



CASE COVER SHEET

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

PLANNING & ZONING CASE NO.

PLANNING & ZONING FEE

PLATTING APPLICATION

- MASTER PLAT
- PRELIMINARY PLAT
- FINAL PLAT
- REPLAT
- AMENDING OR MINOR PLAT
- PLAT REINSTATEMENT REQUEST

SITE PLAN APPLICATION

- SITE PLAN
- AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING

ZONING APPLICATION

- ZONING CHANGE
- SPECIFIC USE PERMIT
- PD DEVELOPMENT PLAN

OTHER APPLICATION

- TREE REMOVAL
- VARIANCE REQUEST/SPECIAL EXCEPTIONS

RECORD OF RECOMMENDATIONS, VOTING RECORDS, AND CONDITIONS OF APPROVAL

ARCHITECTURE REVIEW BOARD

PLANNING AND ZONING COMMISSION

CITY COUNCIL READING #1

CITY COUNCIL READING #2

CONDITIONS OF APPROVAL

NOTES



DEVELOPMENT APPLICATION

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

STAFF USE ONLY
PLANNING & ZONING CASE NO.

P2023-013

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

1010 of
~~1008~~ Ridge Rd

SUBDIVISION

Lot 1 Block A Pregnancy Resource Ctr

LOT

BLOCK

GENERAL LOCATION

Summit Ridge, & Ridge Rd SW corner.

ZONING, SITE PLAN AND PLATTING INFORMATION (PLEASE PRINT)

CURRENT ZONING

PD-53

CURRENT USE

office

PROPOSED ZONING

PD-53

PROPOSED USE

office

ACREAGE

.32

LOTS [CURRENT]

LOTS [PROPOSED]

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

OWNER/APPLICANT/AGENT INFORMATION (PLEASE PRINT/CHECK THE PRIMARY CONTACT/ORIGINAL SIGNATURES ARE REQUIRED)

OWNER

Pregnancy Resource Center

APPLICANT

Doughrate & Assoc. Inc.

CONTACT PERSON

Joanne Vuckovic

CONTACT PERSON

Dub Doughrate

ADDRESS

1008 Ridge Rd
1010 of

ADDRESS

2235 Ridge Rd

CITY, STATE & ZIP

Rockwall, TX 75087

CITY, STATE & ZIP

Rockwall, TX 75087

PHONE

972 772 8292

PHONE

972 742 2210

E-MAIL

E-MAIL

wldoughrate@
doughrate.com

NOTARY VERIFICATION (REQUIRED)

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

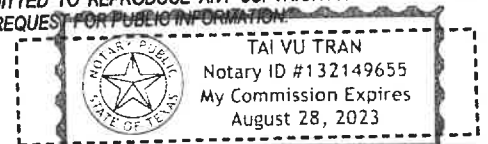
I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 320 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 17th DAY OF May, 2023. BY SIGNING THIS APPLICATION, 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 17th DAY OF May, 2023.

OWNER'S SIGNATURE

Joanne Vuckovic

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



MY COMMISSION EXPIRES 08/28/2023

OWNERS CERTIFICATE:

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS, PREGNANCY RESOURCE CENTER OF LAKE RAY HUBBARD, BEING the owners of Lot 1, Block A of Pregnancy Resource Center as recorded in Cabinet 1, Slide 307 of the Plat Records of Rockwall County, Texas, and being more particularly described as follows;

All that certain lot, tract or parcel of land situated in the B.J.T. LEWIS SURVEY, ABSTRACT No. 255, City of Rockwall, Rockwall County, Texas and being all of Lot 1, Block A of the Pregnancy Resource Center as recorded in Cabinet 1, Slide 307 of the Plat Records of Rockwall County, Texas;

BEGINNING at a 1/2" iron rod found for the northeast corner of Lot 1, Block 1 of the GUSSIO ADDITION, an addition to the City of Rockwall, Texas according to the the Plat thereof recorded in Cabinet C, Slide 317 of the Plat Records of Rockwall, County Texas and the southeast corner of said Lot 1, Block A of said Pregnancy Resource Center, said point being of the west right-of-way line of Ridge Road P.M. 740;

THENCE North 85°37'35" West along the common line of Lot 1, Block A of the Pregnancy Resource Center lot and Lot 1, Block 1 of the GUSSIO lot, a distance of 197.52' to a 1/2" iron rod found for a corner;

THENCE North 5°33'51" East a distance of 70.19' to a 1/2" iron rod found for a corner;

THENCE South 85°30'18" East a distance of 197.14' to a 1/2" iron rod found on the west right-of-way line of said Ridge Road;

THENCE South 5°15'24" West a distance of 69.77' to the POINT OF BEGINNING and containing 13,807 square feet or 0.32 acres of land.

OWNER'S CERTIFICATE:

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

Pregnancy Resource Center of Lake Ray Hubbard, the undersigned owner of the land shown on this plat, and designated herein as Lot 1R, Block A, Pregnancy Resource Center subdivision in the City of Rockwall, Texas, and whose name is subscribed herein, hereby dedicates 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 the Lot 1, Rockwall Market Center South, subdivision have been notified and signed this plat. I understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. I also understand the following:

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

I further acknowledge that the dedications and/or easements 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 dedication of easements made herein.

FOR: PREGNANCY RESOURCE CENTER OF LAKE RAY HUBBARD

By:

FOR: _____ (LIEN HOLDER)

BY: _____ NAME: _____

TITLE:

APPROVAL CERTIFICATE

Planning & Zoning Commission, Chairman _____ 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 _____, 2023.

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 and eighty (180) days from said date of final approval.

WITNESS OUR HANDS, this _____ day of _____, 2023.

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

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That I Rudy Rangel, do hereby certify that this plat was prepared from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.

GIVEN UNDER MY HAND AND SEAL THIS _____ DAY _____, 2023.

RUDY RANGEL
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS NO. 5564
TDPLS No. 10077100

NOTARY CERTIFICATE

STATE OF _____
COUNTY OF _____

Before me, the undersigned authority, a Notary Public in and for the said County and State on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and considerations therein expressed and in the capacity therein stated and as the act and deed therein stated.

Given under my hand and seal of office, this _____ day of _____, 2023.

Notary Signature _____

FINAL PLAT

LOT 1R, BLOCK A

PREGNANCY RESOURCE CENTER

BEING A REPLAT OF LOT 1, BLOCK A PREGNANCY RESOURCE CENTER

B.J.T. LEWIS SURVEY, ABSTRACT No. 255

CITY OF ROCKWALL

ROCKWALL COUNTY, TEXAS

Engineer:
Douglas & Associates, Inc
2235 Ridge Road, Suite 200
Rockwall, Texas 75087
214-771-9004

Surveyor:
Rudy Rangel
Rangel Land Surveying
1012 Timberline Drive
Heath, Texas 75032
214-325-8026
Rangellandsurvey@sub.com

OWNER:
PREGNANCY RESOURCE CENTER OF LAKE RAY HUBBARD
1010 RIDGE RD
ROCKWALL, TX 75087
972-722-8292

CITY CASE No. _____

SHEET 2 OF 2



DEVELOPMENT APPLICATION

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

STAFF USE ONLY
PLANNING & ZONING CASE NO.

P2023-013

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)

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- 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:

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PROPERTY INFORMATION (PLEASE PRINT)

ADDRESS

1010 of
~~1008~~ Ridge Rd

SUBDIVISION

Lot 1 Block A Pregnancy Resource Ctr

GENERAL LOCATION

Summit Ridge, & Ridge Rd SW corner.

LOT

BLOCK

ZONING, SITE PLAN AND PLATTING INFORMATION (PLEASE PRINT)

CURRENT ZONING

PD-53

CURRENT USE

office

PROPOSED ZONING

PD-53

PROPOSED USE

office

ACREAGE

.32

LOTS [CURRENT]

LOTS [PROPOSED]

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

OWNER/APPLICANT/AGENT INFORMATION (PLEASE PRINT/CHECK THE PRIMARY CONTACT/ORIGINAL SIGNATURES ARE REQUIRED)

OWNER

Pregnancy Resource Center

APPLICANT

Doughrate & Assoc. Inc.

CONTACT PERSON

Joanne Vuckovic

CONTACT PERSON

Dub Doughrate

ADDRESS

1008 Ridge Rd
1010 of

ADDRESS

2235 Ridge Rd

CITY, STATE & ZIP

Rockwall, TX 75087

CITY, STATE & ZIP

Rockwall, TX 75087

PHONE

972 772 8292

PHONE

972 742 2210

E-MAIL

E-MAIL

wldoughrate@
doughrate.com

NOTARY VERIFICATION (REQUIRED)

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

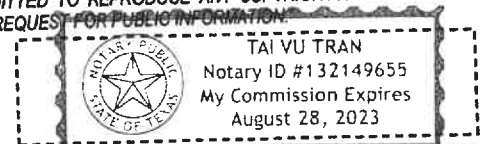
I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 320 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 17th DAY OF May, 2023. BY SIGNING THIS APPLICATION, 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 17th DAY OF May, 2023.

OWNER'S SIGNATURE

Joanne Vuckovic

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

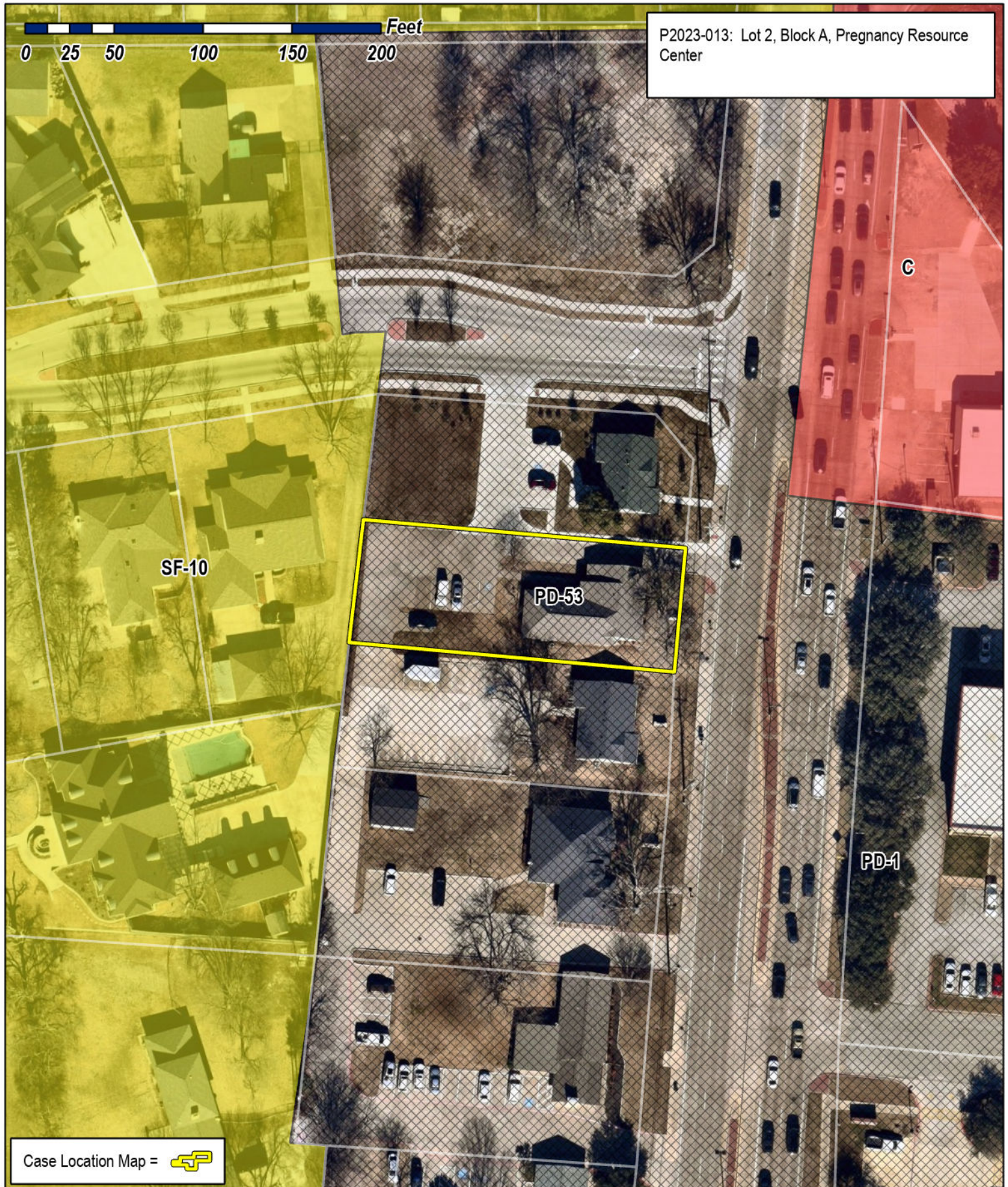


MY COMMISSION EXPIRES 08/28/2023

Feet

0 25 50 100 150 200

P2023-013: Lot 2, Block A, Pregnancy Resource Center



SF-10

PD-53

C

PD-1

Case Location Map = 

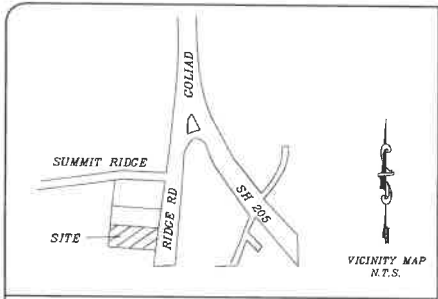


City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

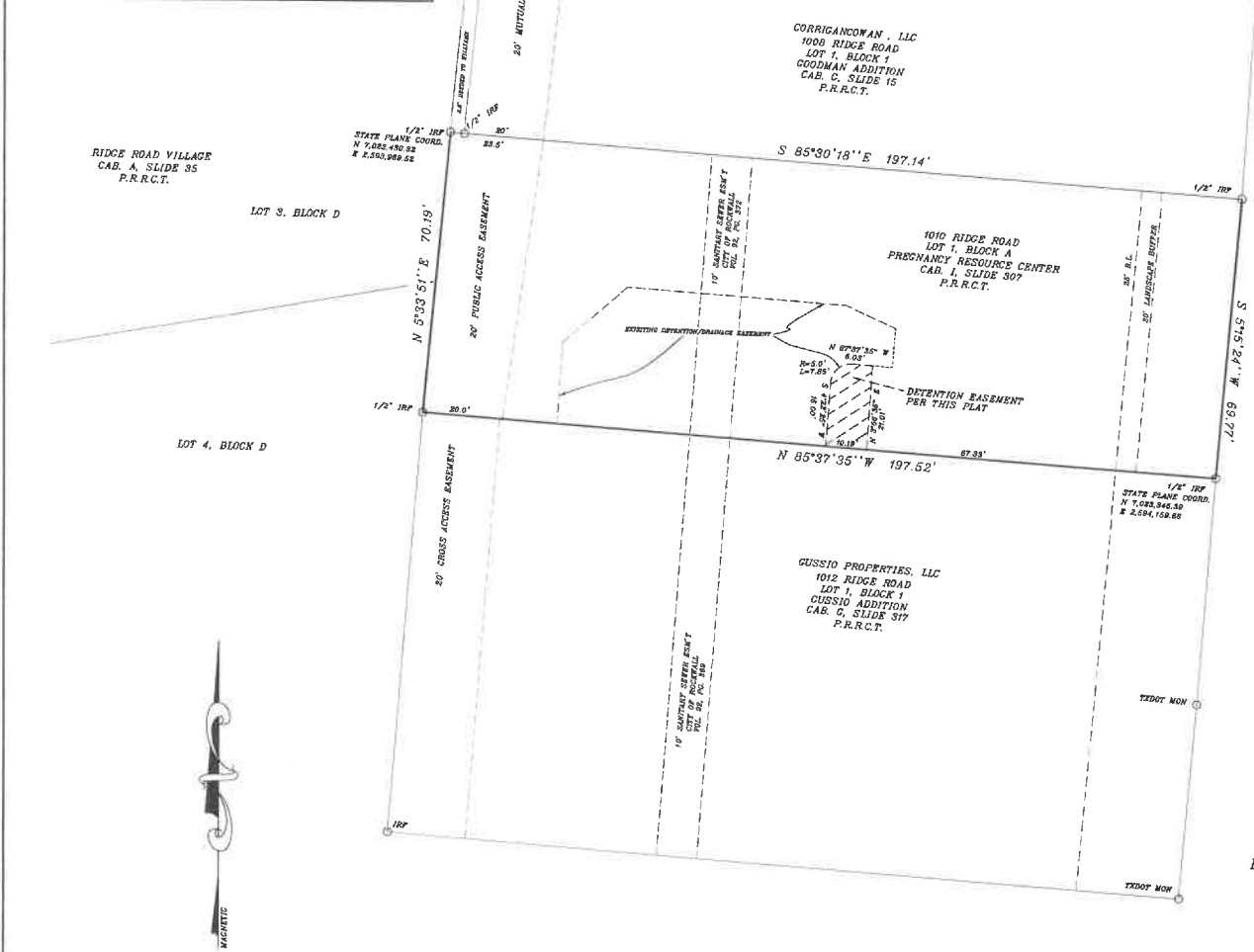
The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and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





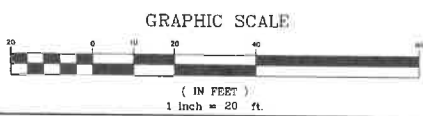
NOTE:
 1. Bearings based on Lot 1, Block A, Pregnancy Resource Center Addition as recorded in Cribinal 1, Slide 307 of the Plat Records of Rockwall County, Texas.

LEGEND:
 IRFC = IRON ROD FOUND WITH CAP
 CUT X = FOUND CUT X IN CONCRETE
 P.R.R.C.T. = PLAT RECORDS OF ROCKWALL COUNTY, TEXAS
 U.E. = UTILITY EASEMENT
 R.O.W. = RIGHT-OF-WAY



RIDGE ROAD
 F.M. HWY. 740
 VARIABLE WIDTH R.O.W.

FINAL PLAT
 LOT 1R, BLOCK A
 PREGNANCY RESOURCE CENTER
 BEING A REPLAT OF LOT 1, BLOCK A PREGNANCY RESOURCE CENTER
 B.J.T. LEWIS SURVEY, ABSTRACT No. 255
 CITY OF ROCKWALL
 ROCKWALL COUNTY, TEXAS



Surveyor:
 Rudy Rangel
 Rangel Land Surveying
 1012 Timberline Drive
 Heath, Texas 75032
 214-325-8026
 Rangelandsurvey@sub.com

Engineer:
 Douphrais & Associates, Inc
 2235 Ridge Road, Suite 200
 Rockwall, Texas 75087
 214-771-9004

OWNER:
 PREGNANCY RESOURCE CENTER OF LAKE RAY HUBBARD
 1010 RIDGE RD
 ROCKWALL, TX 75087
 972-722-8292

OWNERS CERTIFICATE:

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS, PREGNANCY RESOURCE CENTER OF LAKE RAY HUBBARD, BEING the owners of Lot 1, Block A of Pregnancy Resource Center as recorded in Cabinet 1, Slide 307 of the Plat Records of Rockwall County, Texas, and being more particularly described as follows;

All that certain lot, tract or parcel of land situated in the B.J.T. LEWIS SURVEY, ABSTRACT No. 255, City of Rockwall, Rockwall County, Texas and being all of Lot 1, Block A of the Pregnancy Resource Center as recorded in Cabinet 1, Slide 307 of the Plat Records of Rockwall County, Texas;

BEGINNING at a 1/2" iron rod found for the northeast corner of Lot 1, Block 1 of the GUSSIO ADDITION, an addition to the City of Rockwall, Texas according to the the Plat thereof recorded in Cabinet C, Slide 317 of the Plat Records of Rockwall, County Texas and the southeast corner of said Lot 1, Block A of said Pregnancy Resource Center, said point being of the west right-of-way line of Ridge Road P.M. 740;

THENCE North 85°37'35" West along the common line of Lot 1, Block A of the Pregnancy Resource Center lot and Lot 1, Block 1 of the GUSSIO lot, a distance of 197.52' to a 1/2" iron rod found for a corner;

THENCE North 5°33'51" East a distance of 70.19' to a 1/2" iron rod found for a corner;

THENCE South 85°30'18" East a distance of 197.14' to a 1/2" iron rod found on the west right-of-way line of said Ridge Road;

THENCE South 5°15'24" West a distance of 69.77' to the POINT OF BEGINNING and containing 13,807 square feet or 0.32 acres of land.

OWNER'S CERTIFICATE:

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

Pregnancy Resource Center of Lake Ray Hubbard, the undersigned owner of the land shown on this plat, and designated herein as Lot 1R, Block A, Pregnancy Resource Center subdivision in the City of Rockwall, Texas, and whose name is subscribed herein, hereby dedicates 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 the Lot 1, Rockwall Market Center South, subdivision have been notified and signed this plat. I understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. I also understand the following:

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

I further acknowledge that the dedications and/or easements 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 dedication of easements made herein.

FOR: PREGNANCY RESOURCE CENTER OF LAKE RAY HUBBARD

By:

FOR: _____ (LIEN HOLDER)

BY: _____ NAME: _____

TITLE:

APPROVAL CERTIFICATE

Planning & Zoning Commission, Chairman _____ 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 _____, 2023.

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 and eighty (180) days from said date of final approval.

WITNESS OUR HANDS, this _____ day of _____, 2023.

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

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That I Rudy Rangel, do hereby certify that this plat was prepared from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.

GIVEN UNDER MY HAND AND SEAL THIS _____ DAY _____, 2023.

RUDY RANGEL
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS NO. 5564
TPLS No. 10077100

NOTARY CERTIFICATE

STATE OF _____
COUNTY OF _____

Before me, the undersigned authority, a Notary Public in and for the said County and State on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and considerations therein expressed and in the capacity therein stated and as the act and deed therein stated.

Given under my hand and seal of office, this _____ day of _____, 2023.

Notary Signature _____

FINAL PLAT

LOT 1R, BLOCK A

PREGNANCY RESOURCE CENTER

BEING A REPLAT OF LOT 1, BLOCK A PREGNANCY RESOURCE CENTER

B.J.T. LEWIS SURVEY, ABSTRACT No. 255

CITY OF ROCKWALL

ROCKWALL COUNTY, TEXAS

Engineer:
Douglas & Associates, Inc
2235 Ridge Road, Suite 200
Rockwall, Texas 75087
214-771-9004

Surveyor:
Rudy Rangel
Rangel Land Surveying
1012 Timberline Drive
Heath, Texas 75032
214-325-8026
Rangelandsurvey@sub.com

OWNER:
PREGNANCY RESOURCE CENTER OF LAKE RAY HUBBARD
1010 RIDGE RD
ROCKWALL, TX 75087
972-722-8292

CITY CASE No. _____

SHEET 2 OF 2



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: May 30, 2023
APPLICANT: Dub Douphrate, *Douphrate & Associates, Inc.*
CASE NUMBER: P2023-013; *Replat for Lot 2, Block A, Pregnancy Resource Center Addition*

SUMMARY

Consider a request by Dub Douphrate of Douphrate & Associates, Inc. on behalf of Joanne Vuckovic of the Pregnancy Resource Center for the approval of a Replat for Lot 2, Block A, Pregnancy Resource Center Addition being a 0.32-acre tract of land identified as Lot 1, Block A, Pregnancy Resource Center Addition, City of Rockwall, Rockwall County, Texas, situated within the Scenic Overlay (SOV) District, addressed as 1010 Ridge Road [FM-740], and take any action necessary.

PLAT INFORMATION

- The purpose of the applicant's request is to Replat a 0.32-acre parcel of land (*i.e. Lot 1, Block A, Pregnancy Resource Center Addition*) into one (1) lot (*i.e. Lot 2, Block A, Pregnancy Resource Center Addition*) for the purpose of amending a drainage easement for a future expansion of the existing building. The subject property is located southwest corner of the intersection of Ridge Road [FM-740] and Summit Ridge Drive, and is zoned Planned Development District 53 (PD-53) for Residential Office (RO) land uses.
- The subject property was annexed into the City of Rockwall on June 20, 1959 (*Case No. A1959-002*) by *Ordinance No. 59-02*. The subject property was zoned Single-Family 2 (SF-2) District according to the January 3, 1972 zoning map. According to the May 16, 1983 historic zoning map at some point between January 3, 1972 and May 16, 1983 the subject property was rezoned to a Single-Family 10 (SF-10) District. On July 1, 2003, the City Council approved a zoning change (*Ordinance No. 02-33*) for the subject property rezoning it from a Single-Family 10 (SF-10) District to Planned Development District 53 (PD-53) for Residential Office (RO) land uses. On June 2, 2014, the City Council approved an amendment (*Case No. Z2014-011; Ordinance No. 14-33*) to Planned Development District 53 (PD-53). At some point before February 10, 2016, the subject property was platted as Lot 3 of the R. S. Lofland Subdivision. On February 10, 2016, the City Council approved a final plat (*Case No. P2015-034*) that establish the subject property as Lot 1, Block A, Pregnancy Resource Center Addition.
- 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 the Planning and Zoning Commission chooses to recommend approval of a Replat for Lot 2, Block A, Pregnancy Resource Center 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; and
- (2) 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.

PROJECT COMMENTS



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

DATE: 5/25/2023

PROJECT NUMBER: P2023-013
PROJECT NAME: Replat for Lot 2, Block A, Pregnancy Resource Center
SITE ADDRESS/LOCATIONS: 1008 RIDGE RD

CASE CAPTION: Consider a request by Dub Douphrate of Douphrate & Associates, Inc. on behalf of Joanne Vuckovic of the Pregnancy Resource Center for the approval of a Replat for Lot 2, Block A, Pregnancy Resource Center Addition being a 0.32-acre tract of land identified as Lot 1, Block A, Pregnancy Resource Center Addition, City of Rockwall, Rockwall County, Texas, situated within the Scenic Overlay (SOV) District, addressed as 1010 Ridge Road (FM-740), and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Henry Lee	05/25/2023	Approved w/ Comments

05/25/2023: Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 Consider a request by Dub Douphrate of Douphrate & Associates, Inc. on behalf of Joanne Vuckovic of the Pregnancy Resource Center for the approval of a Replat for Lot 2, Block A, Pregnancy Resource Center Addition being a 0.32-acre tract of land identified as Lot 1, Block A, Pregnancy Resource Center Addition, City of Rockwall, Rockwall County, Texas, situated within the Scenic Overlay (SOV) District, addressed as 1010 Ridge Road (FM-740).

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 (P2023-013) in the lower right-hand corner of all pages on future submittals. (Subsection 10, of Chapter 38, City of Rockwall Municipal Code of Ordinances)

I.4 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.5 Please correct the title block to the following. (Subsection 10, of Chapter 38, City of Rockwall Municipal Code of Ordinances)

Final Plat
Lot 2, Block A
Pregnancy Resource Center Addition
Being a Replat of
Lot 1, Block A
Pregnancy Resource Center Addition
Being
1 Lot
0.32 Acres or 13,807 SF
Situated in the
B. J. T Lewis Survey, Abstract No. 255

M.6 On the plat, label the Parcel as Lot 2, Block A, 0.32 Acres, 13,807 SF. (Subsection 10, of Chapter 38, City of Rockwall Municipal Code of Ordinances)

M.7 Remove the landscape setback from the plat. (Subsection 10, of Chapter 38, City of Rockwall Municipal Code of Ordinances)

M.8 Please match the standard plat wording, dedication language, surveyor seal/signature, and the plat approval signatures with the new subdivision ordinance; Section 38-7, Subsections A.b, A.c, A.d, A.e, and C7. (Subsection 10, of Chapter 38, City of Rockwall Municipal Code of Ordinances)

M.9 Please provide the public improvement statement, and #7 in the Owner's Certificate must be a general note. (Subsection 10, of Chapter 38, City of Rockwall Municipal Code of Ordinances)

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 approval. The Planning and Zoning Commission Meeting for this case will be held on May 30, 2023.

1.11 Staff recommends that a representative be present for all meetings.

1.12 The projected City Council Meeting date for this case will be June 5, 2023.

1.13 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	05/25/2023	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Rusty McDowell	05/22/2023	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	05/23/2023	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	05/23/2023	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	05/19/2023	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	05/22/2023	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.

P2023-013

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

1010 of
~~1008~~ Ridge Rd

SUBDIVISION

Lot 1 Block A Pregnancy Resource Ctr

LOT

BLOCK

GENERAL LOCATION

Summit Ridge, & Ridge Rd SW corner.

ZONING, SITE PLAN AND PLATTING INFORMATION (PLEASE PRINT)

CURRENT ZONING

PD-53

CURRENT USE

office

PROPOSED ZONING

PD-53

PROPOSED USE

office

ACREAGE

.32

LOTS [CURRENT]

LOTS [PROPOSED]

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

OWNER/APPLICANT/AGENT INFORMATION (PLEASE PRINT/CHECK THE PRIMARY CONTACT/ORIGINAL SIGNATURES ARE REQUIRED)

OWNER

Pregnancy Resource Center

APPLICANT

Doughrate & Assoc. Inc.

CONTACT PERSON

Joanne Vuckovic

CONTACT PERSON

Dub Doughrate

ADDRESS

1008 Ridge Rd
1010 of

ADDRESS

2235 Ridge Rd

CITY, STATE & ZIP

Rockwall, TX 75087

CITY, STATE & ZIP

Rockwall, TX 75087

PHONE

972 772 9292

PHONE

972 742 2210

E-MAIL

E-MAIL

wldoughrate@
doughrate.com

NOTARY VERIFICATION (REQUIRED)

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

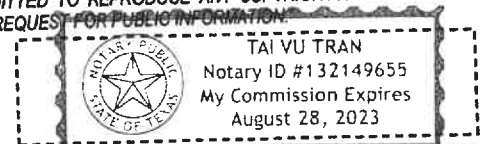
I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 320 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 17th DAY OF May, 2023. BY SIGNING THIS APPLICATION, 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 17th DAY OF May, 2023.

OWNER'S SIGNATURE

Joanne Vuckovic

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

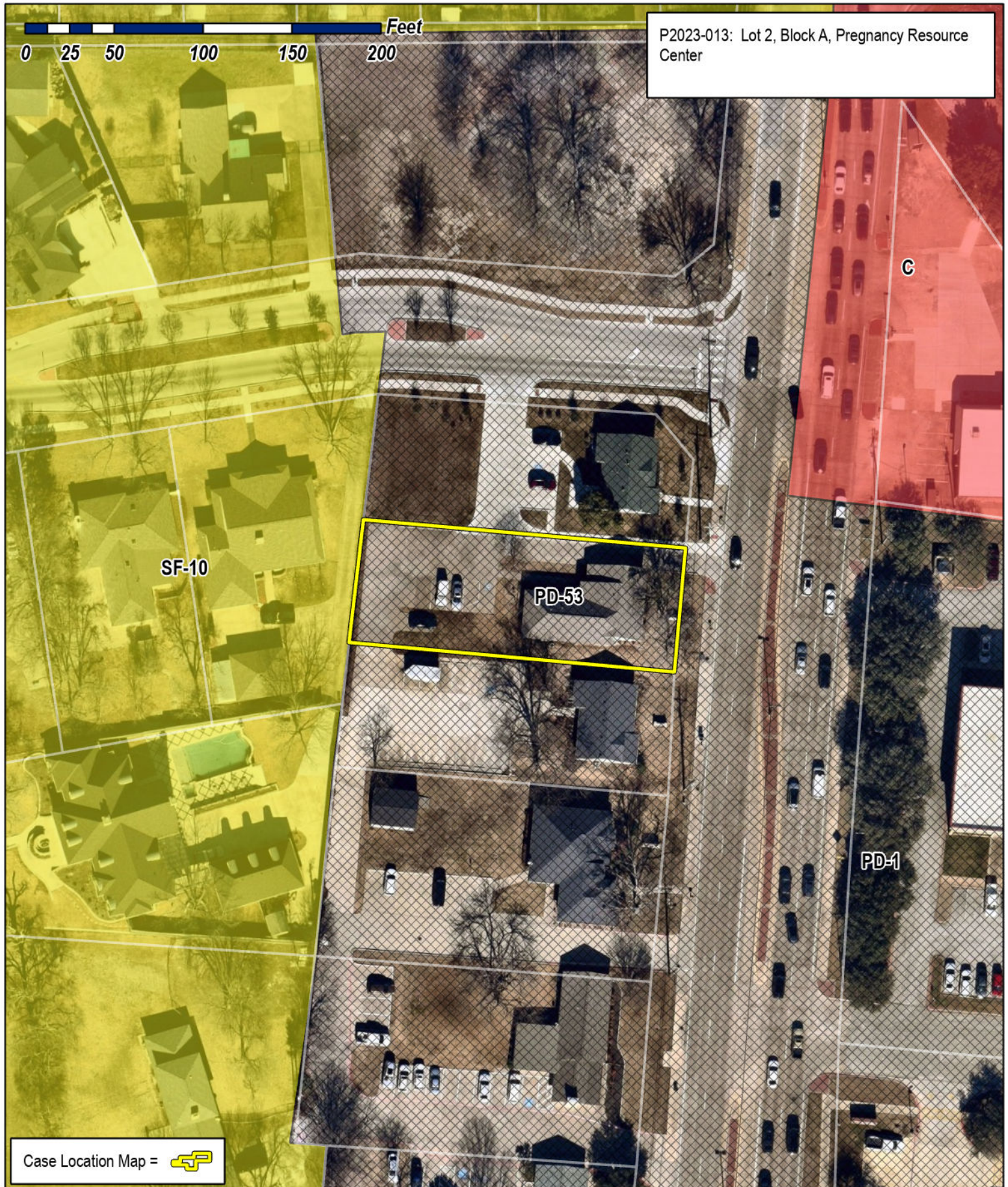


MY COMMISSION EXPIRES 08/28/2023

Feet

0 25 50 100 150 200

P2023-013: Lot 2, Block A, Pregnancy Resource Center



SF-10

PD-53

C

PD-1

Case Location Map = 



City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(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.



OWNERS CERTIFICATE:

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS, PREGNANCY RESOURCE CENTER OF LAKE RAY HUBBARD, BEING the owners of Lot 1, Block A of Pregnancy Resource Center as recorded in Cabinet 1, Slide 307 of the Plat Records of Rockwall County, Texas, and being more particularly described as follows;

All that certain lot, tract or parcel of land situated in the B.J.T. LEWIS SURVEY, ABSTRACT No. 255, City of Rockwall, Rockwall County, Texas and being all of Lot 1, Block A of the Pregnancy Resource Center as recorded in Cabinet 1, Slide 307 of the Plat Records of Rockwall County, Texas;

BEGINNING at a 1/2" iron rod found for the northeast corner of Lot 1, Block 1 of the GUSSIO ADDITION, an addition to the City of Rockwall, Texas according to the the Plat thereof recorded in Cabinet C, Slide 317 of the Plat Records of Rockwall, County Texas and the southeast corner of said Lot 1, Block A of said Pregnancy Resource Center, said point being of the west right-of-way line of Ridge Road P.M. 740;

THENCE North 85°37'35" West along the common line of Lot 1, Block A of the Pregnancy Resource Center lot and Lot 1, Block 1 of the GUSSIO lot, a distance of 197.52' to a 1/2" iron rod found for a corner;

THENCE North 5°33'51" East a distance of 70.19' to a 1/2" iron rod found for a corner;

THENCE South 85°30'18" East a distance of 197.14' to a 1/2" iron rod found on the west right-of-way line of said Ridge Road;

THENCE South 5°15'24" West a distance of 69.77' to the POINT OF BEGINNING and containing 13,807 square feet or 0.32 acres of land.

OWNER'S CERTIFICATE:

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

Pregnancy Resource Center of Lake Ray Hubbard, the undersigned owner of the land shown on this plat, and designated herein as Lot 1R, Block A, Pregnancy Resource Center subdivision in the City of Rockwall, Texas, and whose name is subscribed herein, hereby dedicates 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 the Lot 1, Rockwall Market Center South, subdivision have been notified and signed this plat. I understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. I also understand the following:

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

I further acknowledge that the dedications and/or easements 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 dedication of easements made herein.

FOR: PREGNANCY RESOURCE CENTER OF LAKE RAY HUBBARD

By:

FOR: _____ (LIEN HOLDER)

BY: _____ NAME: _____

TITLE:

APPROVAL CERTIFICATE

Planning & Zoning Commission, Chairman _____ 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 _____, 2023.

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 and eighty (180) days from said date of final approval.

WITNESS OUR HANDS, this _____ day of _____, 2023.

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

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That I Rudy Rangel, do hereby certify that this plat was prepared from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.

GIVEN UNDER MY HAND AND SEAL THIS _____ DAY _____, 2023.

RUDY RANGEL
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS NO. 5564
TDPLS No. 10077100

NOTARY CERTIFICATE

STATE OF _____
COUNTY OF _____

Before me, the undersigned authority, a Notary Public in and for the said County and State on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and considerations therein expressed and in the capacity therein stated and as the act and deed therein stated.

Given under my hand and seal of office, this _____ day of _____, 2023.

Notary Signature _____

FINAL PLAT

LOT 1R, BLOCK A

PREGNANCY RESOURCE CENTER

BEING A REPLAT OF LOT 1, BLOCK A PREGNANCY RESOURCE CENTER

B.J.T. LEWIS SURVEY, ABSTRACT No. 255

CITY OF ROCKWALL

ROCKWALL COUNTY, TEXAS

Engineer:
Douglas & Associates, Inc
2235 Ridge Road, Suite 200
Rockwall, Texas 75087
214-771-9004

Surveyor:
Rudy Rangel
Rangel Land Surveying
1012 Timberline Drive
Heath, Texas 75032
214-325-8026
Rangellandsurvey@sub.com

OWNER:
PREGNANCY RESOURCE CENTER OF LAKE RAY HUBBARD
1010 RIDGE RD
ROCKWALL, TX 75087
972-722-8292

CITY CASE No. _____

SHEET 2 OF 2



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: June 05, 2023
APPLICANT: Dub Douphrate, *Douphrate & Associates, Inc.*
CASE NUMBER: P2023-013; *Replat for Lot 2, Block A, Pregnancy Resource Center Addition*

SUMMARY

Consider a request by Dub Douphrate of Douphrate & Associates, Inc. on behalf of Joanne Vuckovic of the Pregnancy Resource Center for the approval of a Replat for Lot 2, Block A, Pregnancy Resource Center Addition being a 0.32-acre tract of land identified as Lot 1, Block A, Pregnancy Resource Center Addition, City of Rockwall, Rockwall County, Texas, situated within the Scenic Overlay (SOV) District, addressed as 1010 Ridge Road [FM-740], and take any action necessary.

PLAT INFORMATION

- The purpose of the applicant's request is to Replat a 0.32-acre parcel of land (*i.e. Lot 1, Block A, Pregnancy Resource Center Addition*) into one (1) lot (*i.e. Lot 2, Block A, Pregnancy Resource Center Addition*) for the purpose of amending a drainage easement for a future expansion of the existing building. The subject property is located southwest corner of the intersection of Ridge Road [FM-740] and Summit Ridge Drive, and is zoned Planned Development District 53 (PD-53) for Residential Office (RO) land uses.
- The subject property was annexed into the City of Rockwall on June 20, 1959 (*Case No. A1959-002*) by *Ordinance No. 59-02*. The subject property was zoned Single-Family 2 (SF-2) District according to the January 3, 1972 zoning map. According to the May 16, 1983 historic zoning map at some point between January 3, 1972 and May 16, 1983 the subject property was rezoned to a Single-Family 10 (SF-10) District. On July 1, 2003, the City Council approved a zoning change (*Ordinance No. 02-33*) for the subject property rezoning it from a Single-Family 10 (SF-10) District to Planned Development District 53 (PD-53) for Residential Office (RO) land uses. On June 2, 2014, the City Council approved an amendment (*Case No. Z2014-011; Ordinance No. 14-33*) to Planned Development District 53 (PD-53). At some point before February 10, 2016, the subject property was platted as Lot 3 of the R. S. Lofland Subdivision. On February 10, 2016, the City Council approved a final plat (*Case No. P2015-034*) that establish the subject property as Lot 1, Block A, Pregnancy Resource Center Addition.
- 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 the City Council chooses to approve the Replat for Lot 2, Block A, Pregnancy Resource Center 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; and
- (2) 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 May 30, 2023 Planning and Zoning Commission approved a motion to recommend approval of the Replat with a vote of 5-0, 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. P2023-013

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

~~1008~~ ¹⁰¹⁰ Ridge Rd

SUBDIVISION

Lot 1 Block A Pregnancy Resource Ctr

LOT

BLOCK

GENERAL LOCATION

Summit Ridge, & Ridge Rd SW corner.

ZONING, SITE PLAN AND PLATTING INFORMATION (PLEASE PRINT)

CURRENT ZONING

PD-53

CURRENT USE

office

PROPOSED ZONING

PD-53

PROPOSED USE

office

ACREAGE

.32

LOTS [CURRENT]

LOTS [PROPOSED]

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

OWNER/APPLICANT/AGENT INFORMATION (PLEASE PRINT/CHECK THE PRIMARY CONTACT/ORIGINAL SIGNATURES ARE REQUIRED)

OWNER

Pregnancy Resource Center

APPLICANT

Doughrate & Assoc. Inc.

CONTACT PERSON

Joanne Vuckovic

CONTACT PERSON

Dub Doughrate

ADDRESS

~~1008~~ Ridge Rd
1010 #V

ADDRESS

2235 Ridge Rd

CITY, STATE & ZIP

Rockwall, TX 75087

CITY, STATE & ZIP

Rockwall, TX 75087

PHONE

972 772 8292

PHONE

972 742 2210

E-MAIL

E-MAIL

wldoughrate@
doughrate.com

NOTARY VERIFICATION (REQUIRED)

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

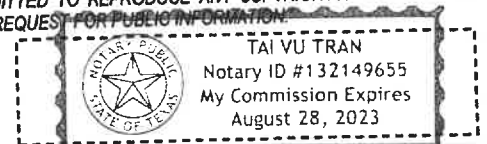
I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 320 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 17th DAY OF May, 2023. BY SIGNING THIS APPLICATION, 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 17th DAY OF May, 2023.

OWNER'S SIGNATURE

Joanne Vuckovic

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

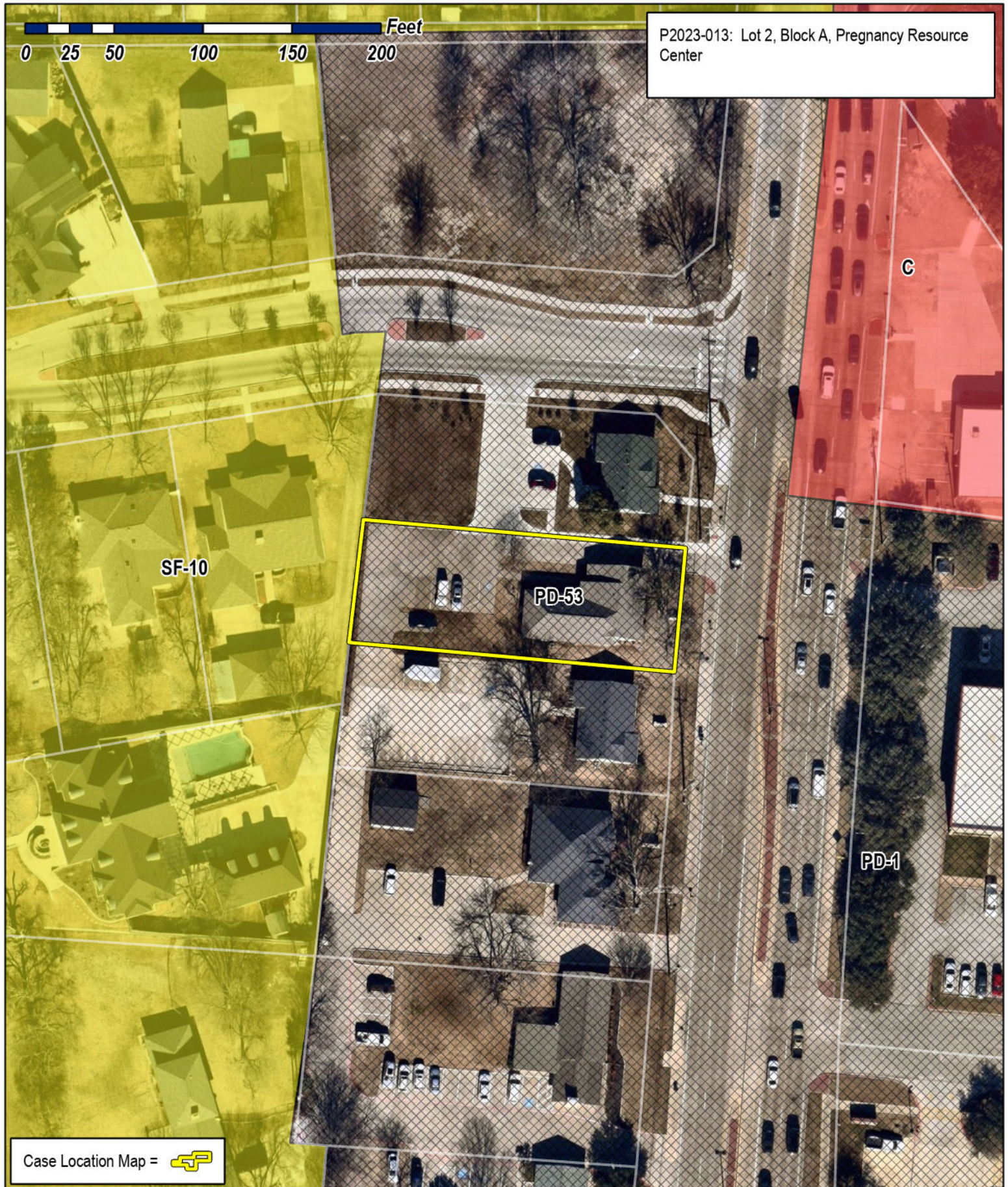


MY COMMISSION EXPIRES 08/28/2023

Feet

0 25 50 100 150 200

P2023-013: Lot 2, Block A, Pregnancy Resource Center



SF-10

PD-53

C

PD-1

Case Location Map = 



City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(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.



OWNERS CERTIFICATE:

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS, PREGNANCY RESOURCE CENTER OF LAKE RAY HUBBARD, BEING the owners of Lot 1, Block A of Pregnancy Resource Center as recorded in Cabinet 1, Slide 307 of the Plat Records of Rockwall County, Texas, and being more particularly described as follows;

All that certain lot, tract or parcel of land situated in the B.J.T. LEWIS SURVEY, ABSTRACT No. 255, City of Rockwall, Rockwall County, Texas and being all of Lot 1, Block A of the Pregnancy Resource Center as recorded in Cabinet 1, Slide 307 of the Plat Records of Rockwall County, Texas;

BEGINNING at a 1/2" iron rod found for the northeast corner of Lot 1, Block 1 of the GUSSIO ADDITION, an addition to the City of Rockwall, Texas according to the the Plat thereof recorded in Cabinet C, Slide 317 of the Plat Records of Rockwall, County Texas and the southeast corner of said Lot 1, Block A of said Pregnancy Resource Center, said point being of the west right-of-way line of Ridge Road P.M. 740;

THENCE North 85°37'35" West along the common line of Lot 1, Block A of the Pregnancy Resource Center lot and Lot 1, Block 1 of the GUSSIO lot, a distance of 197.52' to a 1/2" iron rod found for a corner;

THENCE North 5°33'51" East a distance of 70.19' to a 1/2" iron rod found for a corner;

THENCE South 85°30'18" East a distance of 197.14' to a 1/2" iron rod found on the west right-of-way line of said Ridge Road;

THENCE South 5°15'24" West a distance of 69.77' to the POINT OF BEGINNING and containing 13,807 square feet or 0.32 acres of land.

OWNER'S CERTIFICATE:

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

Pregnancy Resource Center of Lake Ray Hubbard, the undersigned owner of the land shown on this plat, and designated herein as Lot 1R, Block A, Pregnancy Resource Center subdivision in the City of Rockwall, Texas, and whose name is subscribed herein, hereby dedicates 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 the Lot 1, Rockwall Market Center South, subdivision have been notified and signed this plat. I understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. I also understand the following:

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

I further acknowledge that the dedications and/or easements 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 dedication of easements made herein.

FOR: PREGNANCY RESOURCE CENTER OF LAKE RAY HUBBARD

By:

FOR: _____ (LIEN HOLDER)

BY: _____ NAME: _____

TITLE:

APPROVAL CERTIFICATE

Planning & Zoning Commission, Chairman _____ 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 _____, 2023.

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 and eighty (180) days from said date of final approval.

WITNESS OUR HANDS, this _____ day of _____, 2023.

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

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That I Rudy Rangel, do hereby certify that this plat was prepared from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.

GIVEN UNDER MY HAND AND SEAL THIS _____ DAY _____, 2023.

RUDY RANGEL
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS NO. 5564
TDLPS No. 10077100

NOTARY CERTIFICATE

STATE OF _____
COUNTY OF _____

Before me, the undersigned authority, a Notary Public in and for the said County and State on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and considerations therein expressed and in the capacity therein stated and as the act and deed therein stated.

Given under my hand and seal of office, this _____ day of _____, 2023.

Notary Signature _____

FINAL PLAT

LOT 1R, BLOCK A

PREGNANCY RESOURCE CENTER

BEING A REPLAT OF LOT 1, BLOCK A PREGNANCY RESOURCE CENTER

B.J.T. LEWIS SURVEY, ABSTRACT No. 255

CITY OF ROCKWALL

ROCKWALL COUNTY, TEXAS

Engineer:
Douglas & Associates, Inc
2235 Ridge Road, Suite 200
Rockwall, Texas 75087
214-771-9004

Surveyor:
Rudy Rangel
Rangel Land Surveying
1012 Timberline Drive
Heath, Texas 75032
214-325-8026
Rangellandsurvey@sub.com

OWNER:
PREGNANCY RESOURCE CENTER OF LAKE RAY HUBBARD
1010 RIDGE RD
ROCKWALL, TX 75087
972-722-8292

CITY CASE No. _____

SHEET 2 OF 2



July 13, 2023

TO: Dub Douphrate
Douphrate & Associates Inc.
2235 Ridge Road
Rockwall, TX 75087

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

SUBJECT: P2023-013: *Replat for Lot 2, Block A, Pregnancy Resource Center Addition*

Dub Douphrate:

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 June 05, 2023. The following is a record of all recommendations, voting records and conditions of approval:

Staff Recommendations

- (1) All technical comments from the Engineering, Planning and Fire Departments shall be addressed prior to the filing of this plat; and,
- (2) Any construction resulting from the approval of this 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 May 30, 2023 Planning and Zoning Commission approved a motion to recommend approval of the Replat with a vote of 5-0, with Commissioner Llewellyn absent.

City Council

On June 5, 2023, the City Council approved a motion to approve the Replat by a vote of 7-0.

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

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

FILING FEES:

Mylars: \$50.00 per page for the 1st set only (*No charge for additional sets*).

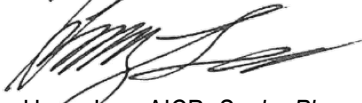
Tax Certificates: \$30.00 for the 1st certificate and \$4.00 for each additional certificate.

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 adhere to 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) 772-6434.

Sincerely,



Henry Lee, AICP, *Senior Planner*
City of Rockwall Planning and Zoning Department