

**CITY OF ROCKWALL  
PLANNING AND ZONING COMMISSION MEMO**

**AGENDA DATE:** 08/30/2016

**APPLICANT:** Matt Claymore; *Claymoore Engineering, Inc.*

**AGENDA ITEM:** **P2016-036; Lot 1, Block A, Service King IH-30 Addition**

---

**SUMMARY:**

Discuss and consider a request by Matt Moore of Claymoore Engineering, Inc. on behalf of Saint George Partners, LTD for the approval of a final plat for Lot 1, Block A, Service King IH-30 Addition being a 3.293-acre tract of land currently described as Tract 7-01 of the J. Lockhart Survey, Abstract No. 134, City of Rockwall, Rockwall County, Texas, located at 1780 E IH-30, zoned Light Industrial (LI) District, situated within the IH-30 Overlay (IH-30 OV) District, and take any action necessary.

**PLAT INFORMATION:**

- The objective of this request is to final plat a tract of land into one parcel of land [*Lot 1, Block A, Service King IH-30 Addition*] for the purpose of establishing the necessary fire lane and cross access, drainage and detention, and utility easements.
- A site plan (SP2016-006) for a *major automotive repair facility* (i.e. Service King; Automotive Collision Repair Center) was approved by the Planning and Zoning Commission on May 31, 2016. In addition, City Council approved variances to screening requirements, building standards, and four (4) sided architecture on SH-205 on June 6, 2016.
- The surveyor has completed the majority of the technical revisions requested by staff, and this plat, conforming to the requirements for final plats as stated in the *Subdivision Ordinance* in the Municipal Code of Ordinances, is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.
- Conditional approval of this plat by the City Council shall constitute approval subject to the conditions stipulated in the *Recommendation* 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:**

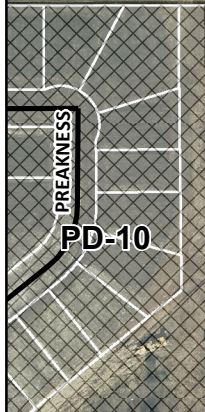
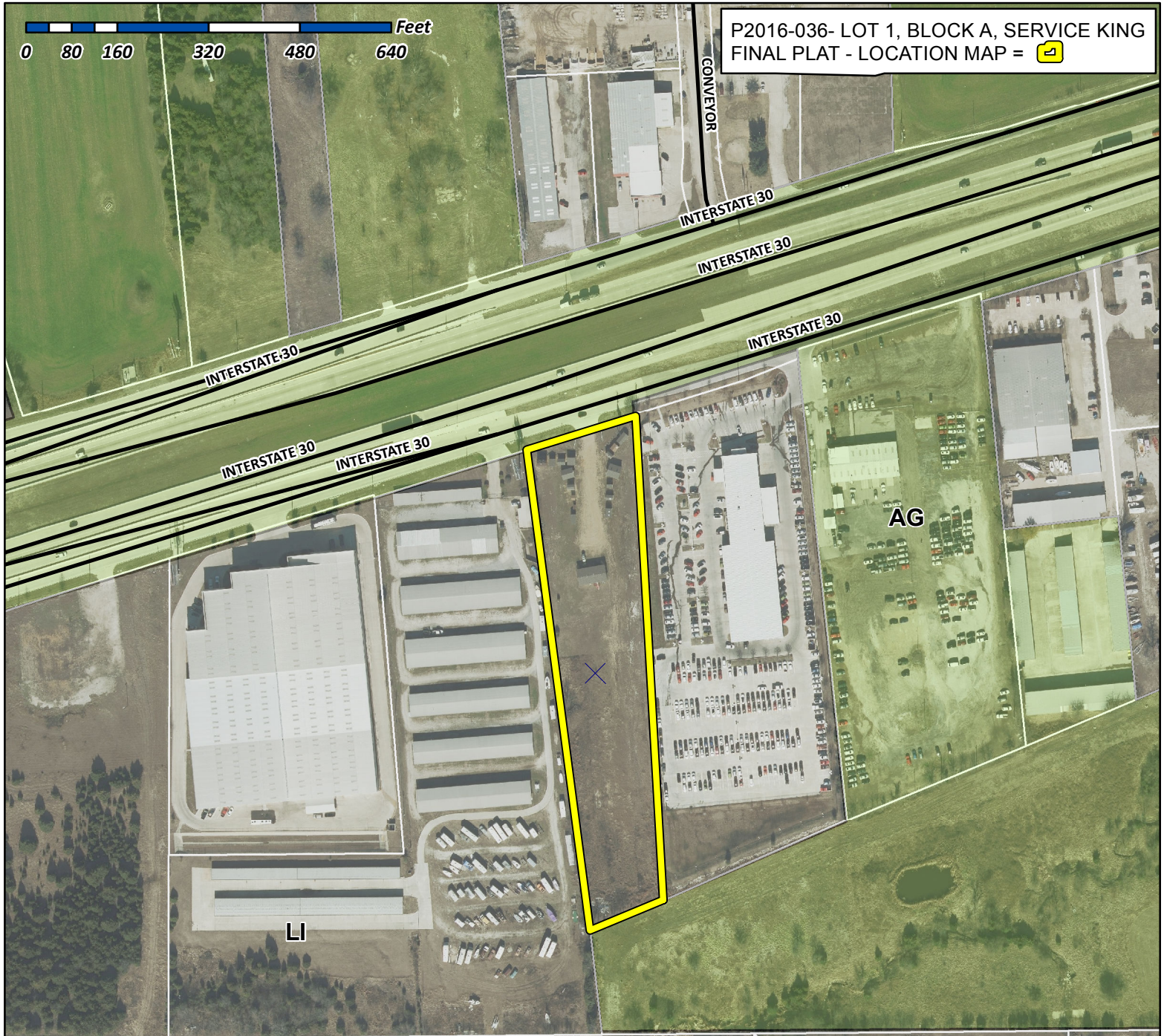
If the Planning and Zoning Commission chooses to approve the *final plat* for *Lot 1, Block A, Service King IH-30 Addition*, staff would recommend the following conditions:

- 1) All technical comments from the Engineering, Planning and Fire Departments shall be addressed prior to the filing of this plat;
- 2) Any construction resulting from the approval of this *final plat* shall conform to the requirements set forth by the Unified Development Code, 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.



0 80 160 320 480 640 Feet

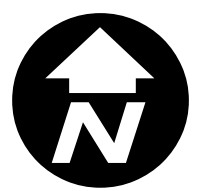
P2016-036- LOT 1, BLOCK A, SERVICE KING  
FINAL PLAT - LOCATION MAP = 



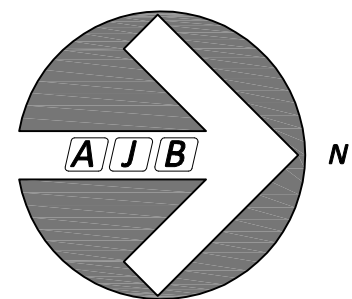
# City of Rockwall

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.



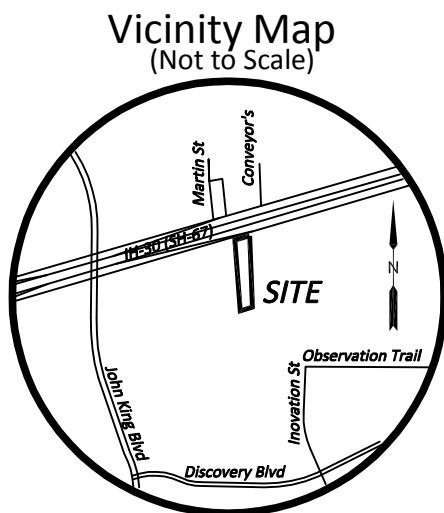




Scale: 1" = 50'

LEGEND

- IRF Iron Rod Found
- IRS Iron Rod Set
- DRRCT Deed Records Rockwall County, Texas
- PRRCT Plat Records Rockwall County, Texas
- RPRRCT Real Property Records Rockwall County, Texas
- OPRRCT Official Public Records Rockwall County, Texas



Lot 2, Block A  
McKeown-Belaustegui Addition  
Cabinet E, Slide 233  
(PRRCT)

Lot 1, Block A  
3.293 Acres  
143,447 Sq. Ft.  
Called 3.2931 Acres  
Saint George Partners, Ltd.  
Document No. 2016000006853  
(OPRRCT)

Lot 1, Block 1  
Rockwall Kia  
Cabinet G, Slide 279  
(PRRCT)

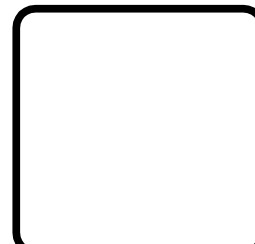
LINE	BEARING	DISTANCE
L1	S 16°09'38" E	20.69'
L2	S 05°15'05" E	278.55'
L3	S 50°15'05" E	27.48'
L4	N 84°44'55" E	78.20'
L5	N 39°44'55" E	28.81'
L6	N 05°15'05" W	162.54'
L7	N 16°09'38" W	26.40'
L8	S 73°50'22" W	13.26'
L9	N 16°09'38" W	15.00'
L10	N 73°50'22" E	13.26'
L11	N 16°09'38" W	114.52'
L12	N 73°52'38" E	15.00'
L13	S 16°09'38" E	157.34'
L14	S 05°15'05" E	109.18'
L15	N 84°44'55" E	10.00'
L16	S 05°15'05" E	15.00'
L17	S 84°44'55" W	10.00'
L18	S 05°15'05" E	46.01'
L19	S 39°44'55" W	41.23'
L20	S 84°44'55" W	90.63'
L21	N 50°15'05" W	11.73'
L22	S 39°44'55" W	20.05'
L23	N 50°15'05" W	15.00'
L24	N 39°44'55" E	20.05'
L25	N 50°15'05" W	13.18'
L26	N 05°15'05" W	218.76'
L27	S 84°44'55" W	10.00'
L28	N 05°15'05" W	15.00'
L29	N 84°44'55" E	10.00'
L30	N 05°15'05" W	49.57'
L31	N 16°09'38" W	19.27'
L32	N 73°52'38" E	15.00'

GENERAL NOTES:

The use of the word "certify or certificate" used hereon constitutes an expression of professional opinion regarding those facts of findings which are the subject of the certification, and does not constitute a warranty or guarantee, either expressed or implied.

Basis of Bearings: Bearings are based on the east lien of Lot 1, Block 1 of Rockwall Kia according to the plat recorded in Cabinet G, Slide 279, Plat Records Rockwall County, Texas.

FLOOD STATEMENT: According to Community Panel No. 48397C0045L, dated September 26, 2008 of the Federal Emergency Management Agency, National Flood Insurance Program map this property is within Flood Zone "X", which is not a special flood hazard area.



Scale: 1" = 100'  
Date: August 2, 2016  
Technician: Spradling/Elam  
Drawn By: Spradling/Elam

Checked By: A.J. Bedford  
P.C.: Cryer/Spradling  
File: Service King IH-30  
Job No. 552-084  
GF No.

301 N. Alamo Rd. \* Rockwall, Texas 75087  
(972) 722-0225 \* www.ajbedfordgroup.com

Sheet:  
1  
of: 2



TBPLS REG#10118200

Case No. P2016-\_\_\_\_  
**FINAL PLAT**  
**SERVICE KING IH-35 ADDITION**  
**LOT 1, BLOCK A**

1 LOT TOTALING 3.293 ACRES  
JOHN LOCKHART SURVEY, ABSTRACT NO. 134  
CITY OF ROCKWALL  
ROCKWALL COUNTY, TEXAS

Owner: Saint George Partners, Ltd 1903 Central Drive, Suite 406 Dallas, Texas 75219  
Engineer: ClayMoore Engineering Bedford, Texas 76021

Interstate No. 30  
(Variable width ROW)

T. S. P. Coordinates  
N:7022871.15  
E:2604612.15  
Point of Beginning

Capped IRF bears:  
S 65°06'12" E - 6.58'

TxDOT Mon Fnd bears:  
S 01°41'11" E - 9.02'

25' Building Line  
Cabinet G, Slide 279

24' Cross Access Easement and Fire Lane  
Cabinet G, Slide 279

15' Utility Easement  
Cabinet G, Slide 279

15' Utility Easement  
Cabinet G, Slide 279

15' Building Line  
15' Utility Easement  
Cabinet G, Slide 279

15' Blackland W.S.C. Easment  
Volume 174, Page 881

15' Blackland W.S.C. Easment  
Volume 174, Page 881

15' Blackland W.S.C. Easment  
Volume 174, Page 881

15' Blackland W.S.C. Easment  
Volume 174, Page 881

15' Blackland W.S.C. Easment  
Volume 174, Page 881

15' Blackland W.S.C. Easment  
Volume 174, Page 881

15' Blackland W.S.C. Easment  
Volume 174, Page 881

15' Blackland W.S.C. Easment  
Volume 174, Page 881

15' Blackland W.S.C. Easment  
Volume 174, Page 881

15' Blackland W.S.C. Easment  
Volume 174, Page 881

15' Blackland W.S.C. Easment  
Volume 174, Page 881

15' Blackland W.S.C. Easment  
Volume 174, Page 881

15' Blackland W.S.C. Easment  
Volume 174, Page 881

15' Blackland W.S.C. Easment  
Volume 174, Page 881

15' Blackland W.S.C. Easment  
Volume 174, Page 881

15' Blackland W.S.C. Easment  
Volume 174, Page 881

15' Blackland W.S.C. Easment  
Volume 174, Page 881

15' Blackland W.S.C. Easment  
Volume 174, Page 881

15' Blackland W.S.C. Easment  
Volume 174, Page 881

15' Blackland W.S.C. Easment  
Volume 174, Page 881

15' Blackland W.S.C. Easment  
Volume 174, Page 881

15' Blackland W.S.C. Easment  
Volume 174, Page 881

15' Blackland W.S.C. Easment  
Volume 174, Page 881

15' Blackland W.S.C. Easment  
Volume 174, Page 881

15' Blackland W.S.C. Easment  
Volume 174, Page 881

15' Blackland W.S.C. Easment  
Volume 174, Page 881

15' Blackland W.S.C. Easment  
Volume 174, Page 881

15' Blackland W.S.C. Easment  
Volume 174, Page 881

15' Blackland W.S.C. Easment  
Volume 174, Page 881

15' Blackland W.S.C. Easment  
Volume 174, Page 881

15' Blackland W.S.C. Easment  
Volume 174, Page 881

15' Blackland W.S.C. Easment  
Volume 174, Page 881

15' Blackland W.S.C. Easment  
Volume 174, Page 881

15' Blackland W.S.C. Easment  
Volume 174, Page 881

15' Blackland W.S.C. Easment  
Volume 174, Page 881

15' Blackland W.S.C. Easment  
Volume 174, Page 881

15' Blackland W.S.C. Easment  
Volume 174, Page 881

15' Blackland W.S.C. Easment  
Volume 174, Page 881

15' Blackland W.S.C. Easment  
Volume 174, Page 881

15' Blackland W.S.C. Easment  
Volume 174, Page 881

15' Blackland W.S.C. Easment  
Volume 174, Page 881

15' Blackland W.S.C. Easment  
Volume 174, Page 881

15' Blackland W.S.C. Easment  
Volume 174, Page 881

15' Blackland W.S.C. Easment  
Volume 174, Page 881

15' Blackland W.S.C. Easment  
Volume 174, Page 881

15' Blackland W.S.C. Easment  
Volume 174, Page 881

15' Blackland W.S.C. Easment  
Volume 174, Page 881

15' Blackland W.S.C. Easment  
Volume 174, Page 881

15' Blackland W.S.C. Easment  
Volume 174, Page 881

15' Blackland W.S.C. Easment  
Volume 174, Page 881

15' Blackland W.S.C. Easment  
Volume 174, Page 881

15' Blackland W.S.C. Easment  
Volume 174, Page 881

15' Blackland W.S.C. Easment  
Volume 174, Page 881

15' Blackland W.S.C. Easment  
Volume 174, Page 881

15' Blackland W.S.C. Easment  
Volume 174, Page 881

15' Blackland W.S.C. Easment  
Volume 174, Page 881

15' Blackland W.S.C. Easment  
Volume 174, Page 881

15' Blackland W.S.C. Easment  
Volume 174, Page 881

15' Blackland W.S.C. Easment  
Volume 174, Page 881

15' Blackland W.S.C. Easment  
Volume 174, Page 881

15' Blackland W.S.C. Easment  
Volume 174, Page 881

15' Blackland W.S.C. Easment  
Volume 174, Page 881

15' Blackland W.S.C. Easment  
Volume 174, Page 881

15' Blackland W.S.C. Easment  
Volume 174, Page 881

15' Blackland W.S.C. Easment  
Volume 174, Page 881

15' Blackland W.S.C. Easment  
Volume 174, Page 881

15' Blackland W.S.C. Easment  
Volume 174, Page 881

15' Blackland W.S.C. Easment  
Volume 174, Page 881

15' Blackland W.S.C. Easment  
Volume 174, Page 881

15' Blackland W.S.C. Easment  
Volume 174, Page 881

15' Blackland W.S.C. Easment  
Volume 174, Page 881

15' Blackland W.S.C. Easment  
Volume 174, Page 881

15' Blackland W.S.C. Easment  
Volume 174, Page 881

15' Blackland W.S.C. Easment  
Volume 174, Page 881

15' Blackland W.S.C. Easment  
Volume 174, Page 881

15' Blackland W.S.C. Easment  
Volume 174, Page 881

15' Blackland W.S.C. Easment  
Volume 174, Page 881

15' Blackland W.S.C. Easment  
Volume 174, Page 881

15' Blackland W.S.C. Easment  
Volume 174, Page 881

15' Blackland W.S.C. Easment  
Volume 174, Page 881

15' Blackland W.S.C. Easment  
Volume 174, Page 881

15' Blackland W.S.C. Easment  
Volume 174, Page 881

15' Blackland W.S.C. Easment  
Volume 174, Page 881

15' Blackland W.S.C. Easment  
Volume 174, Page 881

15' Blackland W.S.C. Easment  
Volume 174, Page 881

15' Blackland W.S.C. Easment  
Volume 174, Page 881

15' Blackland W.S.C. Easment  
Volume 174, Page 881

15' Blackland W.S.C. Easment  
Volume 174, Page 881

15' Blackland W.S.C. Easment  
Volume 174, Page 881

15' Blackland W.S.C. Easment  
Volume 174, Page 881

15' Blackland W.S.C. Easment  
Volume 174, Page 881

15' Blackland W.S.C. Easment  
Volume 174, Page 881

15' Blackland W.S.C. Easment  
Volume 174, Page 881

15' Blackland W.S.C. Easment  
Volume 174, Page 881

15' Blackland W.S.C. Easment  
Volume 174, Page 881

15' Blackland W.S.C. Easment  
Volume 174, Page 881

15' Blackland W.S.C. Easment  
Volume 174, Page 881

15' Blackland W.S.C. Easment  
Volume 174, Page 881

15' Blackland W.S.C. Easment  
Volume 174, Page 881

15' Blackland W.S.C. Easment  
Volume 174, Page 881

15' Blackland W.S.C. Easment  
Volume 174, Page 881

15' Blackland W.S.C. Easment  
Volume 174, Page 881

15' Blackland W.S.C. Easment  
Volume 174, Page 881

15' Blackland W.S.C. Easment  
Volume 174, Page 881

15' Blackland W.S.C. Easment  
Volume 174, Page 881

15' Blackland W.S.C. Easment  
Volume 174, Page 881

15' Blackland W.S.C. Easment  
Volume 174, Page 881

15' Blackland W.S.C. Easment  
Volume 174, Page 881

15' Blackland W.S.C. Easment  
Volume 174, Page 881

15' Blackland W.S.C. Easment  
Volume 174, Page 881

15' Blackland W.S.C. Easment  
Volume 174, Page 881

15' Blackland W.S.C. Easment  
Volume 174, Page 881

15' Blackland W.S.C. Easment  
Volume 174, Page 881

15' Blackland W.S.C. Easment  
Volume 174, Page 881

15' Blackland W.S.C. Easment  
Volume 174, Page 881

15' Blackland W.S.C. Easment  
Volume 174, Page 881

15' Blackland W.S.C. Easment  
Volume 174, Page 881

15' Blackland W.S.C. Easment  
Volume 174, Page 881

15' Blackland W.S.C. Easment  
Volume 174, Page 881

15' Blackland W.S.C. Easment  
Volume 174, Page 881

15' Blackland W.S.C. Easment  
Volume 174, Page 881

15' Blackland W.S.C. Easment  
Volume 174, Page 881

15' Blackland W.S.C. Easment  
Volume 174, Page 881

15' Blackland W.S.C. Easment  
Volume 174, Page 881

15' Blackland W.S.C. Easment  
Volume 174, Page 881

15' Blackland W.S.C. Easment  
Volume 174, Page 881

15' Blackland W.S.C. Easment  
Volume 174, Page 881

15' Blackland W.S.C. Easment  
Volume 174, Page 881

15' Blackland W.S.C. Easment  
Volume 174, Page 881

15' Blackland W.S.C. Easment  
Volume 174, Page 881

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:  
STATE OF TEXAS  
COUNTY OF ROCKWALL

WHEREAS SAINT GEORGE PARTNERS, LTD. is the owner of a 3.293 acre tract of land situated in the John Lockhart Survey Abstract No. 134, Rockwall County, Texas and being a tract of land described as in a Warranty Deed to Saint George Partners, Ltd. recorded in Document No. 2016000006853, Official Public Records of Rockwall County, Texas (OPRRCT) and being more particularly described as follows:

BEGINNING at a point in the south line of Interstate Highway No. 30 and being the northwest corner of Lot 1, Block 1 of Rockwall Kia an addition to the City of Rockwall according to the plat recorded in Cabinet G, Slide 279, Plat Records Rockwall County, Texas, from which a capped iron rod bears SOUTH 65°06'12" EAST a distance of 6.58 feet and a TxDOT Monument bears SOUTH 01°41'11" EAST a distance of 9.02 feet;

THENCE along the west line of said Lot 1, Block 1, SOUTH 01°46'48" EAST a distance of 859.22 feet to a 1/2 inch iron rod found for corner in the north line of a tract of land described in a deed to Hitt Family Limited Partnership recorded in Volume 1875, Page 238, Deed Records Rockwall County, Texas (DRRCT);

THENCE along the north line of said Hitt Family tract, SOUTH 68°16'12" WEST a distance of 139.25 feet to a point for corner in the east line of Lot 2, Block A of McKeown-Belaustegui Addition an addition to the City of Rockwall according to the plat recorded in Cabinet E, Slide 233 (PRCCT), from which a 1/2 inch iron rod found bears NORTH 46°25'31" EAST a distance of 2.43 feet;

THENCE along the east line of said Lot 2, Block A, NORTH 06°33'29" WEST a distance of 541.16 feet to a point for corner;

THENCE continuing along said east line, NORTH 05°15'05" WEST a distance of 318.18 feet to a point for corner in the south line of said Interstate Highway No. 30, from which a pk-nail found bears SOUTH 08°37'10" EAST a distance of 9.25 feet;

THENCE along the south line of said Interstate Highway No. 30, NORTH 73°53'46" EAST a distance of 201.50 feet to the POINT OF BEGINNING;

CONTAINING 3.293 acres or 143,447 square feet of land more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:  
STATE OF TEXAS  
COUNTY OF ROCKWALL

We, SAINT GEORGE PARTNERS, LTD., the undersigned owner of the land shown on this plat, and designated herein as the SERVICE KING IH-30 ADDITION subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. We further certify that all other parties who have a mortgage or lien interest in the SERVICE KING IH-30 ADDITION subdivision 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. 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;

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, my (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.

SAINT GEORGE PARTNERS, LTD

Name:  
Title:

STATE OF TEXAS  
COUNTY OF DALLAS

Before me, the undersigned authority, on this day personally appeared \_\_\_\_\_, 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 \_\_\_\_\_, 2016

Notary Public in and for the State of Texas

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

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

"Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document"

Austin J. Bedford  
Registered Professional Land Surveyor No. 4132  
A.J. Bedford Group, Inc.  
301 North Alamo Road  
Rockwall, Texas 75087

RECOMMENDED FOR FINAL APPROVAL

Planning and Zoning Commission Date

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 Engineer

Case No. P2016-\_\_\_\_

FINAL PLAT  
SERVICE KING IH-35 ADDITION  
LOT 1, BLOCK A

1 LOT TOTALING 3.293 ACRES  
JOHN LOCKHART SURVEY, ABSTRACT NO. 134  
CITY OF ROCKWALL  
ROCKWALL COUNTY, TEXAS

Owner: Saint George Partners, Ltd 3811 Turtle Creek, Suite 1800 Dallas, Texas 75219  
Engineer: ClayMoore Engineering 1903 Central Drive, Suite 406 Bedford, Texas 76021

Scale: 1" = 100'  
Date: August 2, 2016  
Technician: Spradling/Elam  
Drawn By: Spradling/Elam

Checked By: A.J. Bedford  
P.C.: Cryer/Spradling  
File: Service King IH-30  
Job. No. 552-084  
GF No.

301 N. Alamo Rd. \* Rockwall, Texas 75087  
(972) 722-0225 , www.ajbedfordgroup.com

Sheet: 2  
Of: 2



TBPLS REG#10118200