



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}
- ☐ PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) ¹

OTHER APPLICATION FEES:

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

NOTES:

¹: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.
²: A \$1,000.00 FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 507 E Rusk

SUBDIVISION Griffith

LOT C

BLOCK 11

GENERAL LOCATION North of Rusk St, West of Tyler St, South of Kaufman St

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING SF-7

CURRENT USE Single Family

PROPOSED ZONING SF-7

PROPOSED USE Single Family

ACREAGE 0.45

LOTS [CURRENT]

1

LOTS [PROPOSED]

2

- ☐ **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 Rodney D Webb, Fran W Webb

☒ APPLICANT MTG Engineers and Surveyors

CONTACT PERSON Rodney Webb

CONTACT PERSON Vance Liles

ADDRESS 507 E Rusk

ADDRESS 6417 Wesley

CITY, STATE & ZIP Rockwall, Tx 75087

CITY, STATE & ZIP Greenville, Tx 75402

PHONE

PHONE

E-MAIL

E-MAIL

NOTARY VERIFICATION [REQUIRED]

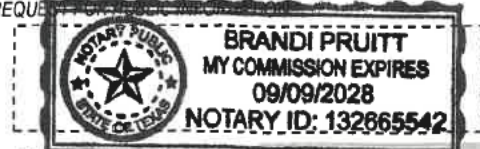
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Rodney Webb [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 320.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 18th DAY OF July, 2025 BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR INFORMATION."

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 16th DAY OF July, 2025

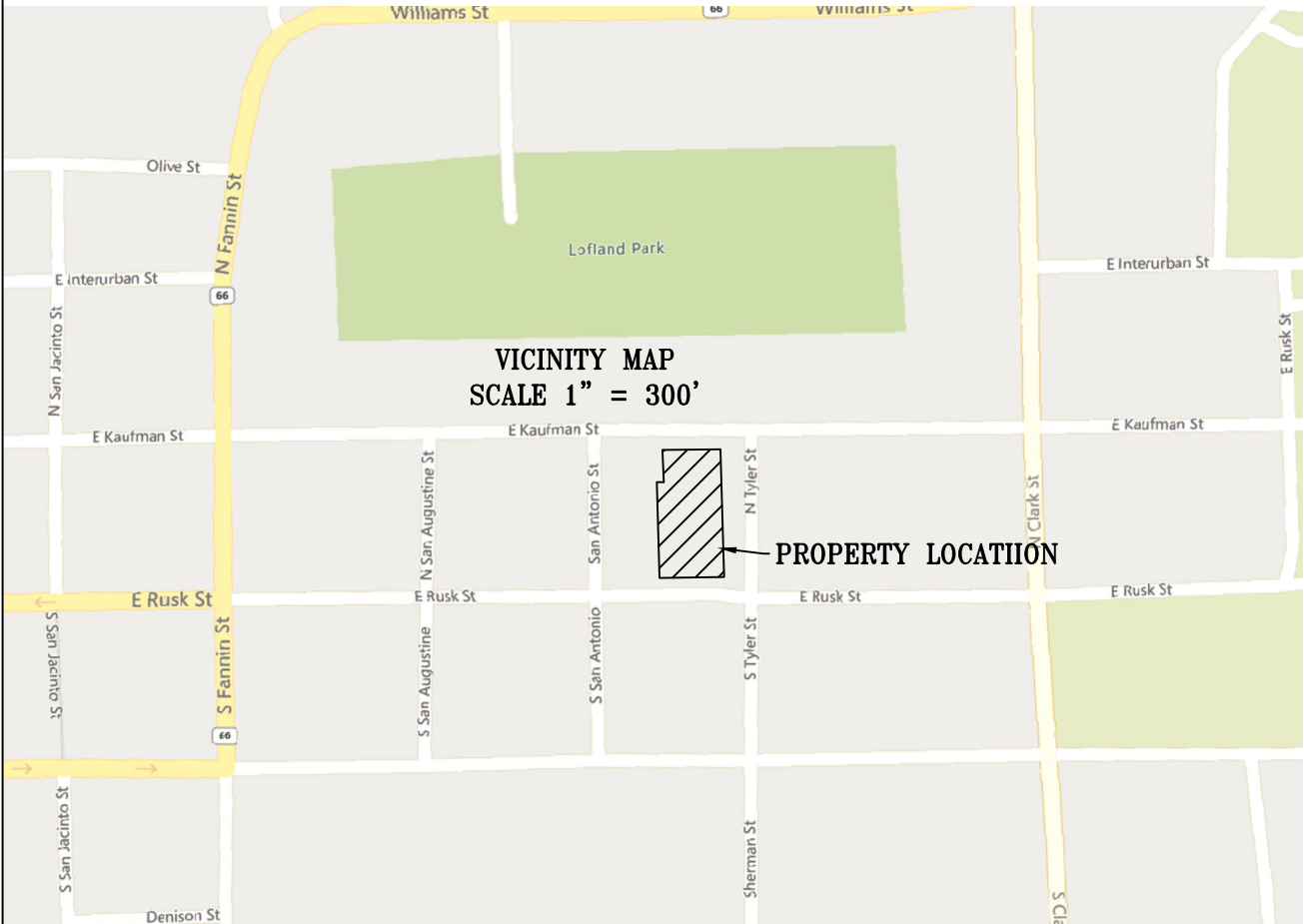
OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



MY COMMISSION EXPIRES

09/09/2028



<p>LEGEND</p> <p>○ FOUND MONUMENT</p> <p>● SET MONUMENT</p> <p>BL BUILDING LINE</p>		<p>MINOR PLAT WEBB ADDITION</p> <p>A REPEAT OF PART OF BLOCK 11, OF THE GRIFFITH ADDITION, AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS B.F. BOYDSTON HEADRIGHT SURVEY ABSTRACT NO. 14 19,656 SQ. FT., 0.45 ACRE</p>		<p>MTG</p> <p>ENGINEERS & SURVEYORS</p> <p>5930 Summit Hill Road 903.838.6533 telephone Tucker, Texas, TX 75503 903.832.4700 facsimile</p>	
Drawn By JMB	Checked By PR	Project No. 256216	Dwg. Date 05/24/2025	File No.	Sheet No. 1 OF 1



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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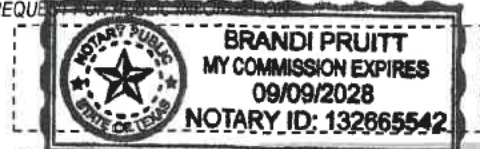
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OWNER'S SIGNATURE

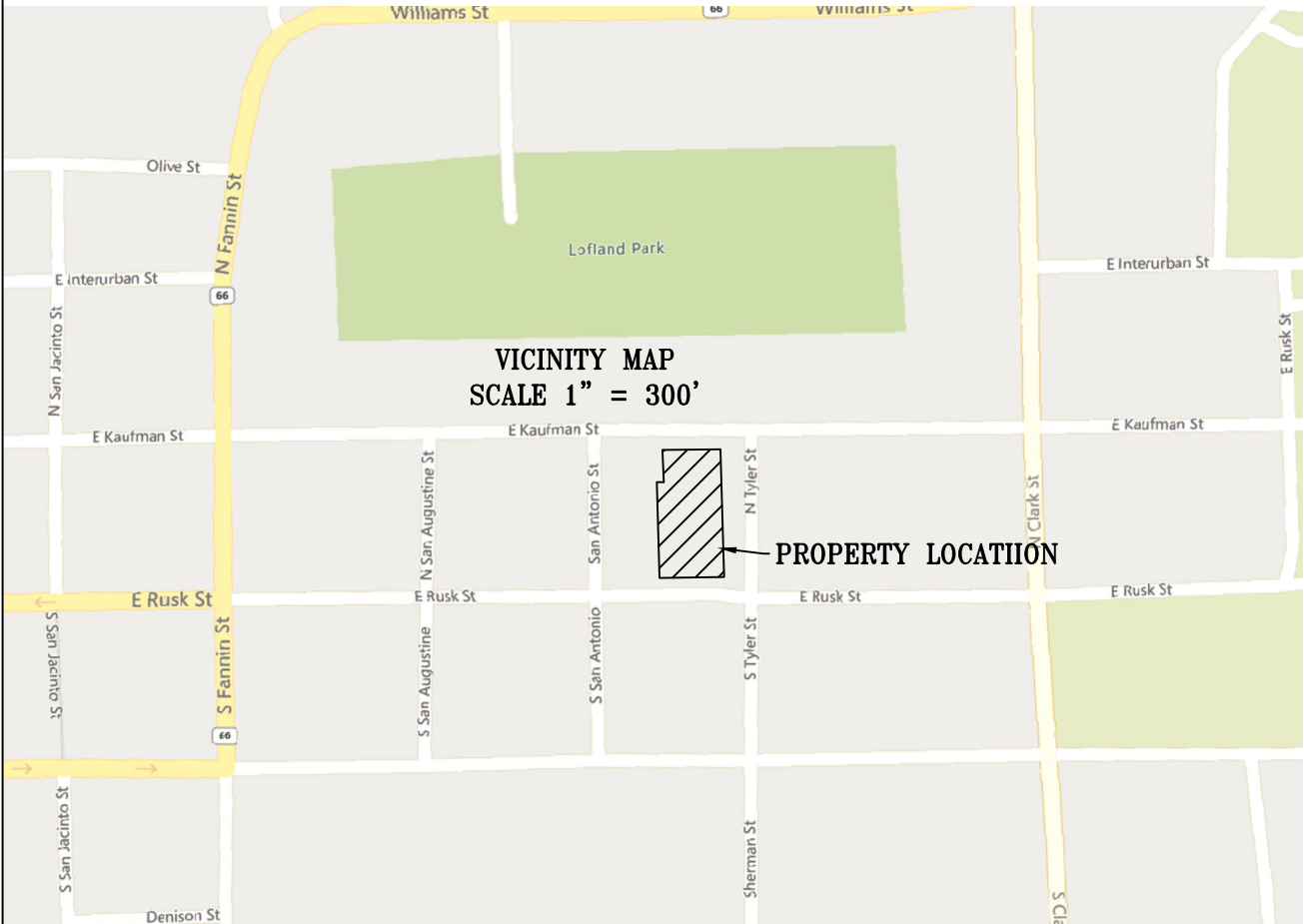
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



MY COMMISSION EXPIRES

09/09/2028





Section 6. The following shall apply to all subdivisions:

- A) Selling a portion of this addition by metes and bounds is unlawful and a violation of the subdivision ordinance of the city and chapter 212, municipal regulation of subdivisions and property development, Title 9, Texas Local Government Code, and shall be subject to the city withholding utilities and building permits.
- B) It shall be the policy of the city 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 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 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.
- C) 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.
- D) All fire lanes will be constructed, maintained, repaired and replaced by the property owner. Fire lane shall be constructed in accordance with the approved civil engineering plans for both on-site and off-site fire lane improvements.
- E) 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).
- F) Total number of lots is two (2).

G) Water and sewer service is provided by the City of Rockwall.

- 1) ACCORDING TO F.E.M.A. FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 480547 0040 L, DATED SEPTEMBER 26, 2028, THIS PROPERTY LIES IN ZONE X, THIS PROPERTY DOES NOT APPEAR TO LIE WITHIN A 100-YEAR FLOOD PLAIN
- 2) BEARING SOURCE: BEARINGS BASED UPON THE TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202, NAD-83
- 3) ALL IRON RODS SET ARE CAPPED WITH PLASTIC CAPS STAMPED "MTG ENG"
- 4) 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. THE USER ASSUMES ALL RISK. SMALL 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
- 5) THE PURPOSE OF THIS PLAT IS TO CREATE TWO PLATTED LOTS FROM AN EXISTING UNRECORDED PLATTED LOT

I hereby certify that the above and forgoing subdivision plat - being an addition to the City of Rockwall, Texas - was approved by the Director of Planning and Zoning and the city engineer of the City of Rockwall, Texas on the _____ day of _____, 202__

CITY ENGINEER

I, PAUL RUST, REGISTERED PROFESSIONAL LAND SURVEYOR, STATE OF TEXAS, DO CERTIFY THAT THE PLAT HEREON WAS MADE FROM MEASUREMENTS PERFORMED UPON THE GROUND, THE LINES AND DIMENSIONS OF SAID PROPERTY BEING INDICATED BY PLAT, THE CORNER MONUMENTS SHOWN HEREON WERE SET OR FOUND AS DESCRIBED, AND IS A TRUE SURVEY TO THE BEST OF MY KNOWLEDGE AND BELIEF.

PAUL RUST
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 6003, STATE OF TEXAS
FIRM CERTIFICATE NO. 101011-00
DATE: JUNE 24, 2025

All that certain lot, tract or parcel of land situated in the B.F. Boydston Hedgright Survey, Abstract No. 14, Rockwall County, Texas, said corner being a part of Block 11 in the Griffith's Addition, an unrecorded addition, Rockwall County, Texas, same being all that certain tract of land described in the deed from Marth Ann Myers to Rodney D. Webb, et al, as recorded in Document Number 20160000011948 of the Official Public Records of Rockwall County, Texas (hereinafter called Subject Tract) and being more particularly described by metes and bounds as follows:

THENCE S. 89 deg. 10 min. 12 sec. W. a distance of 100.85 feet along the North line of the said E. Rusk Street and the South line of the said Subject Tract to a 1/2" iron rod found for a corner, said corner being Southwest corner of the said Subject Tract and the Southeast corner of Lot 1, Block A of the Kathleen Addition as recorded in Cabinet D, Slide 78 of the Plat Records of Rockwall County, Texas;

THENCE N. 01 deg. 37 min. 22 sec. W. a distance of 150.05 feet along the West line of the said Subject Tract, the East line of the said Lot 1 and the East line of Lot 2, Block A of the said Kathleens Addition to a 1/2" iron rod found for a corner lying in the South line of E. Kaufman Street, said corner being an outside ell corner of the said Subject Tract and an inside ell corner of the said Lot 2;

THENCE N. 89 deg. 31 min. 44 sec. E. a distance of 10.10 feet along the North line of the said Subject Tract and the South line of the said Lot 2 to a 1/2" iron rod with plastic cap stamped "MTG ENG" set for a corner, said corner being an inside ell corner of the said Subject Tract and an outside ell corner of the said Lot 2;

THENCE N. 01 deg. 42 min. 43 sec. W. a distance of 50.10 feet along the West line of the said Subject Tract and the East line of the said Lot 2 to a 1/2" iron rod found for a corner lying in the South line of E. Kaufman Street, said corner being the Northwest corner of the said Subject Tract and the Northeast corner of the said Lot 2;

THENCE N. 89 deg. 19 min. 15 sec. E. a distance of 90.77 feet along the South line of the said E. Kaufman Street and the North line of the said Subject Tract to a 1/2" iron rod found for a corner lying in the intersection of the South line of the said E. Kaufman Street and the West line of the said S. Tyler Street, said corner being the Northeast corner of the said Subject Tract;

THENCE S. 01 deg. 38 min. 18 sec. E. a distance of 199.84 feet along the West line of the said E. Tyler Street and the East line of the said Subject Tract to the POINT OF BEGINNING and containing 19,656 square feet, 0.45 acre of land.

(We the undersigned owner(s) of the land shown on this plat, and designated herein as the MINOR PLAT WEBB ADDITION to the city, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I (we) further certify that all other parties who have a mortgage or lien interest in the MINOR PLAT WEBB ADDITION have been notified and assigned this plat. I (we) understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. I (we) also understand the following:

(1) No buildings shall be constructed or placed upon, over, or across the off-site and on-site 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 purposes of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.

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

(5) The developer/property owner 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 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; 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, certifying that the improvements will be made, the city administrator shall not be required to 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 the making of 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.

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

FRAN W. WEBER

BEFORE ME, the undersigned authority, a Notary Public, in and for the State of Texas, on this day personally appeared _____ whose name is subscribed to the foregoing instrument, and they acknowledged same for the purposes and considerations therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the _____ day of _____, 20__

STATE OF TEXAS
COUNTY OF _____

BEFORE ME, the undersigned authority, a Notary Public, in and for the State of Texas, on this day personally appeared _____ whose name is subscribed to the foregoing instrument, and they acknowledged same for the purposes and considerations therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the _____ day of _____, 20____

Notary Public

<p>LEGEND</p> <p>○ FOUND MONUMENT</p> <p>● SET MONUMENT</p> <p>BL BUILDING LINE</p>		<p>MINOR PLAT WEBB ADDITION</p> <p>A REPEAT OF PART OF BLOCK 11, OF THE GRIFFITH ADDITION, AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS B.F. BOYDSTON HEADRIGHT SURVEY ABSTRACT NO. 14 19,656 SQ. FT., 0.45 ACRE</p>		<p>MTG</p> <p>ENGINEERS & SURVEYORS</p> <p>5930 SummitHill Road 003.838.6533 telephone Tucker, Texas, TX 75503 003.832.4700 facsimile</p>	
Drawn By JMB	Checked By PR	Project No. 256216	Dwg. Date 05/24/2025	File No.	Sheet No. 1 OF 1

PROJECT COMMENTS



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

DATE: 7/25/2025

PROJECT NUMBER: P2025-023
PROJECT NAME: Replat for 507 E. Rusk Street
SITE ADDRESS/LOCATIONS: 507 E RUSK ST

CASE CAPTION: Hold a public hearing to discuss and consider a request by Vance Liles of MTG Engineers and Surveyors on behalf of Rodney D. and Fran Webb for the approval of a Replat for Lots 1 & 2, Block A, Webb Addition being a 0.45-acre parcel of land identified as Lot C, Block 11, Griffith Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, situated within the Old Town Rockwall (OTR) Historic District, addressed as 507 E. Rusk Street, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Bethany Ross	07/25/2025	Approved w/ Comments

07/25/2025: P2025-023; Replat for Lots 1 & 2, Block A, Webb Addition
Please address the following comments (M= Mandatory Comments; I = Informational Comments)

- I.1 This is a request for the approval of a Replat for Lots 1 & 2, Block A, Webb Addition being a 0.45-acre parcel of land identified as Lot C, Block 11, Griffith Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, situated within the Old Town Rockwall (OTR) Historic District, and addressed as 507 E. Rusk 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 (P2025-023) in the lower right-hand corner of all pages on future submittals.
- I.4 The project is subject to all requirements stipulated by the Unified Development Code (UDC) and Chapter 38, Subdivisions, of the Municipal Code of Ordinances.
- M.5 Provide the following Standard Signature Block for a plat:

STANDARD CITY SIGNATURE BLOCK

APPROVED: I hereby certify that the above and foregoing Subdivision Plat was reviewed by the Planning and Zoning Commission and approved by the City Council of the City of Rockwall, Texas for the preparation of a Final Plat on the **[DAY]** day of **[MONTH]**, **[YEAR]**.

MAYOR OF THE CITY OF ROCKWALL

PLANNING AND ZONING CHAIRMAN

CITY SECRETARY

CITY ENGINEER

M.6 Please change the title block as follows:

Final Plat
Lots 1-2, Block A
Webb Addition
Being a Replat of Lot C, Block 11
Griffith Addition
Creating 1 Lot
0.45-Acres (19,656 SF)
Situated within the B. F. Boydston Survey, Abstract No. 14
City of Rockwall, Rockwall County, Texas

M.7 Provide the owners phone number. (Chapter 38.7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances)

M.8 Please remove all build lines. (Chapter 38.7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances)

M.9 Provide the centerline for both E. Kaufman Street and N. Tyler Street. (Chapter 38.7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances)

M.10 Please remove any language about a minor plat. This is a replat. (Chapter 38.7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances)

M.11 Staff has identified the aforementioned items necessary to continue the submittal process. Please make all revisions and corrections, and provide any additional information that is requested by staff. Revisions for this case will be due as soon as possible or within 30 days of approval.

I.12 Please note that scheduled meetings for this case:

- (1) Planning and Zoning Meeting will be held on July 29, 2025
- (2) Planning and Zoning Public Hearing will be held on August 12, 2025
- (3) City Council meeting will be held on August 18, 2025.

I.12 Although this item will be on the Consent Agenda for the last two (2) meetings, staff recommends that a representative be present for the meetings as scheduled above, but is not required. The Planning and Zoning and City Council meetings will be held in the City's Council Chambers, and are scheduled to begin at 6:00 PM.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Madelyn Price	07/22/2025	Approved w/ Comments

07/22/2025: 1. It appears the sewer cleanout for this home is located up here along E Kaufman Street - do you plan on providing an easement on Lot 2 for your private sewer connection to your house or adding another tap down here along E Rusk Street? Clarify.

2. Remove all existing site features from plat.

3. 10' utility easement required along all street frontages.

4. Provide the latest general notes.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Craig Foshee	07/25/2025	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	07/21/2025	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	07/22/2025	Approved

No Comments

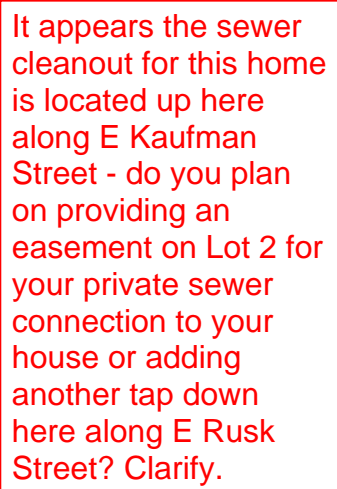
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Bethany Ross	07/25/2025	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	07/23/2025	Approved

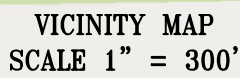
07/25/2025: For this Replat the Parks and Recreation Board will be assessing Pro-Rata Equipment Fees and Cash-In-Lieu of Land Fees for the 1 lot in Old Town Historic District.

The fees to be assessed are as follows: [1] Cash-In-Lieu of Land Fees of \$709.37 (i.e. \$709.37 x 1 lot = \$709.37), and [2] Pro-Rata Equipment Fees of \$606.19 (i.e. \$606.19 x 1 lot = \$606.19). The total fees assessed will be \$1,315.56.



10' utility easement
required along all
street frontages.

Remove all existing site features from plat.



PROPERTY LOCATION

GENERAL NOTES

- (1) Selling a portion of this addition by metes and bounds is unlawful and a violation of the subdivision ordinance of the city and chapter 212, municipal regulation of subdivisions and property development, of the Texas Local Government Code, and shall be subject to the city withholding utilities and building permits.
- (2) It shall be the policy of the city to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the city. The approval of a subdivision plan by the city does not constitute any representation, assurance or guarantee that any building within such subdivision plan shall be approved, authorized, or permit issued, nor shall such approval constitute any representation, assurance or guarantee by the city of the adequacy and availability for water and sanitary sewer for personal use and fire protection within such subdivision plan, as required under the subdivision ordinance of the city.
- (3) 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) 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) 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).
- (6) Total number of lots is two (2).
- (7) Water and sewer service is provided by the City of Rockwall.

NOTE:

- 1) ACCORDING TO F.E.M.A. FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 480547 0040 L, DATED SEPTEMBER 28, 2020, THIS PROPERTY LIES IN ZONE X, THIS PROPERTY DOES NOT APPEAR TO LIE WITHIN A 100-YEAR FLOOD PLAIN
- 2) BEARING SOURCE: BEARINGS BASED UPON THE TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202, NAD-83
- 3) ALL IRON RODS SET ARE CAPPED WITH PLASTIC CAPS STAMPED "MTC ENG"
- 4) IT SHALL BE THE POLICY OF THE CITY OF ROCKWALL TO WITHHOLD ISSUING BUILDING PERMITS UNTIL ALL EXISTING 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 UNLESS SUCH PLAT APPROVAL CONSTITUTE ANY REPRESENTATION ASSURANCE OR GUARANTEE BY THE CITY OF ROCKWALL. ADDRESS: 10000 W. STATE ST. ROCKWALL, TEXAS 75087. WITHIN SUCH PLAT AS REQUIRED UNDER ORDINANCE 83-54
- 5) THE PURPOSE OF THIS PLAT IS TO CREATE TWO PLATTED LOTS F LOT

CERTIFICATE OF APPROVAL

I hereby certify that the above and foregoing subdivision plat - being an addition to the City of Rockwall, Texas - was approved by the Director of Planning and Zoning and the city engineer of the City of Rockwall, Texas on the _____ day of _____, 202__

GENERAL NOTES [Please add this to any other notes included on the plat.]

- (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).

OWNERS CERTIFICATION

Whereas Rodney D. Webb and Fran W. Webb are the owners of that certain lot, tract or parcel of land situated in the B.F. Boydston Headright Survey, Abstract No. 14, City of Rockwall, Rockwall County, Texas, and being more particularly described as follows:

All that certain lot, tract or parcel of land situated in the B.F. Boydston Headright Survey, Abstract No. 14, Rockwall County, Texas, said corner being a part of Block 11 in the Griffith's Addition, an unrecorded addition, Rockwall County, Texas, same being all that certain tract of land described in the deed from Marth Ann Myers to Rodney D. Webb, et al, as recorded in Document Number 20160000011948 of the Official Public Records of Rockwall County, Texas (hereinafter called Subject Tract) and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" iron rod found for a corner lying in the intersection of the East line of S. Tyler Street and the North line of E. Rusk Street, said corner being the Southeast corner of the said Subject Tract;

THENCE S. 89 deg. 10 min. 12 sec. W. a distance of 100.85 feet along the North line of the said E. Rusk Street and the South line of the said Subject Tract to a 1/2" iron rod found for a corner, said corner being Southwest corner of the said Subject Tract and the Southeast corner of Lot 1, Block A of the Kathleen Addition as recorded in Cabinet D, Slide 78 of the Plat Records of Rockwall County, Texas;

THENCE N. 01 deg. 37 min. 22 sec. W. a distance of 150.05 feet along the West line of the said Subject Tract, the East line of the said Lot 1 and the East line of Lot 2, Block A of the said Kathleens Addition to a 1/2" iron rod found for a corner lying in the South line of E. Kaufman Street, said corner being an outside ell corner of the said Subject Tract and an inside ell corner of the said Lot 2;

THENCE N. 89 deg. 31 min. 44 sec. E. a distance of 10.10 feet along the North line of the said Subject Tract and the South line of the said Lot 2 to a 1/2" iron rod with plastic cap stamped "MTG ENG" set for a corner, said corner being an inside ell corner of the said Subject Tract and an outside ell corner of the said Lot 2;

THENCE N. 01 deg. 42 min. 43 sec. W. a distance of 50.10 feet along the West line of the said Subject Tract and the East line of the said Lot 2 to a 1/2" iron rod found for a corner lying in the South line of E. Kaufman Street, said corner being the Northwest corner of the said Subject Tract and the Northeast corner of the said Lot 2;

THENCE N. 89 deg. 19 min. 15 sec. E. a distance of 90.77 feet along the South line of the said E. Kaufman Street and the North line of the said Subject Tract to a 1/2" iron rod found for a corner lying in the intersection of the South line of the said E. Kaufman Street and the West line of the said S. Tyler Street, said corner being the Northeast corner of the said Subject Tract;

THENCE S. 01 deg. 38 min. 18 sec. E. a distance of 199.84 feet along the West line of the said E. Tyler Street and the East line of the said Subject Tract to the POINT OF BEGINNING and containing 19,856 square feet, 0.45 acre of land.

I (we) the undersigned one(s) of the land shown on this plat, and designated herein as the MINOR PLAT WEBB ADDITION to the city, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I (we) further certify that all other parties who have a mortgage or lien interest in the MINOR PLAT WEBB ADDITION have been notified and signed this plat. I (we) understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. I (we) also understand the following:

(1) No buildings shall be constructed or placed upon, over, or across the off-site and on-site utility easements as described herein.

removed all or part of any buildings, in any way endanger or interfere with or obstruct access on any of these easement strips; and to ingress to, from and upon the said lands for the purpose of inspecting, patrolling, maintaining, and repairing the same without the necessity of, at any

bear total responsibility for storm

necessary facilities to provide drainage
drainage area are not adversely affected

ected on any lot in this addition by the
complied with all requirements of the
respect to the entire block on the
installation of streets with the required
structures, storm structures, storm sewers,

improvements, as determined by the commercial rate basis, has been made by the developer and/or owner, private commercial rates, or have the row deposit, should the developer within the time stated in such make such improvements itself. Such payments as the work progresses in the city secretary, supported by evidence

shall the developer and/or owner file 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.

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

RODNEY D. WEBB

FRAN W. WEBB

STATE OF TEXAS
COUNTY OF _____

BEFORE ME, the undersigned authority, a Notary Public, in and for the State of Texas, on this day personally appeared _____ whose name is subscribed to the foregoing instrument, and they acknowledged same for the purposes and considerations therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the _____ day of _____, 20____

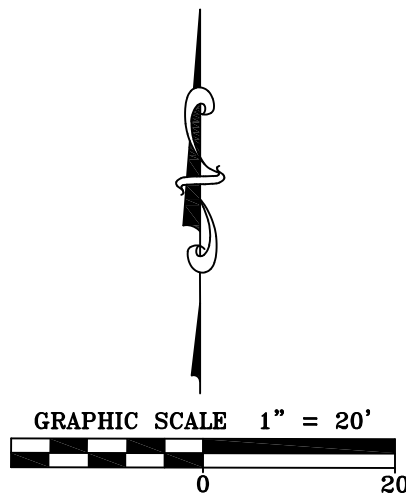
Notary Public

STATE OF TEXAS
COUNTY OF _____

BEFORE ME, the undersigned authority, a Notary Public, in and for the State of Texas, on this day personally appeared _____ whose name is subscribed to the foregoing instrument, and they acknowledged same for the purposes and considerations therein expressed, and in the capacity therein stated.


GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the _____ day of _____, 20____

Notary Public



OWNER:
RODNEY D. WEBB
FRAN W. WEBB

ADDRESS:
507 EAST RUSK STREET
ROCKWALL, TX. 75087

<p>LEGEND</p> <p>○ FOUND MONUMENT ● SET MONUMENT</p> <p>BL BUILDING LINE</p>		<p>MINOR PLAT WEBB ADDITION</p> <p>A REPLAT OF PART OF BLOCK 11, OF THE GRIFFITH ADDITION, AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS B.F. BOYDSTON HEADRIGHT SURVEY ABSTRACT NO. 14 19,656 SQ. FT., 0.45 ACRE</p>		 <p>5930 Summerhill Road 903.838.8533 telephone Tucker, LA 75590 903.832.4700 facsimile</p>	
<p>Drawn By _____</p> <p>Checked By _____</p>		<p>Project No. 256216</p> <p>Dwg. Date 06/24/2025</p>		<p>File No. _____</p> <p>Sheet No. 1 OF 1</p>	



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}
- ☐ PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) ¹

OTHER APPLICATION FEES:

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

NOTES:

¹: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.
²: A \$1,000.00 FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 507 E Rusk

SUBDIVISION Griffith

LOT C

BLOCK 11

GENERAL LOCATION North of Rusk St, West of Tyler St, South of Kaufman St

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING SF-7

CURRENT USE Single Family

PROPOSED ZONING SF-7

PROPOSED USE Single Family

ACREAGE 0.45

LOTS [CURRENT]

1

LOTS [PROPOSED]

2

- ☐ **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 Rodney D Webb, Fran W Webb

☒ APPLICANT MTG Engineers and Surveyors

CONTACT PERSON Rodney Webb

CONTACT PERSON Vance Liles

ADDRESS 507 E Rusk

ADDRESS 6417 Wesley

CITY, STATE & ZIP Rockwall, Tx 75087

CITY, STATE & ZIP Greenville, Tx 75402

PHONE

PHONE

E-MAIL

E-MAIL

NOTARY VERIFICATION [REQUIRED]

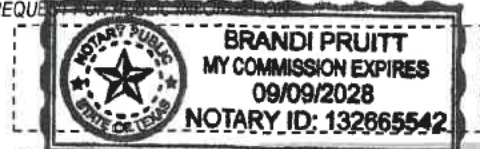
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Rodney Webb [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 320.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 18th DAY OF July, 2025 BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR INFORMATION."

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 16th DAY OF July, 2025

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



MY COMMISSION EXPIRES

09/09/2028



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.

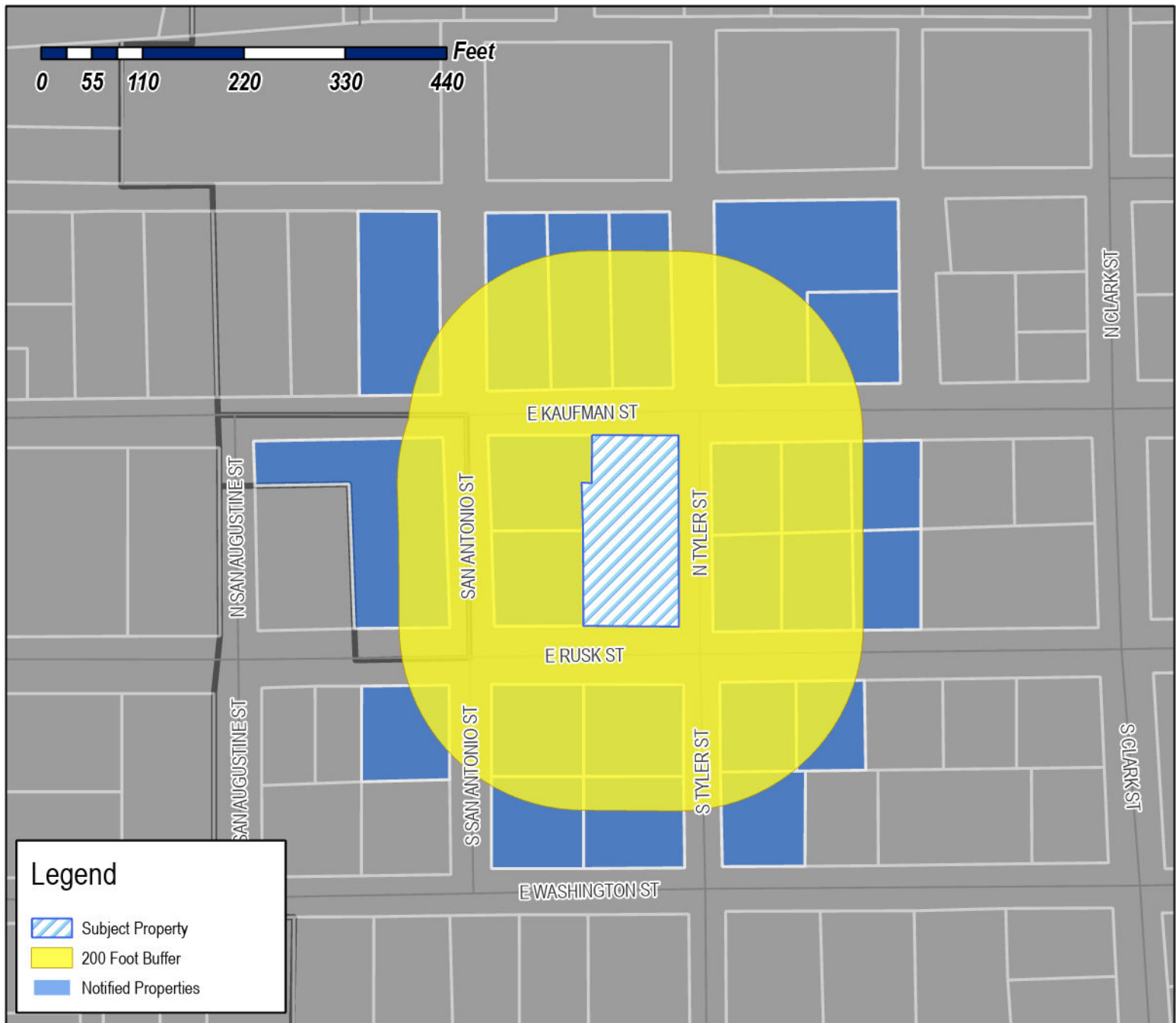




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Case Number: P2025-023
Case Name: Replat for Lots 1 & 2, Block A, Webb Addition
Case Type: Replat
Zoning: Single-Family 7 (SF-7) District
Case Address: 507 E Rusk Street

Date Saved: 7/24/2025

For Questions on this Case Call: (972) 771-7745



SOUTHWESTERN BELL TELEPHONE CO
ATTN: PROPERTY TAX DEPARTMENT
1010 Pine St # 9E-L-01
Saint Louis, MO 63101

QUINTON BILLY & AUTUMN
102 N TYLER ST
ROCKWALL, TX 75087

QUINTON BILLY & AUTUMN
102 N TYLER ST
ROCKWALL, TX 75087

KUPPER LEROY J ET UX
108 ELM CREST DR
ROCKWALL, TX 75087

HARPER LYDIA
1200 CLEVELAND STREET APT 327
DENTON, TX 76201

SMILEY KAREN APRIL
INDEPENDENT ADMINISTRATOR - ESTATE OF
ROBERT THOMAS WIKTORCH
1319 Nevarc Rd
Warminster, PA 18974

MORGAN MARY FRANCES COLEY
180 SAN ANTONIO STREET
ROCKWALL, TX 75087

WIMPEE JOE AND
BEAU WIMPEE
1800 DALTON RD
ROCKWALL, TX 75087

BALL JUSTIN
2155 CLUBVIEW DR
ROCKWALL, TX 75087

GLASS JERRY
301 MEADOWDALE DR
ROCKWALL, TX 75087

BONFANTE VITTORIO & ANGELA
3111 ANNETTE CT
GARLAND, TX 75044

RESIDENT
405 E KAUFMAN ST
ROCKWALL, TX 75087

RESIDENT
406 E KAUFMAN
ROCKWALL, TX 75087

RESIDENT
406 E RUSK
ROCKWALL, TX 75087

BOSS MORRIS E & DEBRA KAY
408 RIDGEVIEW DR
ROCKWALL, TX 75087

BARTON SHANNON G
501 E. KAUFMAN
ROCKWALL, TX 75087

TAMEZ PEDRO ET EX
502 E RUSK ST
ROCKWALL, TX 75087

RICHARDSON CATHERINE E AND TRENTON R
503 E KAUFMAN
ROCKWALL, TX 75087

ARCHER KERRY ANNE
503 E RUSK ST
ROCKWALL, TX 75087

RESIDENT
503 E WASHINGTON
ROCKWALL, TX 75087

RESIDENT
505 E KAUFMAN
ROCKWALL, TX 75087

DUTT JOHN RICHARD JR ETUX
505 E WASHINGTON ST
ROCKWALL, TX 75087

BIRKENBACK JOSSEPH M & OLGA M
506 E RUSK ST
ROCKWALL, TX 75087

WEBB RODNEY D AND FRAN W
507 E RUSK ST
ROCKWALL, TX 75087

RESIDENT
601 E KAUFMAN ST
ROCKWALL, TX 75087

RESIDENT
601 E RUSK ST
ROCKWALL, TX 75087

RESIDENT
601 E WASHINGTON
ROCKWALL, TX 75087

RESIDENT
602 E RUSK
ROCKWALL, TX 75087

WALKER KELLI & JESSICA
603 E RUSK ST
ROCKWALL, TX 75087

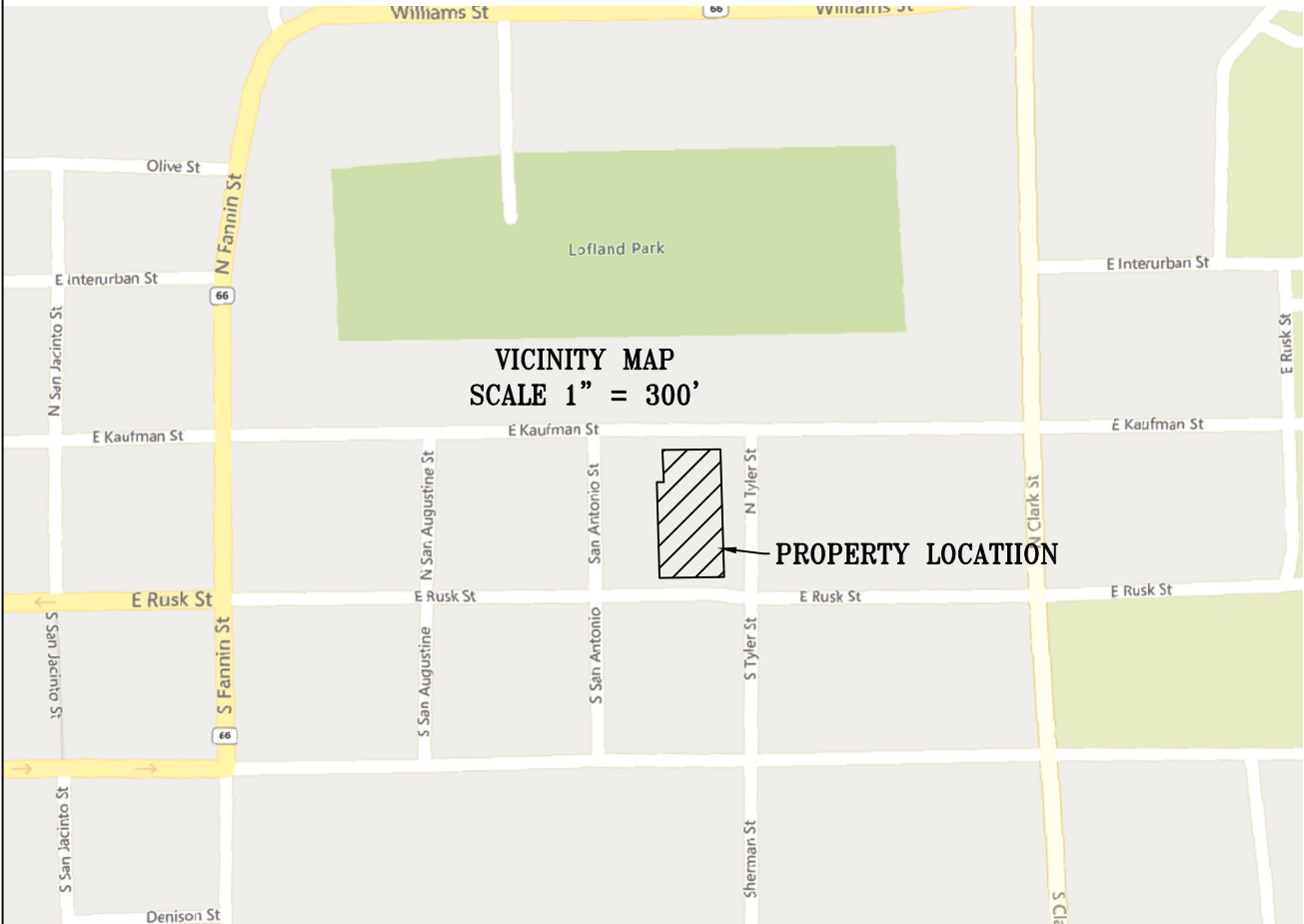
GALVAN CARMAN
604 E KAUFMAN ST
ROCKWALL, TX 75087

HORNER ANDREA J
604 E. RUSK ST
ROCKWALL, TX 75087

HARPER VICKI DAWSON
605 E KAUFMAN ST
ROCKWALL, TX 75087

RESIDENT
605 E RUSK
ROCKWALL, TX 75087

ROCKWALL COMMUNITY PLAYHOUSE
609 E RUSK ST
ROCKWALL, TX 75087



Section 1. Selling a portion of this addition by metes and bounds is unlawful and a violation of the subdivision ordinance of the city and chapter 212, municipal regulation of subdivisions and property development, of the State of Texas Local Government Code, and shall be subject to the city withholding utilities and building permits.

Section 2. It shall be the policy of the city 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 plan by the city does not constitute any representation, assurance or guarantee that any building within such subdivision plan shall be approved, authorized, or permit issued, nor shall such approval constitute any representation, assurance or guarantee by the city of the adequacy and availability for water and sanitary sewer for personal use and fire protection within such subdivision plan, as required under the subdivision ordinance of the city.

Section 3. 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.

Section 4. All fire lines will be constructed, maintained, repaired and replaced by the property owner. Fire lines shall be constructed in accordance with the approved civil engineering plans for both on-site and off-site fire line improvements.

Section 5. 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).

Section 6. Total number of lots is two (2).

Section 7. Water and sewer service is provided by the City of Rockwall.

- 1) ACCORDING TO F.E.M.A. FLOOD INSURANCE RATE MAP. COMMUNITY PANEL NO. 480547 0040 L, DATED SEPTEMBER 26, 2020, THIS PROPERTY LIES IN ZONE X, THIS PROPERTY DOES NOT APPEAR TO LIE WITHIN A 100-YEAR FLOOD PLAIN
- 2) BEARING SOURCE: BEARINGS BASED UPON THE TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202, NAD-83
- 3) ALL IRON RODS SET ARE CAPPED WITH PLASTIC CAPS STAMPED "MTG ENG"
- 4) 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, THE CITY SHALL 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
- 5) THE PURPOSE OF THIS PLAT IS TO CREATE TWO PLATTED LOTS FROM AN EXISTING UNRECORDED PLATTED LOT

I hereby certify that the above and forgoing subdivision plat - being an addition to the City of Rockwall, Texas - was approved by the Director of Planning and Zoning and the city engineer of the City of Rockwall, Texas on the _____ day of _____, 202__

CITY ENGINEER

I, PAUL RUST, REGISTERED PROFESSIONAL LAND SURVEYOR, STATE OF TEXAS, DO CERTIFY THAT THE PLAT HEREON WAS MADE FROM MEASUREMENTS PERFORMED UPON THE GROUND, THE LINES AND DIMENSIONS OF SAID PROPERTY BEING INDICATED BY PLAT, THE CORNER MONUMENTS SHOWN HEREON WERE SET OR FOUND AS DESCRIBED, AND IS A TRUE SURVEY TO THE BEST OF MY KNOWLEDGE AND BELIEF.

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE

PAUL RUST
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 6003, STATE OF TEXAS
FIRM CERTIFICATE NO. 101011-00
DATE: JUNE 24, 2025

All that certain lot, tract or parcel of land situated in the B.F. Boydston Hedgright Survey, Abstract No. 14, Rockwall County, Texas, said corner being a part of Block 11 in the Griffith's Addition, an unrecorded addition, Rockwall County, Texas, same being all that certain tract of land described in the deed from Marth Ann Myers to Rodney D. Webb, et al, as recorded in Document Number 20160000011948 of the Official Public Records of Rockwall County, Texas (hereinafter called Subject Tract) and being more particularly described by metes and bounds as follows:

THENCE S. 89 deg. 10 min. 12 sec. W. a distance of 100.85 feet along the North line of the said E. Rusk Street and the South line of the said Subject Tract to a 1/2" iron rod found for a corner, said corner being Southwest corner of the said Subject Tract and the Southeast corner of Lot 1, Block A of the Kathleen Addition as recorded in Cabinet B, Slide 78 of the Plat Records of Rockwall County, Texas;

THENCE N. 89 deg. 31 min. 44 sec. E. a distance of 10.10 feet along the North line of the said Subject Tract and the South line of the said Lot 2 to a 1/2" iron rod with plastic cap stamped "MTG ENG" set for a corner, said corner being an inside ell corner of the said Subject Tract and an outside ell corner of the said Lot 2;

THENCE N. 89 deg. 19 min. 5 sec. E. a distance of 90.77 feet along the South line of the said E. Kaufman Street and the North line of the said Subject Tract to a 1/2" iron rod found for a corner lying in the intersection of the South line of the said E. Kaufman Street and the West line of the said S. Tyler Street, said corner being the Northeast corner of the said Subject Tract;

(we) the undersigned owner(s) of the land shown on this plat, and designated herein as the MINOR PLAT WEBB ADDITION to the city, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I (we) further certify that all other parties who have a mortgage or lien interest in the MINOR PLAT WEBB ADDITION have been notified and signed this plat. I (we) understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. I (we) also understand the following:

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

(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 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; 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, certifying that the improvements shall be installed at the time and in the manner specified in 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 such improvements, but 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.

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

RODNEY D. WEBB

FRAN W. WEBER

STATE OF TEXAS
COUNTY OF _____

BEFORE ME, the undersigned authority, a Notary Public, in and for the State of Texas, on this day personally appeared _____ whose name is subscribed to the foregoing instrument, and they acknowledged same for the purposes and considerations therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the _____ day of _____, 20____

Notary Public

STATE OF TEXAS
COUNTY OF _____

BEFORE ME, the undersigned authority, a Notary Public, in and for the State of Texas, on this day personally appeared _____ whose name is subscribed to the foregoing instrument, and they acknowledged same for the purposes and considerations therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the _____ day of _____, 20__

Notary Public

<p>LEGEND</p> <p>○ FOUND MONUMENT</p> <p>● SET MONUMENT</p> <p>BL BUILDING LINE</p>		<p>MINOR PLAT WEBB ADDITION</p> <p>A REPLAT OF PART OF BLOCK 11, OF THE GRIFFITH ADDITION, AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS B.F. BOYDSTON HEADRIGHT SURVEY ABSTRACT NO. 14 19,656 SQ. FT., 0.45 ACRE</p>		<p>MTG</p> <p>ENGINEERS & SURVEYORS</p> <p>5930 Summit Hill Road 903.838.6533 telephone Tucker, Texas, TX 75503 903.832.4700 facsimile</p>	
Drawn By JMB	Checked By PR	Project No. 256216	Dwg. Date 05/24/2025	File No.	Sheet No. 1 OF 1



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: August 12, 2025
APPLICANT: Vance Liles; *MTG Engineers and Surveyors*
CASE NUMBER: P2025-023; *Replat for Lots 1 & 2, Block A, Webb Addition*

SUMMARY

Hold a public hearing to discuss and consider a request by Vance Liles of MTG Engineers and Surveyors on behalf of Rodney D. and Fran Webb for the approval of a Replat for Lots 1 & 2, Block A, Webb Addition being a 0.45-acre parcel of land identified as Lot C, Block 11, Griffith Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, situated within the Old Town Rockwall (OTR) Historic District, addressed as 507 E. Rusk Street, and take any action necessary.

PLAT INFORMATION

- ☑ Purpose. The applicant is requesting the approval of a Replat for a 0.45-acre tract of land (*i.e. Lot C, Block 11, Griffith Addition*) for the purpose of subdividing the residential lot into two (2) separate residential lots.
- ☑ Background. The subject property was annexed prior to 1934 based on the April 1934 Sanborn Maps. The 2017 *Historic Preservation Resource Survey* states that existing on the subject property is a 1,997 SF single-family home that was constructed in 1894 and is considered *Medium Contributing*. In addition, one (1) accessory structure (*i.e. a detached garage*) was constructed on the property in 1985. According to the City's historic zoning maps, the subject property was zoned Single Family 3 (SF-3) District as of January 3, 1972. This designation changed between January 4, 1972 and May 15, 1983 to a Single-Family 7 (SF-7) District based on the May 16, 1983 zoning map. The property has remained zoned Single Family (SF-7) District since May 16, 1983. On April 10, 2025, the Board of Adjustments (BOA) approved a variance [*Case No. BOA 2025-I-V*] from the zoning requirements to allow a decrease in lot depth from 100 feet to 90.78 feet and to reduce the minimum required lot size of 7,000 SF to 5,500 SF. This approval was necessary to facilitate the approval of this subdivision plat.
- ☑ Public Hearing. This Replat requires a public hearing at both the Planning and Zoning Commission and City Council in accordance with Subsection 015(f) *Additional Requirements for Certain Replats*, of Chapter 212, *Municipal Regulation of Subdivisions and Property Development*, of the Texas Local Government Code.
- ☑ Parks Board. On August 5, 2025, the Parks and Recreation Board reviewed the Replat and made the following recommendations concerning the proposed subdivision:
 - The property owner shall pay *Cash-In-Lieu of Land Fees* of \$709.37 (*i.e. \$709.37 x 1 lots = \$709.37*), and
 - The property owner shall pay *Pro-Rata Equipment* fees of \$606.19 (*i.e. \$606.19 x 1 lots = \$606.19*).
- ☑ 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 Replat by the City Council shall constitute approval subject to the conditions stipulated in the *Conditions of Approval* section below. With the exception of the items listed in the *Conditions of Approval* section of this case memo, this plat is in substantial compliance with the requirements of Chapter 38, *Subdivisions*, of the Municipal Code of Ordinances.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to recommend approval of the Replat for *Lots 1 & 2, Block A, Webb Addition*, staff would propose the following conditions of approval:

- (1) All technical comments from the Engineering, Planning and Fire Departments shall be addressed prior to the filing of this plat; and,
- (2) Any construction resulting from the approval of this Replat shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.



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}
- ☐ PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) ¹

OTHER APPLICATION FEES:

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

NOTES:

¹: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.
²: A \$1,000.00 FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 507 E Rusk

SUBDIVISION Griffith

LOT C

BLOCK 11

GENERAL LOCATION North of Rusk St, West of Tyler St, South of Kaufman St

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING SF-7

CURRENT USE Single Family

PROPOSED ZONING SF-7

PROPOSED USE Single Family

ACREAGE 0.45

LOTS [CURRENT] 1

LOTS [PROPOSED] 2

- ☐ **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 Rodney D Webb, Fran W Webb

☒ APPLICANT MTG Engineers and Surveyors

CONTACT PERSON Rodney Webb

CONTACT PERSON Vance Liles

ADDRESS 507 E Rusk

ADDRESS 6417 Wesley

CITY, STATE & ZIP Rockwall, Tx 75087

CITY, STATE & ZIP Greenville, Tx 75402

PHONE

PHONE

E-MAIL

E-MAIL

NOTARY VERIFICATION [REQUIRED]

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

"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 320.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 18th DAY OF July, 2025 BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR INFORMATION."

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 16th DAY OF July, 2025

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



MY COMMISSION EXPIRES

09/09/2028

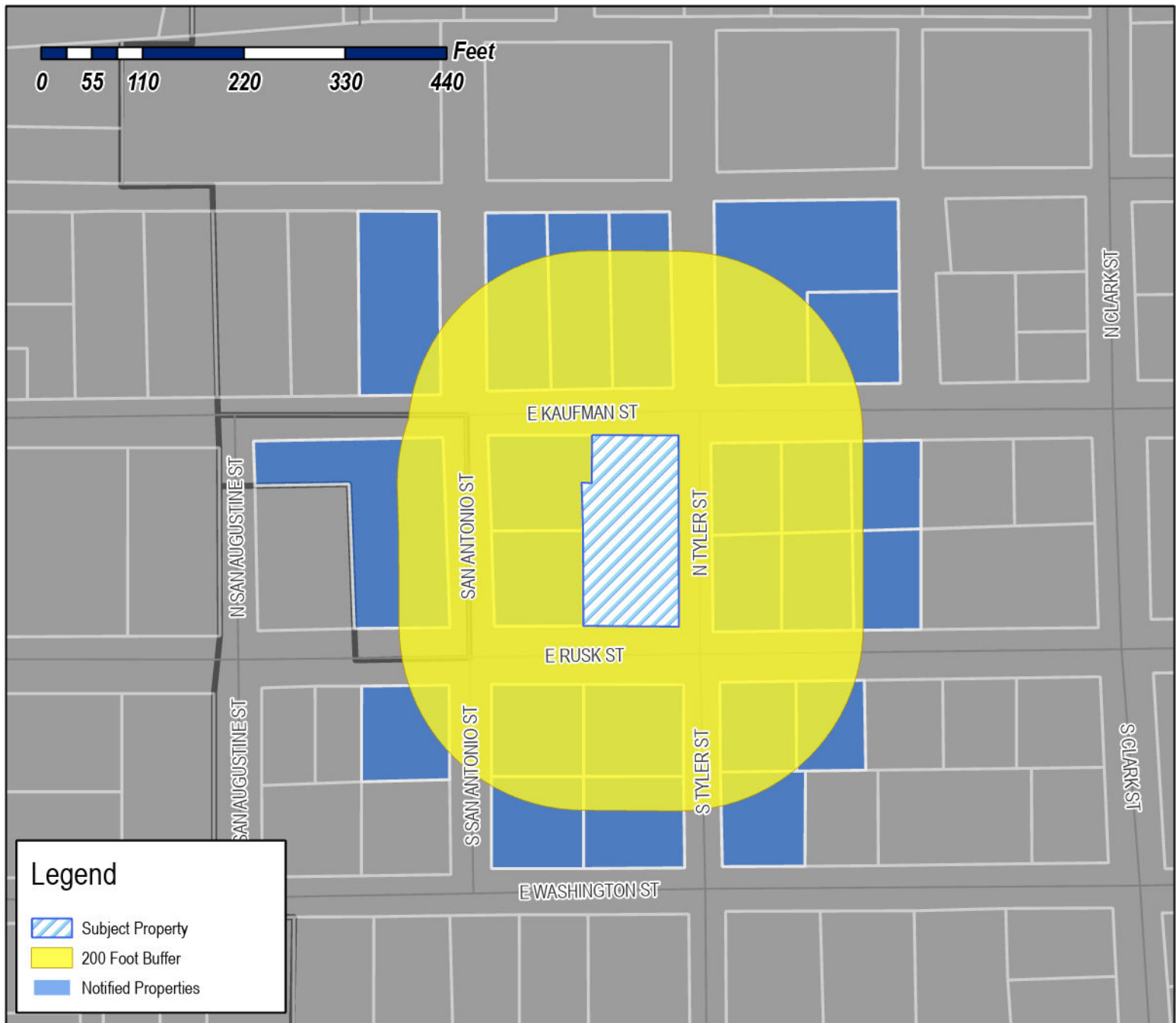




City of Rockwall

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.



Case Number: P2025-023
Case Name: Replat for Lots 1 & 2, Block A, Webb Addition
Case Type: Replat
Zoning: Single-Family 7 (SF-7) District
Case Address: 507 E Rusk Street

Date Saved: 7/24/2025

For Questions on this Case Call: (972) 771-7745



SOUTHWESTERN BELL TELEPHONE CO
ATTN: PROPERTY TAX DEPARTMENT
1010 Pine St # 9E-L-01
Saint Louis, MO 63101

QUINTON BILLY & AUTUMN
102 N TYLER ST
ROCKWALL, TX 75087

QUINTON BILLY & AUTUMN
102 N TYLER ST
ROCKWALL, TX 75087

KUPPER LEROY J ET UX
108 ELM CREST DR
ROCKWALL, TX 75087

HARPER LYDIA
1200 CLEVELAND STREET APT 327
DENTON, TX 76201

SMILEY KAREN APRIL
INDEPENDENT ADMINISTRATOR - ESTATE OF
ROBERT THOMAS WIKTORCH
1319 Nevarc Rd
Warminster, PA 18974

MORGAN MARY FRANCES COLEY
180 SAN ANTONIO STREET
ROCKWALL, TX 75087

WIMPEE JOE AND
BEAU WIMPEE
1800 DALTON RD
ROCKWALL, TX 75087

BALL JUSTIN
2155 CLUBVIEW DR
ROCKWALL, TX 75087

GLASS JERRY
301 MEADOWDALE DR
ROCKWALL, TX 75087

BONFANTE VITTORIO & ANGELA
3111 ANNETTE CT
GARLAND, TX 75044

RESIDENT
405 E KAUFMAN ST
ROCKWALL, TX 75087

RESIDENT
406 E KAUFMAN
ROCKWALL, TX 75087

RESIDENT
406 E RUSK
ROCKWALL, TX 75087

BOSS MORRIS E & DEBRA KAY
408 RIDGEVIEW DR
ROCKWALL, TX 75087

BARTON SHANNON G
501 E. KAUFMAN
ROCKWALL, TX 75087

TAMEZ PEDRO ET EX
502 E RUSK ST
ROCKWALL, TX 75087

RICHARDSON CATHERINE E AND TRENTON R
503 E KAUFMAN
ROCKWALL, TX 75087

ARCHER KERRY ANNE
503 E RUSK ST
ROCKWALL, TX 75087

RESIDENT
503 E WASHINGTON
ROCKWALL, TX 75087

RESIDENT
505 E KAUFMAN
ROCKWALL, TX 75087

DUTT JOHN RICHARD JR ETUX
505 E WASHINGTON ST
ROCKWALL, TX 75087

BIRKENBACK JOSSEPH M & OLGA M
506 E RUSK ST
ROCKWALL, TX 75087

WEBB RODNEY D AND FRAN W
507 E RUSK ST
ROCKWALL, TX 75087

RESIDENT
601 E KAUFMAN ST
ROCKWALL, TX 75087

RESIDENT
601 E RUSK ST
ROCKWALL, TX 75087

RESIDENT
601 E WASHINGTON
ROCKWALL, TX 75087

RESIDENT
602 E RUSK
ROCKWALL, TX 75087

WALKER KELLI & JESSICA
603 E RUSK ST
ROCKWALL, TX 75087

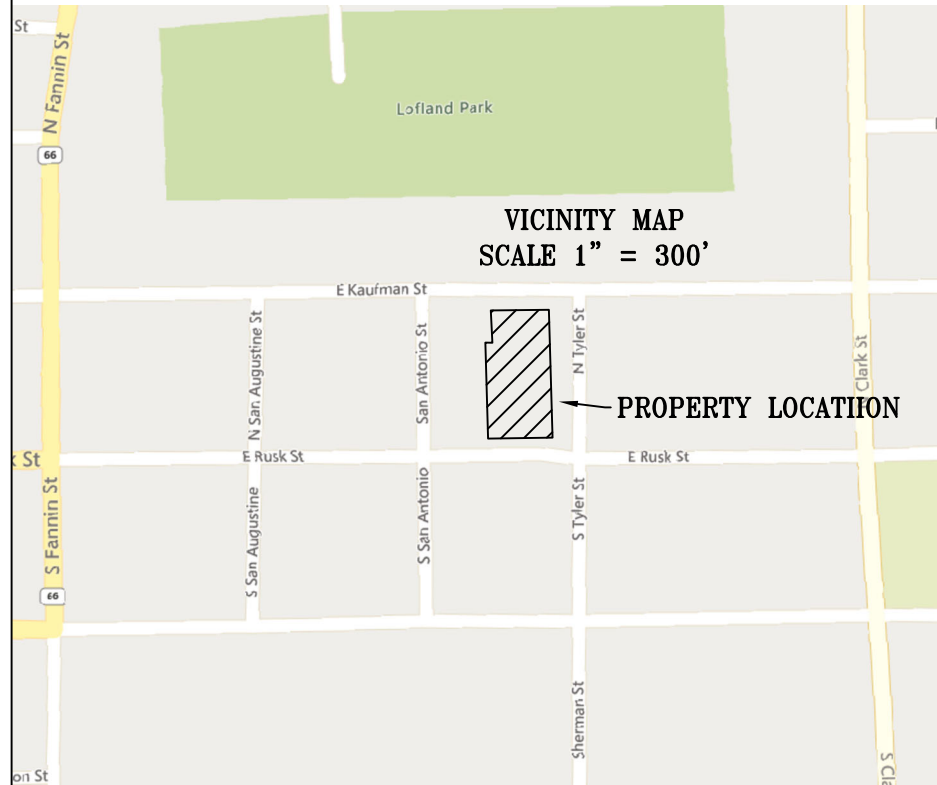
GALVAN CARMAN
604 E KAUFMAN ST
ROCKWALL, TX 75087

HORNER ANDREA J
604 E. RUSK ST
ROCKWALL, TX 75087

HARPER VICKI DAWSON
605 E KAUFMAN ST
ROCKWALL, TX 75087

RESIDENT
605 E RUSK
ROCKWALL, TX 75087

ROCKWALL COMMUNITY PLAYHOUSE
609 E RUSK ST
ROCKWALL, TX 75087



- (1) Selling a portion of this addition by metes and bounds is unlawful and a violation of the subdivision ordinance of the city and chapter 212, municipal regulation of subdivisions and property development, of the Texas Local Government Code, and shall be subject to the city withholding utilities and building permits.
- (2) It shall be the policy of the city 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 plan by the city does not constitute any representation, assurance or guarantee that any building within such subdivision plan shall be approved, authorized, or permit issued, nor shall such approval constitute any representation, assurance or guarantee by the city of the adequacy and availability for water and sanitary sewer for personal use and fire protection within such subdivision plan, as required under the subdivision ordinance of the city.
- (3) 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) 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) 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).
- (6) Total number of lots is two (2).
- (7) Water and sewer service is provided by the City of Rockwall.

- 1) ACCORDING TO F.E.M.A. FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 480647 0040 L, DATED SEPTEMBER 26, 2008, THIS PROPERTY LIES IN ZONE X, THIS PROPERTY DOES NOT APPEAR TO LIE WITHIN A 100-YEAR FLOOD PLAIN
- 2) BEARING SOURCE: BEARINGS BASED UPON THE TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202, NAD-83
- 3) ALL IRON RODS SET ARE CAPPED WITH PLASTIC CAPS STAMPED "MTC ENG"
- 4) 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 THEREAFTER ISSUED. THE CITY'S 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
- 5) THE PURPOSE OF THIS PLAT IS TO CREATE TWO PLATTED LOTS FROM AN EXISTING UNRECORDED PLATTED LOT

I hereby certify that the above and forgoing subdivision plat reviewed approved by the Planning and Zoning Commission and approved by the City Council of the City of Rockwall, Texas for the preparation of a FINAL PLAT the _____ day of _____, 202____.

PLANNING AND ZONING CHAIRMAN

CITY ENGINEER

I, PAUL RUST, REGISTERED PROFESSIONAL LAND SURVEYOR, STATE OF TEXAS, DO CERTIFY THAT THE PLAT HEREON WAS MADE FROM MEASUREMENTS PERFORMED UPON THE GROUND, THE LINES AND DIMENSIONS OF SAID PROPERTY BEING INDICATED BY PLAT, THE CORNER MONUMENTS SHOWN HEREON WERE SET OR FOUND AS DESCRIBED, AND IS A TRUE SURVEY TO THE BEST OF MY KNOWLEDGE AND BELIEF.

*PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE

PAUL RUST
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 6003, STATE OF TEXAS
FIRM CERTIFICATE NO. 101011-00
DATE: JUNE 28, 2025

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.

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

FRAN W. WEBB

BEFORE ME, the undersigned authority, a Notary Public, in and for the State of Texas, on this day personally appeared _____ whose name is subscribed to the foregoing instrument, and they acknowledged same for the purposes and considerations therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the _____ day of _____, 20__




Notary Public

STATE OF TEXAS
COUNTY OF _____

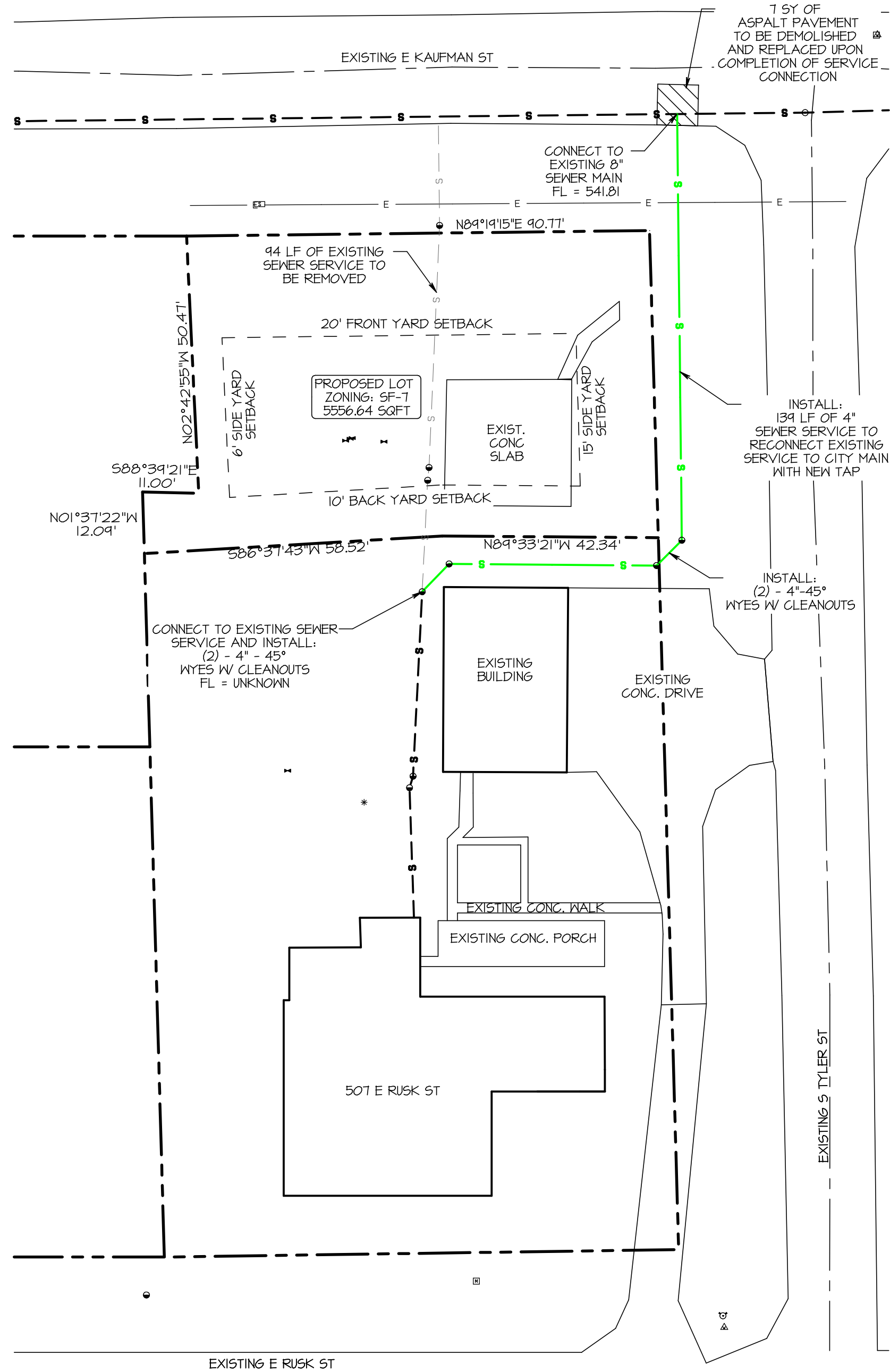
BEFORE ME, the undersigned authority, a Notary Public, in and for the State of Texas, on this day personally appeared _____ whose name is subscribed to the foregoing instrument, and they acknowledged same for the purposes and considerations therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the _____ day of _____, 20____

Notary Public

LEGEND  FOUND MONUMENT  SET MONUMENT B.L. BUILDING LINE		FINAL PLAT LOTS 1-2, BLOCK A WEBB ADDITON					
		BEING A REPLAT OF LOT C, BLOCK 11 GRIFFITH ADDITION CREATING 1 LOT 0.45 ACRE (19,656 SF) SITUATED WITHIN THE B.F. BOYDSTON SURVEY ABSTRACT NO. 4 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS					
		Drawn By JMB	Checked By PR	Project No. 256216	Dwg. Date 07/28/2025	Case No. P2025-023	Sheet No. 1 OF 1

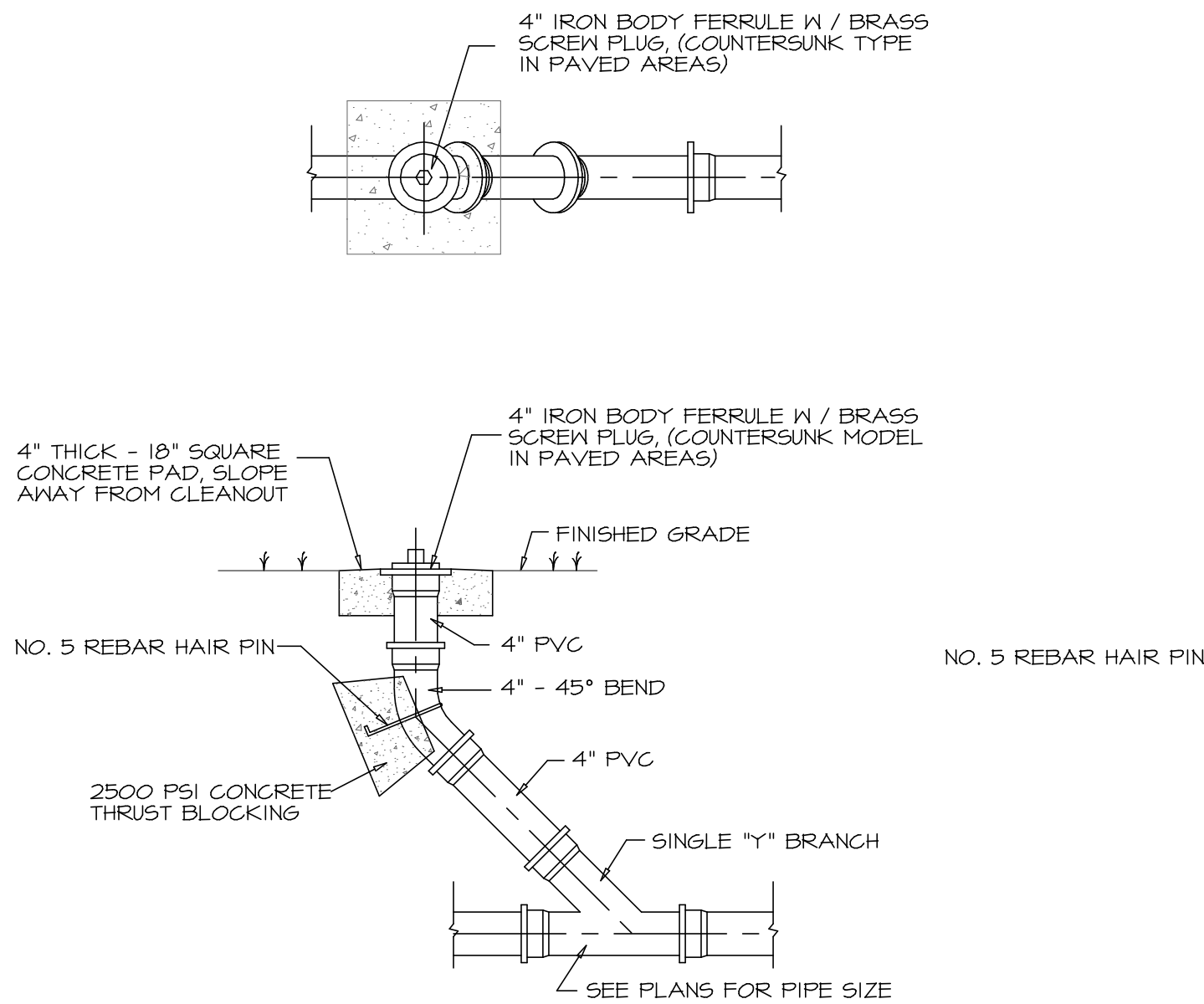
X:\2025 Projects\256216 Web\Plat\05 Engineering Design\Design_01.pro
Tue Jul 1, 2025 3:32PM



PROPOSED UTILITY LAYOUT
SCALE: 1" = 20'

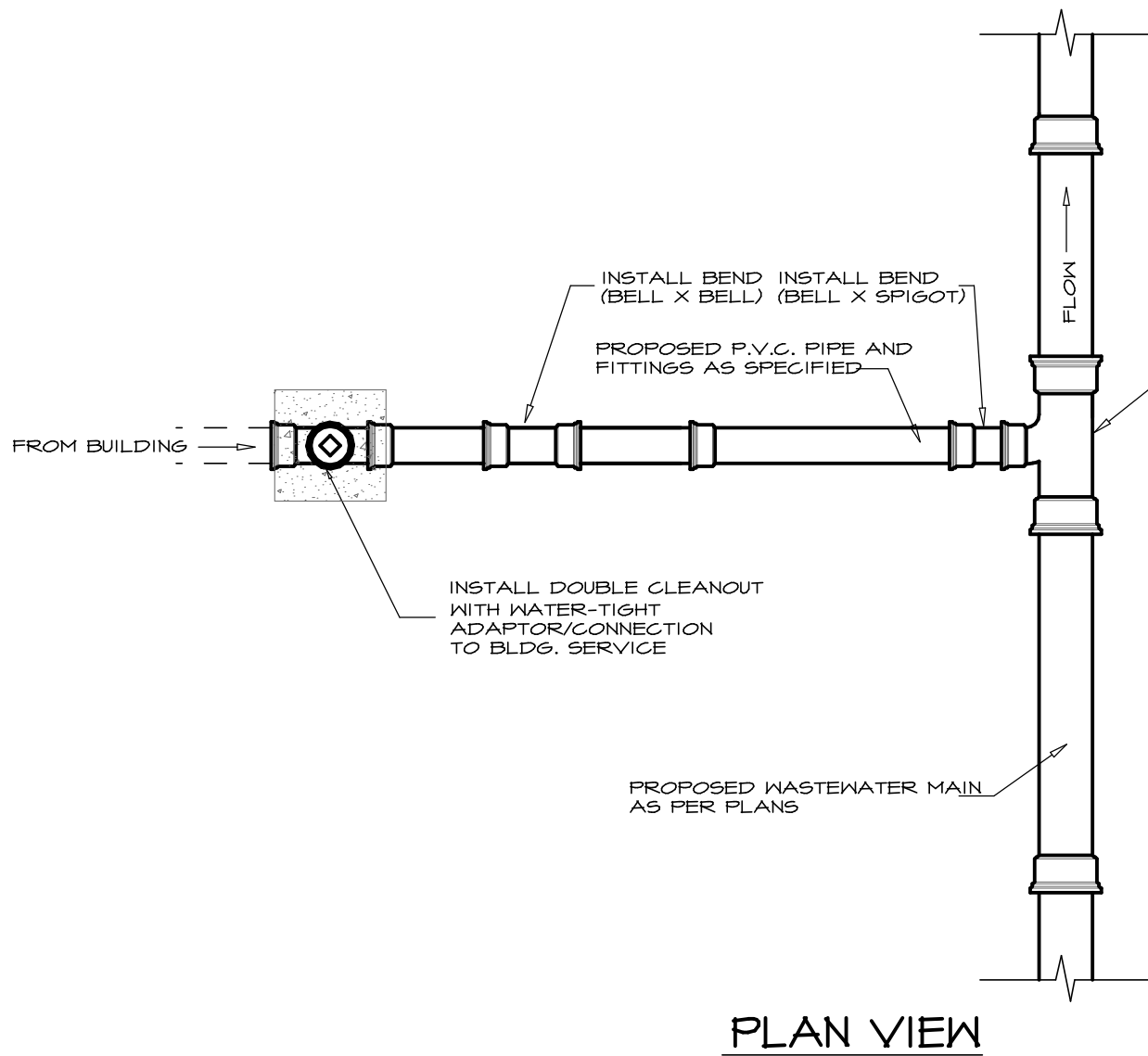
GENERAL UTILITY NOTES

1. THE CONTRACTOR SHALL FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UTILITIES PRIOR TO START OF CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY IF A CONFLICT IS DISCOVERED.
2. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS SHOWN, COORDINATING THE HORIZONTAL AND VERTICAL LOCATION OF ALL UTILITIES
3. ALL SANITARY SEWER MAINS AND LATERALS SHALL BE SDR 26 PVC (ASTM 2241). SANITARY SEWER LINES SHALL BE BEDDED AND BACKFILLED IN ACCORDANCE WITH APPLICABLE UTILITY OPERATOR STANDARDS AND DETAILS.
4. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR SITE TRENCH SAFETY DURING ALL PHASES OF CONSTRUCTION.
5. FIRE HYDRANTS & WATER METERS TO BE PROTECTED BY EITHER 6" CURB OR BOLLARDS.

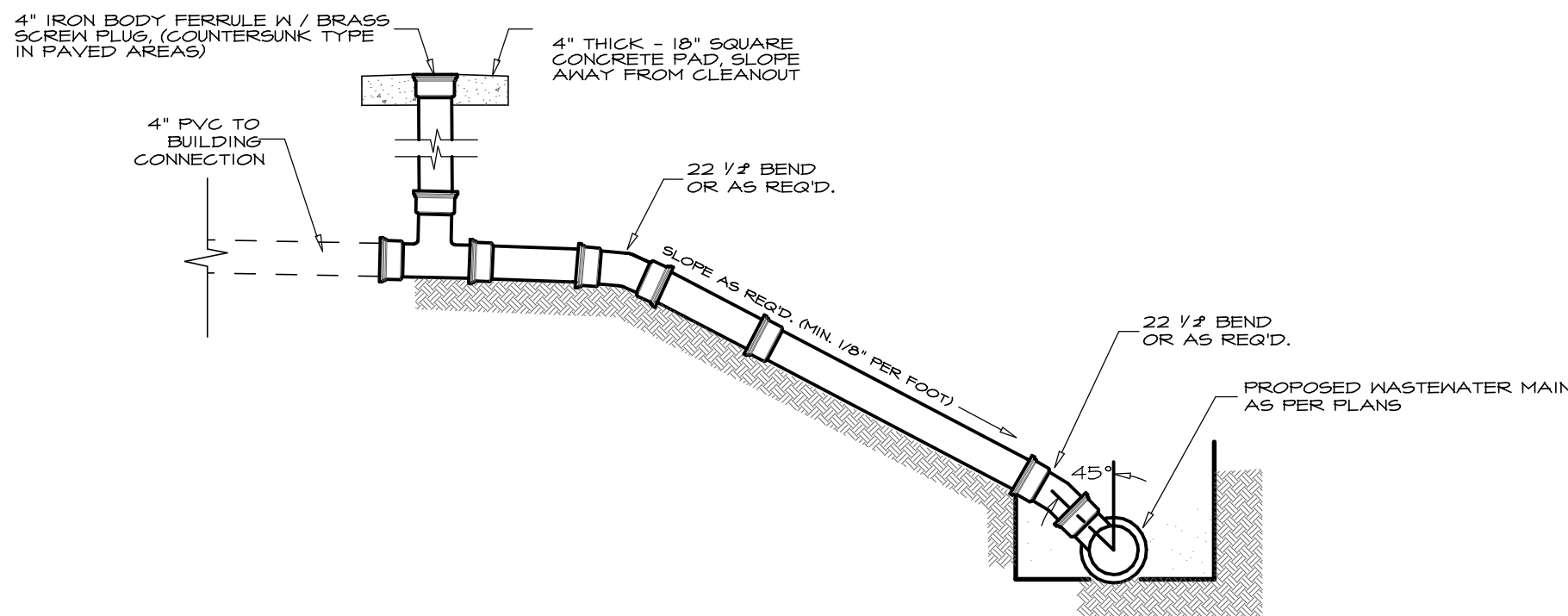


IN-LINE SANITARY SEWER
CLEAN-OUT DETAIL

SCALE: NONE



PLAN VIEW



ELEVATION

TYPICAL 4" WASTEWATER SERVICE CONNECTION

SCALE: NONE

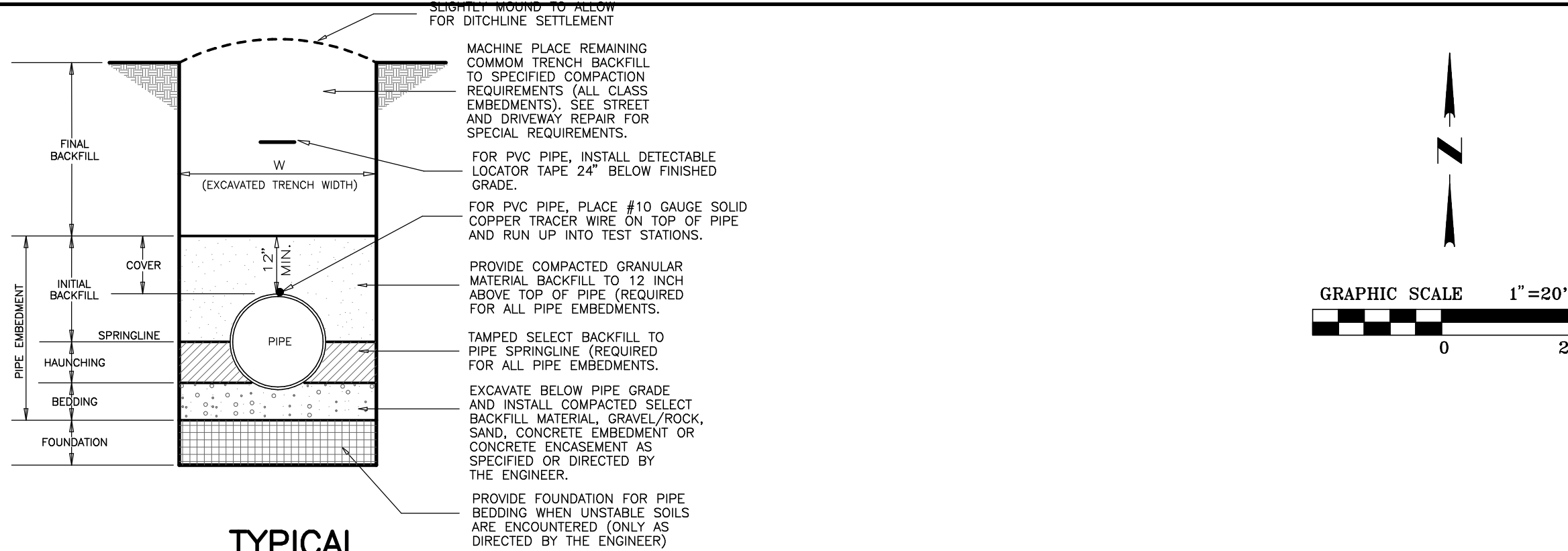
LEGEND					
---	PROPERTY LINE	W	WATER MAIN	⊕	POWER POLE
---	CURB AND GUTTER	S	SANITARY SEWER MAIN	⊕	WATER METER
---	BUILDING EDGE	T	TELEPHONE LINE	⊕	WATER VALVE
---	EDGE OF PAVEMENT	---	PROPOSED CONTOUR INT.	⊕	CLEAN OUT
---	EASEMENT	---	EXISTING CONTOUR INT.	⊕	SANITARY SEWER MANHOLE
---	BUILDING LINE OFFSET	---	SILT FENCE	⊕	STORM DRAIN MANHOLE
---	TOE OF DITCH/SLOPE	---	STORMDRAIN	⊕	SIGN (TYPICAL)
---	TOP OF BANK	---	FIRELANE	⊕	HANDICAP PARKING SYMBOL (PAINTED)
---	OVERHEAD POWER LINE	---	SPOT ELEVATION	⊕	FIRE HYDRANT
				⊕	LIGHT POLE
				⊕	GAS REGULATOR
				⊕	IRRIGATION CONTROL VALVE
				⊕	SPRINKLER HEAD
				⊕	ROOF DRAIN
				⊕	TELEPHONE JUNCTION BOX
				⊕	ELECTRIC JUNCTION BOX
				⊕	GUY WIRE
				⊕	TREE

TABLE 1 — QUANTITIES OF SAND, GRAVEL OR CONCRETE IN CUBIC YARD PER 100 LINEAR FEET, BASED ON MAXIMUM TRENCH WIDTH							
INSIDE DIAMETER OF PIPE IN INCHES	KIND OF PIPE*	OUTSIDE DIAMETER OF PIPE IN INCHES D	TRENCH WIDTH W		EMBEDMENT	EMBEDMENT	ENCASEMENT
			MIN.	MAX.	SAND/GRAVEL	CONCRETE	CONCRETE
4"	P.V.C. SEWER PIPE	4.215	20"	28"	2.44	4.67	9.88
6"	P.V.C. SEWER PIPE	6.275	24"	28"	2.56	4.83	10.93
8"	P.V.C. SEWER PIPE	8.400	24"	28"	2.68	4.97	11.83
10"	P.V.C. SEWER PIPE	10.500	24"	28"	2.78	5.10	12.54
12"	P.V.C. SEWER PIPE	12.500	24"	28"	2.86	5.20	13.05
15"	P.V.C. SEWER PIPE	15.300	28"	39"	4.24	7.57	20.65
18"	D.I.P. SEWER MAIN	19.50	30"	42"	4.86	8.52	24.19
20"	D.I.P. SEWER MAIN	21.60	35"	44"	5.24	9.12	26.34
24"	D.I.P. SEWER MAIN	25.80	40"	48"	6.04	10.35	30.75
30"	D.I.P. SEWER MAIN	32.00	44"	60"	8.26	13.83	44.13
36"	D.I.P. SEWER MAIN	38.30	48"	66"	9.72	16.01	52.36

* OR AS SPECIFIED

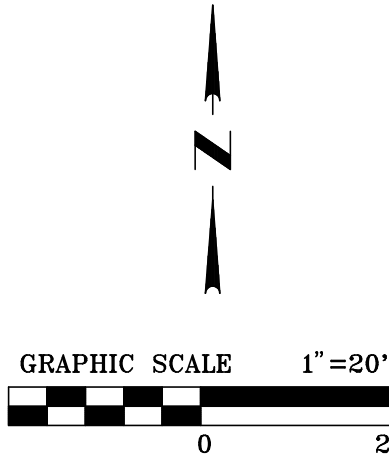
NOTES:

1. ALL TRENCHING SHALL BE IN ACCORDANCE WITH OSHA REGULATIONS.

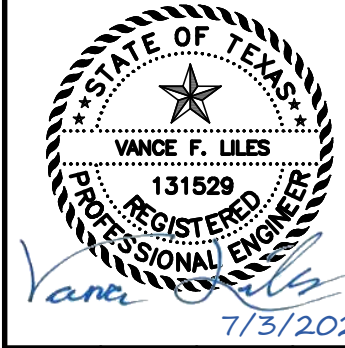


TYPICAL
TRENCH CONSTRUCTION
AND PIPE INSTALLATION

SCALE: NONE



MTG | STOVALL
ENGINEERS & SURVEYORS
6417 WESLEY STREET GREENVILLE, TX
P 903.838.8533 www.stovallassociates.com
TSP# FIRM NO. F-354
© MTG 2025



Scale
AS SHOWN
Drawn By
C.T.
Checked By
G.D.B.
Date
7/3/25

UTILITY PLAN

507 E RUST ST
SUBDIVISION
ROCKWALL, TEXAS
RODNEY WEBB

Drawing Date
7/1/2025
Project Number
256216
Sheet Number
C1



CITY OF ROCKWALL

CITY COUNCIL MEMORANDUM

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

TO: Mayor and City Council
DATE: August 18, 2025
APPLICANT: Vance Liles; *MTG Engineers and Surveyors*
CASE NUMBER: P2025-023; *Replat for Lots 1 & 2, Block A, Webb Addition*

SUMMARY

Hold a public hearing to discuss and consider a request by Vance Liles of MTG Engineers and Surveyors on behalf of Rodney D. and Fran Webb for the approval of a Replat for Lots 1 & 2, Block A, Webb Addition being a 0.45-acre parcel of land identified as Lot C, Block 11, Griffith Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, situated within the Old Town Rockwall (OTR) Historic District, addressed as 507 E. Rusk Street, and take any action necessary.

PLAT INFORMATION

- ☑ Purpose. The applicant is requesting the approval of a Replat for a 0.45-acre tract of land (*i.e. Lot C, Block 11, Griffith Addition*) for the purpose of subdividing the residential lot into two (2) separate residential lots.
- ☑ Background. The subject property was annexed prior to 1934 based on the April 1934 Sanborn Maps. The 2017 *Historic Preservation Resource Survey* states that existing on the subject property is a 1,997 SF single-family home that was constructed in 1894 and is considered *Medium Contributing*. In addition, one (1) accessory structure (*i.e. a detached garage*) was constructed on the property in 1985. According to the City's historic zoning maps, the subject property was zoned Single Family 3 (SF-3) District as of January 3, 1972. This designation changed between January 4, 1972 and May 15, 1983 to a Single-Family 7 (SF-7) District based on the May 16, 1983 zoning map. The property has remained zoned Single Family (SF-7) District since May 16, 1983. On April 10, 2025, the Board of Adjustments (BOA) approved a variance [*Case No. BOA 2025-I-V*] from the zoning requirements to allow a decrease in lot depth from 100 feet to 90.78 feet and to reduce the minimum required lot size of 7,000 SF to 5,500 SF. This approval was necessary to facilitate the approval of this subdivision plat.
- ☑ Public Hearing. This Replat requires a public hearing at both the Planning and Zoning Commission and City Council in accordance with Subsection 015(f) *Additional Requirements for Certain Replats*, of Chapter 212, *Municipal Regulation of Subdivisions and Property Development*, of the Texas Local Government Code.
- ☑ Parks Board. On August 5, 2025, the Parks and Recreation Board reviewed the Replat and made the following recommendations concerning the proposed subdivision:
 - The property owner shall pay *Cash-In-Lieu of Land Fees* of \$709.37 (*i.e. \$709.37 x 1 lots = \$709.37*), and
 - The property owner shall pay *Pro-Rata Equipment* fees of \$606.19 (*i.e. \$606.19 x 1 lots = \$606.19*).
- ☑ 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 Replat by the City Council shall constitute approval subject to the conditions stipulated in the *Conditions of Approval* section below. With the exception of the items listed in the *Conditions of Approval* section of this case memo, this plat is in substantial compliance with the requirements of Chapter 38, *Subdivisions*, of the Municipal Code of Ordinances.

CONDITIONS OF APPROVAL

If the City Council chooses to approve the Replat for *Lots 1 & 2, Block A, Webb Addition*, staff would propose the following conditions of approval:

- (1) All technical comments from the Engineering, Planning and Fire Departments shall be addressed prior to the filing of this plat; and,
- (2) Any construction resulting from the approval of this Replat shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

PLANNING AND ZONING COMMISSION

On August 12, 2025, the Planning and Zoning Commission approved motion to recommend approval of the Replat by a vote of 6-0, with Commissioner Conway 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:

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

SITE PLAN APPLICATION FEES:

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

ZONING APPLICATION FEES:

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

OTHER APPLICATION FEES:

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

NOTES:

¹: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.
²: A \$1,000.00 FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 507 E Rusk

SUBDIVISION Griffith

LOT C

BLOCK 11

GENERAL LOCATION North of Rusk St, West of Tyler St, South of Kaufman St

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING SF-7

CURRENT USE Single Family

PROPOSED ZONING SF-7

PROPOSED USE Single Family

ACREAGE 0.45

LOTS [CURRENT]

1

LOTS [PROPOSED]

2

- ☐ **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 Rodney D Webb, Fran W Webb

☒ APPLICANT MTG Engineers and Surveyors

CONTACT PERSON Rodney Webb

CONTACT PERSON Vance Liles

ADDRESS 507 E Rusk

ADDRESS 6417 Wesley

CITY, STATE & ZIP Rockwall, Tx 75087

CITY, STATE & ZIP Greenville, Tx 75402

PHONE

PHONE

E-MAIL

E-MAIL

NOTARY VERIFICATION [REQUIRED]

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

"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 320.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 18th DAY OF July, 2025 BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR INFORMATION."

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 16th DAY OF July, 2025

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



MY COMMISSION EXPIRES

09/09/2028



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.

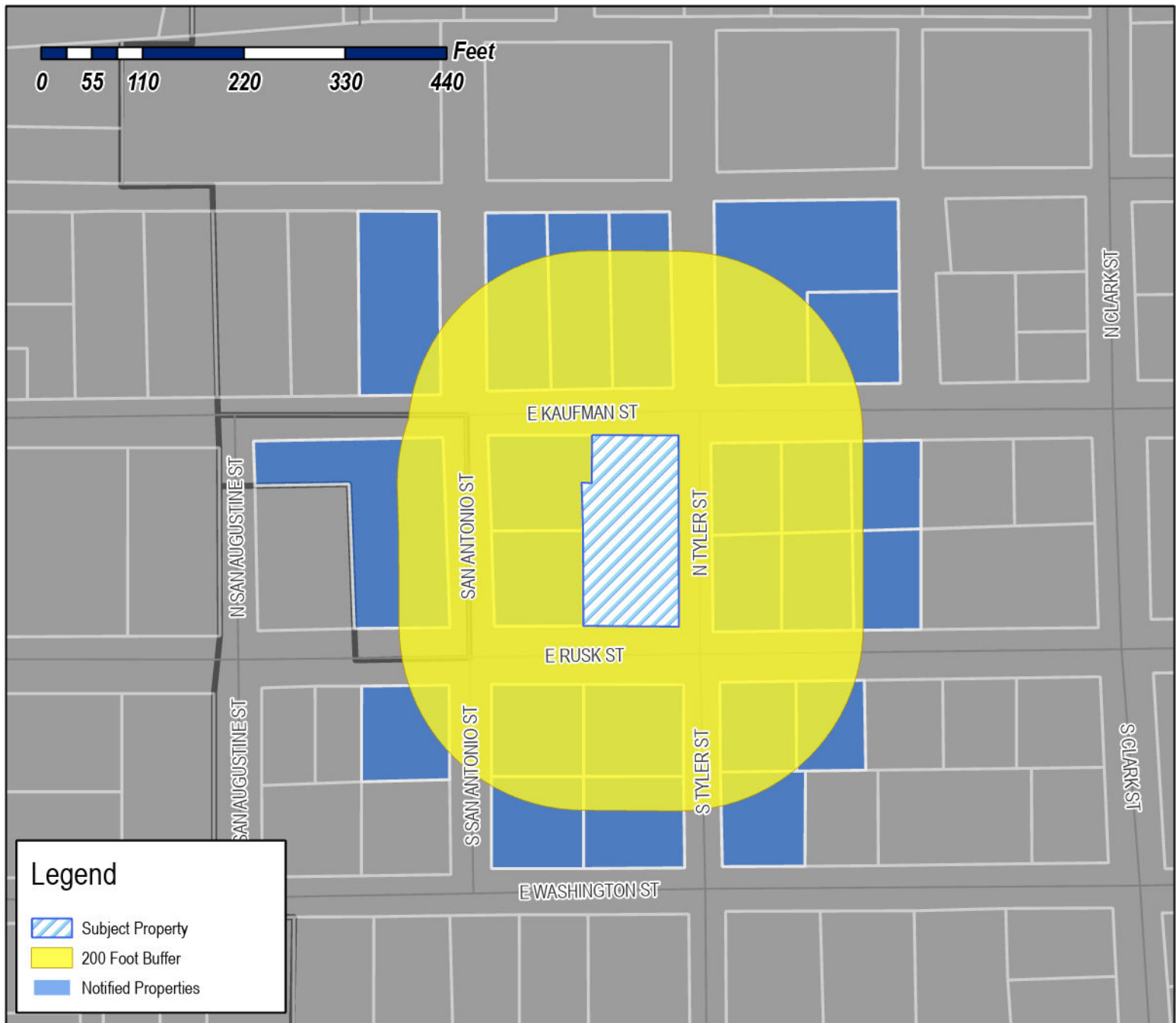




City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
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Case Number: P2025-023
Case Name: Replat for Lots 1 & 2, Block A, Webb Addition
Case Type: Replat
Zoning: Single-Family 7 (SF-7) District
Case Address: 507 E Rusk Street

Date Saved: 7/24/2025

For Questions on this Case Call: (972) 771-7745



SOUTHWESTERN BELL TELEPHONE CO
ATTN: PROPERTY TAX DEPARTMENT
1010 Pine St # 9E-L-01
Saint Louis, MO 63101

QUINTON BILLY & AUTUMN
102 N TYLER ST
ROCKWALL, TX 75087

QUINTON BILLY & AUTUMN
102 N TYLER ST
ROCKWALL, TX 75087

KUPPER LEROY J ET UX
108 ELM CREST DR
ROCKWALL, TX 75087

HARPER LYDIA
1200 CLEVELAND STREET APT 327
DENTON, TX 76201

SMILEY KAREN APRIL
INDEPENDENT ADMINISTRATOR - ESTATE OF
ROBERT THOMAS WIKTORCH
1319 Nevarc Rd
Warminster, PA 18974

MORGAN MARY FRANCES COLEY
180 SAN ANTONIO STREET
ROCKWALL, TX 75087

WIMPEE JOE AND
BEAU WIMPEE
1800 DALTON RD
ROCKWALL, TX 75087

BALL JUSTIN
2155 CLUBVIEW DR
ROCKWALL, TX 75087

GLASS JERRY
301 MEADOWDALE DR
ROCKWALL, TX 75087

BONFANTE VITTORIO & ANGELA
3111 ANNETTE CT
GARLAND, TX 75044

RESIDENT
405 E KAUFMAN ST
ROCKWALL, TX 75087

RESIDENT
406 E KAUFMAN
ROCKWALL, TX 75087

RESIDENT
406 E RUSK
ROCKWALL, TX 75087

BOSS MORRIS E & DEBRA KAY
408 RIDGEVIEW DR
ROCKWALL, TX 75087

BARTON SHANNON G
501 E. KAUFMAN
ROCKWALL, TX 75087

TAMEZ PEDRO ET EX
502 E RUSK ST
ROCKWALL, TX 75087

RICHARDSON CATHERINE E AND TRENTON R
503 E KAUFMAN
ROCKWALL, TX 75087

ARCHER KERRY ANNE
503 E RUSK ST
ROCKWALL, TX 75087

RESIDENT
503 E WASHINGTON
ROCKWALL, TX 75087

RESIDENT
505 E KAUFMAN
ROCKWALL, TX 75087

DUTT JOHN RICHARD JR ETUX
505 E WASHINGTON ST
ROCKWALL, TX 75087

BIRKENBACK JOSSEPH M & OLGA M
506 E RUSK ST
ROCKWALL, TX 75087

WEBB RODNEY D AND FRAN W
507 E RUSK ST
ROCKWALL, TX 75087

RESIDENT
601 E KAUFMAN ST
ROCKWALL, TX 75087

RESIDENT
601 E RUSK ST
ROCKWALL, TX 75087

RESIDENT
601 E WASHINGTON
ROCKWALL, TX 75087

RESIDENT
602 E RUSK
ROCKWALL, TX 75087

WALKER KELLI & JESSICA
603 E RUSK ST
ROCKWALL, TX 75087

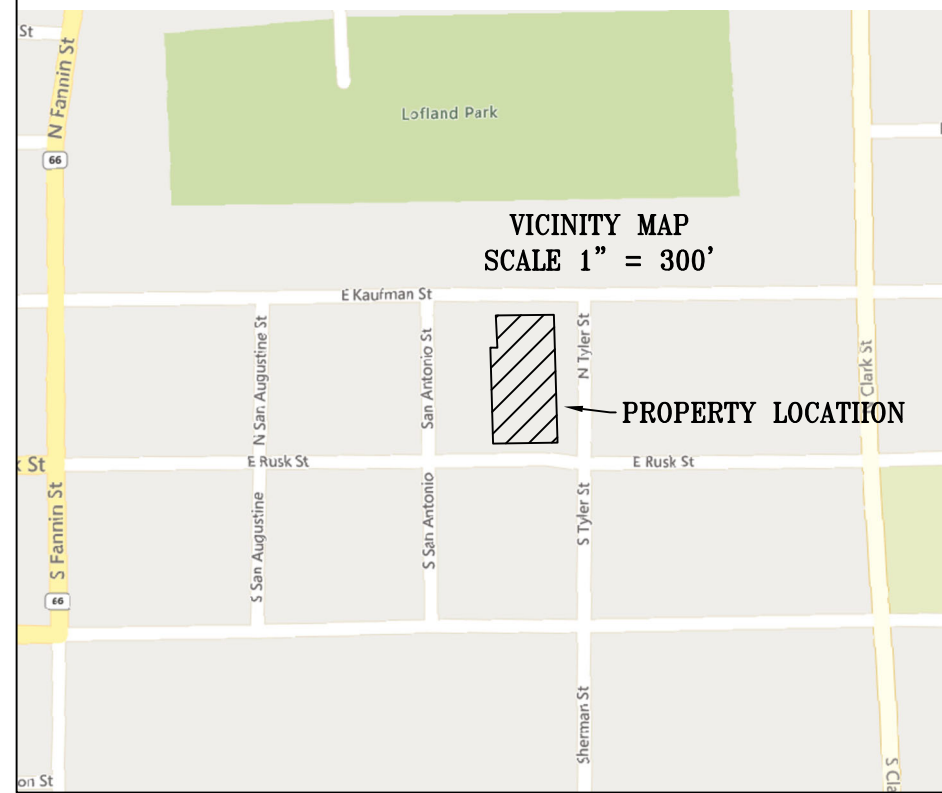
GALVAN CARMAN
604 E KAUFMAN ST
ROCKWALL, TX 75087

HORNER ANDREA J
604 E. RUSK ST
ROCKWALL, TX 75087

HARPER VICKI DAWSON
605 E KAUFMAN ST
ROCKWALL, TX 75087

RESIDENT
605 E RUSK
ROCKWALL, TX 75087

ROCKWALL COMMUNITY PLAYHOUSE
609 E RUSK ST
ROCKWALL, TX 75087



- (1) Selling a portion of this addition by metes and bounds is unlawful and a violation of the subdivision ordinance of the city and chapter 212, municipal regulation of subdivisions and property development, of the Texas Local Government Code, and shall be subject to the city withholding utilities and building permits.
- (2) It shall be the policy of the city 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 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 the adequacy and availability for water and sanitary sewer for permanent water and fire protection within such subdivision plat, as required under the subdivision ordinance of the city.
- (3) 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) All fire lines will be constructed, maintained, repaired and replaced by the property owner. Fire lines shall be constructed in accordance with the approved civil engineering plans for both on-site and off-site fire lane improvements.
- (5) 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).
- (6) Total number of lots is two (2).
- (7) Water and sewer service is provided by the City of Rockwall.

- 1) ACCORDING TO F.E.M.A. FLOOD INSURANCE RATE MAP. COMMUNITY PANEL NO. 480547 0040 L, DATED SEPTEMBER 28, 2008, THIS PROPERTY LIES IN ZONE X. THIS PROPERTY DOES NOT APPEAR TO LIE WITHIN A 100-YEAR FLOOD PLAIN
- 2) BEARING SURVEY: BEARINGS BASED UPON THE TEXAS STATE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202, NAD-83
- 3) ALL IRON RODS SET ARE CAPPED WITH PLASTIC CAPS STAMPED "MTC ENG"
- 4) IT SHALL BE THE POLICY OF THE CITY OF ROCKWALL TO WITHHOLD ISSUING BUILDING PERMITS UNTIL ALL STORM WATER, SEWERAGE 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 APPROVAL CONSTITUTE ANY REPRESENTATION ASSURANCE OR GUARANTEE BY THE CITY OF THE ADEQUACY AND AVAILABILITY FOR PERSONAL USE AND FIRE PROTECTION WITHIN SUCH PLAT AS REQUIRED UNDER ORDINANCE 83-54
- 5) THE PURPOSE OF THIS PLAT IS TO CREATE TWO PLATTED LOTS FROM AN EXISTING UNRECORDED PLATTED LOT

I hereby certify that the above and forgoing subdivision plat reviewed approved by the Planning and Zoning Commission and approved by the City Council of the City of Rockwall, Texas for the preparation of a FINAL PLAT the _____ day of _____, 202____

PLANNING AND ZONING CHAIRMAN

CITY ENGINEER

I, PAUL RUST, REGISTERED PROFESSIONAL LAND SURVEYOR, STATE OF TEXAS, DO CERTIFY THAT THE PLAT HEREON WAS MADE FROM MEASUREMENTS PERFORMED UPON THE GROUND, THE LINES AND DIMENSIONS OF SAID PROPERTY BEING INDICATED BY PLAT, THE CORNER MONUMENTS SHOWN HEREON WERE SET OR FOUND AS DESCRIBED, AND IS A TRUE SURVEY TO THE BEST OF MY KNOWLEDGE AND BELIEF.

PAUL RUST
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 6003, STATE OF TEXAS
FIRM CERTIFICATE NO. 101011-00
DATE: JUNE 28, 2025

THENCE S. 89 deg. 10 min. 12 sec. W. a distance of 100.85 feet along the North line of the said E. Rusk Street and the South line of the said Subject Tract to a 1/2" iron rod found for a corner, said corner being Southwest corner of the said Subject Tract and the Southeast corner of Lot 1, Block A of the said Kathleens Addition as recorded in Cabinet D, Slide 76 of the Plat Records of Rockwall County, Texas;

THENCE N. 01 deg. 37' min. 22 sec. W. a distance of 150.05 feet along the West line of the said Subject Tract, the East line of the said Lot 1 and the East line of Lot 2, Block A of the said Kathleens Addition to a 1/2" iron rod found for a corner lying in the South line of E. Kaufman Street, said corner being an outside ell corner of the said Subject Tract and an inside ell corner of the said Lot 2;

THENCE N. 01 deg. 42 min. 43 sec. W. a distance of 50.10 feet along the West line of the said Subject Tract and the East line of the said Lot 2 to a 1/2" iron rod found for a corner lying in the South line of E. Kaufman Street, said corner being the Northwest corner of the said Subject Tract and the Northeast corner of the said Lot 2;

THENCE S. 01 deg. 38 min. 18 sec. E. a distance of 199.84 feet along the West line of the said E. Tyler Street and the East line of the said Subject Tract to the POINT OF BEGINNING and containing 19,856 square feet, 0.45 acre of land.

I (we) the undersigned owner(s) of the land shown on this plat, and designated herein as the REPLAT WEBB ADDITION to the city, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I (we) further certify that all other parties who have a mortgage or lien interest in the REPLAT WEBB ADDITION have been notified and signed this plat. I (we) understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. I (we) also understand the following:

(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 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/property owner and subdivision engineer shall bear total responsibility for storm drain improvements.

(5) The developer/property owner 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 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; 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 the city at the same rate, the city may refuse to make such improvements 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;

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.

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

FRAN W. WEBB

BEFORE ME, the undersigned authority, a Notary Public, in and for the State of Texas, on this day personally appeared _____ whose name is subscribed to the foregoing instrument, and they acknowledged same for the purposes and considerations therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the _____ day of _____, 20____

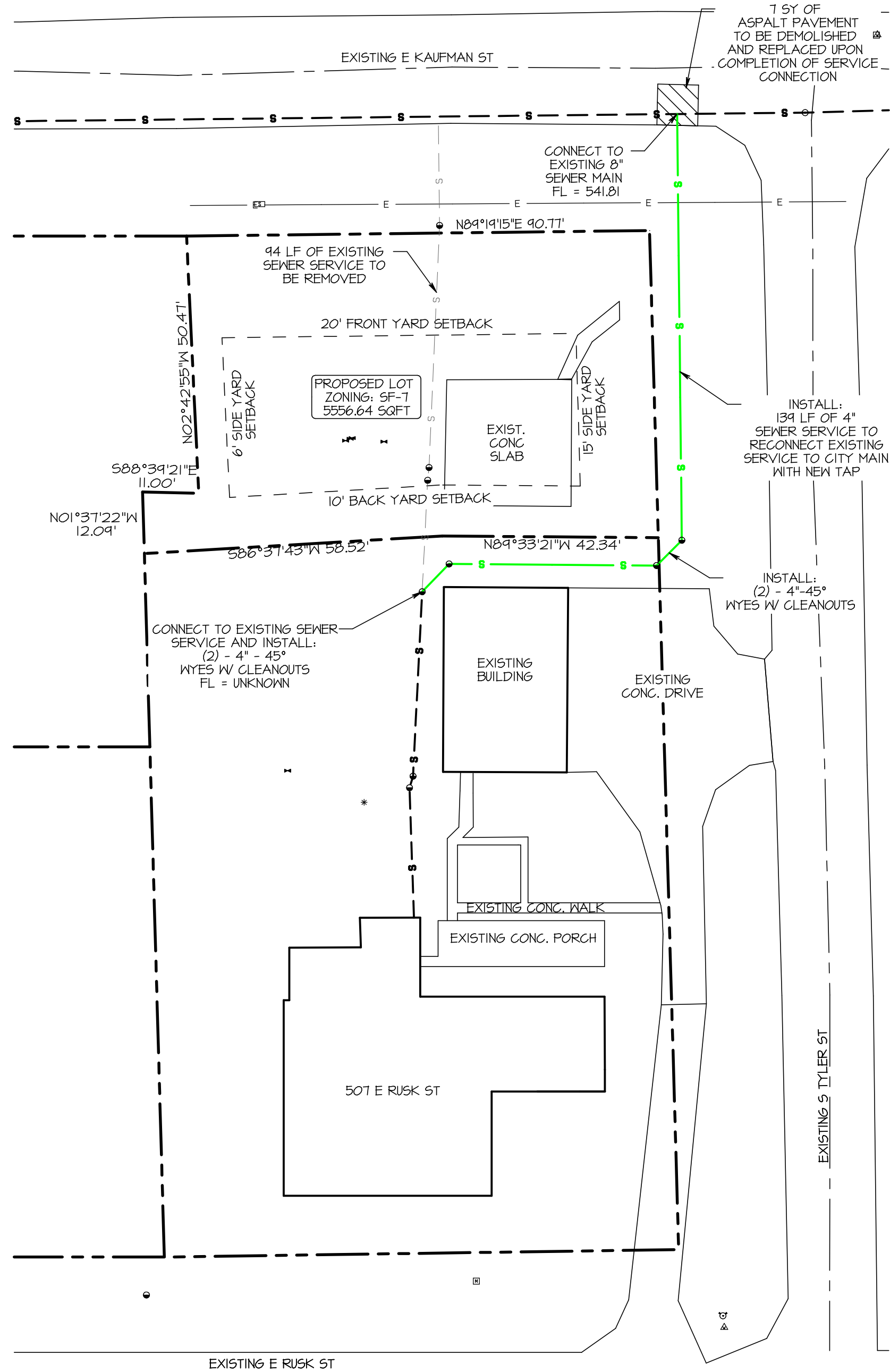
STATE OF TEXAS
COUNTY OF _____

BEFORE ME, the undersigned authority, a Notary Public, in and for the State of Texas, on this day personally appeared _____ whose name is subscribed to the foregoing instrument, and they acknowledged same for the purposes and considerations therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the _____ day of _____, 20____

<p>LEGEND</p> <p>○ FOUND MONUMENT ● SET MONUMENT</p> <p>B.L. BUILDING LINE</p>		<p>FINAL PLAT LOTS 1-2, BLOCK A WEBB ADDITON</p> <p>BEING A REPLAT OF LOT C, BLOCK 11 GRIFFITH ADDITION CREATING 1 LOT 0.45 ACRE (19,696 SF) SITUATED WITHIN THE B.F. BOYDSTOWN SURVEY ABSTRACT NO. 1 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS</p>		<p>MTG ENGINEERS & SURVEYORS</p> <p>5930 Summerhill Road 930.838.8533 telephone Tockanoka, TX. 75503 930.832.4870 facsimile</p>	
<p>Drawn By: _____ PR</p> <p>Checked By: _____ PR</p>		<p>Project No: 254216</p>	<p>Dwg. Date: 07/28/2025</p>	<p>Case No: P2025-023</p>	<p>Sheet No: 1 OF 1</p>

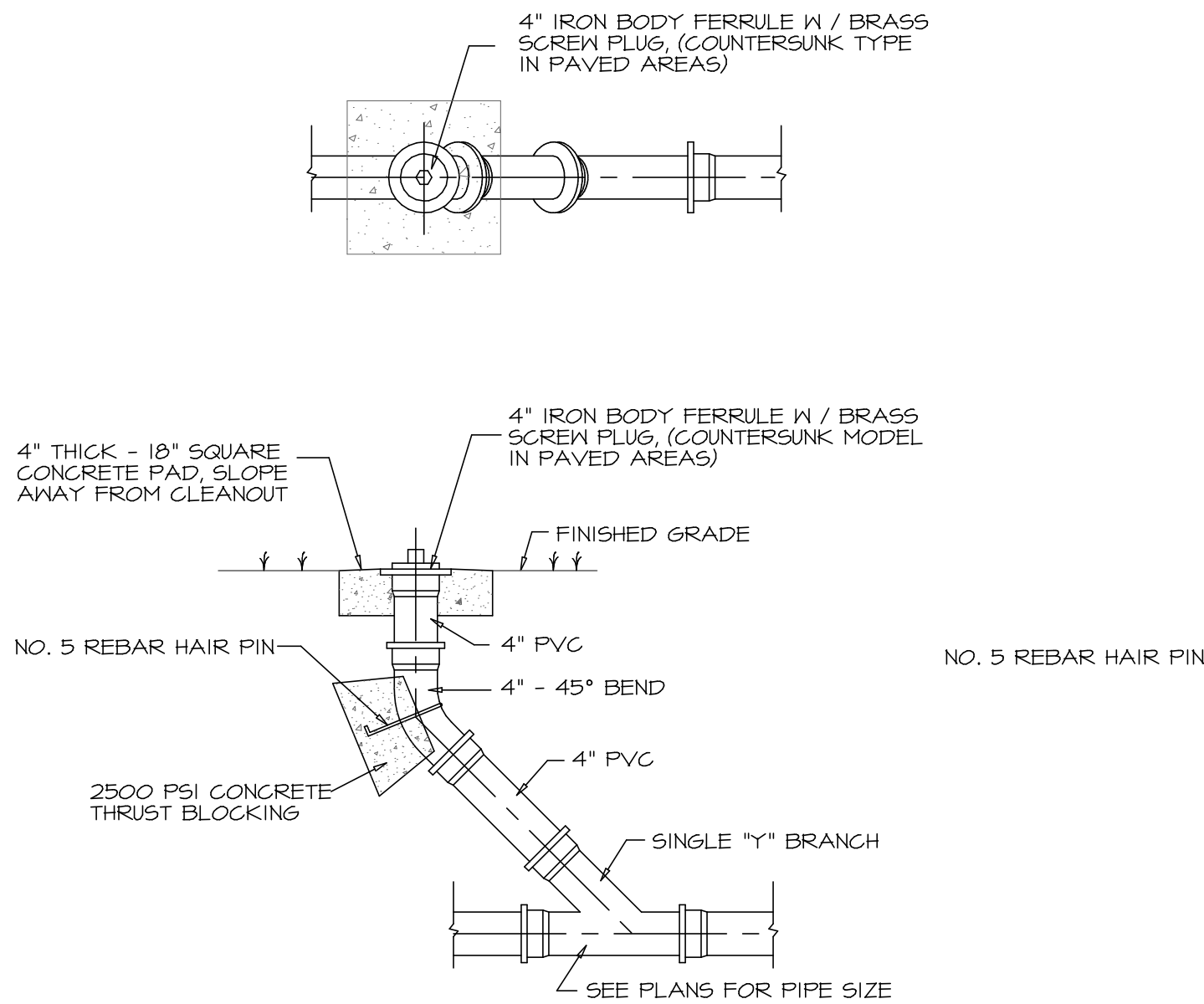
X:\2025 Projects\256216 Web\Plat\05 Engineering Design\Design_01.pro
Tue Jul 1, 2025 3:32PM



PROPOSED UTILITY LAYOUT
SCALE: 1" = 20'

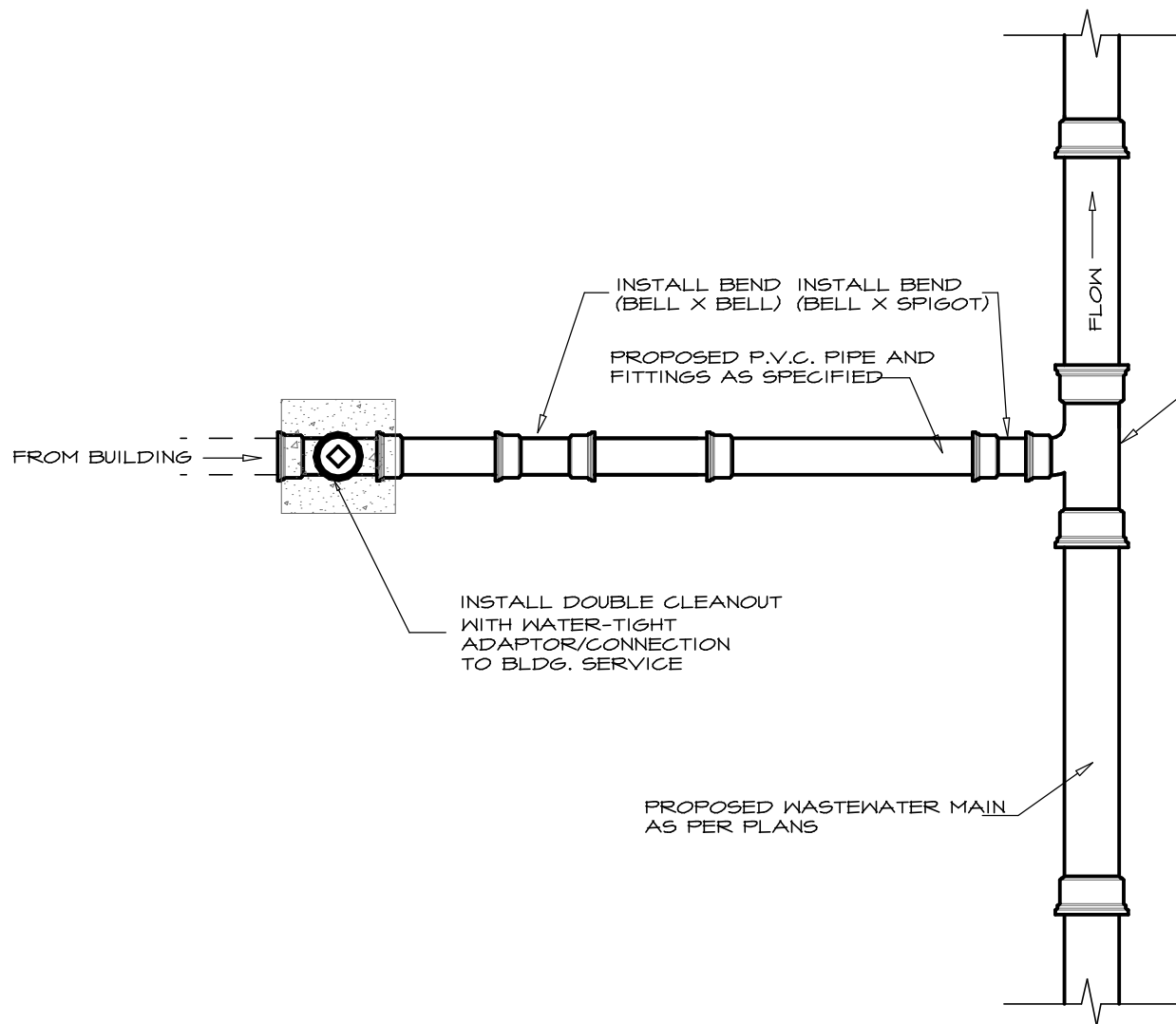
GENERAL UTILITY NOTES

1. THE CONTRACTOR SHALL FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UTILITIES PRIOR TO START OF CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY IF A CONFLICT IS DISCOVERED.
2. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS SHOWN, COORDINATING THE HORIZONTAL AND VERTICAL LOCATION OF ALL UTILITIES
3. ALL SANITARY SEWER MAINS AND LATERALS SHALL BE SDR 26 PVC (ASTM 2241). SANITARY SEWER LINES SHALL BE BEDDED AND BACKFILLED IN ACCORDANCE WITH APPLICABLE UTILITY OPERATOR STANDARDS AND DETAILS.
4. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR SITE TRENCH SAFETY DURING ALL PHASES OF CONSTRUCTION.
5. FIRE HYDRANTS & WATER METERS TO BE PROTECTED BY EITHER 6" CURB OR BOLLARDS.

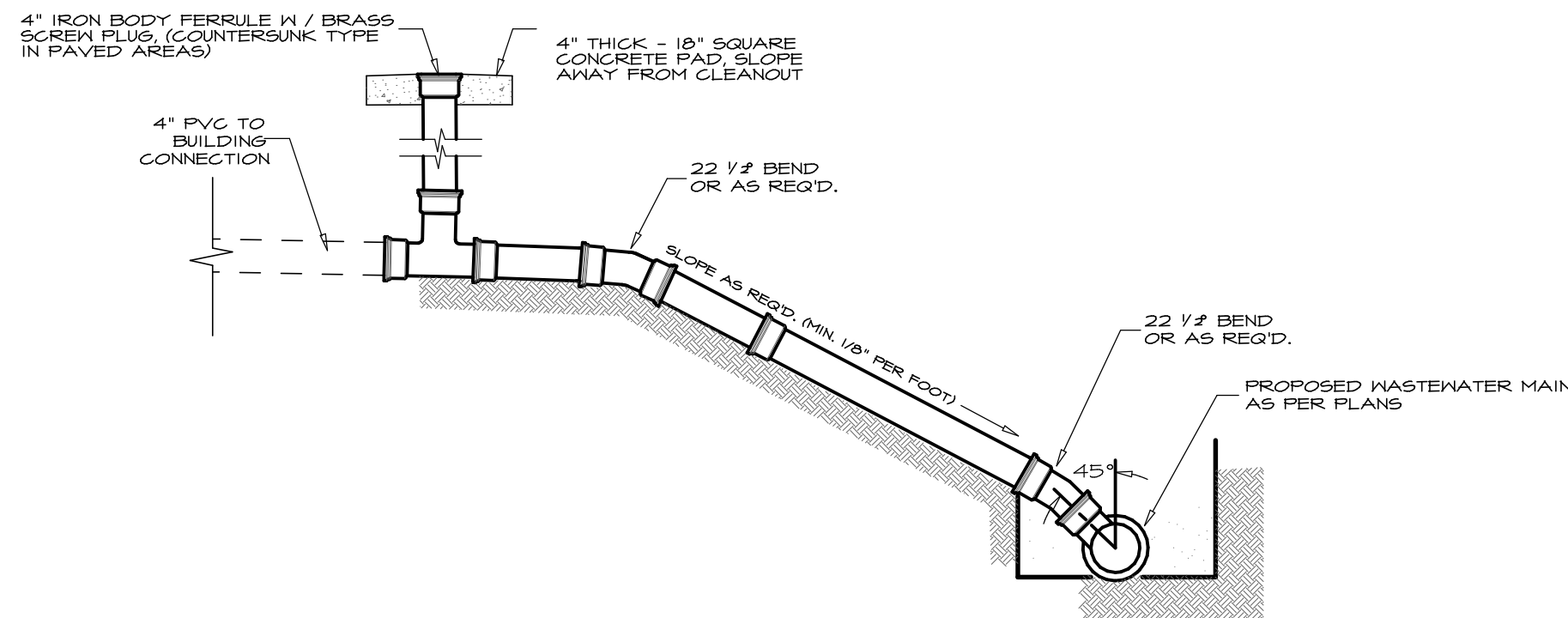


IN-LINE SANITARY SEWER
CLEAN-OUT DETAIL

SCALE: NONE



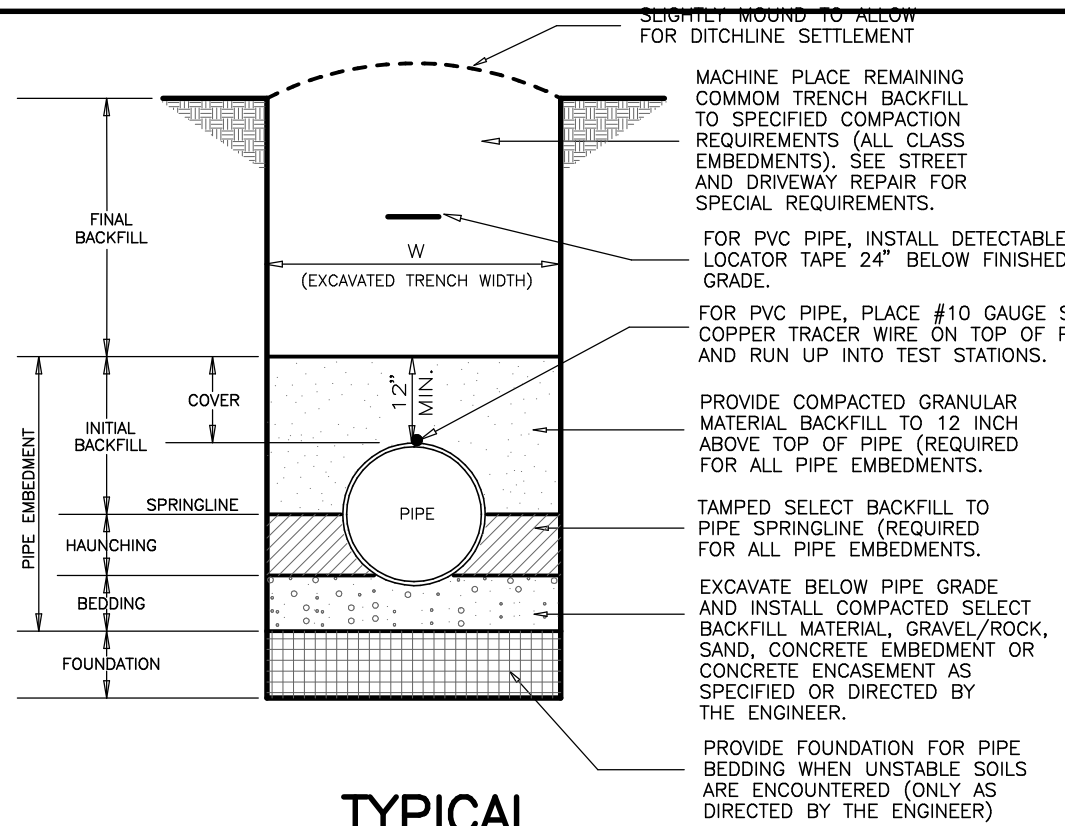
PLAN VIEW



ELEVATION

TYPICAL 4" WASTEWATER SERVICE CONNECTION

SCALE: NONE



TYPICAL
TRENCH CONSTRUCTION
AND PIPE INSTALLATION

SCALE: NONE

TABLE 1 — QUANTITIES OF SAND, GRAVEL OR CONCRETE IN CUBIC YARD
PER 100 LINEAR FEET, BASED ON MAXIMUM TRENCH WIDTH

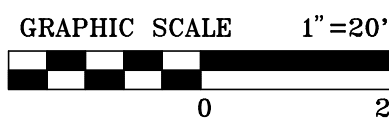
INSIDE DIAMETER OF PIPE IN INCHES	KIND OF PIPE*	OUTSIDE DIAMETER OF PIPE IN INCHES D	TRENCH WIDTH W		EMBEDMENT	EMBEDMENT	ENCASEMENT
			MIN.	MAX.	SAND/GRAVEL	CONCRETE	CONCRETE
4"	P.V.C. SEWER PIPE	4.215	20"	28"	2.44	4.67	9.88
6"	P.V.C. SEWER PIPE	6.275	24"	28"	2.56	4.83	10.93
8"	P.V.C. SEWER PIPE	8.400	24"	28"	2.68	4.97	11.83
10"	P.V.C. SEWER PIPE	10.500	24"	28"	2.78	5.10	12.54
12"	P.V.C. SEWER PIPE	12.500	24"	28"	2.86	5.20	13.05
15"	P.V.C. SEWER PIPE	15.300	28"	39"	4.24	7.57	20.65
18"	D.I.P. SEWER MAIN	19.50	30"	42"	4.86	8.52	24.19
20"	D.I.P. SEWER MAIN	21.60	35"	44"	5.24	9.12	26.34
24"	D.I.P. SEWER MAIN	25.80	40"	48"	6.04	10.35	30.75
30"	D.I.P. SEWER MAIN	32.00	44"	60"	8.26	13.83	44.13
36"	D.I.P. SEWER MAIN	38.30	48"	66"	9.72	16.01	52.36

* OR AS SPECIFIED

NOTES:

1. ALL TRENCHING SHALL BE IN ACCORDANCE WITH OSHA REGULATIONS.

LEGEND					
---	PROPERTY LINE	W	WATER MAIN	⊕	POWER POLE
---	CURB AND GUTTER	S	SANITARY SEWER MAIN	⊕	WATER METER
---	BUILDING EDGE	T	TELEPHONE LINE	⊕	WATER VALVE
---	EDGE OF PAVEMENT	---	PROPOSED CONTOUR INT.	⊕	CLEAN OUT
---	EASEMENT	---	EXISTING CONTOUR INT.	⊕	SANITARY SEWER MANHOLE
---	BUILDING LINE OFFSET	---	SILT FENCE	⊕	STORM DRAIN MANHOLE
---	TOE OF DITCH/SLOPE	---	STORMDRAIN	⊕	SIGN (TYPICAL)
---	TOP OF BANK	---	FIRELANE	⊕	HANDICAP PARKING SYMBOL (PAINTED)
---	OVERHEAD POWER LINE	---	SPOT ELEVATION	⊕	FIRE HYDRANT
⊕	LIGHT POLE	⊕	GAS REGULATOR	⊕	IRRIGATION CONTROL VALVE
⊕	SPRINKLER HEAD	⊕	ROOF DRAIN	⊕	TELEPHONE JUNCTION BOX
⊕	ELECTRIC JUNCTION BOX	⊕	GUY WIRE	⊕	TREE



MTG | STOVALL
ENGINEERS & SURVEYORS
6417 WESLEY STREET GREENVILLE, TX
P 903.838.8533 www.stovallassociates.com
TSP# FIRM NO. F-354
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Scale
AS SHOWN
Drawn By
C.T.
Checked By
G.D.B.
Date
7/3/25

UTILITY PLAN

507 E RUST ST
SUBDIVISION
ROCKWALL, TEXAS
RODNEY WEBB

Drawing Date

7/1/2025

Project Number

256216

Sheet Number

C1



DATE: August 19, 2025

TO: Vance Liles
6417 Wesley Street
Greenville, Texas 75402

CC: Rodney & Fran Webb
507 E Rusk Street
Rockwall, Texas 75087

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

SUBJECT: P2025-023; *Replat for Lots 1 & 2, Block A, Webb Addition*

Vance:

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 August 18, 2025. 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 August 12, 2025, the Planning and Zoning Commission approved a motion to recommend approval of the Replat by a vote of 6-0, with Commissioner Conway absent.

City Council

On August 18, 2025, the City Council approved a motion to approve the Replat by a vote of 6-0, with Council Member Lewis absent.

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.

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.

Please note that after plats have been filed, the applicant/owner has 30 days to pick up any requested certified copies at City Hall. After 30 days, the requested copies will be discarded by staff.

Sincerely,

A handwritten signature in black ink that reads "Bethany Ross". The signature is fluid and cursive, with the first name and last name clearly distinguishable.

Bethany Ross, Senior Planner
City of Rockwall Planning and Zoning Department