



PLANNING AND ZONING CASE CHECKLIST

PLANNING AND ZONING DEPARTMENT
385 S. GOLIAD STREET
ROCKWALL, TX 75087

P&Z CASE # P2022-031 P&Z DATE July 12, 2022 CC DATE _____ Approved/Denied

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

Zoning Application

- Specific Use Permit
- Zoning Change
- PD Concept Plan
- PD Development Plan

Site Plan Application

- Site Plan
- Landscape Plan
- Treescape Plan
- Photometric Plan
- Building Elevations
- Material Samples
- Color Rendering

Platting Application

- Master Plat
- Preliminary Plat
- Final Plat
- Replat
- Administrative/Minor Plat
- Vacation Plat
- Landscape Plan
- Treescape Plan

HPAB Application

- Exhibit

Miscellaneous Application

- Variance/Exception Request

- Copy of Ordinance (ORD# _____)
- Applications
- Receipt
- Location Map
- HOA Map
- PON Map
- FLU Map
- Newspaper Public Notice
- 500-foot Buffer Public Notice
- Project Review
- Staff Report
- Correspondence
- Copy-all Plans Required
- Copy-Mark-Ups
- City Council Minutes – Laserfiche
- Minutes-Laserfiche
- Plat Filled Date _____
 - Cabinet # _____
 - 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.

P2022-031

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

PLEASE CHECK THE APPROPRIATE BOX BELOW TO INDICATE THE TYPE OF DEVELOPMENT REQUEST [SELECT ONLY ONE BOX]:

PLATTING APPLICATION FEES:

- MASTER PLAT (\$100.00 + \$15.00 ACRE) ¹
- PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE) ¹
- FINAL PLAT (\$300.00 + \$20.00 ACRE) ¹
- REPLAT (\$300.00 + \$20.00 ACRE) ¹
- AMENDING OR MINOR PLAT (\$150.00)
- PLAT REINSTATEMENT REQUEST (\$100.00)

SITE PLAN APPLICATION FEES:

- SITE PLAN (\$250.00 + \$20.00 ACRE) ¹
- AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$100.00)

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- ZONING CHANGE (\$200.00 + \$15.00 ACRE) ¹
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) ^{1 & 2}
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) ¹

OTHER APPLICATION FEES:

- TREE REMOVAL (\$75.00)
- VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00) ²

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.

²: A \$1,000.00 FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 205 S. CLARK STREET

SUBDIVISION

LOT

BLOCK

GENERAL LOCATION EAST OF S. CLARK STREET

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING SF 7

CURRENT USE RESIDENTIAL

PROPOSED ZONING SF 7

PROPOSED USE RESIDENTIAL

ACREAGE 0.500

LOTS [CURRENT]

1

LOTS [PROPOSED]

2

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 JONATHAN R. FOX

APPLICANT A.J. BEDFORD GROUP, INC.

CONTACT PERSON JONATHAN FOX

CONTACT PERSON TERRI BEDFORD

ADDRESS 205 S. CLARK STREET

ADDRESS 301 N. ALAMO ROAD

CITY, STATE & ZIP ROCKWALL, TX 75087

CITY, STATE & ZIP ROCKWALL, TX 75087

PHONE 214-725-6491

PHONE 972-722-0225X1

E-MAIL jon@bankheadbrewing.com

E-MAIL terri@ajbedfordgroup.com

NOTARY VERIFICATION [REQUIRED]

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

"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 320 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 17th DAY OF June, 2022 BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

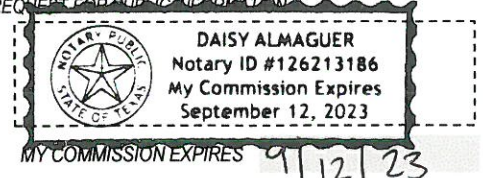
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 16th DAY OF June, 2022

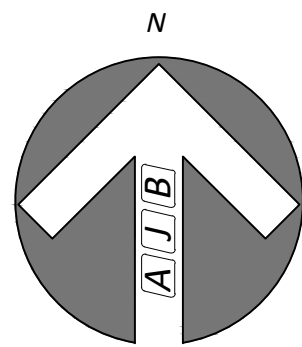
OWNER'S SIGNATURE

Jonathan Fox

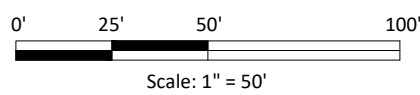
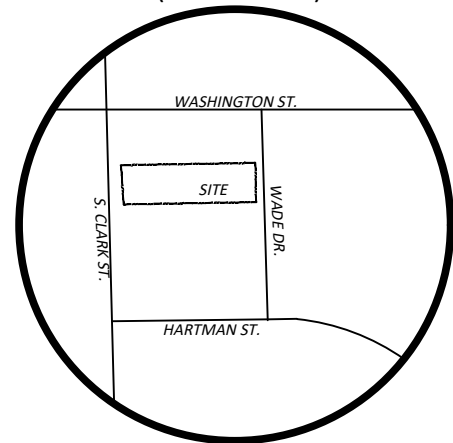
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

Dalgemar





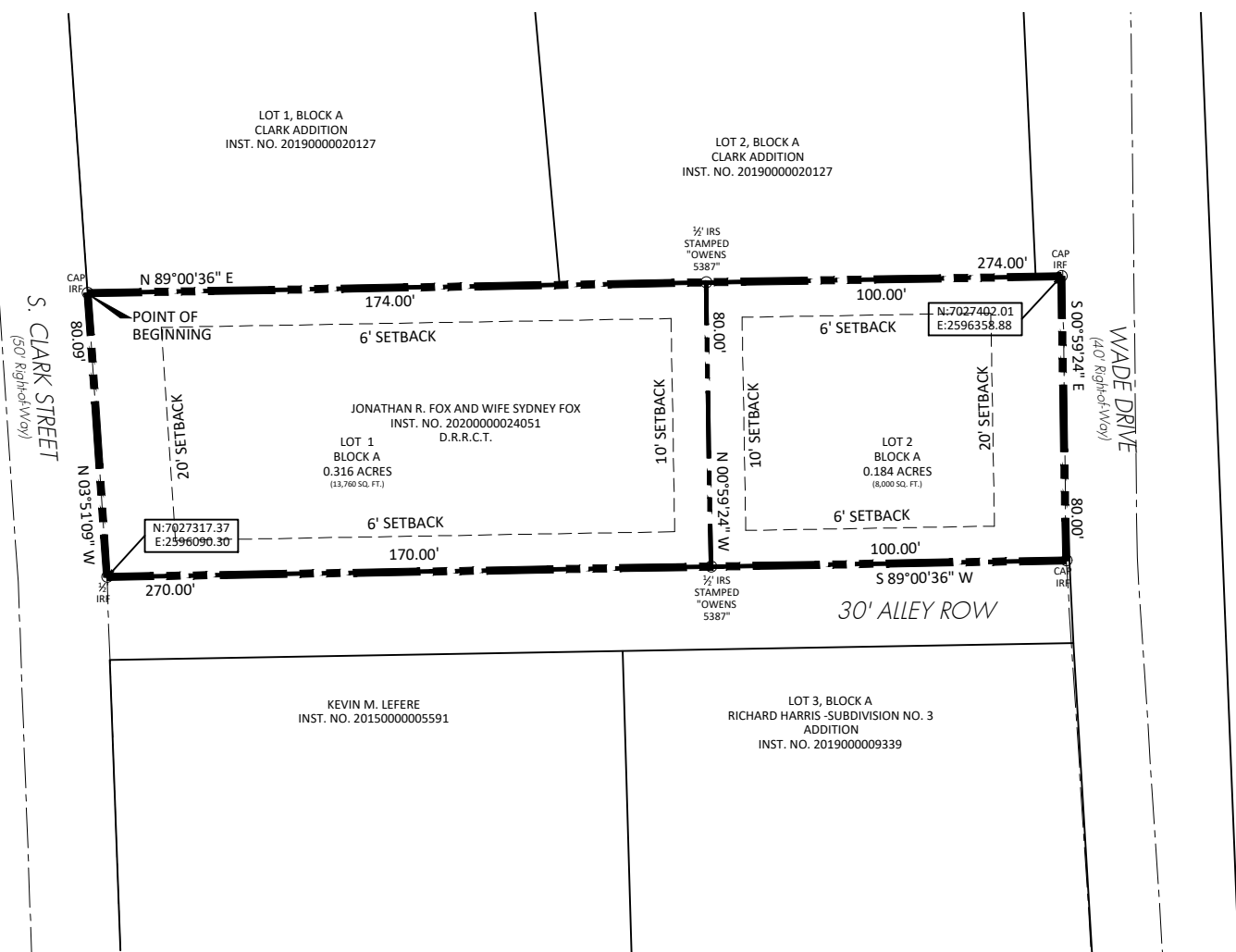
Vicinity Map (Not to Scale)



Scale: 1" = 50'

LEGEND

| | |
|--------|--|
| IRF | Iron Rod Found |
| IRS | Iron Rod Set |
| DRRCT | Deed Records Rockwall County, Texas |
| PRRCT | Plat Records Rockwall County, Texas |
| RPRRCT | Real Property Records Rockwall County, Texas |
| OPRRCT | Official Public Records Rockwall County, Texas |



OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF ROCKWALL

BEING a 0.500 acre tract of land situated in the B.F. BOYDSTUN SURVEY, ABSTRACT NO. 14 in the City of Rockwall, Rockwall County, Texas and being all of Tract #1 & Tract #2 per General Warranty Deed with Vendor's Lien to Jonathan R. Fox and wife, Sydney Fox as recorded in Inst. No. 20200000024051, Official Public Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a capped iron rod found for the northwest corner of said 0.500 acre tract and being located in the east line of South Clark Street (50' ROW) and being the southeast corner of Lot 1, Block A, Clark Addition according to the plat recorded in Inst. No. 20190000020127, Official Public Records, Rockwall County, Texas;

THENCE along the common line of said 0.500 acre tract and said Lot 1, NORTH 89°00'36" EAST a distance of 274.00 feet to a capped iron rod found for the northwest corner of said 0.500 acre tract and being located in the west line of Wade Drive (40' ROW);

THENCE along the west line of said WADE DRIVE, SOUTH 00°59'24" EAST a distance of 80.00 feet to a capped iron rod found for the southeast corner of said 0.500 acre tract and being in a called 30' Alley ROW;

THENCE along the north line of said 30' Alley ROW, SOUTH 89°00'36" WEST a distance of 270.00 feet to a 1/2 inch iron rod found for the southwest corner of said 0.500 acre tract and being located in the east line of said South Clark Street;

THENCE along the east line of said South Clark Street, NORTH 03°51'09" WEST a distance of 80.09 feet to the POINT OF BEGINNING;

CONTAINING within these metes and bounds 0.500 acres or 21,760 square feet more or less.

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Frank R. Owens, 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.

"Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document"

Frank R. Owen
Registered Professional Land Surveyor No. 5387
frank@ajbedfordgroup.com
A.J. Bedford Group, Inc.
301 North Alamo Road
Rockwall, Texas 75087

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:
STATE OF TEXAS
COUNTY OF ROCKWALL

We, JONATHAN R. FOX & SYDNEY FOX, the undersigned owners of the land shown on this plat, and designated herein as the FOX ADDITION subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. We further certify that all other parties who have a mortgage or lien interest in the FOX ADDITION subdivision 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;

- 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 (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; I (we), my (our) successors and assigns hereby waive any claim, damage, or cause of action that I (we) may have as a result of the dedication of exactions made herein. Property Owner Signature

Jonathan R. Fox and wife, Sydney Fox

Jonathan R. Fox Sydney Fox

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared Jonathan R. Fox and Sydney Fox, President, known to me to be the persons 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 _____, 2022

Notary Public in and for the State of Texas

Signature of Party with Mortgage or Lien Interest

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared Jonathan R. Fox and Sydney Fox, known to me to be the person(s) 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 _____, 2022.

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

Case No.: _____

REPLAT
FOX ADDITION, LOTS 1 & 2, BLOCK A

BEING 0.500 ACRES
OUT OF THE B. F. BOYDSTUN SURVEY, ABSTRACT NO. 14, CITY BLOCK 47
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

RECOMMENDED FOR FINAL APPROVAL

Planning and Zoning Commission Date

APPROVED

I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the ____ day of _____, 2022.

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

WITNESS OUR HANDS, this ____ day of _____, 2022.

Mayor, City of Rockwall City Secretary City Engineer

Owners:
JONATHAN R. FOX & WIFE SYDNEY FOX
205 S. CLARK STREET
ROCKWALL, TX 75087

| | |
|-------------------------------|----------------------------|
| Scale: 1" = 50' | Checked By: Frank R. Owens |
| Date: May 24, 2022 | P.C.: Cryer/Spradling |
| Technician: Spradling/Bedford | File: FOX ADDITION PLAT |
| Drawn By: Spradling/Bedford | Job No. 772-001 |
| | GF No. |

301 N. Alamo Rd. * Rockwall, Texas 75087
(972) 722-0225, www.ajbedfordgroup.com, ajb@ajbedfordgroup.com

Sheet:
1
Of: 1



TBPLS REG#10118200

GENERAL NOTES:

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, nor shall such approval constitute any representation, assurance or guarantee by the City of the adequacy and availability for water for personal use and fire protection within such plat, as required under Ordinance 83-54.

The use of the word "certify or certificate" used hereon constitutes an expression of professional opinion regarding those facts of findings which are the subject of the certification, and does not constitute a warranty or guarantee, either expressed or implied.

Basis of Bearings: Bearings are based on General Warranty Deed recorded in INST. NO. 20200000024051, Official Public Records, Rockwall County, Texas.

FLOOD STATEMENT: According to Community Panel No. 48397C0040L, dated September 26, 2008 of the Federal Emergency Management Agency, National Flood Insurance Program map this property is within Flood Zone "X", which is not a special flood hazard area. If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This statement shall not create liability on the part of the Surveyor.



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO.

P2022-031

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

PLEASE CHECK THE APPROPRIATE BOX BELOW TO INDICATE THE TYPE OF DEVELOPMENT REQUEST [SELECT ONLY ONE BOX]:

PLATTING APPLICATION FEES:

- MASTER PLAT (\$100.00 + \$15.00 ACRE) ¹
- PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE) ¹
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PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 205 S. CLARK STREET

SUBDIVISION

LOT

BLOCK

GENERAL LOCATION EAST OF S. CLARK STREET

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING SF 7

CURRENT USE RESIDENTIAL

PROPOSED ZONING SF 7

PROPOSED USE RESIDENTIAL

ACREAGE 0.500

LOTS [CURRENT]

1

LOTS [PROPOSED]

2

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 JONATHAN R. FOX

APPLICANT A.J. BEDFORD GROUP, INC.

CONTACT PERSON JONATHAN FOX

CONTACT PERSON TERRI BEDFORD

ADDRESS 205 S. CLARK STREET

ADDRESS 301 N. ALAMO ROAD

CITY, STATE & ZIP ROCKWALL, TX 75087

CITY, STATE & ZIP ROCKWALL, TX 75087

PHONE 214-725-6491

PHONE 972-722-0225X1

E-MAIL jon@bankheadbrewing.com

E-MAIL terri@ajbedfordgroup.com

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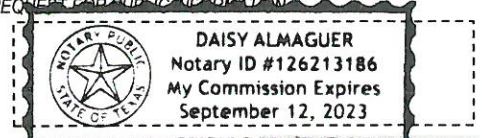
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"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 320 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 17th DAY OF June, 2022 BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 16th DAY OF June, 2022

OWNER'S SIGNATURE

Jonathan Fox



MY COMMISSION EXPIRES 9/12/23

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Daisy Almaguer



P2022-031: Blocks 1 & 2, Block A, Fox Addition

Case Location Map = 

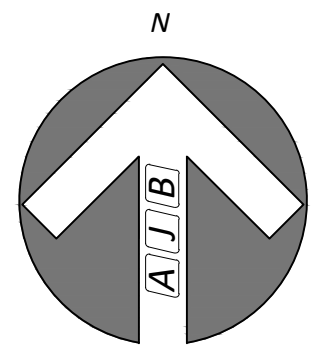


City of Rockwall

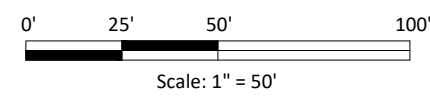
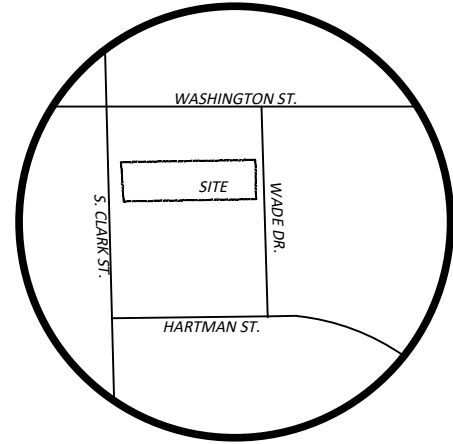
Planning & Zoning Department
 385 S. Goliad Street
 Rockwall, Texas 75032
 (P): (972) 771-7745
 (W): www.rockwall.com

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.





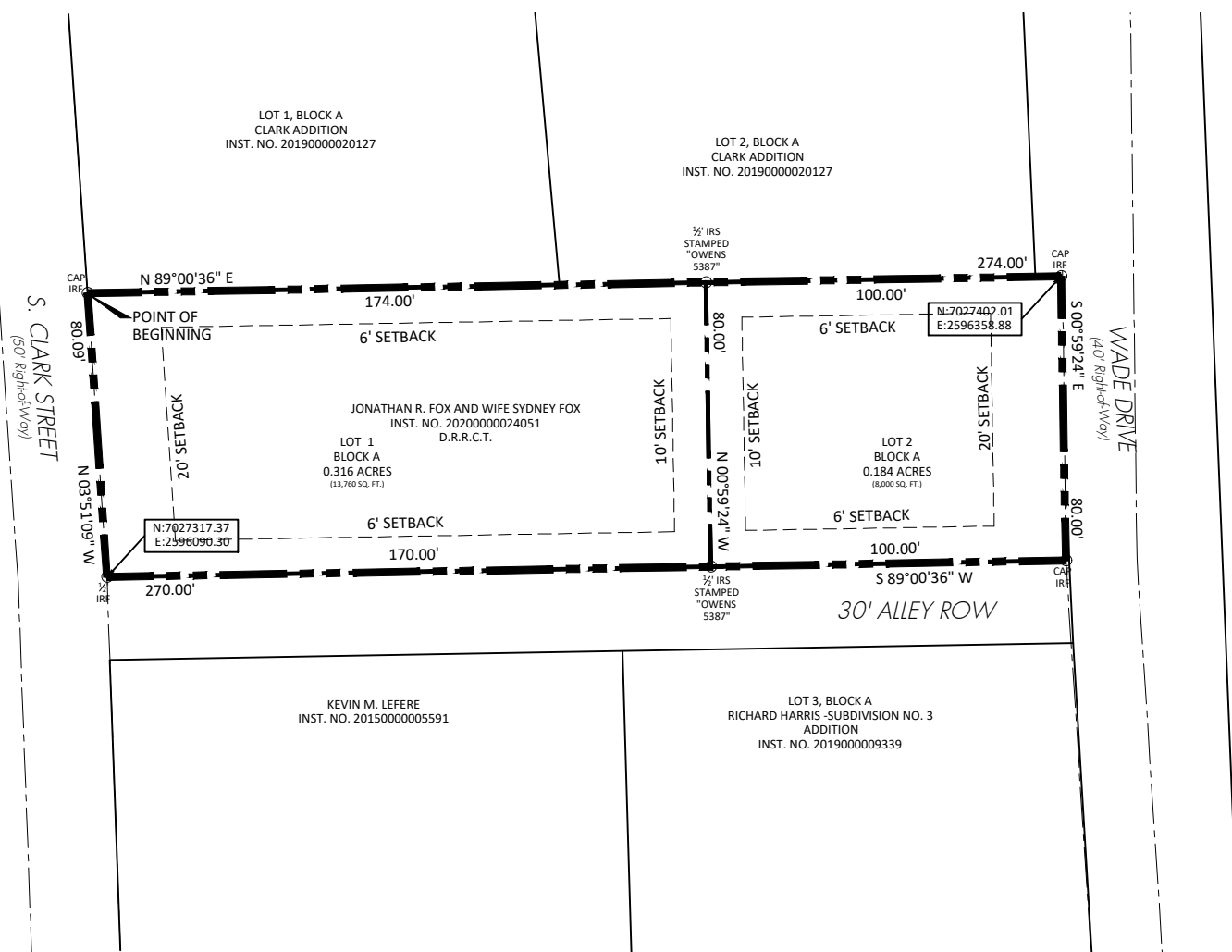
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Scale: 1" = 50'

LEGEND

| | |
|--------|--|
| IRF | Iron Rod Found |
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| PRRCT | Plat Records Rockwall County, Texas |
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OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF ROCKWALL

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BEGINNING at a capped iron rod found for the northwest corner of said 0.500 acre tract and being located in the east line of South Clark Street (50' ROW) and being the southeast corner of Lot 1, Block A, Clark Addition according to the plat recorded in Inst. No. 20190000020127, Official Public Records, Rockwall County, Texas;

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NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

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"Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document"

Frank R. Owen
Registered Professional Land Surveyor No. 5387
frank@ajbedfordgroup.com
A.J. Bedford Group, Inc.
301 North Alamo Road
Rockwall, Texas 75087

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:
STATE OF TEXAS
COUNTY OF ROCKWALL

We, JONATHAN R. FOX & SYDNEY FOX, the undersigned owners of the land shown on this plat, and designated herein as the FOX ADDITION subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. We further certify that all other parties who have a mortgage or lien interest in the FOX ADDITION subdivision 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;

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- 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 (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; I (we), my (our) successors and assigns hereby waive any claim, damage, or cause of action that I (we) may have as a result of the dedication of exactions made herein. Property Owner Signature

Jonathan R. Fox and wife, Sydney Fox

Jonathan R. Fox Sydney Fox

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared Jonathan R. Fox and Sydney Fox, President, known to me to be the persons 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 _____, 2022

Notary Public in and for the State of Texas

Signature of Party with Mortgage or Lien Interest

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared Jonathan R. Fox and Sydney Fox, known to me to be the person(s) 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 _____, 2022.

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

Case No.: _____

REPLAT
FOX ADDITION, LOTS 1 & 2, BLOCK A

BEING 0.500 ACRES
OUT OF THE B. F. BOYDSTUN SURVEY, ABSTRACT NO. 14, CITY BLOCK 47
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

RECOMMENDED FOR FINAL APPROVAL

Planning and Zoning Commission Date

APPROVED

I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the ____ day of _____, 2022.

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

WITNESS OUR HANDS, this ____ day of _____, 2022.

Mayor, City of Rockwall City Secretary City Engineer

Owners:
JONATHAN R. FOX & WIFE SYDNEY FOX
205 S. CLARK STREET
ROCKWALL, TX 75087

| | |
|-------------------------------|----------------------------|
| Scale: 1" = 50' | Checked By: Frank R. Owens |
| Date: May 24, 2022 | P.C.: Cryer/Spradling |
| Technician: Spradling/Bedford | File: FOX ADDITION PLAT |
| Drawn By: Spradling/Bedford | Job No. 772-001 |
| | GF No. |

301 N. Alamo Rd. * Rockwall, Texas 75087
(972) 722-0225, www.ajbedfordgroup.com, ajb@ajbedfordgroup.com

Sheet:
1
Of: 1



TBPLS REG#10118200

GENERAL NOTES:

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, nor shall such approval constitute any representation, assurance or guarantee by the City of the adequacy and availability for water for personal use and fire protection within such plat, as required under Ordinance 83-54.

The use of the word "certify or certificate" used hereon constitutes an expression of professional opinion regarding those facts of findings which are the subject of the certification, and does not constitute a warranty or guarantee, either expressed or implied.

Basis of Bearings: Bearings are based on General Warranty Deed recorded in INST. NO. 20200000024051, Official Public Records, Rockwall County, Texas.

FLOOD STATEMENT: According to Community Panel No. 48397C0040L, dated September 26, 2008 of the Federal Emergency Management Agency, National Flood Insurance Program map this property is within Flood Zone "X", which is not a special flood hazard area. If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This statement shall not create liability on the part of the Surveyor.

PROJECT COMMENTS



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

DATE: 6/24/2022

PROJECT NUMBER: P2022-031
PROJECT NAME: Lots 1 & 2, Block A, Fox Addition
SITE ADDRESS/LOCATIONS: 205 S CLARK ST

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

CASE CAPTION: Discuss and consider a request by Terri Bedford of A. J. Bedford Group, Inc. on behalf of Jonathan Fox for the approval of a Replat for Lots 1 & 2, Block A, Fox Addition being a 0.50-acre tract of land identified as a part of Block 41 of the B. F. Boydston Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 205 S. Clark Street, and take any action necessary.

| DEPARTMENT | REVIEWER | DATE OF REVIEW | STATUS OF PROJECT |
|------------|----------------|----------------|----------------------|
| PLANNING | Angelica Gamez | 06/24/2022 | Approved w/ Comments |

06/24/2022: P2022-031: Replat for Lots 1 & 2, Block A, Fox Addition
Please address the following comments (M= Mandatory Comments; I = Informational Comments)

- I.1 Discuss and consider a request by Terri Bedford of A. J. Bedford Group, Inc. on behalf of Jonathan Fox for the approval of a Replat for Lots 1 & 2, Block A, Fox Addition being a 0.50-acre tract of land identified as a part of Block 41 of the B. F. Boydston Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 205 S. Clark Street, and take any action necessary.
- I.2 For questions or comments concerning this case please contact Angelica Gamez in the Planning Department at (972) 772-6438 or email agamez@rockwall.com.
- M.3 For reference, include the case number (P2022-031) in the lower right-hand corner of all pages on future submittals. (Subsection 01.02(D), Article 11, UDC)
- M.4 Please correct the Title Block to the following (Subsection 01.02(D), Article 11, UDC):

Replat
Lots 1 & 2, Block A, Fox Addition
Being 2 Lots
Containing a Total of 05.00 Acres
Situated in the B. F. Boydston Survey, Abstract No. 14, City Block 47
City of Rockwall, Rockwall County, Texas

- M. 5 Please provide additional right-of-way required for Wade Street. (Section 38.10, Chapter 38, Municipal Code of Ordinances)
- M.6 Please add the "Storm Drainage Improvements Statement" to the "General Notes" section on Sheet 2. (Subsection 10.06 (A), Chapter 38, Subdivisions, of the Municipal Code of Ordinances)

- Property owner shall be responsible for maintaining, repairing, and replacing all systems within the drainage and detention easements.

- M.7 Please provide an 'as built' survey to ensure all setbacks from the proposed property lines will be in conformance. (Section 38.15 (A)(4), Chapter 38, Municipal Code of Ordinances)

- I.8 This project is subject to all requirements stipulated by the Unified Development Code (UDC) and Chapter 38 of the Municipal Code of Ordinances that are applicable to the subject property.

M.9 Please review and correct all items listed by the Engineering Department.

I.10 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 approval. The Planning and Zoning Commission Meeting dates for this case will be held on June 28, 2022 and July 12, 2022.

I.11 A representative is required to attend all meetings.

I.12 The projected Parks Board Meeting date for this case is July 6, 2022.

I.13 The projected City Council Meeting dates for this case will be July 12, 2022 and August 1, 2022.

I.14 Please note that once the Replat has been approved by the Planning and Zoning Commission and City Council, the case will be considered to be conditionally approved pending all of staff's comments from all City Departments and any applicable conditions of approval contained in staff's case memo are addressed prior to the subdivision plat being filed.

| DEPARTMENT | REVIEWER | DATE OF REVIEW | STATUS OF PROJECT |
|-------------|----------------|----------------|----------------------|
| ENGINEERING | Sarah Johnston | 06/23/2022 | Approved w/ Comments |

06/23/2022: - Water is available in E Washington or S Clark.

- Sewer is available in Hartman St. or Clark but will need an engineer to prove this property will sewer to which ex. sewer line

- Dedicate 5' of right-of-way along Wade Drive

- Impact fees will be due at building permit

- Add note: All drainage maintenance and repair shall be the property owners responsibility

| DEPARTMENT | REVIEWER | DATE OF REVIEW | STATUS OF PROJECT |
|------------|----------------|----------------|-------------------|
| BUILDING | Rusty McDowell | 06/23/2022 | Approved |

No Comments

| DEPARTMENT | REVIEWER | DATE OF REVIEW | STATUS OF PROJECT |
|------------|----------------|----------------|-------------------|
| FIRE | Ariana Kistner | 06/22/2022 | Approved |

No Comments

| DEPARTMENT | REVIEWER | DATE OF REVIEW | STATUS OF PROJECT |
|------------|-----------------|----------------|-------------------|
| GIS | Lance Singleton | 06/21/2022 | Approved |

No Comments

| DEPARTMENT | REVIEWER | DATE OF REVIEW | STATUS OF PROJECT |
|------------|-----------------|----------------|-------------------|
| POLICE | Chris Cleveland | 06/20/2022 | Approved |

No Comments

| DEPARTMENT | REVIEWER | DATE OF REVIEW | STATUS OF PROJECT |
|------------|--------------|----------------|-------------------|
| PARKS | Travis Sales | 06/20/2022 | Approved |

No Comments



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. P2022-031

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

DIRECTOR OF PLANNING: _____

CITY ENGINEER: _____

PLEASE CHECK THE APPROPRIATE BOX BELOW TO INDICATE THE TYPE OF DEVELOPMENT REQUEST [SELECT ONLY ONE BOX]:

PLATTING APPLICATION FEES:

- MASTER PLAT (\$100.00 + \$15.00 ACRE) ¹
- PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE) ¹
- FINAL PLAT (\$300.00 + \$20.00 ACRE) ¹
- REPLAT (\$300.00 + \$20.00 ACRE) ¹
- AMENDING OR MINOR PLAT (\$150.00)
- PLAT REINSTATEMENT REQUEST (\$100.00)

SITE PLAN APPLICATION FEES:

- SITE PLAN (\$250.00 + \$20.00 ACRE) ¹
- AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$100.00)

ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE) ¹
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) ^{1 & 2}
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) ¹

OTHER APPLICATION FEES:

- TREE REMOVAL (\$75.00)
- VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00) ²

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.

²: A **\$1,000.00** FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 205 S. CLARK STREET

SUBDIVISION _____ LOT _____ BLOCK _____

GENERAL LOCATION EAST OF S. CLARK STREET

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

| | | | | | |
|-----------------|--------------|----------------|--------------------|-----------------|----------|
| CURRENT ZONING | <u>SF 7</u> | CURRENT USE | <u>RESIDENTIAL</u> | | |
| PROPOSED ZONING | <u>SF 7</u> | PROPOSED USE | <u>RESIDENTIAL</u> | | |
| ACREAGE | <u>0.500</u> | LOTS [CURRENT] | <u>1</u> | LOTS [PROPOSED] | <u>2</u> |

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

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

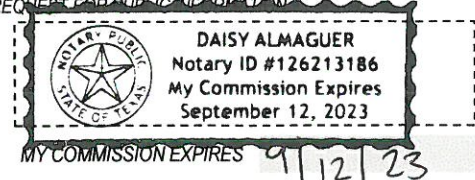
| | | | |
|---|--------------------------------|---|---------------------------------|
| <input checked="" type="checkbox"/> OWNER | <u>JONATHAN R. FOX</u> | <input checked="" type="checkbox"/> APPLICANT | <u>A.J. BEDFORD GROUP, INC.</u> |
| CONTACT PERSON | <u>JONATHAN FOX</u> | CONTACT PERSON | <u>TERRI BEDFORD</u> |
| ADDRESS | <u>205 S. CLARK STREET</u> | ADDRESS | <u>301 N. ALAMO ROAD</u> |
| CITY, STATE & ZIP | <u>ROCKWALL, TX 75087</u> | CITY, STATE & ZIP | <u>ROCKWALL, TX 75087</u> |
| PHONE | <u>214-725-6491</u> | PHONE | <u>972-722-0225X1</u> |
| E-MAIL | <u>jon@bankheadbrewing.com</u> | E-MAIL | <u>terri@ajbedfordgroup.com</u> |

NOTARY VERIFICATION [REQUIRED]

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

"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 320 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 17th DAY OF June, 2022 BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."


GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 16th DAY OF June, 2022
OWNER'S SIGNATURE Jonathan Fox



NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Daisy Almaguer



P2022-031: Blocks 1 & 2, Block A, Fox Addition

Case Location Map = 

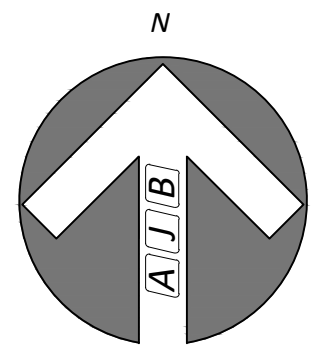


City of Rockwall

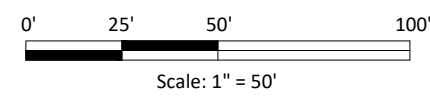
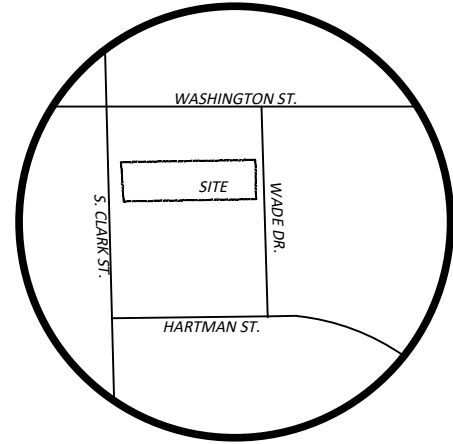
Planning & Zoning Department
 385 S. Goliad Street
 Rockwall, Texas 75032
 (P): (972) 771-7745
 (W): www.rockwall.com

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





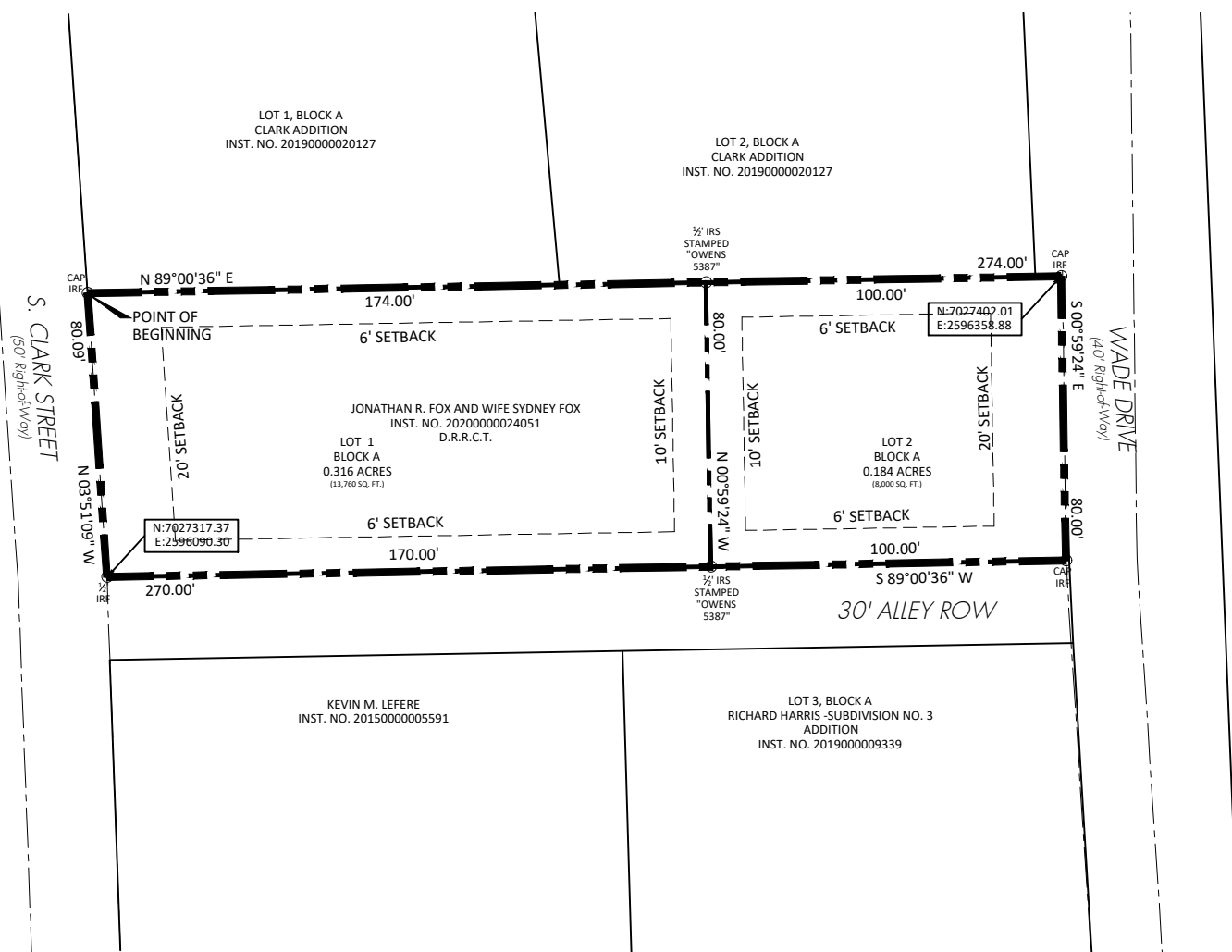
Vicinity Map (Not to Scale)



Scale: 1" = 50'

LEGEND

| | |
|--------|--|
| IRF | Iron Rod Found |
| IRS | Iron Rod Set |
| DRRCT | Deed Records Rockwall County, Texas |
| PRRCT | Plat Records Rockwall County, Texas |
| RPRRCT | Real Property Records Rockwall County, Texas |
| OPRRCT | Official Public Records Rockwall County, Texas |



OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF ROCKWALL

BEING a 0.500 acre tract of land situated in the B.F. BOYDSTUN SURVEY, ABSTRACT NO. 14 in the City of Rockwall, Rockwall County, Texas and being all of Tract #1 & Tract #2 per General Warranty Deed with Vendor's Lien to Jonathan R. Fox and wife, Sydney Fox as recorded in Inst. No. 20200000024051, Official Public Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a capped iron rod found for the northwest corner of said 0.500 acre tract and being located in the east line of South Clark Street (50' ROW) and being the southeast corner of Lot 1, Block A, Clark Addition according to the plat recorded in Inst. No. 20190000020127, Official Public Records, Rockwall County, Texas;

THENCE along the common line of said 0.500 acre tract and said Lot 1, NORTH 89°00'36" EAST a distance of 274.00 feet to a capped iron rod found for the northwest corner of said 0.500 acre tract and being located in the west line of Wade Drive (40' ROW);

THENCE along the west line of said WADE DRIVE, SOUTH 00°59'24" EAST a distance of 80.00 feet to a capped iron rod found for the southeast corner of said 0.500 acre tract and being in a called 30' Alley ROW;

THENCE along the north line of said 30' Alley ROW, SOUTH 89°00'36" WEST a distance of 270.00 feet to a 1/2 inch iron rod found for the southwest corner of said 0.500 acre tract and being located in the east line of said South Clark Street;

THENCE along the east line of said South Clark Street, NORTH 03°51'09" WEST a distance of 80.09 feet to the POINT OF BEGINNING;

CONTAINING within these metes and bounds 0.500 acres or 21,760 square feet more or less.

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Frank R. Owens, 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.

"Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document"

Frank R. Owen
Registered Professional Land Surveyor No. 5387
frank@ajbedfordgroup.com
A.J. Bedford Group, Inc.
301 North Alamo Road
Rockwall, Texas 75087

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:
STATE OF TEXAS
COUNTY OF ROCKWALL

We, JONATHAN R. FOX & SYDNEY FOX, the undersigned owners of the land shown on this plat, and designated herein as the FOX ADDITION subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. We further certify that all other parties who have a mortgage or lien interest in the FOX ADDITION subdivision 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;

- 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 (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; I (we), my (our) successors and assigns hereby waive any claim, damage, or cause of action that I (we) may have as a result of the dedication of exactions made herein. Property Owner Signature

Jonathan R. Fox and wife, Sydney Fox

Jonathan R. Fox Sydney Fox

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared Jonathan R. Fox and Sydney Fox, President, known to me to be the persons 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 _____, 2022

Notary Public in and for the State of Texas

Signature of Party with Mortgage or Lien Interest

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared Jonathan R. Fox and Sydney Fox, known to me to be the person(s) 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 _____, 2022.

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

Case No.: _____

REPLAT
FOX ADDITION, LOTS 1 & 2, BLOCK A

BEING 0.500 ACRES
OUT OF THE B. F. BOYDSTUN SURVEY, ABSTRACT NO. 14, CITY BLOCK 47
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

GENERAL NOTES:

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, nor shall such approval constitute any representation, assurance or guarantee by the City of the adequacy and availability for water for personal use and fire protection within such plat, as required under Ordinance 83-54.

The use of the word "certify or certificate" used hereon constitutes an expression of professional opinion regarding those facts of findings which are the subject of the certification, and does not constitute a warranty or guarantee, either expressed or implied.

Basis of Bearings: Bearings are based on General Warranty Deed recorded in INST. NO. 20200000024051, Official Public Records, Rockwall County, Texas.

FLOOD STATEMENT: According to Community Panel No. 48397C0040L, dated September 26, 2008 of the Federal Emergency Management Agency, National Flood Insurance Program map this property is within Flood Zone "X", which is not a special flood hazard area. If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This statement shall not create liability on the part of the Surveyor.

RECOMMENDED FOR FINAL APPROVAL

Planning and Zoning Commission Date

APPROVED

I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the ____ day of _____, 2022.

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

WITNESS OUR HANDS, this ____ day of _____, 2022.

Mayor, City of Rockwall City Secretary City Engineer

Owners:
JONATHAN R. FOX & WIFE SYDNEY FOX
205 S. CLARK STREET
ROCKWALL, TX 75087

| | |
|-------------------------------|----------------------------|
| Scale: 1" = 50' | Checked By: Frank R. Owens |
| Date: May 24, 2022 | P.C.: Cryer/Spradling |
| Technician: Spradling/Bedford | File: FOX ADDITION PLAT |
| Drawn By: Spradling/Bedford | Job No. 772-001 |
| | GF No. |

301 N. Alamo Rd. * Rockwall, Texas 75087
(972) 722-0225, www.ajbedfordgroup.com, ajb@ajbedfordgroup.com

Sheet:
1
Of: 1



TBPLS REG#10118200



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: July 12, 2022
APPLICANT: Terri Bedford; *On Behalf of Jonathan Fox*
CASE NUMBER: P2022-031; *Replat for Lots 1 & 2, Block A, Fox Addition*

SUMMARY

Discuss and consider a request by Terri Bedford of A. J. Bedford Group, Inc. on behalf of Jonathan Fox for the approval of a Replat for Lots 1 & 2, Block A, Fox Addition being a 0.50-acre tract of land identified as a part of Block 41 of the B. F. Boydston Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 205 S. Clark Street, and take any action necessary.

PLAT INFORMATION

- The applicant is requesting the approval of a Replat of a 0.50-acre tract of land for the purpose of creating two (2) residential lots (*i.e. Lots 1 & 2, Block A, Fox Addition*).
- The subject property was annexed prior to 1934 based on the April 1934 Sanborn Maps. According to the January 3, 1972 zoning map, the subject property was zoned Single-Family 3 (SF-3) District. The zoning designation of the subject property changed from Single-Family 3 (SF-3) District to a Single-Family 7 (SF-7) District sometime between January 3, 1972 and May 16, 1983 based on the City's historic zoning maps. The subject property has remained zoned Single-Family 7 (SF-7) District since this change. On January 7, 2019, the City Council approved a Specific Use Permit (*Ordinance No. 19-03, S-201*) for an accessory building [*Case No. Z2018-048*] that did not meet the requirements as stipulated by the Unified Development Code (UDC).
- On July 6, 2022, the Parks and Recreation Board reviewed the Replat and made the following recommendations concerning the subject property:
 - (1) The property owner shall pay cash-in-lieu of land fees at \$656.00 for the newly created lot.
 - (2) The property owner shall pay pro-rata equipment fees at \$621.00 for the newly created lot.
- The surveyor has completed the majority of the technical revisions requested by staff, and this Replat -- *conforming to the requirements for plats as stipulated by the Subdivision Ordinance in the Municipal Code of Ordinances* -- is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.
- Conditional approval of this Replat 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 the *Subdivision Ordinance* in the Municipal Code of Ordinances.

CONDITIONS OF APPROVAL

If Planning and Zoning Commission chooses to recommend approval of the Replat for the *Lots 1 & 2, Block A, Fox Addition*, staff would propose the following conditions of approval:

- (1) All technical comments from City Staff (*i.e. Engineering, Planning and Fire Department*) shall be addressed prior to submittal of civil engineering plans;
- (2) The development of the subject property shall adhere to the recommendations made by Parks and Recreation Board; and,
- (3) Any construction resulting from the approval of this Replat 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.



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. P2022-031

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

DIRECTOR OF PLANNING: _____

CITY ENGINEER: _____

PLEASE CHECK THE APPROPRIATE BOX BELOW TO INDICATE THE TYPE OF DEVELOPMENT REQUEST [SELECT ONLY ONE BOX]:

PLATTING APPLICATION FEES:

- MASTER PLAT (\$100.00 + \$15.00 ACRE) ¹
- PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE) ¹
- FINAL PLAT (\$300.00 + \$20.00 ACRE) ¹
- REPLAT (\$300.00 + \$20.00 ACRE) ¹
- AMENDING OR MINOR PLAT (\$150.00)
- PLAT REINSTATEMENT REQUEST (\$100.00)

SITE PLAN APPLICATION FEES:

- SITE PLAN (\$250.00 + \$20.00 ACRE) ¹
- AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$100.00)

ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE) ¹
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) ^{1 & 2}
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) ¹

OTHER APPLICATION FEES:

- TREE REMOVAL (\$75.00)
- VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00) ²

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.
²: A **\$1,000.00** FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 205 S. CLARK STREET

SUBDIVISION _____

LOT _____

BLOCK _____

GENERAL LOCATION EAST OF S. CLARK STREET

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING SF 7

CURRENT USE RESIDENTIAL

PROPOSED ZONING SF 7

PROPOSED USE RESIDENTIAL

ACREAGE 0.500

LOTS [CURRENT] 1

LOTS [PROPOSED] 2

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 JONATHAN R. FOX

APPLICANT A.J. BEDFORD GROUP, INC.

CONTACT PERSON JONATHAN FOX

CONTACT PERSON TERRI BEDFORD

ADDRESS 205 S. CLARK STREET

ADDRESS 301 N. ALAMO ROAD

CITY, STATE & ZIP ROCKWALL, TX 75087

CITY, STATE & ZIP ROCKWALL, TX 75087

PHONE 214-725-6491

PHONE 972-722-0225X1

E-MAIL jon@bankheadbrewing.com

E-MAIL terri@ajbedfordgroup.com

NOTARY VERIFICATION [REQUIRED]

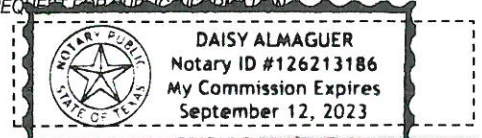
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Jonathan Fox [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 320 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 17th DAY OF June, 2022 BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 16th DAY OF June, 2022

OWNER'S SIGNATURE

Jonathan Fox




MY COMMISSION EXPIRES 9/12/23

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Daisy Almaguer



P2022-031: Blocks 1 & 2, Block A, Fox Addition

Case Location Map = 

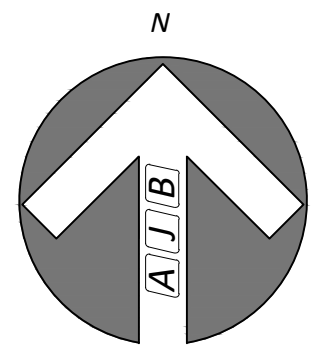


City of Rockwall

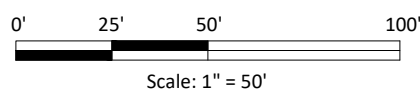
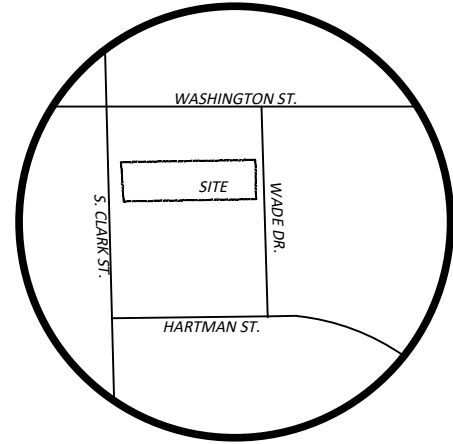
Planning & Zoning Department
 385 S. Goliad Street
 Rockwall, Texas 75032
 (P): (972) 771-7745
 (W): www.rockwall.com

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





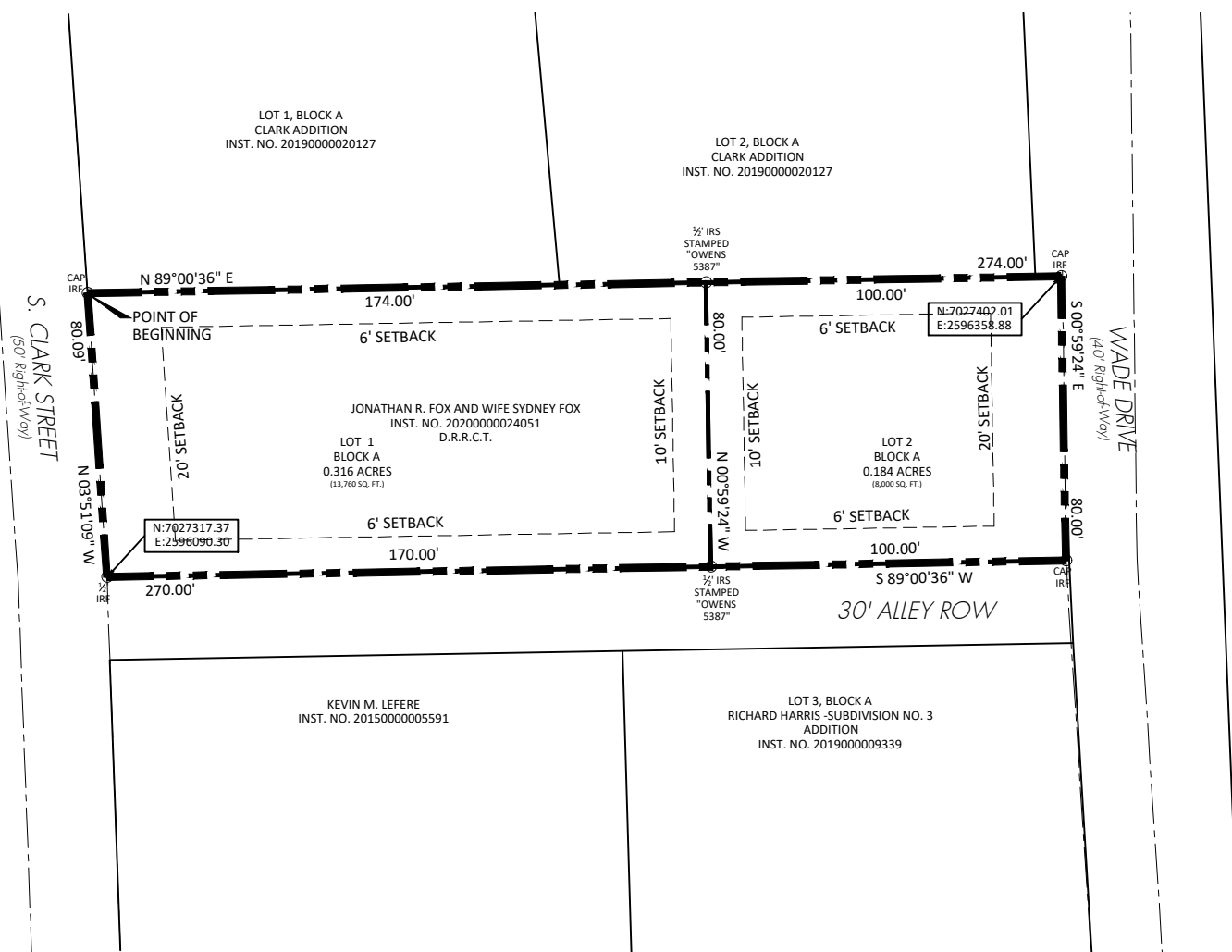
Vicinity Map (Not to Scale)



Scale: 1" = 50'

LEGEND

| | |
|--------|--|
| IRF | Iron Rod Found |
| IRS | Iron Rod Set |
| DRRCT | Deed Records Rockwall County, Texas |
| PRRCT | Plat Records Rockwall County, Texas |
| RPRRCT | Real Property Records Rockwall County, Texas |
| OPRRCT | Official Public Records Rockwall County, Texas |



OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF ROCKWALL

BEING a 0.500 acre tract of land situated in the B.F. BOYDSTUN SURVEY, ABSTRACT NO. 14 in the City of Rockwall, Rockwall County, Texas and being all of Tract #1 & Tract #2 per General Warranty Deed with Vendor's Lien to Jonathan R. Fox and wife, Sydney Fox as recorded in Inst. No. 20200000024051, Official Public Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a capped iron rod found for the northwest corner of said 0.500 acre tract and being located in the east line of South Clark Street (50' ROW) and being the southeast corner of Lot 1, Block A, Clark Addition according to the plat recorded in Inst. No. 20190000020127, Official Public Records, Rockwall County, Texas;

THENCE along the common line of said 0.500 acre tract and said Lot 1, NORTH 89°00'36" EAST a distance of 274.00 feet to a capped iron rod found for the northwest corner of said 0.500 acre tract and being located in the west line of Wade Drive (40' ROW);

THENCE along the west line of said WADE DRIVE, SOUTH 00°59'24" EAST a distance of 80.00 feet to a capped iron rod found for the southeast corner of said 0.500 acre tract and being in a called 30' Alley ROW;

THENCE along the north line of said 30' Alley ROW, SOUTH 89°00'36" WEST a distance of 270.00 feet to a 1/2 inch iron rod found for the southwest corner of said 0.500 acre tract and being located in the east line of said South Clark Street;

THENCE along the east line of said South Clark Street, NORTH 03°51'09" WEST a distance of 80.09 feet to the POINT OF BEGINNING;

CONTAINING within these metes and bounds 0.500 acres or 21,760 square feet more or less.

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Frank R. Owens, 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.

"Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document"

Frank R. Owen
Registered Professional Land Surveyor No. 5387
frank@ajbedfordgroup.com
A.J. Bedford Group, Inc.
301 North Alamo Road
Rockwall, Texas 75087

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:
STATE OF TEXAS
COUNTY OF ROCKWALL

We, JONATHAN R. FOX & SYDNEY FOX, the undersigned owners of the land shown on this plat, and designated herein as the FOX ADDITION subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. We further certify that all other parties who have a mortgage or lien interest in the FOX ADDITION subdivision 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;

- 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 (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; I (we), my (our) successors and assigns hereby waive any claim, damage, or cause of action that I (we) may have as a result of the dedication of exactions made herein. Property Owner Signature

Jonathan R. Fox and wife, Sydney Fox

Jonathan R. Fox Sydney Fox

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared Jonathan R. Fox and Sydney Fox, President, known to me to be the persons 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 _____, 2022

Notary Public in and for the State of Texas

Signature of Party with Mortgage or Lien Interest

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared Jonathan R. Fox and Sydney Fox, known to me to be the person(s) 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 _____, 2022.

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

Case No.: _____

REPLAT
FOX ADDITION, LOTS 1 & 2, BLOCK A

BEING 0.500 ACRES
OUT OF THE B. F. BOYDSTUN SURVEY, ABSTRACT NO. 14, CITY BLOCK 47
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

GENERAL NOTES:

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, nor shall such approval constitute any representation, assurance or guarantee by the City of the adequacy and availability for water for personal use and fire protection within such plat, as required under Ordinance 83-54.

The use of the word "certify or certificate" used hereon constitutes an expression of professional opinion regarding those facts of findings which are the subject of the certification, and does not constitute a warranty or guarantee, either expressed or implied.

Basis of Bearings: Bearings are based on General Warranty Deed recorded in INST. NO. 20200000024051, Official Public Records, Rockwall County, Texas.

FLOOD STATEMENT: According to Community Panel No. 48397C0040L, dated September 26, 2008 of the Federal Emergency Management Agency, National Flood Insurance Program map this property is within Flood Zone "X", which is not a special flood hazard area. If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This statement shall not create liability on the part of the Surveyor.

RECOMMENDED FOR FINAL APPROVAL

Planning and Zoning Commission Date

APPROVED

I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the ____ day of _____, 2022.

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

WITNESS OUR HANDS, this ____ day of _____, 2022.

Mayor, City of Rockwall City Secretary City Engineer

Owners:
JONATHAN R. FOX & WIFE SYDNEY FOX
205 S. CLARK STREET
ROCKWALL, TX 75087

| | |
|-------------------------------|----------------------------|
| Scale: 1" = 50' | Checked By: Frank R. Owens |
| Date: May 24, 2022 | P.C.: Cryer/Spradling |
| Technician: Spradling/Bedford | File: FOX ADDITION PLAT |
| Drawn By: Spradling/Bedford | Job No. 772-001 |
| | GF No. |

301 N. Alamo Rd. • Rockwall, Texas 75087
(972) 722-0225, www.ajbedfordgroup.com, ajb@ajbedfordgroup.com

Sheet:
1
Of: 1



TBPLS REG#10118200



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: July 18, 2022
APPLICANT: Terri Bedford; *A. J. Bedford Group, Inc.*
CASE NUMBER: P2022-031; *Replat for Lots 1 & 2, Block A, Fox Addition*

SUMMARY

Discuss and consider a request by Terri Bedford of A. J. Bedford Group, Inc. on behalf of Jonathan Fox for the approval of a Replat for Lots 1 & 2, Block A, Fox Addition being a 0.50-acre tract of land identified as a part of Block 41 of the B. F. Boydston Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 205 S. Clark Street, and take any action necessary.

PLAT INFORMATION

- The applicant is requesting the approval of a Replat of a 0.50-acre tract of land for the purpose of creating two (2) residential lots (*i.e. Lots 1 & 2, Block A, Fox Addition*).
- The subject property was annexed prior to 1934 based on the April 1934 Sanborn Maps. According to the January 3, 1972 zoning map, the subject property was zoned Single-Family 3 (SF-3) District. The zoning designation of the subject property changed from Single-Family 3 (SF-3) District to a Single-Family 7 (SF-7) District sometime between January 3, 1972 and May 16, 1983 based on the City's historic zoning maps. The subject property has remained zoned Single-Family 7 (SF-7) District since this change. On January 7, 2019, the City Council approved a Specific Use Permit (*Ordinance No. 19-03, S-201*) for an accessory building [*Case No. Z2018-048*] that did not meet the requirements as stipulated by the Unified Development Code (UDC).
- On July 6, 2022, the Parks and Recreation Board reviewed the Replat and made the following recommendations concerning the subject property:
 - (1) The property owner shall pay cash-in-lieu of land fees at \$656.00 for the newly created lot.
 - (2) The property owner shall pay pro-rata equipment fees at \$621.00 for the newly created lot.
- The surveyor has completed the majority of the technical revisions requested by staff, and this Replat -- *conforming to the requirements for plats as stipulated by the Subdivision Ordinance in the Municipal Code of Ordinances* -- is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.
- Conditional approval of this Replat 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 the *Subdivision Ordinance* in the Municipal Code of Ordinances.

CONDITIONS OF APPROVAL

If City Council chooses to approve of the Replat for the *Lots 1 & 2, Block A, Fox Addition*, staff would propose the following conditions of approval:

- (1) All technical comments from City Staff (*i.e. Engineering, Planning and Fire Department*) shall be addressed prior to submittal of civil engineering plans;
- (2) The development of the subject property shall adhere to the recommendations made by Parks and Recreation Board; and,
- (3) Any construction resulting from the approval of this Replat 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 July 12, 2022, the Planning and Zoning Commission approved a motion to recommend approval of the Replat by a vote of 6-0, with Commissioner Llewellyn absent.



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. P2022-031
NOTE: THE APPLICATION IS NOT CONSIDERED ACCEPTED BY THE CITY UNTIL THE PLANNING DIRECTOR AND CITY ENGINEER HAVE SIGNED BELOW.
DIRECTOR OF PLANNING: _____
CITY ENGINEER: _____

PLEASE CHECK THE APPROPRIATE BOX BELOW TO INDICATE THE TYPE OF DEVELOPMENT REQUEST [SELECT ONLY ONE BOX]:

PLATTING APPLICATION FEES:
 MASTER PLAT (\$100.00 + \$15.00 ACRE) ¹
 PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE) ¹
 FINAL PLAT (\$300.00 + \$20.00 ACRE) ¹
 REPLAT (\$300.00 + \$20.00 ACRE) ¹
 AMENDING OR MINOR PLAT (\$150.00)
 PLAT REINSTATEMENT REQUEST (\$100.00)
SITE PLAN APPLICATION FEES:
 SITE PLAN (\$250.00 + \$20.00 ACRE) ¹
 AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$100.00)

ZONING APPLICATION FEES:
 ZONING CHANGE (\$200.00 + \$15.00 ACRE) ¹
 SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) ^{1 & 2}
 PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) ¹
OTHER APPLICATION FEES:
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 VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00) ²
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.
²: A **\$1,000.00** FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 205 S. CLARK STREET
SUBDIVISION _____ LOT _____ BLOCK _____
GENERAL LOCATION EAST OF S. CLARK STREET

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING SF 7 CURRENT USE RESIDENTIAL
PROPOSED ZONING SF 7 PROPOSED USE RESIDENTIAL
ACREAGE 0.500 LOTS [CURRENT] 1 LOTS [PROPOSED] 2

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

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

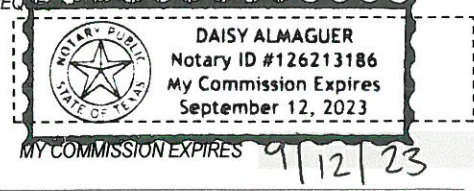
| | | | |
|---|--------------------------------|---|---------------------------------|
| <input checked="" type="checkbox"/> OWNER | <u>JONATHAN R. FOX</u> | <input checked="" type="checkbox"/> APPLICANT | <u>A.J. BEDFORD GROUP, INC.</u> |
| CONTACT PERSON | <u>JONATHAN FOX</u> | CONTACT PERSON | <u>TERRI BEDFORD</u> |
| ADDRESS | <u>205 S. CLARK STREET</u> | ADDRESS | <u>301 N. ALAMO ROAD</u> |
| CITY, STATE & ZIP | <u>ROCKWALL, TX 75087</u> | CITY, STATE & ZIP | <u>ROCKWALL, TX 75087</u> |
| PHONE | <u>214-725-6491</u> | PHONE | <u>972-722-0225X1</u> |
| E-MAIL | <u>jon@bankheadbrewing.com</u> | E-MAIL | <u>terri@ajbedfordgroup.com</u> |

NOTARY VERIFICATION [REQUIRED]

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


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GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 16th DAY OF June, 2022
OWNER'S SIGNATURE Jonathan Fox
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Dalgemar





P2022-031: Blocks 1 & 2, Block A, Fox Addition

Case Location Map = 

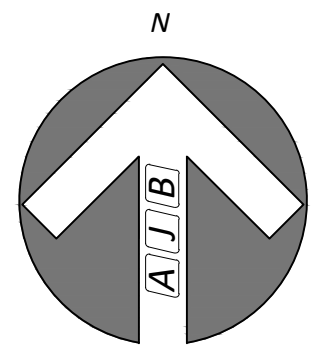


City of Rockwall

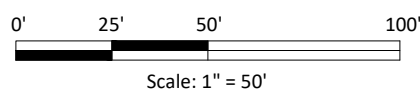
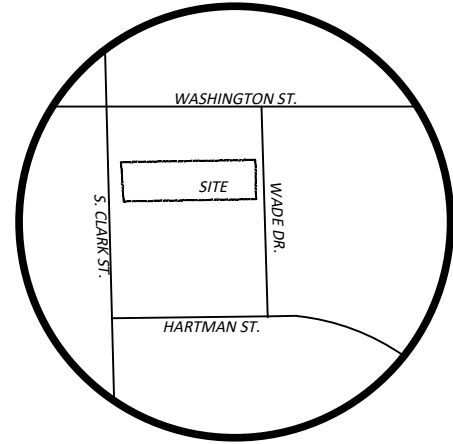
Planning & Zoning Department
 385 S. Goliad Street
 Rockwall, Texas 75032
 (P): (972) 771-7745
 (W): www.rockwall.com

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





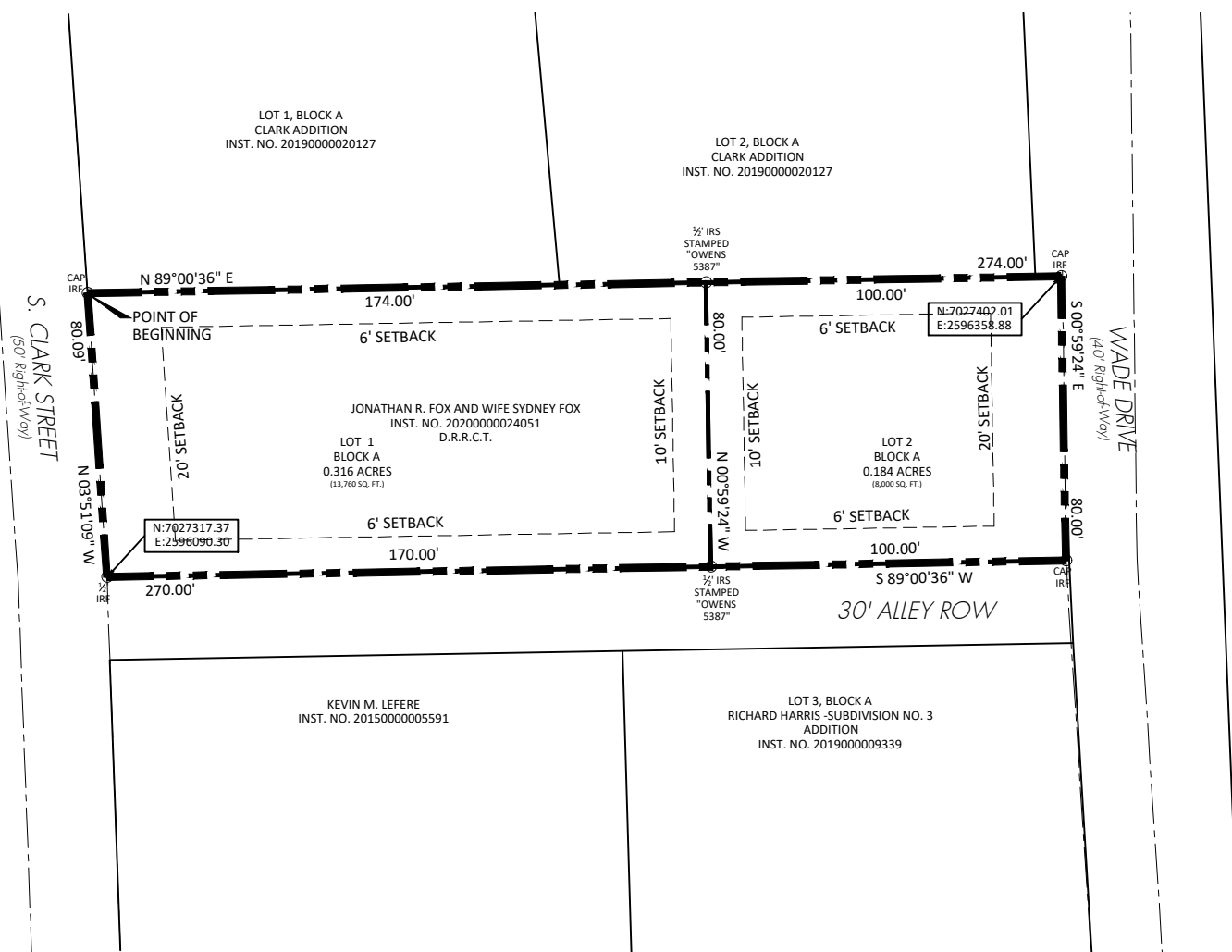
Vicinity Map (Not to Scale)



Scale: 1" = 50'

LEGEND

| | |
|--------|--|
| IRF | Iron Rod Found |
| IRS | Iron Rod Set |
| DRRCT | Deed Records Rockwall County, Texas |
| PRRCT | Plat Records Rockwall County, Texas |
| RPRRCT | Real Property Records Rockwall County, Texas |
| OPRRCT | Official Public Records Rockwall County, Texas |



OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF ROCKWALL

BEING a 0.500 acre tract of land situated in the B.F. BOYDSTUN SURVEY, ABSTRACT NO. 14 in the City of Rockwall, Rockwall County, Texas and being all of Tract #1 & Tract #2 per General Warranty Deed with Vendor's Lien to Jonathan R. Fox and wife, Sydney Fox as recorded in Inst. No. 20200000024051, Official Public Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a capped iron rod found for the northwest corner of said 0.500 acre tract and being located in the east line of South Clark Street (50' ROW) and being the southeast corner of Lot 1, Block A, Clark Addition according to the plat recorded in Inst. No. 20190000020127, Official Public Records, Rockwall County, Texas;

THENCE along the common line of said 0.500 acre tract and said Lot 1, NORTH 89°00'36" EAST a distance of 274.00 feet to a capped iron rod found for the northwest corner of said 0.500 acre tract and being located in the west line of Wade Drive (40' ROW);

THENCE along the west line of said WADE DRIVE, SOUTH 00°59'24" EAST a distance of 80.00 feet to a capped iron rod found for the southeast corner of said 0.500 acre tract and being in a called 30' Alley ROW;

THENCE along the north line of said 30' Alley ROW, SOUTH 89°00'36" WEST a distance of 270.00 feet to a 1/2 inch iron rod found for the southwest corner of said 0.500 acre tract and being located in the east line of said South Clark Street;

THENCE along the east line of said South Clark Street, NORTH 03°51'09" WEST a distance of 80.09 feet to the POINT OF BEGINNING;

CONTAINING within these metes and bounds 0.500 acres or 21,760 square feet more or less.

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Frank R. Owens, 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.

"Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document"

Frank R. Owen
Registered Professional Land Surveyor No. 5387
frank@ajbedfordgroup.com
A.J. Bedford Group, Inc.
301 North Alamo Road
Rockwall, Texas 75087

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:
STATE OF TEXAS
COUNTY OF ROCKWALL

We, JONATHAN R. FOX & SYDNEY FOX, the undersigned owners of the land shown on this plat, and designated herein as the FOX ADDITION subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. We further certify that all other parties who have a mortgage or lien interest in the FOX ADDITION subdivision 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;

- 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 (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; I (we), my (our) successors and assigns hereby waive any claim, damage, or cause of action that I (we) may have as a result of the dedication of exactions made herein. Property Owner Signature

Jonathan R. Fox and wife, Sydney Fox

Jonathan R. Fox Sydney Fox

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared Jonathan R. Fox and Sydney Fox, President, known to me to be the persons 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 _____, 2022

Notary Public in and for the State of Texas

Signature of Party with Mortgage or Lien Interest

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared Jonathan R. Fox and Sydney Fox, known to me to be the person(s) 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 _____, 2022.

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

Case No.: _____

REPLAT
FOX ADDITION, LOTS 1 & 2, BLOCK A

BEING 0.500 ACRES
OUT OF THE B. F. BOYDSTUN SURVEY, ABSTRACT NO. 14, CITY BLOCK 47
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

RECOMMENDED FOR FINAL APPROVAL

Planning and Zoning Commission Date

APPROVED

I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the ____ day of _____, 2022.

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

WITNESS OUR HANDS, this ____ day of _____, 2022.

Mayor, City of Rockwall City Secretary City Engineer

Owners:
JONATHAN R. FOX & WIFE SYDNEY FOX
205 S. CLARK STREET
ROCKWALL, TX 75087

| | |
|-------------------------------|----------------------------|
| Scale: 1" = 50' | Checked By: Frank R. Owens |
| Date: May 24, 2022 | P.C.: Cryer/Spradling |
| Technician: Spradling/Bedford | File: FOX ADDITION PLAT |
| Drawn By: Spradling/Bedford | Job No. 772-001 |
| | GF No. |

301 N. Alamo Rd. • Rockwall, Texas 75087
(972) 722-0225, www.ajbedfordgroup.com, ajb@ajbedfordgroup.com

Sheet:
1
Of: 1



TBPLS REG#10118200

GENERAL NOTES:

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, nor shall such approval constitute any representation, assurance or guarantee by the City of the adequacy and availability for water for personal use and fire protection within such plat, as required under Ordinance 83-54.

The use of the word "certify or certificate" used hereon constitutes an expression of professional opinion regarding those facts of findings which are the subject of the certification, and does not constitute a warranty or guarantee, either expressed or implied.

Basis of Bearings: Bearings are based on General Warranty Deed recorded in INST. NO. 20200000024051, Official Public Records, Rockwall County, Texas.

FLOOD STATEMENT: According to Community Panel No. 48397C0040L, dated September 26, 2008 of the Federal Emergency Management Agency, National Flood Insurance Program map this property is within Flood Zone "X", which is not a special flood hazard area. If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This statement shall not create liability on the part of the Surveyor.



August 10, 2022

TO: Terri Bedford
301 N. Alamo Road
Rockwall, TX 75087

COPY: Jonathan Fox
205 S. Clark Street
Rockwall, TX 75087

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

SUBJECT: P2022-031; *Replat for Lots 1 & 2, Block A, Fox Addition*

To Whom It May Concern:

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 July 18, 2022.

Planning and Zoning Commission

On July 12, 2022, the Planning and Zoning Commission approved a motion to approve the Replat by a vote of 6-0, with Commissioner Llewellyn absent.

City Council

On July 18, 2022, the City Council approved a motion to approve the Replat by a vote of 5-2, with Council Members Moeller and Jorif absent.

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) 772-6488.

Sincerely,

Angelica Gamez
Planning Coordinator