



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 178 Lynne Drive Rockwall, Tx 75032

SUBDIVISION _____ LOT 910A BLOCK _____

GENERAL LOCATION _____

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING _____ CURRENT USE _____

PROPOSED ZONING _____ PROPOSED USE _____

ACREAGE _____ LOTS [CURRENT] _____ LOTS [PROPOSED] _____

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

OWNER/APPLICANT/AGENT INFORMATION [PLEASE PRINT/CHECK THE PRIMARY CONTACT/ORIGINAL SIGNATURES ARE REQUIRED]

☐ OWNER Ariel Palacios

CONTACT PERSON _____

ADDRESS _____

CITY, STATE & ZIP _____

PHONE _____

E-MAIL _____

☐ APPLICANT Alejandro & Esperanza Perales

CONTACT PERSON Alejandro Perales

ADDRESS _____

CITY, STATE & ZIP _____

PHONE _____

E-MAIL _____

NOTARY VERIFICATION [REQUIRED]

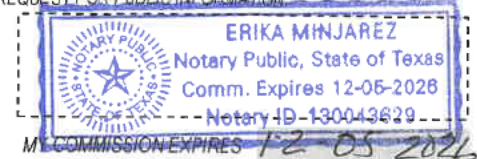
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Ariel Palacios [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 11 DAY OF September, 2025

OWNER'S SIGNATURE _____

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS _____





SCALE: 1" = 30'

LINE	BEARING	DISTANCE
L1	N 00°51'00" W	60.00'
L2	S 00°51'00" E	60.00'

GENERAL NOTES:

1) THE BASIS OF BEARINGS FOR THIS SURVEY IS THE TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE, (4202) GEODETIC BEARING ESTABLISHED BY GPS MEASUREMENTS.

2) THE PURPOSE OF THIS REPLAT IS TO CREATE 1 LOT OUT OF 1 LOT FOR DEVELOPMENT.

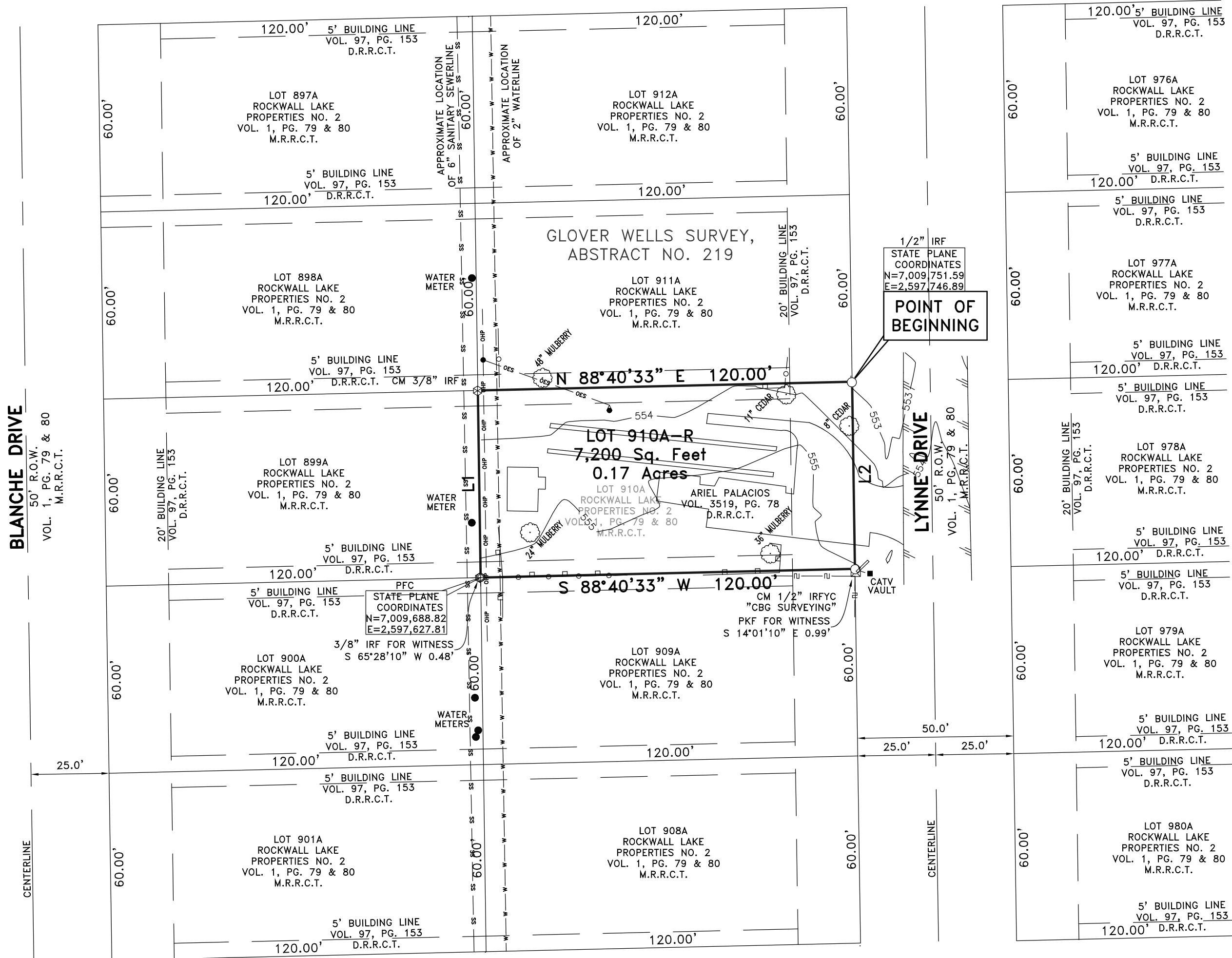
3) COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.

4) ACCORDING TO THE F.I.R.M. IN MAP NO. 48397C0040L, THIS PROPERTY DOES LIE IN ZONE X AND THE STRUCTURE DOES NOT LIE WITHIN THE 100 YEAR FLOOD ZONE, EFFECTIVE 09/26/2008.

5) PROPERTY OWNER SHALL BE RESPONSIBLE FOR MAINTENANCE, REPAIR, AND RECONSTRUCTION OF ALL DRAINAGE AND DETENTION SYSTEMS IN EASEMENTS.

6) NO IMPROVEMENTS OR STRUCTURES ALLOWED IN THE FLOODPLAIN OR DRAINAGE EASEMENT WITHOUT CITY APPROVED FLOOD STUDY.

7) PROPERTY SUBJECT TO TERMS, CONDITIONS, AND EASEMENTS CONTAINED IN INSTRUMENTS RECORDED IN VOL. 97, PG. 153



LEGEND:

IRF = IRON ROD FOUND
IRF YC = 1/2 INCH IRON ROD FOUND WITH YELLOW CAP
PKF = PK NAIL FOUND FOR CORNER
CM = CONTROLLING MONUMENT
VOL. = VOLUME
PG. = PAGE
R.O.W. = RIGHT-OF-WAY
SQ. FT. = SQUARE FEET
M.R.R.C.T. = MAP RECORDS, ROCKWALL COUNTY, TEXAS
D.R.R.C.T. = DEED RECORDS, ROCKWALL COUNTY, TEXAS

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(SHEET 1 OF 2)

PRELIMINARY PLAT
PALACIOS ADDITION
LOT 910A-R,
BEING A REPLAT OF

LOT 910A, ROCKWALL LAKE PROPERTIES NO. 2
SAME BEING A 0.17 ACRES (7,200 S.F.) TRACT OF LAND
SITUATED WITHIN THE GLOVER WELLS SURVEY, ABSTRACT NO. 219
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

PLANNING & SURVEYING

Main Office

1413 E. I-30, Ste. 7

Garland, TX 75048

P 214.349.9485

F 214.349.2216

Firm No. 10168800

www.cbgtxllc.com

www.elsevier.com/locate/jmb

NO. 2414765-01 / DRAWN BY:

CASE NO. B0005

CASE NO. P2025-__

OWNER: ARIEL PALACIOS

406 E. R. ELLIS,

ROCKWALL, TEXAS 75087

PHONE: (972) 800 3628
EMAIL: BEBEREKENITO@GMAIL.COM

EMAIL: BEBEPEKENITO@GMAIL.COM

SCALE: 1"=30' / DATE: 7/21/2025 / JOB NO. 2414765-01 / DRAWN BY: JLA

CASE NO. P2025-_____

OWNER'S DEDICATION

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS Ariel Palacios are the owners of a tract of land situated in the Glover Wells Survey, Abstract Number 219, same being Lot 910A, Rockwall Lake Properties, an Addition to the City of Rockwall, Rockwall County, Texas, according to the Plat thereof recorded in Volume 1, Page 79 & 80, Map Records, Rockwall County, Texas, also being a tract of land conveyed to Ariel Palacios by Deed recorded in Volume 3519, Page 78, Deed Records, Rockwall County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found for corner, said corner being the Southeast corner of Lot 911A, of said Rockwall Lake Properties No. 2 Addition, same being along the West right-of-way line of Lynne Drive (a 50 foot right-of-way) recorded in Volume 1, Page 79 &80, Map Records, Rockwall County, Texas;

THENCE South 00 degrees 51 minutes 00 seconds East, along the West right-of-way line of said Lynne Drive, a distance of 60.00 feet to 1/2 inch iron rod found with yellow cap stamped "CBG Surveying" for corner, said corner being the Northeast corner of Lot 909A, of said Rockwall Lake Properties No. 2 Addition, from which a PK nail found bears South 14 degrees 01 minutes 10 seconds East, a distance of 0.99 feet for witness;

THENCE South 88 degrees 40 minutes 33 seconds West, along the North line of said Lot 909A, a distance of 120.00 feet to a point for corner, said corner being the Southeast corner of Lot 899A, of said Rockwall Lake Properties No. 2 Addition, from which a 3/8 inch iron rod found bears South 65 degrees 28 minutes 10 seconds West, a distance of 0.48 feet for witness;

THENCE North 00 degrees 51 minutes 00 seconds West, along the East line of said Lot 899A, a distance of 60.00 feet to a 3/8 inch iron rod found for corner, said corner being the Southwest corner of said Lot 911A;

THENCE North 88 degrees 40 minutes 33 seconds East, along the South lint of said Lot 120.00 feet to the POINT OF BEGINNING and containing 7,200 square feet and or 0.17 acres of land.

GENERAL NOTES:

1) THE BASIS OF BEARINGS FOR THIS SURVEY IS THE TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE, (4202) GEODETIC BEARING ESTABLISHED BY GPS MEASUREMENTS.

2) THE PURPOSE OF THIS REPLAT IS TO CREATE 1 LOT OUT OF 1 LOT FOR DEVELOPMENT.

3) COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.

4) ACCORDING TO THE F.I.R.M. IN MAP NO. 48397C0040L, THIS PROPERTY DOES LIE IN ZONE X AND THE STRUCTURE DOES NOT LIE WITHIN THE 100 YEAR FLOOD ZONE, EFFECTIVE 09/26/2008.

5) PROPERTY OWNER SHALL BE RESPONSIBLE FOR MAINTENANCE, REPAIR, AND RECONSTRUCTION OF ALL DRAINAGE AND DETENTION SYSTEMS IN EASEMENTS.

6) NO IMPROVEMENTS OR STRUCTURES ALLOWED IN THE FLOODPLAIN OR DRAINAGE EASEMENT WITHOUT CITY APPROVED FLOOD STUDY.

7) PROPERTY SUBJECT TO TERMS, CONDITIONS, AND EASEMENTS CONTAINED IN INSTRUMENTS RECORDED IN VOL. 97, PG. 153

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

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

We the undersigned owner(s) of the land shown on this plat, and designated herein as the **PALACIOS ADDITION, LOT 910A-R**, an addition to Rockwall County, 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. We further certify that all other parties who have a mortgage or lien interest in the **PALACIOS ADDITION, LOT 910A-R**, have been notified and signed this plat.

I understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. I (we) also understand the following;

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

2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.

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

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

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

6. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or

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

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

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; We, our successors and assigns hereby waive any claim, damage, or cause of action that We may have as a result of the dedication of exactions made herein.

By: _____
Ariel Palacios (Owner)

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared Ariel Palacios, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given upon my hand and seal of office this ____day of_____, 2025.

By: _____

printed name: _____
Notary Public in and for the State of Texas

SURVEYOR'S CERTIFICATE:

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Bryan Connally, a Registered Professional Land Surveyor, licensed by the State of Texas, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.

Dated this the_____ day of _____, 2025.

RELEASED FOR REVIEW 07/21/2025 PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSES AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

Bryan Connally
Texas Registered Professional Land Surveyor No. 5513

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared Bryan Connally, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given upon my hand and seal of office this ____day of_____, 2025.

By: _____

printed name: _____
Notary Public in and for the State of Texas

APPROVED: I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the ____ day of_____, 2025.

Mayor of the City of Rockwall
Chairman

Planning and Zoning Commission

City Secretary

City Engineer

SHEET 2 OF 2

PRELIMINARY PLAT
PALACIOS ADDITION
LOT 910A-R,
BEING A REPLAT OF
LOT 910A, ROCKWALL LAKE PROPERTIES NO. 2
SAME BEING A 0.17 ACRES (7,200 S.F.) TRACT OF LAND
SITUATED WITHIN THE GLOVER WELLS SURVEY, ABSTRACT NO. 219
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS



OWNER: ARIEL PALACIOS
406 E. R ELLIS,
ROCKWALL, TEXAS 75087
PHONE: (972) 800 3628
EMAIL: BEBEPEKENITO@GMAIL.COM

SCALE: 1"=30' / DATE: 7/21/2025 / JOB NO. 2414765-01 / DRAWN BY: JLA

CASE NO. P2025-_____



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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CITY ENGINEER: _____

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PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 178 Lynne Drive Rockwall, Tx 75032

SUBDIVISION _____ LOT 910A BLOCK _____

GENERAL LOCATION _____

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

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ACREAGE _____ LOTS [CURRENT] _____ LOTS [PROPOSED] _____

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CONTACT PERSON _____

ADDRESS _____

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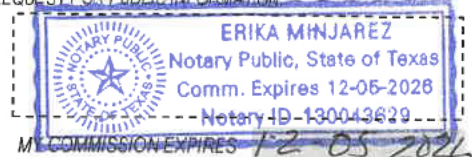
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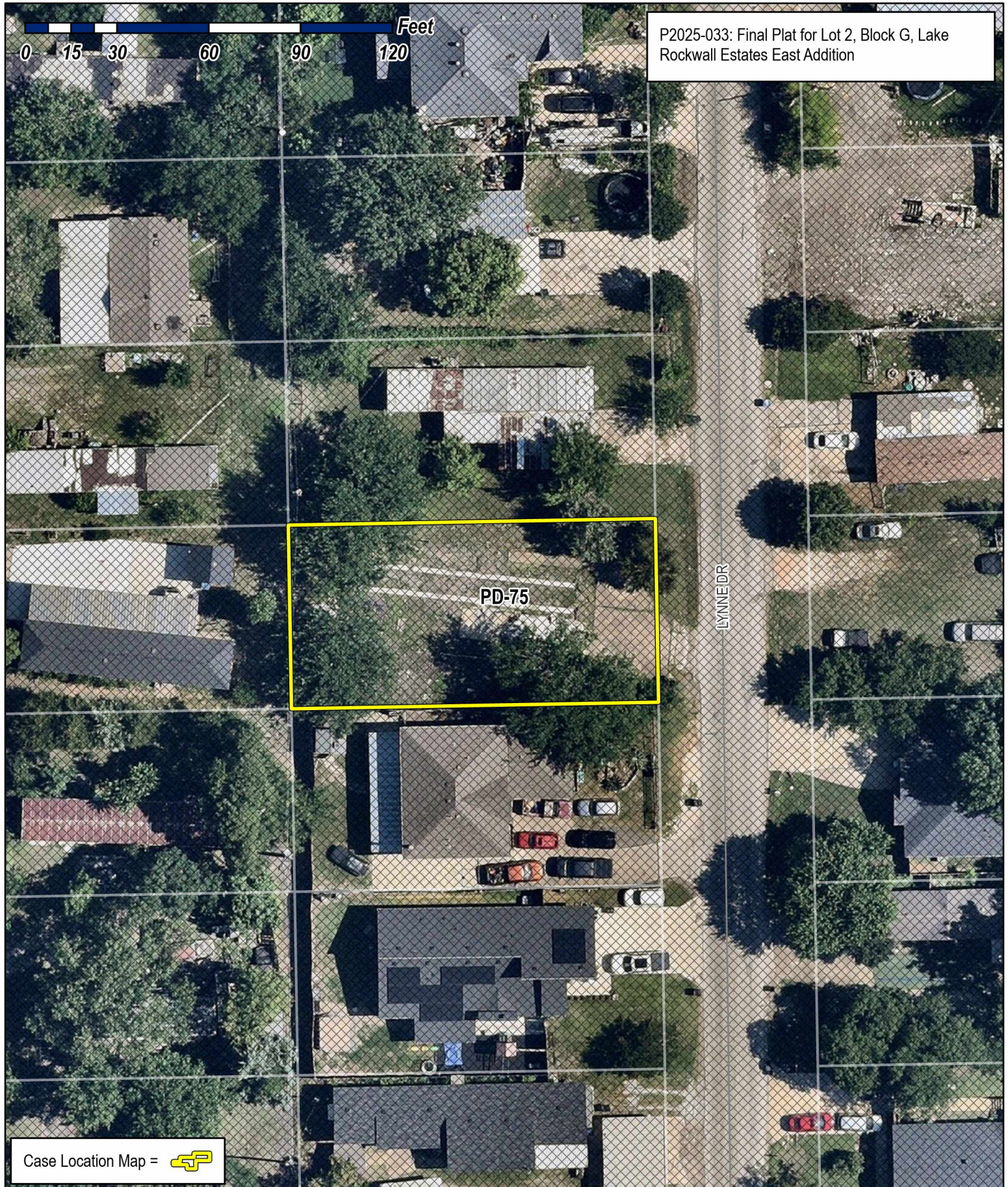
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NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS _____





P2025-033: Final Plat for Lot 2, Block G, Lake Rockwall Estates East Addition

PD-75

LYNNE DR

Case Location Map = 



City of Rockwall

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

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





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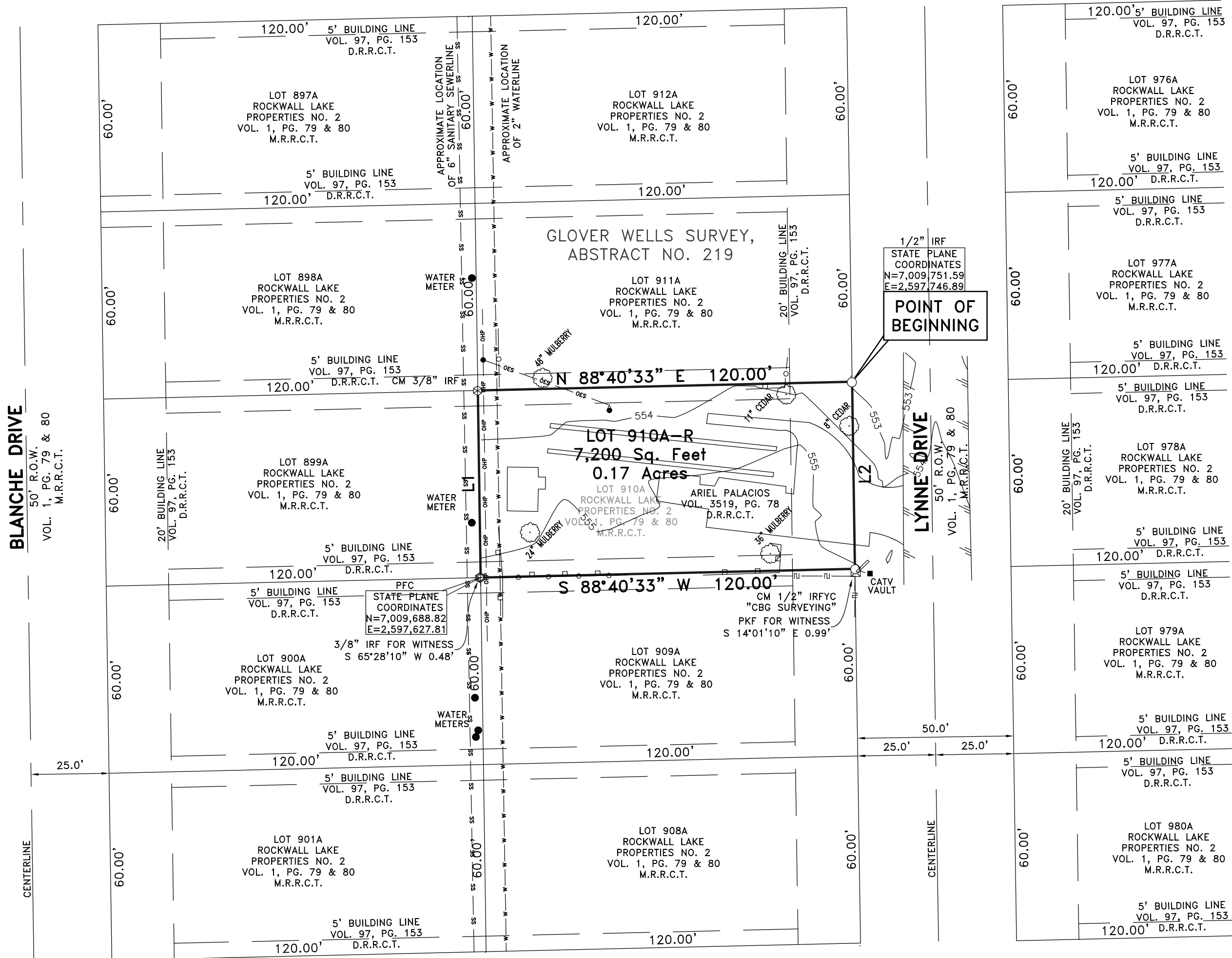
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(SHEET 1 OF 2)

PRELIMINARY PLAT
PALACIOS ADDITION
LOT 910A-R,
BEING A REPLAT OF

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F 214.349.2216

Firm No. 10168800

www.cbqtxllc.com

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NO. 2414765-01 / DRAWN BY:

PAGE NO. 50005

SCALE: 1"=30' / DATE: 7/21/2025 / JOB NO. 2414765-01 / DRAWN BY: JLA

CASE NO. P2025-_____

OWNER: ARIEL PALACIOS

OWNER: ARIEL TALAGIOS
406 E. R. ELLIS.

ROCKWALL, TEXAS 75087

PHONE: (972) 800 3628

EMAIL: BEBEPEKENITO@GMAIL.COM

OWNER'S DEDICATION

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS Ariel Palacios are the owners of a tract of land situated in the Glover Wells Survey, Abstract Number 219, same being Lot 910A, Rockwall Lake Properties, an Addition to the City of Rockwall, Rockwall County, Texas, according to the Plat thereof recorded in Volume 1, Page 79 & 80, Map Records, Rockwall County, Texas, also being a tract of land conveyed to Ariel Palacios by Deed recorded in Volume 3519, Page 78, Deed Records, Rockwall County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found for corner, said corner being the Southeast corner of Lot 911A, of said Rockwall Lake Properties No. 2 Addition, same being along the West right-of-way line of Lynne Drive (a 50 foot right-of-way) recorded in Volume 1, Page 79 &80, Map Records, Rockwall County, Texas;

THENCE South 00 degrees 51 minutes 00 seconds East, along the West right-of-way line of said Lynne Drive, a distance of 60.00 feet to 1/2 inch iron rod found with yellow cap stamped "CBG Surveying" for corner, said corner being the Northeast corner of Lot 909A, of said Rockwall Lake Properties No. 2 Addition, from which a PK nail found bears South 14 degrees 01 minutes 10 seconds East, a distance of 0.99 feet for witness;

THENCE South 88 degrees 40 minutes 33 seconds West, along the North line of said Lot 909A, a distance of 120.00 feet to a point for corner, said corner being the Southeast corner of Lot 899A, of said Rockwall Lake Properties No. 2 Addition, from which a 3/8 inch iron rod found bears South 65 degrees 28 minutes 10 seconds West, a distance of 0.48 feet for witness;

THENCE North 00 degrees 51 minutes 00 seconds West, along the East line of said Lot 899A, a distance of 60.00 feet to a 3/8 inch iron rod found for corner, said corner being the Southwest corner of said Lot 911A;

THENCE North 88 degrees 40 minutes 33 seconds East, along the South lint of said Lot 120.00 feet to the POINT OF BEGINNING and containing 7,200 square feet and or 0.17 acres of land.

GENERAL NOTES:

1) THE BASIS OF BEARINGS FOR THIS SURVEY IS THE TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE, (4202) GEODETIC BEARING ESTABLISHED BY GPS MEASUREMENTS.

2) THE PURPOSE OF THIS REPLAT IS TO CREATE 1 LOT OUT OF 1 LOT FOR DEVELOPMENT.

3) COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.

4) ACCORDING TO THE F.I.R.M. IN MAP NO. 48397C0040L, THIS PROPERTY DOES LIE IN ZONE X AND THE STRUCTURE DOES NOT LIE WITHIN THE 100 YEAR FLOOD ZONE, EFFECTIVE 09/26/2008.

5) PROPERTY OWNER SHALL BE RESPONSIBLE FOR MAINTENANCE, REPAIR, AND RECONSTRUCTION OF ALL DRAINAGE AND DETENTION SYSTEMS IN EASEMENTS.

6) NO IMPROVEMENTS OR STRUCTURES ALLOWED IN THE FLOODPLAIN OR DRAINAGE EASEMENT WITHOUT CITY APPROVED FLOOD STUDY.

7) PROPERTY SUBJECT TO TERMS, CONDITIONS, AND EASEMENTS CONTAINED IN INSTRUMENTS RECORDED IN VOL. 97, PG. 153

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

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

We the undersigned owner(s) of the land shown on this plat, and designated herein as the **PALACIOS ADDITION, LOT 910A-R**, an addition to Rockwall County, 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. We further certify that all other parties who have a mortgage or lien interest in the **PALACIOS ADDITION, LOT 910A-R**, have been notified and signed this plat.

I understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. I (we) also understand the following;

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

2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.

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

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

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

6. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or

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

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

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; We, our successors and assigns hereby waive any claim, damage, or cause of action that We may have as a result of the dedication of exactions made herein.

By: _____
Ariel Palacios (Owner)

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared Ariel Palacios, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given upon my hand and seal of office this ____day of_____, 2025.

By: _____

printed name: _____
Notary Public in and for the State of Texas

SURVEYOR'S CERTIFICATE:

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Bryan Connally, a Registered Professional Land Surveyor, licensed by the State of Texas, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.

Dated this the_____ day of _____, 2025.

RELEASED FOR REVIEW 07/21/2025 PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSES AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

Bryan Connally
Texas Registered Professional Land Surveyor No. 5513

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared Bryan Connally, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given upon my hand and seal of office this ____day of_____, 2025.

By: _____

printed name: _____
Notary Public in and for the State of Texas

APPROVED: I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the ____ day of_____, 2025.

Mayor of the City of Rockwall
Chairman

Planning and Zoning Commission

City Secretary

City Engineer

SHEET 2 OF 2

PRELIMINARY PLAT
PALACIOS ADDITION
LOT 910A-R,
BEING A REPLAT OF
LOT 910A, ROCKWALL LAKE PROPERTIES NO. 2
SAME BEING A 0.17 ACRES (7,200 S.F.) TRACT OF LAND
SITUATED WITHIN THE GLOVER WELLS SURVEY, ABSTRACT NO. 219
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS



OWNER: ARIEL PALACIOS
406 E. R ELLIS,
ROCKWALL, TEXAS 75087
PHONE: (972) 800 3628
EMAIL: BEBEPEKENITO@GMAIL.COM

SCALE: 1"=30' / DATE: 7/21/2025 / JOB NO. 2414765-01 / DRAWN BY: JLA

CASE NO. P2025-_____



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: September 30, 2025

APPLICANT: Ariel Palacios

CASE NUMBER: P2025-033; *Final Plat for Lot 2, Block G, Lake Rockwall Estates East Addition*

SUMMARY

Consider a request by Alejandro Perales on behalf of Ariel Palacios for the approval of a Final Plat for Lot 2, Block G, Lake Rockwall Estates East Addition being an 0.17-acre parcel of land identified as Lot 910-A0 of the Rockwall Lake Estates #2 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 75 (PD-75) for Single Family 7 (SF-7) District land uses, addressed as 178 Lynne Drive, and take any action necessary.

PLAT INFORMATION

- ☒ Purpose. The applicant is requesting the approval of a Final Plat for a 0.17-acre parcel of land (*i.e. Lot 910-A0, of the Rockwall Lake Estates #2 Addition*) for the purpose of dedicating the necessary easements for the construction of a single-family home.
- ☒ Background. The subject property was originally platted as Lot 910-A with the Rockwall Lake Properties Development No. 2 Addition, which was filed with Rockwall County on April 23, 1968. On February 17, 2009, the subject property -- *along with the rest of the Lake Rockwall Estates Subdivision* -- was annexed into the City of Rockwall by *Ordinance No. 09-07*. On September 21, 2009, the City Council rezoned the Lake Rockwall Estates Subdivision from an Agricultural (AG) District to Planned Development District 75 (PD-75) [*Ordinance No. 09-37*] for Single-Family 7 (SF-7) District land uses. On January 4, 2016, the City Council amended Planned Development District 75 (PD-75) with *Ordinance No. 16-01*, which made changes to the *Consideration of a Special Request* section of the ordinance. At the time of annexation, there was a 1,064 SF mobile home situated on the subject property; however, based on the City's aerial images this structure was removed between 2023-2024. On February 3, 2025, the City Council approved a *Specific Use Permit (SUP)* [*Case No. Z2024-064*] by *Ordinance No. 25-08 (S-353)* for the purpose of constructing a single-family home on the subject property.
- ☒ Conformance to the Subdivision Ordinance. The surveyor has completed the majority of the technical revisions requested by staff, and this plat -- *conforming to the requirements for plats as stipulated by the Chapter 38, Subdivisions, of the Municipal Code of Ordinances* -- is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.
- ☒ Conditional Approval. Conditional approval of this Final Plat by the City Council shall constitute approval subject to the conditions stipulated in the *Conditions of Approval* section below.
- ☒ 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 Final Plat for Lot 2, Block G, Lake Rockwall Estates East 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 Final Plat shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

PROJECT COMMENTS



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

DATE: 9/19/2025

PROJECT NUMBER: P2025-033
PROJECT NAME: Final Plat for Lot 2, Block G, Lake Rockwall Estates East Addition
SITE ADDRESS/LOCATIONS: 178 Lynne Drive, Rockwall, TX, 75032

CASE CAPTION: Consider a request by Alejandro Perales on behalf of Ariel Palacios for the approval of a Final Plat for Lot 2, Block G, Lake Rockwall Estates East Addition being an 0.17-acre parcel of land identified as Lot 910-A0 of the Rockwall Lake Estates #2 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 75 (PD-75) for Single Family 7 (SF-7) District land uses, addressed as 178 Lynne Drive, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Bethany Ross	09/19/2025	Approved w/ Comments

09/19/2025: P2025-033; Final Plat for Lot 2, Block G, Lake Rockwall Estates East Addition
Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request for the approval of a Final Plat for Lot 2, Block G, Lake Rockwall Estates East Addition being an 0.17-acre parcel of land identified as Lot 910-A0 of the Rockwall Lake Estates #2 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 75 (PD-75) for Single Family 7 (SF-7) District land uses, and addressed as 178 Lynne Drive.

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 (P2025-033) in the lower right-hand corner of all pages on future submittals.

M.4 Please change the title block as follows:

Final Plat
Lots 2, Block G,
Lake Rockwall Estates East Addition
Being a Replat of Lot 910-A0
of the Rockwall Lake Estates #2 Addition
Situated within the Glover Wells Survey, Abstract No. 219
City of Rockwall, Rockwall County, Texas

M.5 Please remove all trees and buildings from the plat. (Chapter 38.7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances)

M.6 Please remove any language about a preliminary plat. This is a final plat. (Chapter 38.7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances)

M.7 Please update the language in the Owner's Certificate to reflect the updated Subdivision name. (Chapter 38.7, Subdivision and Platting Procedures, of the Municipal Code of

Ordinances)

M.8 Record owners of contiguous parcels of subdivided land. (Chapter 38.7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances)

M.9 Provide the correct format for the following General Notes (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances):

- (1) Subdivider's Statement. Selling a portion of this addition by metes and bounds is unlawful and a violation of the Subdivision Ordinance of the City of Rockwall and Chapter 212, Municipal Regulation of Subdivisions and Property Development, of the Texas Local Government Code, and shall be subject to the City of Rockwall withholding utilities and building permits.
- (2) Public Improvement Statement. It shall be the policy of the City of Rockwall to withhold issuing buildings permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a subdivision plat by the City of Rockwall does not constitute any representation, assurance or guarantee that any building within such subdivision plat shall be approved, authorized, or permit issued, nor shall such approval constitute any representation, assurance or guarantee by the City of Rockwall of the adequacy and availability for water and sanitary sewer for personal use and fire protection within such subdivision plat, as required under the Subdivision Ordinance of the City of Rockwall.
- (3) Drainage and Detention Easements. The property owner shall be responsible for maintaining, repairing, and replacing and shall bear sole liability of all systems within the drainage and detention easements.
- (4) Fire Lanes. All Fire Lanes will be constructed, maintained, repaired and replaced by the property owner. Fire Lanes shall be constructed in accordance with the approved Civil Engineering Plans for both on-site and off-site Fire Lane improvements.

M.10 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.11 Please note that scheduled meetings for this case:

- (1) Planning and Zoning Meeting will be held on September 30, 2025
- (2) City Council meeting will be held on October 6, 2025.

I.12 Although this item will be on the Consent Agenda for the 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	09/17/2025	Approved w/ Comments
09/17/2025: 1. Label all building setbacks. 2. Provide a 10' utility easement along the ROW frontage. 3. 10' utility easement required along back property line. 4. Include the latest general notes on the plat that are applicable.			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Craig Foshee	09/19/2025	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	09/17/2025	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	09/15/2025	Approved
No Comments			

LEGEND:
 IRF = IRON ROD FOUND
 IRF YC = 1/2 INCH IRON ROD FOUND WITH YELLOW CAP
 PKF = PK NAIL FOUND FOR CORNER
 CM = CONTROLLING MONUMENT
 VOL. = VOLUME
 PG. = PAGE
 R.O.W. = RIGHT-OF-WAY
 SQ. FT. = SQUARE FEET
 M.R.R.C.T. = MAP RECORDS, ROCKWALL COUNTY, TEXAS
 D.R.R.C.T. = DEED RECORDS, ROCKWALL COUNTY, TEXAS

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



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 178 Lynne Drive Rockwall, Tx 75032

SUBDIVISION _____ LOT 910A BLOCK _____

GENERAL LOCATION _____

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING _____ CURRENT USE _____

PROPOSED ZONING _____ PROPOSED USE _____

ACREAGE _____ LOTS [CURRENT] _____ LOTS [PROPOSED] _____

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

OWNER/APPLICANT/AGENT INFORMATION [PLEASE PRINT/CHECK THE PRIMARY CONTACT/ORIGINAL SIGNATURES ARE REQUIRED]

☐ OWNER Ariel Palacios

CONTACT PERSON _____

ADDRESS _____

CITY, STATE & ZIP _____

PHONE _____

E-MAIL _____

☐ APPLICANT Alejandro & Esperanza Perales

CONTACT PERSON Alejandro Perales

ADDRESS _____

CITY, STATE & ZIP _____

PHONE _____

E-MAIL _____

NOTARY VERIFICATION [REQUIRED]

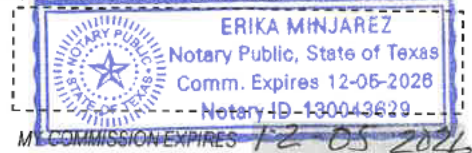
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Ariel Palacios [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

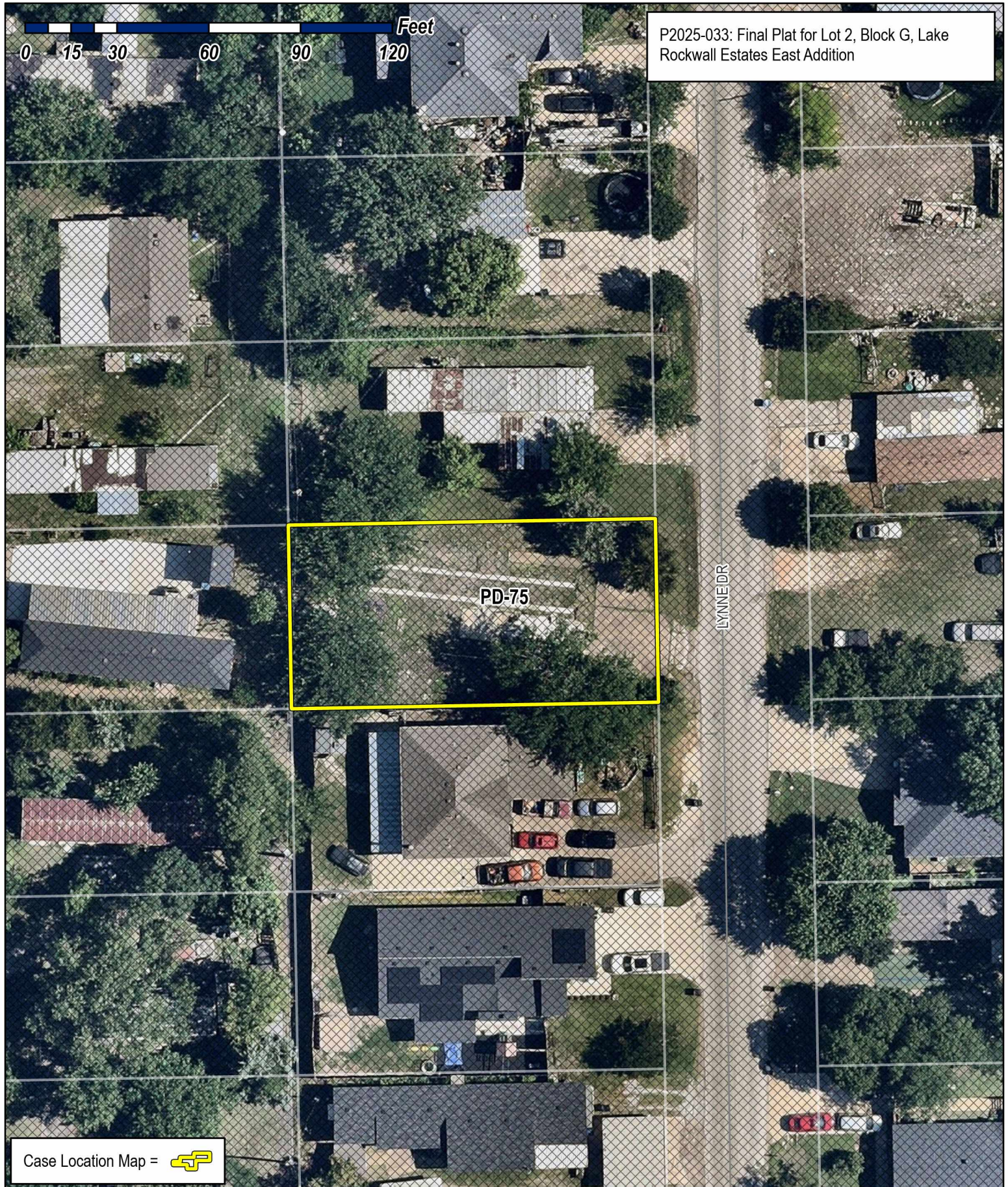
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ _____ TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE _____ DAY OF _____, 20____. BY SIGNING THIS APPLICATION,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

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 11 DAY OF September, 2025

OWNER'S SIGNATURE _____

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS _____





P2025-033: Final Plat for Lot 2, Block G, Lake Rockwall Estates East Addition

PD-75

LYNNE DR

Case Location Map = 



City of Rockwall

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

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





SCALE: 1" = 30'

LINE	BEARING	DISTANCE
L1	N 00°51'00" W	60.00'
L2	S 00°51'00" E	60.00'

GENERAL NOTES:

1) THE BASIS OF BEARINGS FOR THIS SURVEY IS THE TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE, (4202) GEODETIC BEARING ESTABLISHED BY GPS MEASUREMENTS.

2) THE PURPOSE OF THIS REPLAT IS TO CREATE 1 LOT OUT OF 1 LOT FOR DEVELOPMENT.

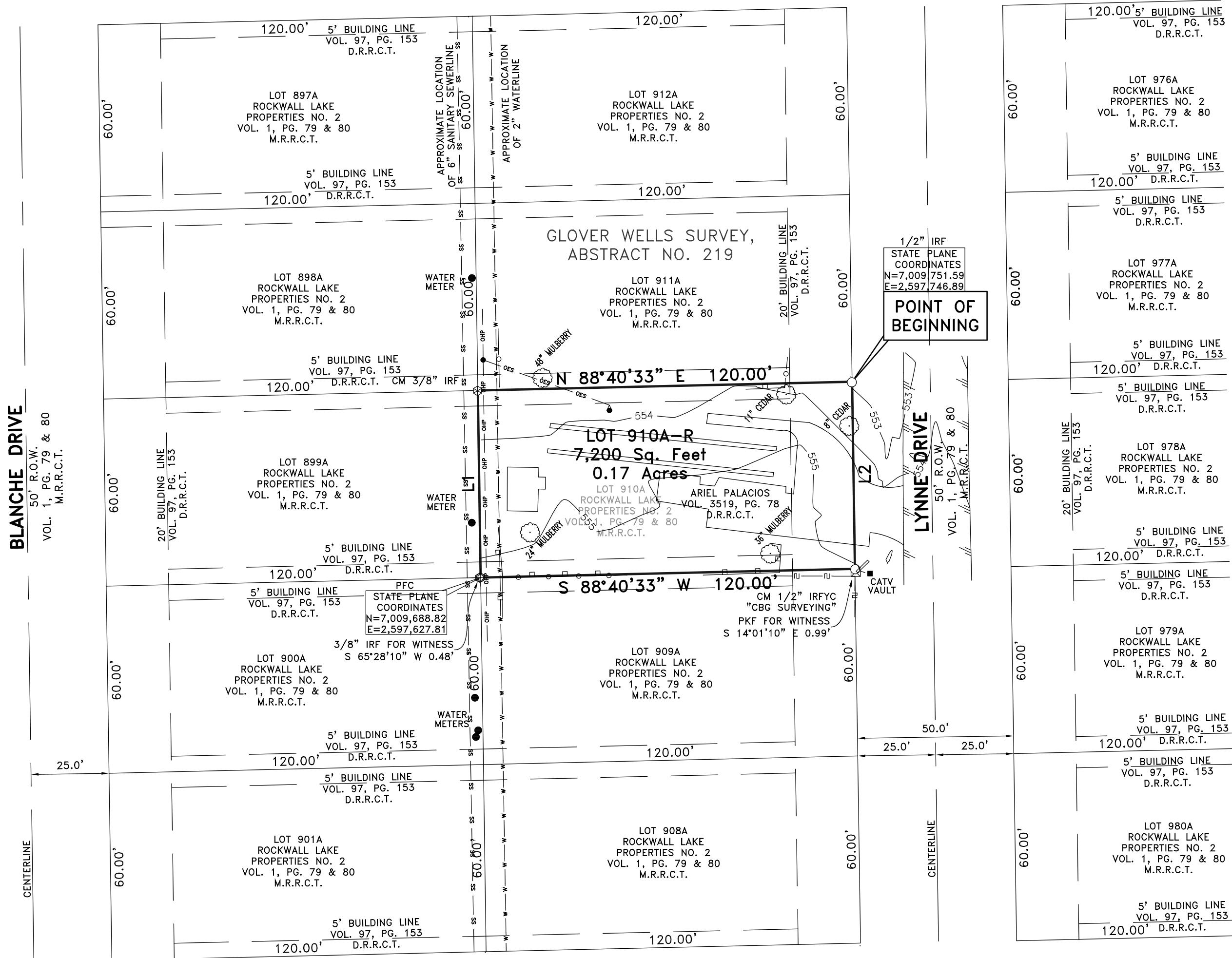
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4) ACCORDING TO THE F.I.R.M. IN MAP NO. 48397C0040L, THIS PROPERTY DOES LIE IN ZONE X AND THE STRUCTURE DOES NOT LIE WITHIN THE 100 YEAR FLOOD ZONE, EFFECTIVE 09/26/2008.

5) PROPERTY OWNER SHALL BE RESPONSIBLE FOR MAINTENANCE, REPAIR, AND RECONSTRUCTION OF ALL DRAINAGE AND DETENTION SYSTEMS IN EASEMENTS.

6) NO IMPROVEMENTS OR STRUCTURES ALLOWED IN THE FLOODPLAIN OR DRAINAGE EASEMENT WITHOUT CITY APPROVED FLOOD STUDY.

7) PROPERTY SUBJECT TO TERMS, CONDITIONS, AND EASEMENTS CONTAINED IN INSTRUMENTS RECORDED IN VOL. 97, PG. 153



LEGEND:

IRF = IRON ROD FOUND
IRF YC = 1/2 INCH IRON ROD FOUND WITH YELLOW CAP
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(SHEET 1 OF 2)

PRELIMINARY PLAT
PALACIOS ADDITION
LOT 910A-R,
BEING A REPLAT OF

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SAME BEING A 0.17 ACRES (7,200 S.F.) TRACT OF LAND
SITUATED WITHIN THE GLOVER WELLS SURVEY, ABSTRACT NO. 219
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

PLANNING & SURVEYING

Main Office

1413 E. I-30, Ste. 7

Garland, TX 75048

P 214.349.9485

F 214.349.2216

Firm No. 10168800

www.cbqtxllc.com

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NO. 2414765-01 / DRAWN BY:

PAGE NO. 50005

SCALE: 1"=30' / DATE: 7/21/2025 / JOB NO. 2414765-01 / DRAWN BY: JLA

CASE NO. P2025-_____

OWNER: ARIEL PALACIOS

OWNER: ARIEL TALACIOS
406 E. R. ELLIS.

ROCKWALL, TEXAS 75087

PHONE: (972) 800 3628

EMAIL: BEBEPEKENITO@GMAIL.COM

OWNER'S DEDICATION

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS Ariel Palacios are the owners of a tract of land situated in the Glover Wells Survey, Abstract Number 219, same being Lot 910A, Rockwall Lake Properties, an Addition to the City of Rockwall, Rockwall County, Texas, according to the Plat thereof recorded in Volume 1, Page 79 & 80, Map Records, Rockwall County, Texas, also being a tract of land conveyed to Ariel Palacios by Deed recorded in Volume 3519, Page 78, Deed Records, Rockwall County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found for corner, said corner being the Southeast corner of Lot 911A, of said Rockwall Lake Properties No. 2 Addition, same being along the West right-of-way line of Lynne Drive (a 50 foot right-of-way) recorded in Volume 1, Page 79 &80, Map Records, Rockwall County, Texas;

THENCE South 00 degrees 51 minutes 00 seconds East, along the West right-of-way line of said Lynne Drive, a distance of 60.00 feet to 1/2 inch iron rod found with yellow cap stamped "CBG Surveying" for corner, said corner being the Northeast corner of Lot 909A, of said Rockwall Lake Properties No. 2 Addition, from which a PK nail found bears South 14 degrees 01 minutes 10 seconds East, a distance of 0.99 feet for witness;

THENCE South 88 degrees 40 minutes 33 seconds West, along the North line of said Lot 909A, a distance of 120.00 feet to a point for corner, said corner being the Southeast corner of Lot 899A, of said Rockwall Lake Properties No. 2 Addition, from which a 3/8 inch iron rod found bears South 65 degrees 28 minutes 10 seconds West, a distance of 0.48 feet for witness;

THENCE North 00 degrees 51 minutes 00 seconds West, along the East line of said Lot 899A, a distance of 60.00 feet to a 3/8 inch iron rod found for corner, said corner being the Southwest corner of said Lot 911A;

THENCE North 88 degrees 40 minutes 33 seconds East, along the South lint of said Lot 120.00 feet to the POINT OF BEGINNING and containing 7,200 square feet and or 0.17 acres of land.

GENERAL NOTES:

1) THE BASIS OF BEARINGS FOR THIS SURVEY IS THE TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE, (4202) GEODETIC BEARING ESTABLISHED BY GPS MEASUREMENTS.

2) THE PURPOSE OF THIS REPLAT IS TO CREATE 1 LOT OUT OF 1 LOT FOR DEVELOPMENT.

3) COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.

4) ACCORDING TO THE F.I.R.M. IN MAP NO. 48397C0040L, THIS PROPERTY DOES LIE IN ZONE X AND THE STRUCTURE DOES NOT LIE WITHIN THE 100 YEAR FLOOD ZONE, EFFECTIVE 09/26/2008.

5) PROPERTY OWNER SHALL BE RESPONSIBLE FOR MAINTENANCE, REPAIR, AND RECONSTRUCTION OF ALL DRAINAGE AND DETENTION SYSTEMS IN EASEMENTS.

6) NO IMPROVEMENTS OR STRUCTURES ALLOWED IN THE FLOODPLAIN OR DRAINAGE EASEMENT WITHOUT CITY APPROVED FLOOD STUDY.

7) PROPERTY SUBJECT TO TERMS, CONDITIONS, AND EASEMENTS CONTAINED IN INSTRUMENTS RECORDED IN VOL. 97, PG. 153

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

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

We the undersigned owner(s) of the land shown on this plat, and designated herein as the **PALACIOS ADDITION, LOT 910A-R**, an addition to Rockwall County, 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. We further certify that all other parties who have a mortgage or lien interest in the **PALACIOS ADDITION, LOT 910A-R**, have been notified and signed this plat.

I understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. I (we) also understand the following;

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

2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.

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

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

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

6. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or

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

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

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; We, our successors and assigns hereby waive any claim, damage, or cause of action that We may have as a result of the dedication of exactions made herein.

By: _____
Ariel Palacios (Owner)

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared Ariel Palacios, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given upon my hand and seal of office this ____day of_____, 2025.

By: _____

printed name: _____
Notary Public in and for the State of Texas

SURVEYOR'S CERTIFICATE:

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Bryan Connally, a Registered Professional Land Surveyor, licensed by the State of Texas, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.

Dated this the_____ day of _____, 2025.

RELEASED FOR REVIEW 07/21/2025 PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSES AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

Bryan Connally
Texas Registered Professional Land Surveyor No. 5513

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared Bryan Connally, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given upon my hand and seal of office this ____day of_____, 2025.

By: _____

printed name: _____
Notary Public in and for the State of Texas

APPROVED: I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the ____ day of_____, 2025.

Mayor of the City of Rockwall
Chairman

Planning and Zoning Commission

City Secretary

City Engineer

SHEET 2 OF 2

PRELIMINARY PLAT
PALACIOS ADDITION
LOT 910A-R,
BEING A REPLAT OF
LOT 910A, ROCKWALL LAKE PROPERTIES NO. 2
SAME BEING A 0.17 ACRES (7,200 S.F.) TRACT OF LAND
SITUATED WITHIN THE GLOVER WELLS SURVEY, ABSTRACT NO. 219
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS



OWNER: ARIEL PALACIOS
406 E. R ELLIS,
ROCKWALL, TEXAS 75087
PHONE: (972) 800 3628
EMAIL: BEBEPEKENITO@GMAIL.COM

SCALE: 1"=30' / DATE: 7/21/2025 / JOB NO. 2414765-01 / DRAWN BY: JLA

CASE NO. P2025-_____



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: October 6, 2025
APPLICANT: Ariel Palacios
CASE NUMBER: P2025-033; *Final Plat for Lot 2, Block G, Lake Rockwall Estates East Addition*

SUMMARY

Consider a request by Alejandro Perales on behalf of Ariel Palacios for the approval of a Final Plat for Lot 2, Block G, Lake Rockwall Estates East Addition being an 0.17-acre parcel of land identified as Lot 910-A0 of the Rockwall Lake Estates #2 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 75 (PD-75) for Single Family 7 (SF-7) District land uses, addressed as 178 Lynne Drive, and take any action necessary.

PLAT INFORMATION

- ☑ Purpose. The applicant is requesting the approval of a Final Plat for a 0.17-acre parcel of land (i.e. Lot 910-A0, of the Rockwall Lake Estates #2 Addition) for the purpose of dedicating the necessary easements for the construction of a single-family home.
- ☑ Background. The subject property was originally platted as Lot 910-A with the Rockwall Lake Properties Development No. 2 Addition, which was filed with Rockwall County on April 23, 1968. On February 17, 2009, the subject property -- along with the rest of the Lake Rockwall Estates Subdivision -- was annexed into the City of Rockwall by Ordinance No. 09-07. On September 21, 2009, the City Council rezoned the Lake Rockwall Estates Subdivision from an Agricultural (AG) District to Planned Development District 75 (PD-75) [Ordinance No. 09-37] for Single-Family 7 (SF-7) District land uses. On January 4, 2016, the City Council amended Planned Development District 75 (PD-75) with Ordinance No. 16-01, which made changes to the *Consideration of a Special Request* section of the ordinance. At the time of annexation, there was a 1,064 SF mobile home situated on the subject property; however, based on the City's aerial images this structure was removed between 2023-2024. On February 3, 2025, the City Council approved a *Specific Use Permit (SUP)* [Case No. Z2024-064] by Ordinance No. 25-08 (S-353) for the purpose of constructing a single-family home on the subject property.
- ☑ Conformance to the Subdivision Ordinance. The surveyor has completed the majority of the technical revisions requested by staff, and this plat -- conforming to the requirements for plats as stipulated by the Chapter 38, Subdivisions, of the Municipal Code of Ordinances -- is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.
- ☑ Conditional Approval. Conditional approval of this Final Plat by the City Council shall constitute approval subject to the conditions stipulated in the *Conditions of Approval* section below.
- ☑ 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 of the Final Plat for Lot 2, Block G, Lake Rockwall Estates East 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 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 September 30, 2025, the Planning and Zoning Commission approved a motion to approve the Final Plat by a vote of 7-0.



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 178 Lynne Drive Rockwall, Tx 75032

SUBDIVISION _____ LOT 910A BLOCK _____

GENERAL LOCATION _____

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING _____ CURRENT USE _____

PROPOSED ZONING _____ PROPOSED USE _____

ACREAGE _____ LOTS [CURRENT] _____ LOTS [PROPOSED] _____

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

OWNER/APPLICANT/AGENT INFORMATION [PLEASE PRINT/CHECK THE PRIMARY CONTACT/ORIGINAL SIGNATURES ARE REQUIRED]

☐ OWNER Ariel Palacios

CONTACT PERSON _____

ADDRESS _____

CITY, STATE & ZIP _____

PHONE _____

E-MAIL _____

☐ APPLICANT Alejandro & Esperanza Perales

CONTACT PERSON Alejandro Perales

ADDRESS _____

CITY, STATE & ZIP _____

PHONE _____

E-MAIL _____

NOTARY VERIFICATION [REQUIRED]

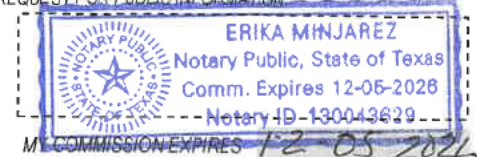
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Ariel Palacios [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

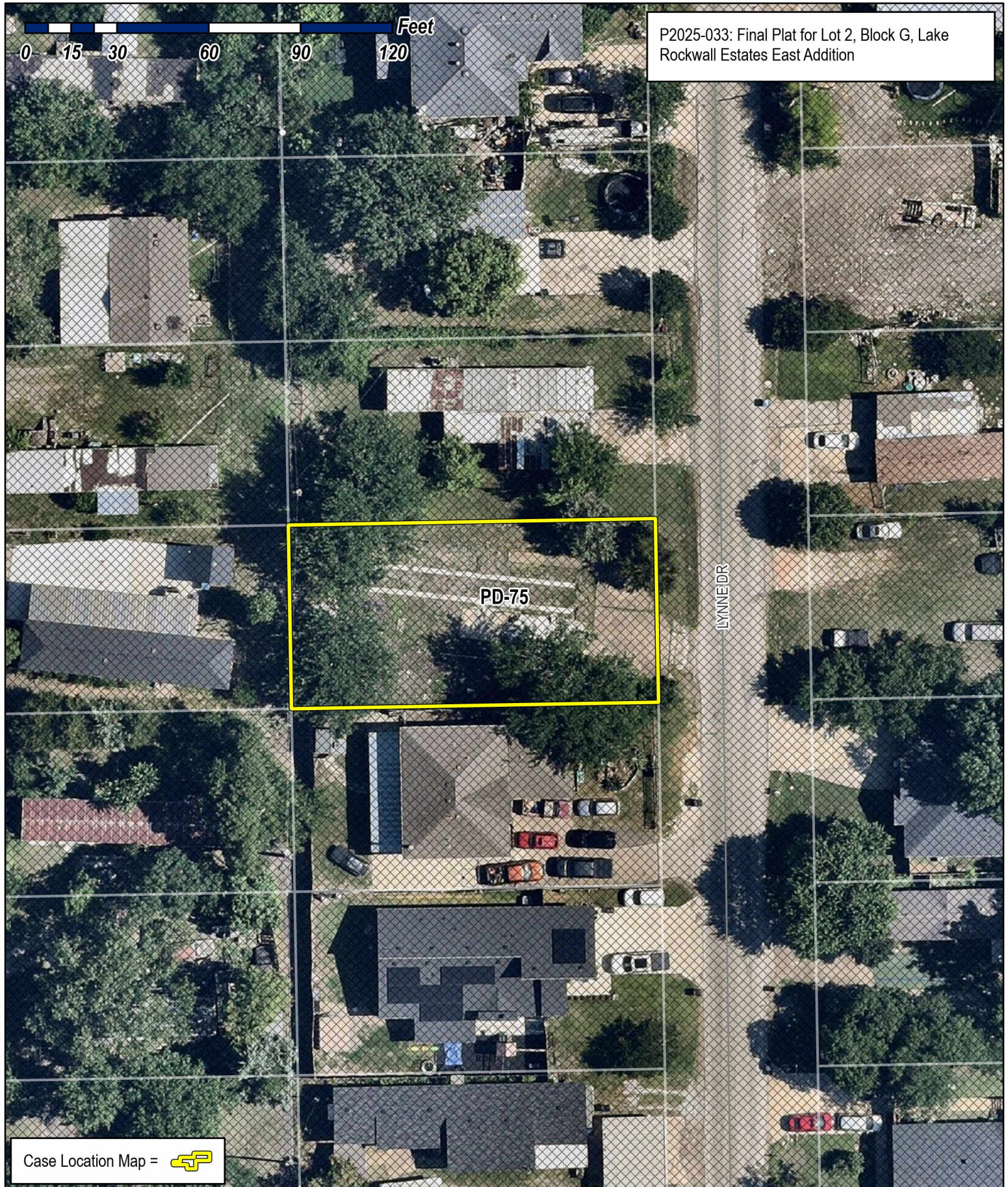
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ _____ TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE _____ DAY OF _____, 20____. BY SIGNING THIS APPLICATION,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

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 11 DAY OF September, 2025

OWNER'S SIGNATURE _____

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS _____





P2025-033: Final Plat for Lot 2, Block G, Lake Rockwall Estates East Addition

PD-75

LYNNE DR

Case Location Map = 



City of Rockwall

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

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





SCALE: 1" = 30'

LINE	BEARING	DISTANCE
L1	N 00°51'00" W	60.00'
L2	S 00°51'00" E	60.00'

GENERAL NOTES:

1) THE BASIS OF BEARINGS FOR THIS SURVEY IS THE TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE, (4202) GEODETIC BEARING ESTABLISHED BY GPS MEASUREMENTS.

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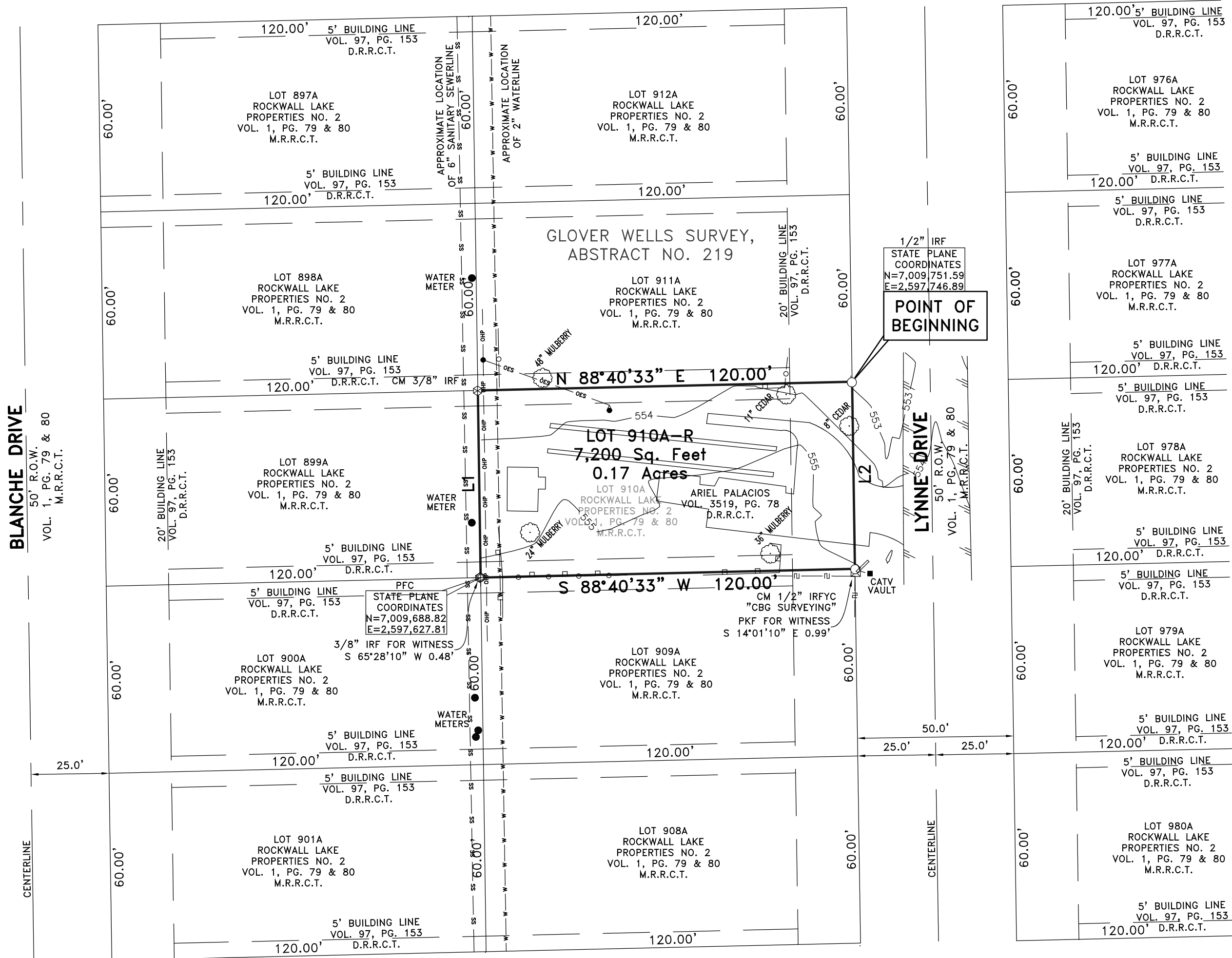
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LEGEND:

IRF = IRON ROD FOUND
IRF YC = 1/2 INCH IRON ROD FOUND WITH YELLOW CAP
PKF = PK NAIL FOUND FOR CORNER
CM = CONTROLLING MONUMENT
VOL. = VOLUME
PG. = PAGE
R.O.W. = RIGHT-OF-WAY
SQ. FT. = SQUARE FEET
M.R.R.C.T. = MAP RECORDS, ROCKWALL COUNTY, TEXAS
D.R.R.C.T. = DEED RECORDS, ROCKWALL COUNTY, TEXAS

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(SHEET 1 OF 2)

PRELIMINARY PLAT
PALACIOS ADDITION
LOT 910A-R,
BEING A REPLAT OF

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SAME BEING A 0.17 ACRES (7,200 S.F.) TRACT OF LAND
SITUATED WITHIN THE GLOVER WELLS SURVEY, ABSTRACT NO. 219
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

PLANNING & SURVEYING

Main Office

1413 E. I-30, Ste. 7

Garland, TX 75048

P 214.349.9485

F 214.349.2216

Firm No. 10168800

www.cbqtxllc.com

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NO. 2414765-01 / DRAWN BY:

PAGE NO. 50005

SCALE: 1"=30' / DATE: 7/21/2025 / JOB NO. 2414765-01 / DRAWN BY: JLA

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

6. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or

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

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

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; We, our successors and assigns hereby waive any claim, damage, or cause of action that We may have as a result of the dedication of exactions made herein.

By: _____
Ariel Palacios (Owner)

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared Ariel Palacios, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given upon my hand and seal of office this ____day of_____, 2025.

By: _____

printed name: _____
Notary Public in and for the State of Texas

SURVEYOR'S CERTIFICATE:

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Bryan Connally, a Registered Professional Land Surveyor, licensed by the State of Texas, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.

Dated this the_____ day of _____, 2025.

RELEASED FOR REVIEW 07/21/2025 PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSES AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

Bryan Connally
Texas Registered Professional Land Surveyor No. 5513

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared Bryan Connally, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given upon my hand and seal of office this ____day of_____, 2025.

By: _____

printed name: _____
Notary Public in and for the State of Texas

APPROVED: I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the ____ day of_____, 2025.

Mayor of the City of Rockwall
Chairman

Planning and Zoning Commission

City Secretary

City Engineer

SHEET 2 OF 2

PRELIMINARY PLAT
PALACIOS ADDITION
LOT 910A-R,
BEING A REPLAT OF
LOT 910A, ROCKWALL LAKE PROPERTIES NO. 2
SAME BEING A 0.17 ACRES (7,200 S.F.) TRACT OF LAND
SITUATED WITHIN THE GLOVER WELLS SURVEY, ABSTRACT NO. 219
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS



OWNER: ARIEL PALACIOS
406 E. R ELLIS,
ROCKWALL, TEXAS 75087
PHONE: (972) 800 3628
EMAIL: BEBEPEKENITO@GMAIL.COM

SCALE: 1"=30' / DATE: 7/21/2025 / JOB NO. 2414765-01 / DRAWN BY: JLA

CASE NO. P2025-_____



DATE: October 7, 2025

TO: Alejandro and Esperanza Perales
400 Washington Street
Garland, Texas 75040

CC: Ariel Palacios
406 E R Ellis Avenue
Rockwall, Texas 75087

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

SUBJECT: P2025-033; *Final Plat for Lot 2, Block G, Lake Rockwall Estates Addition*

Alejandro and Esperanza:

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 September 15, 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 September 30, 2025, the Planning and Zoning Commission approved a motion to recommend approval of the final plat by a vote of 7-0.

City Council

On October 6, 2025, the City Council approved a motion to approve the Final Plat by a vote of 7-0.

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

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

FILING FEES:

Mylars: \$49.00 per page for the 1st set only (*No charge for additional sets*).

Tax Certificates: \$29.00 for the 1st certificate and \$4.00 for each additional certificate.

Please note that the filing fee amount above is only an estimate and that filing fees are subject to change based on the requirements of the *Rockwall County Clerk's Office*.

All plats must be submitted to the City with the required filing fees and tax certificates a minimum of 180-days from the approval date. Failure to adhere to this deadline, will result in the plat being expired in accordance with the requirements of Chapter 38, *Subdivisions*, of the Municipal Code of Ordinances. Should you have any questions or concerns regarding your plat or the platting process, please feel free to contact me a (972) 772-6434.

Sincerely,

A handwritten signature in cursive script, appearing to read "Bethany Ross".

Bethany Ross; *Senior Planner*
City of Rockwall Planning and Zoning Department