



PLANNING AND ZONING CASE CHECKLIST

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

P&Z CASE # P2021-059 P&Z DATE 12/14/21 CC DATE _____ APPROVED/DENIED _____
ARCHITECTURAL REVIEW BOARD DATE _____ HPAB DATE _____ PARK BOARD DATE _____

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

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

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

<input type="checkbox"/> COPY OF ORDINANCE (ORD.# _____)
<input type="checkbox"/> APPLICATIONS
<input type="checkbox"/> RECEIPT
<input 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.

P2021-859

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)

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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 550 E Quail Run Rockwall, TX 75087

Subdivision SS Macurry Lot 1 & 2 Block A

General Location

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning

Current Use

Proposed Zoning

Proposed Use

Acreage 12.6

Lots [Current]

Lots [Proposed]

SITE PLANS AND PLATS: By checking this box you acknowledge that due to the passage of HB3167 the City no longer has flexibility with regard to its approval process, and failure to address any of staff's comments by the date provided on the Development Calendar will result in the denial of your case.

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

Owner Michael & Jennifer Wurster Applicant

Contact Person Contact Person

Address 1309 Moraine Place Address

City, State & Zip Heath, TX 75032 City, State & Zip

Phone (214) 417-5338 Phone

E-Mail mikejenw@sbglobal.net E-Mail

Michael Wurster
Jennifer Wurster

NOTARY VERIFICATION [REQUIRED]

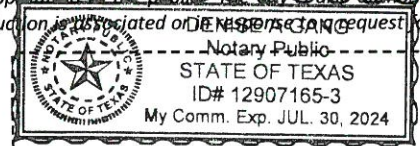
Before me, the undersigned authority, on this day personally appeared Michael & Jennifer Wurster [Owner] the undersigned, who stated the information on this application to be true and certified the following:

"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 \$ 550.00, to cover the cost of this application, has been paid to the City of Rockwall on this the 16 day of November, 20 21. 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 with an enforcement request for public information."

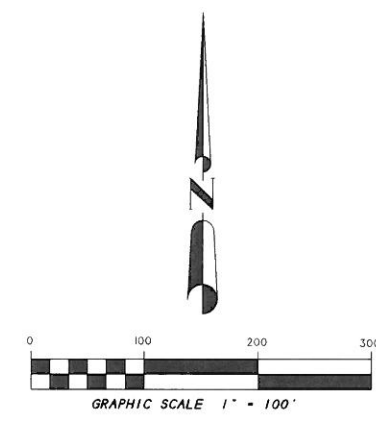
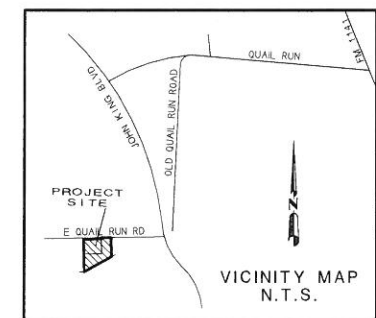
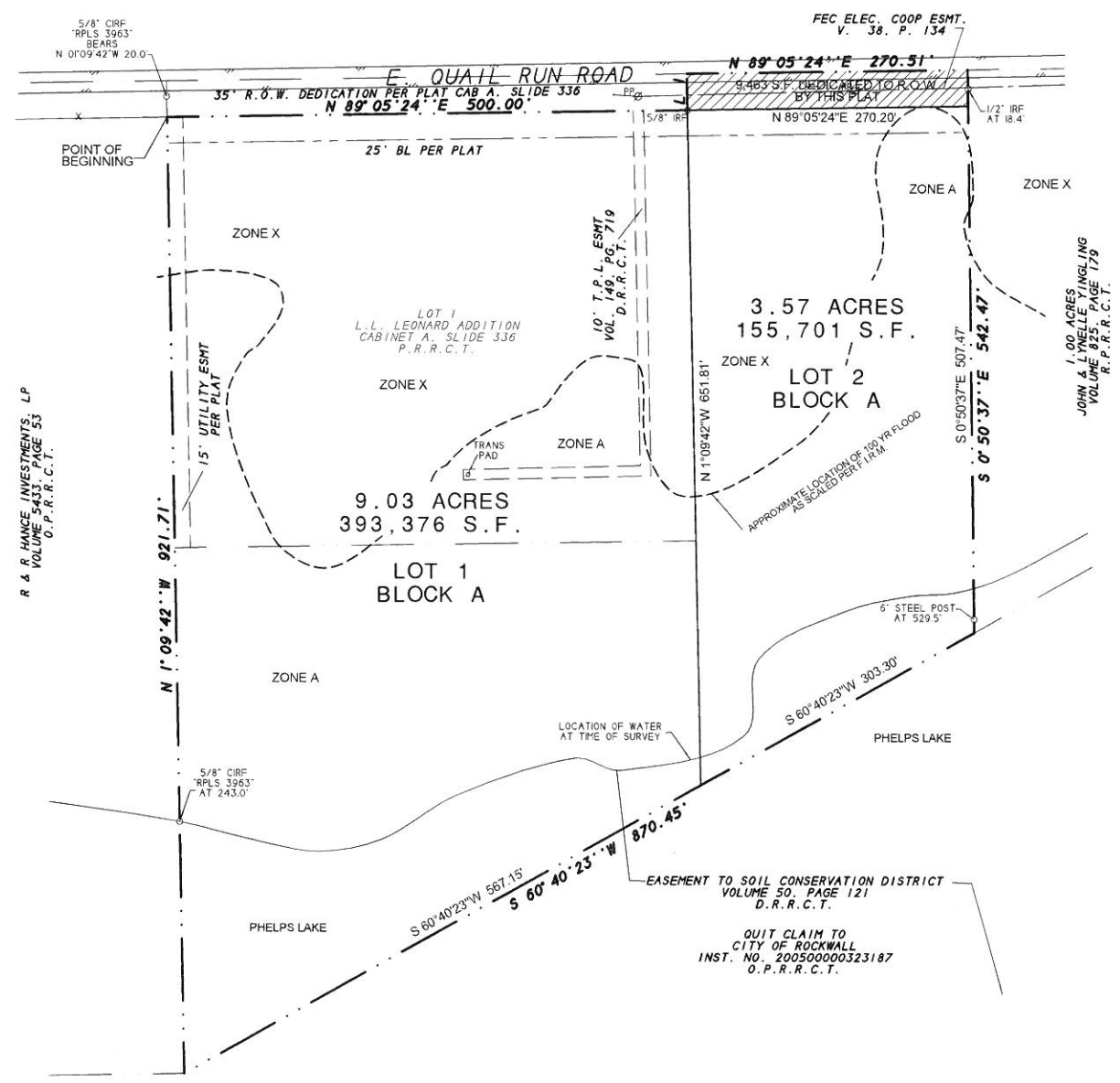
Given under my hand and seal of office on this the 16 day of November, 20 21.

Owner's Signature Michael & Jennifer Wurster

Notary Public in and for the State of Texas



My Commission Expires July 30, 2024



LINE TABLE		
Line	Bearing	Distance
1	N 1°20'50"W	35.00'

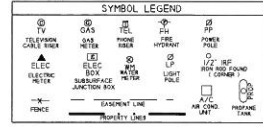
FINAL PLAT
WURSTER ESTATES
 LOTS 1 & 2, BLOCK A
 TWO LOTS (2) BEING
 12.82 ACRES OR 558,540 S.F.
 SITUATED IN THE
 S.S. MCCURRY SURVEY, A-146
 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SHEET 1 OF 2

- NOTES
- 1) According to F.E.M.A. Flood Insurance Rate Map, Community Panel No. 48397C0030 L dated Sept. 26, 2008, this property lies in Zones A & X. Part of this property does 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."
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OWNER:
 MICHAEL WURSTER
 JENNIFER WURSTER
 1309 MORAIN PL
 HEATH, TX 75032



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

SURVEY DATE JANUARY 5, 2021
 SCALE 1" = 100' FILE # 20200050-RP
 CLIENT WURSTER GF # R200139R



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

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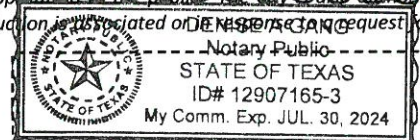
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Given under my hand and seal of office on this the 16 day of November, 20 21.


Owner's Signature *[Signature]* Jennifer Wurster

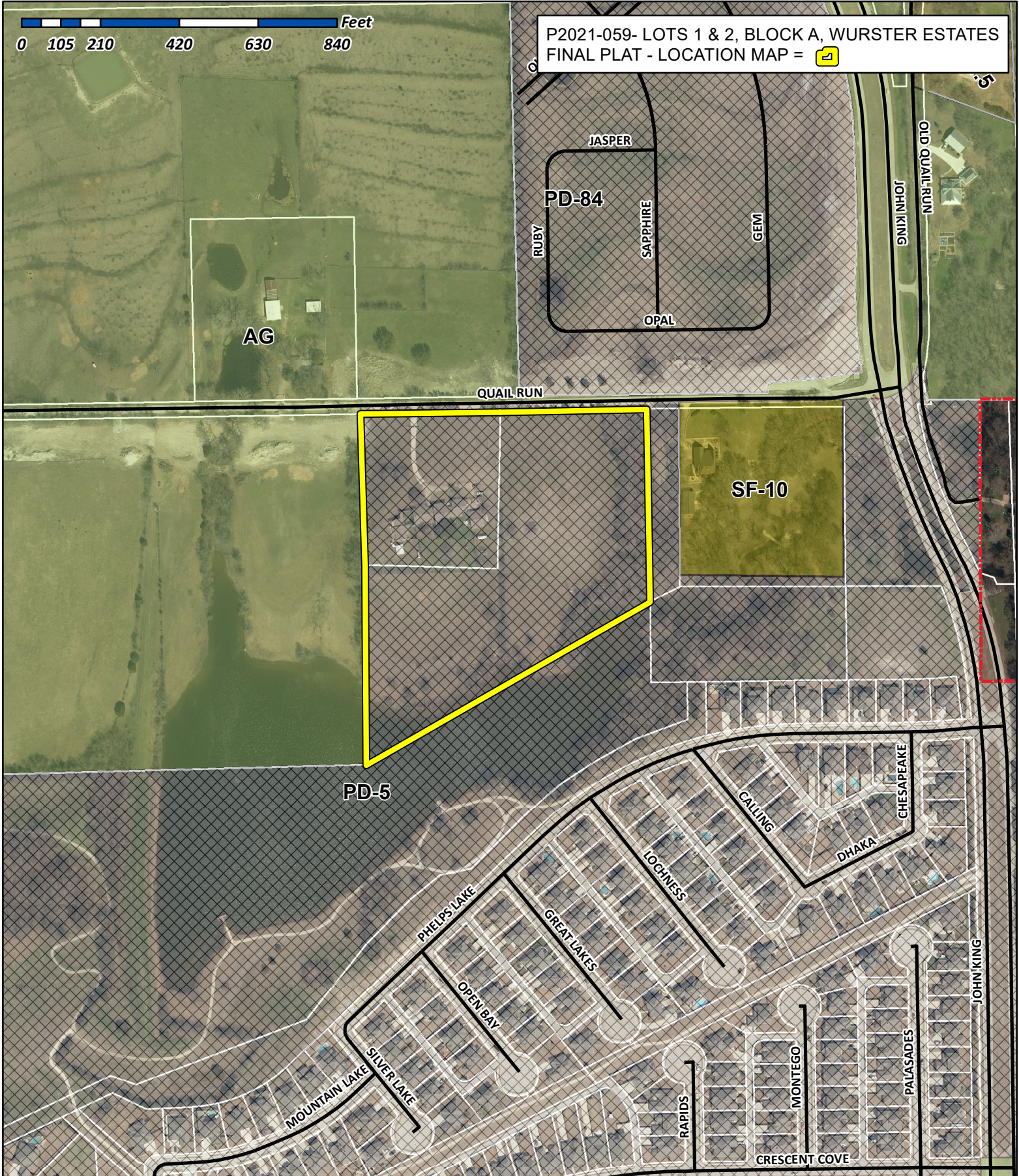
Notary Public in and for the State of Texas



My Commission Expires July 30, 2024

0 105 210 420 630 840 Feet

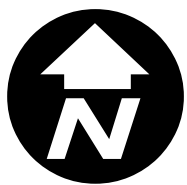
P2021-059- LOTS 1 & 2, BLOCK A, WURSTER ESTATES
FINAL PLAT - LOCATION MAP = 

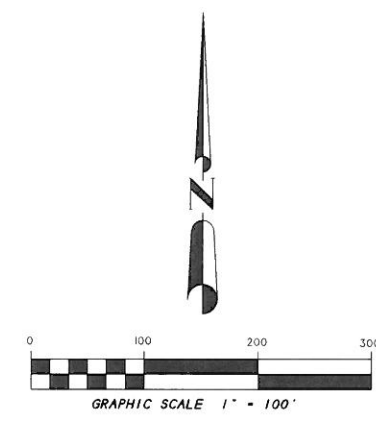
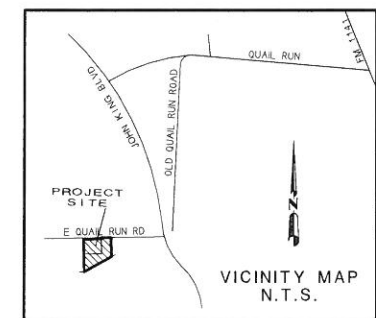
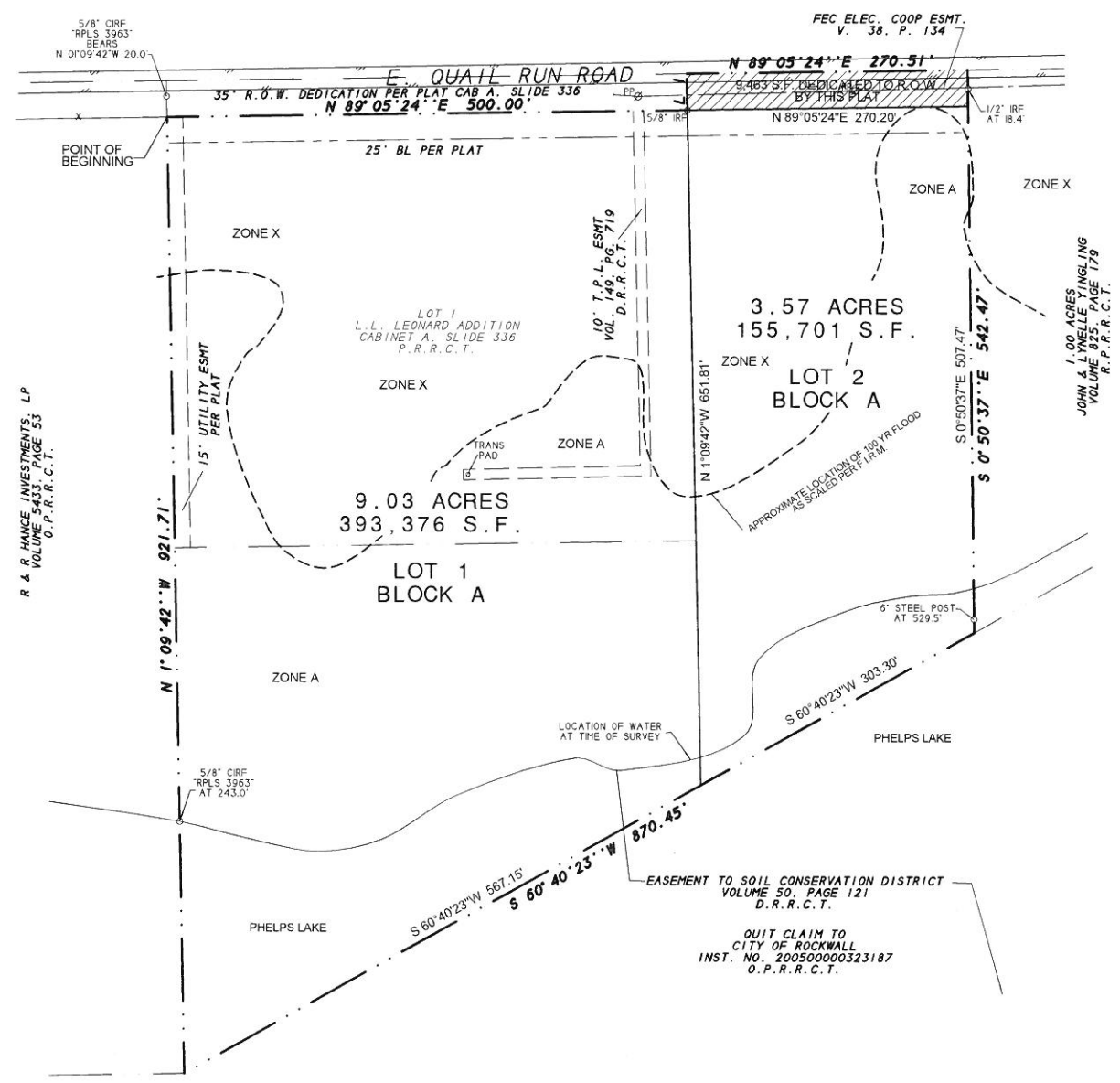


City of Rockwall

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

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





LINE TABLE		
Line	Bearing	Distance
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**FINAL PLAT
WURSTER ESTATES**

LOTS 1 & 2, BLOCK A
TWO LOTS (2) BEING
12.82 ACRES OR 558,540 S.F.
SITUATED IN THE
S.S. MCCURRY SURVEY, A-146
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SHEET 1 OF 2

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JENNIFER WURSTER
1309 MORAIN PL
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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	
	Survey Point
	Easement
	Utility Line
	Fence
	Retaining Wall
	Storm Drain
	Sewer Line
	Water Line
	Electric Line
	Gas Line
	Telephone Line
	Cable TV Line
	Fire Hydrant
	Manhole
	Valve
	Meter
	Transformer
	Pole
	Crossarm
	Insulator
	Conductor
	Grounding Wire
	Lightning Rod
	Flag
	Nail
	Cap
	Plug
	Pin
	Ring
	Bolt
	Nut
	Washer
	Splice
	Tap
	Branch
	Junction
	End of Line
	Start of Line
	Unknown

SURVEY DATE: JANUARY 5, 2021
SCALE: 1" = 100' FILE # 20200050-RP
CLIENT: WURSTER, GF # R200139R



CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION CASE MEMO

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

TO: Planning and Zoning Commission
DATE: November 30, 2021
APPLICANT: Michael & Jennifer Wurster
CASE NUMBER: P2021-059; *Final Plat for Lots 1 & 2, Block A, Wurster Estates Addition*

SUMMARY

Consider a request by Michael & Jennifer Wurster for the approval of a Final Plat for Lots 1 & 2, Block A, Wurster Estates Addition being a 12.82-acre tract of land identified as Lot 1 of the L. L. Leonard Addition and Tract 19-2 of the S. S. McCurry Survey, Abstract No. 146, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 5 (PD-5) for Single-Family 8.4 (SF-8.4) District, addressed as 550 E. Quail Run Road, and take any action necessary.

PLAT INFORMATION

- The applicant is requesting the approval of a final plat for a 12.82-acre tract of land (*i.e. Tract 19-2 of the S. S. McCurry Survey, Abstract No. 146*) for the purpose of establishing two (2) lots (*i.e. Lots 1 & 2, Block A, Wurster Estates Addition*) to allow for the construction of a single-family home on Lot 1.
- The subject property was annexed by the City Council on July 2, 1973 by *Ordinance No. 73-23 [Case No. 1973-001]*; However, according to the January 3, 1972 zoning map the subject property had already been annexed and was zoned Single Family 1 (SF-1) District. On September 4, 1973, the subject property was rezoned from a Single-Family 1 (SF-1) District to Planned Development District 5 (PD-5) for Single-Family 7 (SF-7) District land uses [*Ordinance No. 73-31*]. According to the Rockwall Central Appraisal District (RCAD) a 5,206 SF single-family home was constructed on the property in 1978. On May 18, 1987, Planned Development District 5 (PD-5) was amended by *Ordinance No. 87-23*; however, the subject property remained designated for Single-Family 1 (SF-1) District land uses. On March 4, 2020, a demolition building permit [*BLD2020-0492*] was issued to allow the demolition of the existing single-family home. On June 7, 2021, the City Council approved a Specific Use Permit [*S-246; Ordinance No. 21-19; Case No. Z2021-008*] allowing for *Residential Infill Adjacent to an Established Subdivision, a Guest Quarters/Secondary Living Unit, and an Accessory Structure* on the subject property. The subject property is currently vacant.
- The surveyor has completed the majority of the technical revisions requested by staff, and this plat -- *conforming to the requirements for final plats as stipulated by the Chapter 38, Subdivisions, of the Municipal Code of Ordinances* -- is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.
- Conditional approval of this plat by the City Council shall constitute approval subject to the conditions stipulated in the *Conditions of Approval* section below.
- With the exception of the items listed in the *Conditions of Approval* section of this case memo, this plat is in substantial compliance with the requirements of Chapter 38, *Subdivisions*, of the Municipal Code of Ordinances.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to recommend approval of the *Final Plat for Lots 1 & 2, Block A, Wurster Estates 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;

- (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: 11/23/2021

PROJECT NUMBER: P2021-059
PROJECT NAME: Lots 1 & 2, Block A, Wurster Estates
SITE ADDRESS/LOCATIONS: 550 E QUAIL RUN RD, ROCKWALL, 75087

CASE MANAGER: Andrew Reyna
CASE MANAGER PHONE: (972) 772-6488
CASE MANAGER EMAIL: areyna@rockwall.com

CASE CAPTION: Consider a request by Michael & Jennifer Wurster for the approval of a Final Plat for Lots 1 & 2, Block A, Wurster Estates Addition being a 12.82-acre tract of land identified as Lot 1 of the L. L. Leonard Addition and Tract 19-2 of the S. S. McCurry Survey, Abstract No. 146, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 5 (PD-5) for Single-Family 8.4 (SF-8.4) District, addressed as 550 E. Quail Run Road, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Andrew Reyna	11/17/2021	Approved w/ Comments

11/17/2021: Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request for the approval of a Final Plat for Lots 1 & 2, Block A, Wurster Estates Addition being a 12.82-acre tract of land identified as Lot 1 of the L. L. Leonard Addition and Tract 19-2 of the S. S. McCurry Survey, Abstract No. 146, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 5 (PD-5) for Single-Family 8.4 (SF-8.4) District, addressed as 550 E. Quail Run Road.

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

I.3 This project is subject to all requirements stipulated by the Unified Development Code (UDC), Planned Development District 05 (PD-5), and Chapter 38 of the Municipal Code of Ordinances that are applicable to the subject property.

M.4 For reference, include the case number (P2021-059) in the lower right-hand corner of all pages on future submittals.

M.5 Label erosion hazard setback

M.6 Label drainage easement

I.7 Staff has identified the aforementioned items necessary to continue the submittal process. Please make all revisions and corrections and return to staff as soon as possible for a subsequent review prior to submittal on mylar for filing.

I.8 Please note the scheduled meetings for this case:

(1) Planning & Zoning work session meeting will be held on November 30, 2021.

(2) City Council Public Hearing will be held on December 6, 2021.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Sarah Johnston	11/19/2021	Needs Review

11/19/2021: M - Must include the separate easement 20210000015996 for the drainage easement that was established with Gideon Grove Phase 2.

M - Must include the Erosion Hazard Setback for the floodplain.

M - Must include drainage easement line. for floodplain and erosion hazard setback. Easement shall be drawn per section 3.2.7 pg 118 of the Engineering Standards of Design and Construction. Reference attached partial survey previously sent.

M - Must include floodplain cross sections and elevation labels.

M - Must tie two points to GPS. N:, E:

M- Must show/label minimum finished floor elevation 2' above the 100 year water surface

M - Floodplain line shall be drawn to match the current topography of the platted area. Phelps lake has a 100-YR floodplain elevation of 512.32. Provide current topography of whole platted area to city for verification. Reference attached partial survey previously sent.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Rusty McDowell	11/17/2021	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	11/18/2021	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	11/17/2021	Approved w/ Comments

11/17/2021: Lot 1 will remain 550 E Quail Run Rd (75087)

Lot 2 will be 560 E Quail Run Rd (75087)

Also add State Plane Coordinates (NCTX4202-grid) to two corners.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Andrew Reyna	11/23/2021	N/A

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	11/17/2021	Approved

11/17/2021: No comments



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

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P2021-859

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E-Mail mikejenw@sbglobal.net

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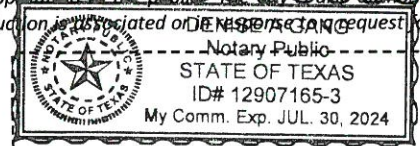
Before me, the undersigned authority, on this day personally appeared Michael Wurster Jennifer Wurster [Owner] the undersigned, who stated the information on this application to be true and certified the following:

"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 \$ 550.00, to cover the cost of this application, has been paid to the City of Rockwall on this the 16 day of November, 20 21. 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 with an enforcement request for public information."

Given under my hand and seal of office on this the 16 day of November, 20 21.


Owner's Signature Michael Wurster Jennifer Wurster

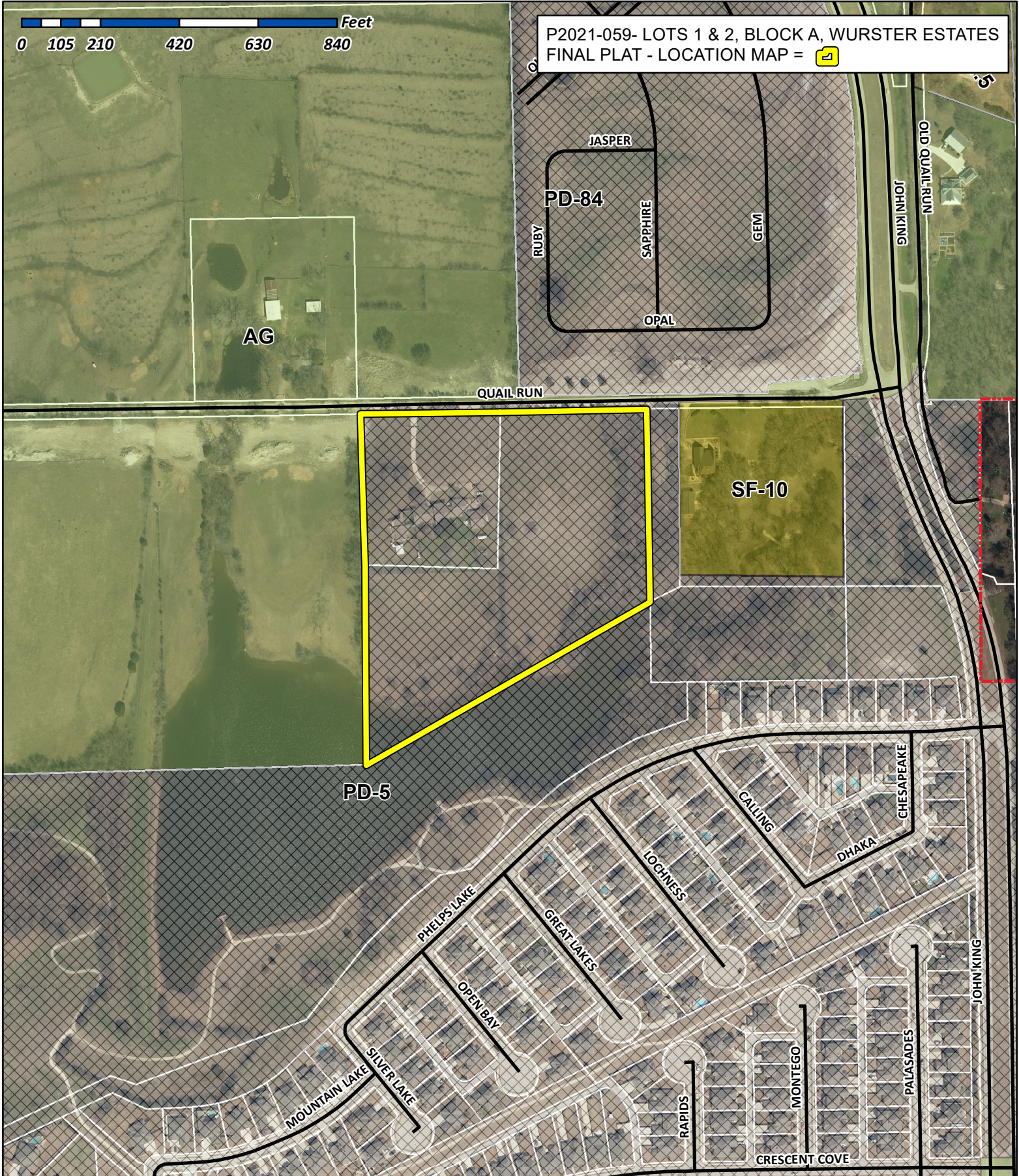
Notary Public in and for the State of Texas



My Commission Expires July 30, 2024

0 105 210 420 630 840 Feet

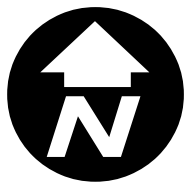
P2021-059- LOTS 1 & 2, BLOCK A, WURSTER ESTATES
FINAL PLAT - LOCATION MAP = 

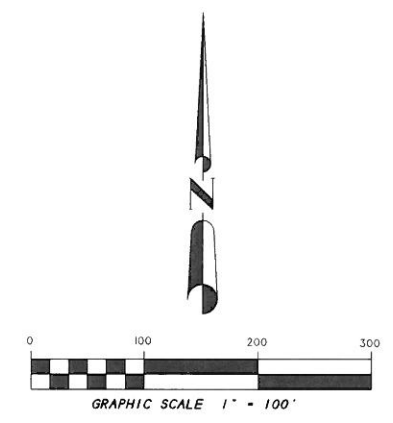
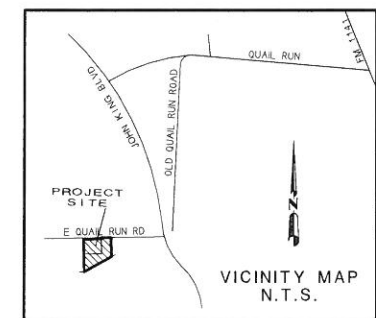
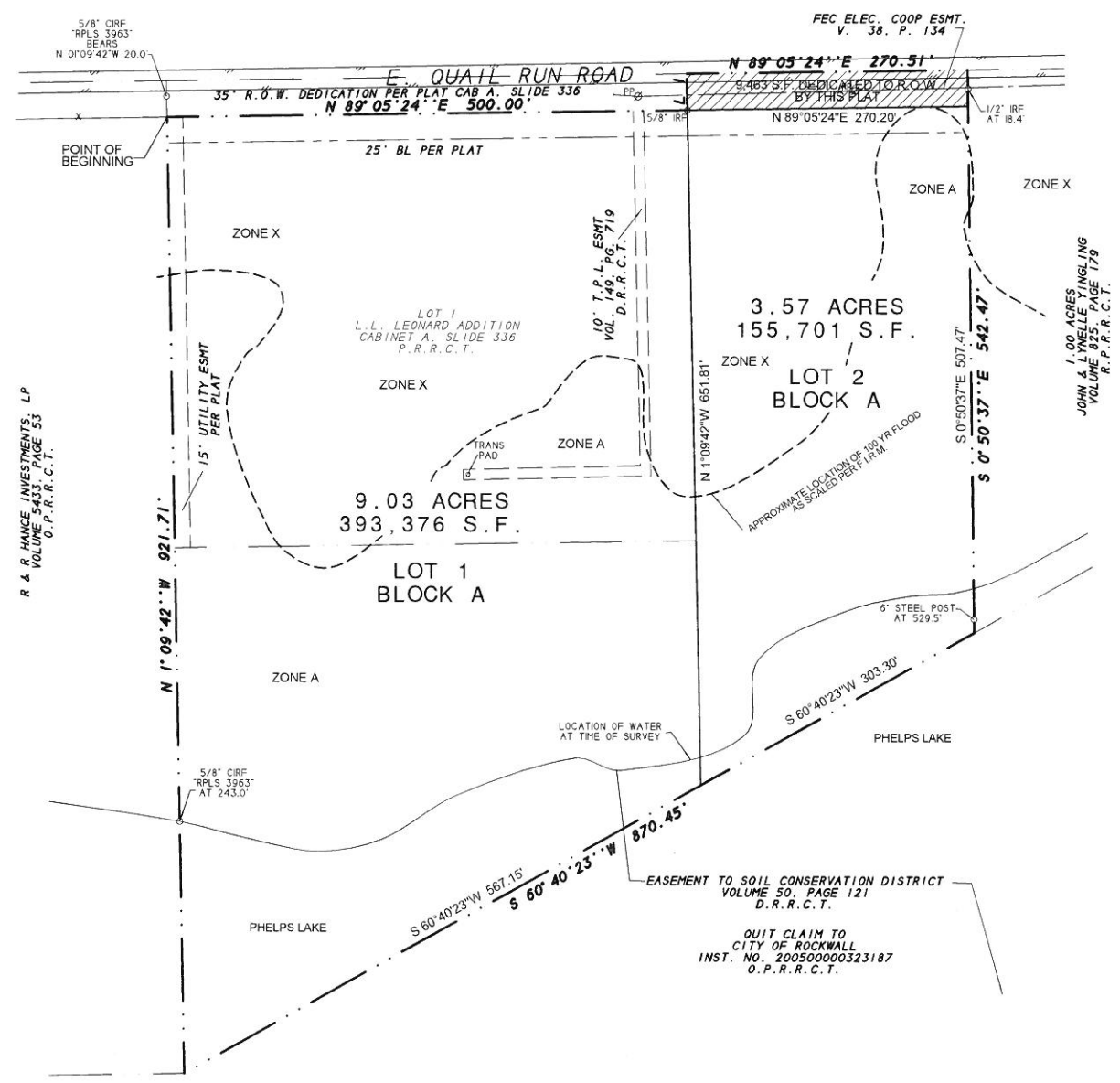


City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
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LINE TABLE		
Line	Bearing	Distance
1	N 1°20'50"W	35.00'

FINAL PLAT
WURSTER ESTATES
 LOTS 1 & 2, BLOCK A
 TWO LOTS (2) BEING
 12.82 ACRES OR 558,540 S.F.
 SITUATED IN THE

S.S. MCCURRY SURVEY, A-146
 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SHEET 1 OF 2

- NOTES**
- 1) According to F.E.M.A. Flood Insurance Rate Map, Community Panel No. 48397C0030 L dated Sept. 26, 2008, this property lies in Zones A & X. Part of this property does 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."
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OWNER:
 MICHAEL WURSTER
 JENNIFER WURSTER
 1309 MORAIN PL
 HEATH, TX 75032

SYMBOL LEGEND	
	Survey Point
	Easement
	Utility Line
	Fence
	Retaining Wall
	Storm Drain
	Sewer Line
	Water Line
	Electric Line
	Gas Line
	Telephone Line
	Cable TV Line
	Fire Hydrant
	Manhole
	Light Pole
	Survey Station
	Boundary Line
	Proposed Line

SURVEY DATE: JANUARY 5, 2021
 SCALE: 1" = 100'
 CLIENT: WURSTER
 FILE # 20200050-RP
 GF # R200139R

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

STATE OF TEXAS
COUNTY OF ROCKWALL

OWNER'S CERTIFICATE
(Public Dedication)

WHEREAS, MICHAEL WURSTER and JENNIFER WURSTER, BEING the Owners of a tract of land in the County of Rockwall, State of Texas, said tract being described as follows:

All that certain lot, tract or parcel of land situated in the S.S. McCURRY SURVEY, ABSTRACT NO. 146, Rockwall County, Texas, and being all of Lot 1 of L.L. LEONARD ADDITION, an Addition to Rockwall County, Texas, according to the Plat thereof recorded in Cabinet A, Slide 336, of the Plat Records of Rockwall County, Texas, and being a part of a 13.773 acres tract of land as described in a Warranty deed to Kerry Joyce Glover and Jaan Adlin Glover, sated December 7, 1989 and recorded in Volume 513, Page 250 of the Real Property Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a point for corner in the south right-of-way line of E. Quail Run Road, at the northwest corner of said Lot 1 L.L. Leonard Addition, from which a 5/8" iron rod with yellow plastic cap stamped "RPLS3963" found for reference bears N. 01 deg. 09 min. 42 sec. W., 20.00 feet, and also being in the east boundary line of a tract of land as described in a Warranty deed to R & R Hance Investments, LP, as recorded in Volume 5433, Page 53 of the Official Public Records of Rockwall County, Texas;

THENCE N. 89 deg. 05 min. 24 sec. E. along the north boundary line of Lot 1 and said right-of-way line, a distance of 500.00 feet to a 5/8" iron rod with yellow plastic cap stamped "RPLS3963" found for corner at an inner "Eli" corner of said 13.773 acres tract;

THENCE N. 01 deg. 20 min. 50 sec. W. a distance of 35.00 feet to a point for corner in the center of E. Quail Run Road;

THENCE N. 89 deg. 05 min. 24 sec. E. along the center of said road and north boundary line of said 13.773 acres tract, a distance of 270.51 feet to a point for corner at the northwest corner of a 1.00 acres tract of land as described in a Warranty deed to John R. Yingling and Lynelle Yingling, as recorded in Volume 825, Page 179 of the Real Property Records of Rockwall County, Texas;

THENCE S. 00 deg. 50 min. 37 sec. E., at 18.40 feet pass a 1/2" iron rod found for witness and continuing along the west boundary of said 1.00 acres tract, at 529.5 feet pass a 6" steel post for witness and then continuing for a total distance of 542.47 feet to a point in Phelps Lake for corner;

THENCE S. 60 deg. 40 min. 23 sec. W. along the southeast boundary line of said 13.773 acres tract, a distance of 870.45 feet to a point for corner at the southwest corner of same;

THENCE N. 01 deg. 09 min. 42 sec. W., at 243.0 feet pass a 5/8" iron rod with yellow plastic cap stamped "RPLS3963" found for witness, at 506.72 feet pass the southwest corner of said L.L. Leonard Addition, and then continuing for a total distance of 921.71 feet to the POINT OF BEGINNING and containing 558,540 square feet or 12.82 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 WURSTER ESTATES, 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, 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 WURSTER ESTATES have been notified and signed this plat.

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

I also understand the following:

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

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

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

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

MICHAEL WURSTER

JENNIFER WURSTER

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared MICHAEL WURSTER known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

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

Notary Public in and for the State of Texas My Commission Expires: _____

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared JENNIFER WURSTER 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 WURSTER ESTATES, an addition to the City of Rockwall, Texas, an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the ____ day of _____, _____.

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

Said addition shall be subject to all the requirements of the Subdivision Regulations of the City of Rockwall.

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

Mayor, City of Rockwall City Secretary City of Rockwall

City Engineer Date _____

FINAL PLAT
WURSTER ESTATES
LOTS 1 & 2, BLOCK A
TWO LOTS (2) BEING
12.82 ACRES OR 558,540 S.F.
SITUATED IN THE

S.S. MCCURRY SURVEY, A-146
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SHEET 2 OF 2

OWNER:
MICHAEL WURSTER
JENNIFER WURSTER
1309 MORAIN PL
HEATH, TX 75032

SYMBOL LEGEND	
⊙	WELL
⊙	WATER METER
⊙	SEWER METER
⊙	WATER VALVE
⊙	SEWER VALVE
⊙	WATER MAIN
⊙	SEWER MAIN
⊙	WATER MAIN JUNCTION
⊙	SEWER MAIN JUNCTION
⊙	WATER MAIN END
⊙	SEWER MAIN END
⊙	WATER MAIN VALVE
⊙	SEWER MAIN VALVE
⊙	WATER MAIN JUNCTION BOX
⊙	SEWER MAIN JUNCTION BOX
⊙	WATER MAIN END OF LINE
⊙	SEWER MAIN END OF LINE
⊙	WATER MAIN VALVE END OF LINE
⊙	SEWER MAIN VALVE END OF LINE
⊙	WATER MAIN JUNCTION END OF LINE
⊙	SEWER MAIN JUNCTION END OF LINE
⊙	WATER MAIN END OF LINE
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⊙	WATER MAIN VALVE END OF LINE
⊙	SEWER MAIN VALVE END OF LINE
⊙	WATER MAIN JUNCTION END OF LINE
⊙	SEWER MAIN JUNCTION END OF LINE

SURVEY DATE JANUARY 5, 2021
SCALE 1" = 100' FILE # 2020050-RP
CLIENT WURSTER GF # R200139R

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



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: December 6, 2021
APPLICANT: Michael & Jennifer Wurster
CASE NUMBER: P2021-059; *Final Plat for Lots 1 & 2, Block A, Wurster Estates Addition*

SUMMARY

Consider a request by Michael & Jennifer Wurster for the approval of a Final Plat for Lots 1 & 2, Block A, Wurster Estates Addition being a 12.82-acre tract of land identified as Lot 1 of the L. L. Leonard Addition and Tract 19-2 of the S. S. McCurry Survey, Abstract No. 146, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 5 (PD-5) for Single-Family 8.4 (SF-8.4) District, addressed as 550 E. Quail Run Road, and take any action necessary.

PLAT INFORMATION

- The applicant is requesting the approval of a final plat for a 12.82-acre tract of land (*i.e. Tract 19-2 of the S. S. McCurry Survey, Abstract No. 146*) for the purpose of establishing two (2) lots (*i.e. Lots 1 & 2, Block A, Wurster Estates Addition*) to allow for the construction of a single-family home on Lot 1.
- The subject property was annexed by the City Council on July 2, 1973 by *Ordinance No. 73-23 [Case No. 1973-001]*; However, according to the January 3, 1972 zoning map the subject property had already been annexed and was zoned Single Family 1 (SF-1) District. On September 4, 1973, the subject property was rezoned from a Single-Family 1 (SF-1) District to Planned Development District 5 (PD-5) for Single-Family 7 (SF-7) District land uses [*Ordinance No. 73-31*]. According to the Rockwall Central Appraisal District (RCAD) a 5,206 SF single-family home was constructed on the property in 1978. On May 18, 1987, Planned Development District 5 (PD-5) was amended by *Ordinance No. 87-23*; however, the subject property remained designated for Single-Family 1 (SF-1) District land uses. On March 4, 2020, a demolition building permit [*BLD2020-0492*] was issued to allow the demolition of the existing single-family home. On June 7, 2021, the City Council approved a Specific Use Permit [*S-246; Ordinance No. 21-19; Case No. Z2021-008*] allowing for *Residential Infill Adjacent to an Established Subdivision, a Guest Quarters/Secondary Living Unit, and an Accessory Structure* on the subject property. The subject property is currently vacant.
- The surveyor has completed the majority of the technical revisions requested by staff, and this plat -- *conforming to the requirements for final plats as stipulated by the Chapter 38, Subdivisions, of the Municipal Code of Ordinances* -- is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.
- Conditional approval of this plat by the City Council shall constitute approval subject to the conditions stipulated in the *Conditions of Approval* section below.
- With the exception of the items listed in the *Conditions of Approval* section of this case memo, this plat is in substantial compliance with the requirements of Chapter 38, *Subdivisions*, of the Municipal Code of Ordinances.

CONDITIONS OF APPROVAL

If the City Council chooses to approve the *Final Plat for Lots 1 & 2, Block A, Wurster Estates 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;

- (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 November 30, 2021 the Planning and Zoning Commission approved a motion to approve the Final Plat by a vote of 5-0, with Commissioner(s) Chodun and Moeller absent.



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO.

P2021-859

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 550 E Quail Run Rockwall, TX 75087

Subdivision SS Macurry

Lot 1 & 2 Block A

General Location

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning

Current Use

Proposed Zoning

Proposed Use

Acreage 12.6

Lots [Current]

Lots [Proposed]

- SITE PLANS AND PLATS:** By checking this box you acknowledge that due to the passage of HB3167 the City no longer has flexibility with regard to its approval process, and failure to address any of staff's comments by the date provided on the Development Calendar will result in the denial of your case.

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

Owner Michael & Jennifer Wurster Applicant

Contact Person

Address 1309 Moraine Place

City, State & Zip Heath, TX 75032

Phone (214) 417-5338

E-Mail mikejenw@sbglobal.net

*Michael Wurster
Jennifer Wurster*

NOTARY VERIFICATION [REQUIRED]

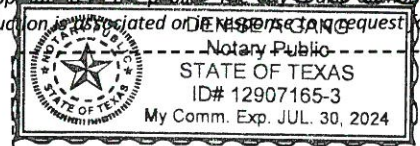
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Given under my hand and seal of office on this the 16 day of November, 20 21.


Owner's Signature *[Signature]* Jennifer Wurster

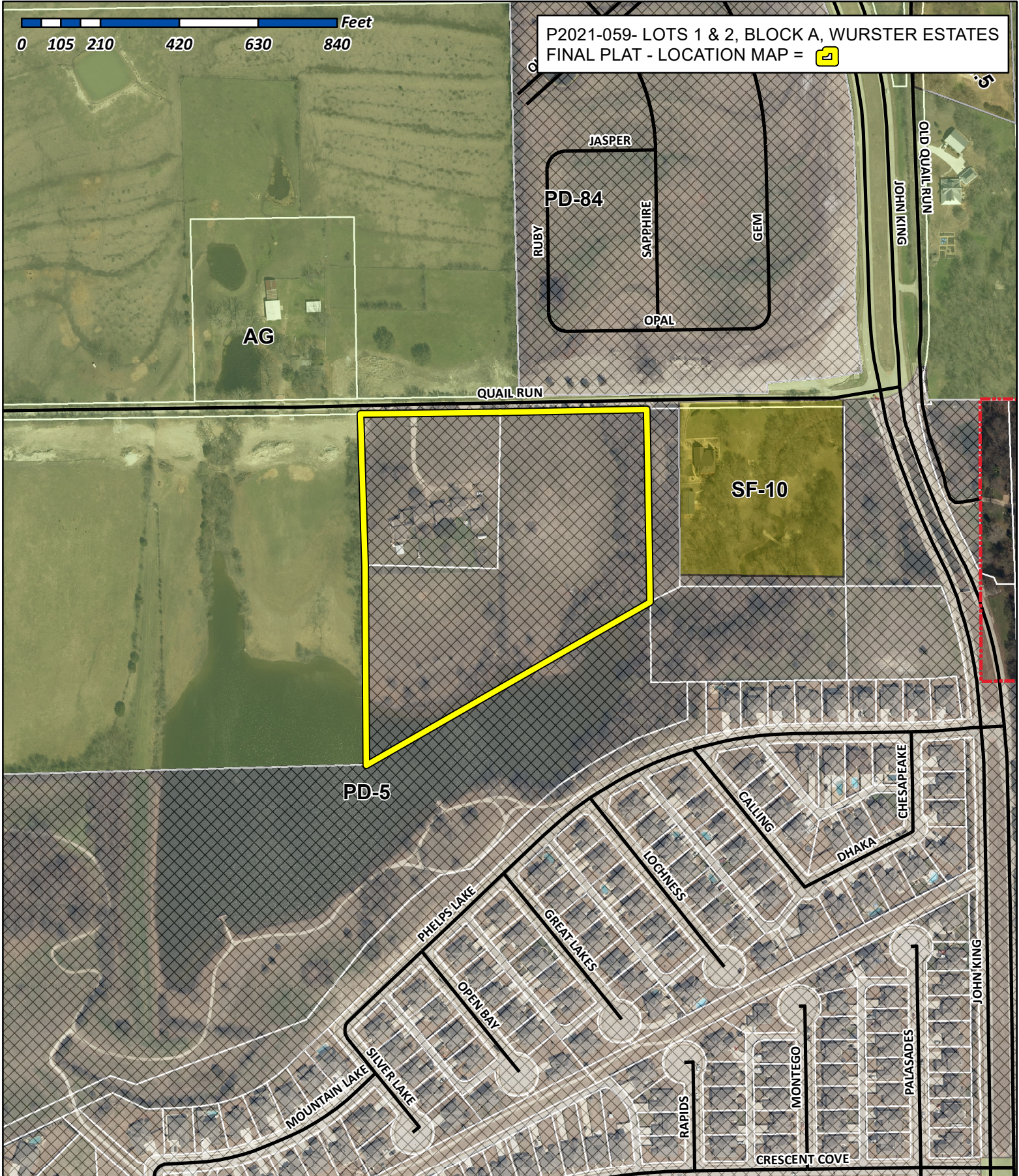
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My Commission Expires July 30, 2024

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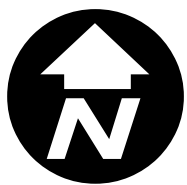
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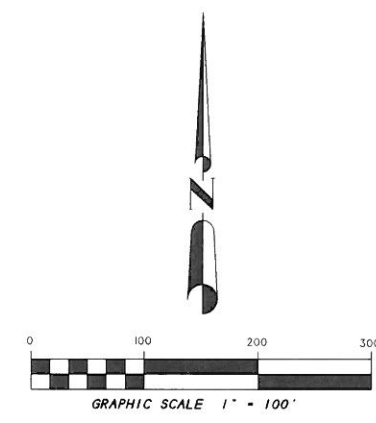
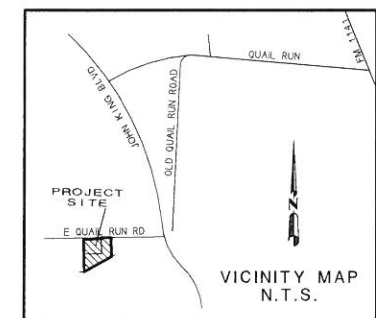
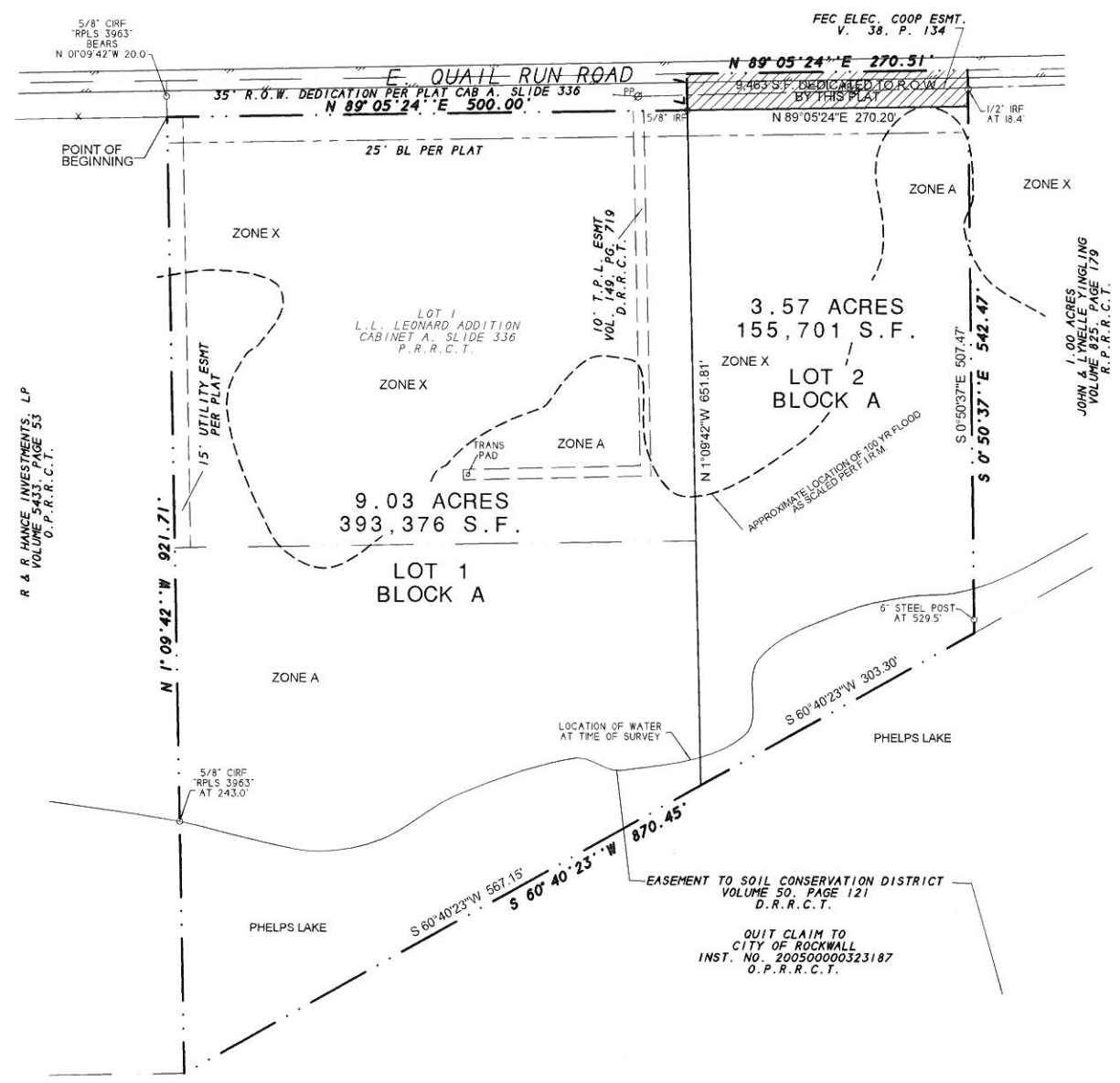


City of Rockwall

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S.S. MCCURRY SURVEY, A-146
 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SHEET 1 OF 2

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 MICHAEL WURSTER
 JENNIFER WURSTER
 1309 MORAIN PL
 HEATH, TX 75032

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	Easement
	Utility Line
	Fence
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SURVEY DATE: JANUARY 5, 2021
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 FILE # 20200050-RP
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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

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COUNTY OF ROCKWALL
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WHEREAS, MICHAEL WURSTER and JENNIFER WURSTER, BEING the Owners of a tract of land in the County of Rockwall, State of Texas, said tract being described as follows:

All that certain lot, tract or parcel of land situated in the S.S. McCURRY SURVEY, ABSTRACT NO. 146, Rockwall County, Texas, and being all of Lot 1 of L.L. LEONARD ADDITION, an Addition to Rockwall County, Texas, according to the Plat thereof recorded in Cabinet A, Slide 336, of the Plat Records of Rockwall County, Texas, and being a part of a 13.773 acres tract of land as described in a Warranty deed to Kerry Joyce Glover and Joann Adlin Glover, dated December 7, 1989 and recorded in Volume 513, Page 250 of the Real Property Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a point for corner in the south right-of-way line of E. Quail Run Road, at the northwest corner of said Lot 1 L.L. Leonard Addition, from which a 5/8" iron rod with yellow plastic cap stamped "RPLS3963" found for reference bears N. 01 deg. 09 min. 42 sec. W., 20.00 feet, and also being in the east boundary line of a tract of land as described in a Warranty deed to R & R Hance Investments, LP, as recorded in Volume 5433, Page 53 of the Official Public Records of Rockwall County, Texas;

THENCE N. 89 deg. 05 min. 24 sec. E. along the north boundary line of Lot 1 and said right-of-way line, a distance of 500.00 feet to a 5/8" iron rod with yellow plastic cap stamped "RPLS3963" found for corner at an inner "ELI" corner of said 13.773 acres tract;

THENCE N. 01 deg. 20 min. 50 sec. W. a distance of 35.00 feet to a point for corner in the center of E. Quail Run Road;

THENCE N. 89 deg. 05 min. 24 sec. E. along the center of said road and north boundary line of said 13.773 acres tract, a distance of 270.51 feet to a point for corner at the northwest corner of a 1.00 acres tract of land as described in a Warranty deed to John R. Yingling and Lynelle Yingling, as recorded in Volume 825, Page 179 of the Real Property Records of Rockwall County, Texas;

THENCE S. 00 deg. 50 min. 37 sec. E., at 18.40 feet pass a 1/2" iron rod found for witness and continuing along the west boundary of said 1.00 acres tract, at 529.5 feet pass a 6" steel post for witness and then continuing for a total distance of 542.47 feet to a point in Phelps Lake for corner;

THENCE S. 60 deg. 40 min. 23 sec. W. along the southeast boundary line of said 13.773 acres tract, a distance of 870.45 feet to a point for corner at the southwest corner of same;

THENCE N. 01 deg. 09 min. 42 sec. W., at 243.0 feet pass a 5/8" iron rod with yellow plastic cap stamped "RPLS3963" found for witness, at 506.72 feet pass the southwest corner of said L.L. Leonard Addition, and then continuing for a total distance of 921.71 feet to the POINT OF BEGINNING and containing 558,540 square feet or 12.82 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 WURSTER ESTATES, 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, 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 WURSTER ESTATES 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:

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

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

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

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 we may have as a result of the dedication of exaction's made herein.

MICHAEL WURSTER _____

JENNIFER WURSTER _____

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared MICHAEL WURSTER known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

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

Notary Public in and for the State of Texas My Commission Expires: _____

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared JENNIFER WURSTER 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 WURSTER ESTATES, an addition to the City of Rockwall, Texas, an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the _____ day of _____, _____.

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

Said addition shall be subject to all the requirements of the Subdivision Regulations of the City of Rockwall.

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

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

City Engineer _____ Date _____

FINAL PLAT WURSTER ESTATES

LOTS 1 & 2, BLOCK A
TWO LOTS (2) BEING
12.82 ACRES OR 558,540 S.F.
SITUATED IN THE

S.S. MCCURRY SURVEY, A-146
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SHEET 2 OF 2

OWNER:
MICHAEL WURSTER
JENNIFER WURSTER
1309 MORAIN PL
HEATH, TX 75032

1"	3"	4"	5"	6"	7"	8"	9"	10"
11"	12"	13"	14"	15"	16"	17"	18"	19"
20"	21"	22"	23"	24"	25"	26"	27"	28"
29"	30"	31"	32"	33"	34"	35"	36"	37"
38"	39"	40"	41"	42"	43"	44"	45"	46"
47"	48"	49"	50"	51"	52"	53"	54"	55"
56"	57"	58"	59"	60"	61"	62"	63"	64"
65"	66"	67"	68"	69"	70"	71"	72"	73"
74"	75"	76"	77"	78"	79"	80"	81"	82"
83"	84"	85"	86"	87"	88"	89"	90"	91"
92"	93"	94"	95"	96"	97"	98"	99"	100"

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

SURVEY DATE JANUARY 5, 2021
SCALE 1" = 100' FILE # 2020050-RP
CLIENT WURSTER GF # R200139R



December 8, 2021

TO: Michael & Jennifer Wurster
1309 Moraine Place
Heath, TX 75032

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

SUBJECT: P2021-059; *Final Plat for Lots 1 & 2, Block A, Wurster Estates Addition*

Michael & Jennifer Wurster:

This letter serves to notify you that the above referenced platting case that you submitted for consideration by the City of Rockwall was approved by the City Council on December 6, 2021. The following is a record of all recommendations, voting records 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.

Planning and Zoning Commission

On November 30, 2021 the Planning and Zoning Commission approved a motion to approve the Final Plat by a vote of 5-0, with Commissioner(s) Chodun and Moeller absent.

City Council

On December 6, 2021, the City Council approved a motion to approve the Final Plat with the conditions of approval by a vote of 7-0.

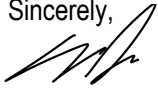
Prior to submitting the required materials for filing, please send or submit a physical or digital copy of the plat to allow staff to ensure that all outstanding comments have been addressed. Once staff has verified all comments have been addressed you will be required to submit -- *at a minimum* --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

- (1) One (1) set(s) 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 the filing fees (confirm fees with staff) 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 statement/letter from the *Rockwall Central Appraisal District (RCAD)* 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) 771-6488.

Sincerely,



Andrew Reyna
Planner