

CASE COVER SHEET

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

PLANNING & ZONING CASE NO.

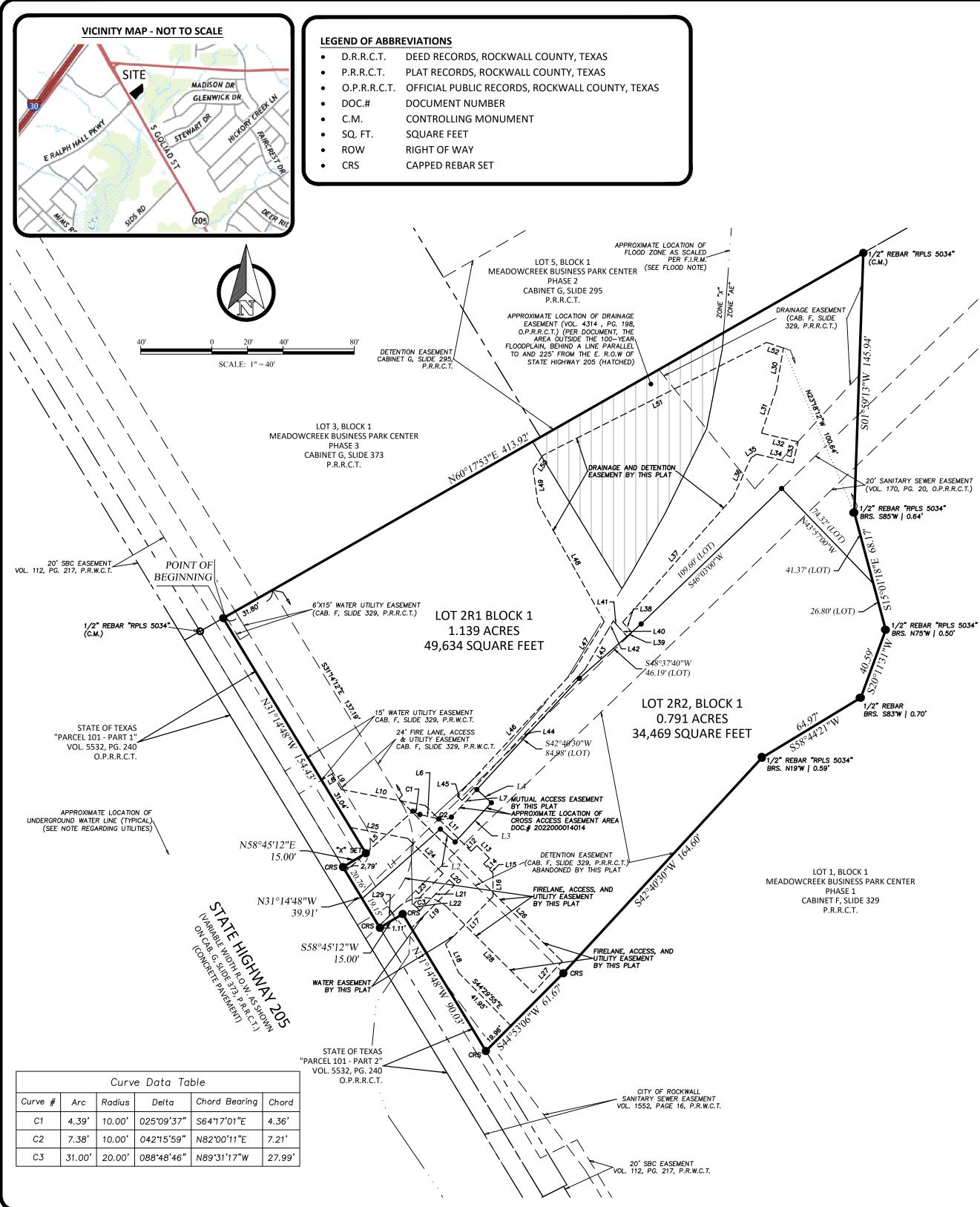
PLANNING & ZONING FEE

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
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RECORD OF RECOMMENDATIONS, VOTING RECORDS, AND CONDITIONS OF APPROVAL

ARCHITECTURE REVIEW BOARD	CITY COUNCIL READING #2
PLANNING AND ZONING COMMISSION	CONDITIONS OF APPROVAL
CITY COUNCIL READING #1	NOTES

	DEVELOPME	NT APPLICA	TION		USE ONLY	
City of Rockwall Planning and Zoning Department			NOTE: THE APPLICATION IS NOT CONSIDERED ACCEPTED B CITY UNTIL THE PLANNING DIRECTOR AND CITY ENGINEER I			
385 S. Goliad Street Rockwall, Texas 75087			SIGNED BELOW. DIRECTOR OF PLANNING:			
			CITY EN	IGINEER:		
PLEASE CHECK THE A	PPROPRIATE BOX BELOW TO	INDICATE THE TYPE O	F DEVELOPME	NT REQU	IEST [SELECT ONLY ONE BOX]:	
PRELIMINARY PI FINAL PLAT (\$30 SI REPLAT (\$300.00 AMENDING OR N PLAT REINSTATI SITE PLAN APPLICA SITE PLAN (\$250	100.00 + \$15.00 ACRE) 1 LAT (\$200.00 + \$15.00 ACRE) 1 0.00 + \$20.00 ACRE) 1 0 + \$20.00 ACRE) 1 1 + \$20.00 ACRE) 1 6 HNOR PLAT (\$150.00) EMENT REQUEST (\$100.00) ATION FEES:	PING PLAN (\$100.00)	ZON SPE PD 0 OTHER TRE VAR NOTES: '; IN DI MULTIPL	ING CHAI CIFIC USI DEVELOPI E REMOV IANCE RE ETERMININ YING BY TH	ATION FEES: NGE (\$200.00 + \$15.00 ACRE) ¹ E PERMIT (\$200.00 + \$15.00 ACRE) ¹ MENT PLANS (\$200.00 + \$15.00 ACRE) ¹ ATION FEES: (AL (\$75.00) EQUEST (\$100.00) G THE FEE, PLEASE USE THE EXACT ACR HE PER ACRE AMOUNT. FOR REQUESTS ON LES TO ONE (1) ACRE.	
PROPERTY INFO	RMATION (PLEASE PRINT)					
ADDRESS	2325 S Goliad Street					
SUBDIVISION	Meadowcreek Busine	ess Park Center			LOT 2 BLOCK	1
GENERAL LOCATION	The intersection of S	Goliad Street and Ra	lph Hall Park	cway		
ZONING. SITE PL	AN AND PLATTING INI	FORMATION IPLEAS	SE PRINTI			
CURRENT ZONING	C-Commercial-SUP		CURREN	NT USE	Undeveloped	
PROPOSED ZONING	N/A					
			PROPOSE	ED USE	Multi Tenant Retail / Restaurant w	vith DT
ACREAGE		LOTS (CURRENT	_	ED USE	LOTS [PROPOSED] 2	vith DT
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- 1. Bearings are based on the State Plane Coordinate System, Texas North Central Zone (4202) North American Datum of 1983 (NAD '83), distances are surface with a combined scale factor of 1.000146135.
- This property lies within Zone "X" & Zone "AE" of the Flood Insurance Rate Map 2. for Rockwall County, Texas and Incorporated Areas, map no. 48397C0040L, with an effective date of September 26, 2008, via scaled map location and graphic plotting.
- Monuments are found unless specifically designated as set. 3.
- Elevations (if shown) are North American Vertical Datum of 1988 (NAVD '88). 4.

PLAT NOTES:

L16

L17

L18

L19

L20

13.29'

37.73**'**

17.49'

34.33**'**

4.10'

2.

- 1. It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, nor shall such approval constitute any representation, assurance or guarantee by the City of the adequacy and availability for water for personal use and fire protection within such plat, as required under Ordinance 83-54.
- Property owner shall be responsible for maintaining, repairing, and replacing all systems within the drainage and detention easements.

Bearing

N43°48'48"E

S46*11'12"E

S43*48'48"W

S45°06'54"E

S79*11'17"E

S45°06'54"E

S42°40'30"W

N45°06'54"W

S46'04'20"W

ME1.65°102
,
20' SANITARY SEWER EASEMENT (VOL. 170, PG. 20, O.P.R.R.C.T.)
1/2" REBAR "RPLS 5034" BRS. S85"W 0.64'
515°01'18"E 68.17

L	Line Data Table		L	ine Data	Table
Line #	Distance	Bearing	Line #	Distance	Beari
L1	58.78'	N48°21'22"E	L21	23.90'	N43°48
L2	10.98'	N48 ° 48'18"W	L22	5.00'	S46 ° 11'
L3	30.04'	S42°44'56"W	L23	23.99'	S43 ° 48'
L4	11.01'	S47 ° 52'42"E	L24	27.85'	S45°06'
L5	50.71'	N48°13'36"E	L25	32.96'	S79 ° 11'
L6	10.85'	S76°51'49"E	L26	129.32'	S45°06'
L7	21.06'	N42°40'30"E	L27	24.02'	S42 ° 40'
L8	6.82'	N58°45'48"E	L28	67.59'	N45°06'
L9	10.26'	S31°14'12"E	L29	15.04'	S46°04'
L10	47.95'	S79°11'17"E			
L11	36.40'	S45°06'54"E			
L12	4.52'	N44°53'06"E			
L13	10.00'	S45°06'54"E			
L14	4.52'	S44°53'06"W			
L15	7.28'	S45°06'54"E			

S00°06'54"E

S44*53'06"W

S24°35'25"E

S44°53'06"W

S45°06'54"E



STATE OF TEXAS

COUNTY OF ROCKWALL

WHEREAS VICTORY SHOPS ON 205, LLC, BARBARA ROBERTS, AND MARLYN ROBERTS are the owners of a tract situated in the J. Cadle Survey, Abstract No. 65 part of Lot 2, Block 1, Meadowcreek Business Park Center, an addition in the City of Rockwall, Rockwall County, Texas, according to the plat recorded in Cabinet F, Slide 329, Plat Records, Rockwall County, Texas, the subject tract being more particularly described as follows (bearings are based on the State Plane Coordinate System, Texas North Central Zone (4202), North American Datum of 1983 (NAD '83)):

BEGINNING at a point in the north line of said Lot 2, same being the northeast corner of the tract described in the deed to the State of Texas, recorded in Volume 5532, Page 240, Official Public Records, Rockwall County, Texas, from which a 1/2 inch rebar with cap stamped "RPLS 5034" found at the northwest corner of said Lot 2 bears SOUTH 60 degrees 17 minutes 53 seconds WEST, 15.01 feet;

THENCE with the perimeter and to the corners of said Lot 2, the following calls:

1. NORTH 60 degrees 17 minutes 53 seconds EAST, a distance of 413.92 feet to a 1/2 inch rebar with cap stamped "RPLS 5034"

2. SOUTH 01 degree 59 minutes 13 seconds WEST, a distance of 145.94 feet to a point from which a 1/2 inch rebar with cap stamped "RPLS 5034" (disturbed) bears SOUTH 85 degrees WEST, 0.64 feet;

3. SOUTH 15 degrees 01 minute 18 seconds EAST, a distance of 68.17 feet to a point from which a 1/2 inch rebar with cap stamped, "RPLS 5034" found bears NORTH 75 degrees West, 0.50 feet;

4. SOUTH 20 degrees 11 minutes 31 seconds WEST, a distance of 40.59 feet to a point from which a 1/2 inch rebar with cap stamped, "RPLS 5034" found bears SOUTH 83 degrees WEST, a distance of 0.70 feet;

5. SOUTH 58 degrees 44 minutes 21 seconds WEST, a distance of 64.97 feet to a point from which a 1/2 inch rebar with cap stamped, "RPLS 5034" found bears NORTH 19 degrees West, a distance of 0.59 feet;

6. SOUTH 42 degrees 40 minutes 30 seconds WEST, a distance of 164.60 feet to a 1/2 inch rebar with cap stamped "BARTON CHAPA" set (hereinafter "capped rebar set");

7. SOUTH 44 degrees 53 minutes 06 seconds WEST, a distance of 61.67 feet to a capped rebar set in the NORTH line of "Parcel 101 - Part 2" described by deed to the State of Texas as recorded under Volume 5532, Page 240, Official Public Records, Rockwall County, Texas, (O.P.R.R.C.T.);

THENCE NORTH 31 degrees 14 minutes 48 seconds WEST, with the east line of said "Pacel 101 - Part 2", a distance of 90.03 feet to a capped rebar set at the northeast corner thereof;

THENCE SOUTH 58 degrees 45 minutes 12 seconds WEST, with the west line of said "Parcel 101 - Part 2", a distance of 15.00 feet to a capped rebar set for the northwest corner thereof, same being in the west line of said Lot 2;

THENCE NORTH 31 degrees 14 minutes 48 seconds WEST, with the west line of said Lot 2, a distance of 39.91 feet to a capped rebar set at the southwest corner of said State of Texas (Vol. 5532, Pg. 240) tract;

THENCE with the south line of said State of Texas tract, through the interior of said Lot 2, NORTH 58 degrees 45 minutes 12 seconds EAST a distance of 15.00 feet to an "X" cut set in a concrete driveway;

THENCE with the east line of said State of Texas tract, through the interior of said Lot 2, NORTH 31 degrees 14 minutes 48 seconds WEST, a distance of 154.43 feet, returning to the **POINT OF BEGINNING** and enclosing 1.931 acres (84,103 square feet) of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

Victory Shops on 205, LLC, (the undersigned owner of the land shown on this plat and designated as Lot 2R2, Block 1), and Barbara Roberts and Marlyn Roberts (the undersigned owners of the land shown on this plat and designated as Lot 2R1, Block 1), and designated herein as the LOTS 2R1 AND 2R2, BLOCK 1, **MEADOWCREEK BUSINESS CENTER PHASE I,** subdivision in 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 (we) further certify that all other parties who have a mortgage or lien interest in the LOTS 2R1 AND 2R2, **BLOCK 1, MEADOWCREEK BUSINESS CENTER PHASE I** subdivision have been notified and signed this plat. I (we) understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. I (we) also understand the following;

1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.

2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of

these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.

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

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

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

6. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or Until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner, authorizing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay for the same out of the escrow deposit, should the developer and/or owner fail or refuse to install the required improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements itself. Such deposit may be used by the owner and/or developer as progress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done; or Until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Rockwall. I (we) further acknowledge that the dedications and/or exaction's made herein are proportional to the impact of the Subdivision upon the public services required in order that the development will comport with the present and future growth needs of the City; I (we), my (our) successors and assigns hereby waive any claim, damage, or cause of action that I (we) may have as a result of the dedication of exactions made herein.

VICTORY SHOPS ON 205, LLC (authorized agent)
STATE OF TEXAS

COUNTY OF ______§

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, 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 executed the same as for the purpose and consideration therein expressed, and in the capacity therein stated.

Notary Public in and for

the State of Texas

BARBARA ROBERTS	
STATE OF TEXAS	§
COUNTY OF	§

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, 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 executed the same as for the purpose and consideration therein expressed, and in the capacity therein stated.

Notary Public in and for

the State of Texas

MARLYN ROBERTS		
STATE OF TEXAS	§	
COUNTY OF	§	

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, 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 executed the same as for the purpose and consideration therein expressed, and in the capacity therein stated.

Notary Public in and for

the State of Texas

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

SURVEYOR'S CERTIFICATE

I, John H. Barton III, a Registered Professional Land Surveyor of the State of Texas, 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.

Date of Plat/Map: May 16, 2023

John H. Barton III, RPLS# 6737

Planning & Zoning Commission, Chairman

Date

APPROVED:

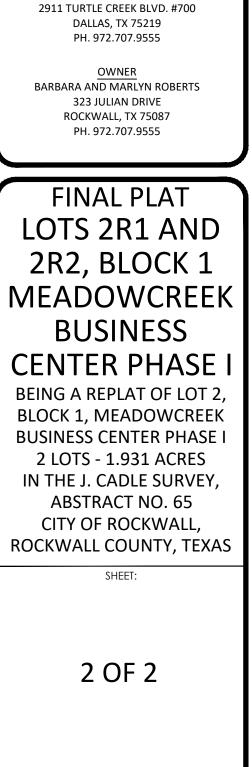
I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Planning Director of the City of Rockwall on the _____ day of _____, 20____. This approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk of Rockwall, County, Texas, within one hundred eighty (180) days from said date of final approval.

WITNESS OUR HANDS, this_____ day of______, 20_____

Mayor, City of Rockwall

City Secretary

City Engineer



ENGINEEF

(irkman

Kirkman Engineering, LLC

5200 State Highway 121

Colleyville, TX 76034 Phone: 817-488-4960

patrick.filson@trustke.com

2021.001.224

TABLE OF REVISIONS

SURVEYOR

BARTON CHAPA SURVEYING, LLC

JOHN H. BARTON, III RPLS# 6737

5200 STATE HIGHWAY 121

COLLEYVILLE, TX 76034

(817) 864-1957

JACK@BCSDFW.COM

OWNER

VICTORY SHOPS ON 205, LLC

SUMMARY

BCS

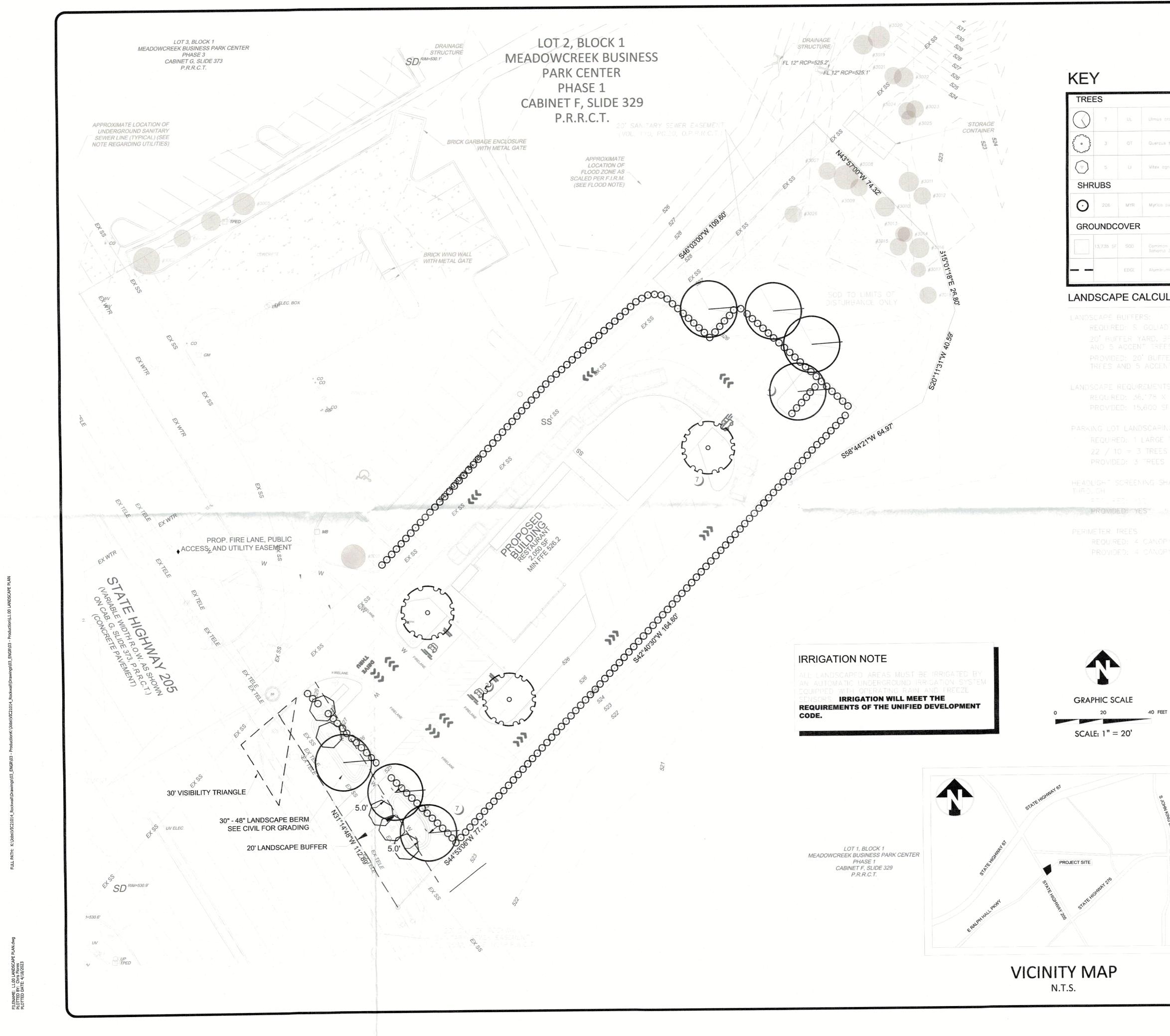
JOB NO.

DRAWN:

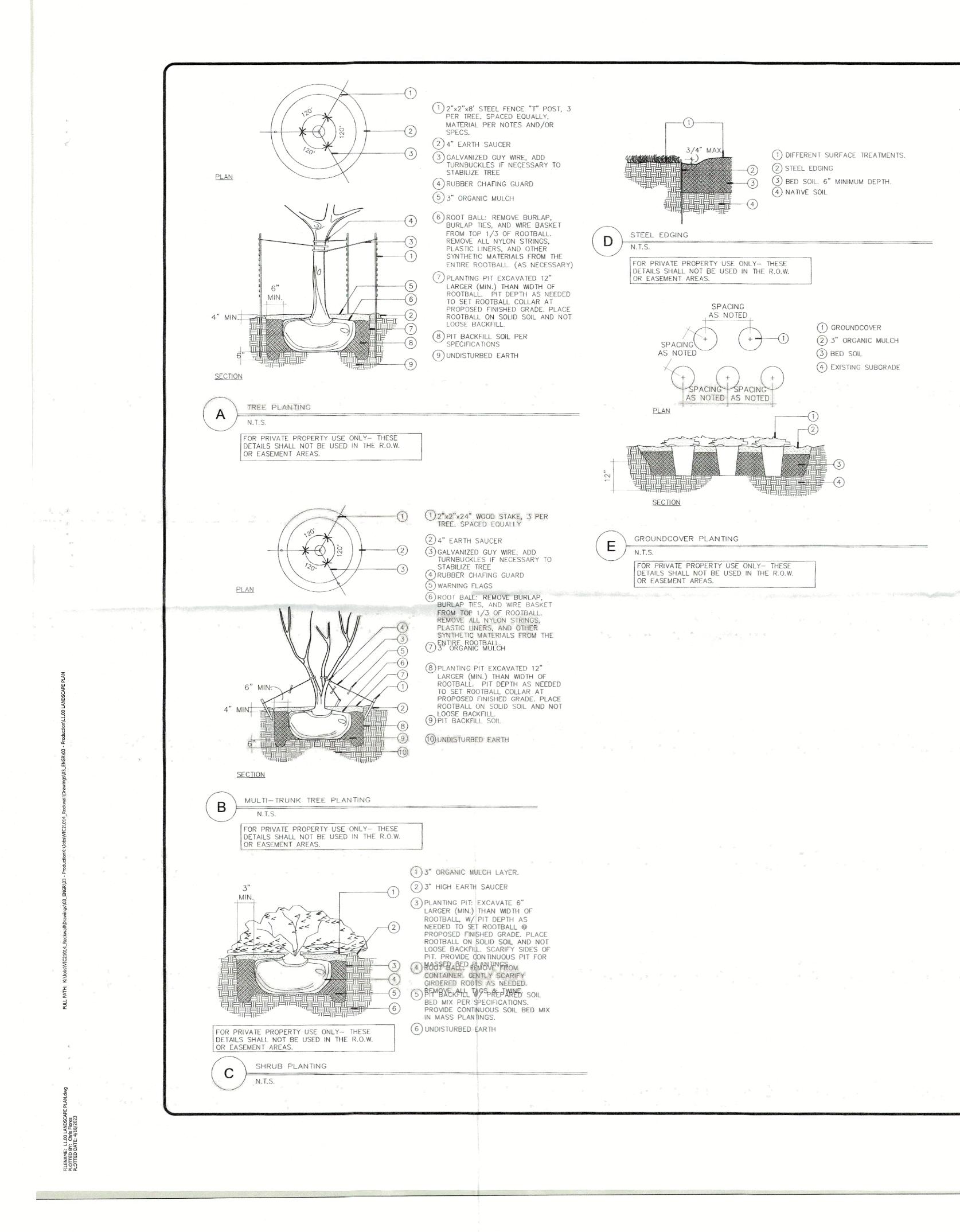
DATE

CHECKED: JHB

ENGINEERING

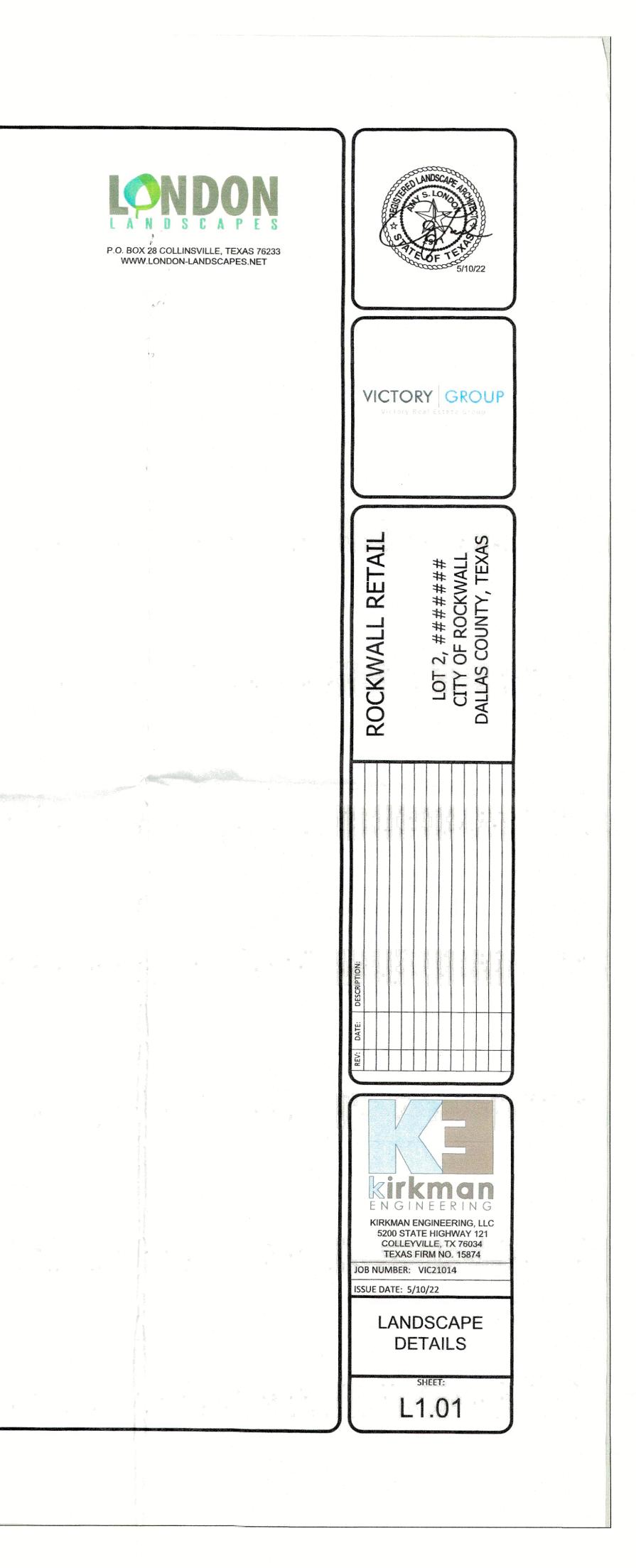


crassifolic s texano	L P.O.	A Col. Win. Cont. Grown-65 Gal. 12'-15' Height, 6'-8' Spread 4" Cal. Win. Cont. Grown-65 Gal. 12'-15' Height, 6'-8' Spread	Stated LANDSCAPE TO Stated S. LOW 0 TO State S.
pusiila on Bermuda Crass a 31 um Edging	Vitex Dwarf Wax Myrtle	Specimen 4" Multi Stem 8'-10' Ht. Min. Specimen 5 Gal. Minimum 30" Minimum height at planting Spaced per plan, matching Solid soc Sand fill joints and provide uniform coverage within 30 days of completion Submit Colors for Approval by Landscope Architect or Owner	VICTORY GROUP Victory Real Estate Group
ES TER YARD; NT TREES TS (20% = 7,1 SF 4.3% NG TREE / 1 S HALL BE P	UBS AND 3 CANOPY TREES BERM, SHRUBS AND 3 CANOPY 235 SF		ROCKWALL RETAIL LOT 2, BLOCK 1 CITY OF ROCKWALL DALLAS COUNTY, TEXAS
ET SJOHN KING BLVD S JOHN KING BLVD	RESTAURANT PARKING REQUIREMENT PORTION OF BUILDING RESTAURANT RESTAURANT PARKING SPACES REQUIRED TOTAL PARKING SPACES PROVIDED REQUIRED ADA PARKING PROVIDED ADA PARKING PROVIDED ADA PARKING EXISTING ZONING LOT AREA (SF) / (ACRES) TOTAL BUILDING AREA (SF) BUILDING HEIGHT BUILDING LOT COVERAGE (%) / FLOOR AREA IMPERVICUS AREA IMPERVICUS AREA SIT CITY PROJE ROCKV 1. LOT MEADOWCR CEN (INST. NO. 3 CITY OF ROL COL	ATA TABLE 1 SPACE PER 100 SF 100% / 1700 SF 17 SPACES 22 SPACES 1 SPACES (1 VAN) 0 C-COMMERCIAL C-COMMERCIAL 84,103 /1.93 1,700 24'-0" (1 STORY) ARATIO 2.0% / 0.020:1 18,783 SF / 84,103 SF	INDIDIU INDIDU INDID

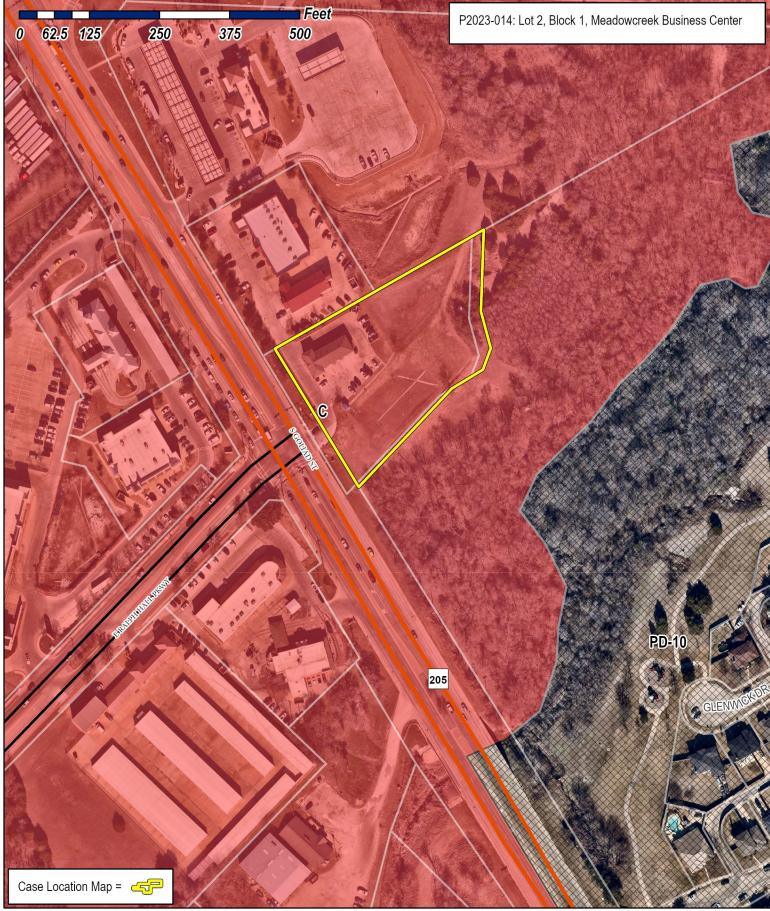


LANDSCAPE NOTES

- PLANT MATERIAL SHALL BE MEASURED AND SIZED ACCORDING TO THE LATEST EDITION OF THE TEXAS NURSERY & LANDSCAPE ASSOCIATION (TNLA) SPECIFICATIONS, GRADES AND STANDARDS.
- 2. ALL PLANT SUBSTITUTIONS ARE SUBJECT TO TOWN APPROVAL AND MUST BE SPECIFIED ON THE APPROVED LANDSCAPE PLAN.
- 3. ALL TURF AREAS TO BE ESTABLISHED PRIOR TO THE CERTIFICATE OF OCCUPANCY, UNLESS OTHERWISE APPROVED BY THE TOWN.
- 4. GROUND COVERS USED IN LIEU OF TURF GRASS MUST PROVIDE COMPLETE COVERAGE WITHIN ONE (1) YEAR OF PLANTING AND MAINTAIN ADEQUATE COVERAGE AS APPROVED BY THE TOWN.
- 5. TREES MUST BE PLANTED FOUR FEET (40) OR GREATER FROM CURBS, SIDEWALKS, UTILITY LINES, SCREENING WALLS, AND/OR OTHER STRUCTURES. THE TOWN HAS FINAL APPROVAL FOR ALL TREE PLACEMENTS.
- 6. TREE PITS SHALL HAVE ROUGHENED SIDES AND BE TWO TO THREE TIMES WIDER THAN THE ROOT BALL OF THE TREE IN ORDER TO FACILITATE HEALTHY ROOT GROWTH. TREE PITS SHALL BE TESTED FOR WATER PERCOLATION. IF WATER DOES NOT DRAIN OUT OF TREE PIT WITH IN A 24-HOUR PERIOD, THE CONTRACTOR SHALL PROVIDE BERMING, OR DEVISE ALTERNATIVE DRAINAGE.
- 7. TREES SHALL NOT BE PLANTED DEEPER THAN THE BASE OF THE "TRUNK FLARE".
- 8. THE TREE PIT SHALL BE BACKFILLED WITH NATIVE TOPSOIL FREE OF ROCK AND OTHER DEBRIS.
- 9. BURLAP, TWINE, AND WIRE BASKETS SHALL BE LOOSENED AND PULLED BACK FROM THE TRUNK OF TREE AS MUCH AS POSSIBLE.
- 10. TREES SHALL NOT BE WATERED TO EXCESS THAT RESULTS IN SOIL SATURATION. IF SOIL BECOMES SATURATED, THE WATERING SCHEDULE SHALL BE ADJUSTED TO ALLOW FOR DRAINAGE AND ABSORPTION OF THE EXCESS WATER.
- 11. A 3-4" LAYER OF MULCH SHALL BE PROVIDED AROUND THE BASE OF THE PLANTED TREE. THE MULCH SHALL BE PULLED BACK 1-2" FROM THE TRUNK OF THE TREE.
- 12. NO PERSON(S) OR ENTITY MAY USE IMPROPER OR MALICIOUS MAINTENANCE OR PRUNING TECHNIQUES WHICH WOULD LIKELY LEAD TO THE DEATH OF THE TREE. IMPROPER OR MALICIOUS TECHNIQUES INCLUDE, BUT ARE NOT LIMITED TO, TOPPING OR OTHER UNSYMMETRICALVTRIMMING OF TREES, TRIMMING TREES WITH A BACKHOE, OR USE OF FIRE OR POISON TO CAUSE THE DEATH OF A TREE.
- 13. TOPSOIL SHALL BE A MINIMUM OF 8 INCHES IN DEPTH IN PLANTING AREAS. SOIL SHALL BE FREE OF STONES, ROOTS, AND CLODS ANDVANY OTHER FOREIGN MATERIAL THAT IS NOT BENEFICIAL FOR PLANT GROWTH.
- 14. ALL PLANT BEDS SHALL BE TOP-DRESSED WITH A MINIMUM OF 3 INCHES OF MULCH.
- 15. TREES OVERHANGING WALKS AND PARKING SHALL HAVE A MINIMUM CLEAR TRUNK HEIGHT OF 7 FEET. TREES OVERHANGING PUBLIC STREET PAVEMENT DRIVE AISLES AND FIRE LANES SHALL HAVE A MINIMUM CLEAR TRUNK HEIGHT OF 14 FEET.
- 16. A VISIBILITY TRIANGLE MUST BE PROVIDED AT ALL INTERSECTIONS, WHERE SHRUBS ARE NOT TO EXCEED 30 INCHES IN HEIGHT, AND TREES SHALL HAVE A MINIMUM CLEAR TRUNK HEIGHT OF 9 FEET.
- 17. TREES PLANTED ON A SLOPE SHALL HAVE THE TREE WELL AT THE AVERAGE GRADE OF SLOPE.
- 18. NO SHRUBS SHALL BE PERMITTED WITHIN AREAS LESS THAN 3 FEET IN WIDTH. ALL BEDS LESS THAN 3 FEET IN WIDTH SHALL BE GRASS, GROUNDCOVER, OR SOME TYPE OF FIXED PAVING.
- 19. THE OWNER, TENANT, AND/OR THEIR AGENTS, IF ANY, SHALL BE JOINTLY AND SEVERALLY RESPONSIBLE FOR THE MAINTENANCE, ESTABLISHMENT, AND PERMANENCE OF PLANT MATERIAL. ALL LANDSCAPING SHALL BE MAINTAINED IN A NEAT AND ORDERLY MANNER AT ALL TIMES. THIS SHALL INCLUDE, BUT NOT LIMITED TO, MOWING, EDGING, PRUNING, FERTILIZING, WATERING, AND OTHER ACTIVITIES NECESSARY FOR THE MAINTENANCE OF LANDSCAPED AREAS.
- 20. ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY AND GROWING CONDITION AS IS APPROPRIATE FOR THE SEASON OF THE YEAR. PLANT MATERIAL THAT IS DAMAGED, DESTROYED, OR REMOVED SHALL BE REPLACED WITH PLANT MATERIAL OF SIMILAR SIZE AND VARIETY WITHIN 30 DAYS UNLESS OTHERWISE APPROVED IN WRITING BY THE TOWN OF PROSPER.
- 21. LANDSCAPE AND OPEN AREAS SHALL BE KEPT FREE OFF TRASH, LITTER, AND WEEDS.
- 22. AN AUTOMATIC IRRIGATION SYSTEM SHALL BE PROVIDED TO IRRIGATE ALL LANDSCAPE AREAS. OVERSPRAY ON STREETS AND WALKS IS PROHIBITED. A PERMIT FROM THE BUILDING INSPECTION DEPARTMENT IS REQUIRED FOR EACH IRRIGATION SYSTEM.
- 23. NO PLANT MATERIAL SHALL BE ALLOWED TO ENCROACH ON RIGHT-OF-WAY, SIDEWALKS, OR EASEMENTS TO THE EXTENT THAT THE VISION OR ROUTE OF TRAVEL FOR VEHICULAR, PEDESTRIAN, OR BICYCLE TRAFFIC IS IMPEDED.
- 24. NO PLANTING AREAS SHALL EXCEED 3:1 SLOPE. 3 HORIZONTAL TO 1 VERTICAL.
- 25. EARTHEN BERMS SHALL NOT INCLUDE CONSTRUCTION DEBRIS. CONTRACTOR MUST CORRECT SLIPPAGE OR DAMAGE TO THE SMOOTH FINISH GRADE OF THE BERM PRIOR TO ACCEPTANCE.
- 26. CONTACT TOWN OF PROSPER PARKS AND RECREATION DIVISION AT (972) 346-3502 FOR LANDSCAPE INSPECTION. NOTE THAT LANDSCAPE INSTALLATION MUST COMPLY WITH APPROVED LANDSCAPE PLANS PRIOR TO FINAL ACCEPTANCE BY THE TOWN AND/OR OBTAINING A CERTIFICATE OF OCCUPANCY.
- 27. FINAL INSPECTION AND APPROVAL OF SCREENING WALLS, IRRIGATION, AND LANDSCAPE IS SUBJECT TO ALL PUBLIC UTILITIES, INCLUDING BUT NOT LIMITED TO MANHOLES, VALVES, WATER METERS, CLEANOUTS, AND OTHER APPURTENANCES, TO BE ACCESSIBLE, ADJUSTED TO GRADE, AND TO THE TOWN OF PROSPERIS PUBLIC WORKS DEPARTMENT STANDARDS.
- 28. PRIOR TO CALLING FOR A LANDSCAPE INSPECTION, CONTRACTOR IS RESPONSIBLE FOR MARKING ALL MANHOLES, VALVES, WATER METERS, CLEANOUTS, AND OTHER UTILITY APPURTENANCES WITH FLAGGING FOR FIELD VERIFICATION BY THE TOWN.



	DEVELOPME	NT APPLICA	TION		USE ONLY	
City of Rockwall Planning and Zoning Department			NOTE: THE APPLICATION IS NOT CONSIDERED ACCEPTED B CITY UNTIL THE PLANNING DIRECTOR AND CITY ENGINEER I			
385 S. Goliad Street Rockwall, Texas 75087			SIGNED BELOW. DIRECTOR OF PLANNING:			
			CITY EN	IGINEER:		
PLEASE CHECK THE A	PPROPRIATE BOX BELOW TO	INDICATE THE TYPE O	F DEVELOPME	NT REQU	IEST [SELECT ONLY ONE BOX]:	
PRELIMINARY PI FINAL PLAT (\$30 SI REPLAT (\$300.00 AMENDING OR N PLAT REINSTATI SITE PLAN APPLICA SITE PLAN (\$250	100.00 + \$15.00 ACRE) 1 LAT (\$200.00 + \$15.00 ACRE) 1 0.00 + \$20.00 ACRE) 1 0 + \$20.00 ACRE) 1 1 + \$20.00 ACRE) 1 6 HNOR PLAT (\$150.00) EMENT REQUEST (\$100.00) ATION FEES:	PING PLAN (\$100.00)	ZON SPE PD 0 OTHER TRE VAR NOTES: '; IN DI MULTIPL	ING CHAI CIFIC USI DEVELOPI E REMOV IANCE RE ETERMININ YING BY TH	ATION FEES: NGE (\$200.00 + \$15.00 ACRE) ¹ E PERMIT (\$200.00 + \$15.00 ACRE) ¹ MENT PLANS (\$200.00 + \$15.00 ACRE) ¹ ATION FEES: (AL (\$75.00) EQUEST (\$100.00) G THE FEE, PLEASE USE THE EXACT ACR HE PER ACRE AMOUNT. FOR REQUESTS ON LES TO ONE (1) ACRE.	
PROPERTY INFO	RMATION (PLEASE PRINT)					
ADDRESS	2325 S Goliad Street					
SUBDIVISION	Meadowcreek Busine	ess Park Center			LOT 2 BLOCK	1
GENERAL LOCATION	The intersection of S	Goliad Street and Ra	lph Hall Park	cway		
ZONING. SITE PL	AN AND PLATTING INI	FORMATION IPLEAS	SE PRINTI			
CURRENT ZONING	C-Commercial-SUP		CURREN	NT USE	Undeveloped	
PROPOSED ZONING	N/A					
			PROPOSE	ED USE	Multi Tenant Retail / Restaurant w	vith DT
ACREAGE		LOTS (CURRENT		ED USE	LOTS [PROPOSED] 2	vith DT
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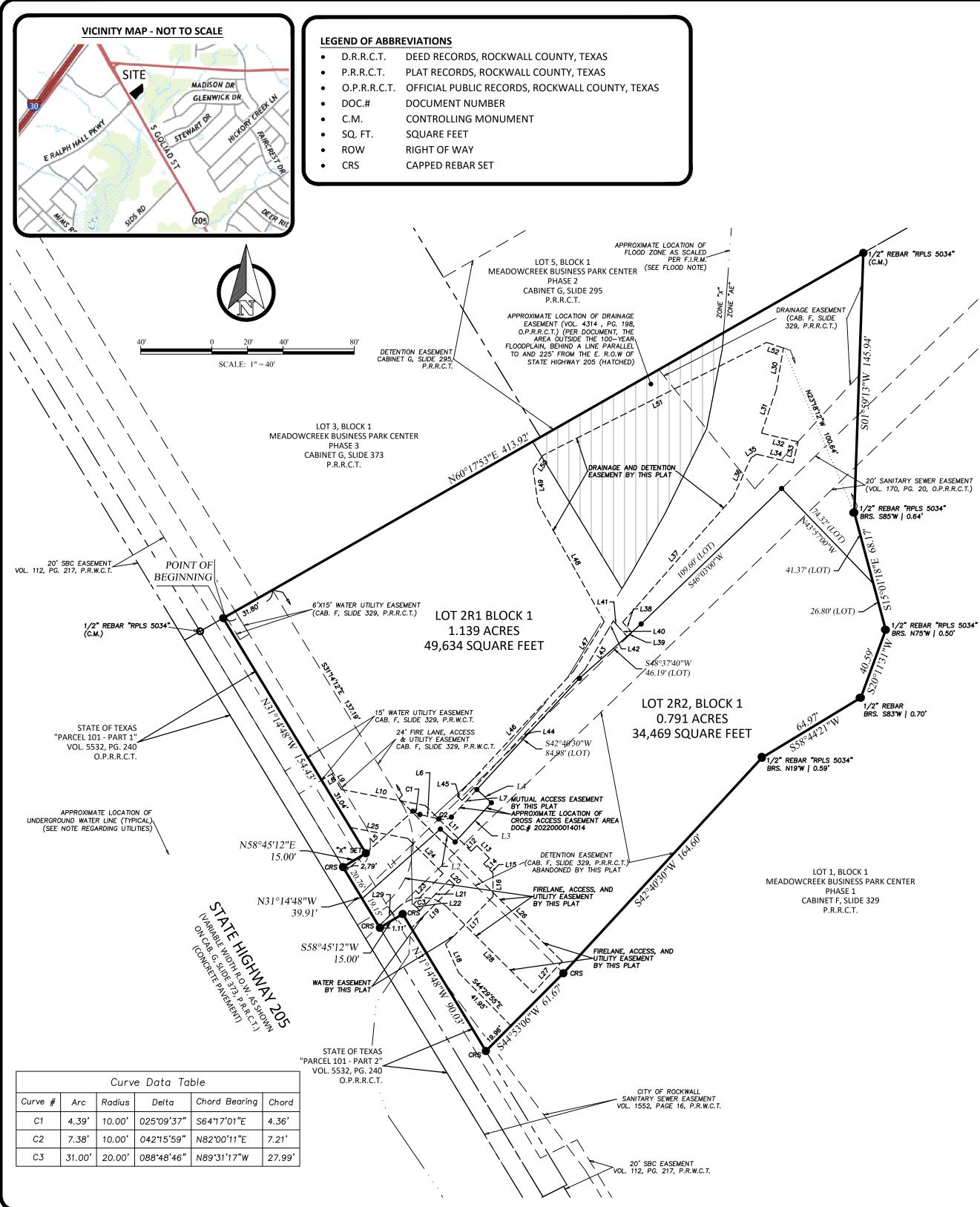




City of Rockwall Planning & Zoning Department 385 S. Goliad Street Rockwall, Texas 75087 (P): (972) 771-7745 (W): www.rockwall.com

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.





- 1. Bearings are based on the State Plane Coordinate System, Texas North Central Zone (4202) North American Datum of 1983 (NAD '83), distances are surface with a combined scale factor of 1.000146135.
- This property lies within Zone "X" & Zone "AE" of the Flood Insurance Rate Map 2. for Rockwall County, Texas and Incorporated Areas, map no. 48397C0040L, with an effective date of September 26, 2008, via scaled map location and graphic plotting.
- Monuments are found unless specifically designated as set. 3.
- Elevations (if shown) are North American Vertical Datum of 1988 (NAVD '88). 4.

PLAT NOTES:

L16

L17

L18

L19

L20

13.29'

37.73**'**

17.49'

34.33**'**

4.10'

2.

- 1. It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, nor shall such approval constitute any representation, assurance or guarantee by the City of the adequacy and availability for water for personal use and fire protection within such plat, as required under Ordinance 83-54.
- Property owner shall be responsible for maintaining, repairing, and replacing all systems within the drainage and detention easements.

Bearing

N43°48'48"E

S46*11'12"E

S43*48'48"W

S45°06'54"E

S79*11'17"E

S45°06'54"E

S42°40'30"W

N45°06'54"W

S46'04'20"W

MEI.65°102
20' SANITARY SEWER EASEMENT (VOL. 170, PG. 20, 0.P.R.R.C.T.)
(VOL. 170, PG. 20, 0.P.R.R.C.I.) 1/2" REBAR "RPLS 5034" BRS. S85"W 0.64'
515°01'18"E 68.17'

L	Line Data Table		L	ine Data	Table
Line #	Distance	Bearing	Line #	Distance	Beari
L1	58.78'	N48°21'22"E	L21	23.90'	N43°48
L2	10.98'	N48 ° 48'18"W	L22	5.00'	S46 ° 11'
L3	30.04'	S42°44'56"W	L23	23.99'	S43 ° 48'
L4	11.01'	S47 ° 52'42"E	L24	27.85'	S45°06'
L5	50.71'	N48°13'36"E	L25	32.96'	S79 ° 11'
L6	10.85'	S76°51'49"E	L26	129.32'	S45°06'
L7	21.06'	N42°40'30"E	L27	24.02'	S42 ° 40'
L8	6.82'	N58°45'48"E	L28	67.59'	N45°06'
L9	10.26'	S31°14'12"E	L29	15.04'	S46°04'
L10	47.95'	S79°11'17"E			
L11	36.40'	S45°06'54"E			
L12	4.52'	N44°53'06"E			
L13	10.00'	S45°06'54"E			
L14	4.52'	S44°53'06"W			
L15	7.28'	S45°06'54"E			

S00°06'54"E

S44*53'06"W

S24°35'25"E

S44°53'06"W

S45°06'54"E



STATE OF TEXAS

COUNTY OF ROCKWALL

WHEREAS VICTORY SHOPS ON 205, LLC, BARBARA ROBERTS, AND MARLYN ROBERTS are the owners of a tract situated in the J. Cadle Survey, Abstract No. 65 part of Lot 2, Block 1, Meadowcreek Business Park Center, an addition in the City of Rockwall, Rockwall County, Texas, according to the plat recorded in Cabinet F, Slide 329, Plat Records, Rockwall County, Texas, the subject tract being more particularly described as follows (bearings are based on the State Plane Coordinate System, Texas North Central Zone (4202), North American Datum of 1983 (NAD '83)):

BEGINNING at a point in the north line of said Lot 2, same being the northeast corner of the tract described in the deed to the State of Texas, recorded in Volume 5532, Page 240, Official Public Records, Rockwall County, Texas, from which a 1/2 inch rebar with cap stamped "RPLS 5034" found at the northwest corner of said Lot 2 bears SOUTH 60 degrees 17 minutes 53 seconds WEST, 15.01 feet;

THENCE with the perimeter and to the corners of said Lot 2, the following calls:

1. NORTH 60 degrees 17 minutes 53 seconds EAST, a distance of 413.92 feet to a 1/2 inch rebar with cap stamped "RPLS 5034"

2. SOUTH 01 degree 59 minutes 13 seconds WEST, a distance of 145.94 feet to a point from which a 1/2 inch rebar with cap stamped "RPLS 5034" (disturbed) bears SOUTH 85 degrees WEST, 0.64 feet;

3. SOUTH 15 degrees 01 minute 18 seconds EAST, a distance of 68.17 feet to a point from which a 1/2 inch rebar with cap stamped, "RPLS 5034" found bears NORTH 75 degrees West, 0.50 feet;

4. SOUTH 20 degrees 11 minutes 31 seconds WEST, a distance of 40.59 feet to a point from which a 1/2 inch rebar with cap stamped, "RPLS 5034" found bears SOUTH 83 degrees WEST, a distance of 0.70 feet;

5. SOUTH 58 degrees 44 minutes 21 seconds WEST, a distance of 64.97 feet to a point from which a 1/2 inch rebar with cap stamped, "RPLS 5034" found bears NORTH 19 degrees West, a distance of 0.59 feet;

6. SOUTH 42 degrees 40 minutes 30 seconds WEST, a distance of 164.60 feet to a 1/2 inch rebar with cap stamped "BARTON CHAPA" set (hereinafter "capped rebar set");

7. SOUTH 44 degrees 53 minutes 06 seconds WEST, a distance of 61.67 feet to a capped rebar set in the NORTH line of "Parcel 101 - Part 2" described by deed to the State of Texas as recorded under Volume 5532, Page 240, Official Public Records, Rockwall County, Texas, (O.P.R.R.C.T.);

THENCE NORTH 31 degrees 14 minutes 48 seconds WEST, with the east line of said "Pacel 101 - Part 2", a distance of 90.03 feet to a capped rebar set at the northeast corner thereof;

THENCE SOUTH 58 degrees 45 minutes 12 seconds WEST, with the west line of said "Parcel 101 - Part 2", a distance of 15.00 feet to a capped rebar set for the northwest corner thereof, same being in the west line of said Lot 2;

THENCE NORTH 31 degrees 14 minutes 48 seconds WEST, with the west line of said Lot 2, a distance of 39.91 feet to a capped rebar set at the southwest corner of said State of Texas (Vol. 5532, Pg. 240) tract;

THENCE with the south line of said State of Texas tract, through the interior of said Lot 2, NORTH 58 degrees 45 minutes 12 seconds EAST a distance of 15.00 feet to an "X" cut set in a concrete driveway;

THENCE with the east line of said State of Texas tract, through the interior of said Lot 2, NORTH 31 degrees 14 minutes 48 seconds WEST, a distance of 154.43 feet, returning to the **POINT OF BEGINNING** and enclosing 1.931 acres (84,103 square feet) of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

Victory Shops on 205, LLC, (the undersigned owner of the land shown on this plat and designated as Lot 2R2, Block 1), and Barbara Roberts and Marlyn Roberts (the undersigned owners of the land shown on this plat and designated as Lot 2R1, Block 1), and designated herein as the LOTS 2R1 AND 2R2, BLOCK 1, **MEADOWCREEK BUSINESS CENTER PHASE I,** subdivision in 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 (we) further certify that all other parties who have a mortgage or lien interest in the LOTS 2R1 AND 2R2, **BLOCK 1, MEADOWCREEK BUSINESS CENTER PHASE I** subdivision have been notified and signed this plat. I (we) understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. I (we) also understand the following;

1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.

2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of

these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.

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

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

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

6. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or Until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner, authorizing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay for the same out of the escrow deposit, should the developer and/or owner fail or refuse to install the required improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements itself. Such deposit may be used by the owner and/or developer as progress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done; or Until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Rockwall. I (we) further acknowledge that the dedications and/or exaction's made herein are proportional to the impact of the Subdivision upon the public services required in order that the development will comport with the present and future growth needs of the City; I (we), my (our) successors and assigns hereby waive any claim, damage, or cause of action that I (we) may have as a result of the dedication of exactions made herein.

VICTORY SHOPS ON 205, LLC (authorized agent)
STATE OF TEXAS
SCOUNTY OF _____§

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, 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 executed the same as for the purpose and consideration therein expressed, and in the capacity therein stated.

Notary Public in and for

the State of Texas

BARBARA ROBERTS	
STATE OF TEXAS	§
COUNTY OF	§

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, 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 executed the same as for the purpose and consideration therein expressed, and in the capacity therein stated.

Notary Public in and for

the State of Texas

MARLYN ROBERTS	
STATE OF TEXAS	§
COUNTY OF	§

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, 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 executed the same as for the purpose and consideration therein expressed, and in the capacity therein stated.

Notary Public in and for

the State of Texas

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

SURVEYOR'S CERTIFICATE

I, John H. Barton III, a Registered Professional Land Surveyor of the State of Texas, 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.

Date of Plat/Map: May 16, 2023

John H. Barton III, RPLS# 6737

Planning & Zoning Commission, Chairman

Date

APPROVED:

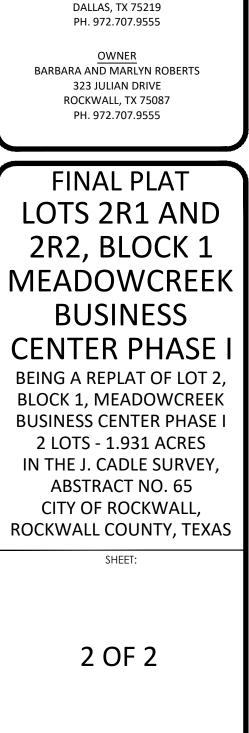
I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Planning Director of the City of Rockwall on the _____ day of _____, 20____. This approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk of Rockwall, County, Texas, within one hundred eighty (180) days from said date of final approval.

WITNESS OUR HANDS, this_____ day of______, 20_____

Mayor, City of Rockwall

City Secretary

City Engineer



ENGINEEF

(irkman

Kirkman Engineering, LLC

5200 State Highway 121

Colleyville, TX 76034 Phone: 817-488-4960

patrick.filson@trustke.com

2021.001.224

TABLE OF REVISIONS

SURVEYOR

BARTON CHAPA SURVEYING, LLC

JOHN H. BARTON, III RPLS# 6737

5200 STATE HIGHWAY 121

COLLEYVILLE, TX 76034

(817) 864-1957

JACK@BCSDFW.COM

OWNER

VICTORY SHOPS ON 205, LLC

2911 TURTLE CREEK BLVD. #700

SUMMARY

BCS

JOB NO.

DRAWN:

DATE

CHECKED: JHB

ENGINEERING



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:	John Gardner, Kirkman Engineering
CASE NUMBER:	P2023-014; Replat for Lots 3 & 4, Block 1, Meadowcreek Business Center Phase 1 Addition

SUMMARY

Consider a request by John Gardner of Kirkman Engineering on behalf of Jesus Sanchez of Victory Shops on 205, LLC for the approval of a <u>Replat</u> for Lots 3 & 4, Block 1, Meadowcreek Business Center Addition being a 1.93-acre tract of land identified as Lots 1 & 2, Block 1, Meadowcreek Business Center Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the SH-205 Overlay (SH-205 OV) District, addressed as 2325 S. Goliad Street [*SH-205*], and take any action necessary.

PLAT INFORMATION

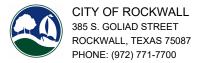
- ☑ The purpose of the applicant's request is to <u>Replat</u> a 1.93-acre parcel of land (*i.e. Lot 1, Block 1, Meadowcreek Business Center Phase 1 Addition*) into two (2) lots (*i.e. Lots 3 & 4, Block 1, Meadowcreek Business Center Phase 1 Addition*) and establish the necessary fire lane and utility easements to facilitate the construction of a drive-through restaurant. The subject property is located directly east of the intersection of S. Goliad Street [SH-205] and E. Ralph Hall Parkway, and is zoned Commercial (C) District.
- ☑ The subject property was annexed into the City of Rockwall on September 16, 1974 by Ordinance No. 74-22 [Case No. A1974-002]. The City's historic zoning map indicates the subject property was zoned Office (OF) District as of May 16, 1983. Sometime between May 16, 1983 and April 5, 2005 the zoning of the subject property was changed from an Office (OF) District to a Commercial (C) District. On December 27, 2005, the City Council approved a final plat [Case No. P2005-047] that established the subject property as Lot 2, Block 1, Meadowcreek Business Center Phase 1 Addition. The subject property has remained vacant since it was annexed in 1974. On February 7, 2022, the City Council approved a Specific Use Permit (SUP) (S-270) for a Restaurant with Less Than 2,000 SF with a Drive-Through or Drive-In [Case No. Z2021-055; Ordinance No. 22- 07]. On July 26, 2022, the Planning and Zoning Commission approved a site plan [Case No. SP2022-033] to allow the construction of a Restaurant with Less Than 2,000 SF with a Drive-Through or Drive-In.
- ☑ The surveyor has completed the majority of the technical revisions requested by staff, and this <u>Replat</u> -- 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 <u>Replat</u> 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 <u>Replat</u> for Lots 3 & 4, Block 1, Meadowcreek Business Center Phase 1 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 <u>Replat</u> 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



DATE: 5/25/2023

PROJECT NUMBER:P2023-014PROJECT NAME:Replat for Lot 2, Block 1, Meadowcreek Business CenterSITE ADDRESS/LOCATIONS:2325 S GOLIAD ST

CASE CAPTION: Consider a request by John Gardner of Kirkman Engineering on behalf of Jesus Sanchez of Victory Shops on 205, LLC for the approval of a Replat for Lots 3 & 4, Block 1, Meadowcreek Business Center Addition being a 1.93-acre tract of land identified as Lots 1 & 2, Block 1, Meadowcreek Business Center Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the SH-205 Overlay (SH-205 OV) District, addressed as 2325 S. Goliad Street [SH-205], 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 John Gardner of Kirkman Engineering on behalf of Jesus Sanchez of Victory Shops on 205, LLC for the approval of a Replat for Lots 3 & 4, Block 1, Meadowcreek Business Center Addition being a 1.93-acre tract of land identified as Lots 1 & 2, Block 1, Meadowcreek Business Center Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the SH-205 Overlay (SH-205 OV) District, addressed as 2325 S. Goliad Street [SH-205].

1.2 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 (P2023-014) in the lower right-hand corner of all pages on future submittals. (Subsection 10, of Chapter 38, City of Rockwall Municipal Code of Ordinances)

1.4 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 Lots 3 & 4, Block 1 Meadowcreek Business Center Phase 1 Addition Being a Replat of Lot 2, Block 1 Meadowcreek Business Center Phase 1 Addition Being 2 Lots 1.931 Acres or 84,114.36 SF Situated in the J. Cadle Survey, Abstract No. 65

City of Rockwall, Rockwall County, Texas

M.6 On the plat, correct the lot numbers to match the title block. (Subsection 10, of Chapter 38, City of Rockwall Municipal Code of Ordinances)

M.7 Please delineate the centerline for SH-205. (Subsection 10, of Chapter 38, City of Rockwall Municipal Code of Ordinances)

M.8 Please match the standard plat wording, storm drainage improvement statement, dedication language, public improvement statement, 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)

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

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

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

1.12 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	Needs Review

05/25/2023: - Show and label 100 year flood plain with cross sections and cross section elevations minimum ever 300'. Additional 20' drainage easement needed outside of floodplain.

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

- Need to show and label existing sanitary sewer easement.

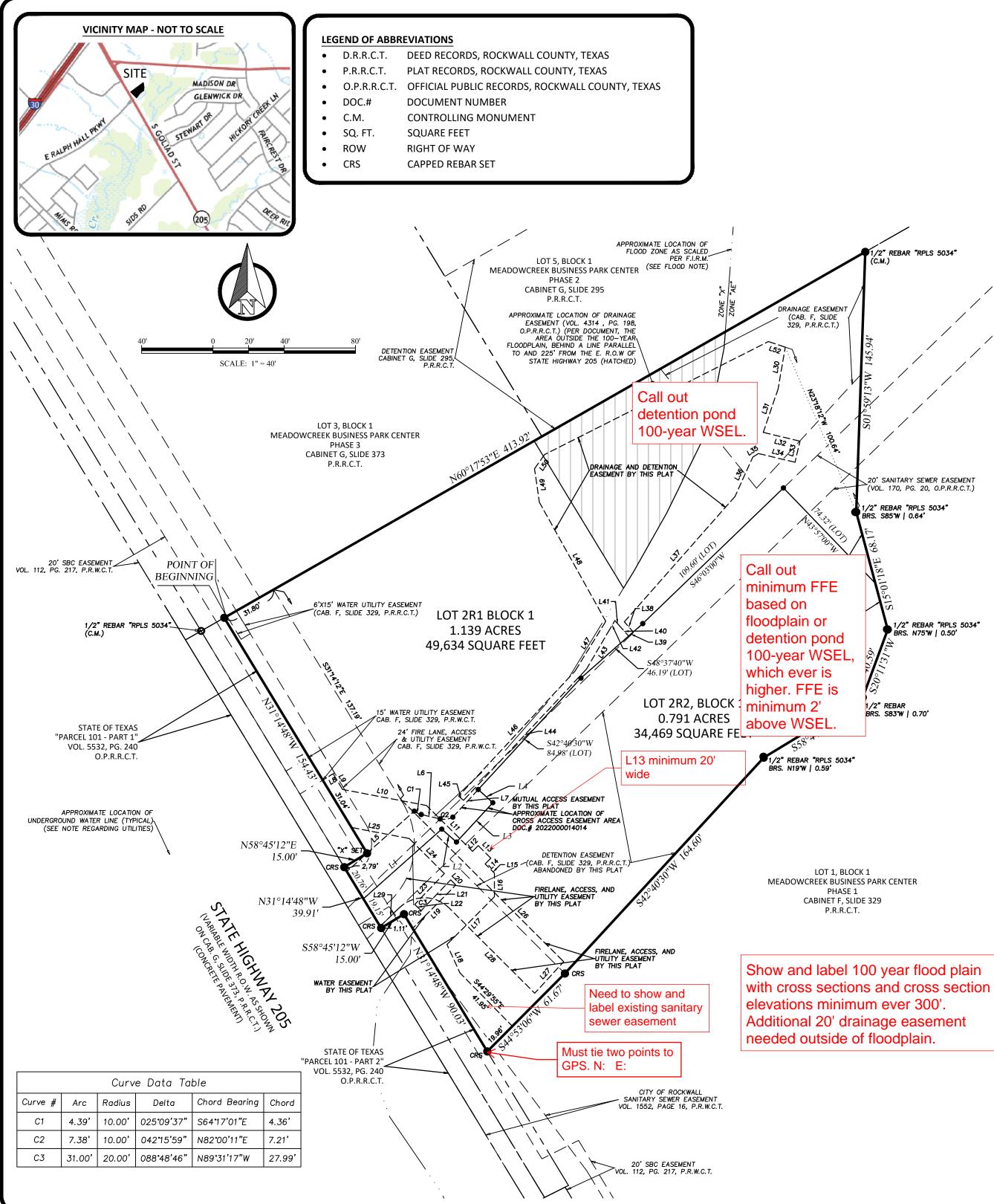
- L13 minimum 20' wide

- Call out minimum FFE based on floodplain or detention pond 100-year WSEL, which ever is higher. FFE is minimum 2' above WSEL.

- Call out detention pond 100-year WSEL.

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 w/ Comments	
05/23/2023: Please tie two cor	ners to the State Plane Coordinate System (NA	D83, N Central TX 4202, Grid)		
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



- 1. Bearings are based on the State Plane Coordinate System, Texas North Central Zone (4202) North American Datum of 1983 (NAD '83), distances are surface with a combined scale factor of 1.000146135.
- This property lies within Zone "X" & Zone "AE" of the Flood Insurance Rate Map 2. for Rockwall County, Texas and Incorporated Areas, map no. 48397C0040L, with an effective date of September 26, 2008, via scaled map location and graphic plotting.
- 3. Monuments are found unless specifically designated as set.
- Elevations (if shown) are North American Vertical Datum of 1988 (NAVD '88). 4.

PLAT NOTES:

- 1. It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, nor shall such approval constitute any representation, assurance or guarantee by the City of the adequacy and availability for water for personal use and fire protection within such plat, as required under Ordinance 83-54.
- 2. systems within the drainage and detention easements.

145.	
S01259'13"W 145.	
SOL	
20' SANITARY SEWER EASEMENT (VOL. 170, PG. 20, O.P.R.R.C.T.)	
1/2" REBAR "RPLS 5034" BRS. S85"W 0.64'	
68.17	
8"E	
10°2	

L1	58.78 '	N48°21'22"E	L21	2
L2	10.98'	N48°48'18"W	L22	5
L3	30.04'	S42 ° 44'56"W	L23	2
L4	11.01'	S47°52'42"E	L24	27
L5	50.71 '	N48°13'36"E	L25	32
L6	10.85'	S76 ° 51'49"E	L26	12
L7	21.06'	N42°40'30"E	L27	24
L8	6.82'	N58°45'48"E	L28	67
L9	10.26'	S31°14'12"E	L29	15
L10	47.95'	S79°11'17"E		
L11	36.40'	S45°06'54"E		
L12	4.52'	N44°53'06"E		
L13	10.00'	S45°06'54"E		
L14	4.52'	S44°53'06"W		
L15	7.28'	S45°06'54"E		
L16	13.29'	S00°06'54"E		

S44°53'06"W

S24°35'25"E

S44°53'06"W

S45°06'54"E

37.73'

17.49'

34.33**'**

4.10'

L17

L18

L19

L20

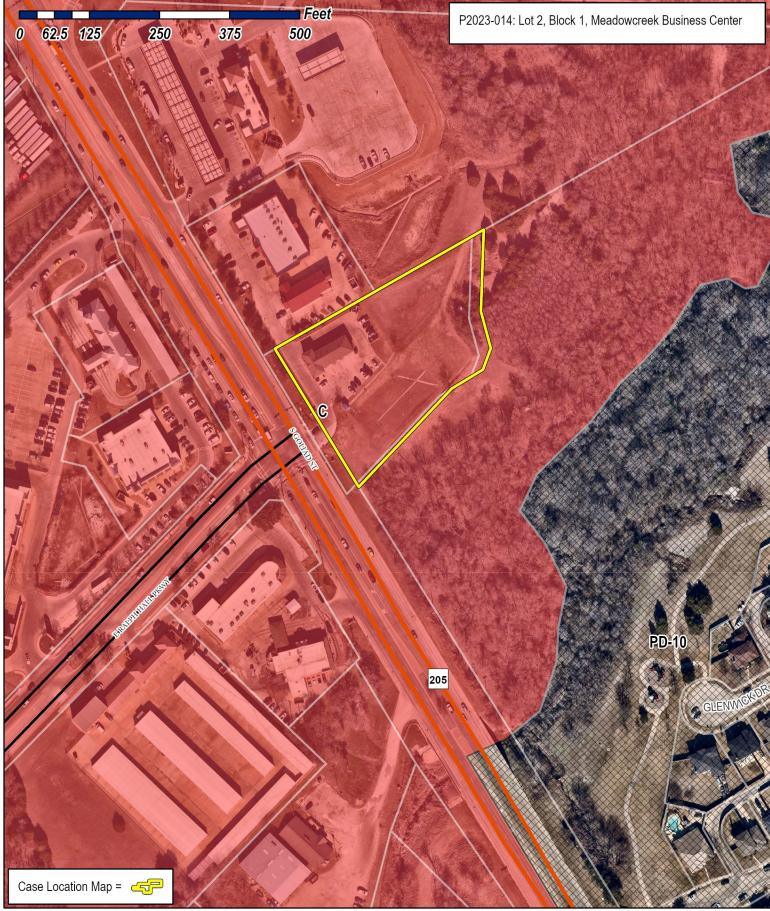
Line # Distance



Line Data Table		Line Data Table		L	ine Data	Table
#	Distance	Bearing		Line #	Distance	Bearing
	58.78 '	N48°21'22"E		L21	23.90'	N43°48'48"E
2	10.98'	N48°48'18"W		L22	5.00'	S46*11'12"E
5	30.04'	S42 ° 44'56"W		L23	23.99'	S43 ° 48'48"W
-	11.01'	S47°52'42"E		L24	27.85'	S45°06'54"E
5	50.71'	N48°13'36"E		L25	32.96'	S79 ° 11'17"E
5	10.85'	S76 ° 51'49"E		L26	129.32'	S45°06'54"E
,	21.06'	N42°40'30"E		L27	24.02'	S42 ° 40'30"W
}	6.82'	N58°45'48"E		L28	67.59'	N45 ° 06'54"W
)	10.26'	S31°14'12"E		L29	15.04'	S46°04'20"W
			I (

- Property owner shall be responsible for maintaining, repairing, and replacing all

	DEVELOPME	NT APPLICA	TION		USE ONLY	
	City of Rockwall Planning and Zoning Department 385 S. Goliad Street			NOTE: THE APPLICATION IS NOT CONSIDERED ACCEPTED CITY UNTIL THE PLANNING DIRECTOR AND CITY ENGINE SIGNED BELOW.		
					OR OF PLANNING:	
Rockwall, Texas 75087				CITY EN	IGINEER:	
PLEASE CHECK THE A	PPROPRIATE BOX BELOW TO	INDICATE THE TYPE O	F DEVELOPME	NT REQU	IEST [SELECT ONLY ONE BOX]:	
PRELIMINARY PI FINAL PLAT (\$30 SI REPLAT (\$300.00 AMENDING OR N PLAT REINSTATI SITE PLAN APPLICA SITE PLAN (\$250	100.00 + \$15.00 ACRE) 1 LAT (\$200.00 + \$15.00 ACRE) 1 0.00 + \$20.00 ACRE) 1 0 + \$20.00 ACRE) 1 1 + \$20.00 ACRE) 1 6 MINOR PLAT (\$150.00) EMENT REQUEST (\$100.00) ATION FEES:	PING PLAN (\$100.00)	ZON SPE PD 0 OTHER TRE VAR NOTES: '; IN DI MULTIPL	ING CHAI CIFIC USI DEVELOPI E REMOV IANCE RE ETERMININ YING BY TH	ATION FEES: NGE (\$200.00 + \$15.00 ACRE) ¹ E PERMIT (\$200.00 + \$15.00 ACRE) ¹ MENT PLANS (\$200.00 + \$15.00 ACRE) ¹ ATION FEES: (AL (\$75.00) EQUEST (\$100.00) G THE FEE, PLEASE USE THE EXACT ACR HE PER ACRE AMOUNT. FOR REQUESTS ON LES TO ONE (1) ACRE.	
PROPERTY INFO	RMATION (PLEASE PRINT)					
ADDRESS	2325 S Goliad Street					
SUBDIVISION	Meadowcreek Busine	ess Park Center			LOT 2 BLOCK	1
GENERAL LOCATION	The intersection of S	Goliad Street and Ra	lph Hall Park	cway		
ZONING. SITE PL	AN AND PLATTING INI	FORMATION IPLEAS	SE PRINTI			
CURRENT ZONING	C-Commercial-SUP		CURREN	NT USE	Undeveloped	
PROPOSED ZONING	N/A					
			PROPOSE	ED USE	Multi Tenant Retail / Restaurant w	vith DT
ACREAGE		LOTS (CURRENT		ED USE	LOTS [PROPOSED] 2	vith DT
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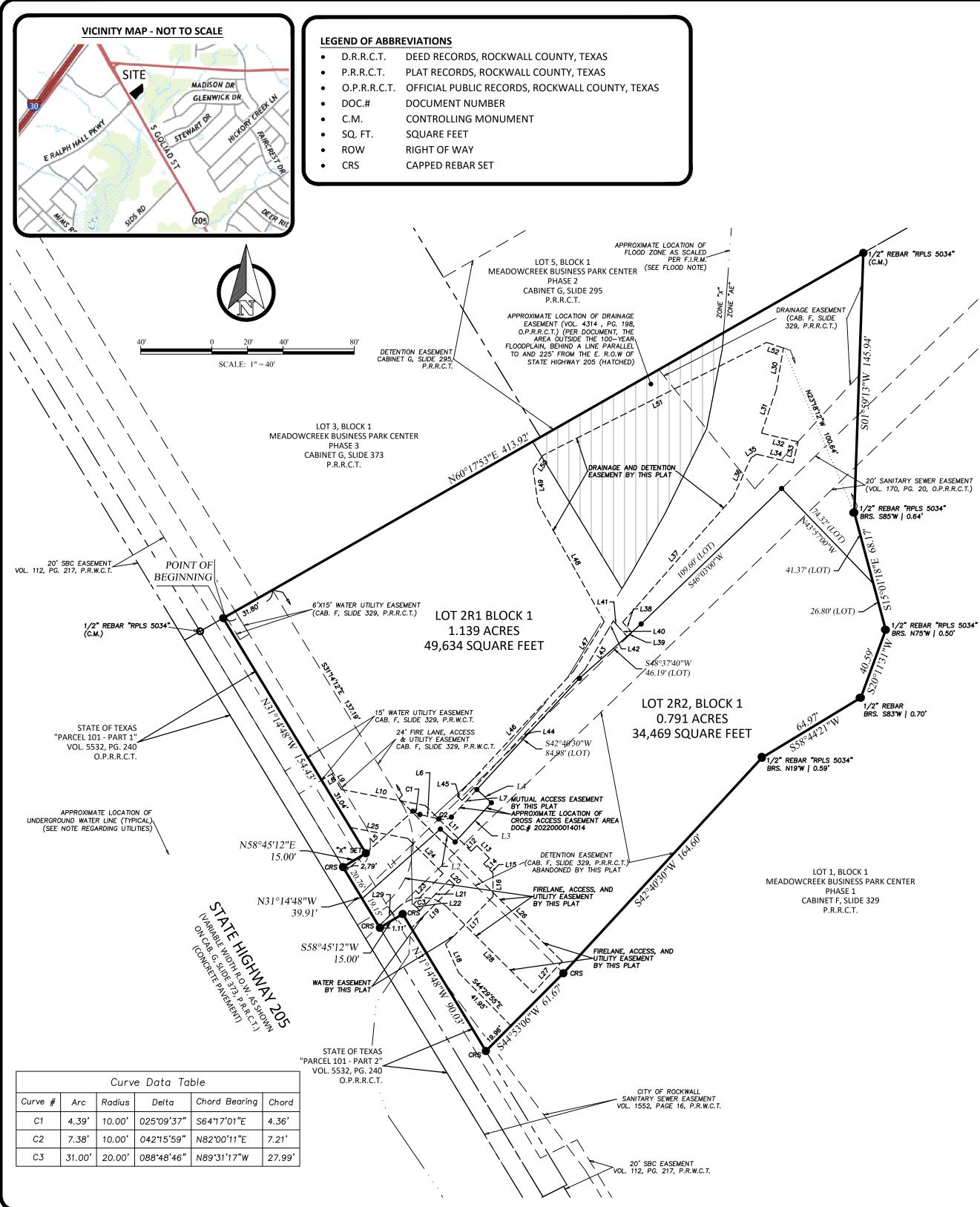




City of Rockwall Planning & Zoning Department 385 S. Goliad Street Rockwall, Texas 75087 (P): (972) 771-7745 (W): www.rockwall.com

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.





- 1. Bearings are based on the State Plane Coordinate System, Texas North Central Zone (4202) North American Datum of 1983 (NAD '83), distances are surface with a combined scale factor of 1.000146135.
- This property lies within Zone "X" & Zone "AE" of the Flood Insurance Rate Map 2. for Rockwall County, Texas and Incorporated Areas, map no. 48397C0040L, with an effective date of September 26, 2008, via scaled map location and graphic plotting.
- Monuments are found unless specifically designated as set. 3.
- Elevations (if shown) are North American Vertical Datum of 1988 (NAVD '88). 4.

PLAT NOTES:

L16

L17

L18

L19

L20

13.29'

37.73**'**

17.49'

34.33**'**

4.10'

2.

- 1. It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, nor shall such approval constitute any representation, assurance or guarantee by the City of the adequacy and availability for water for personal use and fire protection within such plat, as required under Ordinance 83-54.
- Property owner shall be responsible for maintaining, repairing, and replacing all systems within the drainage and detention easements.

Bearing

N43°48'48"E

S46*11'12"E

S43*48'48"W

S45°06'54"E

S79*11'17"E

S45°06'54"E

S42°40'30"W

N45°06'54"W

S46'04'20"W

ME1.65°102
,
20' SANITARY SEWER EASEMENT (VOL. 170, PG. 20, O.P.R.R.C.T.)
1/2" REBAR "RPLS 5034" BRS. S85"W 0.64'
515°01'18"E 68.17

Line Data Table		L	ine Data	Table	
Line #	Distance	Bearing	Line #	Distance	Beari
L1	58.78'	N48°21'22"E	L21	23.90'	N43°48
L2	10.98'	N48 ° 48'18"W	L22	5.00'	S46 ° 11'
L3	30.04'	S42°44'56"W	L23	23.99'	S43 ° 48'
L4	11.01'	S47 ° 52'42"E	L24	27.85'	S45°06'
L5	50.71'	N48°13'36"E	L25	32.96'	S79 ° 11'
L6	10.85'	S76°51'49"E	L26	129.32'	S45°06'
L7	21.06'	N42°40'30"E	L27	24.02'	S42 ° 40'
L8	6.82'	N58°45'48"E	L28	67.59'	N45°06'
L9	10.26'	S31°14'12"E	L29	15.04'	S46°04'
L10	47.95'	S79°11'17"E			
L11	36.40'	S45°06'54"E			
L12	4.52'	N44°53'06"E			
L13	10.00'	S45°06'54"E			
L14	4.52'	S44°53'06"W			
L15	7.28'	S45°06'54"E			

S00°06'54"E

S44*53'06"W

S24°35'25"E

S44°53'06"W

S45°06'54"E



STATE OF TEXAS

COUNTY OF ROCKWALL

WHEREAS VICTORY SHOPS ON 205, LLC, BARBARA ROBERTS, AND MARLYN ROBERTS are the owners of a tract situated in the J. Cadle Survey, Abstract No. 65 part of Lot 2, Block 1, Meadowcreek Business Park Center, an addition in the City of Rockwall, Rockwall County, Texas, according to the plat recorded in Cabinet F, Slide 329, Plat Records, Rockwall County, Texas, the subject tract being more particularly described as follows (bearings are based on the State Plane Coordinate System, Texas North Central Zone (4202), North American Datum of 1983 (NAD '83)):

BEGINNING at a point in the north line of said Lot 2, same being the northeast corner of the tract described in the deed to the State of Texas, recorded in Volume 5532, Page 240, Official Public Records, Rockwall County, Texas, from which a 1/2 inch rebar with cap stamped "RPLS 5034" found at the northwest corner of said Lot 2 bears SOUTH 60 degrees 17 minutes 53 seconds WEST, 15.01 feet;

THENCE with the perimeter and to the corners of said Lot 2, the following calls:

1. NORTH 60 degrees 17 minutes 53 seconds EAST, a distance of 413.92 feet to a 1/2 inch rebar with cap stamped "RPLS 5034"

2. SOUTH 01 degree 59 minutes 13 seconds WEST, a distance of 145.94 feet to a point from which a 1/2 inch rebar with cap stamped "RPLS 5034" (disturbed) bears SOUTH 85 degrees WEST, 0.64 feet;

3. SOUTH 15 degrees 01 minute 18 seconds EAST, a distance of 68.17 feet to a point from which a 1/2 inch rebar with cap stamped, "RPLS 5034" found bears NORTH 75 degrees West, 0.50 feet;

4. SOUTH 20 degrees 11 minutes 31 seconds WEST, a distance of 40.59 feet to a point from which a 1/2 inch rebar with cap stamped, "RPLS 5034" found bears SOUTH 83 degrees WEST, a distance of 0.70 feet;

5. SOUTH 58 degrees 44 minutes 21 seconds WEST, a distance of 64.97 feet to a point from which a 1/2 inch rebar with cap stamped, "RPLS 5034" found bears NORTH 19 degrees West, a distance of 0.59 feet;

6. SOUTH 42 degrees 40 minutes 30 seconds WEST, a distance of 164.60 feet to a 1/2 inch rebar with cap stamped "BARTON CHAPA" set (hereinafter "capped rebar set");

7. SOUTH 44 degrees 53 minutes 06 seconds WEST, a distance of 61.67 feet to a capped rebar set in the NORTH line of "Parcel 101 - Part 2" described by deed to the State of Texas as recorded under Volume 5532, Page 240, Official Public Records, Rockwall County, Texas, (O.P.R.R.C.T.);

THENCE NORTH 31 degrees 14 minutes 48 seconds WEST, with the east line of said "Pacel 101 - Part 2", a distance of 90.03 feet to a capped rebar set at the northeast corner thereof;

THENCE SOUTH 58 degrees 45 minutes 12 seconds WEST, with the west line of said "Parcel 101 - Part 2", a distance of 15.00 feet to a capped rebar set for the northwest corner thereof, same being in the west line of said Lot 2;

THENCE NORTH 31 degrees 14 minutes 48 seconds WEST, with the west line of said Lot 2, a distance of 39.91 feet to a capped rebar set at the southwest corner of said State of Texas (Vol. 5532, Pg. 240) tract;

THENCE with the south line of said State of Texas tract, through the interior of said Lot 2, NORTH 58 degrees 45 minutes 12 seconds EAST a distance of 15.00 feet to an "X" cut set in a concrete driveway;

THENCE with the east line of said State of Texas tract, through the interior of said Lot 2, NORTH 31 degrees 14 minutes 48 seconds WEST, a distance of 154.43 feet, returning to the **POINT OF BEGINNING** and enclosing 1.931 acres (84,103 square feet) of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

Victory Shops on 205, LLC, (the undersigned owner of the land shown on this plat and designated as Lot 2R2, Block 1), and Barbara Roberts and Marlyn Roberts (the undersigned owners of the land shown on this plat and designated as Lot 2R1, Block 1), and designated herein as the LOTS 2R1 AND 2R2, BLOCK 1, **MEADOWCREEK BUSINESS CENTER PHASE I,** subdivision in 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 (we) further certify that all other parties who have a mortgage or lien interest in the LOTS 2R1 AND 2R2, **BLOCK 1, MEADOWCREEK BUSINESS CENTER PHASE I** subdivision have been notified and signed this plat. I (we) understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. I (we) also understand the following;

1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.

2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of

these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.

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

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

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

6. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or Until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner, authorizing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay for the same out of the escrow deposit, should the developer and/or owner fail or refuse to install the required improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements itself. Such deposit may be used by the owner and/or developer as progress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done; or Until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Rockwall. I (we) further acknowledge that the dedications and/or exaction's made herein are proportional to the impact of the Subdivision upon the public services required in order that the development will comport with the present and future growth needs of the City; I (we), my (our) successors and assigns hereby waive any claim, damage, or cause of action that I (we) may have as a result of the dedication of exactions made herein.

VICTORY SHOPS ON 205, LLC (authorized agent)
STATE OF TEXAS

COUNTY OF ______§

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, 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 executed the same as for the purpose and consideration therein expressed, and in the capacity therein stated.

Notary Public in and for

the State of Texas

BARBARA ROBERTS	
STATE OF TEXAS	§
COUNTY OF	§

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, 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 executed the same as for the purpose and consideration therein expressed, and in the capacity therein stated.

Notary Public in and for

the State of Texas

MARLYN ROBERTS		
STATE OF TEXAS	§	
COUNTY OF	§	

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, 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 executed the same as for the purpose and consideration therein expressed, and in the capacity therein stated.

Notary Public in and for

the State of Texas

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

SURVEYOR'S CERTIFICATE

I, John H. Barton III, a Registered Professional Land Surveyor of the State of Texas, 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.

Date of Plat/Map: May 16, 2023

John H. Barton III, RPLS# 6737

Planning & Zoning Commission, Chairman

Date

APPROVED:

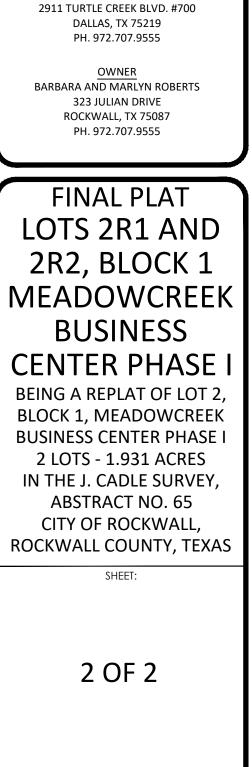
I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Planning Director of the City of Rockwall on the _____ day of _____, 20____. This approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk of Rockwall, County, Texas, within one hundred eighty (180) days from said date of final approval.

WITNESS OUR HANDS, this_____ day of______, 20_____

Mayor, City of Rockwall

City Secretary

City Engineer



ENGINEEF

(irkman

Kirkman Engineering, LLC

5200 State Highway 121

Colleyville, TX 76034 Phone: 817-488-4960

patrick.filson@trustke.com

2021.001.224

TABLE OF REVISIONS

SURVEYOR

BARTON CHAPA SURVEYING, LLC

JOHN H. BARTON, III RPLS# 6737

5200 STATE HIGHWAY 121

COLLEYVILLE, TX 76034

(817) 864-1957

JACK@BCSDFW.COM

OWNER

VICTORY SHOPS ON 205, LLC

SUMMARY

BCS

JOB NO.

DRAWN:

DATE

CHECKED: JHB

ENGINEERING



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:	John Gardner, Kirkman Engineering
CASE NUMBER:	P2023-014; Replat for Lots 3 & 4, Block 1, Meadowcreek Business Center Phase 1 Addition

SUMMARY

Consider a request by John Gardner of Kirkman Engineering on behalf of Jesus Sanchez of Victory Shops on 205, LLC for the approval of a <u>Replat</u> for Lots 3 & 4, Block 1, Meadowcreek Business Center Addition being a 1.93-acre tract of land identified as Lots 1 & 2, Block 1, Meadowcreek Business Center Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the SH-205 Overlay (SH-205 OV) District, addressed as 2325 S. Goliad Street [*SH-205*], and take any action necessary.

PLAT INFORMATION

- ☑ The purpose of the applicant's request is to <u>Replat</u> a 1.93-acre parcel of land (*i.e. Lot 1, Block 1, Meadowcreek Business Center Phase 1 Addition*) into two (2) lots (*i.e. Lots 3 & 4, Block 1, Meadowcreek Business Center Phase 1 Addition*) and establish the necessary fire lane and utility easements to facilitate the construction of a drive-through restaurant. The subject property is located directly east of the intersection of S. Goliad Street [SH-205] and E. Ralph Hall Parkway, and is zoned Commercial (C) District.
- ☑ The subject property was annexed into the City of Rockwall on September 16, 1974 by Ordinance No. 74-22 [Case No. A1974-002]. The City's historic zoning map indicates the subject property was zoned Office (OF) District as of May 16, 1983. Sometime between May 16, 1983 and April 5, 2005 the zoning of the subject property was changed from an Office (OF) District to a Commercial (C) District. On December 27, 2005, the City Council approved a final plat [Case No. P2005-047] that established the subject property as Lot 2, Block 1, Meadowcreek Business Center Phase 1 Addition. The subject property has remained vacant since it was annexed in 1974. On February 7, 2022, the City Council approved a Specific Use Permit (SUP) (S-270) for a Restaurant with Less Than 2,000 SF with a Drive-Through or Drive-In [Case No. Z2021-055; Ordinance No. 22- 07]. On July 26, 2022, the Planning and Zoning Commission approved a site plan [Case No. SP2022-033] to allow the construction of a Restaurant with Less Than 2,000 SF with a Drive-Through or Drive-In.
- ☑ The surveyor has completed the majority of the technical revisions requested by staff, and this <u>Replat</u> -- 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 <u>Replat</u> 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

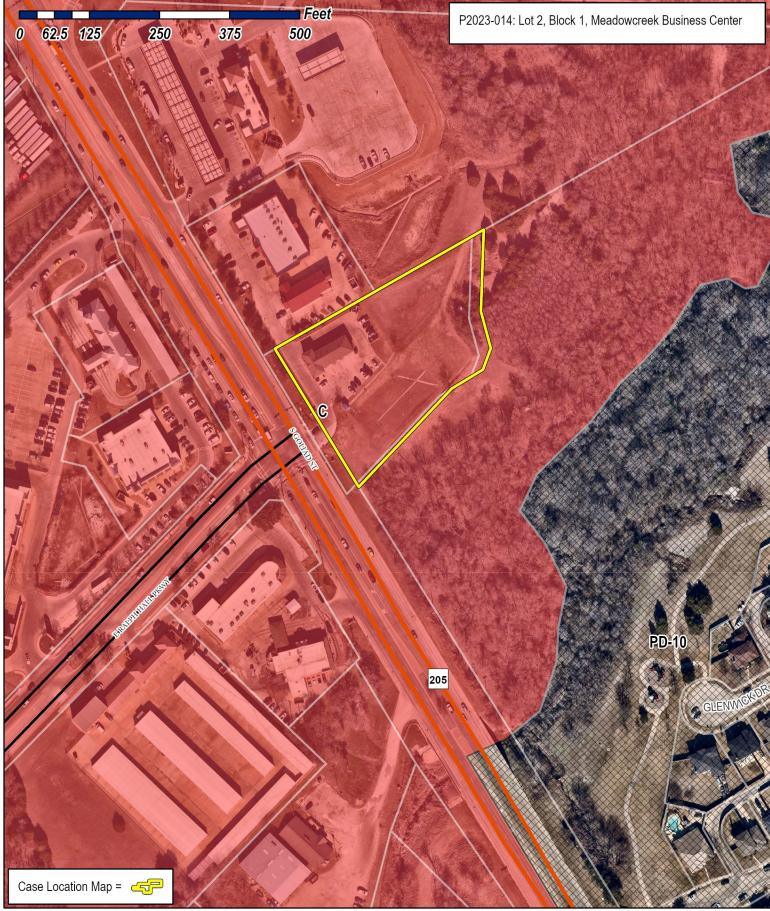
If the City Council chooses to approve the <u>Replat</u> for Lots 3 & 4, Block 1, Meadowcreek Business Center Phase 1 Addition, staff would propose the following conditions of approval:

- (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 <u>Replat</u> 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.

	DEVELOPME	NT APPLICA	TION		USE ONLY	
City of Rockwall Planning and Zoning Department 385 S. Goliad Street			CITYUN	THE APPLICATION IS NOT CONSIL NTIL THE PLANNING DIRECTOR AI		
			SIGNED BELOW. DIRECTOR OF PLANNING:			
Rockwall, Texas 75087				CITY EN	IGINEER:	
PLEASE CHECK THE A	PPROPRIATE BOX BELOW TO	INDICATE THE TYPE O	F DEVELOPME	NT REQU	IEST [SELECT ONLY ONE BOX	Ŋ:
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PROPERTY INFO	RMATION [PLEASE PRINT]					
ADDRESS	2325 S Goliad Street					
SUBDIVISION	Meadowcreek Busine	ess Park Center			LOT 2	BLOCK 1
GENERAL LOCATION	The intersection of S	Goliad Street and Ra	lph Hall Park	cway		
ZONING, SITE PL	AN AND PLATTING IN	ORMATION (PLEAS	SE PRINT]			
CURRENT ZONING	C-Commercial-SUP		CURREN	NTUSE	Undeveloped	
			001010			
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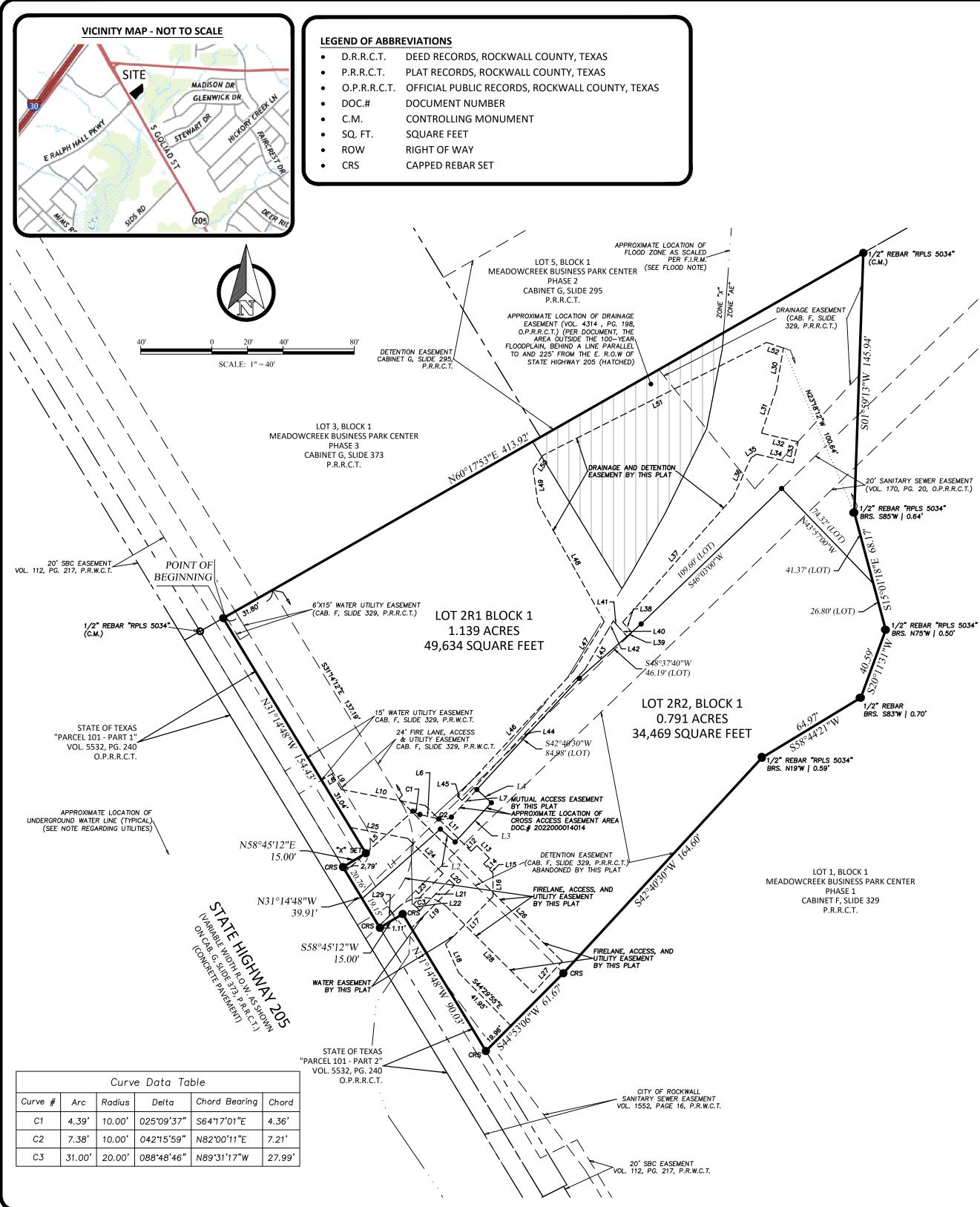




City of Rockwall Planning & Zoning Department 385 S. Goliad Street Rockwall, Texas 75087 (P): (972) 771-7745 (W): www.rockwall.com

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.





- 1. Bearings are based on the State Plane Coordinate System, Texas North Central Zone (4202) North American Datum of 1983 (NAD '83), distances are surface with a combined scale factor of 1.000146135.
- This property lies within Zone "X" & Zone "AE" of the Flood Insurance Rate Map 2. for Rockwall County, Texas and Incorporated Areas, map no. 48397C0040L, with an effective date of September 26, 2008, via scaled map location and graphic plotting.
- Monuments are found unless specifically designated as set. 3.
- Elevations (if shown) are North American Vertical Datum of 1988 (NAVD '88). 4.

PLAT NOTES:

L16

L17

L18

L19

L20

13.29'

37.73**'**

17.49'

34.33**'**

4.10'

2.

- 1. It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, nor shall such approval constitute any representation, assurance or guarantee by the City of the adequacy and availability for water for personal use and fire protection within such plat, as required under Ordinance 83-54.
- Property owner shall be responsible for maintaining, repairing, and replacing all systems within the drainage and detention easements.

Bearing

N43°48'48"E

S46*11'12"E

S43*48'48"W

S45°06'54"E

S79*11'17"E

S45°06'54"E

S42°40'30"W

N45°06'54"W

S46'04'20"W

MEI.65°102
20' SANITARY SEWER EASEMENT (VOL. 170, PG. 20, 0.P.R.R.C.T.)
(VOL. 170, PG. 20, 0.P.R.R.C.I.) 1/2" REBAR "RPLS 5034" BRS. S85"W 0.64'
515°01'18"E 68.17'

L	ine Data	Table	Line Data Tab		Table
Line #	Distance	Bearing	Line #	Distance	Beari
L1	58.78'	N48°21'22"E	L21	23.90'	N43°48
L2	10.98'	N48 ° 48'18"W	L22	5.00'	S46 ° 11'
L3	30.04'	S42 ° 44'56"W	L23	23.99'	S43 ° 48'
L4	11.01'	S47°52'42"E	L24	27.85'	S45°06'
L5	50.71'	N48°13'36"E	L25	32.96'	S79 ° 11'
L6	10.85'	S76 ° 51'49"E	L26	129.32'	S45°06'
L7	21.06'	N42°40'30"E	L27	24.02'	S42 ° 40'
L8	6.82'	N58°45'48"E	L28	67.59'	N45°06'
L9	10.26'	S31°14'12"E	L29	15.04'	S46°04'
L10	47.95'	S79°11'17"E			
L11	36.40'	S45°06'54"E			
L12	4.52'	N44°53'06"E			
L13	10.00'	S45°06'54"E			
L14	4.52'	S44 ° 53'06"W			
L15	7.28'	S45°06'54"E			

S00°06'54"E

S44*53'06"W

S24°35'25"E

S44°53'06"W

S45°06'54"E



STATE OF TEXAS

COUNTY OF ROCKWALL

WHEREAS VICTORY SHOPS ON 205, LLC, BARBARA ROBERTS, AND MARLYN ROBERTS are the owners of a tract situated in the J. Cadle Survey, Abstract No. 65 part of Lot 2, Block 1, Meadowcreek Business Park Center, an addition in the City of Rockwall, Rockwall County, Texas, according to the plat recorded in Cabinet F, Slide 329, Plat Records, Rockwall County, Texas, the subject tract being more particularly described as follows (bearings are based on the State Plane Coordinate System, Texas North Central Zone (4202), North American Datum of 1983 (NAD '83)):

BEGINNING at a point in the north line of said Lot 2, same being the northeast corner of the tract described in the deed to the State of Texas, recorded in Volume 5532, Page 240, Official Public Records, Rockwall County, Texas, from which a 1/2 inch rebar with cap stamped "RPLS 5034" found at the northwest corner of said Lot 2 bears SOUTH 60 degrees 17 minutes 53 seconds WEST, 15.01 feet;

THENCE with the perimeter and to the corners of said Lot 2, the following calls:

1. NORTH 60 degrees 17 minutes 53 seconds EAST, a distance of 413.92 feet to a 1/2 inch rebar with cap stamped "RPLS 5034"

2. SOUTH 01 degree 59 minutes 13 seconds WEST, a distance of 145.94 feet to a point from which a 1/2 inch rebar with cap stamped "RPLS 5034" (disturbed) bears SOUTH 85 degrees WEST, 0.64 feet;

3. SOUTH 15 degrees 01 minute 18 seconds EAST, a distance of 68.17 feet to a point from which a 1/2 inch rebar with cap stamped, "RPLS 5034" found bears NORTH 75 degrees West, 0.50 feet;

4. SOUTH 20 degrees 11 minutes 31 seconds WEST, a distance of 40.59 feet to a point from which a 1/2 inch rebar with cap stamped, "RPLS 5034" found bears SOUTH 83 degrees WEST, a distance of 0.70 feet;

5. SOUTH 58 degrees 44 minutes 21 seconds WEST, a distance of 64.97 feet to a point from which a 1/2 inch rebar with cap stamped, "RPLS 5034" found bears NORTH 19 degrees West, a distance of 0.59 feet;

6. SOUTH 42 degrees 40 minutes 30 seconds WEST, a distance of 164.60 feet to a 1/2 inch rebar with cap stamped "BARTON CHAPA" set (hereinafter "capped rebar set");

7. SOUTH 44 degrees 53 minutes 06 seconds WEST, a distance of 61.67 feet to a capped rebar set in the NORTH line of "Parcel 101 - Part 2" described by deed to the State of Texas as recorded under Volume 5532, Page 240, Official Public Records, Rockwall County, Texas, (O.P.R.R.C.T.);

THENCE NORTH 31 degrees 14 minutes 48 seconds WEST, with the east line of said "Pacel 101 - Part 2", a distance of 90.03 feet to a capped rebar set at the northeast corner thereof;

THENCE SOUTH 58 degrees 45 minutes 12 seconds WEST, with the west line of said "Parcel 101 - Part 2", a distance of 15.00 feet to a capped rebar set for the northwest corner thereof, same being in the west line of said Lot 2;

THENCE NORTH 31 degrees 14 minutes 48 seconds WEST, with the west line of said Lot 2, a distance of 39.91 feet to a capped rebar set at the southwest corner of said State of Texas (Vol. 5532, Pg. 240) tract;

THENCE with the south line of said State of Texas tract, through the interior of said Lot 2, NORTH 58 degrees 45 minutes 12 seconds EAST a distance of 15.00 feet to an "X" cut set in a concrete driveway;

THENCE with the east line of said State of Texas tract, through the interior of said Lot 2, NORTH 31 degrees 14 minutes 48 seconds WEST, a distance of 154.43 feet, returning to the **POINT OF BEGINNING** and enclosing 1.931 acres (84,103 square feet) of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

Victory Shops on 205, LLC, (the undersigned owner of the land shown on this plat and designated as Lot 2R2, Block 1), and Barbara Roberts and Marlyn Roberts (the undersigned owners of the land shown on this plat and designated as Lot 2R1, Block 1), and designated herein as the LOTS 2R1 AND 2R2, BLOCK 1, **MEADOWCREEK BUSINESS CENTER PHASE I,** subdivision in 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 (we) further certify that all other parties who have a mortgage or lien interest in the LOTS 2R1 AND 2R2, **BLOCK 1, MEADOWCREEK BUSINESS CENTER PHASE I** subdivision have been notified and signed this plat. I (we) understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. I (we) also understand the following;

1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.

2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of

these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.

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

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

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

6. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or Until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner, authorizing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay for the same out of the escrow deposit, should the developer and/or owner fail or refuse to install the required improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements itself. Such deposit may be used by the owner and/or developer as progress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done; or Until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Rockwall. I (we) further acknowledge that the dedications and/or exaction's made herein are proportional to the impact of the Subdivision upon the public services required in order that the development will comport with the present and future growth needs of the City; I (we), my (our) successors and assigns hereby waive any claim, damage, or cause of action that I (we) may have as a result of the dedication of exactions made herein.

VICTORY SHOPS ON 205, LLC (authorized agent)
STATE OF TEXAS

COUNTY OF _____§

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, 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 executed the same as for the purpose and consideration therein expressed, and in the capacity therein stated.

Notary Public in and for

the State of Texas

BARBARA ROBERTS	
STATE OF TEXAS	§
COUNTY OF	§

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, 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 executed the same as for the purpose and consideration therein expressed, and in the capacity therein stated.

Notary Public in and for

the State of Texas

MARLYN ROBERTS		
STATE OF TEXAS	§	
COUNTY OF	§	

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, 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 executed the same as for the purpose and consideration therein expressed, and in the capacity therein stated.

Notary Public in and for

the State of Texas

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

SURVEYOR'S CERTIFICATE

I, John H. Barton III, a Registered Professional Land Surveyor of the State of Texas, 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.

Date of Plat/Map: May 16, 2023

John H. Barton III, RPLS# 6737

Planning & Zoning Commission, Chairman

Date

APPROVED:

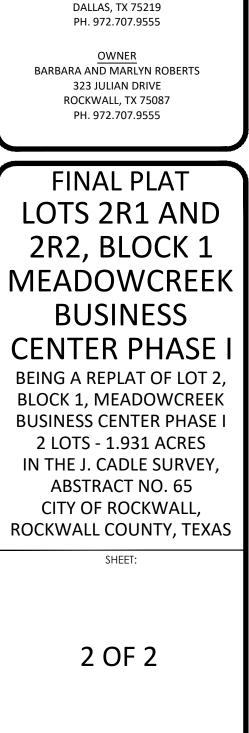
I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Planning Director of the City of Rockwall on the _____ day of _____, 20____. This approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk of Rockwall, County, Texas, within one hundred eighty (180) days from said date of final approval.

WITNESS OUR HANDS, this_____ day of______, 20_____

Mayor, City of Rockwall

City Secretary

City Engineer



ENGINEEF

(irkman

Kirkman Engineering, LLC

5200 State Highway 121

Colleyville, TX 76034 Phone: 817-488-4960

patrick.filson@trustke.com

2021.001.224

TABLE OF REVISIONS

SURVEYOR

BARTON CHAPA SURVEYING, LLC

JOHN H. BARTON, III RPLS# 6737

5200 STATE HIGHWAY 121

COLLEYVILLE, TX 76034

(817) 864-1957

JACK@BCSDFW.COM

OWNER

VICTORY SHOPS ON 205, LLC

2911 TURTLE CREEK BLVD. #700

SUMMARY

BCS

JOB NO.

DRAWN:

DATE

CHECKED: JHB

ENGINEERING



July 13, 2023

- TO: John Gardner Kirkman Engineering 5200 SH-121 Colleyville, TX 76034
- FROM: Henry Lee, AICP City of Rockwall Planning and Zoning Department 385 S. Goliad Street Rockwall, TX 75087

SUBJECT: P2023-014: Replat for Lots 3 & 4, Block 1, Meadowcreek Business Park Center Addition

John Gardner:

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 <u>Replat</u> 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 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 <u>September 1st</u> and

<u>December 31st</u>, 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