



PLANNING AND ZONING CASE CHECKLIST

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

P&Z CASE # P2021-021 P&Z DATE 05/11/21 CC DATE 05/17/21 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 checked="" type="checkbox"/> REPLAT
<input type="checkbox"/> ADMINISTRATIVE/MINOR PLAT
<input type="checkbox"/> VACATION PLAT
<input type="checkbox"/> LANDSCAPE PLAN
<input type="checkbox"/> TREESCAPE PLAN

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

ZONING MAP UPDATED _____



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. P2021-021

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

DIRECTOR OF PLANNING: *[Signature]*

CITY ENGINEER:

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 Olive St and Fannin St

SUBDIVISION

LOT

BLOCK

GENERAL LOCATION Area that is composed of 201 Olive St, the back portion of both 405 N Fanin and 503 N Fannin and land behind 601 N Fannin St

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING Part commercial, part residential

CURRENT USE Residential

PROPOSED ZONING No changes

PROPOSED USE No changes

ACREAGE 1.65

LOTS [CURRENT] 4

LOTS [PROPOSED] 1

SITE PLANS AND PLATS: BY CHECKING THIS BOX YOU ACKNOWLEDGE THAT DUE TO THE PASSAGE OF HB3167 THE CITY NO LONGER HAS FLEXIBILITY WITH REGARD TO ITS APPROVAL PROCESS, AND FAILURE TO ADDRESS ANY OF STAFF'S COMMENTS BY THE DATE PROVIDED ON THE DEVELOPMENT CALENDAR WILL RESULT IN THE DENIAL OF YOUR CASE.

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

OWNER Jay Odom

APPLICANT Same a owner

CONTACT PERSON Jay Odom

CONTACT PERSON

ADDRESS 405 N Fannin St

ADDRESS

CITY, STATE & ZIP Rockwall, TX 75087

CITY, STATE & ZIP

PHONE 214-202-4226, cell

PHONE

E-MAIL jay@jayodom.com

E-MAIL

NOTARY VERIFICATION [REQUIRED]

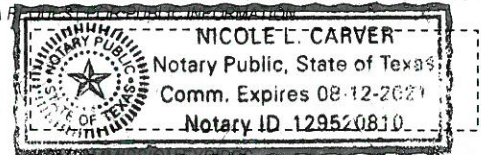
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Jay Odom [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 300.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 30th DAY OF April, 2021. 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

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 30th DAY OF April, 2021.

OWNER'S SIGNATURE

[Signature]
[Signature]



NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

Aug 10 12, 2021

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

WHEREAS, Jay Odom and Alison Odom, BEING THE OWNER 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 B.F. BOYDSTON SURVEY, ABSTRACT NO. 14, City of Rockwall, Rockwall County, Texas, and being Lot 1, Block A, Fannin Addition, an Addition to the City of Rockwall, Texas, according to the Plat thereof recorded in Cabinet J, Slide 285 of the Plat Records of Rockwall, County, Texas, and being all of those tracts of land as described in a Warranty deed from Cedo Rakich and Julia Rakich to Jay Odom and Alison Odom, as recorded in Document no. 2014000005613 of and Volume 7190, Page 296 of the Official Public Records of Rockwall County, Texas, and all of a tract of land as described in a Warranty deed from Polly Redden to Jay Odom and Alison Odom, as recorded in Document no. 2015000014075 of the Official Public Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a TXDOT brass disk monument found for corner in the west right-of-way line of N. Fannin Street, said point being at the southeast corner of said Rakch to Odom tract per Document no. 2015000014075 and at the northeast corner of a tract of land as described in a Warranty deed from Ronald D. Austin to Cynthia Wallace, as recorded in Volume 5007, Page 8 of the Official Public Records of Rockwall County, Texas;

THENCE N. 86 deg. 50 min. 34 sec. W. along the north boundary line of said Wallace tract, a distance of 168.05 feet to a 1/2" iron rod found for corner;

THENCE S. 05 deg. 49 min. 27 sec. W. a distance of 152.46 feet to a 1/2" iron rod found for corner in the north right-of-way line of Olive Street;

THENCE N. 87 deg. 53 min. 14 sec. W. along the north line of Olive Street, a distance of 49.97 feet to a 1/2" iron rod found for corner;

THENCE N. 07 deg. 56 min. 02 sec. E. a distance of 188.84 feet to a 1/2" iron rod found for corner;

THENCE N. 84 deg. 00 min. 06 sec. W. a distance of 100.00 feet to a 1/2" iron rod found for corner;

THENCE N. 10 deg. 32 min. 01 sec. E. a distance of 108.67 feet to a 1/2" iron rod found for corner;

THENCE N. 17 deg. 49 min. 48 sec. E. a distance of 124.29 feet to a 1/2" iron rod found for corner;

THENCE N. 19 deg. 22 min. 15 sec. E. a distance of 218.44 feet to a 1/2" iron rod found for corner;

THENCE N. 18 deg. 35 min. 41 sec. E. a distance of 1.34 feet to a 1/2" iron rod found for corner at the northwest corner of Lot 1;

THENCE S. 78 deg. 53 min. 38 sec. E. a distance of 81.24 feet to a 1/2" iron rod found for corner at the northeast corner of Lot 1;

THENCE S. 12 deg. 55 min. 00 sec. W. a distance of 200.01 feet to a 1/2" iron rod found for corner at the southeast corner of said Lot 1;

THENCE S. 78 deg. 53 min. 38 sec. E. a distance of 200.00 feet to a 1/2" iron rod found for corner in the west right-of-way line of N. Fannin Street;

THENCE S. 12 deg. 59 min. 54 sec. W. along said right-of-way line, a distance of 246.72 feet to the POINT OF BEGINNING and containing 105,589 square feet or 2.42 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 OLIVE-FANNIN ADDITION, 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 OLIVE-FANNIN ADDITION, 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 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.

JAY ODOM _____

ALISON ODOM _____

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared JAY ODOM 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 ALISON ODOM 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 OLIVE-FANNIN ADDITION, 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.

CONVEYANCE PLAT
OLIVE-FANNIN ADDITION
LOTS 1, 2 & 3, BLOCK A
2.42 ACRES OR 105,589 S.F.
(3 LOTS)
BEING A REPLAT OF
LOT 1, BLOCK A, FANNIN ADDITION
LOTS B-1, D-1 AND A, BLOCK 122
B. F. BOYDSTON SURVEY, ABSTRACT NO. 14
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SHEET 2 OF 2

OWNER:
JAY ODOM
ALISON ODOM
405 N. FANNIN STREET
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 BOX	PP POWER POLE
GAS METER	PHI FIRE HYDRANT
PHONE METER	LP LIGHT POLE
ELEC. METER	RFI RAILROAD FENCE
ELEC. BOX	PROPR. LINES
SUBSURFACE JUNCTION BOX	EMERGENCY LINE
WATER METER	A/C AIR COND. UNIT
PROPANE TANK	

SURVEY DATE APRIL 27, 2021
SCALE 1" = 100' FILE # 20120458RP
CLIENT ODOM

PLAT OF SURVEY

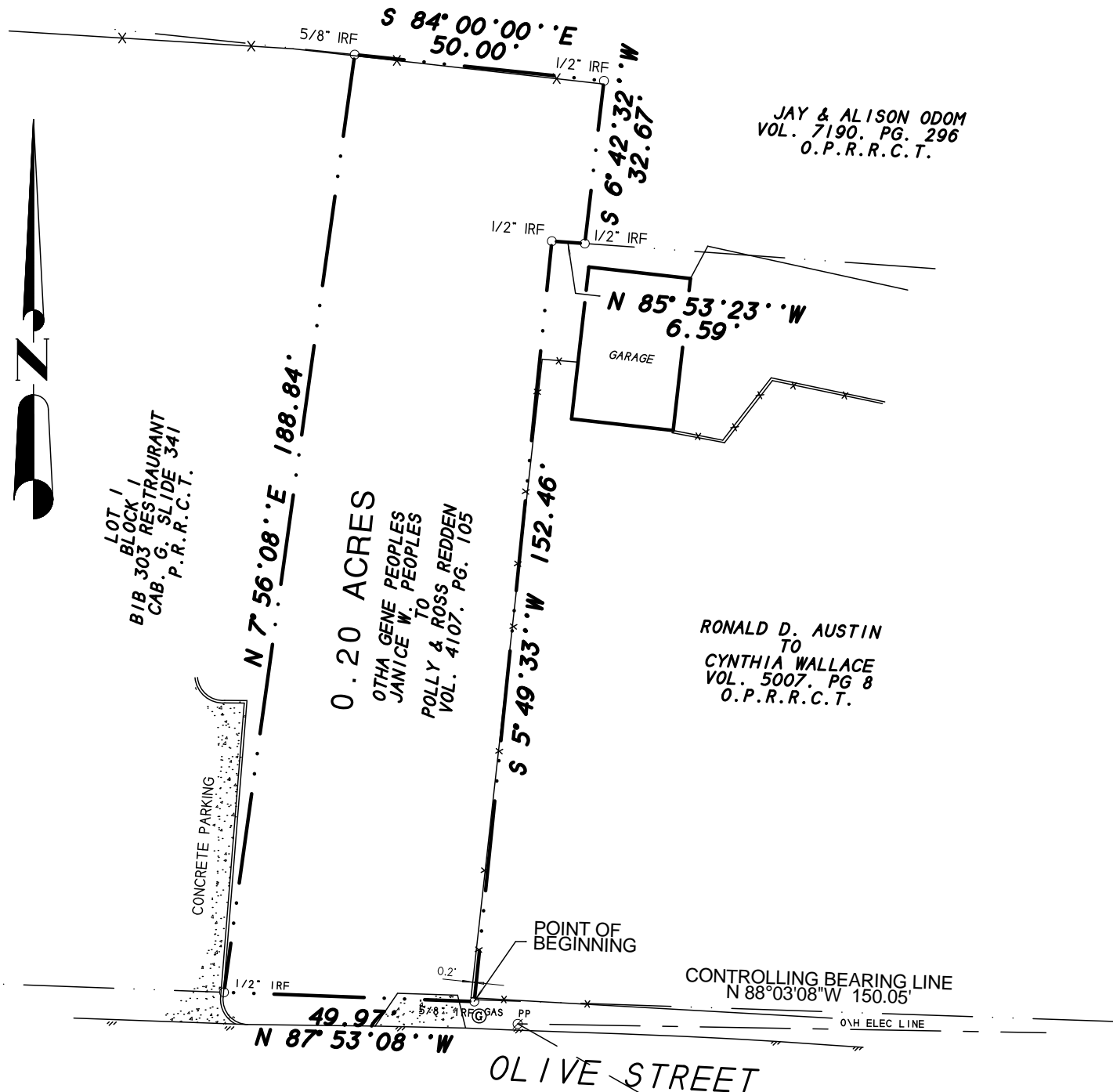
JAY & ALISON ODOM
VOL. 7190, PG. 296
O.P.R.R.C.T.

JAY & ALISON ODOM
VOL. 7190, PG. 296
O.P.R.R.C.T.

RONALD D. AUSTIN
TO
CYNTHIA WALLACE
VOL. 5007, PG. 8
O.P.R.R.C.T.

0.20 ACRES
OTHA GENE PEOPLES
JANICE W. PEOPLES
TO
POLLY & ROSS REDDEN
VOL. 4107, PG. 105

LOT 1
BLOCK 1
BIB 303 RESTAURANT
CAB. G. SLIDE 341
P.R.R.C.T.



DESCRIPTION

All that certain lot, tract or parcel of land situated in the B.F. BOYDSTUN SURVEY, ABSTRACT NO. 14, City of Rockwall, Rockwall County, Texas, and being part of a tract of land as described in a Warranty deed from Othe Gene and Janice W. Peoples to Polly Peoples Redden and Ross Redden, dated July 17, 2005 and being recorded in Volume 4107, Page 105 of the Real Property Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 5/8" iron rod found for corner in the north right-of-way line of Olive Street, at the southwest corner of a tract of land as described in a Warranty deed from Ronald D. Austin to Cynthia Wallace, as recorded in Volume 5007, Page 8, of the Official Public Records of Rockwall County, Texas, and being N. 88 deg. 03 min. 08 sec. W. a distance of 150.05 feet from the intersection of said right-of-way with the west right-of-way of N. Fannin Street;

THENCE N. 87 deg. 53 min. 08 sec. W. along the north line of Olive Street, a distance of 49.97 feet to a 1/2" iron rod found for corner at the southeast corner of Lot 1, Block 1, BIN 303 RESTAURANT, an Addition to the City of Rockwall, Texas, according to the Plat thereof recorded in Cabinet G. Slide 341 of the Plat Records of Rockwall County, Texas;

THENCE N. 07 deg. 56 min. 08 sec. E. along the east line of said Addition, a distance of 188.84 feet to a 5/8" iron rod found for corner at the northeast corner of said Lot 1, Block 1, and being in the south boundary line of a 1.05 acres tract of land as described in a Warranty deed to Jay Odom and Alison Odom, as recorded in Volume 7190, Page 296, of the Official Public Records of Rockwall County, Texas;

THENCE S. 84 deg. 00 min. 00 sec. E. along the south line of said Odom tract, a distance of 50.00 feet to a 1/2" iron rod found for corner at an inner "L" corner of same;

THENCE S. 06 deg. 42 min. 32 sec. W. along a west boundary line of said Odom tract, a distance of 32.67 feet to a 1/2" iron rod found for corner at the south most southwest corner of same and in the north boundary line of said Wallace tract;

THENCE N. 85 deg. 53 min. 23 sec. W. along the north line of said Wallace tract, a distance of 6.59 feet to a 1/2" iron rod found for corner at the northwest corner of same;


THENCE S. 05 deg. 49 min. 33 sec. W. along the west line of said Wallace tract, a distance of 152.46 feet to the POINT OF BEGINNING and containing 0.20 acres of land.

NOTES

- 1) According to F.E.M.A. Flood Insurance Rate Map. Community Panel No. 48397C0030 L 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: RECORDED DEED IN VOL. 804, PG. 43, R.P.R.R.C.T.
- 3) ALL 1/2" IRS ARE CAPPED WITH YELLOW PLASTIC CAPS "RPLS 5034."

SURVEYOR'S CERTIFICATE

I, Harold D. Fetty, III, Registered Professional Land Surveyor No. 5034, do hereby certify that the above plat of the property surveyed for ROCKWALL COUNTY ABSTRACT & TITLE COMPANY, NORTHSTAR BANK OF TEXAS, and JAY ODOM at 201 OLIVE STREET, ROCKWALL, ROCKWALL County, Texas, is the result of a careful collection of the best evidence available to me and my opinion is based on the facts as found at the time of survey. This survey meets the requirements of the Minimum Standards of Practice as approved and published by the Texas Board of Professional Land Surveying, effective September 1, 1992 and subsequent revisions, and the same was surveyed under my supervision on the ground this the 24th day of August, 2015.


Harold D. Fetty III, R.P.L.S. No. 5034



SYMBOL LEGEND					
⊙	⊕	⊕	⊕	⊕	⊕
TELEVISION CABLE RISER	GAS METER	TEL PHONE RISER	FH FIRE HYDRANT	FP POWER POLE	⊕
▲	⊕	⊕	⊕	⊕	⊕
ELEC ELECTRIC METER	ELEC BOX SUBSURFACE JUNCTION BOX	⊕	⊕	⊕	⊕
—X—	—	—	—	—	—
FENCE	EASEMENT LINE	PROPERTY LINES	A/C AIR COND. UNIT	PROPANE TANK	⊕

SURVEY ACCEPTED BY:

DATE _____

DATE _____

SURVEY DATE AUGUST 24, 2015

SCALE 1" = 30' FILE # 20150311

CLIENT ODOM GF # 201508868

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

CALLED 1.05 ACRES
WAYNE CRISWELL
VOL. 311. PG. 235
D.R.R.C.T.

LOT 3
FANNIN ADDITION
CABINET J, SLIDE 285
P.R.R.C.T.

LOT 1
INJURY REHAB
ER ADDITION
T F. SLIDE 273
R.R.C.T.

LOT 1
FANNIN ADDITION
CABINET J, SLIDE 285
P.R.R.C.T.

CALLLED 0.92 ACRES
DOUGLAS A. HALL
MARCI HALL
VOL. 3722. PG. 208
R.P.R.R.C.T.

SPC
N 7028864.27
E 2594648.62

LOT 1
1.65 ACRES
71,704 S.F.

BLOCK A

LOT 2
0.51 ACRES
22,327 S.F.

LOT 3
0.27 ACRES
11,557 S.F.

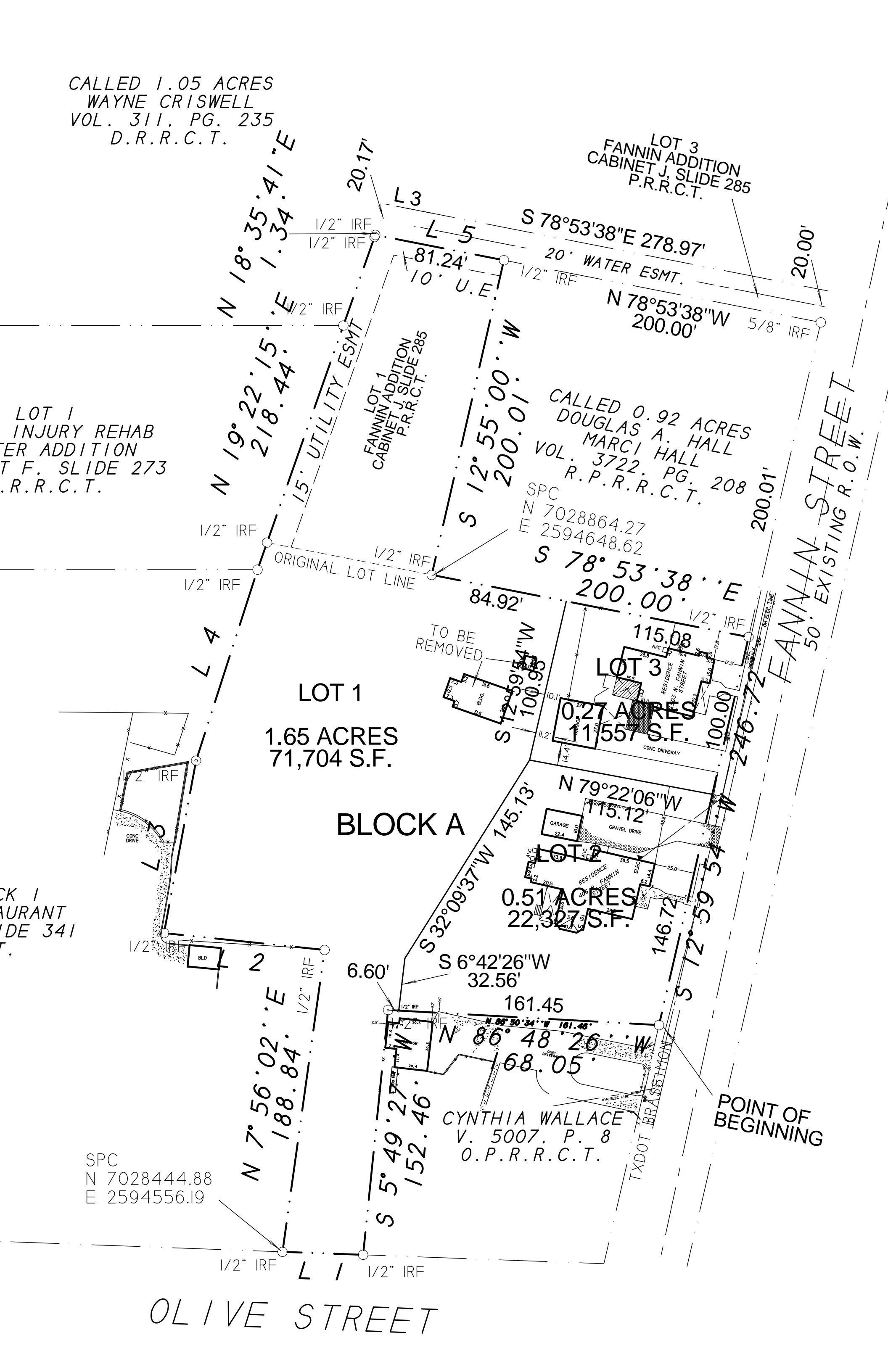
CYNTHIA WALLACE
V. 5007. P. 8
O.P.R.R.C.T.

SPC
N 7028444.88
E 2594556.19

OLIVE STREET

FANNIN STREET
50' EXISTING R.O.W.

POINT OF BEGINNING



May 11, 202

From: Jay Odom
405 N Fannin S
Rockwall, TX 75086

This letter is to state that the two structures located on the eastern portion of proposed Lot 1, Block A, of the Fannin addition Will be torn down and removed from the property no later than May 15, 2021.

Thank you,

A handwritten signature in cursive script, appearing to read "Jay Odom". The signature is written in dark ink and is positioned to the left of the page.



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. P2021-021

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 Olive St and Fannin St

SUBDIVISION

LOT

BLOCK

GENERAL LOCATION Area that is composed of 201 Olive St, the back portion of both 405 N Fanin and 503 N Fannin and land behind 601 N Fannin St

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING Part commercial, part residential

CURRENT USE Residential

PROPOSED ZONING No changes

PROPOSED USE No changes

ACREAGE 1.65

LOTS [CURRENT] 4

LOTS [PROPOSED] 1

SITE PLANS AND PLATS: BY CHECKING THIS BOX YOU ACKNOWLEDGE THAT DUE TO THE PASSAGE OF HB3167 THE CITY NO LONGER HAS FLEXIBILITY WITH REGARD TO ITS APPROVAL PROCESS, AND FAILURE TO ADDRESS ANY OF STAFF'S COMMENTS BY THE DATE PROVIDED ON THE DEVELOPMENT CALENDAR WILL RESULT IN THE DENIAL OF YOUR CASE.

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

OWNER Jay Odom

APPLICANT Same a owner

CONTACT PERSON Jay Odom

CONTACT PERSON

ADDRESS 405 N Fannin St

ADDRESS

CITY, STATE & ZIP Rockwall, TX 75087

CITY, STATE & ZIP

PHONE 214-202-4226, cell

PHONE

E-MAIL jay@jayodom.com

E-MAIL

NOTARY VERIFICATION [REQUIRED]

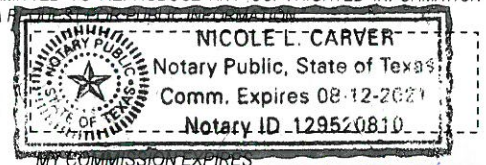
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Jay Odom [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 300.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 30th DAY OF April, 2021. 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

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 30th DAY OF April, 2021.

OWNER'S SIGNATURE

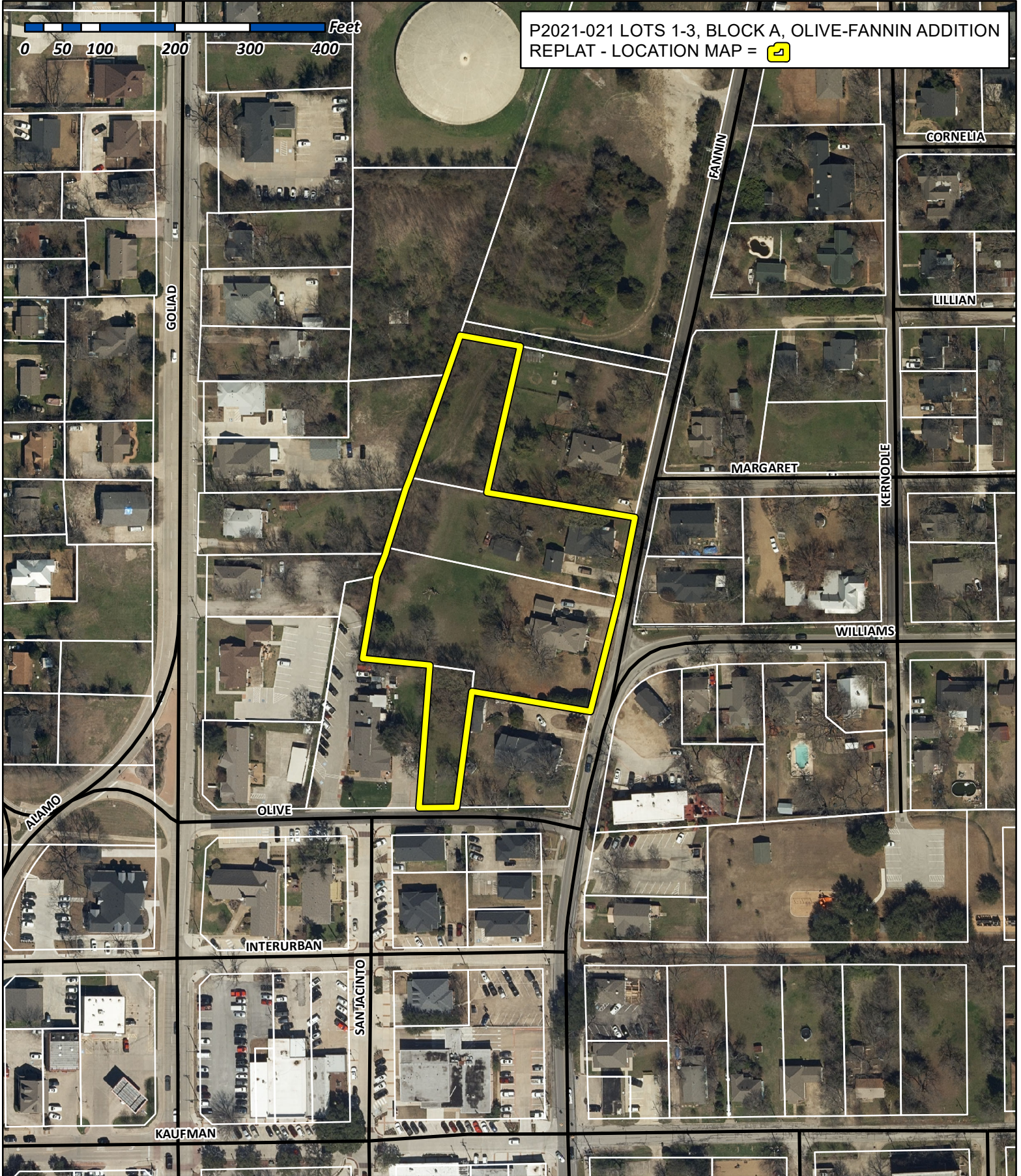
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



MY COMMISSION EXPIRES Aug 12, 2021



P2021-021 LOTS 1-3, BLOCK A, OLIVE-FANNIN ADDITION
REPLAT - LOCATION MAP =

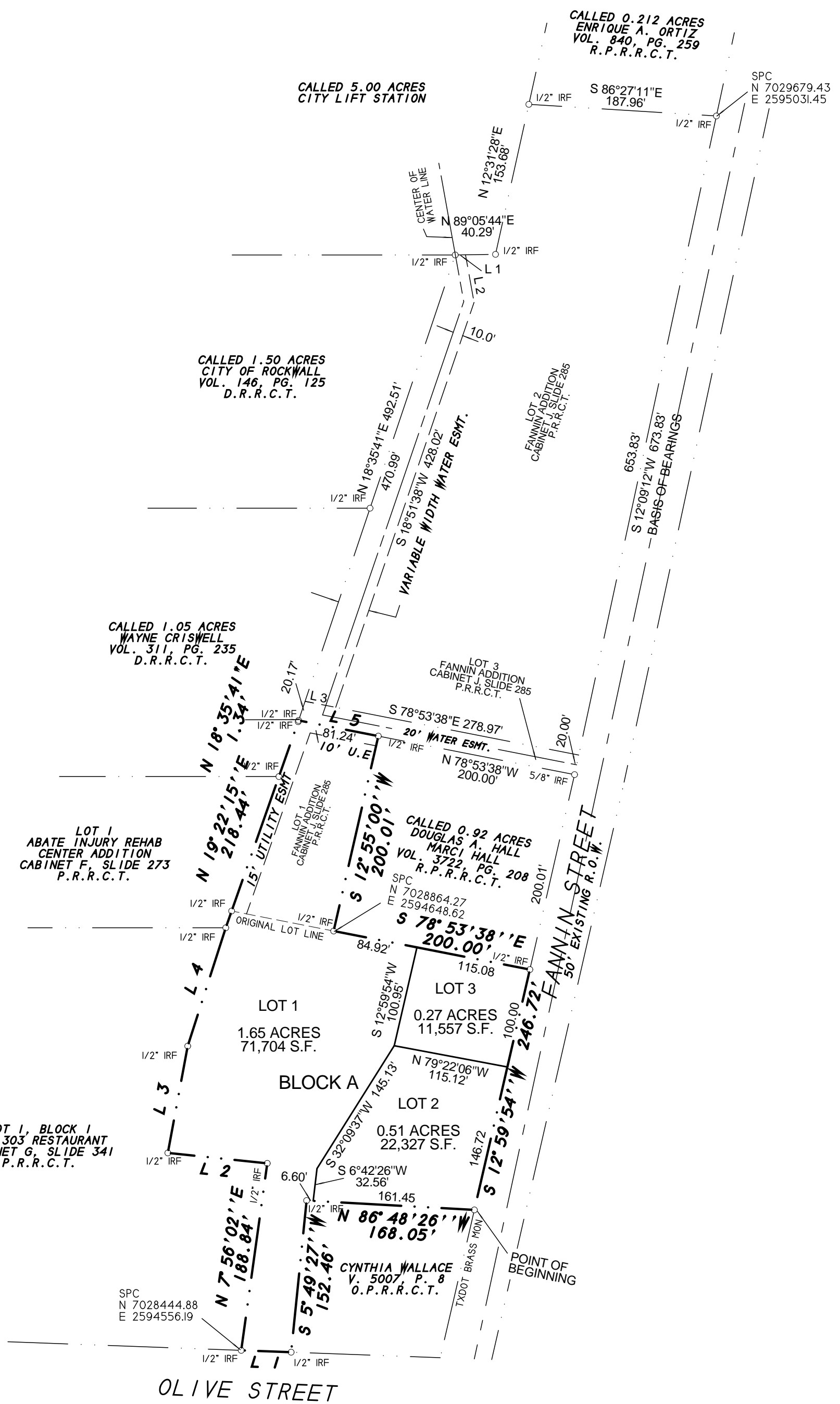


City of Rockwall

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

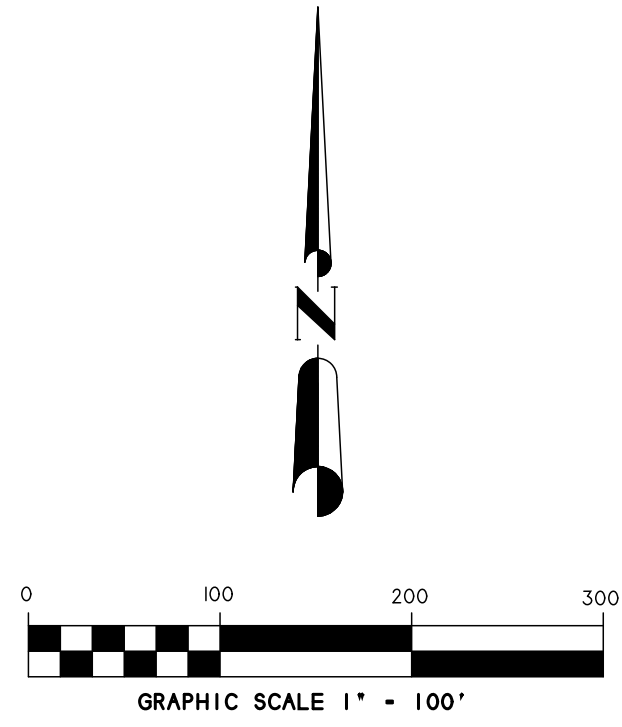
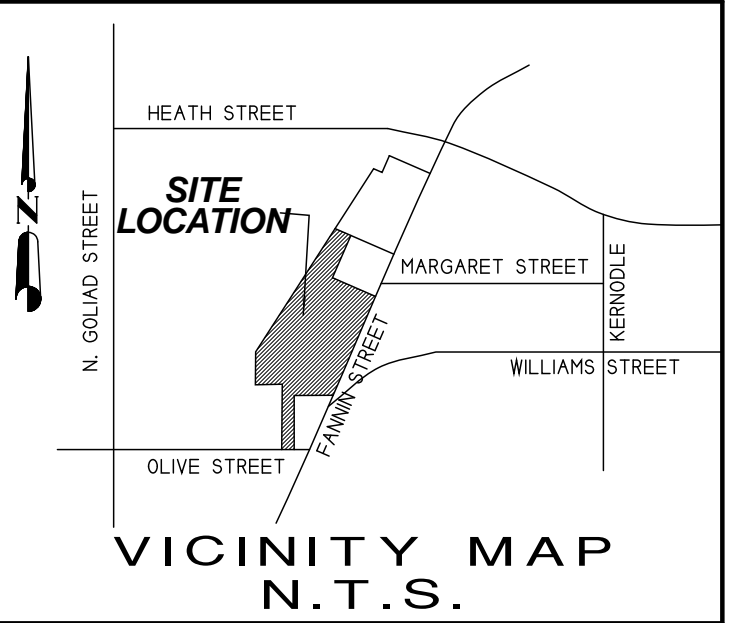
The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and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





VARIABLE WIDTH EASEMENT LINE TABLE		
Line	Bearing	Distance
1	N 89°05'44"E	10.27'
2	S 10°13'14"E	48.32'
3	N 78°53'38"W	31.25'

BOUNDARY LINE TABLE		
Line	Bearing	Distance
1	N 87°53'14"W	49.97'
2	N 84°00'06"W	100.00'
3	N 10°32'01"E	108.67'
4	N 17°49'48"E	124.23'
5	S 78°53'38"E	81.24'



CONVEYANCE PLAT
OLIVE-FANNIN ADDITION
LOTS 1, 2 & 3, BLOCK A

2.42 ACRES OR 105,589 S.F.
 (3 LOTS)
 BEING A REPLAT OF
 LOT 1, BLOCK A, FANNIN ADDITION
 LOTS B-1, D-1 AND A, BLOCK 122
 B. F. BOYDSTON SURVEY, ABSTRACT NO. 14
 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SHEET 1 OF 2

OWNER:
 JAY ODOM
 405 N. FANNIN STREET
 ROCKWALL, TEXAS 75087

SYMBOL LEGEND	
TV	TELEVISION
CS	CABLE
GA	GAS
ME	METER
EL	ELECTRIC
BO	BOX
WA	WATER
MT	METER
JA	JUNCTION
BY	BOX
EX	EXISTENT
LI	LINE
PR	PROPOSED
UN	UNIT
AT	A/C
AR	AIR
SI	SIGNAL
PO	POLE
PR	PROPOSED
TA	TANK

SURVEY DATE APRIL 27, 2021
 SCALE 1" = 100' FILE # 20120458RP
 CLIENT ODOM

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

- NOTES
- 1) According to F.E.M.A. Flood Insurance Rate Map, Community Panel No. 48397C0030L 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."

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

WHEREAS, Jay Odom and Alison Odom, BEING THE OWNER 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 B.F. BOYDSTON SURVEY, ABSTRACT NO. 14, City of Rockwall, Rockwall County, Texas, and being Lot 1, Block A, Fannin Addition, an Addition to the City of Rockwall, Texas, according to the Plat thereof recorded in Cabinet J, Slide 285 of the Plat Records of Rockwall, County, Texas, and being all of those tracts of land as described in a Warranty deed from Cedo Rakich and Julia Rakich to Jay Odom and Alison Odom, as recorded in Document no. 2014000005613 of and Volume 7190, Page 296 of the Official Public Records of Rockwall County, Texas, and all of a tract of land as described in a Warranty deed from Polly Redden to Jay Odom and Alison Odom, as recorded in Document no. 2015000014075 of the Official Public Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a TXDOT brass disk monument found for corner in the west right-of-way line of N. Fannin Street, said point being at the southeast corner of said Rakch to Odom tract per Document no. 2015000014075 and at the northeast corner of a tract of land as described in a Warranty deed from Ronald D. Austin to Cynthia Wallace, as recorded in Volume 5007, Page 8 of the Official Public Records of Rockwall County, Texas;

THENCE N. 86 deg. 50 min. 34 sec. W. along the north boundary line of said Wallace tract, a distance of 168.05 feet to a 1/2" iron rod found for corner;

THENCE S. 05 deg. 49 min. 27 sec. W. a distance of 152.46 feet to a 1/2" iron rod found for corner in the north right-of-way line of Olive Street;

THENCE N. 87 deg. 53 min. 14 sec. W. along the north line of Olive Street, a distance of 49.97 feet to a 1/2" iron rod found for corner;

THENCE N. 07 deg. 56 min. 02 sec. E. a distance of 188.84 feet to a 1/2" iron rod found for corner;

THENCE N. 84 deg. 00 min. 06 sec. W. a distance of 100.00 feet to a 1/2" iron rod found for corner;

THENCE N. 10 deg. 32 min. 01 sec. E. a distance of 108.67 feet to a 1/2" iron rod found for corner;

THENCE N. 17 deg. 49 min. 48 sec. E. a distance of 124.29 feet to a 1/2" iron rod found for corner;

THENCE N. 19 deg. 22 min. 15 sec. E. a distance of 218.44 feet to a 1/2" iron rod found for corner;

THENCE N. 18 deg. 35 min. 41 sec. E. a distance of 1.34 feet to a 1/2" iron rod found for corner at the northwest corner of Lot 1;

THENCE S. 78 deg. 53 min. 38 sec. E. a distance of 81.24 feet to a 1/2" iron rod found for corner at the northeast corner of Lot 1;

THENCE S. 12 deg. 55 min. 00 sec. W. a distance of 200.01 feet to a 1/2" iron rod found for corner at the southeast corner of said Lot 1;

THENCE S. 78 deg. 53 min. 38 sec. E. a distance of 200.00 feet to a 1/2" iron rod found for corner in the west right-of-way line of N. Fannin Street;

THENCE S. 12 deg. 59 min. 54 sec. W. along said right-of-way line, a distance of 246.72 feet to the POINT OF BEGINNING and containing 105,589 square feet or 2.42 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 OLIVE-FANNIN ADDITION, 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 OLIVE-FANNIN ADDITION, 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 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.

JAY ODOM _____

ALISON ODOM _____

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared JAY ODOM 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 ALISON ODOM 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 OLIVE-FANNIN ADDITION, 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.

CONVEYANCE PLAT
OLIVE-FANNIN ADDITION
LOTS 1, 2 & 3, BLOCK A

2.42 ACRES OR 105,589 S.F.
(3 LOTS)
BEING A REPLAT OF
LOT 1, BLOCK A, FANNIN ADDITION
LOTS B-1, D-1 AND A, BLOCK 122
B. F. BOYDSTON SURVEY, ABSTRACT NO. 14
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SHEET 2 OF 2

OWNER:
JAY ODOM
ALISON ODOM
405 N. FANNIN STREET
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 BOX	PP POWER POLE
GAS METER	PH PHONE POLE
ELEC. METER	HP FIRE HYDRANT
ELECTRIC JUNCTION BOX	LP LIGHT POLE
SUBSURFACE	RF RAILROAD FENCE
EMERGENCY LINE	AC AIR COND. UNIT
PROPE RTY Lines	PT PROPANE TANK

SURVEY DATE APRIL 27, 2021
SCALE 1" = 100' FILE # 20120458RP
CLIENT ODOM

PLAT OF SURVEY

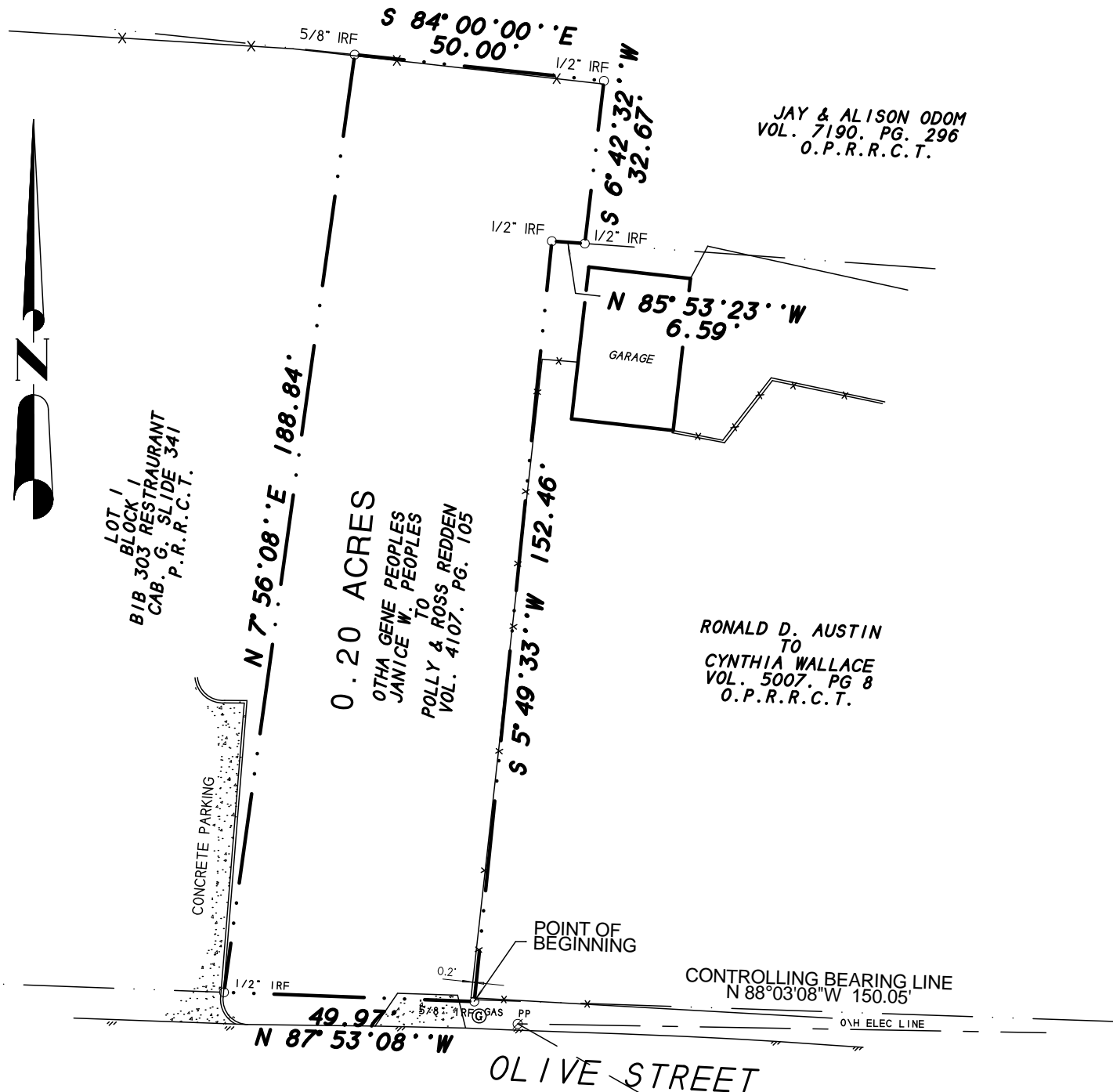
JAY & ALISON ODOM
VOL. 7190, PG. 296
O.P.R.R.C.T.

JAY & ALISON ODOM
VOL. 7190, PG. 296
O.P.R.R.C.T.

RONALD D. AUSTIN
TO
CYNTHIA WALLACE
VOL. 5007, PG. 8
O.P.R.R.C.T.

0.20 ACRES
OTHA GENE PEOPLES
JANICE W. PEOPLES
TO
POLLY & ROSS REDDEN
VOL. 4107, PG. 105

LOT 1
BLOCK 1
BIB 303 RESTAURANT
CAB. G. SLIDE 341
P.R.R.C.T.



DESCRIPTION

All that certain lot, tract or parcel of land situated in the B.F. BOYDSTUN SURVEY, ABSTRACT NO. 14, City of Rockwall, Rockwall County, Texas, and being part of a tract of land as described in a Warranty deed from Othe Gene and Janice W. Peoples to Polly Peoples Redden and Ross Redden, dated July 17, 2005 and being recorded in Volume 4107, Page 105 of the Real Property Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 5/8" iron rod found for corner in the north right-of-way line of Olive Street, at the southwest corner of a tract of land as described in a Warranty deed from Ronald D. Austin to Cynthia Wallace, as recorded in Volume 5007, Page 8, of the Official Public Records of Rockwall County, Texas, and being N. 88 deg. 03 min. 08 sec. W. a distance of 150.05 feet from the intersection of said right-of-way with the west right-of-way of N. Fannin Street;

THENCE N. 87 deg. 53 min. 08 sec. W. along the north line of Olive Street, a distance of 49.97 feet to a 1/2" iron rod found for corner at the southeast corner of Lot 1, Block 1, BIN 303 RESTAURANT, an Addition to the City of Rockwall, Texas, according to the Plat thereof recorded in Cabinet G. Slide 341 of the Plat Records of Rockwall County, Texas;

THENCE N. 07 deg. 56 min. 08 sec. E. along the east line of said Addition, a distance of 188.84 feet to a 5/8" iron rod found for corner at the northeast corner of said Lot 1, Block 1, and being in the south boundary line of a 1.05 acres tract of land as described in a Warranty deed to Jay Odom and Alison Odom, as recorded in Volume 7190, Page 296, of the Official Public Records of Rockwall County, Texas;

THENCE S. 84 deg. 00 min. 00 sec. E. along the south line of said Odom tract, a distance of 50.00 feet to a 1/2" iron rod found for corner at an inner "L" corner of same;

THENCE S. 06 deg. 42 min. 32 sec. W. along a west boundary line of said Odom tract, a distance of 32.67 feet to a 1/2" iron rod found for corner at the south most southwest corner of same and in the north boundary line of said Wallace tract;

THENCE N. 85 deg. 53 min. 23 sec. W. along the north line of said Wallace tract, a distance of 6.59 feet to a 1/2" iron rod found for corner at the northwest corner of same;

THENCE S. 05 deg. 49 min. 33 sec. W. along the west line of said Wallace tract, a distance of 152.46 feet to the POINT OF BEGINNING and containing 0.20 acres of land.

NOTES

- 1) According to F.E.M.A. Flood Insurance Rate Map. Community Panel No. 48397C0030 L 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: RECORDED DEED IN VOL. 804, PG. 43, R.P.R.R.C.T.
- 3) ALL 1/2" IRS ARE CAPPED WITH YELLOW PLASTIC CAPS "RPLS 5034."

SURVEYOR'S CERTIFICATE

I, Harold D. Fetty, III, Registered Professional Land Surveyor No. 5034, do hereby certify that the above plat of the property surveyed for ROCKWALL COUNTY ABSTRACT & TITLE COMPANY, NORTHSTAR BANK OF TEXAS, and JAY ODOM at 201 OLIVE STREET, ROCKWALL, ROCKWALL County, Texas, is the result of a careful collection of the best evidence available to me and my opinion is based on the facts as found at the time of survey. This survey meets the requirements of the Minimum Standards of Practice as approved and published by the Texas Board of Professional Land Surveying, effective September 1, 1992 and subsequent revisions, and the same was surveyed under my supervision on the ground this the 24th day of August, 2015.

Harold D. Fetty III, R.P.L.S. No. 5034



SYMBOL LEGEND					
⊙	⊕	⊕	⊕	⊕	⊕
TELEVISION CABLE RISER	GAS METER	TEL PHONE RISER	FH FIRE HYDRANT	FP POWER POLE	⊕
▲	⊕	⊕	⊕	⊕	⊕
ELEC ELECTRIC METER	ELEC BOX SUBSURFACE JUNCTION BOX	⊕	⊕	⊕	⊕
—X—	—	—	—	—	—
FENCE	EASEMENT LINE	PROPERTY LINES	A/C AIR COND. UNIT	PROPANE TANK	⊕

SURVEY DATE AUGUST 24, 2015
SCALE 1" = 30' FILE # 20150311
CLIENT ODOM GF # 201508868

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 ACCEPTED BY:

_____ DATE _____

_____ DATE _____

CALLED 1.05 ACRES
WAYNE CRISWELL
VOL. 311. PG. 235
D.R.R.C.T.

LOT 3
FANNIN ADDITION
CABINET J, SLIDE 285
P.R.R.C.T.

LOT 1
INJURY REHAB
ER ADDITION
T F. SLIDE 273
P.R.R.C.T.

LOT 1
FANNIN ADDITION
CABINET J, SLIDE 285
P.R.R.C.T.

CALLER 0.92 ACRES
DOUGLAS A. HALL
MARC I HALL
VOL. 3722. PG. 208
R.P.R.R.C.T.

SPC
N 7028864.27
E 2594648.62

LOT 1
1.65 ACRES
71,704 S.F.

BLOCK A

LOT 2
0.51 ACRES
22,327 S.F.

LOT 3
0.27 ACRES
11,557 S.F.

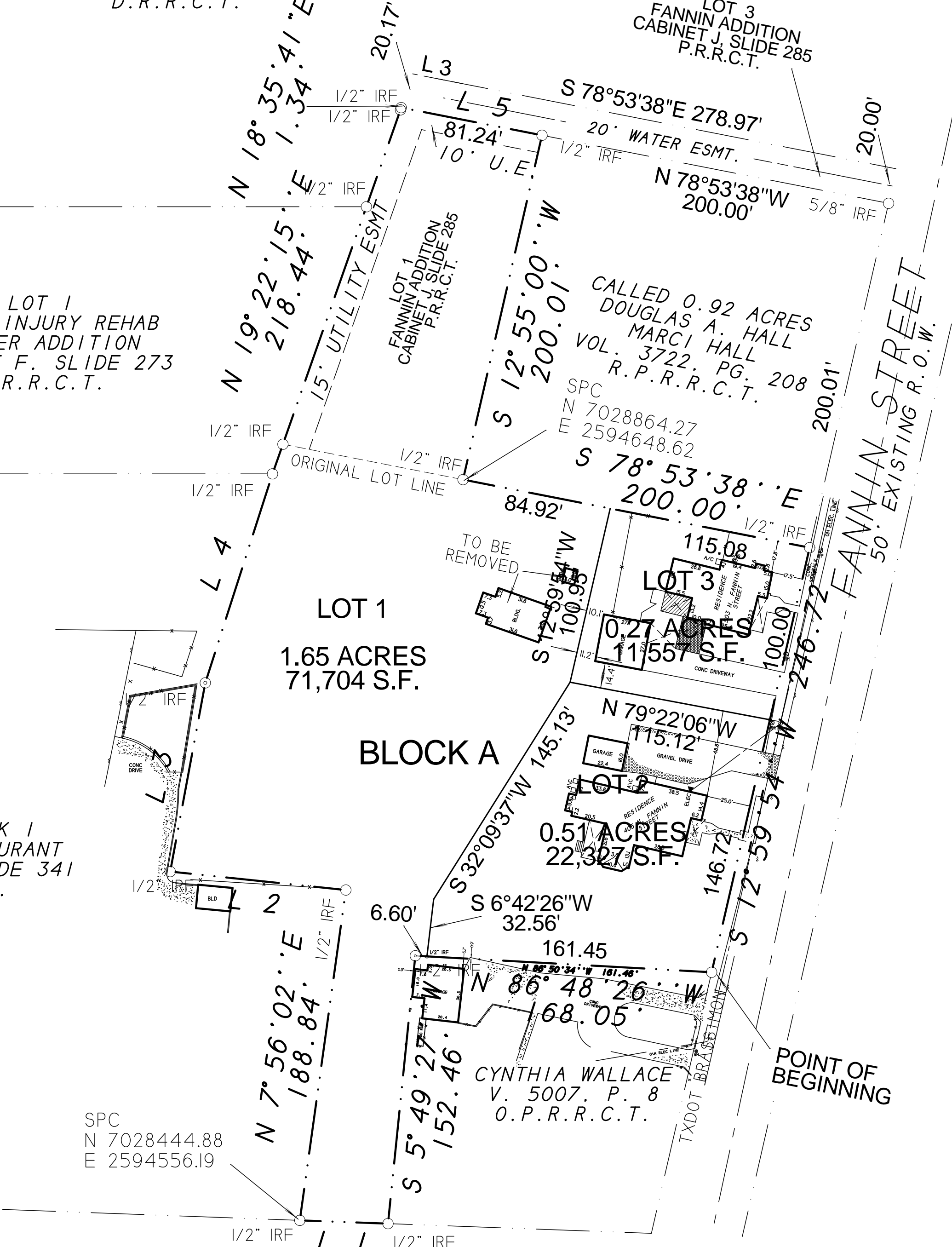
CYNTHIA WALLACE
V. 5007. P. 8
O.P.R.R.C.T.

SPC
N 7028444.88
E 2594556.19

OLIVE STREET

FANNIN STREET
50' EXISTING R.O.W.

BLOCK 1
RESTAURANT
SLIDE 341
P.R.R.C.T.



May 11, 202

From: Jay Odom
405 N Fannin S
Rockwall, TX 75086

This letter is to state that the two structures located on the eastern portion of proposed Lot 1, Block A, of the Fannin addition Will be torn down and removed from the property no later than May 15, 2021.

Thank you,

A handwritten signature in cursive script, appearing to read "Jay Odom". The signature is written in dark ink and is positioned to the left of the page.



June 16, 2021

TO: Jay Odom
1710 Avonlea Drive
Rockwall, TX 75087

FROM: Angelica Gamez
City of Rockwall Planning and Zoning Department
385 S. Goliad Street
Rockwall, TX 75087

SUBJECT: P2021-021; Lots 1-3, Block A, Olive-Fannin Addition (Replat)

Mr. Odom:

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 Director of Planning and Zoning on 05/12/2021. The following is a record of all recommendations and conditions of approval:

Staff Recommendations

- 1) All technical comments from the Engineering, Planning and Fire Departments shall be addressed prior to the filing of this plat; and,
- 2) Any construction resulting from the approval of this plat shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

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

- (1) Two (2) sets of mylar copies of the plat.
- (2) One (1) tax certificate for each property being platted that demonstrates that the current years taxes have been paid.
- (3) A check for \$138.00 for the filing fees made out to the *Rockwall County Clerk's Office*.

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

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

Sincerely,

Angelica Gamez
Planning and Zoning Coordinator