PLANNING AND ZONING CASE CHECKLIST City of Rockwall Planning and Zoning Department 385 S. Goliad Street Rockwall, Texas 75087

☐ TREESCAPE PLAN

P&Z CASE #_ P2021 - 046 P&Z DATE	CC DATE	APPROVED/DENIE
ARCHITECTURAL REVIEW BOARD DATE	HPAB DATE	PARK BOARD DATE
ZONING APPLICATION SPECIFIC USE PERMIT ZONING CHANGE PD CONCEPT PLAN PD DEVELOPMENT PLAN	COPY OF CE APPLICATION CONTROL HOA MAP PON MAP FLU MAP	I MAP
SITE PLAN APPLICATION SITE PLAN LANDSCAPE PLAN TREESCAPE PLAN PHOTOMETRIC PLAN BUILDING ELEVATIONS MATERIAL SAMPLES COLOR RENDERING	☐ 500-FT. BL ☐ PROJECT R ☐ STAFF REP ☐ CORRESPO ☐ COPY-ALL ☐ COPY-MAF ☐ CITY COUN ☐ MINUTES-☐ ☐ PLAT FILED ☐ CABINET	ORT ONDENCE PLANS REQUIRED RK-UPS ICIL MINUTES-LASERFICHE
PLATTING APPLICATION	NOTES:	
 □ MASTER PLAT □ PRELIMINARY PLAT □ FINAL PLAT □ REPLAT □ ADMINISTRATIVE/MINOR PLAT □ VACATION PLAT □ LANDSCAPE PLAN 	ZONING MAP	UPDATED



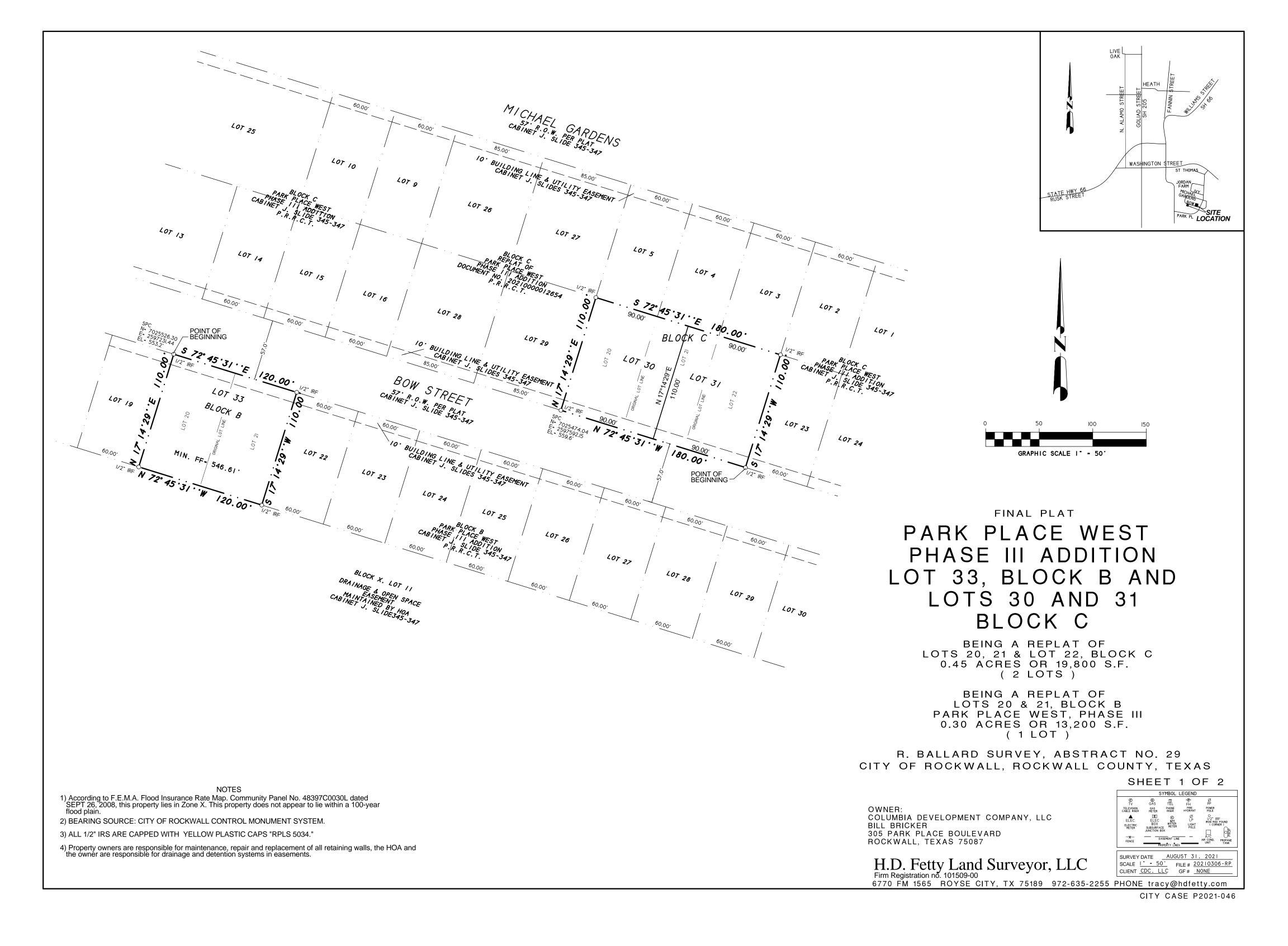
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

DEVELOPMENT APPLICATION

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

PLANNING & ZONING CASE	NO. P2021-046
<u>NOTE:</u> THE APPLICATION IS CITY UNTIL THE PLANNING E SIGNED BELOW.	NOT CONSIDERED ACCEPTED BY THE DIRECTOR AND CITY ENGINEER HAVE
DIRECTOR OF PLANNING:	

	rtookwan, rexas re	1007	CITY	ENGINEER:			
PLEASE CHECK THE A	PPROPRIATE BOX BELOW	TO INDICATE THE TYPE O	F DEVELOPMENT REC	UEST [SELECT O	NLY ONE BOX	1.	
☐ PRELIMINARY P ☐ FINAL PLAT (\$30 ☐ REPLAT (\$300.00 ☐ AMENDING OR M ☐ PLAT REINSTAT	\$100.00 + \$15.00 ACRE) 1 LAT (\$200.00 + \$15.00 ACRE) 00.00 + \$20.00 ACRE) 1 0 + \$20.00 ACRE) 1 MINOR PLAT (\$150.00) EMENT REQUEST (\$100.00) ATION FEES:	,	☐ SPECIFIC U ☐ PD DEVELO OTHER APPLIC ☐ TREE REMO ☐ VARIANCE F	ANGE (\$200.00 + \$ SE PERMIT (\$200. PMENT PLANS (\$2 CATION FEES: DVAL (\$75.00) REQUEST (\$100.00	00 + \$15.00 ÁC 200.00 + \$15.00 0)	ACRE) ¹	
☐ SITE PLAN (\$250☐ AMENDED SITE	0.00 + \$20.00 ACRE) ¹ PLAN/ELEVATIONS/LANDS(CAPING PLAN (\$100.00)	MULTIPLYING BY	NG THE FEE, PLE, THE PER ACRE AMO TO ONE (1) ACRE.	ASE USE THE UNT. FOR REQU	EXACT ACREA ESTS ON LESS	GE WHEN THAN ONE
PROPERTY INFO	RMATION [PLEASE PRINT]					
ADDRESS	1033, 1037, 1041	1006 1010	BOW St.				
SUBDIVISION	1033, 1037, 1041 Park Place We	st		LOT	20,21,72	BLOCK	C/B
GENERAL LOCATION					p = 9 21		~/ <i>D</i>
ZONING, SITE PL	AN AND PLATTING II	NFORMATION [PLEAS	E PRINT]				
CURRENT ZONING	Residential			SF lots	7		
PROPOSED ZONING	Same		PROPOSED USE	SF lots			
ACREAGE	.75	LOTS [CURRENT]	5	LOTS	[PROPOSED]	3	
REGARD TO ITS A	PLATS: BY CHECKING THIS E PPROVAL PROCESS, AND FAIL ENIAL OF YOUR CASE.	BOX YOU ACKNOWLEDGE TH LURE TO ADDRESS ANY OF S	HAT DUE TO THE PASSA STAFF'S COMMENTS BY	GE OF <u>HB3167</u> THI THE DATE PROVIDE	E CITY NO LONG ED ON THE DEVE	GER HAS FLEX	KIBILITY WITH LENDAR WIL
OWNER/APPLICA	NT/AGENT INFORMA	TION [PLEASE PRINT/CHI	ECK THE PRIMARY CONT	ACT/ORIGINAL SIG	NATURES ARE F	REQUIREDI	
□ OWNER	Columbia Deve	lopment	☑ APPLICANT				
	Bill Bricker	THE RESERVE THE PROPERTY OF THE PARTY OF THE	CONTACT PERSON	SAME			
ADDRESS	305 Park Pla	ce Blud.	ADDRESS	1			
CITY, STATE & ZIP	Rockwall TX -	15087	CITY, STATE & ZIP	/			
	972-722-2439		PHONE				
E-MAIL	bill @ colvertu	645.00 M	E-MAIL				
NOTARY VERIFIC BEFORE ME, THE UNDERS		OAY PERSONALLY APPEARED	CharlesW FOLLOWING:	.Bricker	[OWNER]	THE UNDERSI	IGNED, WHO
August INFORMATION CONTAINED	AM THE OWNER FOR THE PURP , TO COVER THE CO , 2021. BY SIGNIN WITHIN THIS APPLICATION TO DN WITH THIS APPLICATION, IF S	IST OF THIS APPLICATION, HAS IG THIS APPLICATION, I AGRED THE PUBLIC. THE CITY IS	S BEEN PAID TO THE CITY (E THAT THE CITY OF ROC ALSO AUTHORIZED AND	OF ROCKWALL ON TH KWALL (I.E. "CITY") I PERMITTED TO REF	HIS THES S AUTHORIZED A PRODUCE ANY C	ND PERMITTED	DAY OF
GIVEN UNDER MY HAND A	OWNER'S SIGNATURE	THE 31st DAY OF AUC Cir Bricker	oust 20.21		131	NYA BUEHLE Netary Public ATE OF TEXA	W :



OWNER'S CERTIFICATE (Public Dedication)

STATE OF TEXAS COUNTY OF ROCKWALL

WHEREAS Columbia Development Company, LLC, BEING THE OWNER OF A TRACT OF land in the County of Rockwall, State of Texas, said tract being described as follows:

Tract

All that certain lot, tract or parcel of land situated in the R. BALLARD SURVEY, ABSTRACT NO. 29, City of Rockwall, Rockwall County, Texas, and being all of Lots 20, 21, and 22, Block C, of Amended Plat of PARK PLACE WEST, PHASE III Addition, an Addition to the City of Rockwall, Rockwall County, Texas, according to the Plat thereof recorded in Document no. 20190000015075, of the Plat Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found for corner in the north right-of-way line of Bow Street, a 57' R.O.W. at the southeast corner of Lot 22, Block C;

THENCE N. 72 deg. 45 min. 31 sec. W. along said right-of-way line, a distance of 180.00 feet to a 1/2" iron rod found for corner;

THENCE N. 17 deg. 14 min. 29 sec. E. a distance of 110.00 feet to a 1/2" iron rod found for corner at the northwest corner of Lot 20, Block C;

THENCE S. 72 deg, 45 min. 31 sec. E. along the north line of Lot 20, Lot 21 and Lot 22, a distance of 180.00 feet to a 1/2" iron rod found for corner at the northeast corner of Lot 22 and northwest corner of Lot 23, Block C;

THENCE S. 17 deg. 14 min. 29 sec. W. a distance of 110.00 feet to the POINT OF BEGINNING and containing 19,800 square feet or 0.45 acres of land.

Tract 2

All that certain lot, tract or parcel of land situated in the R. BALLARD SURVEY, ABSTRACT NO. 29, City of Rockwall, Rockwall County, Texas, and being all of Lots 20 and 21, Block B, of Amended Plat of PARK PLACE WEST, PHASE III Addition, an Addition to the City of Rockwall, Rockwall County, Texas, according to the Plat thereof recorded in Document no. 20190000015075, of the Plat Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found for corner in the south right-of-way line of Bow Street, a 57' R.O.W. at the northwest corner of Lot 20, Block B;

THENCE S. 72 deg. 45 min. 31 sec. E. along said right-of-way line, a distance of 120.00 feet to a 1/2" iron rod found for corner at the northeast corner of Lot 21, Block B;

THENCE S. 17 deg. 14 min. 29 sec. W. a distance of 110.00 feet to a 1/2" iron rod found for corner at the southeast corner of Lot 21, Block B;

THENCE N. 72 deg. 45 min. 31 sec. W. along the south line of Lot 20 and Lot 21, a distance of 120.00 feet to a 1/2" iron rod found for corner at the southwest corner of Lot 20 and southeast corner of Lot 19,

THENCE N. 17 deg. 14 min. 29 sec. E. a distance of 110.00 feet to the POINT OF BEGINNING and containing 13,200 square feet or 0.30 acres of land

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS COUNTY OF ROCKWALL

We the undersigned owners of the land shown on this plat, and designated herein as PARK PLACE WEST PHASE III, LOT 33, BLOCK B and LOTS 30 & 31, BLOCK C, 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 PARK PLACE WEST PHASE III, LOT 33, BLOCK B and LOTS 30 & 31, BLOCK C have been notified and signed this plat.

We understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same.

We also understand the following;

1. No buildings shall be constructed or placed upon, over, or across the utility

2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of the ir 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, maint aining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.

3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.

4. The developer and subdivision engineer shall bear total responsibility for storm drain improvements.

5. The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.

6. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Roc kwall 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

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 an d/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 p rogress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done; or

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

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

Bill Bricker for Columbia Development Company, LLC

STATE OF TEXAS COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared Bill Bricker 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

Given upon my hand and seal of office this _____day of _____, ____

Notary Public in and for the State of Texas

My Commission Expires:

NOTE: It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, as required under Ordinance 83-54.

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



APPROVED

I hereby certify that the above and foregoing plat of PARK PLACE WEST PHASE III, LOT 33, BLOCK B and LOTS 30 & 31, BLOCK C, an addition to the City of Rockwall, Texas, was approved by the City Planning Director 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		,
Director of Planning			
City Engineer		Date	-

FINAL PLAT

PARK PLACE WEST PHASE III ADDITION LOT 33, BLOCK B AND LOTS 30 AND 31 BLOCK C

BEING A REPLAT OF LOTS 20, 21 & LOT 22, BLOCK C 0.45 ACRES OR 19,800 S.F. (2 LOTS)

BEING A REPLAT OF LOTS 20 & 21, BLOCK B PARK PLACE WEST, PHASE III 0.30 ACRES OR 13,200 S.F. (1 LOT)

R. BALLARD SURVEY, ABSTRACT NO. 29 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

6770 FM 1565 ROYSE CITY, TX 75189 972-635-2255 PHONE tracy@hdfetty.com

SHEET 2 OF 2

OWNER: COLUMBIA DEVELOPMENT COMPANY, LLC BILL BRICKER 305 PARK PLACE BOULEVARD ROCKWALL, TEXAS 75087

H.D. Fetty Land Surveyor, LLC Firm Registration no. 101509-00

	S١	MBOL I	LEGEND		
© TV TELEVISION CABLE RISER	GAS GAS METER	TEL PHONE RISER	-(P)- FH FIRE HYDRANT	Ø PP POWER POLE	
ELEC ELECTRIC METER	ELEC BOX SUBSURFACE JUNCTION BO		Ø LP LIGHT POLE	I/2" IF IRON ROD (CORI	FOUND NER)
-X- FENCE		SEMENT LINE		A/C AIR COND. UNIT	PROPANI TANK

CLIENT CDC. LLC GF# NONE

CITY CASE P2021-046



DATE:

09/24/2021

TO:

Bill Bricker

305 Park Place Boulevard Rockwall, TX 75087

FROM:

Angelica Gamez

City of Rockwall Planning and Zoning Department

385 S. Goliad Street Rockwall, TX 75087

SUBJECT:

P2021-046; Lot 31, Block B and Lots 30 & 31, Block C, Park Place West Phase III Addition (Replat)

Bill Bricker:

This letter serves to notify you that the above referenced case that you submitted for consideration by the City of Rockwall was approved administratively by Planning and Zoning Director, Ryan Miller, on 09/24/2021. The following is a record of all recommendations, voting records and conditions of approval:

Staff Recommendations

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

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.

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

Sincerely.

Angetica Gamez
Planning Coordinator