

CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION MEMO

AGENDA DATE: 05/31/2016

APPLICANT: Debra Cox of JDJR Engineers & Consultants, Inc.

AGENDA ITEM: P2016-026 (*First Baptist Church Replat*)

SUMMARY:

Discuss and consider a request by Debra Cox of JDJR Engineers & Consultants, Inc. on behalf of Don French of the First Baptist Church of Rockwall for the approval of a replat for Lot 6, Block M, Sanger Brothers Addition being a 1.8046-acre tract of land identified as Lots 1-5, Block M, Sanger Brothers Addition, City of Rockwall, Rockwall County, Texas, zoned General Retail (GR) District, located at the southwest corner of the intersection of W. Ross Street and S. Goliad Street [*SH-205*], and take any action necessary.

COMMENTS:

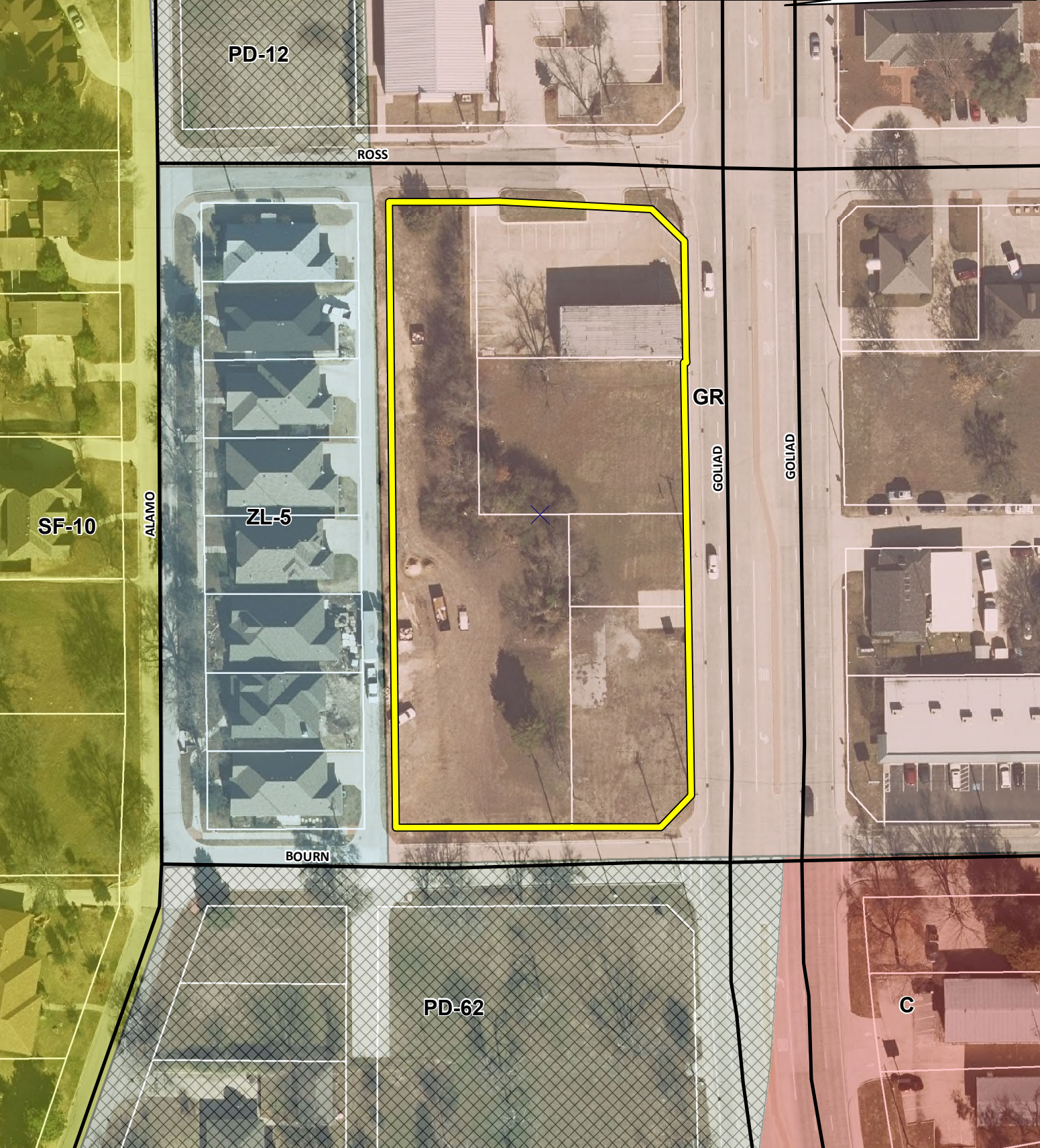
- ✓ The objective of the request is to combine five (5) lots into one (1) larger 1.8046-acre lot for the purpose of constructing an off-site parking lot that will be located south of the existing First Baptist Church. The property is zoned for General Retail (GR) District uses and is generally located on the west side of S. Goliad Street between Ross Avenue and Bourn Avenue. As a note, a site plan was approved in February of this year for the off-site parking lot.
- ✓ Conditional approval of this plat by the City Council shall constitute approval subject to the conditions listed in the *Recommendations* section below.
- ✓ With the exception of the items listed in the *Recommendation* section of this case memo, this plat is in substantial compliance with the requirements of the Subdivision Ordinance in the Municipal Code of Ordinances.

RECOMMENDATIONS:

If the Planning & Zoning Commission and City Council choose to approve the request for the replat, staff would offer the following conditions of approval:

- 1) All staff comments (*Project Plan Review*) provided by the Planning, Engineering and Fire Department must be addressed prior to the submittal of a building permit and to include the following additional Planning comments;
- 2) Any construction or building necessary to complete this plat request must conform to the requirements set forth by the UDC, the International Building Code, 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.

P2016-026- LOT 1R BLOCK M, SANGER BROTHERS ADDITION
REPLAT - LOCATION MAP = 



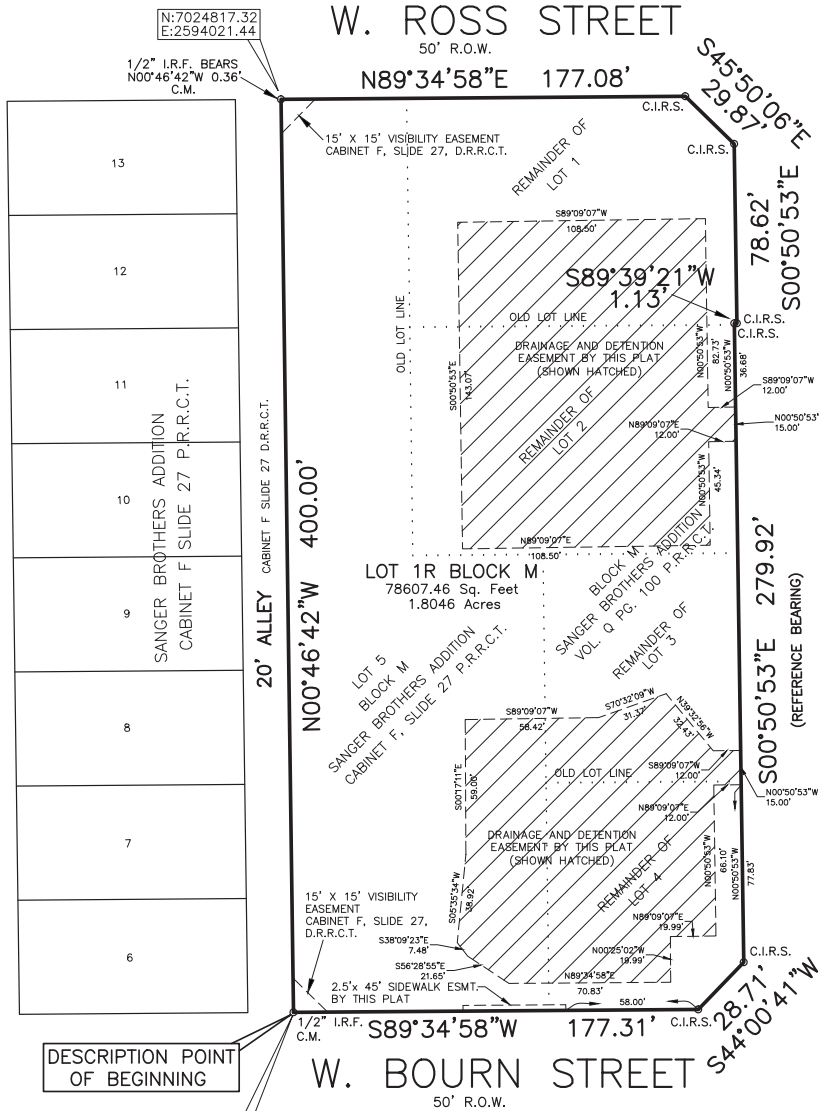
City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(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.



S. ALAMO ROAD
(50' R.O.W.)



N:7024817.32
E:2594021.44

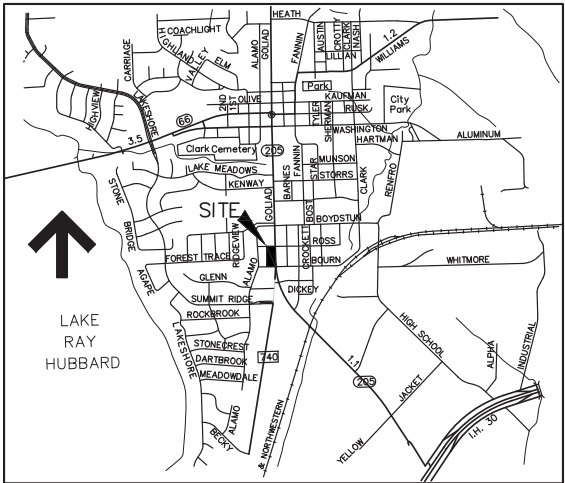
1/2" I.R.F. BEARS
N00°46'42"W 0.36'
C.M.

N:7024457.55
E:2594051.36

DESCRIPTION POINT
OF BEGINNING



GRAPHIC SCALE IN FEET
0 20 40 60 80
SCALE: 1" = 40'



* VICINITY MAP *
(NOT TO SCALE)

GENERAL NOTES

- Selling a portion of a tract, platted lot or platted addition by metes and bounds without an approved subdivision or resubdivision by the local city could be a violation of city ordinance and state law.
- BASIS OF BEARINGS: Deed to the State of Texas recorded in Inst. No. 2007-00369758 D.R.R.C.T.
- The subject property appears to be located in Zone X (defined as an area determined to be outside the 0.2% annual chance flood) according to the Flood Insurance Rate Map No. 48397C0040L, with an effective date of September 26, 2008, for Rockwall County, Texas and incorporated areas. If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. This flood statement shall not create liability on the part of the surveyor.
- 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.
- The coordinates shown hereon are based on the Texas State Plane Coordinate System (NAD 83) North Texas Central Zone 4202 from city of Rockwall monuments.

REPLAT
LOT 1R, BLOCK M
SANGER BROTHERS ADDITION

AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
1 LOT - 1.8046 ACRES
MAY 2016

LEGEND

- CIRS 5/8 INCH IRON ROD SET WITH YELLOW CAP STAMPED "JDJR"
- IRF IRON ROD FOUND
- IRS IRON ROD SET
- (CM) CONTROLLING MONUMENT
- INST. NO. INSTRUMENT NUMBER
- D.R.R.C.T. DEED RECORDS, ROCKWALL COUNTY, TEXAS
- M.R.R.C.T. MAP RECORDS, ROCKWALL COUNTY, TEXAS

OWNER:
FIRST BAPTIST CHURCH
OF ROCKWALL
610 SOUTH GOLIAD STREET
ROCKWALL, TEXAS 75087

JDJR	PREPARED BY: ENGINEERS AND CONSULTANTS, INC. TBPLS Firm No. 100356-00	
	ENGINEERS • LAND PLANNERS • SURVEYORS 2500 Texas Drive Suite 100 Irving, Texas 75082 Tel 972-252-5357 Fax 972-252-8958	
DATE: APRIL 11, 2016	DRAWN BY: GB	JDJR PROJECT NO. 1028-5-15
SCALE: 1" = 40'	CHECKED BY: GB	© COPYRIGHT 2016

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS FIRST BAPTIST CHURCH OF ROCKWALL is the owner of a tract of land situated in the B. J. T. LEWIS SURVEY ABSTRACT NO. 255, in the City of Rockwall, Rockwall County, Texas, and being part of Lots 1, 2, 3, and 4 in Block M of SANGER BROTHERS ADDITION, an Addition to the City of Rockwall, Texas, according to the plat thereof recorded in Volume Q, Page 100, Plat Records, Rockwall County, Texas, and all of Lot 5 in Block M of SANGER BROTHERS ADDITION, an Addition to the City of Rockwall, Texas, according to the plat thereof recorded in Cabinet F, Slide 27, Plat Records, Rockwall County, Texas, being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found at the southwest corner of said Lot 5, same being the intersection of the north line of W. Bourn Street with the east line of a 20 foot wide alley;

THENCE North 00 degrees 46 minutes 42 seconds West, along the said east line of 20 foot alley for a distance of 400.00 feet to a point for corner in the south line of W. Ross Street (50 foot right-of-way) , same being the northwest corner of said Lot 5, from which a 1/2 inch iron rod found bears North 00 degrees 46 minutes 42 seconds West, a distance of 0.36 feet:

THENCE North 89 degrees 34 minutes 58 seconds East, along said south line of W. Ross Street for a distance of 177.08 feet to a 5/8 inch iron rod with yellow cap stamped "JDJR" set at the north end of a corner clip at the intersection of the said south line of W. Ross Street with the west line of S. Goliad Street (State Highway 205, a variable width right of way);

THENCE South 45 degrees 50 minutes 06 seconds East, along said corner clip and the said west line of S. Goliad Street for a distance of 29.87 feet to a 5/8 inch iron rod with yellow cap stamped "JDJR" set for corner at the south end of said corner clip;

THENCE South 00 degrees 50 minutes 53 seconds East, along the said west line of S. Goliad Street for a distance of 78.62 feet to a 5/8 inch iron rod with yellow cap stamped "JDJR" set for corner;

THENCE South 89 degrees 39 minutes 21 seconds West, along the said west line of S. Goliad Street for a distance of 1.13 feet to a 5/8 inch iron rod with yellow cap stamped "JDJR" set for corner;;

THENCE South 00 degrees 50 minutes 53 seconds East, along the said west line of S. Goliad Street for a distance of 173.92 feet to a 1/2 inch iron rod with yellow cap stamped "JDJR" set for corner at the north end of a corner clip;

THENCE South 44 degrees 00 minutes 41 seconds West, along said corner clip and the said west line of S. Goliad Street for a distance of 28.71 feet to the end of said corner clip at the intersection of the the said west line of S. Goliad Street with the said north line of W. Bourn Street;

THENCE South 89 degrees 34 minutes 58 seconds West, along the said north line of W. Bourn Street for a distance of 177.31 feet to the POINT OF BEGINNING, and containing a computed area of 1.8046 Acres (78,607.46 square feet) of land, more or less

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

We the undersigned owner of the land shown on this plat, and designated herein as SANGER BROTHERS ADDITION to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. We further certify that all other parties who have a mortgage or lien interest in the SANGER BROTHERS ADDITION have been notified and signed this plat. 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. 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. The property owner shall be responsible for all maintenance, repair and replacement of all detention/drainage systems.

1. 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 exaction's made herein.

Witness our hands at Rockwall County, Texas, this ___ day of _____ 2016

FIRST BAPTIST CHURCH OF ROCKWALL

xxxxxx

STATE OF TEXAS §

COUNTY OF DALLAS §

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared xxxxxxxxxx, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that the same was the act of the said FIRST BAPTIST CHURCH OF ROCKWALL, that they were duly authorized to perform the same by appropriate resolution of the board of directors of such corporation for the purposes and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE the ___ day of _____, 2016

Notary Public in and for the State of Texas

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, GEARY BAILEY, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.

PRELIMINARY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE OR RELIED UPON AS A FINAL SURVEY DOCUMENT.
GEARY BAILEY RPLS NO. 4573

STATE OF TEXAS COUNTY OF ROCKWALL

STATE OF TEXAS §

COUNTY OF DALLAS §

BEFORE ME, the undersigned, a Notary Public in and said State on this date personally appeared GEARY BAILEY, known to me personally 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 expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE the _____ day of _____, 2016.

Notary Public in and for the State of Texas

RECOMMENDED FOR FINAL APPROVAL

Planning and Zoning Commission, Chairman Date _____2016

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 _____, 2016.

This approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk of Rockwall, County, Texas, within one hundred eighty (180) days from said date of final approval.

WITNESS OUR HANDS, this _____ day of _____, 2016

Mayor, City of Rockwall City Secretary City of Rockwall

City Engineer

REPLAT
LOT 1R, BLOCK M
SANGER BROTHERS ADDITION

AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
1 LOT - 1.8046 ACRES
MAY 2016

JDJR ENGINEERS AND CONSULTANTS, INC.
TBPLS Firm No. 100366-00
ENGINEERS • LAND PLANNERS • SURVEYORS
2500 Texas Drive Suite 100 Irving, Texas 75082
Tel 972-252-5357 Fax 972-252-8858
DATE: APRIL 11, 2016 DRAWN BY: GB JDJR PROJECT NO. 1028-5-15
SCALE: N/A CHECKED BY: GB © COPYRIGHT 2016

OWNER:
FIRST BAPTIST CHURCH
OF ROCKWALL
610 SOUTH GOLIAD STREET
ROCKWALL, TEXAS 75087