



CASE COVER SHEET

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

PLANNING & ZONING CASE NO.

PLANNING & ZONING FEE

PLATTING APPLICATION

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

SITE PLAN APPLICATION

- SITE PLAN
- AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING

ZONING APPLICATION

- ZONING CHANGE
- SPECIFIC USE PERMIT
- PD DEVELOPMENT PLAN

OTHER APPLICATION

- TREE REMOVAL
- VARIANCE REQUEST/SPECIAL EXCEPTIONS

RECORD OF RECOMMENDATIONS, VOTING RECORDS, AND CONDITIONS OF APPROVAL

ARCHITECTURE REVIEW BOARD

PLANNING AND ZONING COMMISSION

CITY COUNCIL READING #1

CITY COUNCIL READING #2

CONDITIONS OF APPROVAL

NOTES



DEVELOPMENT APPLICATION

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

STAFF USE ONLY
PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING: _____

CITY ENGINEER: _____

PLEASE CHECK THE APPROPRIATE BOX BELOW TO INDICATE THE TYPE OF DEVELOPMENT REQUEST (SELECT ONLY ONE BOX)

PLATTING APPLICATION FEES:

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

SITE PLAN APPLICATION FEES:

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

ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE) ¹
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) ^{1,2,3}
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) ¹

OTHER APPLICATION FEES:

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

NOTES:

¹ IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.
² A **PLANNING** FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

PROPERTY INFORMATION (PLEASE PRINT)

ADDRESS 950 WILLIAMS ST. SHWY 66

SUBDIVISION R BALLARD SURVEY, ABSTRACT No. 29 LOT 1 BLOCK A

GENERAL LOCATION SHWY 66 & CAUTHER LANE

ZONING, SITE PLAN AND PLATTING INFORMATION (PLEASE PRINT)

CURRENT ZONING COMMERCIAL

CURRENT USE RETAIL / OFFICE

PROPOSED ZONING N/A

PROPOSED USE SAME

ACREAGE 9.7 AC

LOTS [CURRENT] 1

LOTS [PROPOSED] 1

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

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

OWNER HELPING HANDS ROCKWALL

APPLICANT CARROLL ARCHITECTS, INC

CONTACT PERSON JON BAILEY

CONTACT PERSON JEFF CARROLL

ADDRESS 950 WILLIAM ST S#66
Suite 100

ADDRESS 750 E. INTERSTATE 30
S#E 110

CITY, STATE & ZIP Rockwall TX 75087

CITY, STATE & ZIP Rockwall TX 75087

PHONE 972.771.1655

PHONE 214.632.1762

E-MAIL JonBailey@RockwallHelpingHands.com

E-MAIL JCARROLLARCH.COM

NOTARY VERIFICATION (REQUIRED)

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

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

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

OWNER'S SIGNATURE

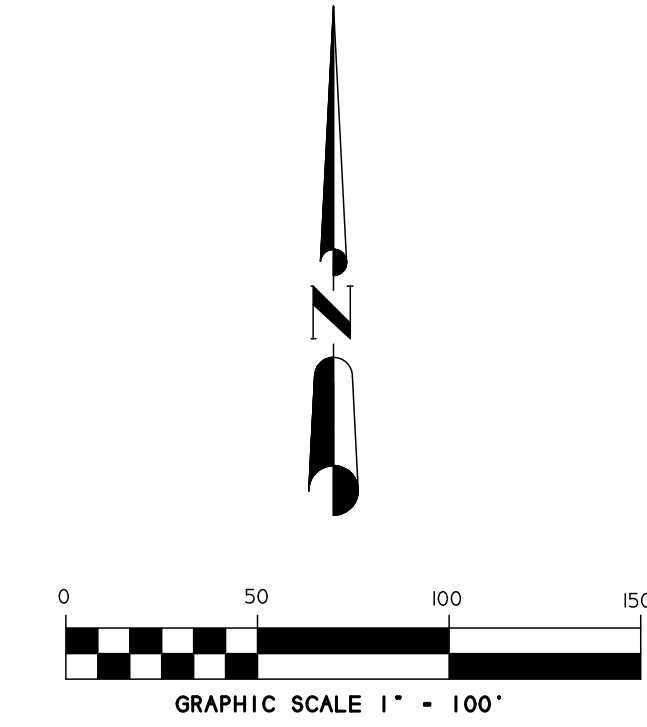
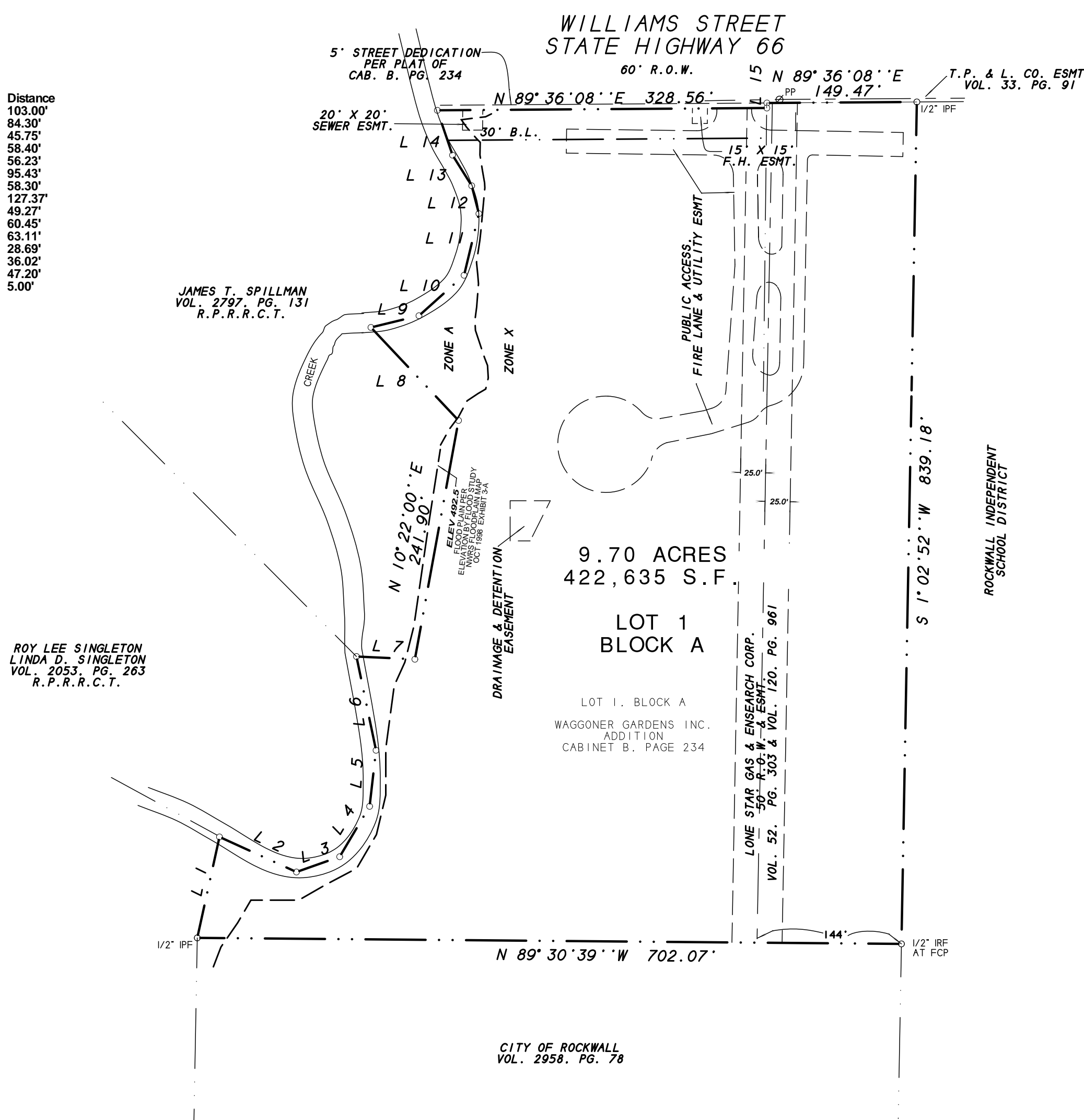
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES

SURVEYOR'S NOTES

- 1) According to F.E.M.A. Flood Insurance Rate Map, Community Panel No. 48397C0030 L dated Sept. 26, 2008, this property lies in Zones A & X. Part of this property does appear to lie within a 100-year flood plain.
- 2) BEARING SOURCE: CITY OF ROCKWALL CONTROL MONUMENT SYSTEM.
- 3) ALL 1/2" IRS ARE CAPPED WITH YELLOW PLASTIC CAPS "RPLS 5034."

Line	Bearing	Distance
1	N 12°24'50"E	103.00'
2	S 65°30'29"E	84.30'
3	N 70°32'09"E	45.75'
4	N 30°42'26"E	58.40'
5	N 6°31'12"E	56.23'
6	N 11°47'14"W	95.43'
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13	N 32°04'32"W	36.02'
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15	N 0°41'53"E	5.00'



FINAL PLAT
LOTS 1, BLOCK A
HELPING HANDS ADDITION
 9.70 ACRES OR 422,635 S.F.
 SITUATED IN THE
 R. BALLARD SURVEY, ABSTRACT NO. 29
 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SHEET 1 OF 2

OWNER:
 ROCKWALL COUNTY HELPING HANDS INC
 P.O. BOX 375
 ROCKWALL, TEXAS 75087

SYMBOL LEGEND	
⊗	TV
⊙	GAS
⊚	TELEVISION CABLE
⊕	WATER
⊖	PHONE
⊗	FIRE
⊙	SEWER
⊚	WARRANT
⊕	ELEC
⊖	BOX
⊗	SUBSURFACE
⊙	JUNCTION BOX
⊚	WATER
⊕	LP
⊖	1/2" IRP
⊗	MIN AND FOUND
⊙	POLE
⊚	1" CORNER
---	EASEMENT LINE
---	PROPERTY LINES

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

SURVEY DATE JANUARY 12, 2023
 SCALE 1" = 100' FILE # 20001612-RP
 CLIENT HELPING HANDS



DEVELOPMENT APPLICATION

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

STAFF USE ONLY
PLANNING & ZONING CASE NO.

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DIRECTOR OF PLANNING: _____

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GENERAL LOCATION SHWY 66 & CAUTHER LANE

ZONING, SITE PLAN AND PLATTING INFORMATION (PLEASE PRINT)

CURRENT ZONING COMMERCIAL

CURRENT USE RETAIL / OFFICE

PROPOSED ZONING N/A

PROPOSED USE SAME

ACREAGE 9.7 AC

LOTS [CURRENT] 1

LOTS [PROPOSED] 1

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OWNER HELPING HANDS ROCKWALL

APPLICANT CARROLL ARCHITECTS, INC

CONTACT PERSON JON BAILEY

CONTACT PERSON JEFF CARROLL

ADDRESS 950 WILLIAM ST S#66
Suite 100

ADDRESS 750 E. INTERSTATE 30
S#E 110

CITY, STATE & ZIP Rockwall TX 75087

CITY, STATE & ZIP Rockwall TX 75087

PHONE 972.771.1655

PHONE 214.632.1762

E-MAIL JonBailey@RockwallHelpingHands.com

E-MAIL JCARROLLARCH.COM

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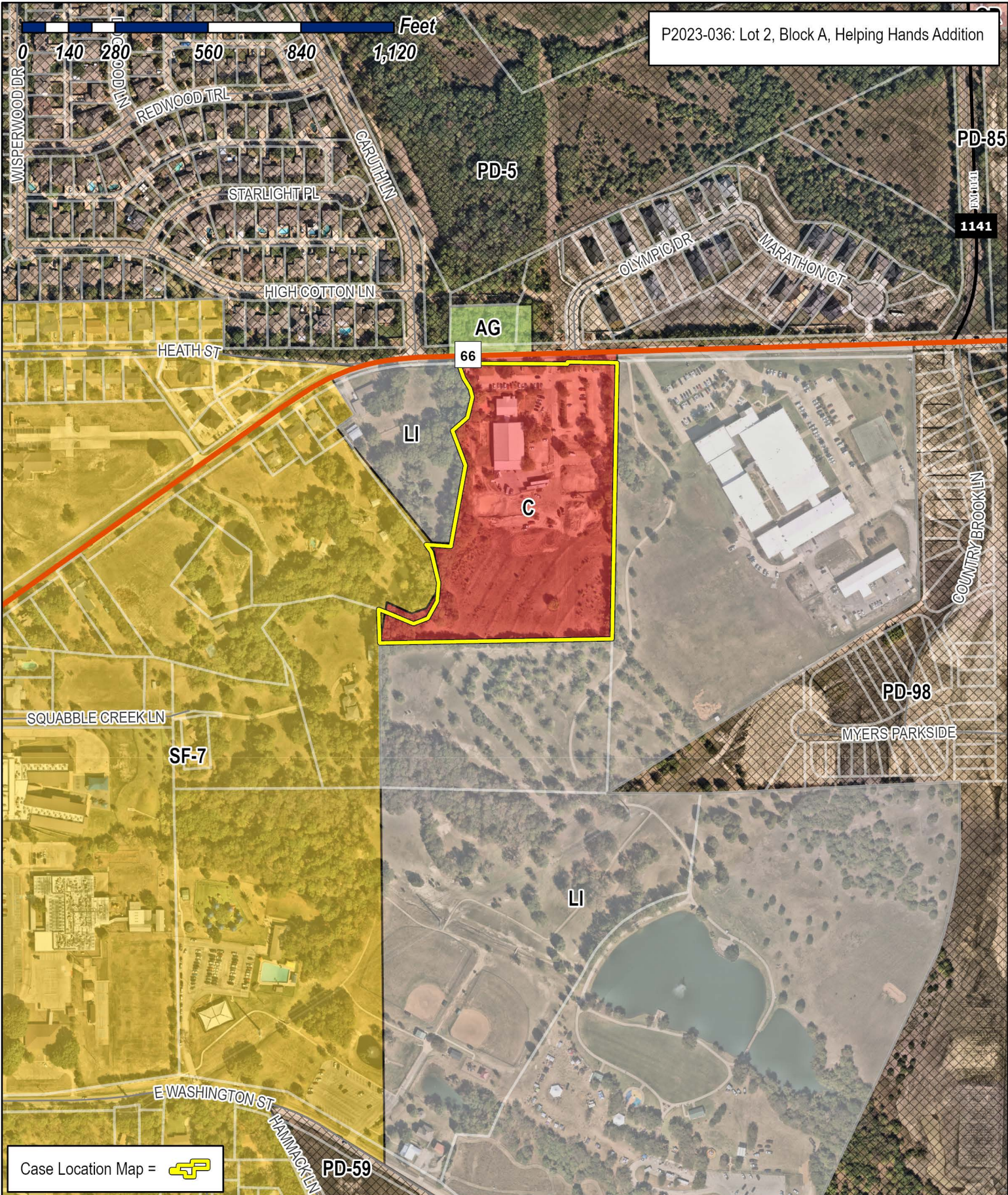
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE _____ DAY OF _____, 20____


OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES

P2023-036: Lot 2, Block A, Helping Hands Addition



Case Location Map = 



City of Rockwall

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

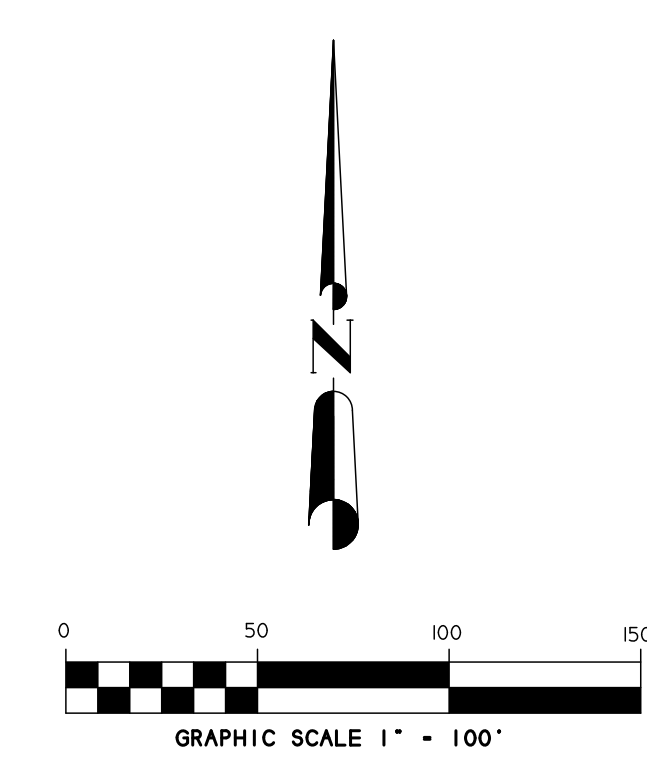
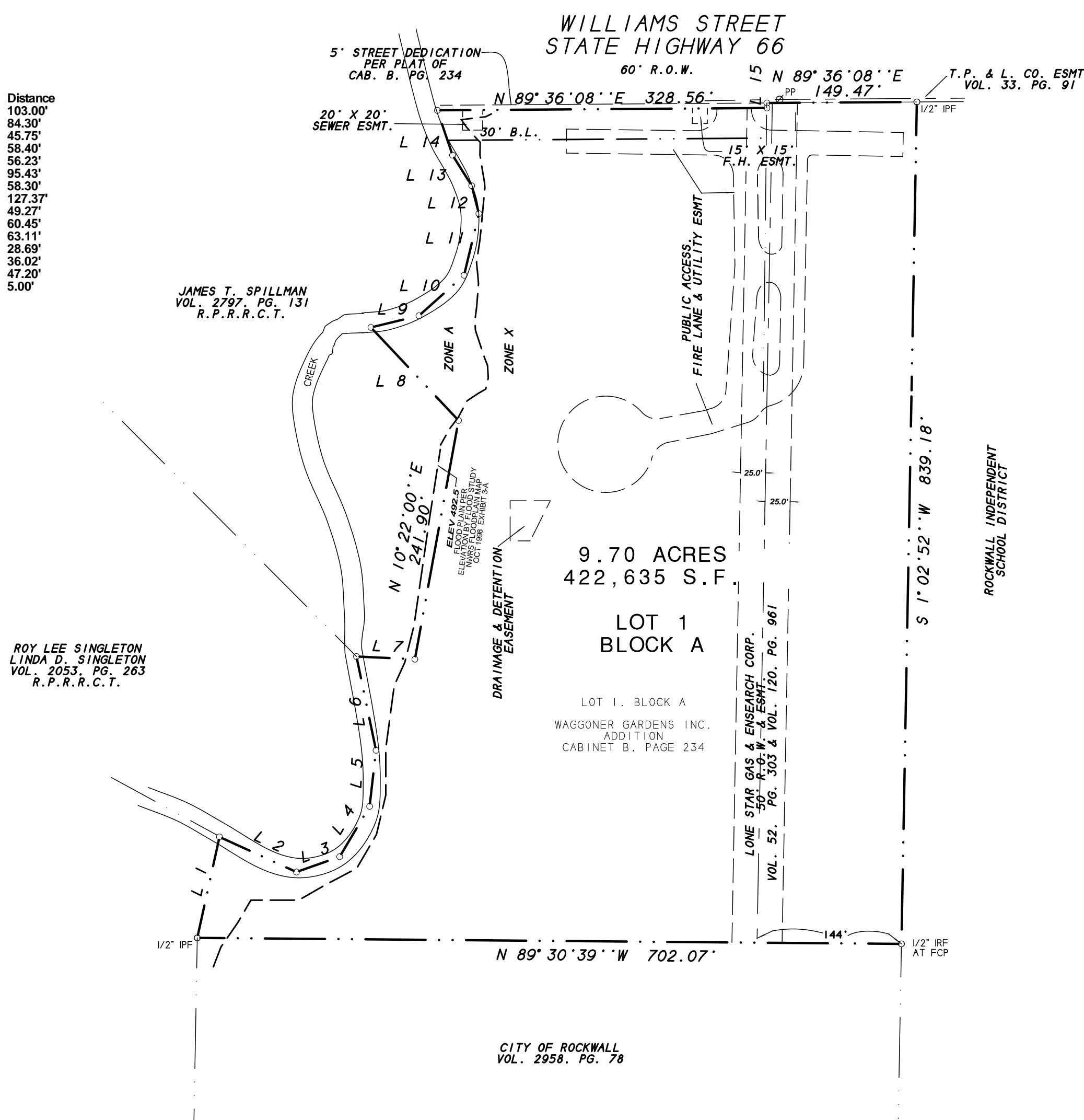
The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and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



SURVEYOR'S NOTES

- 1) According to F.E.M.A. Flood Insurance Rate Map, Community Panel No. 48397C0030 L dated Sept. 26, 2008, this property lies in Zones A & X. Part of this property does appear to lie within a 100-year flood plain.
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FINAL PLAT
LOTS 1, BLOCK A
HELPING HANDS ADDITION
 9.70 ACRES OR 422,635 S.F.
 SITUATED IN THE
 R. BALLARD SURVEY, ABSTRACT NO. 29
 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SHEET 1 OF 2

OWNER:
 ROCKWALL COUNTY HELPING HANDS INC
 P.O. BOX 375
 ROCKWALL, TEXAS 75087

SYMBOL LEGEND	
⊗	TELEVISION CABLE WIRE
⊙	GAS METER
⊕	PHONE WIRE
⊖	FIRE WIRE
⊗	POWER POLE
⊙	WYOMANT
⊕	ELEC. BOX
⊖	WATER METER
⊗	LP LIGHT POLE
⊙	1/2" IRF (NON-ADJ. FOUND 1' CORNER)
---	EASEMENT LINE
---	PROPERTY LINES

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

SURVEY DATE JANUARY 12, 2023
 SCALE 1" = 100' FILE # 20001612-RP
 CLIENT HELPING HANDS



CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION MEMORANDUM

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM

TO: Planning and Zoning Commission
DATE: November 1, 2023
APPLICANT: Jeff Carroll; *Carroll Architects*
CASE NUMBER: P2023-036; *Final Plat for Lot 1, Block A, Helping Hands Addition*

SUMMARY

Consider a request by Jeff Carroll of Carroll Architects, Inc. on behalf of Jon Bailey of Helping Hands Rockwall for the approval of a Final Plat for Lot 1, Block A, Helping Hands Addition being a 9.70-acre tract of land identified as Lot 1, Block A, Waggoner Gardens Inc. Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, addressed as 950 Williams Street, and take any action necessary.

PLAT INFORMATION

- ☑ Purpose. The applicant is requesting the approval of a Final Plat for a 9.70-acre parcel of land (*i.e. Lot 1, Block A, Waggoner Gardens Inc. Addition*) for the purpose of creating one (1) lot (*i.e. Lot 1, Block A, Helping Hands Addition*) and establishing the necessary access, fire lane, and utility easements for the construction of one (1), 14,158 SF building intended for *General Office, Medical Office, and Storage* land uses and one (1), 8,000 SF building intended for *Storage* land uses on the subject property.
- ☑ Background. On November 30, 1959, the subject property was annexed by *Ordinance 60-01 [Case No. A1960-001]*. At the time of annexation, the subject property was zoned Agricultural (AG) District. According to the City's *Historic Zoning Maps*, the subject property was zoned Light Industrial (LI) District as of January 3, 1972. Sometime between January 3, 1972 and December 7, 1993, the zoning was changed from a Light Industrial (LI) District to a Commercial (C) District. According to the Rockwall Central Appraisal District (RCAD), the subject property has three (3) commercial buildings currently situated on the site (*i.e. a 2,998 SF building built in 1985, a 1,512 SF commercial building built at an unknown date, and an 11,250 SF commercial building built in 1993*). On August 9, 2022, the Planning and Zoning Commission approved a site plan [*Case No. SP2022-041*] to construct one (1), 14,158 SF building intended for *General Office, Medical Office, and Storage* land uses and one (1), 8,000 SF building intended for *Storage* land uses on the subject property.
- ☑ Conformance to the Subdivision Ordinance. 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.
- ☑ Conditional Approval. Conditional approval of this Final Plat by the City Council shall constitute approval subject to the conditions stipulated in the *Conditions of Approval* section below.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to recommend approval of the Final Plat for *Lot 1, Block A, Helping Hands 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 Final Plat; and,

- (2) Any construction resulting from the approval of this Final Plat shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

PROJECT COMMENTS



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

DATE: 10/26/2023

PROJECT NUMBER: P2023-036
PROJECT NAME: Final Plat for Lot 1, Block A, Helping Hands Addition
SITE ADDRESS/LOCATIONS: 950 WILLIAMS ST

CASE CAPTION: Consider a request by Jeff Carroll of Carroll Architects, Inc. on behalf of Jon Bailey of Helping Hands Rockwall for the approval of a Final Plat for Lot 1, Block A, Helping Hands Addition being an 8.869-acre tract of land identified as Lot 1, Block A, Waggoner Gardens Inc. Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, addressed as 950 Williams Street, 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: P2023-036: Final Plat for Lot 1, Block A, Helping Hands Addition
Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request by Jeff Carroll of Carroll Architects, Inc. on behalf of Jon Bailey of Helping Hands Rockwall for the approval of a Final Plat for Lot 1, Block A, Helping Hands Addition being an 9.70-acre tract of land identified as Lot 1, Block A, Waggoner Gardens Inc. Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, addressed as 950 Williams Street.

I.2 For questions 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 (P2023-036) in the lower right-hand corner of all pages on future submittals.

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

Final Plat
Lot 1, Block A
Helping Hands Addition
Being one (1) lot
9.70-Acres Or 422,635 SF
Situated within the
R. Ballard Survey, Abstract No. 29
City of Rockwall, Rockwall County, Texas

M.5 Please provide the standard plat wording and a second page or if possible, fit the standard plat wording on the first page. (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances) The updated standard plat wording is attached.

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 forgoing subdivision plat -- *being an addition to the City of Rockwall, Texas* -- was approved by the City Council of the City of Rockwall, Texas on the **[DAY]** day of **[MONTH]**, **[YEAR]**.

MAYOR OF THE CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION CHAIRMAN

CITY SECRETARY

CITY ENGINEER

M.7 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.8 Provide the new Owner's Certificate of Dedication. (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances)

M.9 Record all owners of contiguous parcels of subdivided land, names and lot patterns of contiguous subdivisions adjoining platted land by record name and by deed record volume and page. (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances)

M.10 Provide two (2) state plane coordinates. (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances)

M.11 Provide a vicinity map. (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances)

M.12 Provide the centerline for Williams Street. (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances)

M.13 Indicate all existing or proposed corner clips (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances).

M.14 Record all owners of contiguous parcels of subdivided land. (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances)

M.15 Provide a legal description (metes and bounds/field notes). (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances)

M.16 All signatures on the Owner's Certificate of Dedication shall be required to be acknowledged by a notary public. The Notary Public Signature Block is provided in the attached standard plat wording document. (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances)

M.17 Provide Surveyor seal. (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances)

I.18 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.19 The projected meeting dates for this case are as follows:

Planning and Zoning Work Session: November 1, 2023
City Council: November 6, 2023

I.20 Please note that once the Final Plat has been approved by the Planning and Zoning Commission and City Council, the case will be considered to be conditionally approved pending all of staff's comments from all City Departments and any applicable conditions of approval contained in staff's case memo are addressed prior to the subdivision plat being filed.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Madelyn Price	10/24/2023	Approved w/ Comments

- 10/24/2023: 1. 4) Property owner to maintain, repair, and replace all detention and drainage systems in easements.
2. Show properties on other side of ROW.
3. Tie two corners to City monumentation (x, y coordinates)
4. Building line and property line are the same line type.
5. Continue the 30' building line all the way across the property.
6. Floodplain shall be notated as a drainage easement. Label water surface elevation and show every 300'. Drainage easement shall extend 20' outside of floodplain or erosion hazard setback, whichever is greater.
7. Call out 100-yr WSEL of detention pond.
8. Call out bearings/distances on drainage & detention easement line work.

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 w/ Comments

10/23/2023: Please Add State Plane Coordinates to two corners (NAD83 NCTX4202 - Grid)

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 Comments

SURVEYOR'S NOTES

- 1) According to F.E.M.A. Flood Insurance Rate Map, Community Panel No. 48397C0030 L dated Sept. 26, 2008, this property lies in Zones A & X. Part of this property does appear to lie within a 100-year flood plain.
- 2) BEARING SOURCE: CITY OF ROCKWALL CONTROL MONUMENT SYSTEM.
- 3) ALL 1/2" IRS ARE CAPPED WITH YELLOW PLASTIC CAPS "RPLS 5034."

4) Property owner to maintain, repair, and replace all detention and drainage systems in easements

Show properties on other side of ROW.
Tie two corners to City monumentation (x, y coordinates)

Building line and property line are the same line type.

Continue the 30' building line all the way across the property.

Floodplain shall be notated as a drainage easement. Label water surface elevation shown every 300'.
Drainage easement shall extend 20' outside of floodplain or erosion hazard setback, whichever is greater.

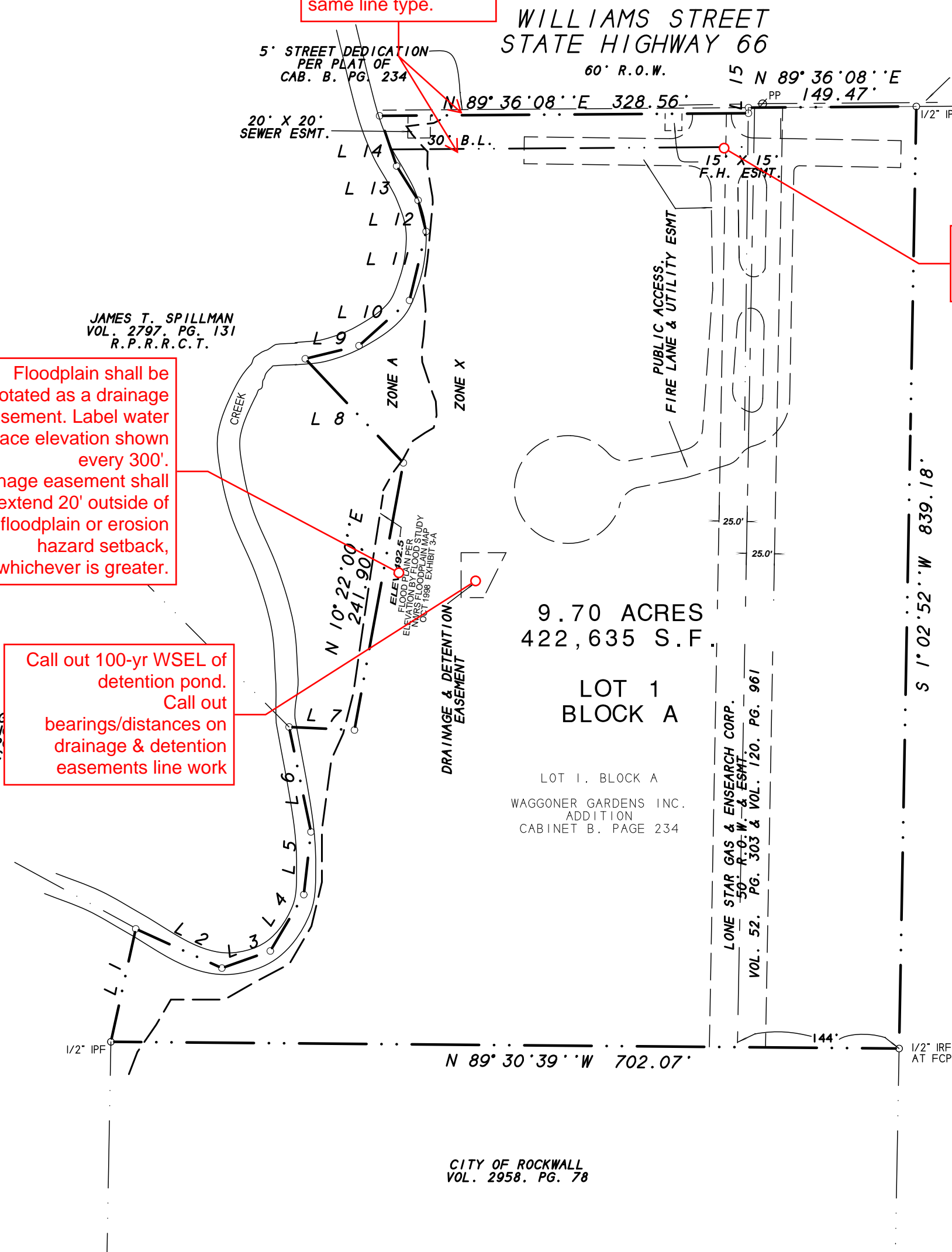
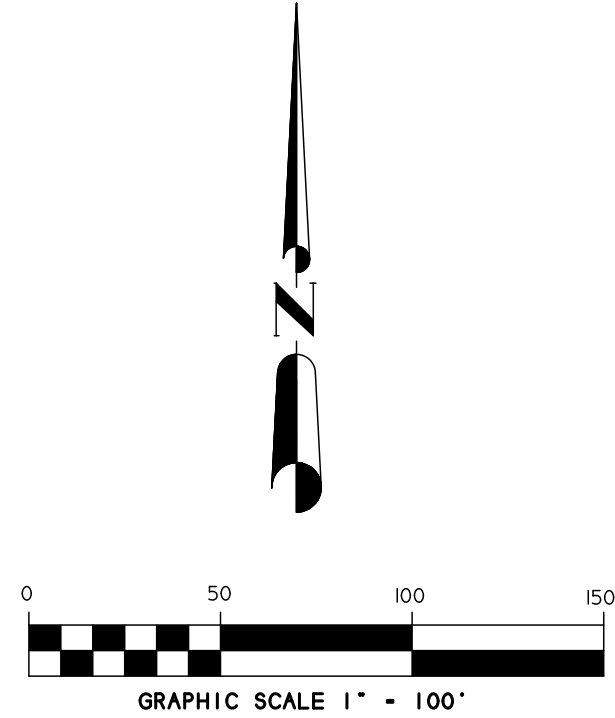
Call out 100-yr WSEL of detention pond.
Call out bearings/distances on drainage & detention easements line work

Line	Bearing	Distance
1	N 12°24'50"E	103.00'
2	S 65°30'29"E	84.30'
3	N 70°32'09"E	45.75'
4	N 30°42'26"E	58.40'
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15	N 0°41'53"E	5.00'

ROY LEE SING
LINDA D. SIM
VOL. 2053, P.
R.P.R.R.C.

JAMES T. SPILLMAN
VOL. 2797, PG. 131
R.P.R.R.C.T.

ROCKWALL INDEPENDENT
SCHOOL DISTRICT



FINAL PLAT
LOTS 1, BLOCK A
HELPING HANDS ADDITION
9.70 ACRES OR 422,635 S.F.

SITUATED IN THE
R. BALLARD SURVEY, ABSTRACT NO. 29
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SHEET 1 OF 2

OWNER:
ROCKWALL COUNTY HELPING HANDS INC
P.O. BOX 375
ROCKWALL, TEXAS 75087

SYMBOL LEGEND	
	TELEVISION CABLE WIRE
	GAS METER
	FIRE HYDRANT
	ELECTRIC BOX
	WATER METER
	LIGHT POLE
	EASEMENT LINE
	PROPERTY LINE

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

SURVEY DATE: JANUARY 12, 2023
SCALE: 1" = 100' FILE # 20001612-RP
CLIENT: HELPING HANDS



DEVELOPMENT APPLICATION

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

STAFF USE ONLY
PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING: _____

CITY ENGINEER: _____

PLEASE CHECK THE APPROPRIATE BOX BELOW TO INDICATE THE TYPE OF DEVELOPMENT REQUEST (SELECT ONLY ONE BOX)

PLATTING APPLICATION FEES:

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

SITE PLAN APPLICATION FEES:

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

ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE) ¹
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) ^{1,2,3}
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) ¹

OTHER APPLICATION FEES:

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

NOTES:

¹ IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.
² A **PLANNING** FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

PROPERTY INFORMATION (PLEASE PRINT)

ADDRESS 950 WILLIAMS ST. SHWY 66

SUBDIVISION R BALLARD SURVEY, ABSTRACT No. 29 LOT 1 BLOCK A

GENERAL LOCATION SHWY 66 & CAUTHER LANE

ZONING, SITE PLAN AND PLATTING INFORMATION (PLEASE PRINT)

CURRENT ZONING COMMERCIAL CURRENT USE RETAIL / OFFICE

PROPOSED ZONING N/A PROPOSED USE SAME

ACREAGE 9.7 AC LOTS [CURRENT] 1 LOTS [PROPOSED] 1

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

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

OWNER HELPING HANDS ROCKWALL APPLICANT CARROLL ARCHITECTS, INC

CONTACT PERSON JON BAILEY CONTACT PERSON JEFF CARROLL

ADDRESS 950 WILLIAM ST S#66 ADDRESS 750 E. INTERSTATE 30
SUITE 100 STE 110

CITY, STATE & ZIP ROCKWALL TX 75087 CITY, STATE & ZIP ROCKWALL TX 75087

PHONE 972.771.1655 PHONE 214.632.1762

E-MAIL JonBailey@RockwallHelpingHands.com E-MAIL JCARROLLARCH.COM

NOTARY VERIFICATION (REQUIRED)

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

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

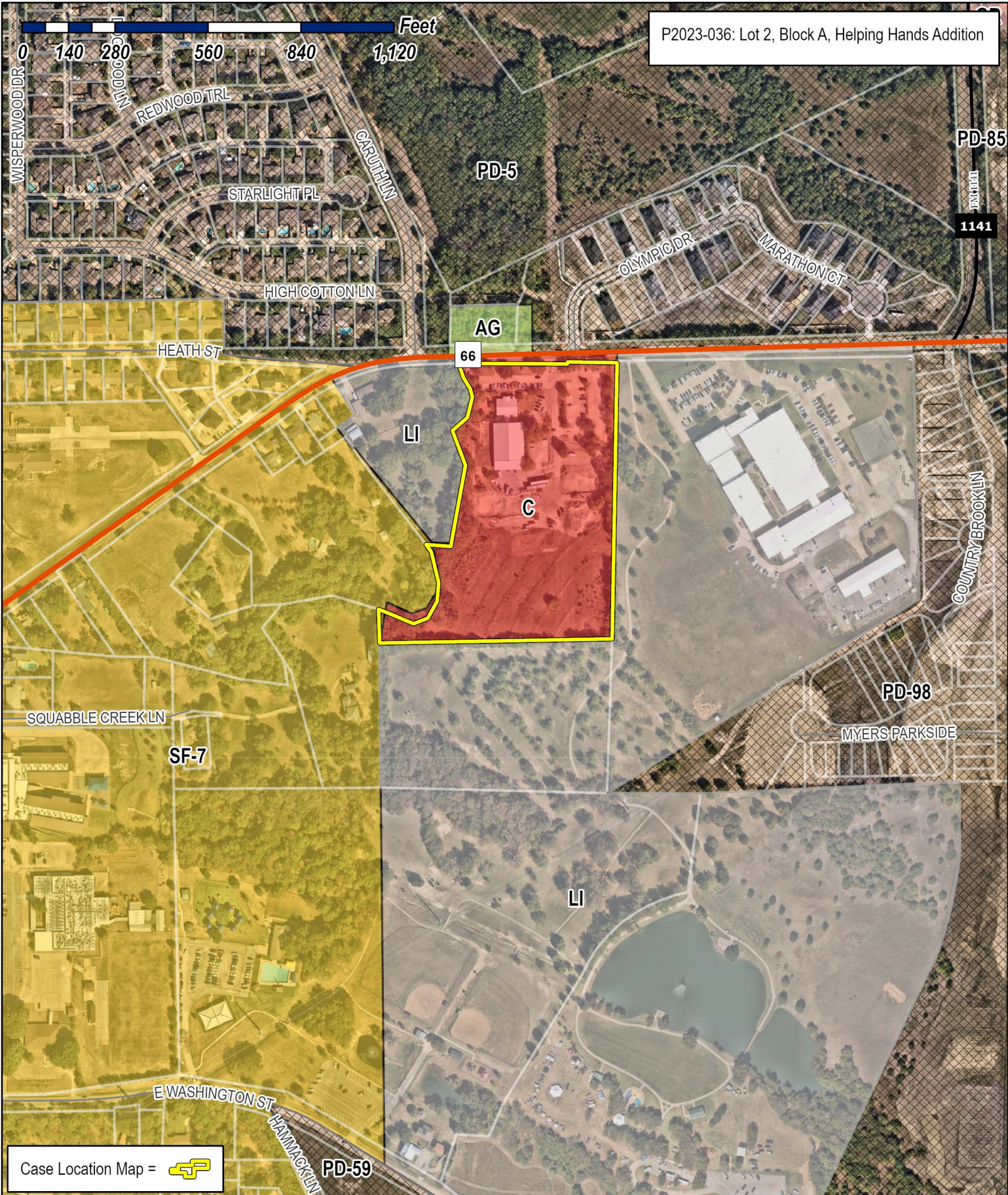
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE _____ DAY OF _____, 20____


OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES

P2023-036: Lot 2, Block A, Helping Hands Addition



Case Location Map = 



City of Rockwall

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

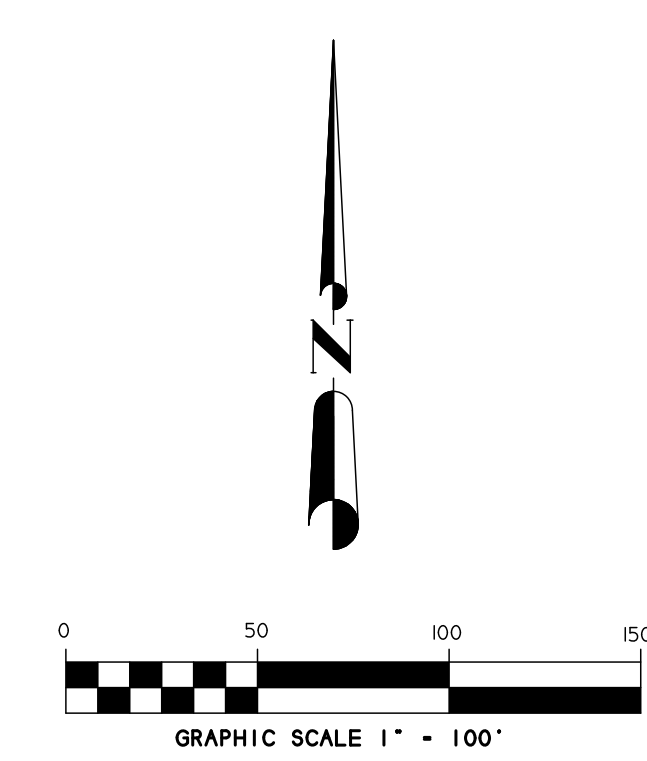
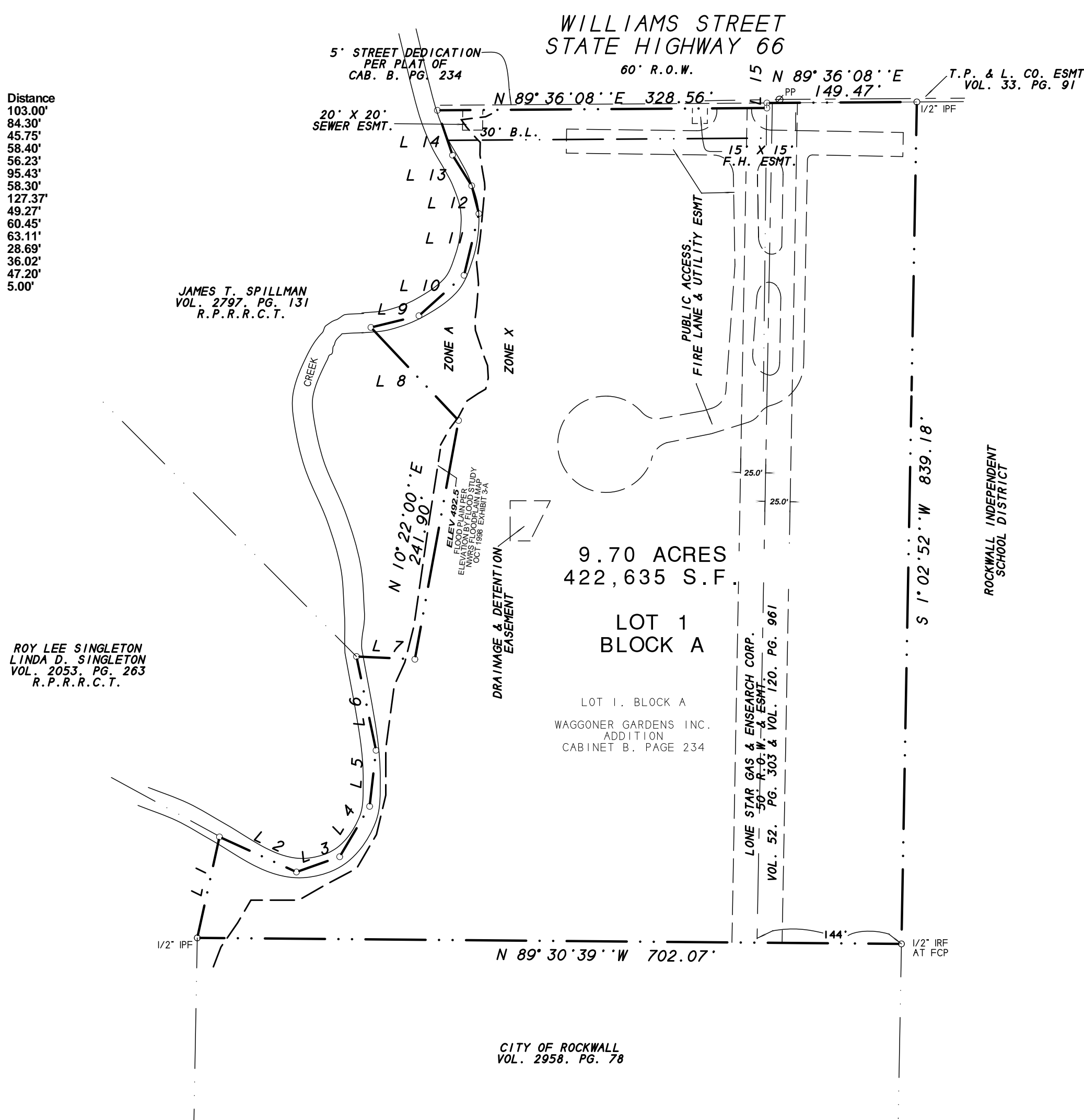
The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and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



SURVEYOR'S NOTES

- 1) According to F.E.M.A. Flood Insurance Rate Map, Community Panel No. 48397C0030 L dated Sept. 26, 2008, this property lies in Zones A & X. Part of this property does appear to lie within a 100-year flood plain.
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FINAL PLAT
LOTS 1, BLOCK A
HELPING HANDS ADDITION
 9.70 ACRES OR 422,635 S.F.
 SITUATED IN THE
 R. BALLARD SURVEY, ABSTRACT NO. 29
 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SHEET 1 OF 2

OWNER:
 ROCKWALL COUNTY HELPING HANDS INC
 P.O. BOX 375
 ROCKWALL, TEXAS 75087

SYMBOL LEGEND	
⊗	TELEVISION CABLE WIRE
⊙	GAS METER
⊕	PHONE WIRE
⊖	FIRE WIRE
⊗	POWER POLE
⊙	WYOMANT
⊕	ELEC. BOX
⊖	WATER METER
⊗	LP LIGHT POLE
⊙	1/2" IRF (NON-ASD FOUND 1" CORNER)
---	EASEMENT LINE
---	PROPERTY LINES

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

SURVEY DATE JANUARY 12, 2023
 SCALE 1" = 100' FILE # 20001612-RP
 CLIENT HELPING HANDS



CITY OF ROCKWALL

CITY COUNCIL CASE MEMO

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM

TO: Mayor and City Council
DATE: November 6, 2023
APPLICANT: Jeff Carroll; *Carroll Architects*
CASE NUMBER: P2023-036; *Final Plat for Lot 1, Block A, Helping Hands Addition*

SUMMARY

Consider a request by Jeff Carroll of Carroll Architects, Inc. on behalf of Jon Bailey of Helping Hands Rockwall for the approval of a Final Plat for Lot 1, Block A, Helping Hands Addition being a 9.70-acre tract of land identified as Lot 1, Block A, Waggoner Gardens Inc. Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, addressed as 950 Williams Street, and take any action necessary.

PLAT INFORMATION

- ☑ Purpose. The applicant is requesting the approval of a Final Plat for a 9.70-acre parcel of land (*i.e. Lot 1, Block A, Waggoner Gardens Inc. Addition*) for the purpose of creating one (1) lot (*i.e. Lot 1, Block A, Helping Hands Addition*) and establishing the necessary access, fire lane, and utility easements for the construction of one (1), 14,158 SF building intended for *General Office, Medical Office, and Storage* land uses and one (1), 8,000 SF building intended for *Storage* land uses on the subject property.
- ☑ Background. On November 30, 1959, the subject property was annexed by *Ordinance 60-01 [Case No. A1960-001]*. At the time of annexation, the subject property was zoned Agricultural (AG) District. According to the City's *Historic Zoning Maps*, the subject property was zoned Light Industrial (LI) District as of January 3, 1972. Sometime between January 3, 1972 and December 7, 1993, the zoning was changed from a Light Industrial (LI) District to a Commercial (C) District. According to the Rockwall Central Appraisal District (RCAD), the subject property has three (3) commercial buildings currently situated on the site (*i.e. a 2,998 SF building built in 1985, a 1,512 SF commercial building built at an unknown date, and an 11,250 SF commercial building built in 1993*). On August 9, 2022, the Planning and Zoning Commission approved a site plan [*Case No. SP2022-041*] to construct one (1), 14,158 SF building intended for *General Office, Medical Office, and Storage* land uses and one (1), 8,000 SF building intended for *Storage* land uses on the subject property.
- ☑ Conformance to the Subdivision Ordinance. 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.
- ☑ Conditional Approval. Conditional approval of this Final Plat by the City Council shall constitute approval subject to the conditions stipulated in the *Conditions of Approval* section below.

CONDITIONS OF APPROVAL

If the City Council chooses to approve the Final Plat for *Lot 1, Block A, Helping Hands 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 Final Plat; and,

- (2) Any construction resulting from the approval of this Final Plat shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

PLANNING AND ZONING COMMISSION

On November 1, 2023, the Planning and Zoning Commission approved a motion to recommend approval of the Final Plat 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

STAFF USE ONLY
PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING: _____

CITY ENGINEER: _____

PLEASE CHECK THE APPROPRIATE BOX BELOW TO INDICATE THE TYPE OF DEVELOPMENT REQUEST (SELECT ONLY ONE BOX)

PLATTING APPLICATION FEES:

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- ZONING CHANGE (\$200.00 + \$15.00 ACRE) ¹
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PROPERTY INFORMATION (PLEASE PRINT)

ADDRESS 950 WILLIAMS ST. SHWY 66

SUBDIVISION R BALLARD SURVEY, ABSTRACT No. 29 LOT 1 BLOCK A

GENERAL LOCATION SHWY 66 & CAUTHER LANE

ZONING, SITE PLAN AND PLATTING INFORMATION (PLEASE PRINT)

CURRENT ZONING COMMERCIAL

CURRENT USE RETAIL / OFFICE

PROPOSED ZONING N/A

PROPOSED USE SAME

ACREAGE 9.7 AC

LOTS [CURRENT] 1

LOTS [PROPOSED] 1

SITE PLANS AND PLATS: BY CHECKING THIS BOX YOU ACKNOWLEDGE THAT DUE TO THE PASSAGE OF HB3187 THE CITY NO LONGER HAS FLEXIBILITY WITH REGARD TO ITS APPROVAL PROCESS, AND FAILURE TO ADDRESS ANY OF STAFF'S COMMENTS BY THE DATE PROVIDED ON THE DEVELOPMENT CALENDAR WILL RESULT IN THE DENIAL OF YOUR CASE.

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

OWNER HELPING HANDS ROCKWALL

APPLICANT CARROLL ARCHITECTS, INC

CONTACT PERSON JON BAILEY

CONTACT PERSON JEFF CARROLL

ADDRESS 950 WILLIAM ST SAGG
Suite 100

ADDRESS 750 E. INTERSTATE 30
Suite 110

CITY, STATE & ZIP Rockwall TX 75087

CITY, STATE & ZIP Rockwall TX 75087

PHONE 972.771.1655

PHONE 214.632.1762

E-MAIL JonBailey@RockwallHelpingHands.com

E-MAIL JCARROLLARCH.COM

NOTARY VERIFICATION (REQUIRED)

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

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

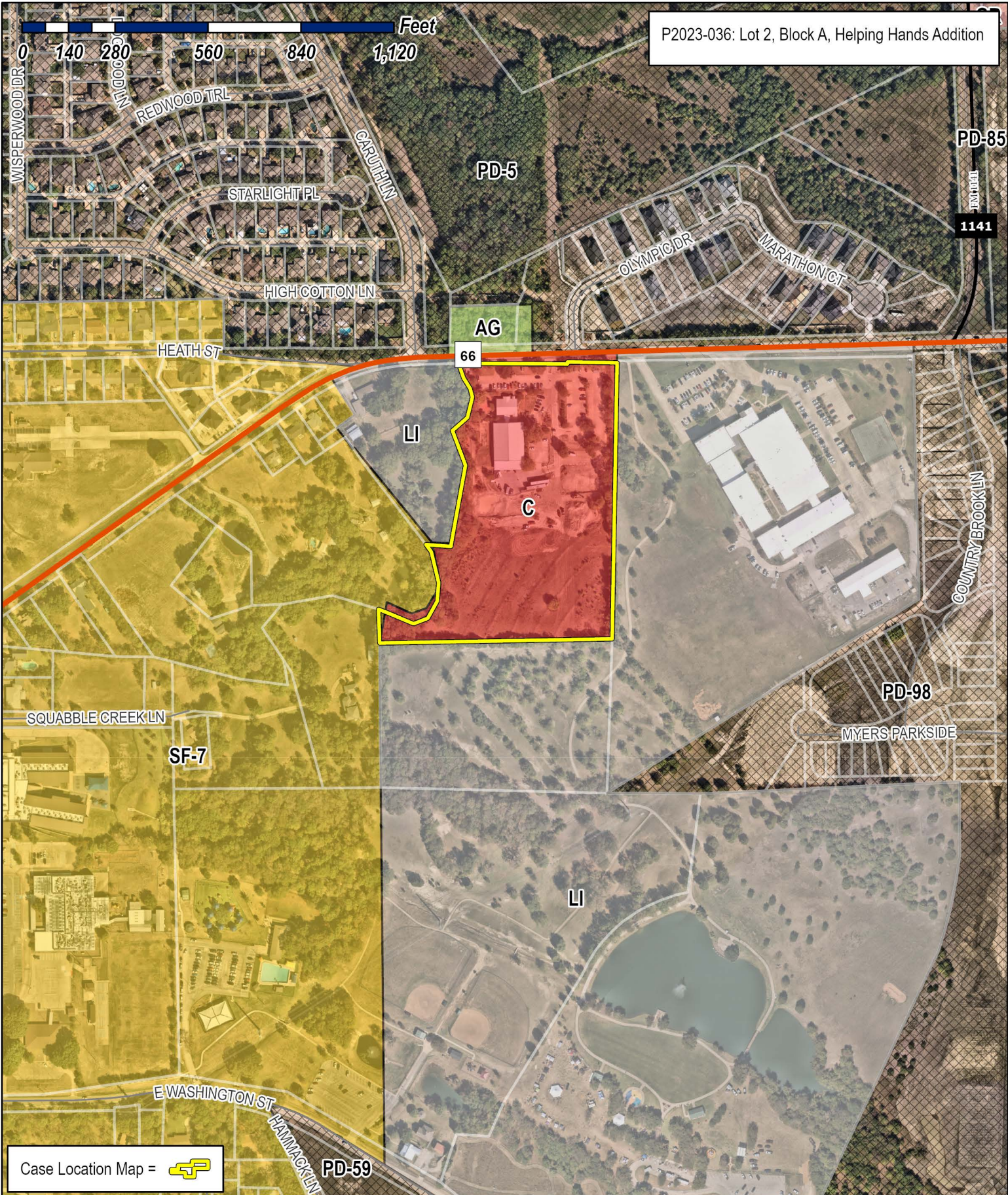
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE _____ DAY OF _____, 20____


OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES

P2023-036: Lot 2, Block A, Helping Hands Addition



Case Location Map = 



City of Rockwall

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

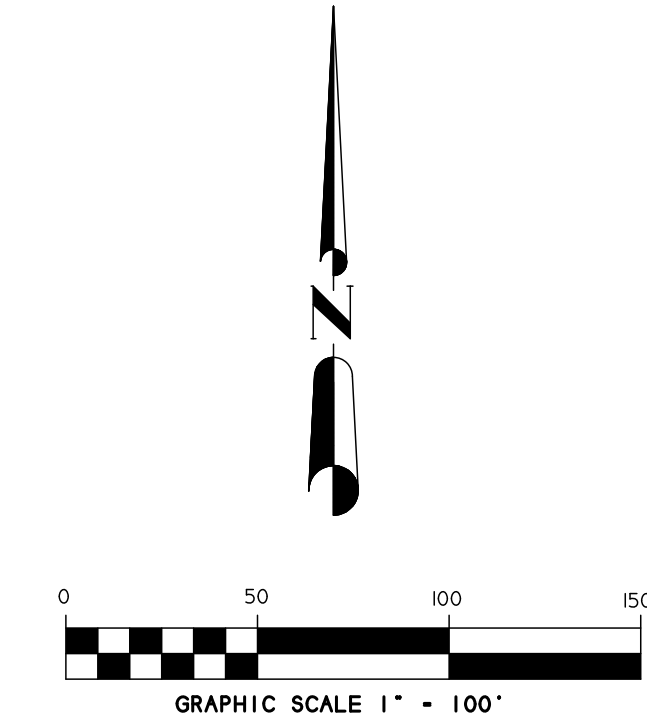
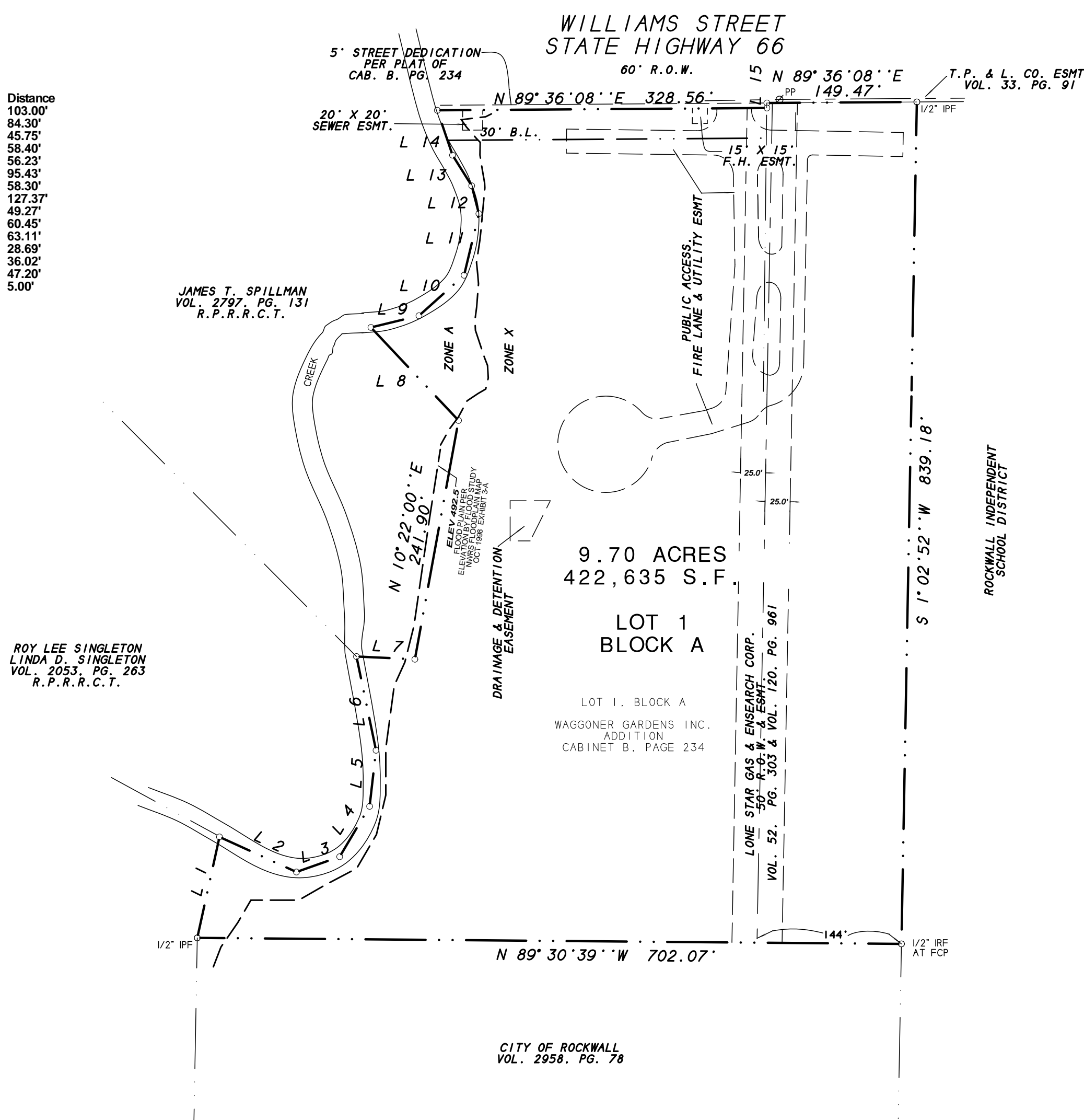
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SURVEYOR'S NOTES

- 1) According to F.E.M.A. Flood Insurance Rate Map, Community Panel No. 48397C0030 L dated Sept. 26, 2008, this property lies in Zones A & X. Part of this property does appear to lie within a 100-year flood plain.
- 2) BEARING SOURCE: CITY OF ROCKWALL CONTROL MONUMENT SYSTEM.
- 3) ALL 1/2" IRS ARE CAPPED WITH YELLOW PLASTIC CAPS "RPLS 5034."

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FINAL PLAT
LOTS 1, BLOCK A
HELPING HANDS ADDITION
 9.70 ACRES OR 422,635 S.F.
 SITUATED IN THE
 R. BALLARD SURVEY, ABSTRACT NO. 29
 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SHEET 1 OF 2

OWNER:
 ROCKWALL COUNTY HELPING HANDS INC
 P.O. BOX 375
 ROCKWALL, TEXAS 75087

SYMBOL LEGEND	
⊗	TELEVISION CABLE WIRE
⊙	GAS METER
⊕	PHONE WIRE
⊖	FIRE WIRE
⊗	POWER POLE
⊙	WYOMANT
⊕	ELEC. BOX
⊖	WATER METER
⊗	LP LIGHT POLE
⊙	1/2" IRP (NOT AND FOUND 1" CORNER)
---	EASEMENT LINE
---	PROPERTY LINE

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

SURVEY DATE JANUARY 12, 2023
 SCALE 1" = 100' FILE # 20001612-RP
 CLIENT HELPING HANDS



DATE: November 7, 2023

TO: Jeff Carroll
750 E. Interstate 30, Suite 110
Rockwall, Texas 75087

CC: Jon Bailey
950 Williams Street
Suite 100
Rockwall, Texas 75087

FROM: Bethany Ross, *Planner*
City of Rockwall Planning and Zoning Department
385 S. Goliad Street
Rockwall, TX 75087

SUBJECT: P2023-036: *Final Plat for Lot 1, Block A, Helping Hands Addition*

Jeff:

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 *Final Plat* shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

Planning and Zoning Commission

On November 1, 2023, the Planning and Zoning Commission approved a motion to recommend approval of the *Final Plat* 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 *Final Plat* 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 September 1st and December 31st, you will be required to submit the current year's tax receipt showing that all assessed taxes have been paid. If taxes have not been assessed on the property being platted, a statement/letter from the *Rockwall Central Appraisal District (RCAD)* and an additional \$4.00 filing fee will be required to be submitted to staff.

All plats must be submitted to the City with the required filing fees and tax certificates a minimum of 180-days from the approval date. Failure to adhere to this deadline, will result in the plat being expired in accordance with the requirements of Chapter 38, *Subdivisions*, of the Municipal Code of Ordinances. Should you have any questions or concerns regarding your plat or the platting process, please feel free to contact me a (972) 772-6488.

Sincerely,



Bethany Ross, *Planner*

City of Rockwall Planning and Zoning Department