



PLANNING AND ZONING CASE CHECKLIST

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

P&Z CASE # P2022-040 P&Z DATE 8/30/2022 CC DATE 09/6/2022 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.

P2022-040

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 675 E. LINDA LANE

SUBDIVISION GARCIA-HERRERA ADDITION

LOT 1,2+3 BLOCK A

GENERAL LOCATION LINDA LN. AND ~~BLACKLAND~~ ROAD A-129 JOHNSON TR 8-3

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING AG

CURRENT USE RESIDENTIAL / AG

PROPOSED ZONING AG

PROPOSED USE SAME

ACREAGE 11.13

LOTS [CURRENT] 1

LOTS [PROPOSED] 3

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 FELIPE GARCIA

APPLICANT HD FETTY LAND SURVEYOR LLC

CONTACT PERSON

CONTACT PERSON HAROLD "TRACY" FETTY

ADDRESS 675 E. LINDA LANE

ADDRESS 6770 FM 1565

CITY, STATE & ZIP ROYSE CITY, TX 75789

CITY, STATE & ZIP ROYSE CITY, TX 75789

PHONE

PHONE 972-740-4618

E-MAIL

E-MAIL tracy@hdfetty.com

NOTARY VERIFICATION [REQUIRED]

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

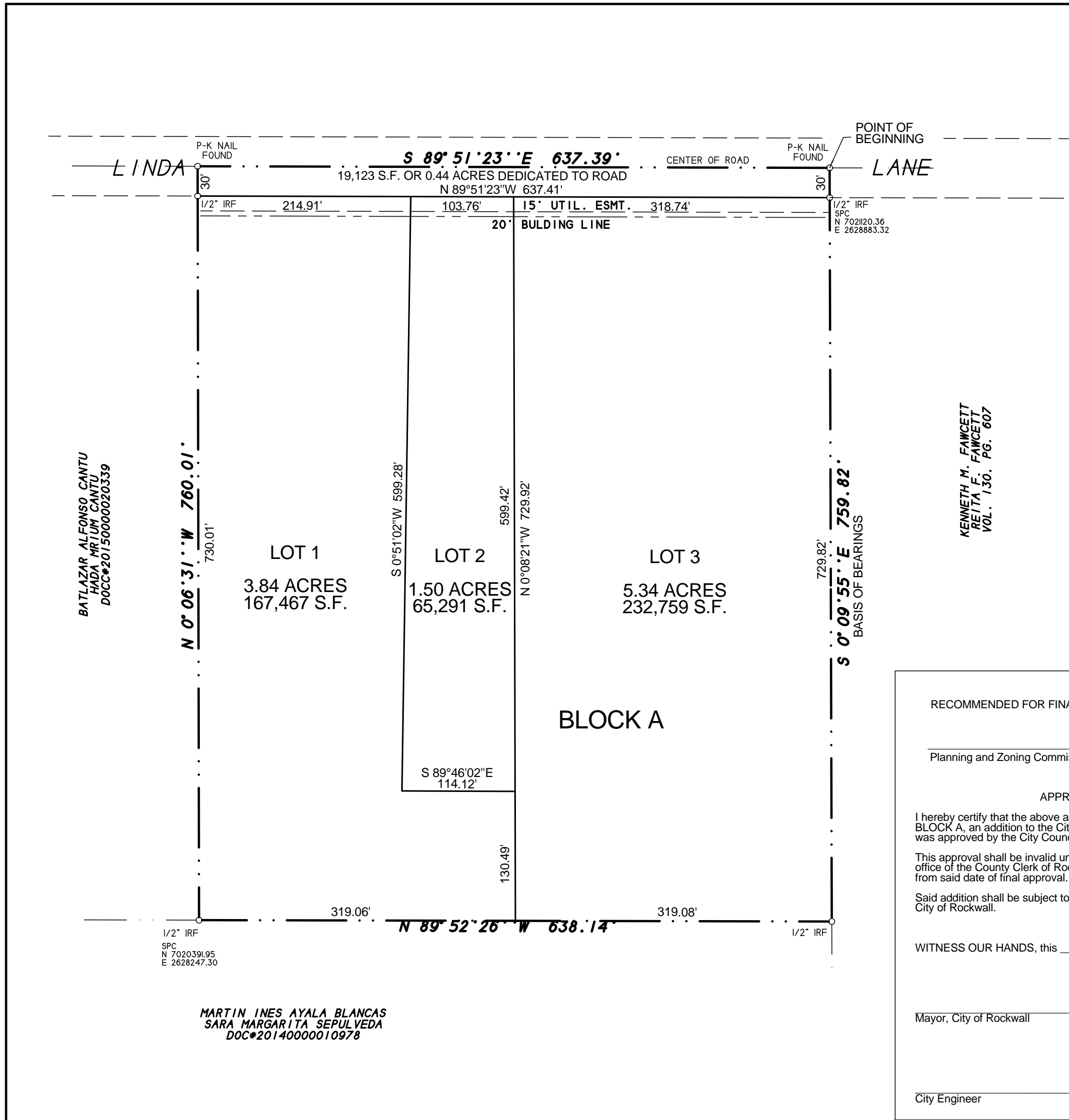
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ _____ TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE _____ DAY OF _____, 20____. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE _____ DAY OF _____, 20____.

OWNER'S SIGNATURE

MY COMMISSION EXPIRES

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



RECOMMENDED FOR FINAL APPROVAL

 Planning and Zoning Commission Date

APPROVED

I hereby certify that the above and foregoing plat of GARCIA-HERRERA ADDITION, LOTS 1, 2 & 3, BLOCK A, an addition to the City of Rockwall, Texas, an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the ____ day of _____.

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

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

WITNESS OUR HANDS, this ____ day of _____.

 Mayor, City of Rockwall City Secretary City of Rockwall

 City Engineer Date

KENNETH M. FAWCETT
 REITA F. FAWCETT
 VOL. 150, PG. 607

OWNER'S CERTIFICATE
 (Public Dedication)

STATE OF TEXAS
 COUNTY OF ROCKWALL

All that certain lot, tract or parcel of land situated in the R.E. JOHNSON SURVEY, ABSTRACT NO. 129, Rockwall County, Texas, and being all of a 11.121 acres tract of land as described in a Warranty deed from MillWay Investors, LLC to Felipe Garcia, as recorded in Document no. 2014000002159 of the Official Public Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a P-K Nail found in the center of Linda Lane, at the northeast corner of said 11.121 acres tract of land, said point being the northwest corner of a tract of land as described in a Warranty deed to Kenneth Fawcett and Reita Fawcett, as recorded in Volume 130 Page 607 Official Public Records of Rockwall County, Texas;

THENCE S. 00 deg. 09 min. 55 sec. E. along the east boundary of said 11.121 acres tract, at 30.00 feet pass a 1/2" iron rod found for witness and continuing for a total distance of 759.82 feet to a 1/2" iron rod found for corner;

THENCE N. 89 deg. 52 min. 26 sec. W. along the south boundary of said 11.121 acres tract, a distance of 638.14 feet to a 1/2" iron rod found for corner at its southwest corner;

THENCE N. 00 deg. 06 min. 31 sec. W. at 730.0 feet pass a 1/2" iron rod found for witness and continuing for a total distance of 760.01 feet to a P-K Nail found for corner in the center of Linda Lane;

THENCE S. 89 deg. 51 min. 23 sec. E. along the center of said road, a distance of 637.39 feet to the POINT OF BEGINNING and containing 484,642 square feet or 11.13 acres of land.

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

I the undersigned owner of the land shown on this plat, and designated herein as GARCIA-HERRERA ADDITION, LOTS 1, 2 & 3, BLOCK A, an Addition to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I further certify that all other parties who have a mortgage or lien interest in GARCIA-HERRERA ADDITION, LOTS 1, 2 & 3, BLOCK A have been notified and signed this plat.

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

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

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

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

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

FELIPE GARCIA

STATE OF TEXAS
 COUNTY OF ROCKWALL

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

Given upon my hand and seal of office this ____ day of _____, 2022.

Notary Public

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

SURVEYOR'S CERTIFICATE

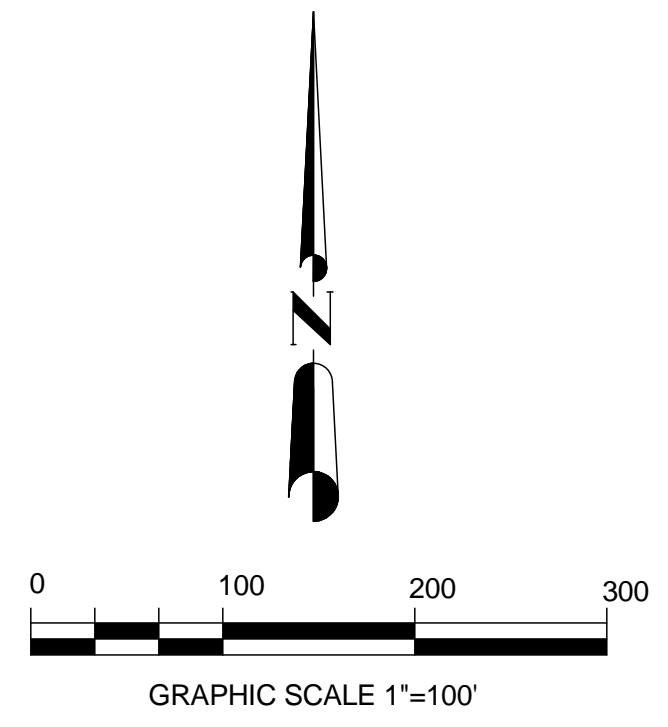
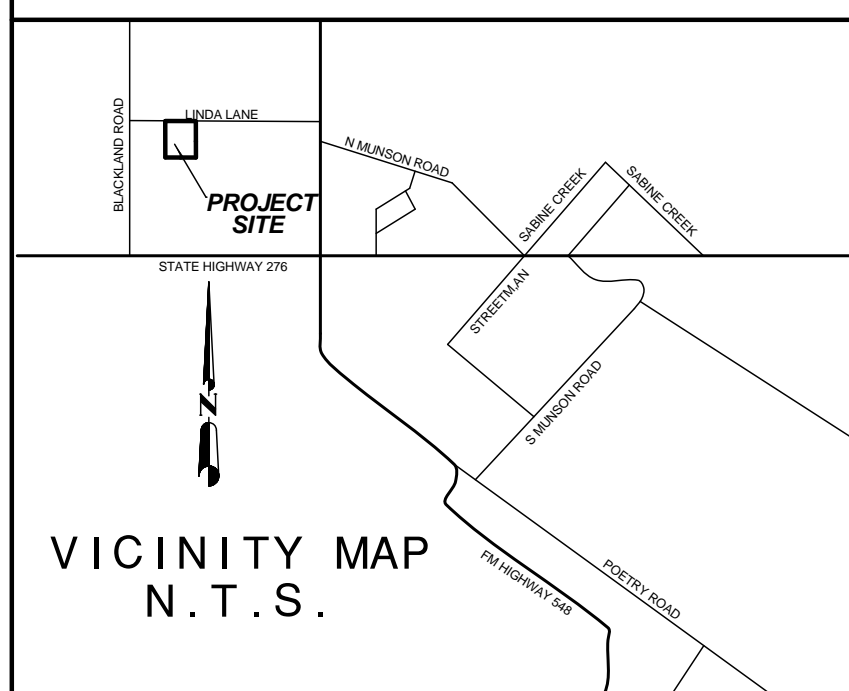
NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Harold D. Fetty, III, R.P.L.S. No. 5034, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.

Harold D. Fetty, III
 Registered Professional Land Surveyor No. 5034



- NOTES
- According to F.E.M.A. Flood Insurance Rate Map, Community Panel No. 48397C0065 L, dated Sept. 26, 2008, this property lies in Zone X. This property does not appear to lie within a 100-year flood plain.
 - BEARING SOURCE: RECORDED PER INSTRUMENT NO. 2014000002159, O.P.R.R.C.T.
 - ALL 1/2" IRS ARE CAPPED WITH YELLOW PLASTIC CAPS "RPLS 5034."
 - 15' UTILITY EASEMENT ALONG FRONT OF ALL LOTS.
 - SEPTIC SYSTEMS- INDIVIDUAL FACILITIES LICENSED BY ROCKWALL COUNTY AND INSTALLED PRIOR TO OCCUPANCY.
 - DEVELOPMENT PERMIT AND SEPTIC SYSTEM PERMIT ARE REQUIRED PRIOR TO ANY CONSTRUCTION OF IMPROVEMENTS.
 - PROPERTY OWNER TO MAINTAIN, REPAIR, AND REPLACE DRAINAGE SYSTEMS ON SITE.



FINAL PLAT
GARCIA-HERRERA ADDITION
LOTS 1, 2 & 3, BLOCK A

11.13 ACRES
 3 LOTS IN THE
 E.T.J. OF CITY OF ROCKWALL
 R.E. JOHNSON SURVEY, ABST. 129
 ROCKWALL COUNTY, TEXAS

OWNER:
 FELIPE GARCIA
 675 E LINDA LANE
 ROYSE CITY, TEXAS 75189

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

| SYMBOL LEGEND | |
|---------------|---|
| | EASEMENT LINE |
| | 1/2" IRF P-K NAIL FOUND PROPERTY CORNER |

SURVEY DATE JULY 15, 2022
 SCALE 1" = 100' FILE # 20220057
 CLIENT HERRERA

CASE NO. P2022-



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO.

P2022-040

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DIRECTOR OF PLANNING:

CITY ENGINEER:

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

ADDRESS 675 E. LINDA LANE

SUBDIVISION GARCIA-HERRERA ADDITION

LOT 1,2+3 BLOCK A

GENERAL LOCATION LINDA LN. AND ~~BLACKLAND~~ ROAD A-129 JOHNSON TR 8-3

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING AG

CURRENT USE RESIDENTIAL / AG

PROPOSED ZONING AG

PROPOSED USE SAME

ACREAGE 11.13

LOTS [CURRENT] 1

LOTS [PROPOSED] 3

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 FELIPE GARCIA

APPLICANT HD FETTY LAND SURVEYOR LLC

CONTACT PERSON

CONTACT PERSON HAROLD "TRACY" FETTY

ADDRESS 675 E. LINDA LANE

ADDRESS 6770 FM 1565

CITY, STATE & ZIP ROYSE CITY, TX 75789

CITY, STATE & ZIP ROYSE CITY, TX 75789

PHONE

PHONE 972-740-4618

E-MAIL

E-MAIL tracy@hdfetty.com

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____ [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 \$ _____ TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE _____ DAY OF _____, 20____. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE _____ DAY OF _____, 20____.

OWNER'S SIGNATURE


MY COMMISSION EXPIRES

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

0 180 360 720 1,080 1,440 Feet

P2022-040: Final Plat for Lots 1-3, Block A, Garcia-Herrera Addition



Case Location Map = 

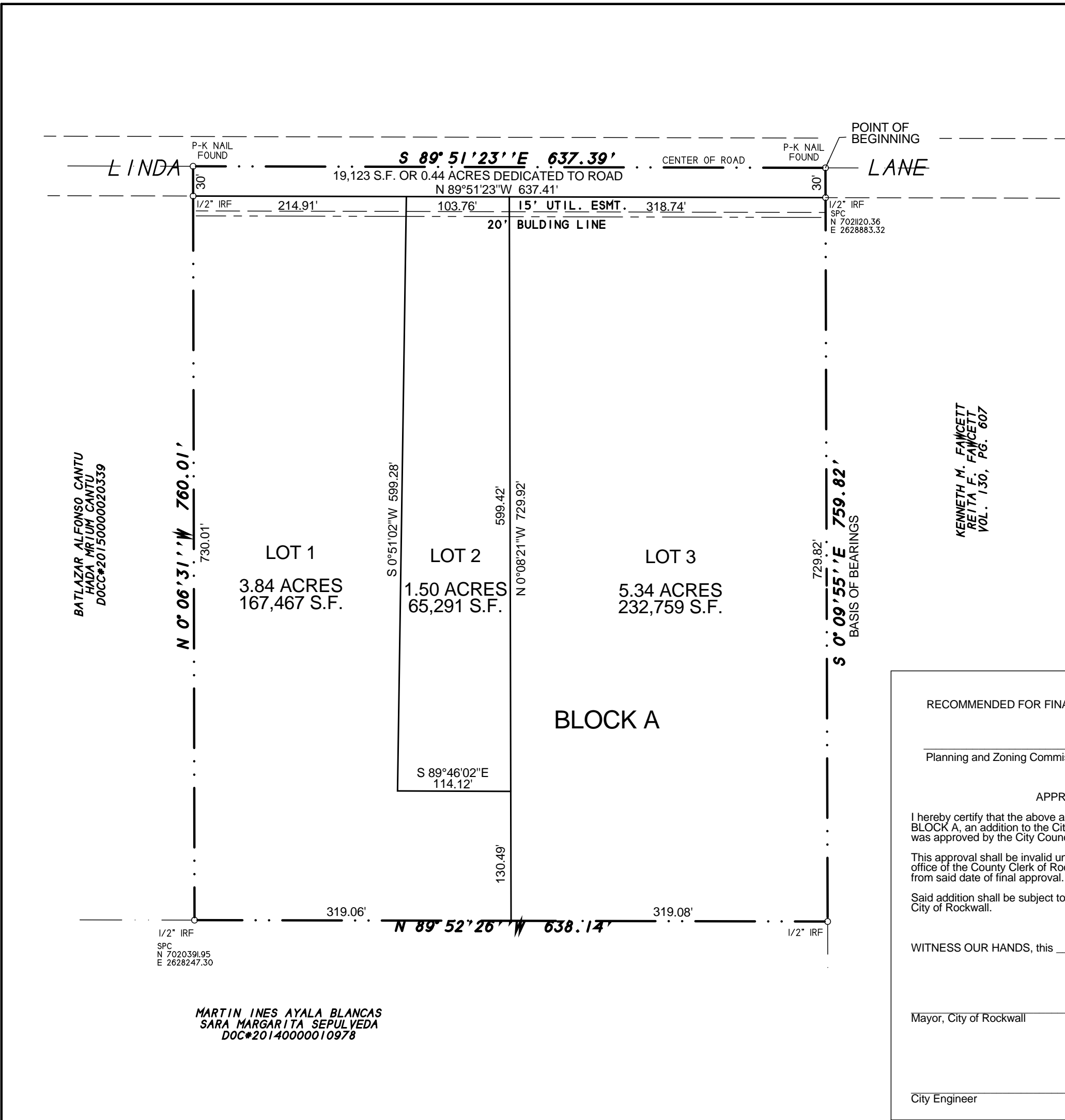


City of Rockwall

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.





RECOMMENDED FOR FINAL APPROVAL

 Planning and Zoning Commission Date

APPROVED

I hereby certify that the above and foregoing plat of GARCIA-HERRERA ADDITION, LOTS 1, 2 & 3, BLOCK A, an addition to the City of Rockwall, Texas, an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the ____ day of _____.

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

WITNESS OUR HANDS, this ____ day of _____.

 Mayor, City of Rockwall City Secretary City of Rockwall

 City Engineer Date

OWNER'S CERTIFICATE
 (Public Dedication)

STATE OF TEXAS
 COUNTY OF ROCKWALL

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NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

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 COUNTY OF ROCKWALL

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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

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FELIPE GARCIA

STATE OF TEXAS
 COUNTY OF ROCKWALL

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

Given upon my hand and seal of office this ____ day of _____, 2022.

Notary Public

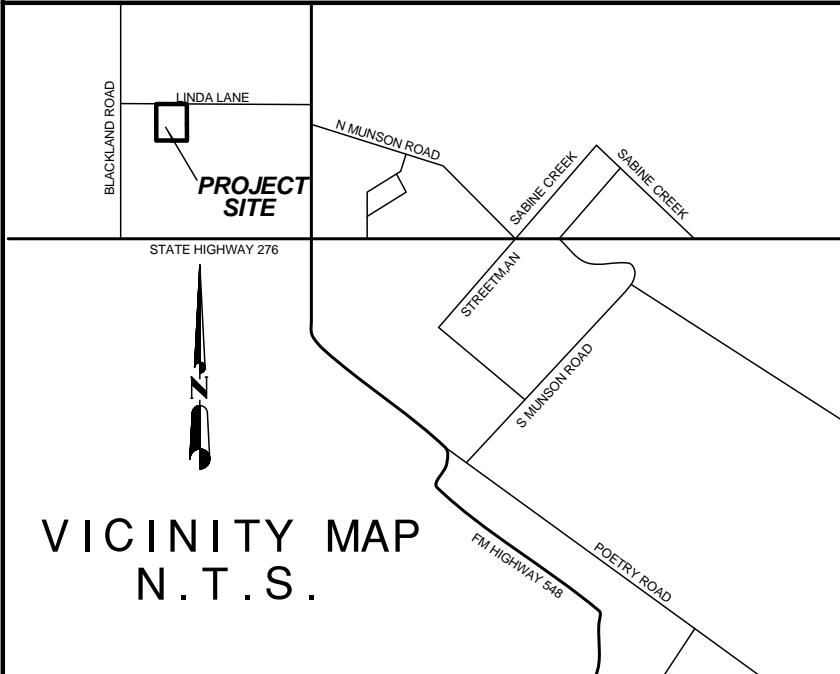
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SURVEYOR'S CERTIFICATE

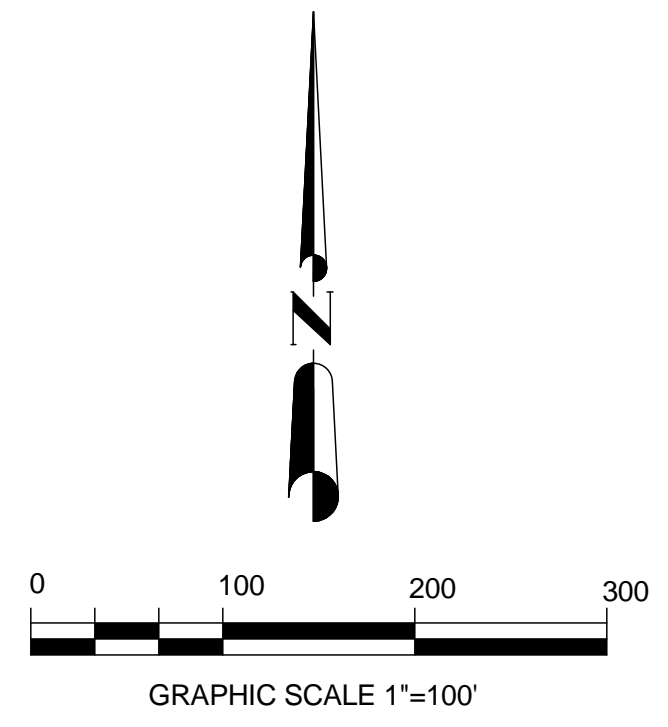
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THAT I, Harold D. Fetty, III, R.P.L.S. No. 5034, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.

Harold D. Fetty, III
 Registered Professional Land Surveyor No. 5034



- NOTES
- According to F.E.M.A. Flood Insurance Rate Map, Community Panel No. 48397C0065 L, dated Sept. 26, 2008, this property lies in Zone X. This property does not appear to lie within a 100-year flood plain.
 - BEARING SOURCE: RECORDED PER INSTRUMENT NO. 2014000002159, O.P.R.R.C.T.
 - ALL 1/2" IRS ARE CAPPED WITH YELLOW PLASTIC CAPS "RPLS 5034."
 - 15' UTILITY EASEMENT ALONG FRONT OF ALL LOTS.
 - SEPTIC SYSTEMS- INDIVIDUAL FACILITIES LICENSED BY ROCKWALL COUNTY AND INSTALLED PRIOR TO OCCUPANCY.
 - DEVELOPMENT PERMIT AND SEPTIC SYSTEM PERMIT ARE REQUIRED PRIOR TO ANY CONSTRUCTION OF IMPROVEMENTS.
 - PROPERTY OWNER TO MAINTAIN, REPAIR, AND REPLACE DRAINAGE SYSTEMS ON SITE.



FINAL PLAT
GARCIA-HERRERA ADDITION
LOTS 1, 2 & 3, BLOCK A

11.13 ACRES
 3 LOTS IN THE
 E.T.J. OF CITY OF ROCKWALL
 R.E. JOHNSON SURVEY, ABST. 129
 ROCKWALL COUNTY, TEXAS

OWNER:
 FELIPE GARCIA
 675 E LINDA LANE
 ROYSE CITY, TEXAS 75189

H.D. Fetty Land Surveyor, LLC
 Firm Registration no. 101509-00
 6770 FM 1565 ROYSE CITY, TX 75189 972-635-2255 PHONE tracy@hdfetty.com
 CASE NO. P2022-

| SYMBOL LEGEND | |
|---------------|---|
| | EASEMENT LINE |
| | 1/2" IRF P-K NAIL FOUND PROPERTY CORNER |

SURVEY DATE JULY 15, 2022
 SCALE 1" = 100' FILE # 20220057
 CLIENT HERRERA

PROJECT COMMENTS



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

DATE: 8/26/2022

PROJECT NUMBER: P2022-040
PROJECT NAME: Lots 1-3, Block A, Garcia Herrera Addition
SITE ADDRESS/LOCATIONS: 675 E LINDA LN

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

CASE CAPTION: Discuss and consider a request by Harold "Tracy" Fetty of HD Fetty Land Surveyor, LLC on behalf of Felipe Garcia for the approval of a Final Plat for Lots 1, 2, & 3, Block A, Garcia-Herrera Addition being a 11.13-acre tract of land identified as Tract 8-02 of the Johnson Survey, Abstract No. 129, Rockwall County, Texas, situated within the City of Rockwall's Extraterritorial Jurisdiction (ETJ), addressed as 675 Linda Lane, and take any action necessary.

| DEPARTMENT | REVIEWER | DATE OF REVIEW | STATUS OF PROJECT |
|------------|-----------|----------------|----------------------|
| PLANNING | Henry Lee | 08/26/2022 | Approved w/ Comments |

08/26/2022: Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request for the approval of a Final Plat for Lots 1, 2, & 3, Block A, Garcia-Herrera Addition being a 11.13-acre tract of land identified as Tract 8-02 of the Johnson Survey, Abstract No. 129, Rockwall County, Texas, situated within the City of Rockwall's Extraterritorial Jurisdiction (ETJ), addressed as 675 Linda Lane.

I.2 For questions or comments concerning this case please contact Henry Lee in the Planning Department at (972) 772-6434 or email hlee@rockwall.com.

M.3 For reference, include the case number (P2022-040) in the lower right-hand corner of all pages on future submittals.

M.4 Please correct the Title Block to the following:

Final Plat
Garcia-Herrera Addition
Lots 1, 2, & 3, Block A
11.13 Acres 484,822.8 SF
3 Lots
Tract 8-02 of the R. E. Johnson Survey, Abstract No. 129
City of Rockwall E.T.J., Rockwall County, Texas

M.5 The building setback is 25-feet.

M.6 Provide the Rockwall County Judge signature block.

M.7 As part of this case you are requesting an exception to the Rockwall County Interlocal Agreement. This exception is for Lot 2 which is between 1 and 3 acres, which requires 150-feet of frontage. In this case you are requesting 103.76-feet. This request will require approval from approval from the City Council.

M.8 Please review and correct all items listed by the Engineering Department.

I.9 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 for this case will be held on September 13, 2022.

I.10 The projected City Council Meeting date for this case will be September 19, 2022.

I.11 Please note that once the Final Plat 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 | 08/25/2022 | Approved |

No Comments

| DEPARTMENT | REVIEWER | DATE OF REVIEW | STATUS OF PROJECT |
|------------|----------------|----------------|-------------------|
| BUILDING | Rusty McDowell | 08/24/2022 | Approved |

No Comments

| DEPARTMENT | REVIEWER | DATE OF REVIEW | STATUS OF PROJECT |
|------------|----------------|----------------|-------------------|
| FIRE | Ariana Kistner | 08/24/2022 | Approved |

No Comments

| DEPARTMENT | REVIEWER | DATE OF REVIEW | STATUS OF PROJECT |
|------------|-----------------|----------------|-------------------|
| GIS | Lance Singleton | 08/22/2022 | Approved |

08/22/2022: Please contact Rockwall County for any addressing needs: Jim Knickerbocker at 972.204.7683

| DEPARTMENT | REVIEWER | DATE OF REVIEW | STATUS OF PROJECT |
|------------|-----------------|----------------|-------------------|
| POLICE | Chris Cleveland | 08/23/2022 | Approved |

No Comments

| DEPARTMENT | REVIEWER | DATE OF REVIEW | STATUS OF PROJECT |
|------------|--------------|----------------|-------------------|
| PARKS | Travis Sales | 08/22/2022 | 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.

P2022-040

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 675 E. LINDA LANE

SUBDIVISION GARCIA-HERRERA ADDITION

LOT 1,2+3 BLOCK A

GENERAL LOCATION LINDA LN. AND ~~BLACKLAND~~ ROAD A-129 JOHNSON TR 8-3

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING AG

CURRENT USE RESIDENTIAL / AG

PROPOSED ZONING AG

PROPOSED USE SAME

ACREAGE 11.13

LOTS [CURRENT] 1

LOTS [PROPOSED] 3

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 FELIPE GARCIA

APPLICANT HD FETTY LAND SURVEYOR LLC

CONTACT PERSON ADDRESS 675 E. LINDA LANE

CONTACT PERSON ADDRESS HAROLD "TRACY" FETTY 6770 FM 1565

CITY, STATE & ZIP ROYSE CITY, TX 75789

CITY, STATE & ZIP ROYSE CITY, TX 75789

PHONE

PHONE 972-740-4618

E-MAIL

E-MAIL tracy@hdfetty.com

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____ [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 \$ _____ TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE _____ DAY OF _____, 20____. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE _____ DAY OF _____, 20____.

OWNER'S SIGNATURE


MY COMMISSION EXPIRES

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

0 180 360 720 1,080 1,440 Feet

P2022-040: Final Plat for Lots 1-3, Block A, Garcia-Herrera Addition



Case Location Map = 

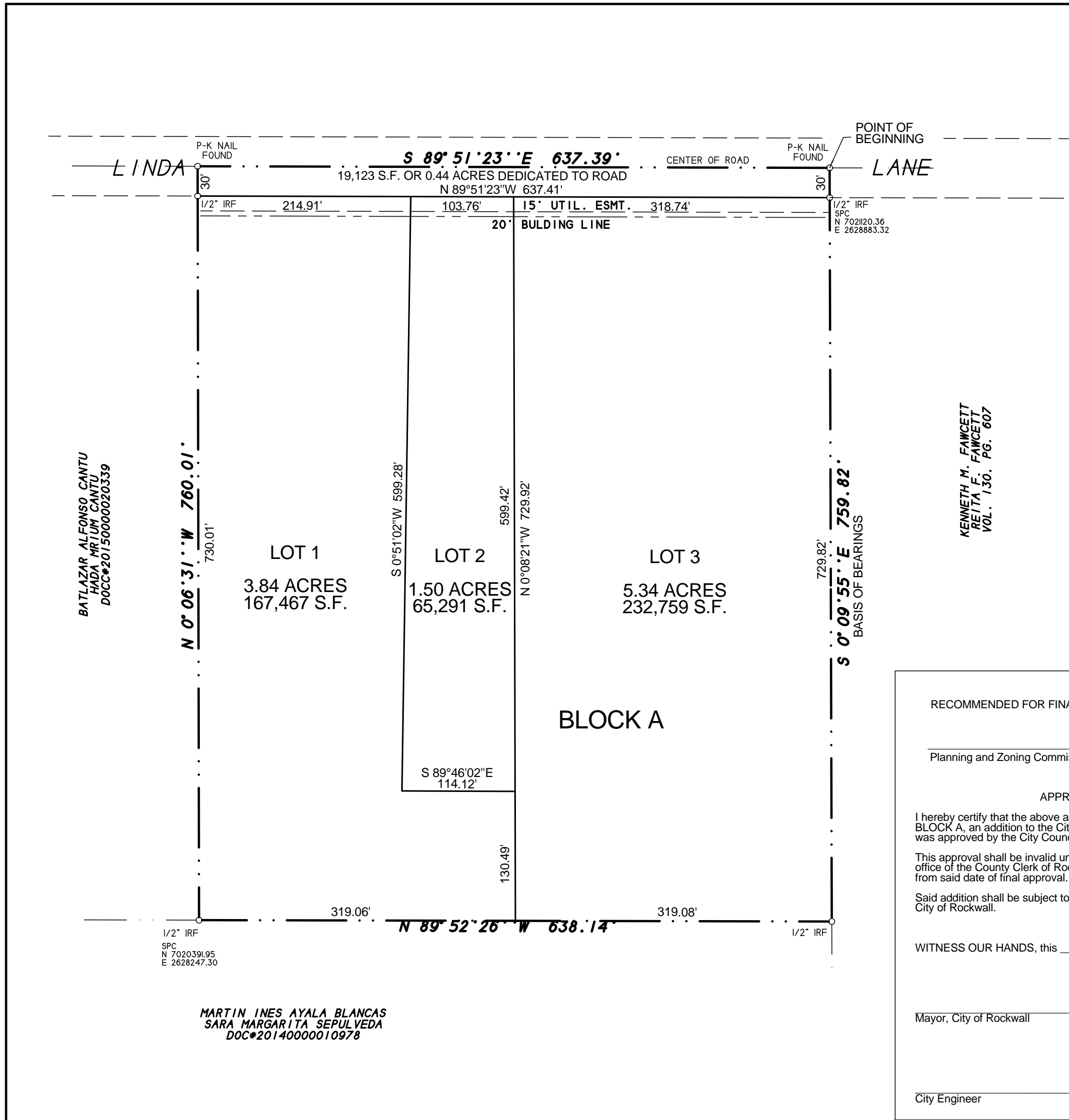


City of Rockwall

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.





RECOMMENDED FOR FINAL APPROVAL

Planning and Zoning Commission Date

APPROVED

I hereby certify that the above and foregoing plat of GARCIA-HERRERA ADDITION, LOTS 1, 2 & 3, BLOCK A, an addition to the City of Rockwall, Texas, an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the ____ day of _____.

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

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

WITNESS OUR HANDS, this ____ day of _____.

Mayor, City of Rockwall City Secretary City of Rockwall

City Engineer Date

OWNER'S CERTIFICATE
(Public Dedication)

STATE OF TEXAS
COUNTY OF ROCKWALL

All that certain lot, tract or parcel of land situated in the R.E. JOHNSON SURVEY, ABSTRACT NO. 129, Rockwall County, Texas, and being all of a 11.121 acres tract of land as described in a Warranty deed from MillWay Investors, LLC to Felipe Garcia, as recorded in Document no. 2014000002159 of the Official Public Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a P-K Nail found in the center of Linda Lane, at the northeast corner of said 11.121 acres tract of land, said point being the northwest corner of a tract of land as described in a Warranty deed to Kenneth Fawcett and Reita Fawcett, as recorded in Volume 130 Page 607 Official Public Records of Rockwall County, Texas;

THENCE S. 00 deg. 09 min. 55 sec. E. along the east boundary of said 11.121 acres tract, at 30.00 feet pass a 1/2" iron rod found for witness and continuing for a total distance of 759.82 feet to a 1/2" iron rod found for corner;

THENCE N. 89 deg. 52 min. 26 sec. W. along the south boundary of said 11.121 acres tract, a distance of 638.14 feet to a 1/2" iron rod found for corner at its southwest corner;

THENCE N. 00 deg. 06 min. 31 sec. W. at 730.0 feet pass a 1/2" iron rod found for witness and continuing for a total distance of 760.01 feet to a P-K Nail found for corner in the center of Linda Lane;

THENCE S. 89 deg. 51 min. 23 sec. E. along the center of said road, a distance of 637.39 feet to the POINT OF BEGINNING and containing 484,642 square feet or 11.13 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

I the undersigned owner of the land shown on this plat, and designated herein as GARCIA-HERRERA ADDITION, LOTS 1, 2 & 3, BLOCK A, an Addition to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I further certify that all other parties who have a mortgage or lien interest in GARCIA-HERRERA ADDITION, LOTS 1, 2 & 3, BLOCK A have been notified and signed this plat.

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

I also understand the following:

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

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

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

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

FELIPE GARCIA

STATE OF TEXAS
COUNTY OF ROCKWALL

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

Given upon my hand and seal of office this ____ day of _____, 2022.

Notary Public

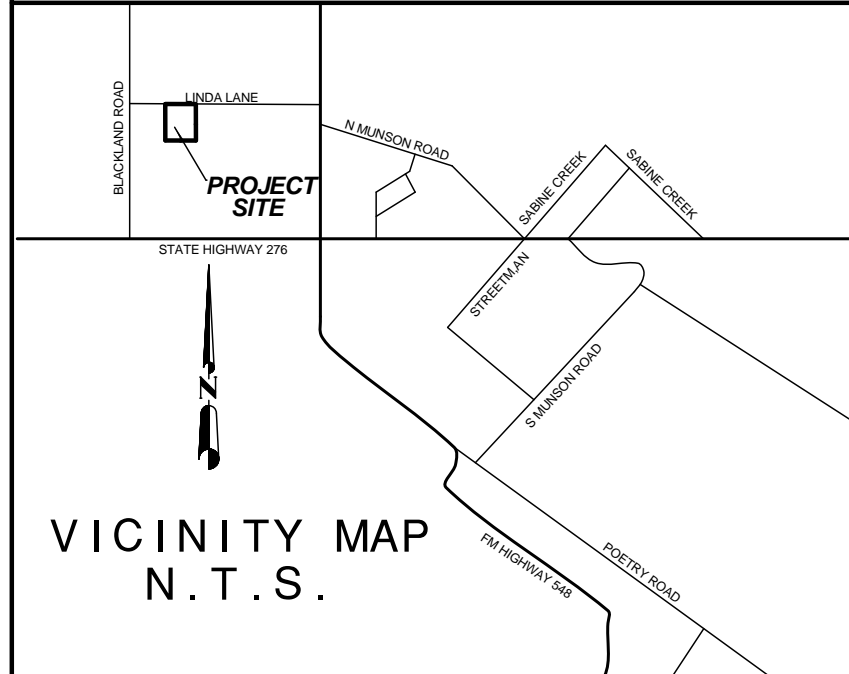
NOTE: It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within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

SURVEYOR'S CERTIFICATE

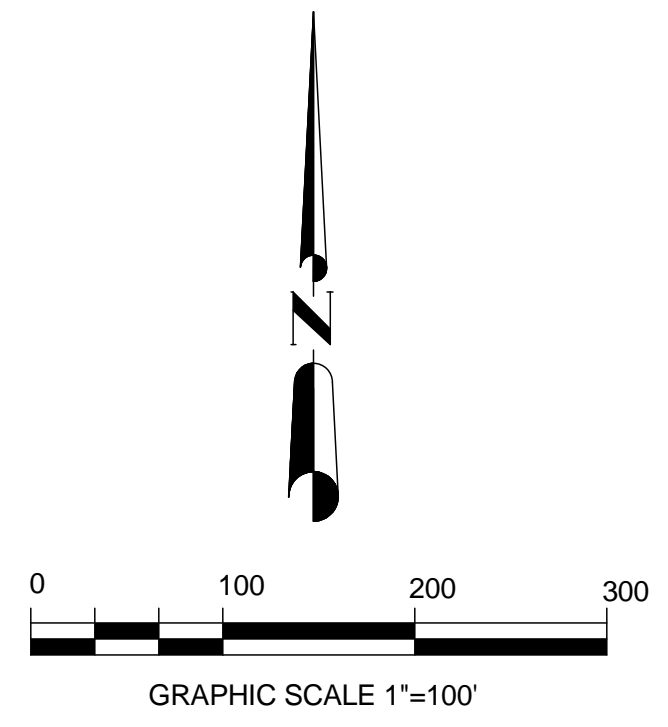
NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Harold D. Fetty, III, R.P.L.S. No. 5034, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.

Harold D. Fetty, III
Registered Professional Land Surveyor No. 5034



- NOTES
- According to F.E.M.A. Flood Insurance Rate Map, Community Panel No. 48397C0065 L, dated Sept. 26, 2008, this property lies in Zone X. This property does not appear to lie within a 100-year flood plain.
 - BEARING SOURCE: RECORDED PER INSTRUMENT NO. 2014000002159, O.P.R.R.C.T.
 - ALL 1/2" IRS ARE CAPPED WITH YELLOW PLASTIC CAPS "RPLS 5034."
 - 15' UTILITY EASEMENT ALONG FRONT OF ALL LOTS.
 - SEPTIC SYSTEMS- INDIVIDUAL FACILITIES LICENSED BY ROCKWALL COUNTY AND INSTALLED PRIOR TO OCCUPANCY.
 - DEVELOPMENT PERMIT AND SEPTIC SYSTEM PERMIT ARE REQUIRED PRIOR TO ANY CONSTRUCTION OF IMPROVEMENTS.
 - PROPERTY OWNER TO MAINTAIN, REPAIR, AND REPLACE DRAINAGE SYSTEMS ON SITE.



FINAL PLAT
GARCIA-HERRERA ADDITION
LOTS 1, 2 & 3, BLOCK A

11.13 ACRES
3 LOTS IN THE
E.T.J. OF CITY OF ROCKWALL
R.E. JOHNSON SURVEY, ABST. 129
ROCKWALL COUNTY, TEXAS

OWNER:
FELIPE GARCIA
675 E LINDA LANE
ROYSE CITY, TEXAS 75189

H.D. Fetty Land Surveyor, LLC
Firm Registration no. 101509-00
6770 FM 1565 ROYSE CITY, TX 75189 972-635-2255 PHONE tracy@hdfetty.com
CASE NO. P2022-

| SYMBOL LEGEND | |
|---------------|-------------------------------|
| | EASEMENT LINE |
| | 1/2" IRON ROD FOUND AT CORNER |
| | PROPERTY LINES |

SURVEY DATE: JULY 15, 2022
SCALE: 1" = 100' FILE # 20220057
CLIENT: HERRERA



CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION MEMORANDUM

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: September 13, 2022
APPLICANT: Harold Fetty; *HD Fetty Land Surveyor, LLC*
CASE NUMBER: P2022-040; *Final Plat for Lots 1-3, Block A, Garcia-Herrera Addition*

SUMMARY

Consider a request by Harold "Tracy" Fetty of HD Fetty Land Surveyor, LLC on behalf of Felipe Garcia for the approval of a Final Plat for Lots 1, 2, & 3, Block A, Garcia-Herrera Addition being a 11.13-acre tract of land identified as Tract 8-02 of the Johnson Survey, Abstract No. 129, Rockwall County, Texas, situated within the City of Rockwall's Extraterritorial Jurisdiction (ETJ), addressed as 675 Linda Lane, and take any action necessary.

PLAT INFORMATION

- The applicant is requesting the approval of a Final Plat of an 11.13-acre tract of land (*i.e. Tract 8-02 of the Johnson Survey, Abstract No. 129*) for the purpose of creating three (3) lots (*i.e. Lots 1-3, Block A, Garcia-Herrera Addition*). The applicant is also requesting an exception under Subsection D, *Exception Requests*, of Exhibit 'A' of the *Interim Interlocal Agreement By and Between the City of Rockwall and Rockwall County*. According to Subsection C.2, *Minimum Lot Frontage on a Street*, of the agreement, the minimum lot frontage for a lot that is greater than one (1) acre but less than three (3) acres is 150-feet. In this case, Lot 2 originally showed 103.76-feet of frontage, which is 46.24-feet less than the requirement. Staff contacted the applicant, and the applicant stated that they cannot increase the size of the lot greater than 130-feet due to the existing layout of the buildings; however, the applicant stated that he would revise the plat to show 130-feet. This would still be 20-feet less than the requirement. Staff has not received these revisions depicting this change, but has made this a conditional of approval in the *Conditions of Approval* section of this case memo. Staff should note that the requested exception does not meet the *Administrative Exemptions* requirements of Subsection D.1 and must be approved by the City Council per Subsection D.2, of the *Interim Interlocal Agreement By and Between the City of Rockwall and Rockwall County*. Staff should also point out that the lots directly across the street appear to have similar to smaller lot widths as to the what is being proposed for Lot 2, Block A, Garcia-Herrera Addition.
- On August 19, 2022 the applicant submitted the proposed final plat depicting Lot 2 as being 103.76-feet, which is 46.24-foot short of the requirements within the *Interim Interlocal Agreement By and Between the City of Rockwall and Rockwall County*. Staff sent the proposed plat to Rockwall County for review and they determined that Lot 2 should meet the 150-foot lot width requirement. The applicant responded to staff that the maximum width they could achieve is 130-feet due to existing buildings on the property. Staff sent this information to Rockwall County, where they responded that they would need to see this adjustment on the plat, then they would review; however, due to the requirements of Chapter 212 of the Texas Local Government Code, the City has 30-days to act on this application. Staff is currently waiting for this revised plat showing the revision to a 130-foot lot width for Lot 2, and a response from the County concerning this variance.
- The subject property is situated within the Extraterritorial Jurisdiction (ETJ) of the City of Rockwall and is subject to the requirements of the *Interim Interlocal Cooperation Agreement Between Rockwall County and the City of Rockwall for Subdivision Regulation in the City of Rockwall's Extraterritorial Jurisdiction (ETJ)*. On August 22, 2022 -- *in accordance with this agreement* --, staff sent Rockwall County the Final Plat for review. Staff is still waiting on a response from Rockwall County concerning the 130-foot lot width.
- The surveyor has completed the majority of the technical revisions requested by staff, and this Final Plat -- *conforming to the requirements for plats as stipulated by the Subdivision Regulation for Review of Plats in the Extraterritorial Jurisdiction*

(ETJ) of the City -- is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.

- ☑ Conditional approval of this Final Plat by the City Council shall constitute approval subject to the conditions stipulated in the *Conditions of Approval* section below.
- ☑ With the exception of the items listed in the Conditions of Approval section of this case memo, this plat is in substantial compliance with the requirements of the Subdivision Regulation for Review of Plats in the Extraterritorial Jurisdiction (ETJ) of the City.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to recommend approval of the Final Plat for *Lots 1-3, Block A, Garcia-Herrera Addition*, staff would propose the following conditions of approval:

- (1) All technical comments from the Engineering, Planning and Fire Departments shall be addressed prior to the filing of this plat.
- (2) The applicant will need to provide a revised Final Plat showing a lot width of 130-feet for Lot 2.
- (3) The development of the subject property shall adhere to the recommendations made by Parks and Recreation Board.
- (4) Any construction resulting from the approval of this Final Plat shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO.

P2022-040

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 675 E. LINDA LANE

SUBDIVISION GARCIA-HERRERA ADDITION

LOT 1,2+3 BLOCK A

GENERAL LOCATION LINDA LN. AND ~~BLACKLAND~~ ROAD A-129 JOHNSON TR 8-3

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING AG

CURRENT USE RESIDENTIAL / AG

PROPOSED ZONING AG

PROPOSED USE SAME

ACREAGE 11.13

LOTS [CURRENT] 1

LOTS [PROPOSED] 3

- 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 FELIPE GARCIA

APPLICANT HD FETTY LAND SURVEYOR LLC

CONTACT PERSON

CONTACT PERSON HAROLD "TRACY" FETTY

ADDRESS 675 E. LINDA LANE

ADDRESS 6770 FM 1565

CITY, STATE & ZIP ROYSE CITY, TX 75789

CITY, STATE & ZIP ROYSE CITY, TX 75789

PHONE

PHONE 972-740-4618

E-MAIL

E-MAIL tracy@hdfetty.com

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____ [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 \$ _____ TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE _____ DAY OF _____, 20____. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE _____ DAY OF _____, 20____.

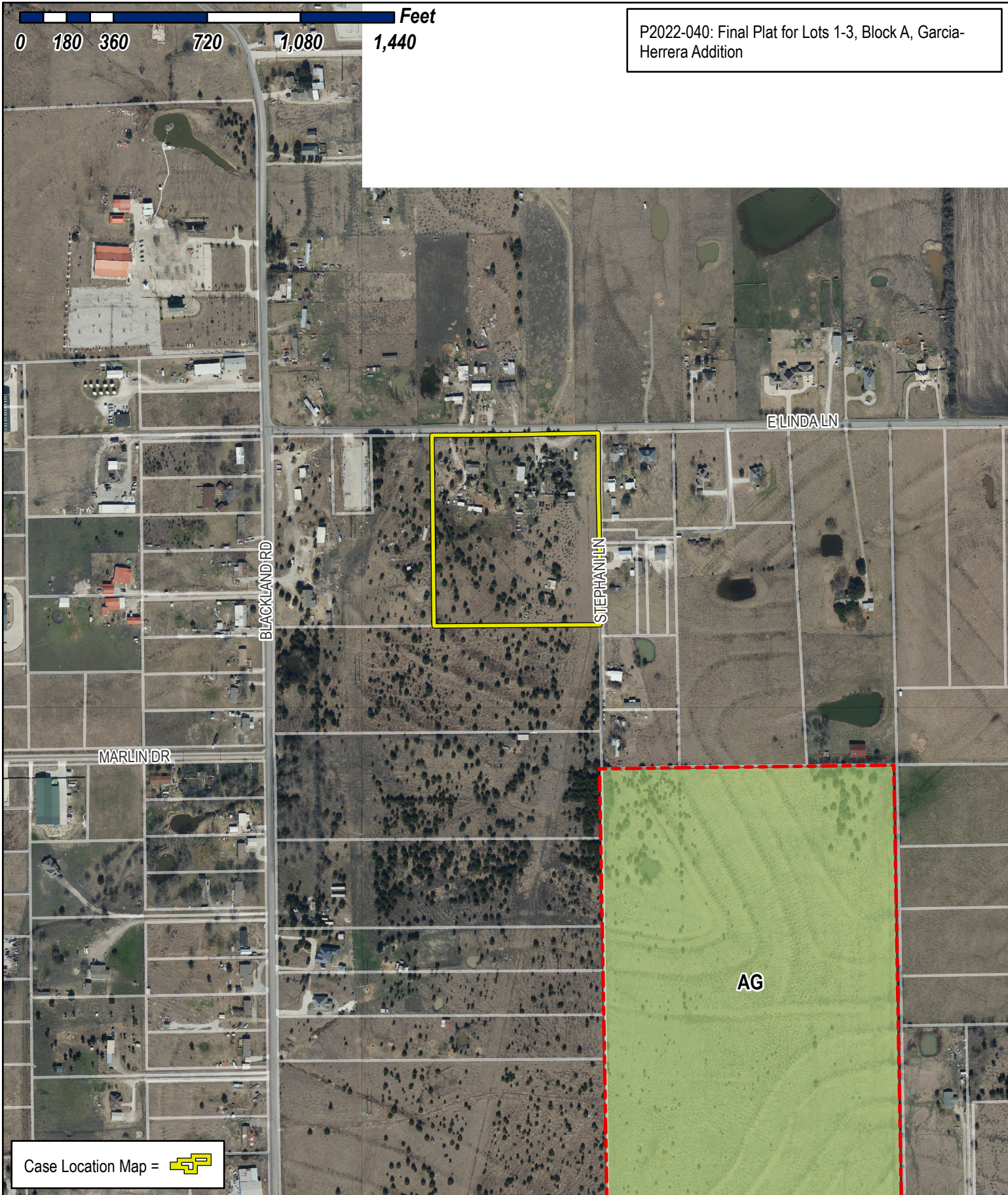
OWNER'S SIGNATURE


MY COMMISSION EXPIRES

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

0 180 360 720 1,080 1,440 Feet

P2022-040: Final Plat for Lots 1-3, Block A, Garcia-Herrera Addition



Case Location Map = 

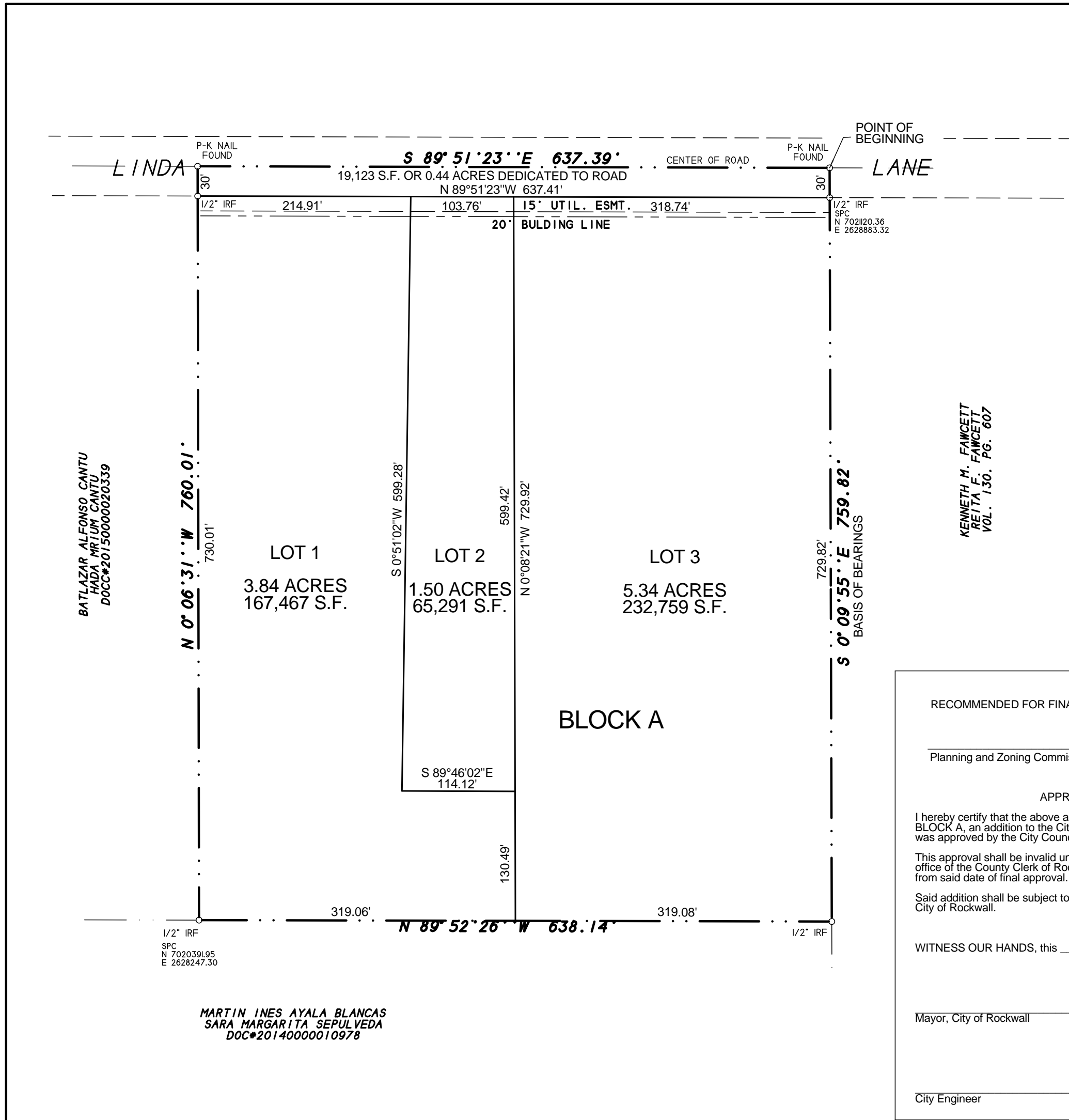


City of Rockwall

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

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RECOMMENDED FOR FINAL APPROVAL

Planning and Zoning Commission Date

APPROVED

I hereby certify that the above and foregoing plat of GARCIA-HERRERA ADDITION, LOTS 1, 2 & 3, BLOCK A, an addition to the City of Rockwall, Texas, an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the ____ day of _____.

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

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

WITNESS OUR HANDS, this ____ day of _____.

Mayor, City of Rockwall City Secretary City of Rockwall

City Engineer Date

OWNER'S CERTIFICATE
(Public Dedication)

STATE OF TEXAS
COUNTY OF ROCKWALL

All that certain lot, tract or parcel of land situated in the R.E. JOHNSON SURVEY, ABSTRACT NO. 129, Rockwall County, Texas, and being all of a 11.121 acres tract of land as described in a Warranty deed from MillWay Investors, LLC to Felipe Garcia, as recorded in Document no. 2014000002159 of the Official Public Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a P-K Nail found in the center of Linda Lane, at the northeast corner of said 11.121 acres tract of land, said point being the northwest corner of a tract of land as described in a Warranty deed to Kenneth Fawcett and Reita Fawcett, as recorded in Volume 130 Page 607 Official Public Records of Rockwall County, Texas;

THENCE S. 00 deg. 09 min. 55 sec. E. along the east boundary of said 11.121 acres tract, at 30.00 feet pass a 1/2" iron rod found for witness and continuing for a total distance of 759.82 feet to a 1/2" iron rod found for corner;

THENCE N. 89 deg. 52 min. 26 sec. W. along the south boundary of said 11.121 acres tract, a distance of 638.14 feet to a 1/2" iron rod found for corner at its southwest corner;

THENCE N. 00 deg. 06 min. 31 sec. W. at 730.0 feet pass a 1/2" iron rod found for witness and continuing for a total distance of 760.01 feet to a P-K Nail found for corner in the center of Linda Lane;

THENCE S. 89 deg. 51 min. 23 sec. E. along the center of said road, a distance of 637.39 feet to the POINT OF BEGINNING and containing 484,642 square feet or 11.13 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

I the undersigned owner of the land shown on this plat, and designated herein as GARCIA-HERRERA ADDITION, LOTS 1, 2 & 3, BLOCK A, an Addition to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I further certify that all other parties who have a mortgage or lien interest in GARCIA-HERRERA ADDITION, LOTS 1, 2 & 3, BLOCK A have been notified and signed this plat.

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

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

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

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

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

FELIPE GARCIA

STATE OF TEXAS
COUNTY OF ROCKWALL

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

Given upon my hand and seal of office this ____ day of _____, 2022.

Notary Public

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

SURVEYOR'S CERTIFICATE

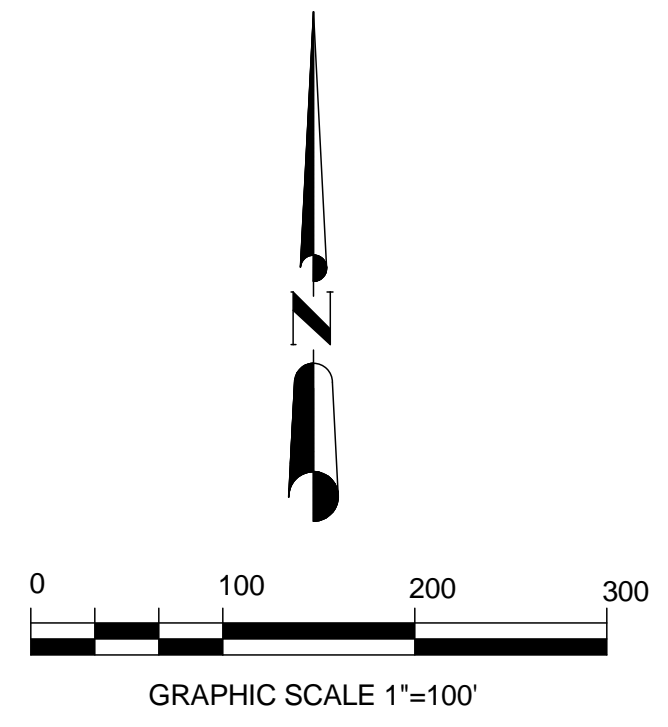
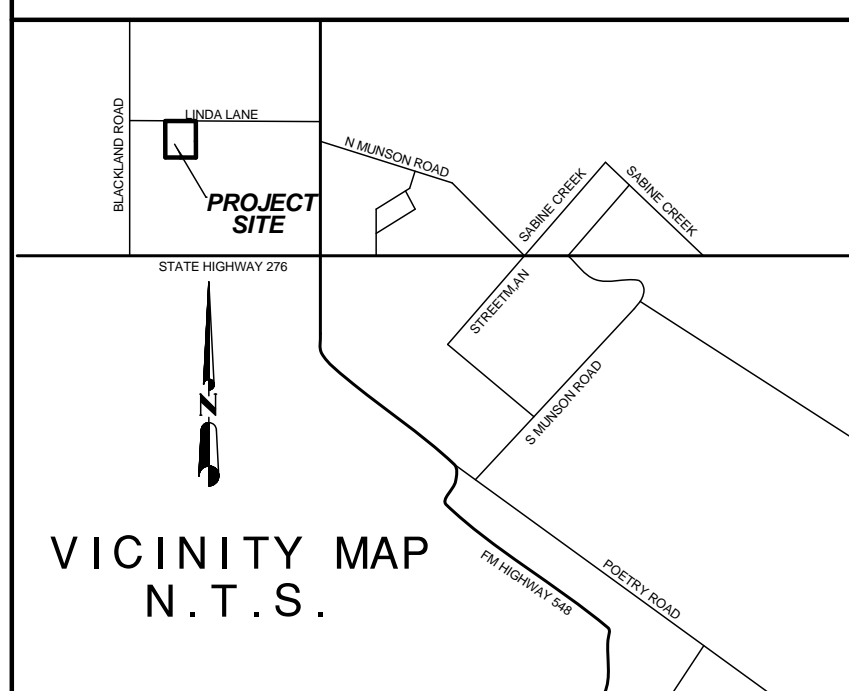
NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Harold D. Fetty, III, R.P.L.S. No. 5034, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.

Harold D. Fetty, III
Registered Professional Land Surveyor No. 5034



- NOTES
- According to F.E.M.A. Flood Insurance Rate Map, Community Panel No. 48397C0065 L, dated Sept. 26, 2008, this property lies in Zone X. This property does not appear to lie within a 100-year flood plain.
 - BEARING SOURCE: RECORDED PER INSTRUMENT NO. 2014000002159, O.P.R.R.C.T.
 - ALL 1/2" IRS ARE CAPPED WITH YELLOW PLASTIC CAPS "RPLS 5034."
 - 15' UTILITY EASEMENT ALONG FRONT OF ALL LOTS.
 - SEPTIC SYSTEMS- INDIVIDUAL FACILITIES LICENSED BY ROCKWALL COUNTY AND INSTALLED PRIOR TO OCCUPANCY.
 - DEVELOPMENT PERMIT AND SEPTIC SYSTEM PERMIT ARE REQUIRED PRIOR TO ANY CONSTRUCTION OF IMPROVEMENTS.
 - PROPERTY OWNER TO MAINTAIN, REPAIR, AND REPLACE DRAINAGE SYSTEMS ON SITE.



FINAL PLAT
GARCIA-HERRERA ADDITION
LOTS 1, 2 & 3, BLOCK A

11.13 ACRES
3 LOTS IN THE
E.T.J. OF CITY OF ROCKWALL
R.E. JOHNSON SURVEY, ABST. 129
ROCKWALL COUNTY, TEXAS

OWNER:
FELIPE GARCIA
675 E LINDA LANE
ROYSE CITY, TEXAS 75189

H.D. Fetty Land Surveyor, LLC
Firm Registration no. 101509-00
6770 FM 1565 ROYSE CITY, TX 75189 972-635-2255 PHONE tracy@hdfetty.com
CASE NO. P2022-

| SYMBOL LEGEND | |
|---------------|-------------------------------|
| | EASEMENT LINE |
| | 1/2" IRON ROD FOUND AT CORNER |
| | PROPERTY LINE |

SURVEY DATE: JULY 15, 2022
SCALE: 1" = 100' FILE # 20220057
CLIENT: HERRERA



CITY OF ROCKWALL
CITY COUNCIL MEMORANDUM

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: September 19, 2022
APPLICANT: Harold Fetty; *HD Fetty Land Surveyor, LLC*
CASE NUMBER: P2022-040; *Final Plat for Lots 1-3, Block A, Garcia-Herrera Addition*

SUMMARY

Consider a request by Harold “Tracy” Fetty of HD Fetty Land Surveyor, LLC on behalf of Felipe Garcia for the approval of a Final Plat for Lots 1, 2, & 3, Block A, Garcia-Herrera Addition being a 11.13-acre tract of land identified as Tract 8-02 of the Johnson Survey, Abstract No. 129, Rockwall County, Texas, situated within the City of Rockwall’s Extraterritorial Jurisdiction (ETJ), addressed as 675 Linda Lane, and take any action necessary.

PLAT INFORMATION

- The applicant is requesting the approval of a Final Plat of an 11.13-acre tract of land (*i.e. Tract 8-02 of the Johnson Survey, Abstract No. 129*) for the purpose of creating three (3) lots (*i.e. Lots 1-3, Block A, Garcia-Herrera Addition*). The applicant is also requesting an exception under Subsection D, *Exception Requests*, of Exhibit ‘A’ of the *Interim Interlocal Agreement By and Between the City of Rockwall and Rockwall County*. According to Subsection C.2, *Minimum Lot Frontage on a Street*, of the agreement, the minimum lot frontage for a lot that is greater than one (1) acre but less than three (3) acres is 150-feet. In this case, Lot 2 originally showed 103.76-feet of frontage, which is 46.24-feet less than the requirement. Staff contacted the applicant, and the applicant stated that they cannot increase the size of the lot greater than 130-feet due to the existing layout of the buildings; however, the applicant stated that he would revise the plat to show 130-feet. This would still be 20-feet less than the requirement. Staff has not received these revisions depicting this change, but has made this a conditional of approval in the *Conditions of Approval* section of this case memo. Staff should note that the requested exception does not meet the *Administrative Exemptions* requirements of Subsection D.1 and must be approved by the City Council per Subsection D.2, of the *Interim Interlocal Agreement By and Between the City of Rockwall and Rockwall County*. Staff should also point out that the lots directly across the street appear to have similar to smaller lot widths as to the what is being proposed for Lot 2, Block A, Garcia-Herrera Addition.
- On August 19, 2022 the applicant submitted the proposed final plat depicting Lot 2 as being 103.76-feet, which is 46.24-foot short of the requirements within the *Interim Interlocal Agreement By and Between the City of Rockwall and Rockwall County*. Staff sent the proposed plat to Rockwall County for review and they determined that Lot 2 should meet the 150-foot lot width requirement. The applicant responded to staff that the maximum width they could achieve is 130-feet due to existing buildings on the property. Staff sent this information to Rockwall County, where they responded that they would need to see this adjustment on the plat, then they would review; however, due to the requirements of Chapter 212 of the Texas Local Government Code, the City has 30-days to act on this application. Staff is currently waiting for this revised plat showing the revision to a 130-foot lot width for Lot 2, and a response from the County concerning this variance.
- The subject property is situated within the Extraterritorial Jurisdiction (ETJ) of the City of Rockwall and is subject to the requirements of the *Interim Interlocal Cooperation Agreement Between Rockwall County and the City of Rockwall for Subdivision Regulation in the City of Rockwall’s Extraterritorial Jurisdiction (ETJ)*. On August 22, 2022 -- *in accordance with this agreement* --, staff sent Rockwall County the Final Plat for review. Staff is still waiting on a response from Rockwall County concerning the 130-foot lot width.
- The surveyor has completed the majority of the technical revisions requested by staff, and this Final Plat -- *conforming to the requirements for plats as stipulated by the Subdivision Regulation for Review of Plats in the Extraterritorial Jurisdiction*

(ETJ) of the City -- is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.

- Conditional approval of this Final Plat by the City Council shall constitute approval subject to the conditions stipulated in the Conditions of Approval section below.
- With the exception of the items listed in the Conditions of Approval section of this case memo, this plat is in substantial compliance with the requirements of the Subdivision Regulation for Review of Plats in the Extraterritorial Jurisdiction (ETJ) of the City.

PLANNING AND ZONING COMMISSION

On September 13, 2022, the Planning and Zoning Commission recommended approval of the Final Plat with a vote of 6-0, with Commissioner Welch absent.

CONDITIONS OF APPROVAL

If the City Council chooses to approve the Final Plat for *Lots 1-3, Block A, Garcia-Herrera Addition*, staff would propose the following conditions of approval:

- (1) All technical comments from the Engineering, Planning and Fire Departments shall be addressed prior to the filing of this plat.
- (2) The applicant will need to provide a revised Final Plat showing a lot width of 130-feet for Lot 2.
- (3) The development of the subject property shall adhere to the recommendations made by Parks and Recreation Board.
- (4) Any construction resulting from the approval of this Final Plat shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO.

P2022-040

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 675 E. LINDA LANE

SUBDIVISION GARCIA-HERRERA ADDITION

LOT 1,2+3 BLOCK A

GENERAL LOCATION LINDA LN. AND ~~BLACKLAND~~ ROAD A-129 JOHNSON TR 8-3

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING AG

CURRENT USE RESIDENTIAL / AG

PROPOSED ZONING AG

PROPOSED USE SAME

ACREAGE 11.13

LOTS [CURRENT] 1

LOTS [PROPOSED] 3

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

OWNER FELIPE GARCIA

APPLICANT HD FETTY LAND SURVEYOR LLC

CONTACT PERSON ADDRESS 675 E. LINDA LANE

CONTACT PERSON ADDRESS HAROLD "TRACY" FETTY 6770 FM 1565

CITY, STATE & ZIP ROYSE CITY, TX 75789

CITY, STATE & ZIP ROYSE CITY, TX 75789

PHONE

PHONE 972-740-4618

E-MAIL

E-MAIL tracy@hdfetty.com

NOTARY VERIFICATION [REQUIRED]

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

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OWNER'S SIGNATURE


MY COMMISSION EXPIRES

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

0 180 360 720 1,080 1,440 Feet

P2022-040: Final Plat for Lots 1-3, Block A, Garcia-Herrera Addition



Case Location Map = 



City of Rockwall

Planning & Zoning Department
 385 S. Goliad Street
 Rockwall, Texas 75032
 (P): (972) 771-7745
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(Public Dedication)

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COUNTY OF ROCKWALL

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FELIPE GARCIA _____

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COUNTY OF ROCKWALL

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Given upon my hand and seal of office this _____ day of _____, 2022.

Notary Public _____

FINAL PLAT

GARCIA-HERRERA ADDITION
LOTS 1, 2 & 3, BLOCK A

11.13 ACRES
3 LOTS IN THE
E.T.J. OF CITY OF ROCKWALL
R.E. JOHNSON SURVEY, ABST. 129
ROCKWALL COUNTY, TEXAS

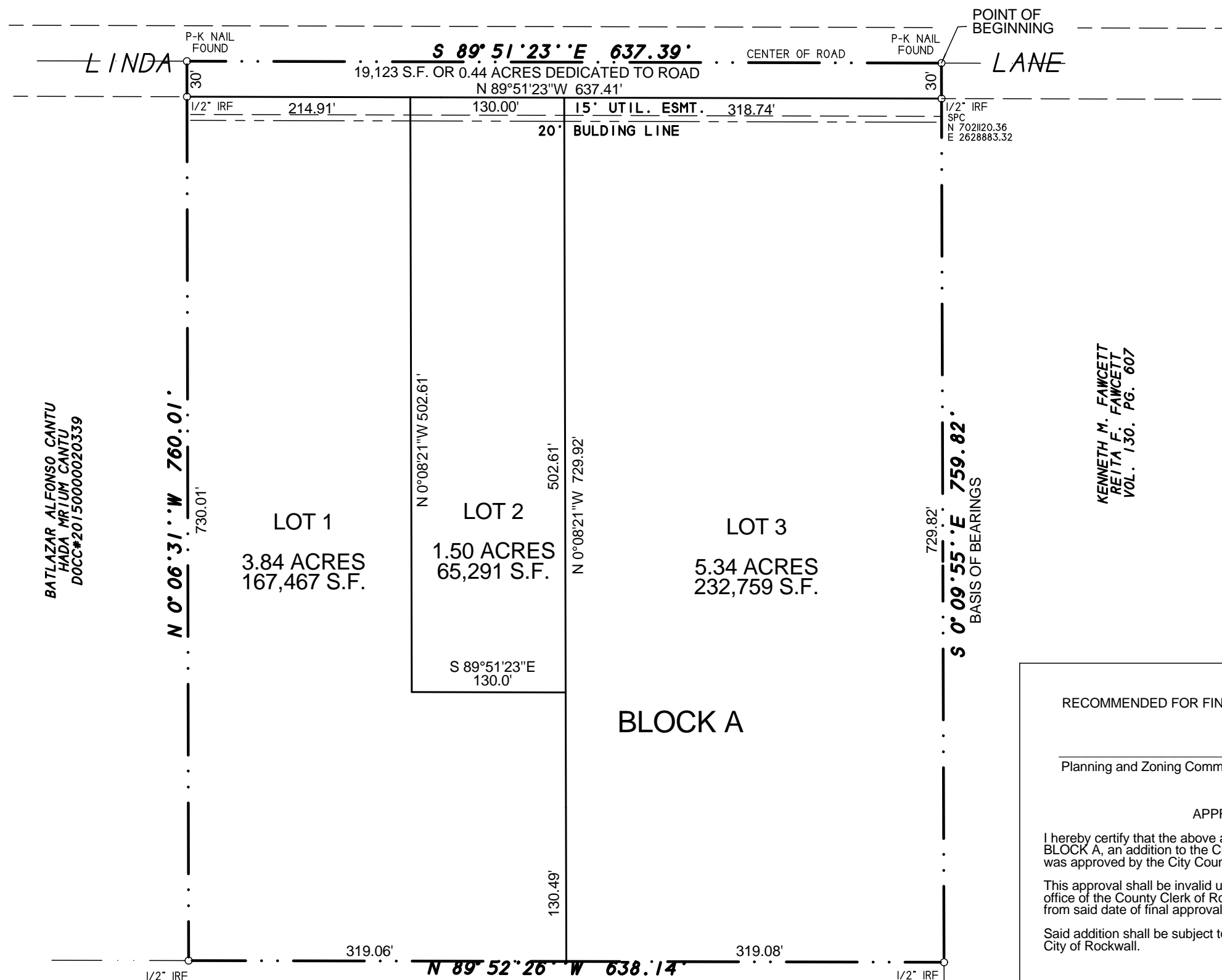
OWNER:
FELIPE GARCIA
675 E LINDA LANE
ROYSE CITY, TEXAS 75189

| SYMBOL LEGEND | |
|---------------|---------------------------------|
| | 1/2" IRF FOR ROD FOUND (CORNER) |
| | |

H.D. Fetty Land Surveyor, LLC

Firm Registration no. 101509-00
6770 FM 1565 ROYSE CITY, TX 75189 972-635-2255 PHONE tracy@hdfetty.com

CASE NO. P2022-



RECOMMENDED FOR FINAL APPROVAL

Planning and Zoning Commission _____ Date _____

APPROVED

I hereby certify that the above and foregoing plat of GARCIA-HERRERA ADDITION, LOTS 1, 2 & 3, BLOCK A, an addition to the City of Rockwall, Texas, an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the _____ day of _____.

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

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

WITNESS OUR HANDS, this _____ day of _____.

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

City Engineer _____ Date _____

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Harold D. Fetty, III, R.P.L.S. No. 5034, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.

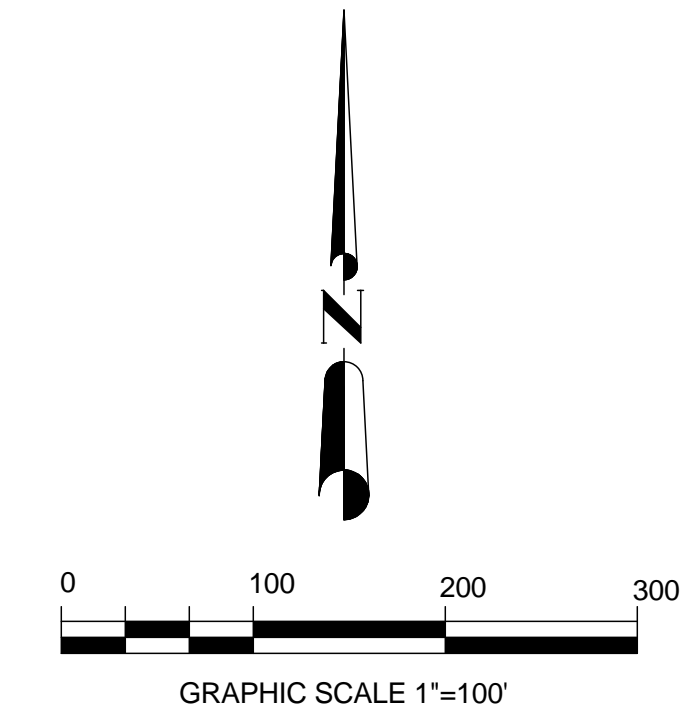
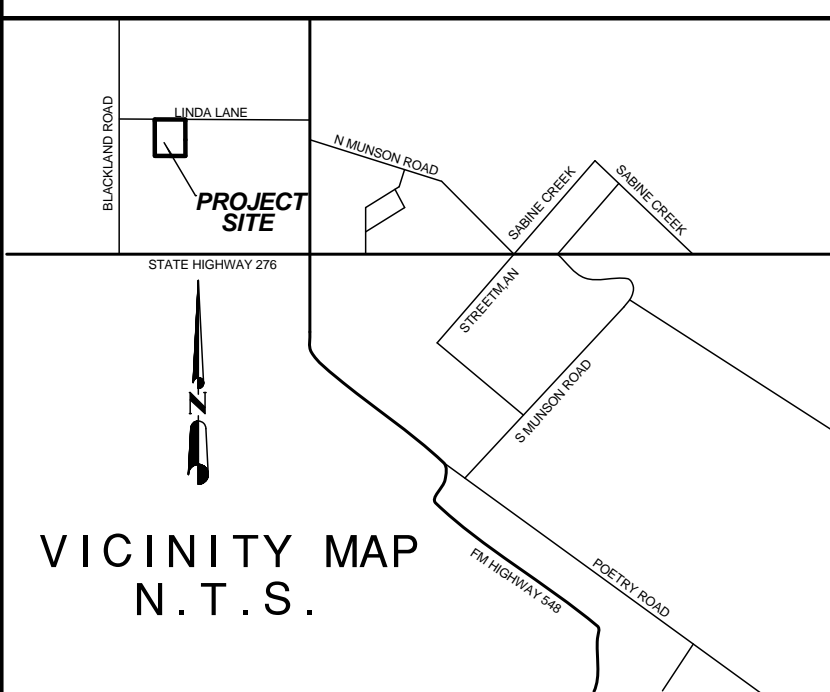
Harold D. Fetty, III
Registered Professional Land Surveyor No. 5034



NOTES

- According to F.E.M.A. Flood Insurance Rate Map, Community Panel No. 48397C0065 L dated Sept. 26, 2008, this property lies in Zone X. This property does not appear to lie within a 100-year flood plain.
- BEARING SOURCE: RECORDED PER INSTRUMENT NO. 2014000002159, O.P.R.R.C.T.
- ALL 1/2" IRS ARE CAPPED WITH YELLOW PLASTIC CAPS "RPLS 5034."
- 15' UTILITY EASEMENT ALONG FRONT OF ALL LOTS.
- SEPTIC SYSTEMS- INDIVIDUAL FACILITIES LICENSED BY ROCKWALL COUNTY AND INSTALLED PRIOR TO OCCUPANCY.
- DEVELOPMENT PERMIT AND SEPTIC SYSTEM PERMIT ARE REQUIRED PRIOR TO ANY CONSTRUCTION OF IMPROVEMENTS.
- PROPERTY OWNER TO MAINTAIN, REPAIR, AND REPLACE DRAINAGE SYSTEMS ON SITE.

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





DATE: October 6, 2022

TO: Harold Fetty
HD Fetty Land Surveyor LLC
6770 FM-1565
Royce City, TX 75189

FROM: Henry Lee, AICP
City of Rockwall Planning and Zoning Department
385 S. Goliad Street
Rockwall, TX 75087

SUBJECT: P2022-040; *Final Plat for Lots 1-3, Block A, Garcia-Herrera Addition*

Harold Fetty:

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 September 19, 2022. The following is a record of all recommendations, voting records and conditions of approval:

Staff Recommendations

- (1) All technical comments from the Engineering, Planning and Fire Departments shall be addressed prior to the filing of this plat; and,
- (2) The applicant will need to provide a revised Final Plat showing a lot width of 130-feet for Lot 2.
- (3) The development of the subject property shall adhere to the recommendations made by Parks and Recreation Board.
- (4) Any construction resulting from the approval of this plat shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

Planning and Zoning Commission

On September 13, 2022, the Planning and Zoning Commission approved a motion to recommend approval of the Final Plat by a vote of 6-0, with Commissioner Welch absent.

City Council

On September 19, 2022, the City Council approved a motion to approve the Final Plat with a vote of 7-0.

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

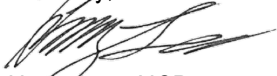
- (1) One (1) set(s) of mylar copies of the plat.
- (2) One (1) tax certificate for each property being platted that demonstrates that the current years taxes have been paid.
- (3) A check for the filing fees (confirm fees with staff) made out to the *Rockwall County Clerk's Office*.

Please note that the filling fee amount above is only an estimate and that filing fees are subject to change based on the requirements of the *Rockwall County Clerk's Office*. In addition, if you are submitting mylars between September 1st and

December 31st, you will be required to submit the current year's tax receipt showing that all assessed taxes have been paid. If taxes have not been assessed on the property being platted, a statement/letter from the *Rockwall Central Appraisal District (RCAD)* and an additional \$4.00 filing fee will be required to be submitted to staff.

All plats must be submitted to the City with the required filing fees and tax certificates a minimum of 180-days from the approval date. Failure to miss this deadline, will result in the plat being expired in accordance with the requirements of Chapter 38, *Subdivisions*, of the Municipal Code of Ordinances. Should you have any questions or concerns regarding your plat or the platting process, please feel free to contact me a (972) 771-6434.

Sincerely,



Henry Lee, AICP
Planner

Lee, Henry

From: Ron Merritt <rmerritt@rockwallcountytexas.com>
Sent: Monday, August 22, 2022 1:49 PM
To: Lee, Henry
Subject: RE: ETJ Plat for the Garcia-Herrera Addition

All Good
Ron Merritt
Rockwall County
Health Coordinator
915 Whitmore Dr
Rockwall Tx. 75087
972-204-7600

From: Lee, Henry <HLee@rockwall.com>
Sent: Monday, August 22, 2022 11:33 AM
To: Ron Merritt <rmerritt@rockwallcountytexas.com>
Subject: ETJ Plat for the Garcia-Herrera Addition

Ron,

Here is the Final Plat for the Garcia-Herrera Addition that requires review and comments at your earliest convenience. We are taking this to the Planning and Zoning Commission on Tuesday, September 13. Let me know if you have any comments that will need to be forwarded to the applicant.

Let me know if you have any questions.

Thank you,



Henry Lee, AICP
Planner
Planning & Zoning Department
972.772.6434
HLee@rockwall.com
385 S. Goliad Street, Rockwall, TX 75087

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Lee, Henry

From: Ron Merritt <rmerritt@rockwallcountytexas.com>
Sent: Monday, August 29, 2022 2:16 PM
To: Lee, Henry
Subject: RE: ETJ Plat for the Garcia-Herrera Addition

Lot #2 does not meet the width requirement of 150 ft. and must be adjusted.

Ron Merritt
Rockwall County
Health Coordinator
915 Whitmore Dr
Rockwall Tx. 75087
972-204-7600

From: Lee, Henry <HLee@rockwall.com>
Sent: Monday, August 29, 2022 10:36 AM
To: Ron Merritt <rmerritt@rockwallcountytexas.com>
Subject: RE: ETJ Plat for the Garcia-Herrera Addition

Good Morning,

I just wanted to confirm that you are ok with the exception the property owner is requesting. According to our Interlocal Agreement Lot 2 on the plat should be 150-foot wide, however it is indicated as 103-foot wide. According to the Agreement our City Council must approve this exception. From the Planning end on our side, it does not appear to cause issues since there are lots across the street that have similar sizes. Please confirm that your are still ok with the plat.

Thank you,



Henry Lee, AICP
Planner
Planning & Zoning Department
972.772.6434
HLee@rockwall.com
385 S. Goliad Street, Rockwall, TX 75087

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Henry Lee, AICP
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