



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. MIS2020-012

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 \$303.60
- 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
- PD Development Plans (\$200.00 + \$15.00 Acre)¹

Other Application Fees:

- Tree Removal (\$75.00)
- Variance Request (\$100.00)

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.

PROPERTY INFORMATION [PLEASE PRINT]

Address 848 & 840 LAKESIDE DRIVE
 Subdivision ROCKWALL LAKESTATES 1 REPLAT Lot 280 + 281 Block B
 General Location LAKESIDE & TRUIT

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning R Current Use RESIDENTIAL
 Proposed Zoning R Proposed Use RESIDENTIAL
 Acreage _____ Lots [Current] 2 Lots [Proposed] 2

SITE PLANS AND PLATS: By checking this box you acknowledge that due to the passage of HB3167 the City no longer has flexibility with regard to its approval process, and failure to address any of staff's comments by the date provided on the Development Calendar will result in the denial of your case.

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

<input checked="" type="checkbox"/> Owner	ROBERT AVALOS & LATONIA BAKER	<input checked="" type="checkbox"/> Applicant	HAROLD D. FETTY III
Contact Person	ROBERT	Contact Person	
Address	848 LAKESIDE DRIVE	Address	6770 FM 1565
City, State & Zip	ROCKWALL, TX 75082	City, State & Zip	ROYSE CITY, TX 75189
Phone	469-338-9245	Phone	972-635-2255
E-Mail		E-Mail	tracy.e.hdfetty.com

NOTARY VERIFICATION [REQUIRED]

Before me, the undersigned authority, on this day personally appeared _____ [Owner] the undersigned, who stated the information on this application to be true and certified the following:

"I hereby certify that I am the owner for the purpose of this application; all information submitted herein is true and correct; and the application fee of \$ _____, to cover the cost of this application, has been paid to the City of Rockwall on this the _____ day of _____, 20 _____. By signing this application, I agree that the City of Rockwall (i.e. "City") is authorized and permitted to provide information contained within this application to the public. The City is also authorized and permitted to reproduce any copyrighted information submitted in 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 _____ day of _____, 20 ____.

Owner's Signature

Notary Public in and for the State of Texas

My Commission Expires

0 12.5 25 50 75 100 Feet

MIS2020-012- VARIANCE REQUEST FOR 848 & 840 LAKESIDE DRIVE
MISCELLANEOUS - 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.



From: [Tracy Fetty](#)
To: [Miller, Ryan](#)
Subject: 840-848 LAKESIDE
Date: Monday, September 21, 2020 1:43:16 PM
Attachments: [20050067-RP1.PDF](#)
[20050067-RP2.PDF](#)
[20200921131318PLT.pdf](#)
[20200921131156APP.pdf](#)

See attached plat we discussed this morning.

They have occupied these lots as 50 feet wide each since the houses were built, however no one caught that a replat had not been filed and now one is being sold and a surveyor discovered it.

The two owners would like to replat them as quickly as we can so the sale can happen.

See attached original plat and application as well.

Tracy Fetty

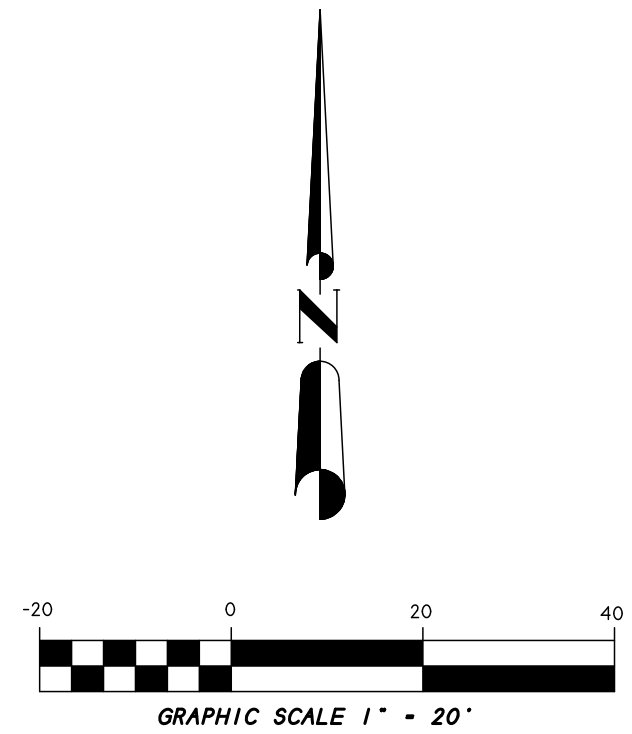
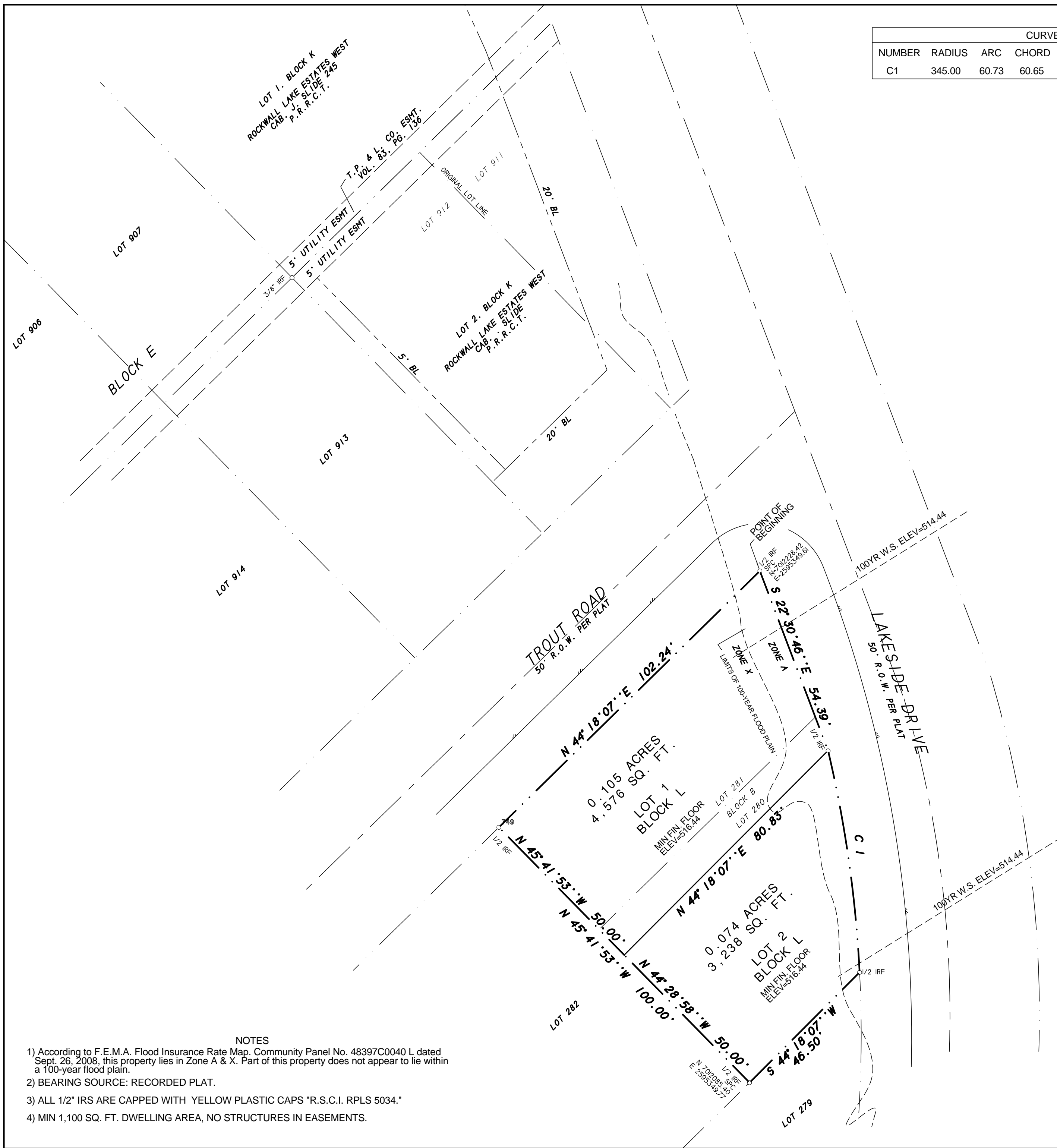
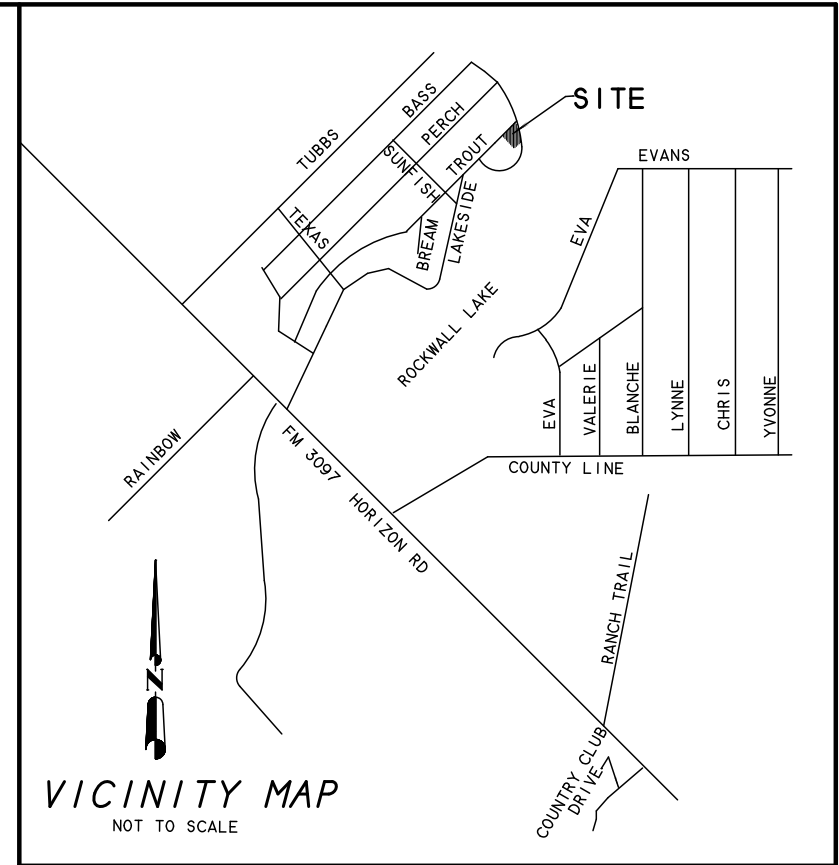
H.D. Fetty Land Surveyor, LLC
6770 FM 1565
Royse City, Texas 75189

972-635-2255

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CURVE TABLE						
NUMBER	RADIUS	ARC	CHORD	TANGENT	BEARING	CENTRAL ANGLE
C1	345.00	60.73	60.65	30.44	S 11°13'42"E	10°05'07"



FINAL PLAT
ROCKWALL LAKE ESTATES WEST
LOTS 1 & 2, BLOCK L

BEING A REPLAT OF
 LOTS 280 & 281
 BLOCK B
 AN ADDITION TO THE
 CITY OF ROCKWALL
 BEING 7965 S.F. OR 0.18 ACRES
 WELLS SURVEY, A-219
 ROCKWALL COUNTY, TEXAS

OWNER:
 ROBERTO AVALOS
 848 LAKESIDE DRIVE
 ROCKWALL, TEXAS 75032

LATONIA BAKER
 840 LAKESIDE DRIVE
 ROCKWALL, TEXAS 75032

H.D. Fetty Land Surveyor, LLC

Firm Registration no. 101509-00
 6770 FM 1565 ROYSE CITY, TX 75189 972-635-2255 PHONE tracy@hdfetty.com

SHEET 1 OF 2

SURVEY DATE AUGUST 30, 2020
 SCALE 1" = 20' FILE # 20050067-RP
 CLIENT AVALOS

- NOTES
- 1) According to F.E.M.A. Flood Insurance Rate Map, Community Panel No. 48397C0040 L dated Sept. 26, 2008, this property lies in Zone A & X. Part of this property does not appear to lie within a 100-year flood plain.
 - 2) BEARING SOURCE: RECORDED PLAT.
 - 3) ALL 1/2" IRS ARE CAPPED WITH YELLOW PLASTIC CAPS "R.S.C.I. RPLS 5034."
 - 4) MIN 1,100 SQ. FT. DWELLING AREA, NO STRUCTURES IN EASEMENTS.

OWNER'S CERTIFICATE
(Public Dedication)

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS, ROBERTO AVALOS and LATONIA BAKER, BEING THE OWNERS OF A TRACT OF land in the County of Rockwall, State of Texas, said tract being described as follows:

BEING known as Lots 280 and Lot 281 in Block E, of ROCKWALL LAKE DEVELOPMENT NO. 1 formerly LAKE ECHO, an Addition to Rockwall County, Texas, according to the Plat thereof recorded in Cabinet A, Slide 29 of the Plat Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found in the south right-of-way of Trout Road (50' right-of-way) and the west right-of-way of Lakeside Drive (50' right-of-way) and at the northeast corner of Lot 281;

THENCE S. 22 deg. 30 min. 46 sec. E. along the west right-of-way line of Lakeside Drive, a distance of 54.39 feet to a 1/2" iron rod found for corner;

THENCE along a curve to the right having a central angle of 10°05'07", a radius of 345.00 feet, a tangent of 30.44 feet, a chord of S. 11 deg. 13 min. 42 sec. E., 60.65 feet and along the southwest right-of-way of Lakeside Drive, an arc distance of 60.73 feet to a 1/2" iron rod found for corner;

THENCE S. 44 deg. 18 min. 07 sec. W. a distance of 46.50 feet to a 1/2" iron rod found for corner;

THENCE N. 45 deg. 41 min. 53 sec. W. a distance of 100.00 feet to a 1/2" iron rod found for corner in the south right-of-way line of Trout Road;

THENCE N. 44 deg. 18 min. 07 sec. W. along said right-of-way line of Trout Road, a distance of 102.24 feet to the POINT OF BEGINNING and containing 7,813 square feet or 0.18 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

I the undersigned owner of the land shown on this plat, and designated herein as ROCKWALL LAKE ESTATES WEST, LOTS 1 & 2, BLOCK L, an Addition to the City of Rockwall, Texas and whose name is subscribed hereto, hereby dedicated to the use of public forever all streets, alleys parks water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I further certify that all other parties who have a mortgage or lien interest in ROCKWALL LAKE ESTATES WEST, LOTS 1 & 2, BLOCK L 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 occasional 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 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 I may have as a result of the dedication of exaction's made herein.

ROBERTO AVALOS _____

LATONIA BAKER _____

STATE OF TEXAS
COUNTY OF ROCKWALL

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

Given upon my hand and seal of office this _____ day of _____, 20__.

Notary Public in and for the State of Texas My Commission Expires:

STATE OF TEXAS
COUNTY OF ROCKWALL

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

Given upon my hand and seal of office this _____ day of _____, 20__.

Notary Public in and for the State of Texas My Commission Expires:

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.

SURVEYOR'S CERTIFICATE

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Harold D. Fetty, III, R.P.L.S. No. 5034, 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.

Harold D. Fetty, III
Registered Professional Land Surveyor No. 5034



RECOMMENDED FOR FINAL APPROVAL

Chairman, Planning and Zoning Commission

_____ Date

APPROVED

I hereby certify that the above and foregoing plat of ROCKWALL LAKE ESTATES WEST, LOTS 1 & 2, BLOCK L, an addition to the City of Rockwall, Texas, an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the ____ day of _____, _____.

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.

Said addition shall be subject to all the requirements of the Subdivision Regulations of the City of Rockwall.

WITNESS OUR HANDS, this _____ day of _____, _____.

Mayor, City of Rockwall

City Secretary City of Rockwall

City Engineer

_____ Date

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ROCKWALL LAKE ESTATES WEST
LOTS 1 & 2, BLOCK L

BEING A REPLAT OF
LOTS 280 & 281
BLOCK B

AN ADDITION TO THE
CITY OF ROCKWALL
BEING 7965 S.F. OR 0.18ACRES
WELLS SURVEY, A-219
ROCKWALL COUNTY, TEXAS

OWNER:
ROBERTO AVALOS
848 LAKESIDE DRIVE
ROCKWALL, TEXAS 75032

LATONIA BAKER
840 LAKESIDE DRIVE
ROCKWALL, TEXAS 75032

SHEET 2 OF 2

H.D. Fetty Land Surveyor, LLC

Firm Registration no. 101509-00
6770 FM 1565 ROYSE CITY, TX 75189 972-635-2255 PHONE tracy@hdfetty.com

SURVEY DATE AUGUST 30, 2020
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