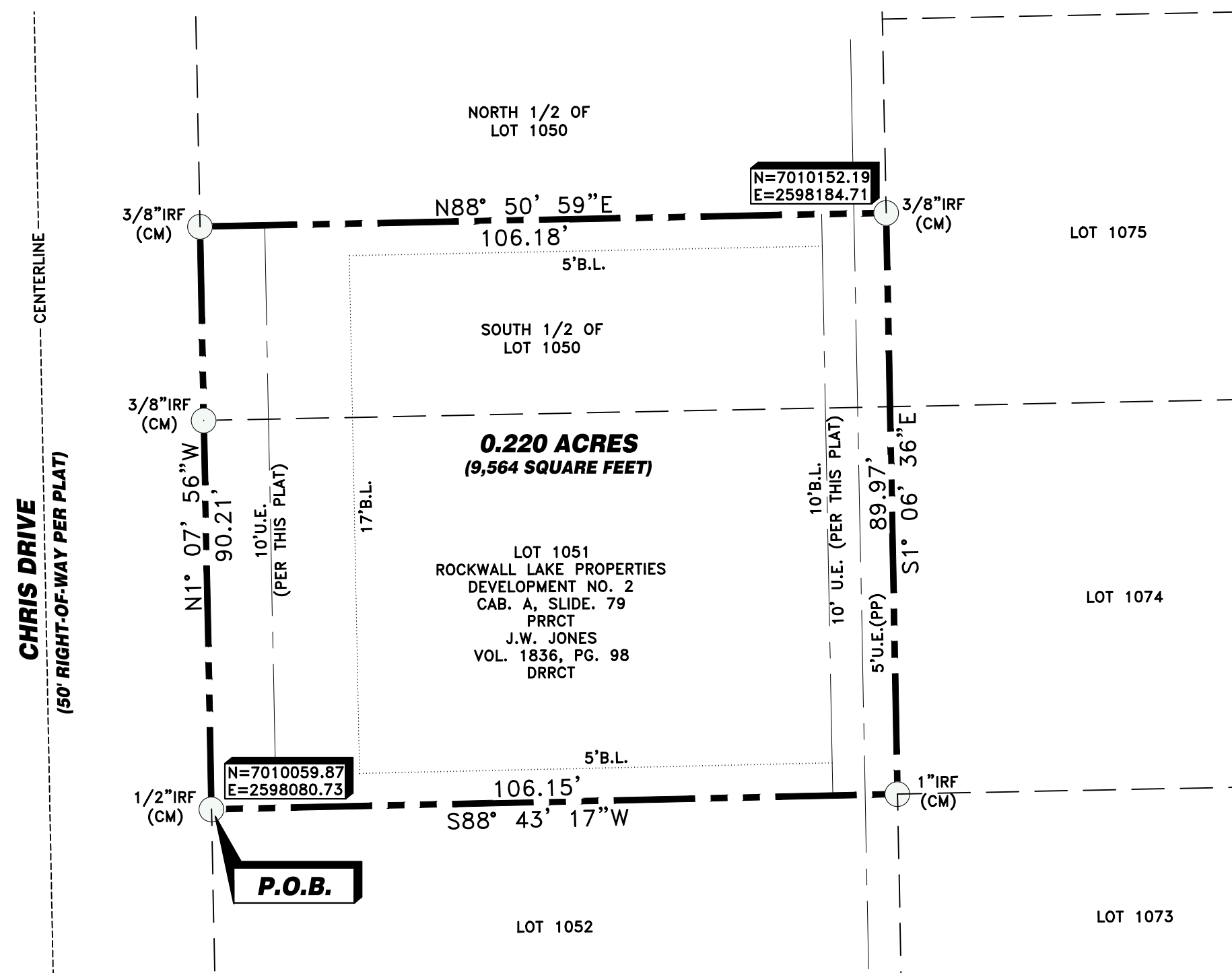
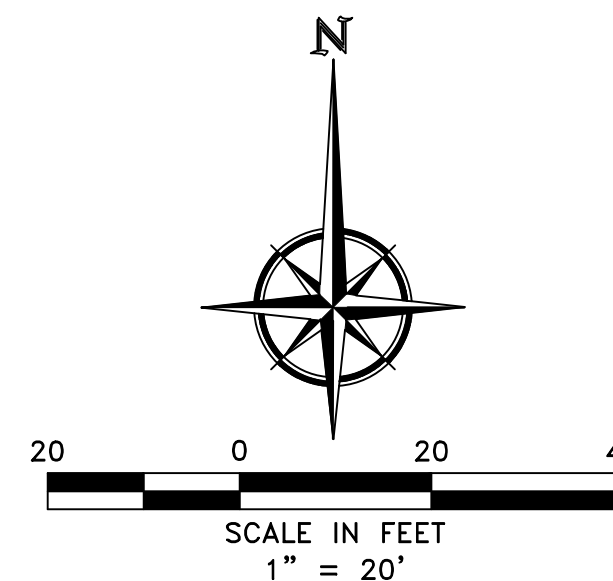
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

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





VICINITY MAP
N.T.S.



STANDARD NOTE
1. Selling off a portion of this addition by metes and bounds description, without a replat being approved by the City of Rockwall, is a violation of City ordinance and state law and is subject to fines and withholding of utilities and building permits.

GENERAL NOTES

- 1) Bearing are based on State Plane Coordinate System, North Central Texas Zone 4202, North American Datum 1983(2011).
- 2) Subject property is partially located within an area having a zone designation of "X" by the Secretary of Housing & Development on Flood Insurance Rate Map No. FEMA-MAP 48397C0040L, effective date of September 26, 2008, for Rockwall County, Texas.
- 3) The City Council approved a 17 foot front yard setback on October 19, 2020 by Case No. MIs2020-011.

LEGEND

| | |
|------------|--|
| D.R.R.C.T. | DEED RECORDS OF ROCKWALL COUNTY, TEXAS |
| P.R.R.C.T. | PLAT RECORDS OF ROCKWALL COUNTY, TEXAS |
| POB | POINT OF BEGINNING |
| PKF | P.K.NAIL FOUND |
| IRF | IRON ROD FOUND |
| CM | CONTROL MONUMENT |
| PFC | POINT FOR CORNER |
| PP | PER PLAT CAB. A, SLIDE 79 |

SURVEYOR/ENGINEER:
TOM FIDLER (SURVEYOR)
MITCH LENAMOND (ENGINEER)
ERIC L. DAVIS ENGINEERING, INC.
P.O. BOX 2637
FORNEY, TX 75126
(972) 564-0592

OWNER:
GUADALUPE GUARDIOLA
247 CHRIS DRIVE
ROCKWALL, TEXAS 75032

DATE REVISED: 11/17/2020

REPLAT
ROCKWALL LAKE PROPERTIES
DEVELOPMENT NO. 2
LOT 1051-R
A REPLAT OF LOTS 1051 & S. 1/2 OF 1050
ROCKWALL LAKE PROPERTIES
DEVELOPMENT NO. 2
1 LOT PROPOSED
0.220 ACRES
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS
SITUATED IN THE
GROVER WELLS SURVEY,
ABSTRACT NO. 219
ROCKWALL COUNTY, TEXAS

OWNERS CERTIFICATE

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS, GUADALUPE GUARDIOLA is the owner of a 0.220 acre tract of land out of the Grover Wells Survey, Abstract No. 219, City of Rockwall, Rockwall County, Texas, and being all Lot 1051 and the south half of Lot 1050 of the Rockwall Lake Properties, an Addition to the City of Rockwall, recorded in Cabinet A, Slide 79 of the Plat Records of Rockwall County, Texas (PRRCT), and this tract being more particularly described as follows:

BEGINNING at a 1/2" iron rod found for corner in the east right-of-way line of Chris Drive (a 50' right-of-way per last mentioned Addition) at the southwest corner of said Lot 1051 common to the northwest corner of Lot 1052 of last mentioned Addition;

THENCE North 01°07'56" West, along the east right-of-way line of said Chris Drive and the west lines of said lot 1051 and Lot 1050, a distance of 90.21 feet, to a 3/8" iron rod found for corner thereof;

THENCE North 88°50'59" East, across said Lot 1050, a distance of 106.18 feet, to a 3/8" iron rod found for corner in the east line of said Lot 1050 common to the west line of Lot 1075 of last mentioned Addition;

THENCE South 01°06'36" East, along the east lines of said Lot 1050 and Lot 1051 common to the west lines of said Lot 1075 and Lot 1074 of last mentioned Addition, a distance of 89.97 feet, to a 1" iron rod found for corner at the southeast corner of said Lot 1051 common to the southwest corner of said Lot 1074, the northeast corner of said Lot 1052, and the northwest corner of Lot 1073 of last mentioned Addition;

THENCE South 88°43'17" West, along the south line of said Lot 1051 common to the north line of said Lot 1052, a distance of 106.15 feet, to the POINT OF BEGINNING and containing 9,564 square feet, or 0.220 acres, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

GUADALUPE GUARDIOLA, the undersigned owner of the land shown on this plat, and designated herein as ROCKWALL LAKE PROPERTIES DEVELOPMENT NO. 2, LOT 1051-R, a subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I further certify that all other parties who have a mortgage or lien interest in the ROCKWALL LAKE PROPERTIES DEVELOPMENT NO. 2, LOT 1051-R subdivision have been notified and signed this plat. I understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. I also understand the following:

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

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 exactions made herein.

FOR: GUADALUPE GUARDIOLA
BY: GUADALUPE GUARDIOLA

BY: _____
Guadalupe Guardiola

FOR: _____ (LIEN HOLDER)

BY: _____ NAME: _____
TITLE: _____

NOTARY CERTIFICATE

STATE OF _____

COUNTY OF _____

Before me, the undersigned authority, a Notary Public in and for the said County and State 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/she executed the same for the purposes and considerations therein expressed and in the capacity therein stated and as the act and deed therein stated.

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

Notary Signature

Notary Stamp:

APPROVAL CERTIFICATE

Planning & Zoning Commission, Chairman _____ 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 _____, 2018.

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

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

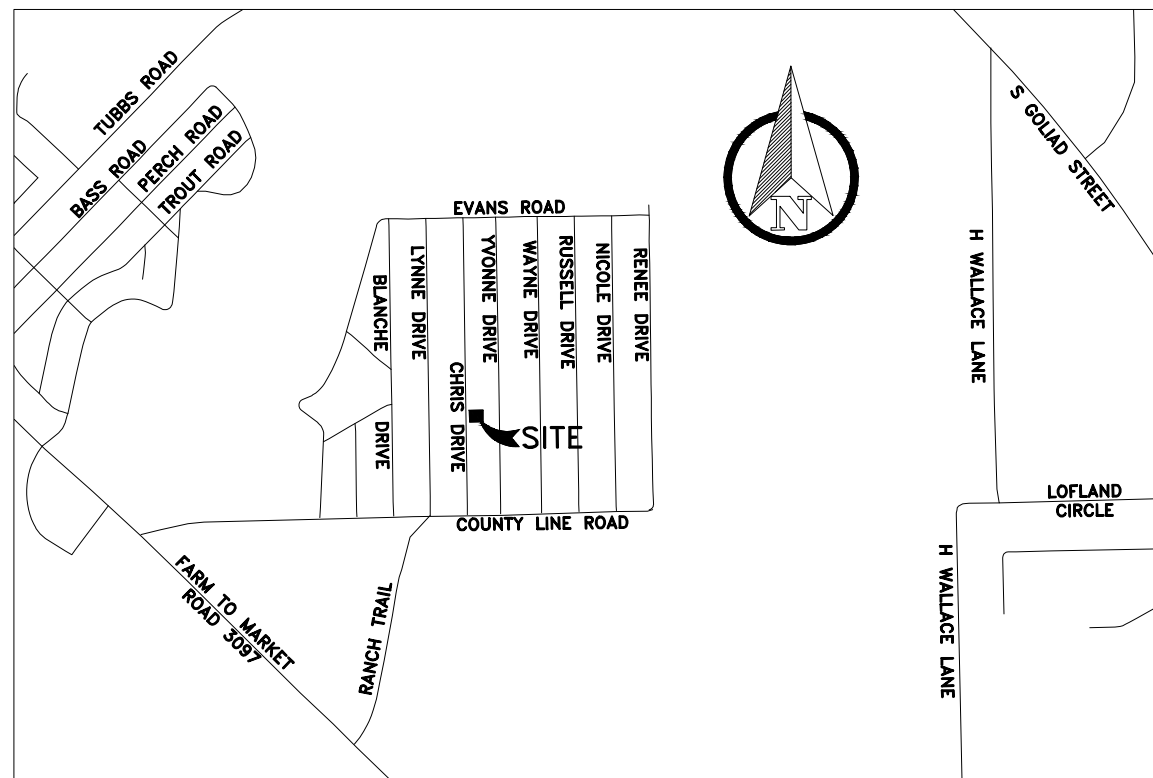
That I, Tom Fidler, do hereby certify that this plat was prepared from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.

GIVEN UNDER MY HAND AND SEAL THIS ___ DAY OF _____, 2020.

TOM FIDLER
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS NO. 3940

STANDARD NOTE

1. Selling off a portion of this addition by metes and bounds description, without a replat being approved by the City of Rockwall, is a violation of City ordinance and state law and is subject to fines and withholding of utilities and building permits.



VICINITY MAP
N.T.S.

SURVEYOR/ENGINEER:
TOM FIDLER (SURVEYOR)
MITCH LENAMOND (ENGINEER)
ERIC L. DAVIS ENGINEERING, INC.
P.O. BOX 2637
FORNEY, TX 75126
(972) 564-0592

OWNER:
GUADALUPE GUARDIOLA
247 CHRIS DRIVE
ROCKWALL, TEXAS 75032

DATE REVISED: 11/17/2020

REPLAT
ROCKWALL LAKE
PROPERTIES
DEVELOPMENT NO. 2
LOT 1051-R
 A REPLAT OF LOTS 1051 & S. 1/2 OF 1050
 ROCKWALL LAKE PROPERTIES
 DEVELOPMENT NO. 2
 1 LOT PROPOSED
 0.220 ACRES
 CITY OF ROCKWALL
 ROCKWALL COUNTY, TEXAS
 SITUATED IN THE
 GROVER WELLS SURVEY,
 ABSTRACT NO. 219
 ROCKWALL COUNTY, TEXAS



CITY OF ROCKWALL
CITY COUNCIL CASE MEMO

PLANNING AND ZONING DEPARTMENT
385 S. GOLIAD STREET • ROCKWALL, TX 75087
PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM

TO: Mayor and City Council
DATE: January 4, 2021
APPLICANT: J. W. Jones
CASE NUMBER: P2020-053; *Lot 1, Block I, Lake Rockwall Estates East Addition*

SUMMARY

Consider a request by J. W. Jones on behalf of Lupe Guardiola for the approval of a Replat for Lot 1, Block I, Lake Rockwall Estates East Addition being a 0.22-acre tract of land identified as Lot 1051 and a portion of Lot 1050 of the Rockwall Lake Estates #2 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 75 (PD-75) for Single-Family 7 (SF-7) District land uses, addressed as 247 Chris Drive, and take any action necessary.

PLAT INFORMATION

- The applicant is requesting the approval of a replat for a 0.22-acre parcel of land identified as Lot 1051 and a portion of Lot 1050 of the Rockwall Lake Estates #2 Addition for the purpose of establishing one (1) lot (*i.e. Lot 1, Block I, Lake Rockwall Estates East Addition*).
- On April 23, 1968 the subject property was platted as Lots 1050 & 1051 of the Rockwall Lake Properties Development No. 2 Addition. Prior to 2006, Lot 1050 was subdivided by metes and bounds into two (2) equal tracts of land, and one-half was combined with Lot 1051 and one-half was combined with a portion of Lot 1049 by common ownership. On February 17, 2009, the subject property was annexed into the City of Rockwall by **Ordinance No. 09-07**. On September 21, 2009, the City Council rezoned the subject property from an Agricultural (AG) District to Planned Development District 75 (PD-75) [**Ordinance No. 09-37**] for Single-Family 7 (SF-7) District land uses. On January 4, 2016, the City Council amended Planned Development District 75 (PD-75) with **Ordinance No. 16-01**, which made minor changes to the *Consideration of a Special Request* section of the ordinance. On July 6, 2020, the City Council approved a Specific Use Permit (SUP) [**Ordinance No. 20-23; S-225**] for *Residential Infill in an Established Subdivision* to allow the construction of a ~2,624 SF single-family home on the subject property. On October 19, 2020, the City Council approved a special exception [**Case No. MIS2020-011**] at the property owner's request allowing a 17-foot front yard building setback adjacent to Chris Drive for the subject property.
- 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 City Council chooses to approve the replat for *Lot 1, Block I, Lake Rockwall Estates East Addition*, staff would propose the following conditions of approval:

- (1) All technical comments from the Engineering, Planning and Fire Departments shall be addressed prior to the filing of this plat; and,

- (2) Any construction resulting from the approval of this plat shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

PLANNING AND ZONING COMMISSION

On December 29, 2020, the Planning and Zoning Commission approved a motion to recommend approval of the replat with the conditions of approval by a vote of 5-0, with Commissioners Deckard and Womble absent.



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. P2020-053

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: 247 CHRIS DR
 Subdivision: Rockwall Lake Properties Lot: 1051 Block: N/A
 General Location: South of Interstate 30

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning: Residential Current Use: Residential
 Proposed Zoning: N/A Proposed Use: Residential
 Acreage: N/A Lots [Current]: _____ Lots [Proposed]: N/A

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 | Lupe Guardiola | <input checked="" type="checkbox"/> Applicant | J.W. Jones |
| Contact Person | | Contact Person | J.W. Jones |
| Address | 247 CHRIS DRIVE | Address | 555 N. 5th ST SUITE 113 |
| City, State & Zip | Rockwall | City, State & Zip | GARLAND, TX 75040 |
| Phone | | Phone | 214-535-2850 |
| E-Mail | | E-Mail | jay.jones1941@hotmail.com |

NOTARY VERIFICATION [REQUIRED]

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

"I hereby certify that I am the owner for the purpose of this application; all information submitted herein is true and correct; and the application fee of \$ 320.00, to cover the cost of this application, has been paid to the City of Rockwall on this the 22 day of November, 20 20. By signing this application, I agree that the City of Rockwall (i.e. "City") is authorized and permitted to provide information contained within this application to the public. The City is also authorized and permitted to reproduce any copyrighted information submitted in conjunction with this application, if such reproduction is associated or in response to a request for public information."

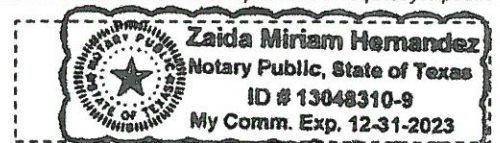
Given under my hand and seal of office on this the 11 day of November, 20 20.

Owner's Signature

Guadalupe Guardiola

Notary Public in and for the State of Texas

[Signature]



My Commission Expires

0 15 30 60 90 120 Feet

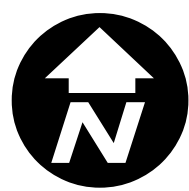
P2020-053 - LOT 1, BLOCK I, ROCKWALL LAKE ESTATES EAST REPLAT - LOCATION MAP = 

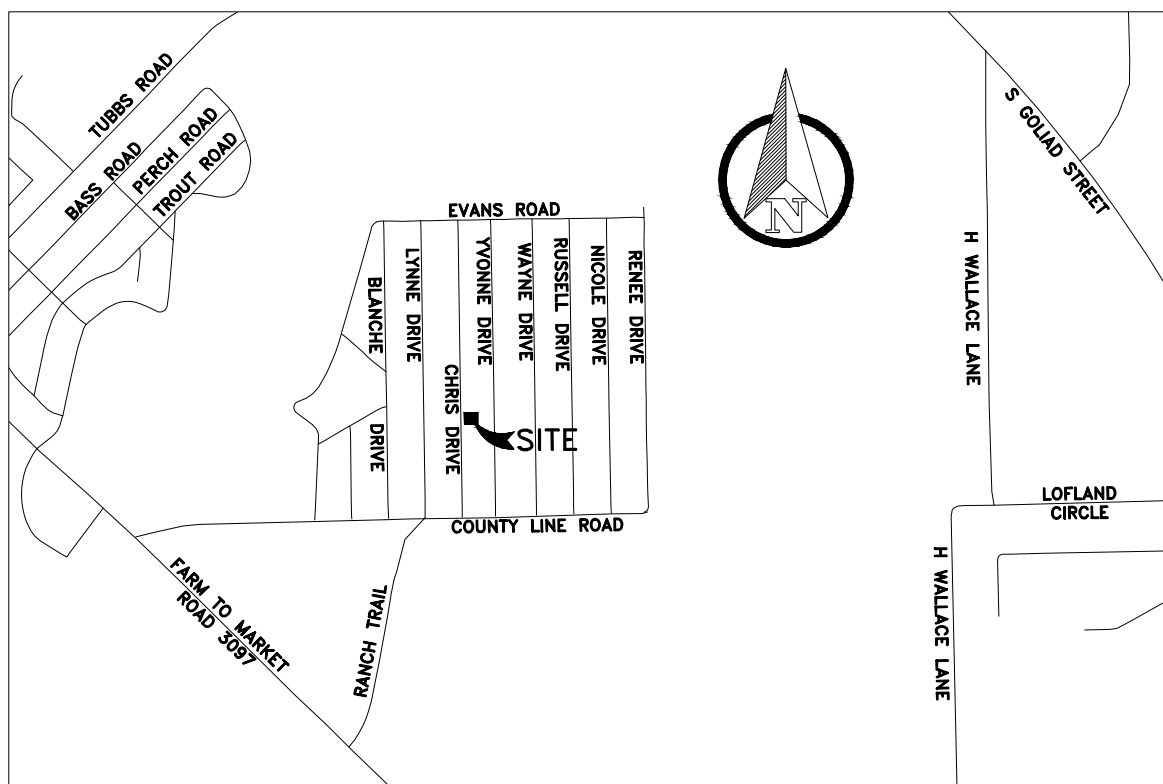


City of Rockwall

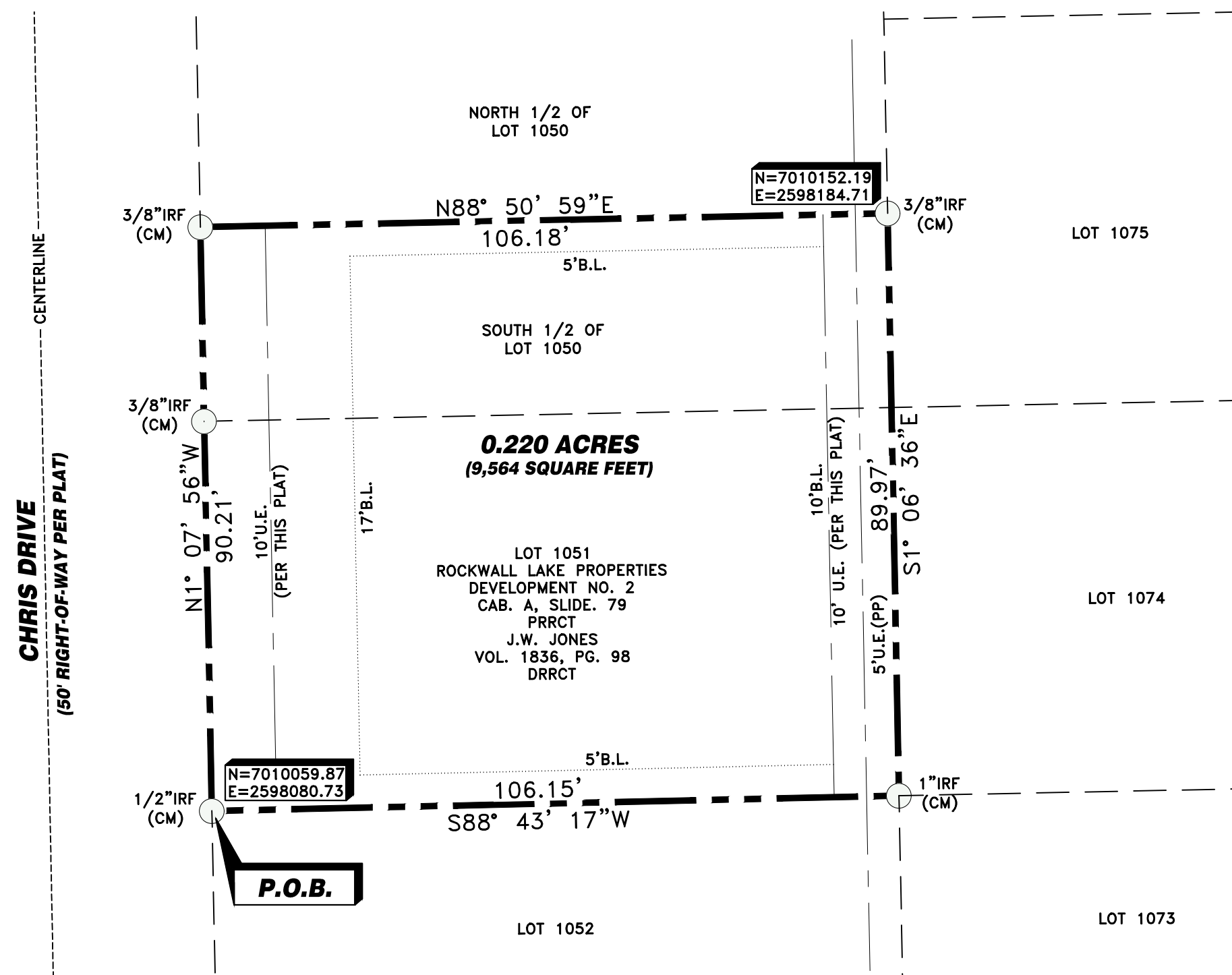
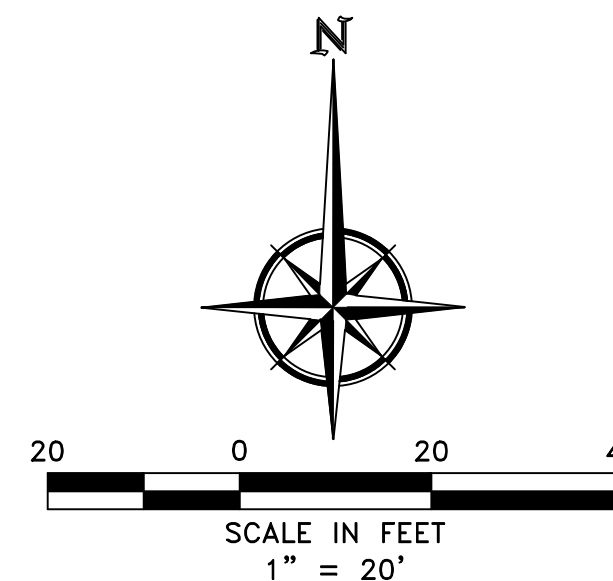
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

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





VICINITY MAP
N.T.S.



STANDARD NOTE
1. Selling off a portion of this addition by metes and bounds description, without a replat being approved by the City of Rockwall, is a violation of City ordinance and state law and is subject to fines and withholding of utilities and building permits.

GENERAL NOTES

- Bearing are based on State Plane Coordinate System, North Central Texas Zone 4202, North American Datum 1983(2011).
- Subject property is partially located within an area having a zone designation of "X" by the Secretary of Housing & Development on Flood Insurance Rate Map No. FEMA-MAP 48397C0040L, effective date of September 26, 2008, for Rockwall County, Texas.
- The City Council approved a 17 foot front yard setback on October 19, 2020 by Case No. MIs2020-011.

LEGEND

| | |
|------------|--|
| D.R.R.C.T. | DEED RECORDS OF ROCKWALL COUNTY, TEXAS |
| P.R.R.C.T. | PLAT RECORDS OF ROCKWALL COUNTY, TEXAS |
| POB | POINT OF BEGINNING |
| PKF | P.K.NAIL FOUND |
| IRF | IRON ROD FOUND |
| CM | CONTROL MONUMENT |
| PFC | POINT FOR CORNER |
| PP | PER PLAT CAB. A, SLIDE 79 |

SURVEYOR/ENGINEER:
TOM FIDLER (SURVEYOR)
MITCH LENAMOND (ENGINEER)
ERIC L. DAVIS ENGINEERING, INC.
P.O. BOX 2637
FORNEY, TX 75126
(972) 564-0592

OWNER:
GUADALUPE GUARDIOLA
247 CHRIS DRIVE
ROCKWALL, TEXAS 75032

DATE REVISED: 11/17/2020

REPLAT
ROCKWALL LAKE PROPERTIES
DEVELOPMENT NO. 2
LOT 1051-R
A REPLAT OF LOTS 1051 & S. 1/2 OF 1050
ROCKWALL LAKE PROPERTIES
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1 LOT PROPOSED
0.220 ACRES
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS
SITUATED IN THE
GROVER WELLS SURVEY,
ABSTRACT NO. 219
ROCKWALL COUNTY, TEXAS

OWNERS CERTIFICATE

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS, GUADALUPE GUARDIOLA is the owner of a 0.220 acre tract of land out of the Grover Wells Survey, Abstract No. 219, City of Rockwall, Rockwall County, Texas, and being all Lot 1051 and the south half of Lot 1050 of the Rockwall Lake Properties, an Addition to the City of Rockwall, recorded in Cabinet A, Slide 79 of the Plat Records of Rockwall County, Texas (PRRCT), and this tract being more particularly described as follows:

BEGINNING at a 1/2" iron rod found for corner in the east right-of-way line of Chris Drive (a 50' right-of-way per last mentioned Addition) at the southwest corner of said Lot 1051 common to the northwest corner of Lot 1052 of last mentioned Addition;

THENCE North 01°07'56" West, along the east right-of-way line of said Chris Drive and the west lines of said lot 1051 and Lot 1050, a distance of 90.21 feet, to a 3/8" iron rod found for corner thereof;

THENCE North 88°50'59" East, across said Lot 1050, a distance of 106.18 feet, to a 3/8" iron rod found for corner in the east line of said Lot 1050 common to the west line of Lot 1075 of last mentioned Addition;

THENCE South 01°06'36" East, along the east lines of said Lot 1050 and Lot 1051 common to the west lines of said Lot 1075 and Lot 1074 of last mentioned Addition, a distance of 89.97 feet, to a 1" iron rod found for corner at the southeast corner of said Lot 1051 common to the southwest corner of said Lot 1074, the northeast corner of said Lot 1052, and the northwest corner of Lot 1073 of last mentioned Addition;

THENCE South 88°43'17" West, along the south line of said Lot 1051 common to the north line of said Lot 1052, a distance of 106.15 feet, to the POINT OF BEGINNING and containing 9,564 square feet, or 0.220 acres, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

GUADALUPE GUARDIOLA, the undersigned owner of the land shown on this plat, and designated herein as ROCKWALL LAKE PROPERTIES DEVELOPMENT NO. 2, LOT 1051-R, a subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I further certify that all other parties who have a mortgage or lien interest in the ROCKWALL LAKE PROPERTIES DEVELOPMENT NO. 2, LOT 1051-R subdivision have been notified and signed this plat. I understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. I also understand the following:

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

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 exactions made herein.

FOR: GUADALUPE GUARDIOLA
BY: GUADALUPE GUARDIOLA

BY: _____
Guadalupe Guardiola

FOR: _____ (LIEN HOLDER)

BY: _____ NAME: _____
TITLE: _____

NOTARY CERTIFICATE

STATE OF _____

COUNTY OF _____

Before me, the undersigned authority, a Notary Public in and for the said County and State 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/she executed the same for the purposes and considerations therein expressed and in the capacity therein stated and as the act and deed therein stated.

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

Notary Signature

Notary Stamp:

APPROVAL CERTIFICATE

Planning & Zoning Commission, Chairman _____ 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 _____, 2018.

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

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

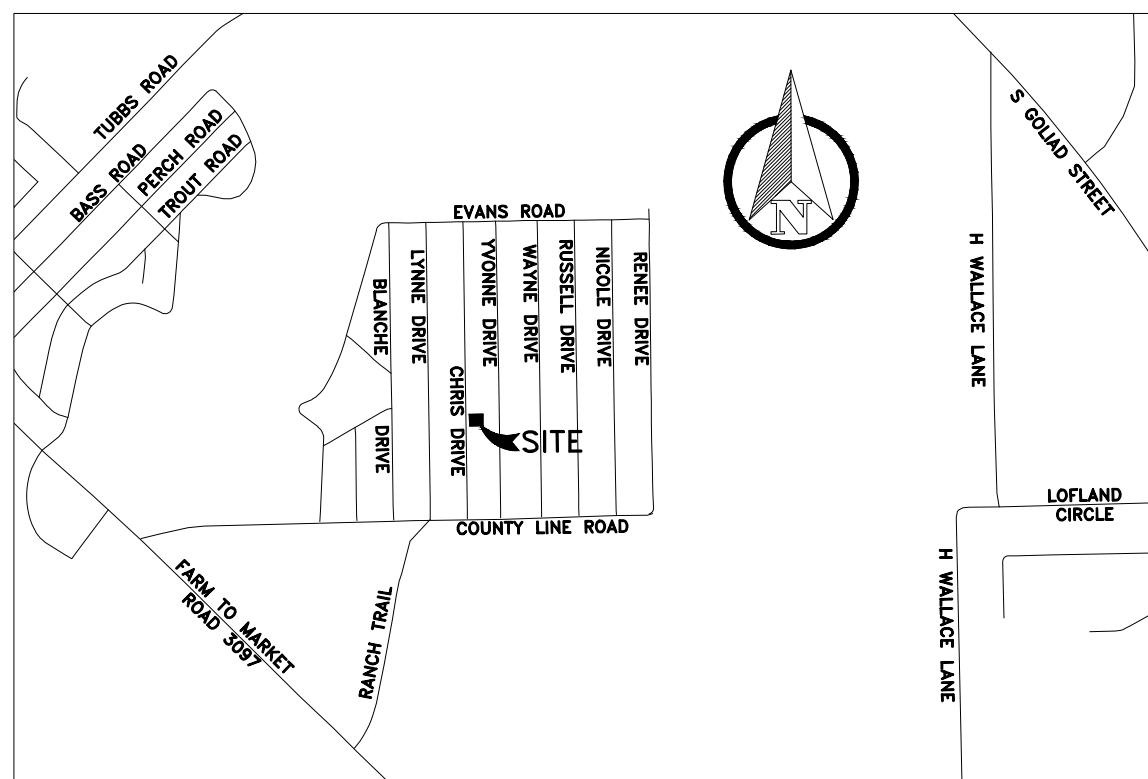
That I, Tom Fidler, do hereby certify that this plat was prepared from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.

GIVEN UNDER MY HAND AND SEAL THIS ___ DAY OF _____, 2020.

TOM FIDLER
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS NO. 3940

STANDARD NOTE

1. Selling off a portion of this addition by metes and bounds description, without a replat being approved by the City of Rockwall, is a violation of City ordinance and state law and is subject to fines and withholding of utilities and building permits.



VICINITY MAP
N.T.S.

SURVEYOR/ENGINEER:
TOM FIDLER (SURVEYOR)
MITCH LENAMOND (ENGINEER)
ERIC L. DAVIS ENGINEERING, INC.
P.O. BOX 2637
FORNEY, TX 75126
(972) 564-0592

OWNER:
GUADALUPE GUARDIOLA
247 CHRIS DRIVE
ROCKWALL, TEXAS 75032

DATE REVISED: 11/17/2020

REPLAT
ROCKWALL LAKE
PROPERTIES
DEVELOPMENT NO. 2
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 0.220 ACRES
 CITY OF ROCKWALL
 ROCKWALL COUNTY, TEXAS
 SITUATED IN THE
 GROVER WELLS SURVEY,
 ABSTRACT NO. 219
 ROCKWALL COUNTY, TEXAS



DATE: 01/07/2021

TO: J. W. Jones
555 N. 5th Street, STE 113
Garland, TX 75040

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

SUBJECT: P2020-053; Lot 1, Block I, Lake Rockwall Estates East Addition (Replat)

J. W. Jones:

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 01/07/2021. The following is a record of all recommendations, voting records and conditions of approval:

Staff Recommendations

- (1) 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.
- (2) All technical comments from the Engineering, Planning and Fire Departments shall be addressed prior to the filing of this plat.

Planning and Zoning Commission

On December 29, 2020, the Planning and Zoning Commission approved a motion to recommend approval of the replat with the conditions of approval by a vote of 5-0, with Commissioners Deckard and Womble absent.

City Council

On January 04, 2021, the City Council approved a motion to approve the replat with the conditions of approval by a vote of 6-0, with Mayor Pruitt absent.

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

Sincerely,

A handwritten signature in black ink, appearing to read 'Henry Lee', is written over a light blue horizontal line.

Henry Lee
Planner