

### **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	CITY COUNCIL READING #2
PLANNING AND ZONING COMMISSION	CONDITIONS OF APPROVAL
CITY COUNCIL READING #1	NOTES



# **DEVELOPMENT APPLICATION**

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

PLANNING & ZONING CASE NO.
<u>NOTE:</u> THE APPLICATION IS NOT CONSIDERED ACCEPTED BY THE CITY UNTIL THE PLANNING DIRECTOR AND CITY ENGINEER HAVE SIGNED BELOW.
DIRECTOR OF PLANNING:
CITY ENGINEER:

	Nockwall, Texas 750	07	CITY	ENGINE	ER:			
PLEASE CHECK THE A	PPROPRIATE BOX BELOW TO	O INDICATE THE TYPE OF	DEVELOPMENT REC	QUEST	[SELECT O	NLY ONE BOX	1:	
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 APPLIC  ZONING CHA  SPECIFIC US  PD DEVELOR  OTHER APPLIC  TREE REMO  VARIANCE R  NOTES:  IN DETERMINING T  PER ACRE AMOUNT.  A \$1,000.00 FEE V  INVOLVES CONSTRUPERMIT.	ANGE (\$ SE PERI PMENT CATION I VAL (\$7 REQUES THE FEE, P FOR REQ WILL BE I	S200.00 + \$ MIT (\$200.0 PLANS (\$2 FEES: PLOOD ST/SPECIAL PLEASE USE TI UESTS ON LES ADDED TO TH	0 + \$15.00 ACF 00.00 + \$15.00 EXCEPTIONS HE EXACT ACREAGI IS THAN ONE ACRE, IE APPLICATION FE	ACRE) 1  (\$100.00) 2  E WHEN MULTIPLY ROUND UP TO ON EE FOR ANY REO	E (1) ACRE. UEST THAT
PROPERTY INFO	RMATION [PLEASE PRINT]							
ADDRESS	1540 I-30 Rockwa	all, Tx						
SUBDIVISION	Rockwall Recrea	tion Addition			LOT	1&2	BLOCK	1
GENERAL LOCATION	IH30 and Comme	erce Drive						
ZONING, SITE PL	AN AND PLATTING IN	FORMATION [PLEASE	PRINT]					
CURRENT ZONING	F1		CURRENT USE	Aut	o Deale	er		
PROPOSED ZONING			PROPOSED USE	Au	to Deal	er		
ACREAGE	7.17	LOTS [CURRENT]	2		LOTS	[PROPOSED]		
REGARD TO ITS A	<u>PLATS</u> : BY CHECKING THIS BO PPROVAL PROCESS, AND FAILU INIAL OF YOUR CASE.							
	NT/AGENT INFORMA	_						
	1540 East IH 30 Ro		☐ APPLICANT	•		Engineeri	ng	
	Chase Cooley PO Box 570809		CONTACT PERSON  ADDRESS		w Dono	оѕку al Drive, S	Suite 406	
ADDRESS	O BOX 370009		NODICE33	1500	o ocna	ai Diivo, c	Juile 400	
CITY, STATE & ZIP	Dallas, Tx 75357		CITY, STATE & ZIP	Bedf	ord. Tx	76021		
PHONE	,				281.05			
E-MAIL			E-MAIL	Drev	w@clay	mooreeng	g.com	
Chase Cooley  GEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED  Chase Cooley  [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:  [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:  [OWNER] THE UNDERSIGNED, WHO STATED THE UNDERSIGNED, WHO STATED THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF A443.40  [OWNER] THE UNDERSIGNED, WHO STATED THE OWNER FOR THE PURPOSE OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 20  [OWNER] THE UNDERSIGNED, WHO STATED THE APPLICATION FEE OF THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE 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 A	AND SEAL OF OFFICE ON THIS T	HEDAY OF	, 20	·	 			
	OWNER'S SIGNATURE							   
NOTARY PUBLIC IN AND I	FOR THE STATE OF TEXAS				MY COMM	IISSION EXPIRES	S	



## **CHECKLIST FOR PLAT SUBMITTALS**

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

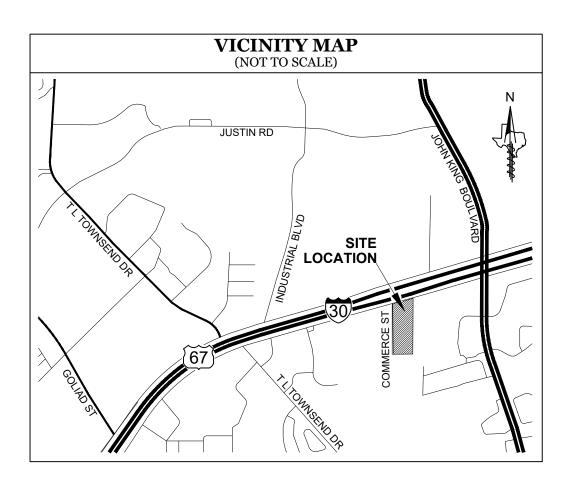
Case Type:		Case Number	
☐ Minor/Amending Plat ☐ Final Plat	<u> </u>	Reviewed By:	
Master Plat	☐ Preliminary Plat ☐ Vacation Plat	Review Date:	

NOTES: The requirements listed below are based on the case type, which is indicated in the "[]" below the requirement description. On the checklist below a Replat. Minor Subdivision Plat, and Vacation Plat would be required to meet all the same requirements as a Final Plat.

Requirements	✓= OK	N/A	Comments
Case Number			The case number will be provided by staff and placed in the lower right-hand
[Final Plat, Preliminary Plat & Master Plat]			corner of all new submittals.
Items Necessary for Plat Review:			
✓ Plat	$   \overline{\mathbf{Z}} $		[Final Plat, Preliminary Plat & Master Plat]
✓ Treescape Plan			If Applicable [Final Plat & Preliminary Plat]
✓ Landscape Plan			If Applicable [Final Plat & Preliminary Plat]
✓ Plat Reinstatement Request			Check w/ Planning Staff
Submittal Requirements	₩		Four (4) large (18" x 24") folded copies and one (1) PDF digital copy of each plat
[Final Plat, Preliminary Plat & Master Plat]	ŲZ.		is required at the time of submittal.
			Provide accurate plat dimensions with all engineering information necessary to
Engineering Information	lacksquare		reproduce the plat on the ground. ENGINEERING SUBMITTAL AND
[Final Plat]			APPROVAL REQUIRED PRIOR TO SUBMITTING AN APPLICATION FOR
			FINAL PLAT.
Title Block:			
Type of Plat [Master, Preliminary, Final or Replat]			
Subdivision Name (Proposed or Approved)		_	
Lot / Block Designation			Provide the title block information in the lower right-hand corner.
Number of Lots (Proposed)			
Total Acreage			
City, State, County			T1: : 1 1 0 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1
Owner, Developer, and/or Surveyor/Engineer	<b>\</b>		This includes the names and addresses of the sub dividers, record owner, land
(Name/Address/Phone Number/Date of Preparation)			planner, engineer and/or surveyor. The date of plat preparation should also be
[Final Plat & Preliminary Plat]			put in the lower right-hand corner.
Survey Monuments/State Plane Coordinates	₩		The location of the development is required to be tied to a Rockwall monument, or tie two (2) corners to state plan coordinates (NAD 83 State Plane Texas,
[Final Plat]			North Central [7202], US Survey Feet).
Vicinity Map			A Vicinity Map should show the boundaries of the proposed subdivision relative
[Final Plat & Preliminary Plat]	lacksquare		to the rest of the city.
			The north point or north arrow must be facing true north (or straight up) on all
North Point	lacksquare		plans, unless the scale of the drawings or scope of the project requires a
[Final Plat & Preliminary Plat]			different position.
Numeric and Graphic Scale		_	
[Final Plat & Preliminary Plat]			Plats should be drawn to an Engineering Scale of 1"=50', 1"=100', etc
			Indicate the subdivision boundary lines, and acreage and square footage. For
Subdivision	<b>-</b> /		Master Plats provide a schematic layout of the entire tract to be subdivided, any
(Boundary, Acreage, and Square Footage)	$\mathbf{\Sigma}'$		remainder tracts and its relationship to adjacent property and existing adjoining
[Final Plat, Preliminary Plat & Master Plat]			developments.
Lot and Block			Identification of each lot and block by number or letter. For each lot indicate the
(Designation, Width, Depth and Area)	lacksquare		square footage and acreage or provide a calculation sheet. Also provide a lot
[Final Plat & Preliminary Plat]			count.
Dwelling Units/Population Density		$ \mathbf{Z}$	Indicate the proposed number of dwelling units and population densities.
[Master Plat]			maloate the proposed number of awaiting units and population densities.
Building Setbacks			Label the building lines where adjacent to a street.
[Final Plat & Preliminary Plat]			Labor the ballaling lines where adjacent to a street.
Easements	left		Label all existing and proposed easements relative to the site and include the
[Final Plat & Preliminary Plat]			type, purpose and width.
City Limits		<b>\</b>	Indicate the location of the City Limits, contiguous or within the platting area.
[Final Plat, Preliminary Plat & Master Plat]			
Utilities (P)			Indicate the locations of all existing and proposed utilities. Include the size and
Oundes (1 )			type of each.

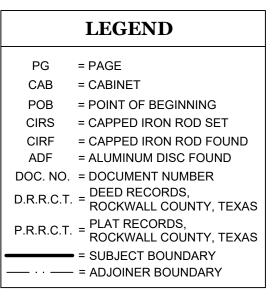
Property Lines [Final Plat, Preliminary Plat & Master Plat]	$   \!\!\!\!\!\!\!\!\!\!\!\!\!\!\!\!\!\!\!\!\!\!\!\!\!\!\!\!\!\!\!\!\!\!\!$		Provide all the proposed and platted property lines.
Streets [Final Plat, Preliminary Plat & Master Plat]	Ø		Label all proposed and existing streets with the proposed or approved names. For Master Plats indicate the existing arterials and collector streets to serve the land to be platted consistent with the Thoroughfare Plan or proposed amendments.
Right-Of-Way and Centerline [Final Plat, Preliminary Plat & Master Plat]	<b>\(\rightarrow\)</b>		Label the right-of-way width and street centerline for each street both within and adjacent to the development.
Additional Right-Of-Way [Final Plat & Preliminary Plat]			Indicate the location and dimensions of any proposed right-of-way dedication.
Corner Clips [Final Plat & Preliminary Plat]		$\mathbf{Y}$	Indicate all existing and proposed corner clips and any subsequent dedication.
Median Openings [Preliminary Plat]			Locate and identify existing and/or proposed median openings and left turn channelization.
Topographical Contours [Preliminary Plat & Master Plat]		$\mathbf{\underline{lack}}'$	Topographical information and physical features to include contours at 2-foot intervals.
Flood Elevations		$\mathbf{Y}$	Show 100-Year & 50-Year floodplain and floodway boundaries (if applicable).
[Preliminary Plat & Master Plat] Drainage Areas [Preliminary Plat & Master Plat]		$\mathbf{Z}$	Show all drainage areas and all proposed storm drainages areas with sizes if applicable.
Wooded Areas [Preliminary Plat & Master Plat]			Indicate the boundaries of all adjacent wooded areas.
Zoning and Land Use Information [Preliminary Plat & Master Plat]		<b>Y</b>	Indicate all proposed land uses, and existing and proposed zoning classifications. For Master Plats indicate the proposed major categories of land use.
Existing Man-Made Features [Master Plat]		<b>Z</b>	Indicate all significant man-made features such as railroad, roads, buildings, utilities or other physical structures as shown on USGS topographic maps, utility company records and city records when such features affect the plans.
Parks and Open Space [Preliminary Plat & Master Plat]		<b>\</b>	Identify the dimensions, names and description of all parks and open spaces, both existing and proposed. For Master Plats also indicate schools and other public uses as consistent with those shown in the comprehensive plan.
Proposed Improvements [Preliminary Plat]			Indicate how the proposed improvements would relate to those in the surrounding area.
Water Sources [Preliminary Plat]			Indicate water sources inside the city limits or in the extraterritorial jurisdiction (ETJ).
Sewage Disposal [Preliminary Plat]		$\mathbf{Y}$	Indicate sewage disposal method inside the city limits or in the extraterritorial jurisdiction (ETJ).
Adjacent Properties [Final Plat & Preliminary Plat]	₩		Record owners of contiguous parcels of subdivided land, names and lot patterns of contiguous subdivisions, approved Concept Plans, reference recorded subdivision plats adjoining platted land by record name and by deed record volume and page.
Phasing Plan [Master Plat]			Designation of each phase of development within the subdivision, the order of development, and a schedule for the development of each phase of the master plan.
Dedication [Final Plat, Preliminary Plat & Master Plat]		$\mathbf{V}$	Indicate the boundary lines, dimensions and descriptions, of spaces to be dedicated for public use of the inhabitants of the development.
Statement of Service [Master Plat]		M	Provide a detailed statement of how the proposed subdivision will be served by water, wastewater, roadway and drainage facilities that have adequate capacity to serve the development.
Standard Plat Wording [Final Plat]	₩		Provide the appropriate plat wording provided in the application packet that details the designation of the entity responsible for the operation and maintenance of any commonly held property and a waiver releasing the city of such responsibility, a waiver releasing the City for damages in establishment or alteration of grade.
Legal Description [Final Plat]	ď		Place the Legal Description (Metes and Bounds Description/Field Notes) where indicated in the Owner's Certificate per the application packet.
Storm Drainage Improvements Statement [Final Plat]	$leve{}$		Provide the appropriate statement of developer responsibility for storm drainage improvements found in the application packet.
Dedication Language [Final Plat]	<b>\sqrt</b>		Provide the instrument of dedication or adoption signed by the owners, which is provided in the application packet.
Seal/Signature [Final Plat]	lacksquare		Required to have the seal and signature of surveyor responsible for the surveying the development and/or the preparation of the plat.
Public Improvement Statement [Final Plat]	ď		Proved the appropriate statement indicating that no building permits will be issued until all public improvements are accepted by the City as provided in the application packet.
Plat Approval Signatures [Final Plat]	$leve{}$		Provide a space for signatures attesting approval of the plat.

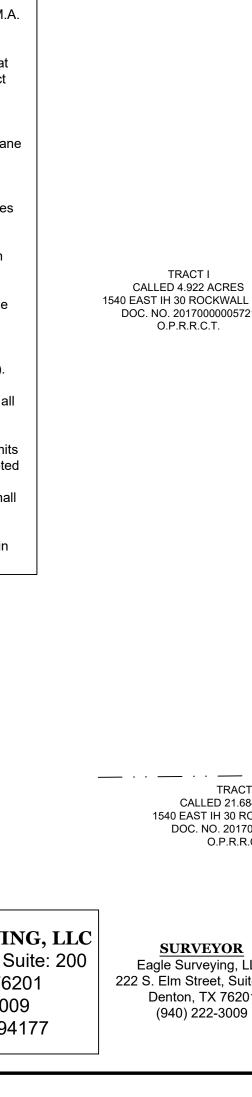
Compliance with Preliminary Plat [Final Plat]	<b>Y</b>	Does the plat comply with all the special requirements developed in the preliminary plat review?
Review Plans with Franchise Utility Companies [Final Plat, Preliminary Plat & Master Plat]		Review the proposed plans and plat with electric, gas, cable and phone companies.

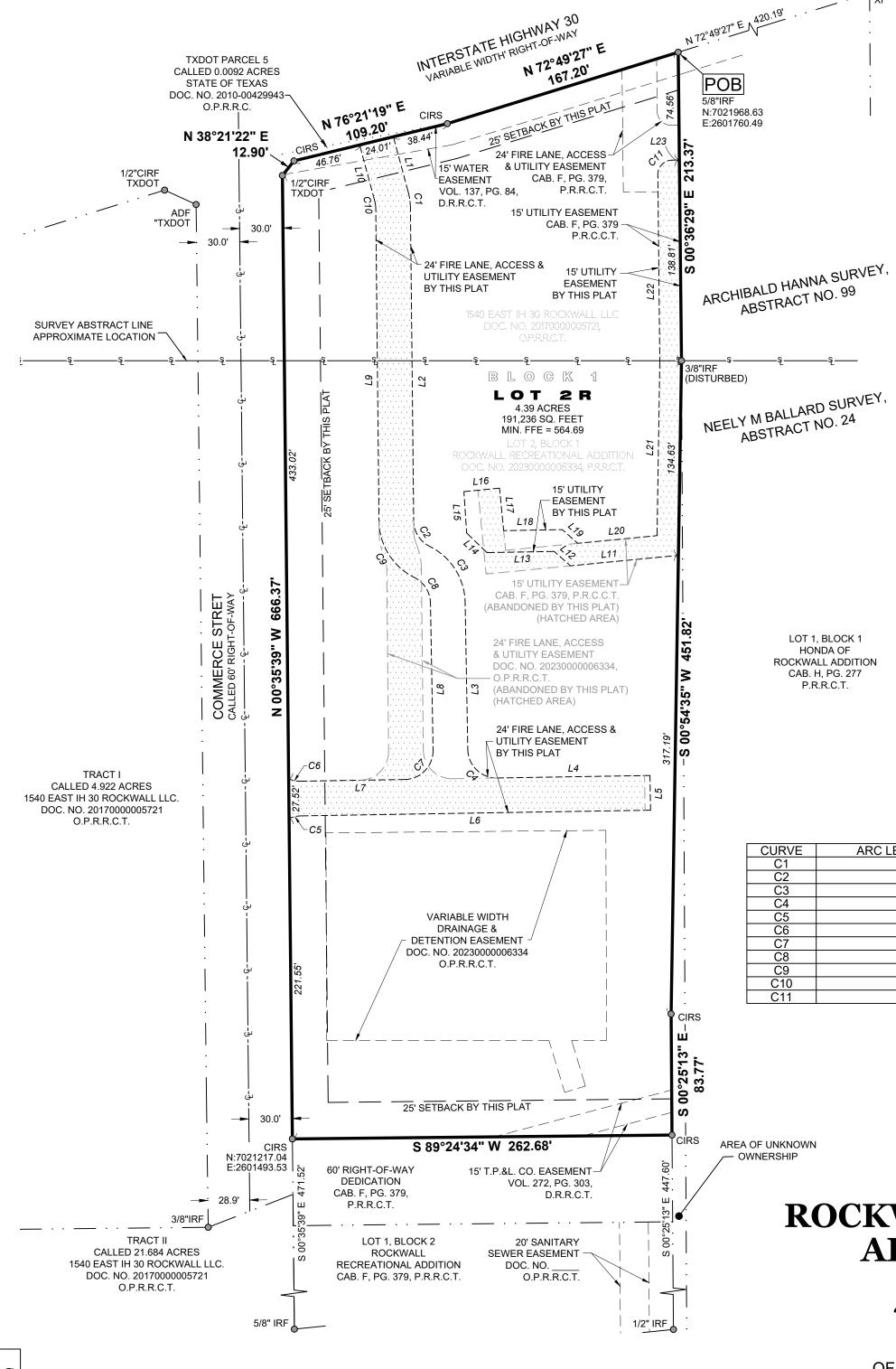


### **GENERAL NOTES**

- 1. The purpose of this plat is to dedicate & abandon easements for site development.
- 2. This property is located in **Non-Shaded Zone "X"** as scaled from the F.E.M.A. Flood Insurance Rate Map dated September 26th, 2008 and is located in Community Number 480547 as shown on Map Number 48397C0045L. The location of the Flood Zone is approximate, no vertical datum was collected at the time of the survey. For the exact Flood Zone designation, please contact 1-(877) FEMA MAP.
- The grid coordinates shown on this plat are based on GPS observations utilizing the AllTerra RTKNET Cooperative network. NAD 83(2011) State Plane Coordinate System (Texas North Central Zone - 4202).
- 4. Selling a portion of this addition by metes and bounds is a violation of City Ordinance and State Law, and is subject to fines and/or withholding of utilities and building permits.
- 5. All interior property corners are marked with a 1/2-inch iron rod with a green plastic cap stamped "EAGLE SURVEYING" unless noted otherwise.
- 6. The bearings shown on this plat are based on GPS observations utilizing the AllTerra RTKNET Cooperative network. NAD 83(2011).
- 7. Elevations shown on this plat are based on GPS observations utilizing the AllTerra RTK Network. North American Vertical Datum of 1988 (Geoid 12A).
- 8. Property owner is responsible for repair, replacement, and maintenance off all detention and drainage systems in easements on-site.
- 9. 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.







AREA OF UNKNOWN **OWNER** 



DISTANCE

S 15°03'39" I S 00°35'39" E 216.38 S 01°01'55" 101.89 105.75 N 89°03'46" S 00°59'25" E 24.00' 242.03 71.96 S 89°03'46" W S 89°03'46" W S 01°01'55" E 101.78' S 00°35'39" E 216.38 S 15°03'39" E L10 40.25 N 84°27'38" E 75.05 14.96' S 48°21'36" N 89°00'35" 46.60 S 45°59'25" E 19.53' L14 28.68' 24.76' S 03°46'33" S 84°27'38" W 29.51 L17 N 05°32'22" W 40.63 S 89°00'35" W 14.27 N 48°21'36" W 55.10' 121.03' 128.61' S 84°27'38" W L21 S 00°54'35" W S 00°36'29" E L23 S 89°23'31" W

LOT 1, BLOCK 1

HONDA OF

ROCKWALL ADDITION

CAB. H, PG. 277

P.R.R.C.T.

BEARING

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	11.11'	44.00'	14°28'00"	S 07°49'39" E	11.08'
C2	22.02'	20.00'	63°04'08"	S 32°07'43" E	20.92'
C3	48.10'	44.00'	62°37'52"	S 32°20'51" E	45.74'
C4	31.38'	20.00'	89°54'18"	S 45°59'04" E	28.26'
C5	8.41'	20.00'	24°04'46"	S 77°01'23" W	8.34'
C6	8.55'	20.00'	24°29'59"	N 78°41'14" W	8.49'
C7	31.45'	20.00'	90°05'41"	S 44°00'55" W	28.31'
C8	21.86'	20.00'	62°37'52"	S 32°20'51" E	20.79'
C9	48.43'	44.00'	63°04'08"	S 32°07'43" E	46.02'
C10	5.05'	20.00'	14°28'00"	S 07°49'39" E	5.04'
C11	15.71'	10.00'	90°00'00"	S 44°23'31" W	14.14'

**REPLAT ROCKWALL RECREATIONAL ADDITION REVISED** 

> LOT 2R, BLOCK 1 4.39 ACRES (191,236 SF)

BEING A REPLAT OF LOT 2, BLOCK 1 OF ROCKWALL RECREATIONAL ADDITION. RECORDED IN DOCUMENT NUMBER 20230000006334, P.R.R.C.T., SITUATED IN THE ARCHIBALD HANNA SURVEY, ABSTRACT NO. 99, AND THE NEELY M BALLARD SURVEY, ABSTRACT NO. 24 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

Project 2110.002-XX Date

10/19/2023 Drafter BE

**EAGLE SURVEYING, LLC** 222 S. Elm Street, Suite: 200 Denton, TX 76201 (940) 222-3009 TX Firm #10194177

**SURVEYOR** Eagle Surveying, LLC 222 S. Elm Street, Suite: 200 Denton, TX 76201

**ENGINEER** Claymoore Engineering, Inc. Contact: Drew Donosky 1903 Central Drive, Suite: 406 Bedford, TX 76021

(817) 281-0572

1540 East IH 30 Rockwall LLC PO BOX 570809 Dallas, TX 75357

CASE NO. P2023-PAGE 1 OF 2

### **OWNER'S CERTIFICATE & DEDICATION**

COUNTY OF ROCKWALL

**STATE OF TEXAS** 

WHEREAS 1540 EAST IH 30 ROCKWALL LLC is the sole owner of a 4.39 acre tract of land situated in the ARCHIBALD HANNA SURVEY, ABSTRACT NO. 99 and the NEELY M BALLARD SURVEY, ABSTRACT NO. 24, in the City of Rockwall, Rockwall County, Texas, and being all of Lot 2, Block 1 of Rockwall Recreational Addition, a subdivision of record in Document Number 2023000006334, of the Plat Records of Rockwall County, Texas, conveyed to 1540 East IH 30 Rockwall LLC by Special Warranty Deed With Vendor's Lien recorded in Document Number 20170000005721, of the Official Public Records of Rockwall County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING, at a 5/8" iron rod found in the south right-of-way line of Interstate Highway 30 (a variable width right-of-way), at the northwest corner of Lot 1, Block 1, Honda of Rockwall Addition, a subdivision of record in Cabinet H, Page 277, of said Plat Records, and the northeast corner of said Lot 1, Block 1, Rockwall Recreational Addition, from which an x-cut found at the northeast corner of said Lot 1, Block 1, Honda of Rockwall Addition bears N72°49'27"E, a distance of 420.19 feet;

**THENCE**, along the east line of said Lot 1, Block 1, Rockwall Recreational Addition, the following three (3) courses and distances:

S00°36'29"E, a distance of 213.37 feet to a 3/8" iron rod found (disturbed);

S00°54'35"W, a distance of 451.82 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set;

S00°25'13"E, a distance of 83.77 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the northeast corner of a 60' right-of-way dedication of record in said Rockwall Recreational Addition (unimproved) and the southeast corner of said Lot 1, Block 1, Rockwall Recreational Addition;

THENCE, S89°24'34"W, along the north line of said 60' right-of-way dedication, being the common south line of said Lot 1, Block 1, Rockwall Recreational Addition, a distance of 262.68 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set in the east right-of-way line of said Commerce Street (a called 60' right-of-way), at the northwest corner of said 60' right-of-way dedication and the southwest corner of said Lot 1, Block 1, Rockwall

THENCE, N00°35'39"W, along the east right-of-way line of said Commerce Street, being the common west line of said Lot 1, Block 1, Rockwall Recreational Addition, a distance of 666.37 feet to a 1/2" inch iron rod with pink plastic cap stamped "TXDOT" found in the south right-of-way line of said Interstate Highway 30, at the southwest corner of a called Parcel 5 - 0.0092 acre tract of land conveyed to the State of Texas by Deed of record in Document Number 2010-00429943, of said Official Public Records;

**THENCE**, along the south right-of-way line of said Interstate Highway 30, the following three (3) courses and distances:

N38°21'22"E, a distance of 12.90 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set;

N76°21'19"E, a distance of 109.20 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set;

N72°49'27"E, a distance of 167,20 feet to the **POINT OF BEGINNING** and containing an area of 4.39 Acres, or (191,236 Square Feet) of land, more or

### NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT, 1540 EAST IH 30 ROCKWALL LLC, the undersigned owner of the land shown on this plat, and designated herein as ROCKWALL RECREATIONAL ADDITION REVISED, LOT 2R, BLOCK 1, a subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I further certify that all other parties who have a mortgage or lien interest in the ROCKWALL RECREATIONAL ADDITION, LOT 2, BLOCK 1, 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 the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.
- 3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.
- 4. The developer and subdivision engineer shall bear total responsibility for storm drain improvements.
- 5. The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.
- 6. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or

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

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

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

Project **EAGLE SURVEYING, LLC** 2110.002-XX 222 S. Elm Street, Suite: 200 Date Denton, TX 76201 10/19/2023 (940) 222-3009 Drafter **SURVEYING** TX Firm #10194177 ΒE

**SURVEYOR** Eagle Surveying, LLC 222 S. Elm Street, Suite: 200 Denton, TX 76201 (940) 222-3009

**ENGINEER** Claymoore Engineering, Inc. Contact: Drew Donosky 1903 Central Drive, Suite: 406 Bedford, TX 76021 (817) 281-0572

**OWNER** 1540 East IH 30 Rockwall LLC PO BOX 570809 Dallas, TX 75357

OWNER: 1540 EAST IH 30 ROCKWALL LLC

Clay Cooley, Manager Date STATE OF TEXAS COUNTY OF \_\_\_\_\_ of 1540 EAST IH 30 BEFORE ME, the undersigned authority, on this day personally appeared ROCKWALL LLC, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purposes and considerations therein expressed and in the capacity therein stated. GIVEN UNDER MY HAND AND SEAL OF THE OFFICE this \_\_\_\_\_ day of \_\_\_\_ Notary Public in and for the State of Texas CERTIFICATE OF SURVEYOR NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS: THAT I, MATTHEW RAABE, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision. PRELIMINARY this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document Date Matthew Raabe Registered Professional Land Surveyor #6402

CERTIFIC	ATE OF	APPROVAL
Chairman Planning & Zoning Commission		Date
APPROVED:		
I hereby certify that the above and for <b>ADDITION</b> , an addition to the City of of the City of Rockwall on the	Rockwall, Te	xas, was approved by the City Council
		plat for such addition is recorded in the in one hundred eighty (180) days from
WITNESS OUR HANDS, this	day of	, 2023.
Mayor, City of Rockwall		City Secretary, City of Rockwall
City Engineer		

# **REPLAT ROCKWALL RECREATIONAL ADDITION REVISED**

LOT 2R, BLOCK 1 4.39 ACRES (191,236 SF)

BEING A REPLAT OF LOT 2. BLOCK 1 OF ROCKWALL RECREATIONAL ADDITION. RECORDED IN DOCUMENT NUMBER 20230000006334, P.R.R.C.T., SITUATED IN THE ARCHIBALD HANNA SURVEY, ABSTRACT NO. 99, AND THE NEELY M BALLARD SURVEY, ABSTRACT NO. 24 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

CASE NO. P2023-\_ PAGE 2 OF 2 IN THE CONTEXT OF THESE PLANS, NOTES, AND SPECIFICATIONS, "FINISH GRADE" REFERS TO THE FINAL ELEVATION OF THE SOIL SURFACE (NOT TOP OF MULCH) AS INDICATED ON THE GRADING PLANS. BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE ROUGH GRADES OF ALL LANDSCAPE AREAS ARE WITHIN +/-0.1' OF FINISH GRADE. SEE SPECIFICATIONS FOR MORE DETAILED INSTRUCTION ON TURF AREA AND PLANTING BED

CONSTRUCT AND MAINTAIN FINISH GRADES AS SHOWN ON GRADING PLANS, AND CONSTRUCT AND MAINTAIN SLOPES AS RECOMMENDED BY THE GEOTECHNICAL REPORT. ALL LANDSCAPE AREAS SHALL HAVE POSITIVE DRAINAGE AWAY FROM STRUCTURES AT THE MINIMUM SLOPE SPECIFIED IN THE REPORT AND ON THE GRADING PLANS, AND AREAS OF POTENTIAL PONDING SHALL BE REGRADED TO BLEND IN WITH THE SURROUNDING GRADES AND ELIMINATE PONDING POTENTIAL.

THE LANDSCAPE CONTRACTOR SHALL DETERMINE WHETHER OR NOT THE EXPORT OF ANY SOIL WILL BE NEEDED, TAKING INTO ACCOUNT THE ROUGH GRADE PROVIDED, THE AMOUNT OF SOIL AMENDMENTS TO BE ADDED (BASED ON A SOIL TEST, PER SPECIFICATIONS), AND THE FINISH GRADES TO BE ESTABLISHED.

ENSURE THAT THE FINISH GRADE IN SHRUB AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES, AFTER INSTALLING SOIL AMENDMENTS, IS 3" BELOW THE ADJACENT FINISH SURFACE, IN ORDER TO ALLOW FOR PROPER MULCH DEPTH. TAPER THE SOIL SURFACE TO MEET FINISH GRADE. AS SPECIFIED ON THE GRADING PLANS, AT APPROXIMATELY 18" AWAY FROM THE WALKS. e. ENSURE THAT THE FINISH GRADE IN TURF AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES. AFTER

INSTALLING SOIL AMENDMENTS. IS 1" BELOW THE FINISH SURFACE OF THE WALKS. TAPER THE SOIL SURFACE TO MEET FINISH GRADE

AS SPECIFIED ON THE GRADING PLANS, AT APPROXIMATELY 18" AWAY FROM THE WALKS. SHOULD ANY CONFLICTS AND/OR DISCREPANCIES ARISE BETWEEN THE GRADING PLANS. GEOTECHNICAL REPORT, THESE NOTES AND PLANS, AND ACTUAL CONDITIONS, THE CONTRACTOR SHALL IMMEDIATELY BRING SUCH ITEMS TO THE ATTENTION OF THE LANDSCAPE

ARCHITECT GENERAL CONTRACTOR AND OWNER ALL PLANT LOCATIONS ARE DIAGRAMMATIC. ACTUAL LOCATIONS SHALL BE VERIFIED WITH THE LANDSCAPE ARCHITECT OR DESIGNER PRIOR TO PLANTING. THE LANDSCAPE CONTRACTOR SHALL ENSURE THAT ALL REQUIREMENTS OF THE PERMITTING AUTHORITY ARE MET (I.E.,

MINIMUM PLANT QUANTITIES. PLANTING METHODS. TREE PROTECTION METHODS. ETC.). a. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR DETERMINING PLANT QUANTITIES: PLANT QUANTITIES SHOWN ON LEGENDS AND CALLOUTS ARE FOR GENERAL INFORMATION ONLY. IN THE EVENT OF A DISCREPANCY BETWEEN THE PLAN AND THE PLANT LEGEND, THE PLANT QUANTITY AS SHOWN ON THE PLAN (FOR INDIVIDUAL SYMBOLS) OR CALLOUT (FOR GROUNDCOVER PATTERNS) SHALL TAKE

b. NO SUBSTITUTIONS OF PLANT MATERIALS SHALL BE ALLOWED WITHOUT THE WRITTEN PERMISSION OF THE LANDSCAPE ARCHITECT. IF SOME OF THE PLANTS ARE NOT AVAILABLE, THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT IN WRITING

(VIA PROPER CHANNELS). THE CONTRACTOR SHALL, AT A MINIMUM, PROVIDE REPRESENTATIVE PHOTOS OF ALL PLANTS PROPOSED FOR THE PROJECT. THE CONTRACTOR SHALL ALLOW THE LANDSCAPE ARCHITECT AND THE OWNER/OWNER'S REPRESENTATIVE TO INSPECT, AND APPROVE OR REJECT, ALL PLANTS DELIVERED TO THE JOBSITE.

THE CONTRACTOR SHALL MAINTAIN THE LANDSCAPE IN A HEALTHY CONDITION FOR 90 DAYS AFTER ACCEPTANCE BY THE OWNER. REFER TO SPECIFICATIONS FOR CONDITIONS OF ACCEPTANCE FOR THE START OF THE MAINTENANCE PERIOD, AND FOR FINAL ACCEPTANCE AT THE END OF THE

REFER TO SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS FOR SUBMITTALS.

SEE SPECIFICATIONS AND DETAILS FOR FURTHER REQUIREMENTS.

### IRRIGATION CONCEPT

AN AUTOMATIC IRRIGATION SYSTEM SHALL BE INSTALLED AND OPERATIONAL BY THE TIME OF FINAL INSPECTION. THE ENTIRE IRRIGATION SYSTEM SHALL BE INSTALLED BY A LICENSED AND QUALIFIED IRRIGATION CONTRACTOR.

2. THE IRRIGATION SYSTEM WILL OPERATE ON POTABLE WATER, AND THE SYSTEM WILL HAVE APPROPRIATE BACKFLOW PREVENTION DEVICES INSTALLED TO PREVENT CONTAMINATION OF THE POTABLE SOURCE.

3. ALL NON-TURF PLANTED AREAS SHALL BE DRIP IRRIGATED. SODDED AND SEEDED AREAS SHALL BE IRRIGATED WITH SPRAY OR ROTOR HEADS AT 100% HEAD-TO-HEAD COVERAGE.

4. ALL PLANTS SHARING SIMILAR HYDROZONE CHARACTERISTICS SHALL BE PLACED ON A VALVE DEDICATED TO PROVIDE THE NECESSARY WATER REQUIREMENTS SPECIFIC TO THAT HYDROZONE.

THE IRRIGATION SYSTEM SHALL BE DESIGNED AND INSTALLED, TO THE MAXIMUM EXTENT POSSIBLE, TO CONSERVE WATER BY USING THE FOLLOWING DEVICES AND SYSTEMS: MATCHED PRECIPITATION RATE TECHNOLOGY ON ROTOR AND SPRAY HEADS (WHEREVER POSSIBLE), RAIN SENSORS, AND MULTI-PROGRAM COMPUTERIZED IRRIGATION CONTROLLERS FEATURING SENSORY INPUT CAPABILITIES.

6. ALL IRRIGATION SHALL MEET THE REQUIREMENTS OF THE UDC. (ARTICLE 08, SUBSECTION 05.04)

### **ROOT BARRIERS**

THE CONTRACTOR SHALL INSTALL ROOT BARRIERS NEAR ALL NEWLY-PLANTED TREES THAT ARE LOCATED WITHIN FIVE (5) FEET OF PAVING OR CURBS. ROOT BARRIERS SHALL BE "CENTURY" OR "DEEP-ROOT" 24" DEEP PANELS (OR EQUAL). BARRIERS SHALL BE LOCATED IMMEDIATELY ADJACENT TO HARDSCAPE. INSTALL PANELS PER MANUFACTURER'S RECOMMENDATIONS. UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR USE ROOT BARRIERS OF A TYPE THAT COMPLETELY ENCIRCLE THE ROOTBALL

## **MULCHES**

AFTER ALL PLANTING IS COMPLETE, CONTRACTOR SHALL INSTALL 3" THICK LAYER OF 1-1/2" SHREDDED WOOD MULCH, NATURAL (UNDYED), IN ALL PLANTING AREAS (EXCEPT FOR TURF AND SEEDED AREAS). CONTRACTOR SHALL SUBMIT SAMPLES OF ALL MULCHES TO LANDSCAPE ARCHITECT AND OWNER FOR APPROVAL PRIOR TO CONSTRUCTION. ABSOLUTELY NO EXPOSED GROUND SHALL BE LEFT SHOWING ANYWHERE ON THE PROJECT AFTER MULCH HAS BEEN INSTALLED (SUBJECT TO THE CONDITIONS AND REQUIREMENTS OF THE "GENERAL GRADING AND PLANTING NOTES" AND SPECIFICATIONS).

SITE DA	TA TABLE
SITE AREA	7.71 AC / 312,099 SF
ZONING	LI (Light Industrial)
PROPOSED USE	AUTO DEALER
	20,658 SF (DEALERSHIP)
BUILDING SIZE	850 SF (CAR WASH)
	1,175 SF (OIL/LUBE)
LOT COVERAGE	0.07%
FLOOR TO AREA RATIO	0.07:1
BUILDING HEIGHT	1-STORY
SALES FLOOR AREA	3,928 SF
OFFICE AREA	1,303 SF
# OF BAYS	12

PARKING D	ATA TABLE
PARKING	REQUIRED
SALES FLOOR 1/250 SF	16 SPACES
OFFICE SF 1/300 SF	5 SPACES
1 SPACE PER 2 BAY	6 PARKING
TOTAL	27 SPACES
PARKING	PROVIDED
DISPLAY PARKING	87 SPACES
CUSTOMER PARKING	27 (2 ADA) SPACES

INTERSTATE HIGHWAY 30 EXISTING TREES SDMH-RIM=572.3 (SEALED) TO REMAIN (TYP SYM.) 20' MIN R O W 9 - CECA LANDSCAPE REPAIR SOD 24' FIRE L'ANE. ACCES THIS AREA - & UTILITY EASEMENT \CAB./F, PG. 379 3 CUSTOMER PARKING SPACES

PROPOSED VEHICLE DISPLAY <u>4</u> % LIMIT OF WORK 15' UTILITY EASEMENT CAB. F, PG. 379 15 - ILCO 80' RADIUS FROM TREE TRUNK FL-18"RCP=563.7'(E)

15' UTIL. ESMì CAB. F, PG. 37 2 CUSTOMER EXISTING TREES PARKING SPACES TO REMAIN (TYP SYM.)

`43 - LOCH= 7 - QUBU 1 28 - ILCO 39 - BUJA

EXISTING TREES TO BE REMOVED TYP SYM.)

11 CUSTOMER

SCREENING SHRUBS - ENSURE PROPER ACCESS TO FUEL TANK

AT&T CLEAR-ONCOR CLEAR-TBM X-CUT ELEV.=565.3'

10' R.O.W.

4 - CECA

**7.17 ACRES** 312.099 SQ. F1 **DETENTION POND** (IRRIGATED)

LIMIT OF WORK S

4504

PLANTING LEGEND

SYMBOL BOTANIC NAME **COMMON NAME** MIN. SIZE SPACING QUANTITY REMARKS TREES Cercis canadensis 'Texana' Texas Redbud 6'-8' high Per plan 17 Accent Tree ILVO 6'-8' high Per plan 42 Accent Tree llex vomitoria Yaupon Holly QUBU 5" cal., 12'-15' high Per plan Quercus buckleyi Texas Red Oak Canopy Tree 5" cal., 12'-15' high Per plan QUVI Live Oak Canopy Tree Quercus virginiana ULCR Cedar Elm 5" cal., 12'-15' high Per plan Ulmus crassifolia 43 Canopy Tree

NOTE: ALL TREES SHALL BE CONTAINER-GROWN, CONTAINER SIZE AS APPROPRIATE FOR THE CALIPER SPECIFIED. SEE SPECIFICATIONS FOR PROPER ROOT QUALITY.

Buxus micro. japonica 'Green Beauty' | Green Beauty Boxwood 5 gallon 3' o.c. 96 16 HEPA Hesperaloe parviflora 'Brakelights' 5 gallon 4' o.c. ILCO 39 / 28 Ilex cornuta 'Burfordii Nana' Dwarf Burford Holly 5 gallon / 7 gallon 4' o.c. See plan for 7 gal. locations LOCH Loropetalum chinense 'PIILC-III' 3' o.c. 43 Purple Daydream Loropetalum 7 gallon

TURF AND SEED

~ 24,885 SF Cynodon 'Tifway 419' Tifway Hybrid Bermuda Grass 20 lbs / acre | ~ 20,481 SF Dam Slope Mix (Contact Native American Seed) Hydromulch

NOTE: THE DEVELOPER SHALL ESTABLISH GRASS AND MAINTAIN THE SODDED AREA. INCLUDING WATERING, UNTIL A PERMANENT STAND OF GRASS IS OBTAINED AT WHICH TIME THE PROJECT WILL BE ACCEPTED BY THE CITY. A STAND OF GRASS SHALL CONSIST OF 75%-80% COVERAGE AND A MINIMUM O F 1" IN HEIGHT AS DETERMINED BY THE CITY.

### LANDSCAPE STANDARDS

COMMERCE STREET:

±398' OF STREET FRONTAGE

08.05.01 LANDSCAPE BUFFERS - NON-RESIDENTIAL REQ. ABUTTING A PUBLIC RIGHT-OF-WAY:

10' WIDE LANDSCAPE BUFFER W/ GROUND COVER, BERM, AND SHRUBBERY 30" HIGH + 1 CANOPY TREE & 1 ACCENT TREE PER 50 LIN. FEET OF FRONTAGE

10' WIDE BUFFER REQUIRED W/ 1 CANOPY & 1 ACCENT TREE PER 50' OF FRONTAGE

PROVIDED IN 10' BUFFER: 8 OAKS, 8 REDBUDS, SHRUBS, & GROUND COVER

05.06 GENERAL OVERLAY DISTRICT STANDARDS - IH-30 OVERLAY

20' WIDE W/ GROUND COVER & BUILT-UP BERM & REQ. LANDSCAPE BUFFER: SHRUBBERY ALONG ENTIRE LENGTH OF FRONTAGE

30"-48" HIGH; 2 CANOPY TREES + 4 ACCENT TREES PER 100 LIN. FT. OF PRIMARY ROADWAY ±237 ROADWAY FRONTAGE REQ. PLANTING: 4.7 (5) CANOPY TREES + 9.5 (10) ACCENT TREES 4 CANOPY TREES + 1 ACCENT TREE; SHRUBBERY

1 CEDAR ELM + 9 REDBUDS

05.02 LANDSCAPE SCREENING

PROPOSED IN 20' BUFFER:

REQ. HEADLIGHT SCREENING:

PROVIDED IN 20' BUFFER, EXISTING:

HEAD-IN PARKING ADJ. TO STREET SHALL INCORP. MIN. 2' BERM W/ MATURE EVERGREEN SHRUBS ALONG ENTIRE PARKING AREAS PROVIDED SCREENING:

BOXWOOD SHRUBS PROVIDED IN FRONT OF PARKING SPACES LOCATED ALONG STREET FRONTAGE TO MATCH EXISTING SHRUBS

REQUIRED SCREENING OF SERVICE BAYS:

A WROUGHT IRON FENCE AND THREE (3) TIERED SCREENING (I.E. SMALL TO MID-SIZED SHRUBS, LARGE SHRUBS OR ACCENT TREES, AND CANOPY TREES) ALONG THE ENTIRE LENGTH OF THE ADJACENCY. THE CANOPY TREES SHALL BE PLACED ON 20-FOOT CENTERS.

PROVIDED SCREENING:

8" CAL. CEDAR TO

**EXISTING TREES** 

SDMH-RIM=566.0'

FL-18"RCP=561.6'(E)

Scale 1" = 40'

SDMH-RIM=55

PER SURVEY

BE REMOVED

TEXAS RED OAK TREES, DWARD BURFORD HOLLY, AND PURPLE DAYDREAM LOROPETALUM ARE PROPOSED TO PROVIDE THE THREE-TIER PLANTING

ALL REQ. LANDSCAPING SHALL BE NO LESS THAN 5'

SCREEN.

312,099 SF

05.03 LANDSCAPE REQUIREMENTS - L-1 DISTRICT

TOTAL SITE AREA:

LANDSCAPE AREA REQUIRED TOTAL SITE: LANDSCAPE PROVIDED, TOTAL SITE:

62,420 SF (20%) ±79,574 SF (25%) LOCATION OF LANDSCAPING: MIN. 100% OF REQ. LANDSCAPING SHALL BE LOCATED

IN THE FRONT OF & ALONG THE SIDE OF BUILDINGS

W/ STREET FRONTAGE.

MIN. SIZE OF AREAS WIDE AND A MIN. OF 25 SF IN AREA DETENTION BASINS MIN. 1 CANOPY & 1 ACCENT TREE PER 750 SF

**DETENTION BASIN AREA:** ±31.539 SF REQUIRED TREES: 42 CANOPY TREES & 42 ACCENT TREES PROVIDED TREES: 42 CEDAR ELM & 42 YAUPON HOLLY

MIN. 5% OR 200 SF OF LANDSCAPING, WHICHEVER IS PARKING LOT LANDSCAPING

PROPOSED CUSTOMER PARKING AREA: PROPOSED DISPLAY PARKING AREA: REQ. PARKING LOT LANDSCAPING:

1,038 SF (5%) PROPOSED PARKING LOT LANDSCAPING: 3,734 SF (18%)

GREATER, IN THE INTERIOR OF THE PARKING LOT 27 (2 ADA) SPACES, ±20,759 SF 87 SPACES, ±27,124 SF REQ. PARKING SPACES MUST BE WITHIN 80' OF A **CANOPY TREE TRUNK** 





HEREBY CERTIFY THAT THE ABOVE AND FOREGOING SITE PLAN FO A DEVELOPMENT IN THE CITY OF ROCKWALL, TEXAS, WAS APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF ROCKWALL ON THE \_\_\_\_ DAY OF

WITNESS OUR HANDS THIS \_\_\_\_ DAY OF

PLANNING AND ZONING COMMISSION, CHAIRMAN

DIRECTOR OF PLANNING AND ZONING

CHECKED:

SHEET \_P-′

TEXAS REGISTRATION #14199

PRELIMINAR

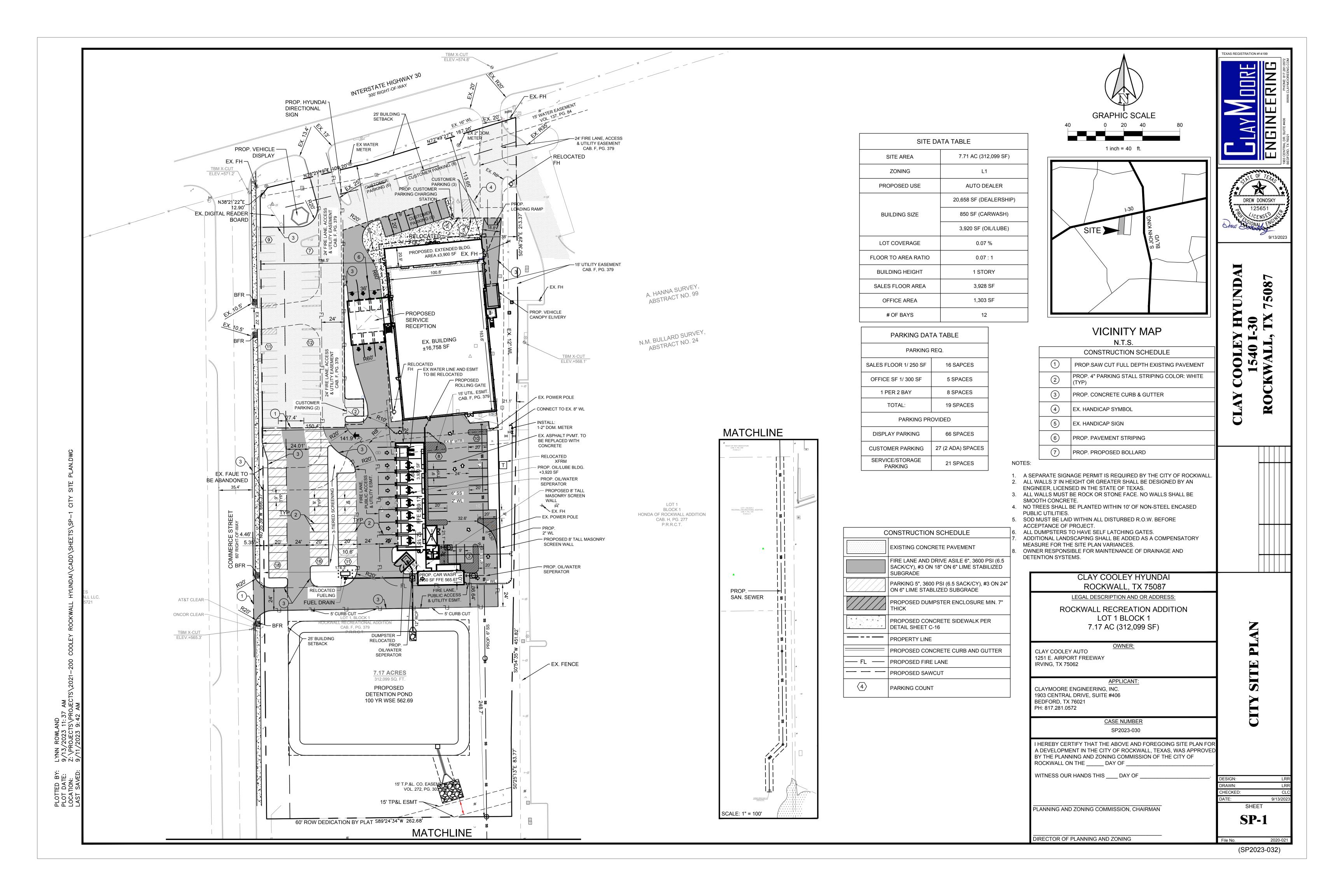
FOR REVIEW ONLY

CLAYMOORE ENGINEERING

ENGINEERING AND PLANNING

DREW DONOSKY

\_125651<sub>Date</sub>\_9/7/20



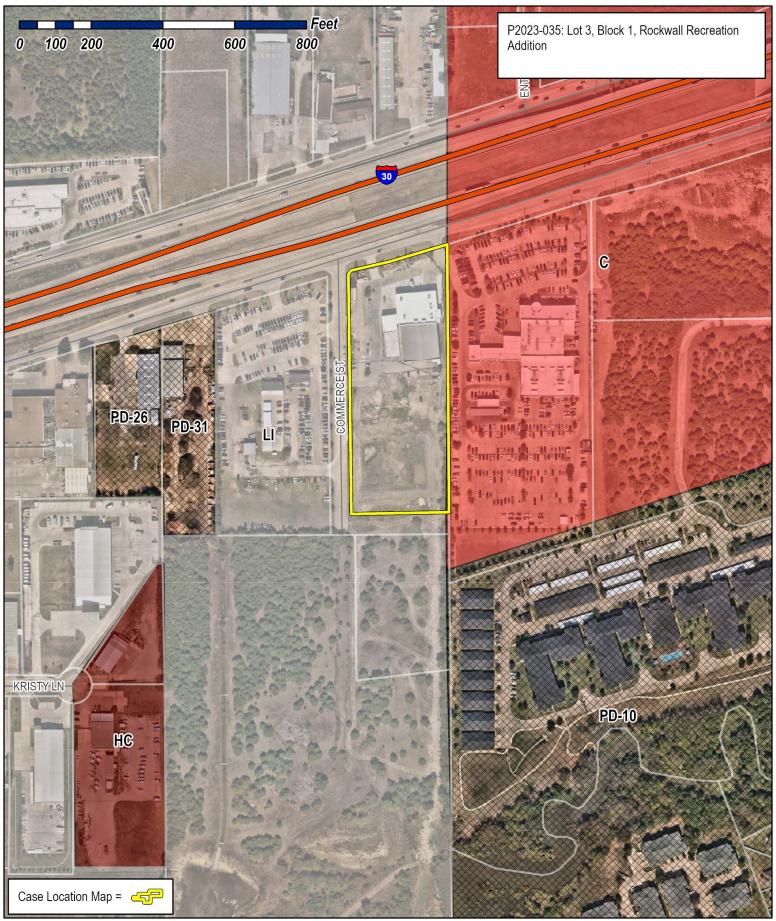


# **DEVELOPMENT APPLICATION**

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

PLANNING & ZONING CASE NO.
<u>NOTE:</u> THE APPLICATION IS NOT CONSIDERED ACCEPTED BY THE CITY UNTIL THE PLANNING DIRECTOR AND CITY ENGINEER HAVE SIGNED BELOW.
DIRECTOR OF PLANNING:
CITY ENGINEER:

	Nockwall, Texas 750	07	CITY	ENGINE	ER:			
PLEASE CHECK THE A	PPROPRIATE BOX BELOW TO	O INDICATE THE TYPE OF	DEVELOPMENT REC	QUEST	[SELECT O	NLY ONE BOX	1:	
☐ PRELIMINARY PLAT (\$30 ☐ FINAL PLAT (\$30 0.00 ☐ AMENDING OR N☐ PLAT REINSTATION SITE PLAN (\$250 ☐ 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 MINOR PLAT (\$150.00) EMENT REQUEST (\$100.00) **ATION FEES:		ZONING APPLIC  ZONING CHA  SPECIFIC US  PD DEVELOR  OTHER APPLIC  TREE REMO  VARIANCE R  NOTES:  IN DETERMINING T  PER ACRE AMOUNT.  A \$1,000.00 FEE V  INVOLVES CONSTRUPERMIT.	ANGE (\$ SE PERI PMENT CATION I VAL (\$7 REQUES THE FEE, P FOR REQ WILL BE I	S200.00 + \$ MIT (\$200.0 PLANS (\$2 FEES: PLOOD ST/SPECIAL PLEASE USE TI UESTS ON LES ADDED TO TH	0 + \$15.00 ACF 00.00 + \$15.00 EXCEPTIONS HE EXACT ACREAGI IS THAN ONE ACRE, IE APPLICATION FE	ACRE) 1  (\$100.00) 2  E WHEN MULTIPLY ROUND UP TO ON EE FOR ANY REO	E (1) ACRE. UEST THAT
PROPERTY INFO	RMATION [PLEASE PRINT]							
ADDRESS	1540 I-30 Rockwa	all, Tx						
SUBDIVISION	Rockwall Recrea	tion Addition			LOT	1&2	BLOCK	1
GENERAL LOCATION	IH30 and Comme	erce Drive						
ZONING, SITE PL	AN AND PLATTING IN	FORMATION [PLEASE	PRINT]					
CURRENT ZONING	F1		CURRENT USE	Aut	o Deale	er		
PROPOSED ZONING			PROPOSED USE	Au	to Deal	er		
ACREAGE	7.17	LOTS [CURRENT]	2		LOTS	[PROPOSED]		
REGARD TO ITS A	<u>PLATS</u> : BY CHECKING THIS BO PPROVAL PROCESS, AND FAILU INIAL OF YOUR CASE.							
	NT/AGENT INFORMA	_						
	1540 East IH 30 Ro		☐ APPLICANT	•		Engineeri	ng	
	Chase Cooley PO Box 570809		CONTACT PERSON  ADDRESS		w Dono	оѕку al Drive, S	Suite 406	
ADDRESS	O BOX 370009		NODICE33	1500	o ocna	ai Diivo, c	Juile 400	
CITY, STATE & ZIP	Dallas, Tx 75357		CITY, STATE & ZIP	Bedf	ord. Tx	76021		
PHONE	,				281.05			
E-MAIL			E-MAIL	Drev	w@clay	mooreeng	g.com	
STATED THE INFORMATION  "I HEREBY CERTIFY THAT I  \$ 443.40 October  INFORMATION CONTAINED	SIGNED AUTHORITY, ON THIS DA ON ON THIS APPLICATION TO BE AM THE OWNER FOR THE PURPO , TO COVER THE CO.	TRUE AND CERTIFIED THE I SE OF THIS APPLICATION; ALI ST OF THIS APPLICATION, HAS G THIS APPLICATION, I AGREI THE PUBLIC. THE CITY IS	FOLLOWING: LINFORMATION SUBMIT BEEN PAID TO THE CIT E THAT THE CITY OF RO ALSO AUTHORIZED AN.	TED HER Y OF ROO DCKWALL D PERMI	CKWALL ON 1 L (I.E. "CITY") ITTED TO RI	AND CORRECT; ITHIS THE 20 IS AUTHORIZED EPRODUCE ANY	AND PERMITTE COPYRIGHTED	CATION FEE OFDAY_OF D TO PROVIDE
GIVEN UNDER MY HAND A	AND SEAL OF OFFICE ON THIS T	HEDAY OF	, 20	·	 			
	OWNER'S SIGNATURE							   
NOTARY PUBLIC IN AND I	FOR THE STATE OF TEXAS				MY COMM	IISSION EXPIRES	S	



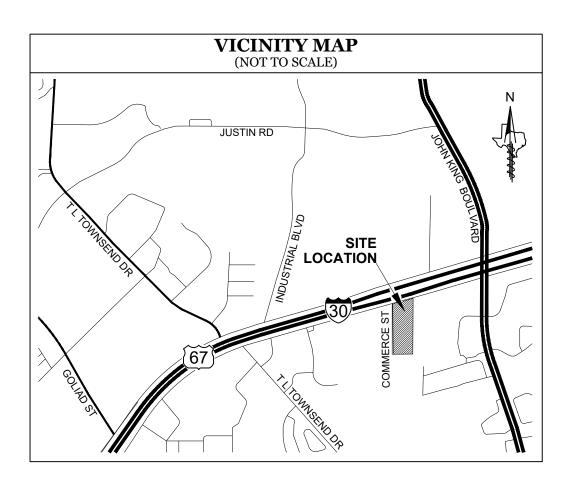


# City of Rockwall Planning & Zoning Department 385 S. Goliad Street Rockwall, Texas 75087

(P): (972) 771-7745 (W): www.rockwall.com

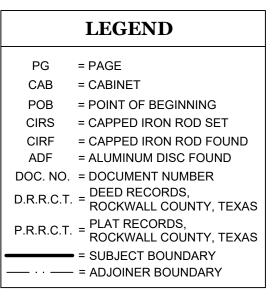
The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and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

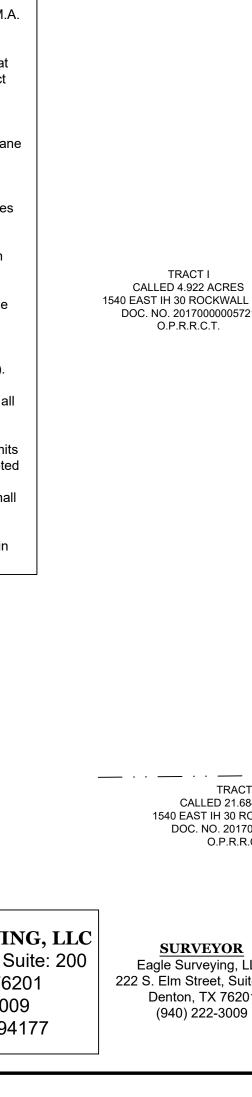


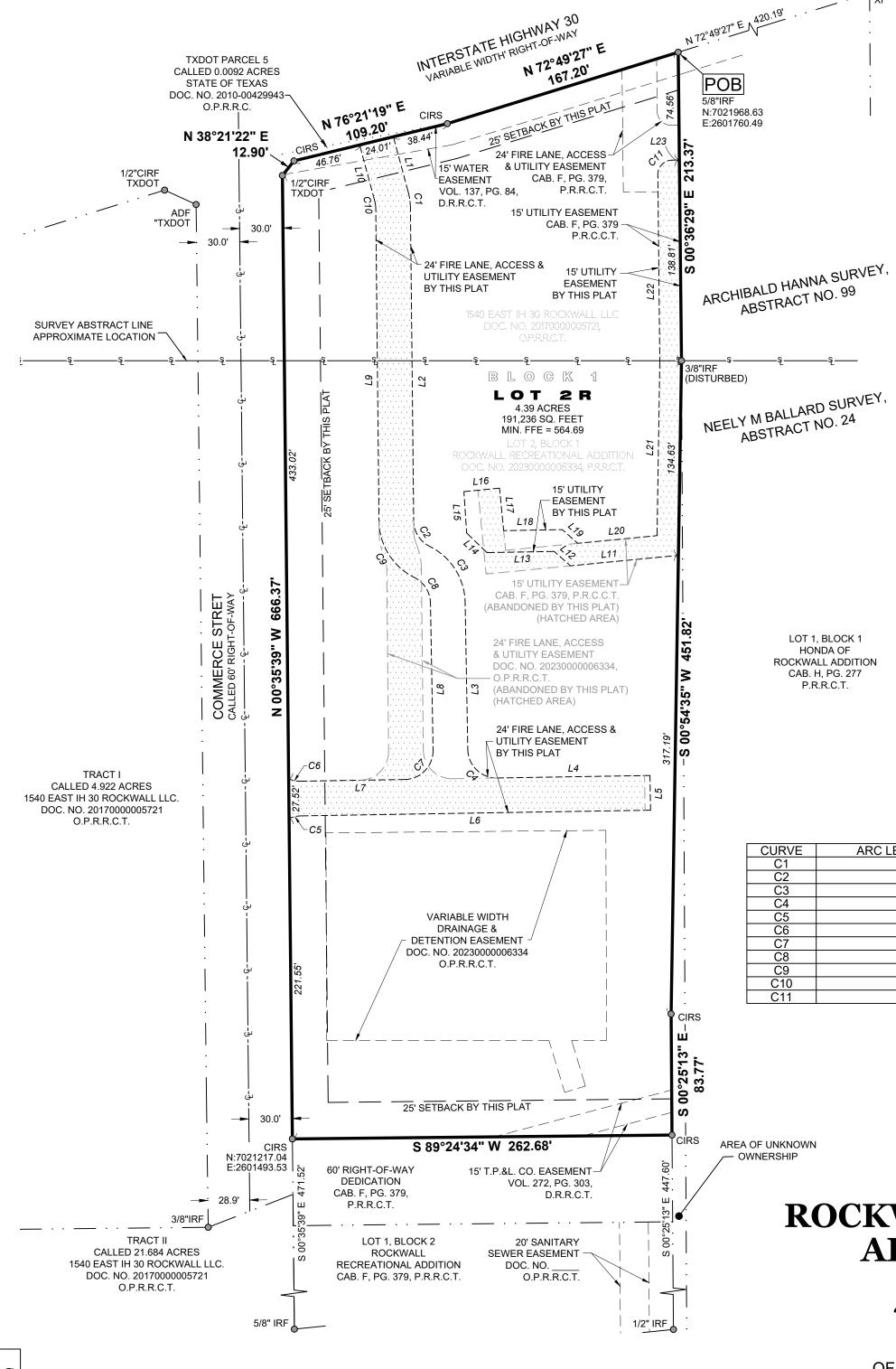


### **GENERAL NOTES**

- 1. The purpose of this plat is to dedicate & abandon easements for site development.
- 2. This property is located in **Non-Shaded Zone "X"** as scaled from the F.E.M.A. Flood Insurance Rate Map dated September 26th, 2008 and is located in Community Number 480547 as shown on Map Number 48397C0045L. The location of the Flood Zone is approximate, no vertical datum was collected at the time of the survey. For the exact Flood Zone designation, please contact 1-(877) FEMA MAP.
- The grid coordinates shown on this plat are based on GPS observations utilizing the AllTerra RTKNET Cooperative network. NAD 83(2011) State Plane Coordinate System (Texas North Central Zone - 4202).
- 4. Selling a portion of this addition by metes and bounds is a violation of City Ordinance and State Law, and is subject to fines and/or withholding of utilities and building permits.
- 5. All interior property corners are marked with a 1/2-inch iron rod with a green plastic cap stamped "EAGLE SURVEYING" unless noted otherwise.
- 6. The bearings shown on this plat are based on GPS observations utilizing the AllTerra RTKNET Cooperative network. NAD 83(2011).
- 7. Elevations shown on this plat are based on GPS observations utilizing the AllTerra RTK Network. North American Vertical Datum of 1988 (Geoid 12A).
- 8. Property owner is responsible for repair, replacement, and maintenance off all detention and drainage systems in easements on-site.
- 9. 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.







AREA OF UNKNOWN **OWNER** 



DISTANCE

S 15°03'39" I S 00°35'39" E 216.38 S 01°01'55" 101.89 105.75 N 89°03'46" S 00°59'25" E 24.00' 242.03 71.96 S 89°03'46" W S 89°03'46" W S 01°01'55" E 101.78' S 00°35'39" E 216.38 S 15°03'39" E L10 40.25 N 84°27'38" E 75.05 14.96' S 48°21'36" N 89°00'35" 46.60 S 45°59'25" E 19.53' L14 28.68' 24.76' S 03°46'33" S 84°27'38" W 29.51 L17 N 05°32'22" W 40.63 S 89°00'35" W 14.27 N 48°21'36" W 55.10' 121.03' 128.61' S 84°27'38" W L21 S 00°54'35" W S 00°36'29" E L23 S 89°23'31" W

LOT 1, BLOCK 1

HONDA OF

ROCKWALL ADDITION

CAB. H, PG. 277

P.R.R.C.T.

BEARING

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	11.11'	44.00'	14°28'00"	S 07°49'39" E	11.08'
C2	22.02'	20.00'	63°04'08"	S 32°07'43" E	20.92'
C3	48.10'	44.00'	62°37'52"	S 32°20'51" E	45.74'
C4	31.38'	20.00'	89°54'18"	S 45°59'04" E	28.26'
C5	8.41'	20.00'	24°04'46"	S 77°01'23" W	8.34'
C6	8.55'	20.00'	24°29'59"	N 78°41'14" W	8.49'
C7	31.45'	20.00'	90°05'41"	S 44°00'55" W	28.31'
C8	21.86'	20.00'	62°37'52"	S 32°20'51" E	20.79'
C9	48.43'	44.00'	63°04'08"	S 32°07'43" E	46.02'
C10	5.05'	20.00'	14°28'00"	S 07°49'39" E	5.04'
C11	15.71'	10.00'	90°00'00"	S 44°23'31" W	14.14'

**REPLAT ROCKWALL RECREATIONAL ADDITION REVISED** 

> LOT 2R, BLOCK 1 4.39 ACRES (191,236 SF)

BEING A REPLAT OF LOT 2, BLOCK 1 OF ROCKWALL RECREATIONAL ADDITION. RECORDED IN DOCUMENT NUMBER 20230000006334, P.R.R.C.T., SITUATED IN THE ARCHIBALD HANNA SURVEY, ABSTRACT NO. 99, AND THE NEELY M BALLARD SURVEY, ABSTRACT NO. 24 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

Project 2110.002-XX Date

10/19/2023 Drafter BE

**EAGLE SURVEYING, LLC** 222 S. Elm Street, Suite: 200 Denton, TX 76201 (940) 222-3009 TX Firm #10194177

**SURVEYOR** Eagle Surveying, LLC 222 S. Elm Street, Suite: 200 Denton, TX 76201

**ENGINEER** Claymoore Engineering, Inc. Contact: Drew Donosky 1903 Central Drive, Suite: 406 Bedford, TX 76021

(817) 281-0572

1540 East IH 30 Rockwall LLC PO BOX 570809 Dallas, TX 75357

CASE NO. P2023-PAGE 1 OF 2

### **OWNER'S CERTIFICATE & DEDICATION**

COUNTY OF ROCKWALL

**STATE OF TEXAS** 

WHEREAS 1540 EAST IH 30 ROCKWALL LLC is the sole owner of a 4.39 acre tract of land situated in the ARCHIBALD HANNA SURVEY, ABSTRACT NO. 99 and the NEELY M BALLARD SURVEY, ABSTRACT NO. 24, in the City of Rockwall, Rockwall County, Texas, and being all of Lot 2, Block 1 of Rockwall Recreational Addition, a subdivision of record in Document Number 2023000006334, of the Plat Records of Rockwall County, Texas, conveyed to 1540 East IH 30 Rockwall LLC by Special Warranty Deed With Vendor's Lien recorded in Document Number 20170000005721, of the Official Public Records of Rockwall County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING, at a 5/8" iron rod found in the south right-of-way line of Interstate Highway 30 (a variable width right-of-way), at the northwest corner of Lot 1, Block 1, Honda of Rockwall Addition, a subdivision of record in Cabinet H, Page 277, of said Plat Records, and the northeast corner of said Lot 1, Block 1, Rockwall Recreational Addition, from which an x-cut found at the northeast corner of said Lot 1, Block 1, Honda of Rockwall Addition bears N72°49'27"E, a distance of 420.19 feet;

**THENCE**, along the east line of said Lot 1, Block 1, Rockwall Recreational Addition, the following three (3) courses and distances:

S00°36'29"E, a distance of 213.37 feet to a 3/8" iron rod found (disturbed);

S00°54'35"W, a distance of 451.82 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set;

S00°25'13"E, a distance of 83.77 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the northeast corner of a 60' right-of-way dedication of record in said Rockwall Recreational Addition (unimproved) and the southeast corner of said Lot 1, Block 1, Rockwall Recreational Addition;

THENCE, S89°24'34"W, along the north line of said 60' right-of-way dedication, being the common south line of said Lot 1, Block 1, Rockwall Recreational Addition, a distance of 262.68 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set in the east right-of-way line of said Commerce Street (a called 60' right-of-way), at the northwest corner of said 60' right-of-way dedication and the southwest corner of said Lot 1, Block 1, Rockwall

THENCE, N00°35'39"W, along the east right-of-way line of said Commerce Street, being the common west line of said Lot 1, Block 1, Rockwall Recreational Addition, a distance of 666.37 feet to a 1/2" inch iron rod with pink plastic cap stamped "TXDOT" found in the south right-of-way line of said Interstate Highway 30, at the southwest corner of a called Parcel 5 - 0.0092 acre tract of land conveyed to the State of Texas by Deed of record in Document Number 2010-00429943, of said Official Public Records;

**THENCE**, along the south right-of-way line of said Interstate Highway 30, the following three (3) courses and distances:

N38°21'22"E, a distance of 12.90 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set;

N76°21'19"E, a distance of 109.20 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set;

N72°49'27"E, a distance of 167,20 feet to the **POINT OF BEGINNING** and containing an area of 4.39 Acres, or (191,236 Square Feet) of land, more or

### NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT, 1540 EAST IH 30 ROCKWALL LLC, the undersigned owner of the land shown on this plat, and designated herein as ROCKWALL RECREATIONAL ADDITION REVISED, LOT 2R, BLOCK 1, a subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I further certify that all other parties who have a mortgage or lien interest in the ROCKWALL RECREATIONAL ADDITION, LOT 2, BLOCK 1, 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 the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.
- 3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.
- 4. The developer and subdivision engineer shall bear total responsibility for storm drain improvements.
- 5. The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.
- 6. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or

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

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

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

Project **EAGLE SURVEYING, LLC** 2110.002-XX 222 S. Elm Street, Suite: 200 Date Denton, TX 76201 10/19/2023 (940) 222-3009 Drafter **SURVEYING** TX Firm #10194177 ΒE

**SURVEYOR** Eagle Surveying, LLC 222 S. Elm Street, Suite: 200 Denton, TX 76201 (940) 222-3009

**ENGINEER** Claymoore Engineering, Inc. Contact: Drew Donosky 1903 Central Drive, Suite: 406 Bedford, TX 76021 (817) 281-0572

**OWNER** 1540 East IH 30 Rockwall LLC PO BOX 570809 Dallas, TX 75357

OWNER: 1540 EAST IH 30 ROCKWALL LLC

Clay Cooley, Manager Date STATE OF TEXAS COUNTY OF \_\_\_\_\_ of 1540 EAST IH 30 BEFORE ME, the undersigned authority, on this day personally appeared ROCKWALL LLC, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purposes and considerations therein expressed and in the capacity therein stated. GIVEN UNDER MY HAND AND SEAL OF THE OFFICE this \_\_\_\_\_ day of \_\_\_\_ Notary Public in and for the State of Texas CERTIFICATE OF SURVEYOR NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS: THAT I, MATTHEW RAABE, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision. PRELIMINARY this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document Date Matthew Raabe Registered Professional Land Surveyor #6402

CERTIFIC	ATE OF	APPROVAL
Chairman Planning & Zoning Commission		Date
APPROVED:		
I hereby certify that the above and for <b>ADDITION</b> , an addition to the City of of the City of Rockwall on the	Rockwall, Te	xas, was approved by the City Council
		plat for such addition is recorded in the in one hundred eighty (180) days from
WITNESS OUR HANDS, this	day of	, 2023.
Mayor, City of Rockwall		City Secretary, City of Rockwall
City Engineer		

# **REPLAT ROCKWALL RECREATIONAL ADDITION REVISED**

LOT 2R, BLOCK 1 4.39 ACRES (191,236 SF)

BEING A REPLAT OF LOT 2. BLOCK 1 OF ROCKWALL RECREATIONAL ADDITION. RECORDED IN DOCUMENT NUMBER 20230000006334, P.R.R.C.T., SITUATED IN THE ARCHIBALD HANNA SURVEY, ABSTRACT NO. 99, AND THE NEELY M BALLARD SURVEY, ABSTRACT NO. 24 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

CASE NO. P2023-\_ PAGE 2 OF 2



385 S. GOLIAD STREET • ROCKWALL, TX 75087 PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM

**TO:** Planning and Zoning Commission

**DATE:** November 1, 2023

**APPLICANT:** Drew Donosky; ClayMoore Engineering

CASE NUMBER: P2023-035; Replat for Lot 3, Block 1, Rockwall Recreation Addition

#### **SUMMARY**

Consider a request by Drew Donosky of ClayMoore Engineering on behalf of Chase Cooley of 1540 East IH-30 Rockwall, LLC for the approval of a <u>Replat</u> for Lot 3, Block 1, Rockwall Recreational Addition being a 4.39-acre parcel of land identified as Lot 2, Block 1, Rockwall Recreational Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 1540 E. IH-30, and take any action necessary.

#### PLAT INFORMATION

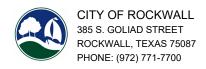
- ☑ <u>Purpose</u>. The applicant is requesting the approval of a <u>Replat</u> for a 4.39-acre parcel of land (i.e. Lot 2, Block 1, Rockwall Recreation Addition) for the purpose of creating one (1) lot (i.e. Lot 3, Block 1, Rockwall Recreation Addition) to establish the necessary access, fire lane, and utility easements for the expansion of an existing Motor Vehicle Dealership (i.e. Clay Cooley Hyundai) on the subject property.
- ☑ Background. The subject property was annexed on December 3, 1985 by Ordinance No. 85-69 [Case No. A1985-002]. At the time of annexation, the subject property was zoned Agricultural (AG) District. The subject property remained zoned Agricultural (AG) District until June 6, 2005 when the City Council approved Ordinance No. 05-25 [Case No. Z2005-019] changing the zoning to a Light Industrial (LI) District. The building on the subject property was constructed as a house of worship (i.e. Church of Christ) in 1990 and was remodeled in 2012-2013 after the City Council approved Ordinance No. 12-11 [Case No. Z2012-005] -- on June 18, 2012 -- allowing a New Motor Vehicle Dealership for Cars and Light Trucks on property. The changes to the exterior of the building were approved by site plan under Case No. SP2012-010 on June 12, 2012. On January 3, 2022, a Specific Use Permit (SUP) [Case No. Z2021-049; Ordinance No. 22-02] was approved by City Council allowing the expansion of the New Motor Vehicle Dealership, and adding the Minor Automotive Repair Garage, Car Wash, and Outside Storage land uses to the subject property. On February 15, 2022, the Planning and Zoning Commission approved a site plan [Case No. SP2022-003] allowing the expansion of the New Motor Vehicle Dealership and adding the three (3) accessory uses (i.e. a Car Wash, Outside Storage, and a Minor Auto Repair Garage) in compliance with the approved Specific Use Permit (SUP) [Ordinance No. 22-02]. Due to major changes to the approved site plan, on September 5, 2023, the City Council approved an amended Specific Use Permit (SUP) to allow for further expansion of the existing New Motor Vehicle Dealership, and changing the proposed accessory land use from a Minor Automotive Repair Garage to Major Automotive Repair Garage. On September 12, 2023, the Planning and Zoning Commission approved a site plan [Case No. SP2023-030] for the expansion of an existing Motor Vehicle Dealership (i.e. Clay Cooley Hyundai) on the subject property.
- ☑ <u>Conformance to the Subdivision Ordinance</u>. The surveyor has completed the majority of the technical revisions requested by staff, and this plat -- conforming to the requirements for plats as stipulated by the Chapter 38, Subdivisions, of the Municipal Code of Ordinances -- is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.
- ☑ <u>Conditional Approval</u>. Conditional approval of this <u>Replat</u> by the City Council shall constitute approval subject to the conditions stipulated in the <u>Conditions</u> of <u>Approval</u> section below.

### **CONDITIONS OF APPROVAL**

If the Planning and Zoning Commission chooses to recommend approval of the <u>Replat</u> for Lot 3, Block 1, Rockwall Recreation Addition staff would propose the following conditions of approval:

- (1) All technical comments from the Engineering, Planning and Fire Departments shall be addressed prior to the filing of this *Replat*; 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: 10/26/2023

PROJECT NUMBER: P2023-035

PROJECT NAME: Lot 3, Block 1, Rockwall Recreation Addition

SITE ADDRESS/LOCATIONS:

CASE CAPTION: Consider a request by Drew Donosky of ClayMoore Engineering on behalf of Chase Cooley of 1540 East IH-30 Rockwall, LLC for the

approval of a Replat for Lot 3, Block 1, Rockwall Recreational Addition being a 4.39-acre parcel of land identified as Lot 2, Block 1, Rockwall Recreational Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the

IH-30 Overlay (IH-30 OV) District, addressed as 1540 E. IH-30, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT	
PLANNING	Bethany Ross	10/26/2023	Approved w/ Comments	

10/26/2023: P2023-035: Replat for Lot 3, Block 1, Rockwall Recreation Addition

Please address the following comments (M= Mandatory Comments; I = Informational Comments)

- I.1 This is a request by Drew Donosky of ClayMoore Engineering on behalf of Chase Cooley of 1540 East IH-30 Rockwall, LLC for the approval of a Replat for Lot 3, Block 1, Rockwall Recreational Addition being a 4.39-acre parcel of land identified as Lot 2, Block 1, Rockwall Recreational Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 1540 E. IH-30.
- 1.2 For guestions or comments concerning this case please contact Bethany Ross in the Planning Department at (972) 772-6488 or email bross@rockwall.com.
- M.3 For reference, include the case number (P2023-035) in the lower right-hand corner of all pages on future submittals.
- M.5 Please correct the Title Block to the following:

Final Plat
Lot 3, Block 1
Rockwall Recreation Addition
Being a Replat of
Lot 2, Block 1, Rockwall Recreation Addition
Being one (1) lot
4.39-Acres Or 191,236 SF
Situated within the
Archibald Hanna Survey, Abstract No. 24
City of Rockwall, Rockwall County, Texas

M.6 Please provide the following Signature Block on the second page. (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances)

APPROVED: I hereby certify that the above and forgo by the City Council of the City of Rockwall, Texas on	oing subdivision plat being an addition to the City of Rockwall, Texas was approved the [DAY] day of [MONTH], [YEAR].
MAYOR OF THE CITY OF ROCKWALL	PLANNING AND ZONING COMMISSION CHAIRMAN
CITY SECRETARY	CITY ENGINEER

M.7 Remove Building Setbacks. (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances)

M.8 Provide the street centerline for I-30 Frontage road. (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances)

M.9 Indicate any existing or proposed corner clips. (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances)

M.10 Record Owners of contiguous parcels of subdivided land. (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances)

M.11 Provide the following General Notes (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances):

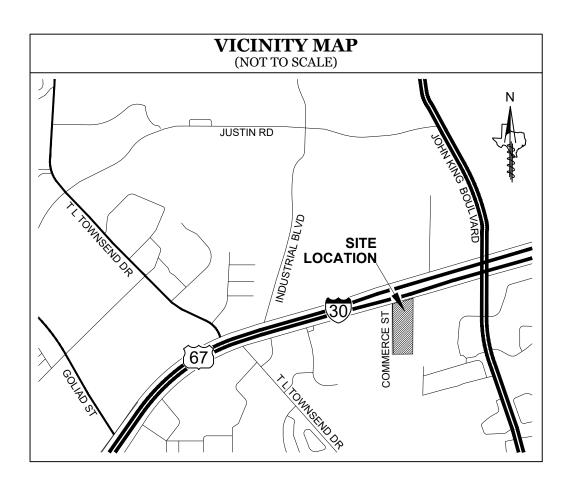
- (1) Subdivider's Statement. Selling a portion of this addition by metes and bounds is unlawful and a violation of the Subdivision Ordinance of the City of Rockwall and Chapter 212, Municipal Regulation of Subdivisions and Property Development, of the Texas Local Government Code, and shall be subject to the City of Rockwall withholding utilities and building permits.
- (2) Public Improvement Statement. It shall be the policy of the City of Rockwall to withhold issuing buildings permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a subdivision plat by the City of Rockwall does not constitute any representation, assurance or guarantee that any building within such subdivision plat shall be approved, authorized, or permit issued, nor shall such approval constitute any representation, assurance or guarantee by the City of Rockwall of the adequacy and availability for water and sanitary sewer for personal use and fire protection within such subdivision plat, as required under the Subdivision Ordinance of the City of Rockwall.
- (3) Drainage and Detention Easements. The property owner shall be responsible for maintaining, repairing, and replacing and shall bear sole liability of all systems within the drainage and detention easements.
- (4) Fire Lanes. All Fire Lanes will be constructed, maintained, repaired and replaced by the property owner. Fire Lanes shall be constructed in accordance with the approved Civil Engineering Plans for both on-site and off-site Fire Lane improvements.
- (5) Street Appurtenances. All decorative signage, posts, or lights installed in public right-of-way shall be installed, maintained, repaired, and replaced by the Homeowner's Association (HOA).
- M.12 Provide the new Owner's Certificate of Dedication. (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances)
- I.13 Staff has identified the aforementioned items necessary to continue the submittal process. Please make all revisions and corrections and return to staff as soon as possible for a subsequent review prior to approval.
- I.14 The projected meeting dates for this case are as follows:

Planning and Zoning Work Session: November 1, 2023

City Council: November 6, 2023

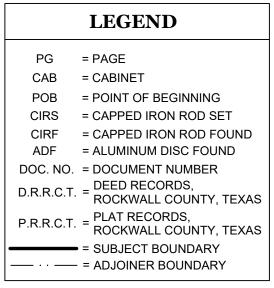
I.15 Please note that once the Replat has been approved by the Planning and Zoning Commission and City Council, the case will be considered to be conditionally approved pending all of staff's comments from all City Departments and any applicable conditions of approval contained in staff's case memo are addressed prior to the subdivision plat being filed.

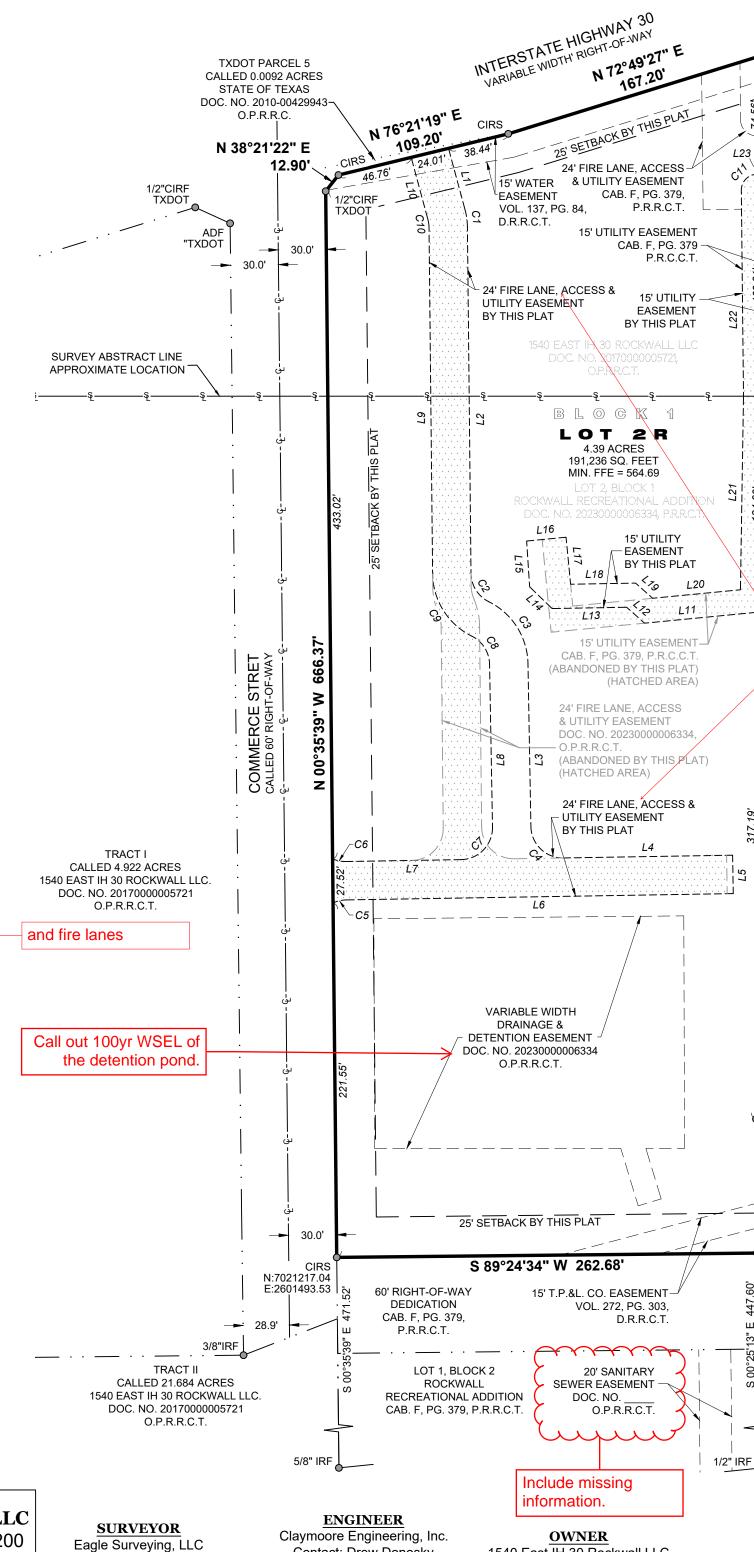
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Madelyn Price	10/24/2023	Approved w/ Comments
10/24/2023: 1. Public access.			
2. and fire lanes.			
3. Call out 100yr WSEL of the o	detention pond.		
4. Include missing information.			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Craig Foshee	10/26/2023	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	10/24/2023	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	10/23/2023	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	10/24/2023	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	10/24/2023	Approved
No Commente			

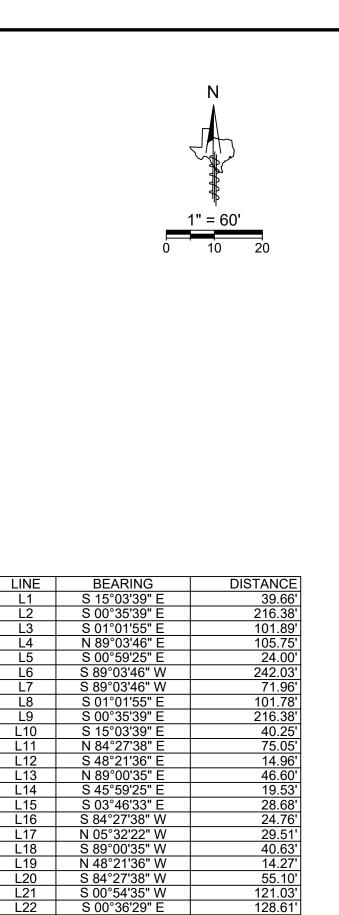


### **GENERAL NOTES**

- 1. The purpose of this plat is to dedicate & abandon easements for site development.
- 2. This property is located in **Non-Shaded Zone "X"** as scaled from the F.E.M.A. Flood Insurance Rate Map dated September 26th, 2008 and is located in Community Number 480547 as shown on Map Number 48397C0045L. The location of the Flood Zone is approximate, no vertical datum was collected at the time of the survey. For the exact Flood Zone designation, please contact 1-(877) FEMA MAP.
- The grid coordinates shown on this plat are based on GPS observations utilizing the AllTerra RTKNET Cooperative network. NAD 83(2011) State Plane Coordinate System (Texas North Central Zone - 4202).
- 4. Selling a portion of this addition by metes and bounds is a violation of City Ordinance and State Law, and is subject to fines and/or withholding of utilities and building permits.
- 5. All interior property corners are marked with a 1/2-inch iron rod with a green plastic cap stamped "EAGLE SURVEYING" unless noted otherwise.
- 6. The bearings shown on this plat are based on GPS observations utilizing the AllTerra RTKNET Cooperative network. NAD 83(2011).
- 7. Elevations shown on this plat are based on GPS observations utilizing the AllTerra RTK Network. North American Vertical Datum of 1988 (Geoid 12A).
- 8. Property owner is responsible for repair, replacement, and maintenance off all detention and drainage systems in easements on-site.
- 9. 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 quarantee 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.







POB

N:7021968.63 E:2601760.49

ARCHIBALD HANNA SURVEY,

NEELY M BALLARD SURVEY,

Public access

AREA OF UNKNOWN

LOT 1, BLOCK 1

HONDA OF

ROCKWALL ADDITION

CAB. H, PG. 277

P.R.R.C.T.

ABSTRACT NO. 24

ABSTRACT NO. 99

5/8"IRF

DISTURBED)

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	11.11'	44.00'	14°28'00"	S 07°49'39" E	11.08'
C2	22.02'	20.00'	63°04'08"	S 32°07'43" E	20.92'
C3	48.10'	44.00'	62°37'52"	S 32°20'51" E	45.74'
C4	31.38'	20.00'	89°54'18"	S 45°59'04" E	28.26'
C5	8.41'	20.00'	24°04'46"	S 77°01'23" W	8.34'
C6	8.55'	20.00'	24°29'59"	N 78°41'14" W	8.49'
C7	31.45'	20.00'	90°05'41"	S 44°00'55" W	28.31'
C8	21.86'	20.00'	62°37'52"	S 32°20'51" E	20.79'
C9	48.43'	44.00'	63°04'08"	S 32°07'43" E	46.02'
C10	5.05'	20.00'	14°28'00"	S 07°49'39" E	5.04'
C11	15.71'	10.00'	90°00'00"	S 44°23'31" W	14.14'

L23 S 89°23'31" W

# **REPLAT ROCKWALL RECREATIONAL ADDITION REVISED**

LOT 2R, BLOCK 1 4.39 ACRES (191,236 SF)

BEING A REPLAT OF LOT 2, BLOCK 1 OF ROCKWALL RECREATIONAL ADDITION. RECORDED IN DOCUMENT NUMBER 20230000006334, P.R.R.C.T., SITUATED IN THE ARCHIBALD HANNA SURVEY, ABSTRACT NO. 99, AND THE NEELY M BALLARD SURVEY, ABSTRACT NO. 24 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

Project 2110.002-XX Date

10/19/2023

Drafter **SURVEYING** BE

**EAGLE SURVEYING, LLC** 222 S. Elm Street, Suite: 200 Denton, TX 76201 (940) 222-3009 TX Firm #10194177

222 S. Elm Street, Suite: 200 Denton, TX 76201 (940) 222-3009

Contact: Drew Donosky 1903 Central Drive, Suite: 406 Bedford, TX 76021 (817) 281-0572

1540 East IH 30 Rockwall LLC PO BOX 570809 Dallas, TX 75357

CASE NO. P2023-PAGE 1 OF 2



NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

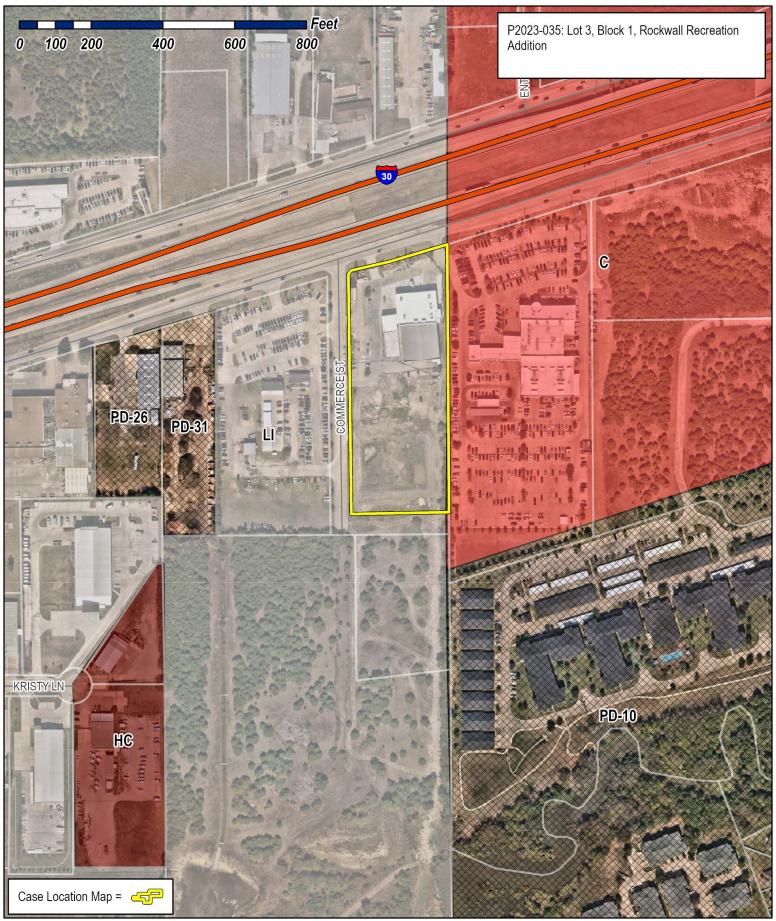
# **DEVELOPMENT APPLICATION**

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

PLANNING & ZONING CASE NO.
<u>NOTE:</u> THE APPLICATION IS NOT CONSIDERED ACCEPTED BY THE CITY UNTIL THE PLANNING DIRECTOR AND CITY ENGINEER HAVE SIGNED BELOW.
DIRECTOR OF PLANNING:
CITY ENGINEER:

	reservan, rende res		CITY	ENGINEER:			
PLEASE CHECK THE AP	PROPRIATE BOX BELOW TO	O INDICATE THE TYPE OF	DEVELOPMENT REC	QUEST [SELEC	T ONLY ONE BOX	X]:	
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)			☐ SPECIFIC US ☐ PD DEVELOR  OTHER APPLIC ☐ TREE REMO ☐ VARIANCE R  NOTES: 1: IN DETERMINING T PER ACRE AMOUNT. 2: A \$1,000.00 FEE N	ANGE (\$200.00 SE PERMIT (\$2) PMENT PLANS PATION FEES: VAL (\$75.00) REQUEST/SPE( HE FEE, PLEASE U: FOR REQUESTS ON WILL BE ADDED TO	+ \$15.00 ACRE) 1 00.00 + \$15.00 AC (\$200.00 + \$15.00 CIAL EXCEPTION: SE THE EXACT ACREA I LESS THAN ONE ACRI O THE APPLICATION I R NOT IN COMPLIANC	O ACRE) 1  S (\$100.00) 2  GE WHEN MULTIPL E, ROUND UP TO O FEE FOR ANY RE	NE (1) ACRE. QUEST THAT
PROPERTY INFOR	RMATION [PLEASE PRINT]						
ADDRESS	1540 I-30 Rockwa	all, Tx					
SUBDIVISION	Rockwall Recrea	tion Addition		LOT	1&2	BLOCK	1
GENERAL LOCATION	IH30 and Comme	erce Drive					
ZONING, SITE PLA	AN AND PLATTING IN	FORMATION [PLEASE	E PRINT]				
CURRENT ZONING	F1		CURRENT USE	Auto De	aler		
PROPOSED ZONING			PROPOSED USE	Auto De	ealer		
ACREAGE	7.17	LOTS [CURRENT]	2	LC	TS [PROPOSED]		
REGARD TO ITS AP RESULT IN THE DEN	PLATS: BY CHECKING THIS BO PROVAL PROCESS, AND FAILU WIAL OF YOUR CASE. NT/AGENT INFORMA	URE TO ADDRESS ANY OF S	STAFF'S COMMENTS BY	THE DATE PRO	OVIDED ON THE DE	EVELOPMENT C	
	540 East IH 30 Ro	_	APPLICANT		re Engineei		
	Chase Cooley	_	CONTACT PERSON	Drew Do		9	
	PO Box 570809		ADDRESS		ntral Drive,	Suite 406	<b>3</b>
CITY, STATE & ZIP D	allas, Tx 75357		CITY, STATE & ZIP	Bedford,	Tx 76021		
PHONE			PHONE	817.281.0	)572		
E-MAIL			E-MAIL	Drew@cl	aymooreen	g.com	
NOTARY VERIFICA BEFORE ME, THE UNDERSI STATED THE INFORMATION	ATION [REQUIRED] IGNED AUTHORITY, ON THIS D. N ON THIS APPLICATION TO BE	AY PERSONALLY APPEARED TRUE AND CERTIFIED THE	Chase Coole	<b>y</b>	[OWNER	] THE UNDER	SIGNED, WHO
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 443.40 , TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 20 DAY OF Decider , 203 . 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 UBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."							
GIVEN UNDER MY HAND AI	ND SEAL OF OFFICE ON THIS T	THE DAY OF	, 20				
	OWNER'S SIGNATURE						

MY COMMISSION EXPIRES



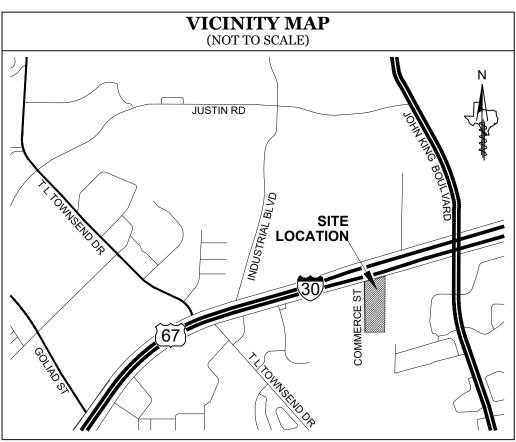


# City of Rockwall Planning & Zoning Department 385 S. Goliad Street Rockwall, Texas 75087

(P): (972) 771-7745 (W): www.rockwall.com

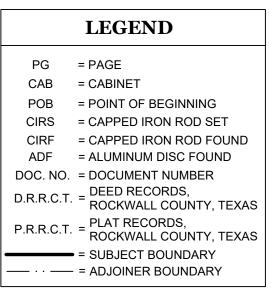
The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and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

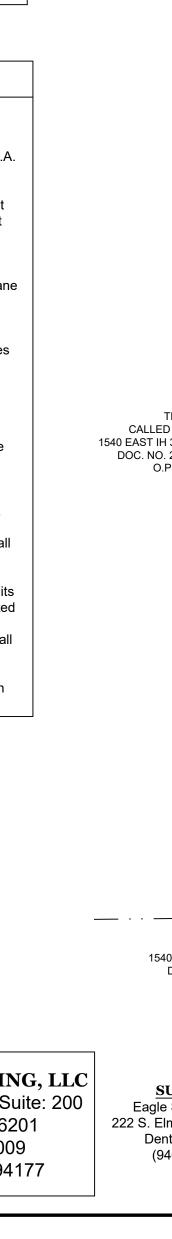


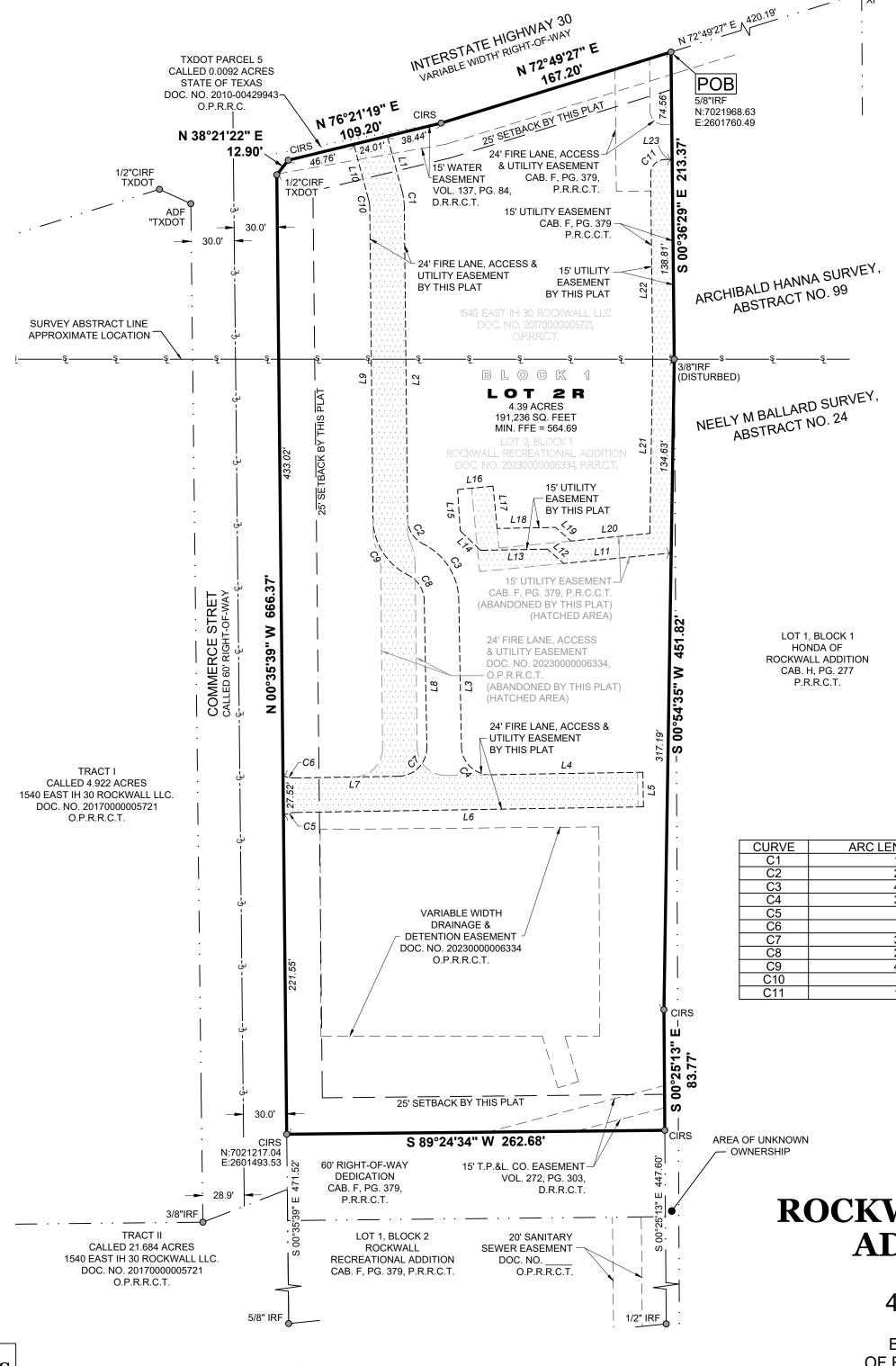


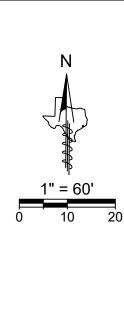
### **GENERAL NOTES**

- 1. The purpose of this plat is to dedicate & abandon easements for site development.
- 2. This property is located in **Non-Shaded Zone "X"** as scaled from the F.E.M.A. Flood Insurance Rate Map dated September 26th, 2008 and is located in Community Number 480547 as shown on Map Number 48397C0045L. The location of the Flood Zone is approximate, no vertical datum was collected at the time of the survey. For the exact Flood Zone designation, please contact 1-(877) FEMA MAP.
- The grid coordinates shown on this plat are based on GPS observations utilizing the AllTerra RTKNET Cooperative network. NAD 83(2011) State Plane Coordinate System (Texas North Central Zone - 4202).
- 4. Selling a portion of this addition by metes and bounds is a violation of City Ordinance and State Law, and is subject to fines and/or withholding of utilities and building permits.
- 5. All interior property corners are marked with a 1/2-inch iron rod with a green plastic cap stamped "EAGLE SURVEYING" unless noted otherwise.
- 6. The bearings shown on this plat are based on GPS observations utilizing the AllTerra RTKNET Cooperative network. NAD 83(2011).
- 7. Elevations shown on this plat are based on GPS observations utilizing the AllTerra RTK Network. North American Vertical Datum of 1988 (Geoid 12A).
- 8. Property owner is responsible for repair, replacement, and maintenance off all detention and drainage systems in easements on-site.
- 9. 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 quarantee 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.









DISTANCE

S 15°03'39" E S 00°35'39" E 216.38 S 01°01'55" E 101.89 N 89°03'46" 105.75 S 00°59'25" E 24.00' 242.03 71.96 S 89°03'46" W S 89°03'46" W S 01°01'55" E 101.78' S 00°35'39" E 216.38 S 15°03'39" E L10 40.25 N 84°27'38" E 75.05 14.96' S 48°21'36" N 89°00'35" 46.60 S 45°59'25" E 19.53' L14 28.68' 24.76' S 03°46'33" E S 84°27'38" W L17 N 05°32'22" W 29.51 40.63 S 89°00'35" W 14.27 N 48°21'36" W 55.10' 121.03' 128.61' S 84°27'38" W L21 S 00°54'35" W L22 S 00°36'29" E L23 S 89°23'31" W

LOT 1, BLOCK 1

HONDA OF

ROCKWALL ADDITION

CAB. H, PG. 277

P.R.R.C.T.

BEARING

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	11.11'	44.00'	14°28'00"	S 07°49'39" E	11.08'
C2	22.02'	20.00'	63°04'08"	S 32°07'43" E	20.92'
C3	48.10'	44.00'	62°37'52"	S 32°20'51" E	45.74'
C4	31.38'	20.00'	89°54'18"	S 45°59'04" E	28.26'
C5	8.41'	20.00'	24°04'46"	S 77°01'23" W	8.34'
C6	8.55'	20.00'	24°29'59"	N 78°41'14" W	8.49'
C7	31.45'	20.00'	90°05'41"	S 44°00'55" W	28.31'
C8	21.86'	20.00'	62°37'52"	S 32°20'51" E	20.79'
C9	48.43'	44.00'	63°04'08"	S 32°07'43" E	46.02'
C10	5.05'	20.00'	14°28'00"	S 07°49'39" E	5.04'
C11	15.71'	10.00'	90°00'00"	S 44°23'31" W	14.14'

**REPLAT ROCKWALL RECREATIONAL ADDITION REVISED** 

> LOT 2R, BLOCK 1 4.39 ACRES (191,236 SF)

BEING A REPLAT OF LOT 2, BLOCK 1 OF ROCKWALL RECREATIONAL ADDITION. RECORDED IN DOCUMENT NUMBER 20230000006334, P.R.R.C.T., SITUATED IN THE ARCHIBALD HANNA SURVEY, ABSTRACT NO. 99, AND THE NEELY M BALLARD SURVEY, ABSTRACT NO. 24 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

Project 2110.002-XX Date 10/19/2023

BE

Drafter

**EAGLE SURVEYING, LLC** 222 S. Elm Street, Suite: 200 Denton, TX 76201 (940) 222-3009 TX Firm #10194177

**SURVEYOR** Eagle Surveying, LLC 222 S. Elm Street, Suite: 200 Denton, TX 76201 (940) 222-3009

**ENGINEER** Claymoore Engineering, Inc. Contact: Drew Donosky 1903 Central Drive, Suite: 406 Bedford, TX 76021 (817) 281-0572

**OWNER** 1540 East IH 30 Rockwall LLC PO BOX 570809 Dallas, TX 75357

CASE NO. P2023-PAGE 1 OF 2

### **OWNER'S CERTIFICATE & DEDICATION**

COUNTY OF ROCKWALL

**STATE OF TEXAS** 

WHEREAS 1540 EAST IH 30 ROCKWALL LLC is the sole owner of a 4.39 acre tract of land situated in the ARCHIBALD HANNA SURVEY, ABSTRACT NO. 99 and the NEELY M BALLARD SURVEY, ABSTRACT NO. 24, in the City of Rockwall, Rockwall County, Texas, and being all of Lot 2, Block 1 of Rockwall Recreational Addition, a subdivision of record in Document Number 2023000006334, of the Plat Records of Rockwall County, Texas, conveyed to 1540 East IH 30 Rockwall LLC by Special Warranty Deed With Vendor's Lien recorded in Document Number 20170000005721, of the Official Public Records of Rockwall County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING, at a 5/8" iron rod found in the south right-of-way line of Interstate Highway 30 (a variable width right-of-way), at the northwest corner of Lot 1, Block 1, Honda of Rockwall Addition, a subdivision of record in Cabinet H, Page 277, of said Plat Records, and the northeast corner of said Lot 1, Block 1, Rockwall Recreational Addition, from which an x-cut found at the northeast corner of said Lot 1, Block 1, Honda of Rockwall Addition bears N72°49'27"E, a distance of 420.19 feet;

**THENCE**, along the east line of said Lot 1, Block 1, Rockwall Recreational Addition, the following three (3) courses and distances:

S00°36'29"E, a distance of 213.37 feet to a 3/8" iron rod found (disturbed);

S00°54'35"W, a distance of 451.82 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set;

S00°25'13"E, a distance of 83.77 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the northeast corner of a 60' right-of-way dedication of record in said Rockwall Recreational Addition (unimproved) and the southeast corner of said Lot 1, Block 1, Rockwall Recreational Addition;

THENCE, S89°24'34"W, along the north line of said 60' right-of-way dedication, being the common south line of said Lot 1, Block 1, Rockwall Recreational Addition, a distance of 262.68 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set in the east right-of-way line of said Commerce Street (a called 60' right-of-way), at the northwest corner of said 60' right-of-way dedication and the southwest corner of said Lot 1, Block 1, Rockwall

THENCE, N00°35'39"W, along the east right-of-way line of said Commerce Street, being the common west line of said Lot 1, Block 1, Rockwall Recreational Addition, a distance of 666.37 feet to a 1/2" inch iron rod with pink plastic cap stamped "TXDOT" found in the south right-of-way line of said Interstate Highway 30, at the southwest corner of a called Parcel 5 - 0.0092 acre tract of land conveyed to the State of Texas by Deed of record in Document Number 2010-00429943, of said Official Public Records;

**THENCE**, along the south right-of-way line of said Interstate Highway 30, the following three (3) courses and distances:

N38°21'22"E, a distance of 12.90 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set;

N76°21'19"E, a distance of 109.20 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set;

N72°49'27"E, a distance of 167,20 feet to the **POINT OF BEGINNING** and containing an area of 4.39 Acres, or (191,236 Square Feet) of land, more or

### NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT, 1540 EAST IH 30 ROCKWALL LLC, the undersigned owner of the land shown on this plat, and designated herein as ROCKWALL RECREATIONAL ADDITION REVISED, LOT 2R, BLOCK 1, a subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I further certify that all other parties who have a mortgage or lien interest in the ROCKWALL RECREATIONAL ADDITION, LOT 2, BLOCK 1, 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 the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.
- 3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.
- 4. The developer and subdivision engineer shall bear total responsibility for storm drain improvements.
- 5. The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.
- 6. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or

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

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

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

Project **EAGLE SURVEYING, LLC** 2110.002-XX 222 S. Elm Street, Suite: 200 Date Denton, TX 76201 10/19/2023 (940) 222-3009 Drafter **SURVEYING** TX Firm #10194177 ΒE

**SURVEYOR** Eagle Surveying, LLC 222 S. Elm Street, Suite: 200 Denton, TX 76201 (940) 222-3009

**ENGINEER** Claymoore Engineering, Inc. Contact: Drew Donosky 1903 Central Drive, Suite: 406 Bedford, TX 76021 (817) 281-0572

**OWNER** 1540 East IH 30 Rockwall LLC PO BOX 570809 Dallas, TX 75357

OWNER: 1540 EAST IH 30 ROCKWALL LLC

Clay Cooley, Manager Date STATE OF TEXAS COUNTY OF \_\_\_\_\_ of 1540 EAST IH 30 BEFORE ME, the undersigned authority, on this day personally appeared ROCKWALL LLC, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purposes and considerations therein expressed and in the capacity therein stated. GIVEN UNDER MY HAND AND SEAL OF THE OFFICE this \_\_\_\_\_ day of \_\_\_\_ Notary Public in and for the State of Texas CERTIFICATE OF SURVEYOR NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS: THAT I, MATTHEW RAABE, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision. PRELIMINARY this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document Date Matthew Raabe Registered Professional Land Surveyor #6402

CERTIFIC	ATE OF	APPROVAL
Chairman Planning & Zoning Commission		Date
APPROVED:		
I hereby certify that the above and for <b>ADDITION</b> , an addition to the City of of the City of Rockwall on the	Rockwall, Te	xas, was approved by the City Council
		plat for such addition is recorded in the in one hundred eighty (180) days from
WITNESS OUR HANDS, this	day of	, 2023.
Mayor, City of Rockwall		City Secretary, City of Rockwall
City Engineer		

# **REPLAT ROCKWALL RECREATIONAL ADDITION REVISED**

LOT 2R, BLOCK 1 4.39 ACRES (191,236 SF)

BEING A REPLAT OF LOT 2. BLOCK 1 OF ROCKWALL RECREATIONAL ADDITION. RECORDED IN DOCUMENT NUMBER 20230000006334, P.R.R.C.T., SITUATED IN THE ARCHIBALD HANNA SURVEY, ABSTRACT NO. 99, AND THE NEELY M BALLARD SURVEY, ABSTRACT NO. 24 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

CASE NO. P2023-\_ PAGE 2 OF 2 385 S. GOLIAD STREET • ROCKWALL, TX 75087 PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM

TO: Mayor and City Council DATE: November 6, 2023

**APPLICANT:** Drew Donosky; ClayMoore Engineering

CASE NUMBER: P2023-035; Replat for Lot 3, Block 1, Rockwall Recreation Addition

### **SUMMARY**

Consider a request by Drew Donosky of ClayMoore Engineering on behalf of Chase Cooley of 1540 East IH-30 Rockwall, LLC for the approval of a <u>Replat</u> for Lot 3, Block 1, Rockwall Recreational Addition being a 4.39-acre parcel of land identified as Lot 2, Block 1, Rockwall Recreational Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 1540 E. IH-30, and take any action necessary.

#### PLAT INFORMATION

- ☑ <u>Purpose</u>. The applicant is requesting the approval of a <u>Replat</u> for a 4.39-acre parcel of land (i.e. Lot 2, Block 1, Rockwall Recreation Addition) for the purpose of creating one (1) lot (i.e. Lot 3, Block 1, Rockwall Recreation Addition) to establish the necessary access, fire lane, and utility easements for the expansion of an existing Motor Vehicle Dealership (i.e. Clay Cooley Hyundai) on the subject property.
- ☑ Background. The subject property was annexed on December 3, 1985 by Ordinance No. 85-69 [Case No. A1985-002]. At the time of annexation, the subject property was zoned Agricultural (AG) District. The subject property remained zoned Agricultural (AG) District until June 6, 2005 when the City Council approved Ordinance No. 05-25 [Case No. Z2005-019] changing the zoning to a Light Industrial (LI) District. The building on the subject property was constructed as a house of worship (i.e. Church of Christ) in 1990 and was remodeled in 2012-2013 after the City Council approved Ordinance No. 12-11 [Case No. Z2012-005] -- on June 18, 2012 -- allowing a New Motor Vehicle Dealership for Cars and Light Trucks on property. The changes to the exterior of the building were approved by site plan under Case No. SP2012-010 on June 12, 2012. On January 3, 2022, a Specific Use Permit (SUP) [Case No. Z2021-049; Ordinance No. 22-02] was approved by City Council allowing the expansion of the New Motor Vehicle Dealership, and adding the Minor Automotive Repair Garage, Car Wash, and Outside Storage land uses to the subject property. On February 15, 2022, the Planning and Zoning Commission approved a site plan [Case No. SP2022-003] allowing the expansion of the New Motor Vehicle Dealership and adding the three (3) accessory uses (i.e. a Car Wash, Outside Storage, and a Minor Auto Repair Garage) in compliance with the approved Specific Use Permit (SUP) [Ordinance No. 22-02]. Due to major changes to the approved site plan, on September 5, 2023, the City Council approved an amended Specific Use Permit (SUP) to allow for further expansion of the existing New Motor Vehicle Dealership, and changing the proposed accessory land use from a Minor Automotive Repair Garage to Major Automotive Repair Garage. On September 12, 2023, the Planning and Zoning Commission approved a site plan [Case No. SP2023-030] for the expansion of an existing Motor Vehicle Dealership (i.e. Clay Cooley Hyundai) on the subject property.
- ☑ <u>Conformance to the Subdivision Ordinance</u>. The surveyor has completed the majority of the technical revisions requested by staff, and this plat -- conforming to the requirements for plats as stipulated by the Chapter 38, Subdivisions, of the Municipal Code of Ordinances -- is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.
- ☑ <u>Conditional Approval</u>. Conditional approval of this <u>Replat</u> by the City Council shall constitute approval subject to the conditions stipulated in the <u>Conditions</u> of <u>Approval</u> section below.

#### **CONDITIONS OF APPROVAL**

If the City Council chooses to approve the <u>Replat</u> for Lot 3, Block 1, Rockwall Recreation Addition staff would propose the following conditions of approval:

- (1) All technical comments from the Engineering, Planning and Fire Departments shall be addressed prior to the filing of this *Replat*; 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 November 1, 2023, the Planning and Zoning Commission approved a motion to recommend approval of the *Replat* by a vote of 4-0, with Commissioners Deckard, Conway, and Llewellyn absent.

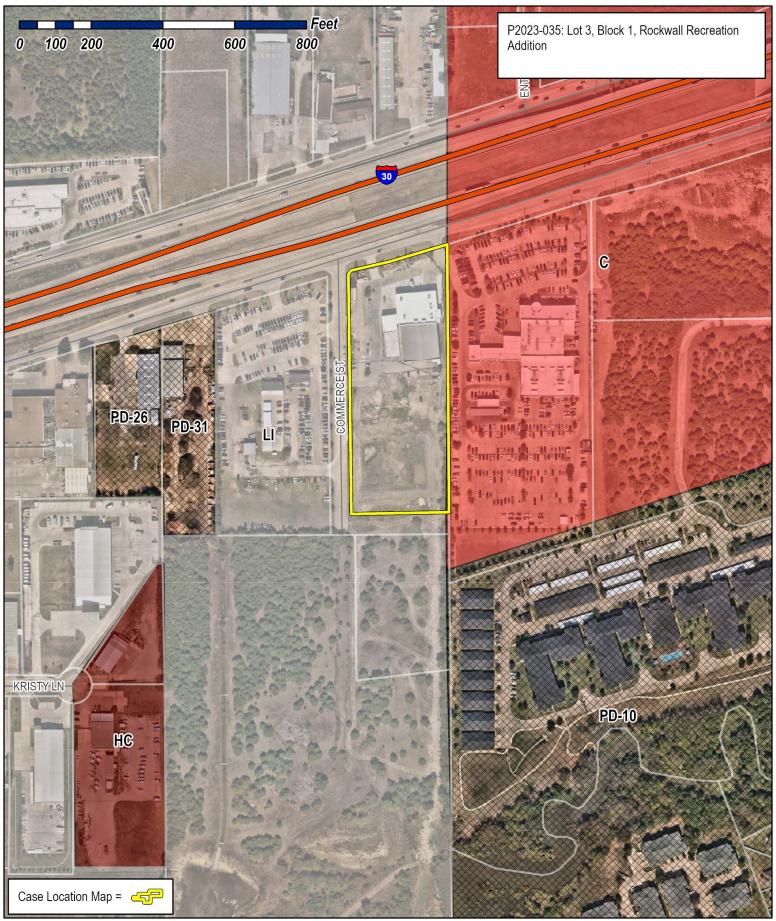


# **DEVELOPMENT APPLICATION**

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

PLANNING & ZONING CASE NO.
<u>NOTE:</u> 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)  ☐ SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE)  ☐ PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE)  ☐ 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 INFO	ORMATION [PLEASE PRIN	IT]						
ADDRES:	1540 I-30 Rock	wall, Tx						
SUBDIVISIO	Rockwall Recre	Rockwall Recreation Addition			LOT	1&2	BLOCK	1
GENERAL LOCATION	IH30 and Comr	nerce Drive						
ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]								
CURRENT ZONING	F1		CURRENT USE	Aut	o Dea	ler		
PROPOSED ZONING	3		PROPOSED USE	Aut	o Dea	ıler		
ACREAG	7.17	LOTS [CURRENT]	2		LOT	S [PROPOSED]		
REGARD TO ITS		BOX YOU ACKNOWLEDGE TH AILURE TO ADDRESS ANY OF :						
OWNER/APPLICANT/AGENT INFORMATION [PLEASE PRINT/CHECK THE PRIMARY CONTACT/ORIGINAL SIGNATURES ARE REQUIRED]								
☐ OWNER	1540 East IH 30 F	Rockwall LLC	☐ APPLICANT	Clay	Moore	e Engineer	ring	
CONTACT PERSON	Chase Cooley	Chase Cooley		Drew Donosky				
ADDRESS	PO Box 570809		ADDRESS	1903	3 Cent	tral Drive,	Suite 406	6
CITY, STATE & ZIP	Dallas, Tx 75357		CITY, STATE & ZIP	Bedf	ord, T	x 76021		
PHONE			PHONE	817.	281.05	572		
E-MAIL			E-MAIL	Drev	v@cla	ymooreen	g.com	
BEFORE ME, THE UNDE STATED THE INFORMAT	ION ON THIS APPLICATION TO	S DAY PERSONALLY APPEARED BE TRUE AND CERTIFIED THE RPOSE OF THIS APPLICATION; AL	FOLLOWING:		EIN IS TOI			SIGNED, WHO
\$ 443.40 October INFORMATION CONTAINE	, TO COVER THE , 20 <sup>23</sup> BY SIGI ED WITHIN THIS APPLICATION	COST OF THIS APPLICATION, ALL COST OF THIS APPLICATION, I AGRE TO THE PUBLIC. THE CITY IS SUCH REPRODUCTION IS ASSO	S BEEN PAID TO THE CIT TE THAT THE CITY OF RO ALSO AUTHORIZED AN	Y OF ROO DCKWALL D PERMI	CKWALL OI (I.E. "CITY TTED TO	N THIS THE <u>20</u> (") IS AUTHORIZEL REPRODUCE ANY	O AND PERMITT ' COPYRIGHTEI	DAY OF ED TO PROVIDE
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE DAY OF, 20								
	OWNER'S SIGNATURE							: ! !
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS					MY COM	IMISSION EXPIRE	S	



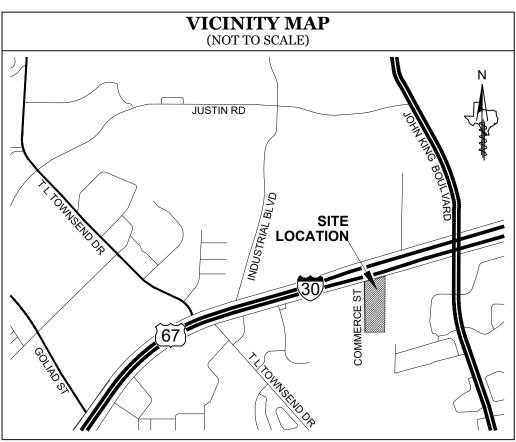


# City of Rockwall Planning & Zoning Department 385 S. Goliad Street Rockwall, Texas 75087

(P): (972) 771-7745 (W): www.rockwall.com

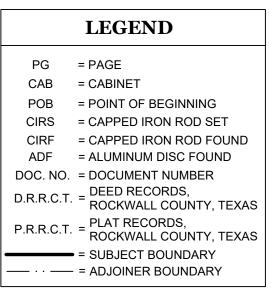
The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and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

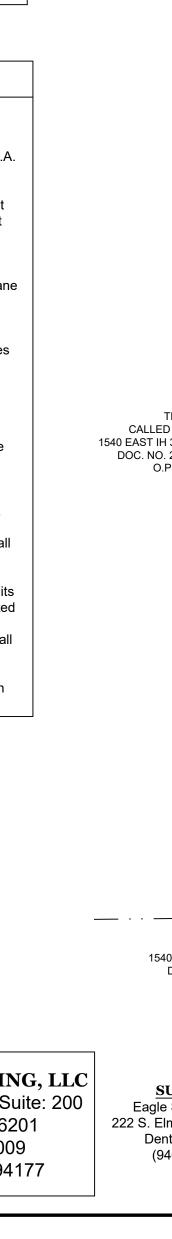


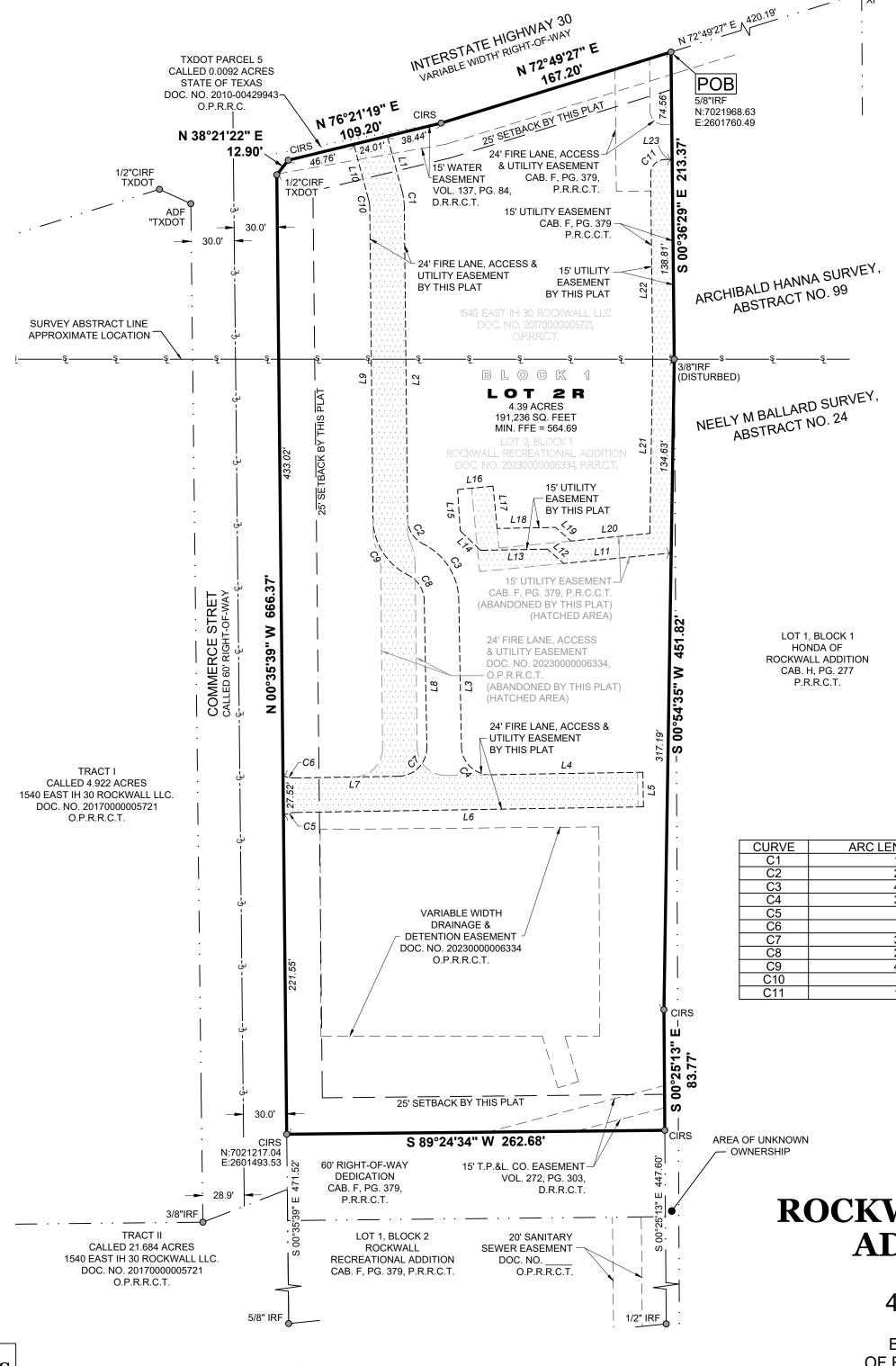


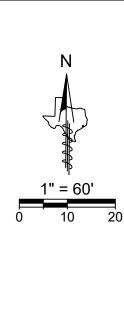
### **GENERAL NOTES**

- 1. The purpose of this plat is to dedicate & abandon easements for site development.
- 2. This property is located in **Non-Shaded Zone "X"** as scaled from the F.E.M.A. Flood Insurance Rate Map dated September 26th, 2008 and is located in Community Number 480547 as shown on Map Number 48397C0045L. The location of the Flood Zone is approximate, no vertical datum was collected at the time of the survey. For the exact Flood Zone designation, please contact 1-(877) FEMA MAP.
- The grid coordinates shown on this plat are based on GPS observations utilizing the AllTerra RTKNET Cooperative network. NAD 83(2011) State Plane Coordinate System (Texas North Central Zone - 4202).
- 4. Selling a portion of this addition by metes and bounds is a violation of City Ordinance and State Law, and is subject to fines and/or withholding of utilities and building permits.
- 5. All interior property corners are marked with a 1/2-inch iron rod with a green plastic cap stamped "EAGLE SURVEYING" unless noted otherwise.
- 6. The bearings shown on this plat are based on GPS observations utilizing the AllTerra RTKNET Cooperative network. NAD 83(2011).
- 7. Elevations shown on this plat are based on GPS observations utilizing the AllTerra RTK Network. North American Vertical Datum of 1988 (Geoid 12A).
- 8. Property owner is responsible for repair, replacement, and maintenance off all detention and drainage systems in easements on-site.
- 9. 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 quarantee 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.









DISTANCE

S 15°03'39" E S 00°35'39" E 216.38 S 01°01'55" E 101.89 N 89°03'46" 105.75 S 00°59'25" E 24.00' 242.03 71.96 S 89°03'46" W S 89°03'46" W S 01°01'55" E 101.78' S 00°35'39" E 216.38 S 15°03'39" E L10 40.25 N 84°27'38" E 75.05 14.96' S 48°21'36" N 89°00'35" 46.60 S 45°59'25" E 19.53' L14 28.68' 24.76' S 03°46'33" E S 84°27'38" W L17 N 05°32'22" W 29.51 40.63 S 89°00'35" W 14.27 N 48°21'36" W 55.10' 121.03' 128.61' S 84°27'38" W L21 S 00°54'35" W L22 S 00°36'29" E L23 S 89°23'31" W

LOT 1, BLOCK 1

HONDA OF

ROCKWALL ADDITION

CAB. H, PG. 277

P.R.R.C.T.

BEARING

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	11.11'	44.00'	14°28'00"	S 07°49'39" E	11.08'
C2	22.02'	20.00'	63°04'08"	S 32°07'43" E	20.92'
C3	48.10'	44.00'	62°37'52"	S 32°20'51" E	45.74'
C4	31.38'	20.00'	89°54'18"	S 45°59'04" E	28.26'
C5	8.41'	20.00'	24°04'46"	S 77°01'23" W	8.34'
C6	8.55'	20.00'	24°29'59"	N 78°41'14" W	8.49'
C7	31.45'	20.00'	90°05'41"	S 44°00'55" W	28.31'
C8	21.86'	20.00'	62°37'52"	S 32°20'51" E	20.79'
C9	48.43'	44.00'	63°04'08"	S 32°07'43" E	46.02'
C10	5.05'	20.00'	14°28'00"	S 07°49'39" E	5.04'
C11	15.71'	10.00'	90°00'00"	S 44°23'31" W	14.14'

**REPLAT ROCKWALL RECREATIONAL ADDITION REVISED** 

> LOT 2R, BLOCK 1 4.39 ACRES (191,236 SF)

BEING A REPLAT OF LOT 2, BLOCK 1 OF ROCKWALL RECREATIONAL ADDITION. RECORDED IN DOCUMENT NUMBER 20230000006334, P.R.R.C.T., SITUATED IN THE ARCHIBALD HANNA SURVEY, ABSTRACT NO. 99, AND THE NEELY M BALLARD SURVEY, ABSTRACT NO. 24 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

Project 2110.002-XX Date 10/19/2023

BE

Drafter

**EAGLE SURVEYING, LLC** 222 S. Elm Street, Suite: 200 Denton, TX 76201 (940) 222-3009 TX Firm #10194177

**SURVEYOR** Eagle Surveying, LLC 222 S. Elm Street, Suite: 200 Denton, TX 76201 (940) 222-3009

**ENGINEER** Claymoore Engineering, Inc. Contact: Drew Donosky 1903 Central Drive, Suite: 406 Bedford, TX 76021 (817) 281-0572

**OWNER** 1540 East IH 30 Rockwall LLC PO BOX 570809 Dallas, TX 75357

CASE NO. P2023-PAGE 1 OF 2

### **OWNER'S CERTIFICATE & DEDICATION**

COUNTY OF ROCKWALL

**STATE OF TEXAS** 

WHEREAS 1540 EAST IH 30 ROCKWALL LLC is the sole owner of a 4.39 acre tract of land situated in the ARCHIBALD HANNA SURVEY, ABSTRACT NO. 99 and the NEELY M BALLARD SURVEY, ABSTRACT NO. 24, in the City of Rockwall, Rockwall County, Texas, and being all of Lot 2, Block 1 of Rockwall Recreational Addition, a subdivision of record in Document Number 2023000006334, of the Plat Records of Rockwall County, Texas, conveyed to 1540 East IH 30 Rockwall LLC by Special Warranty Deed With Vendor's Lien recorded in Document Number 20170000005721, of the Official Public Records of Rockwall County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING, at a 5/8" iron rod found in the south right-of-way line of Interstate Highway 30 (a variable width right-of-way), at the northwest corner of Lot 1, Block 1, Honda of Rockwall Addition, a subdivision of record in Cabinet H, Page 277, of said Plat Records, and the northeast corner of said Lot 1, Block 1, Rockwall Recreational Addition, from which an x-cut found at the northeast corner of said Lot 1, Block 1, Honda of Rockwall Addition bears N72°49'27"E, a distance of 420.19 feet;

**THENCE**, along the east line of said Lot 1, Block 1, Rockwall Recreational Addition, the following three (3) courses and distances:

S00°36'29"E, a distance of 213.37 feet to a 3/8" iron rod found (disturbed);

S00°54'35"W, a distance of 451.82 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set;

S00°25'13"E, a distance of 83.77 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the northeast corner of a 60' right-of-way dedication of record in said Rockwall Recreational Addition (unimproved) and the southeast corner of said Lot 1, Block 1, Rockwall Recreational Addition;

THENCE, S89°24'34"W, along the north line of said 60' right-of-way dedication, being the common south line of said Lot 1, Block 1, Rockwall Recreational Addition, a distance of 262.68 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set in the east right-of-way line of said Commerce Street (a called 60' right-of-way), at the northwest corner of said 60' right-of-way dedication and the southwest corner of said Lot 1, Block 1, Rockwall

THENCE, N00°35'39"W, along the east right-of-way line of said Commerce Street, being the common west line of said Lot 1, Block 1, Rockwall Recreational Addition, a distance of 666.37 feet to a 1/2" inch iron rod with pink plastic cap stamped "TXDOT" found in the south right-of-way line of said Interstate Highway 30, at the southwest corner of a called Parcel 5 - 0.0092 acre tract of land conveyed to the State of Texas by Deed of record in Document Number 2010-00429943, of said Official Public Records;

**THENCE**, along the south right-of-way line of said Interstate Highway 30, the following three (3) courses and distances:

N38°21'22"E, a distance of 12.90 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set;

N76°21'19"E, a distance of 109.20 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set;

N72°49'27"E, a distance of 167,20 feet to the **POINT OF BEGINNING** and containing an area of 4.39 Acres, or (191,236 Square Feet) of land, more or

### NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT, 1540 EAST IH 30 ROCKWALL LLC, the undersigned owner of the land shown on this plat, and designated herein as ROCKWALL RECREATIONAL ADDITION REVISED, LOT 2R, BLOCK 1, a subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I further certify that all other parties who have a mortgage or lien interest in the ROCKWALL RECREATIONAL ADDITION, LOT 2, BLOCK 1, 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 the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.
- 3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.
- 4. The developer and subdivision engineer shall bear total responsibility for storm drain improvements.
- 5. The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.
- 6. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or

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

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

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

Project **EAGLE SURVEYING, LLC** 2110.002-XX 222 S. Elm Street, Suite: 200 Date Denton, TX 76201 10/19/2023 (940) 222-3009 Drafter **SURVEYING** TX Firm #10194177 ΒE

**SURVEYOR** Eagle Surveying, LLC 222 S. Elm Street, Suite: 200 Denton, TX 76201 (940) 222-3009

**ENGINEER** Claymoore Engineering, Inc. Contact: Drew Donosky 1903 Central Drive, Suite: 406 Bedford, TX 76021 (817) 281-0572

**OWNER** 1540 East IH 30 Rockwall LLC PO BOX 570809 Dallas, TX 75357

OWNER: 1540 EAST IH 30 ROCKWALL LLC

Clay Cooley, Manager Date STATE OF TEXAS COUNTY OF \_\_\_\_\_ of 1540 EAST IH 30 BEFORE ME, the undersigned authority, on this day personally appeared ROCKWALL LLC, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purposes and considerations therein expressed and in the capacity therein stated. GIVEN UNDER MY HAND AND SEAL OF THE OFFICE this \_\_\_\_\_ day of \_\_\_\_\_ Notary Public in and for the State of Texas CERTIFICATE OF SURVEYOR NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS: THAT I, MATTHEW RAABE, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision. PRELIMINARY this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document Date Matthew Raabe Registered Professional Land Surveyor #6402

CERTIFICATE OF APPROVAL						
Chairman Planning & Zoning Commission		Date				
APPROVED:						
I hereby certify that the above and foregoing plat of <b>ROCKWALL RECREATIONAL ADDITION</b> , 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, Texas, within one hundred eighty (180) days from the said date of final approval.						
WITNESS OUR HANDS, this	day of	, 2023.				
Mayor, City of Rockwall		City Secretary, City of Rockwall				
City Engineer						

# **REPLAT ROCKWALL RECREATIONAL ADDITION REVISED**

LOT 2R, BLOCK 1 4.39 ACRES (191,236 SF)

BEING A REPLAT OF LOT 2. BLOCK 1 OF ROCKWALL RECREATIONAL ADDITION. RECORDED IN DOCUMENT NUMBER 20230000006334, P.R.R.C.T., SITUATED IN THE ARCHIBALD HANNA SURVEY, ABSTRACT NO. 99, AND THE NEELY M BALLARD SURVEY, ABSTRACT NO. 24 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

CASE NO. P2023-\_ PAGE 2 OF 2



DATE: November 7, 2023

TO: Drew Donosky

1903 Central Drive, Suite 406

Bedford, Texas 76201

CC: Chase Cooley

PO Box 570809 Dallas, Texas 75357

FROM: Bethany Ross

City of Rockwall Planning and Zoning Department

385 S. Goliad Street Rockwall, TX 75087

SUBJECT: P2023-035: Replat for Lot 3, Block 1, Rockwall Recreation Addition

Drew:

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 November 6, 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>Final Plat</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 November 1, 2023, the Planning and Zoning Commission approved a motion to recommend approval of the Replat by a vote of 4-0, with Commissioners Deckard, Conway, and Llewellyn absent.

#### City Council

On November 6, 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) 772-6488.

Sincerely,

Bethany Ross, Planner

City of Rockwall Planning and Zoning Department