



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. P2020-019

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
- 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 3958 RUGER DRIVE

Subdivision REMINGTON PARK PHASE TWO

Lot 1/2 Block C

General Location ROYSE CITY

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning

Current Use

Proposed Zoning

Proposed Use

Acreage 3.04

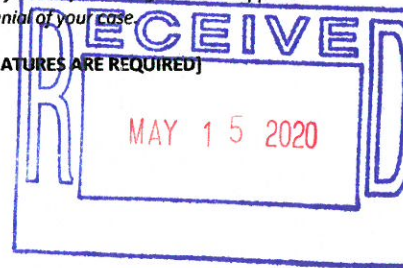
Lots [Current] 2

Lots [Proposed] 1

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 type="checkbox"/> Owner	<u>ROYSE CITY BUSINESS VENTURES</u>	<input type="checkbox"/> Applicant	<u>SAME</u>
Contact Person	<u>ROBERT GUNBY</u>	Contact Person	
Address	<u>8235 DOUGLAS AVE</u> <u>SUITE 350</u>	Address	
City, State & Zip	<u>DALLAS, TX 75225</u>	City, State & Zip	
Phone	<u>214-445-4305</u>	Phone	
E-Mail	<u>RHOOKER@RTGCAPITOL.COM</u>	E-Mail	



NOTARY VERIFICATION [REQUIRED]

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

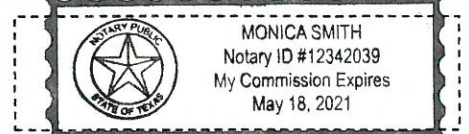
"I hereby certify that I am the owner for the purpose of this application; all information submitted herein is true and correct; and the application fee of \$ 360.00, to cover the cost of this application, has been paid to the City of Rockwall on this the 23rd day of January, 2020. By signing this application, 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 23rd day of January, 2020.

Owner's Signature

Roger C Gault

Notary Public in and for the State of Texas



My Commission Expires



P2020-019- LOTS 1 & 2, BLOCK C,
 REMINGTON PARK PH 2 ADDITION
 REPLAT - LOCATION MAP = [icon]

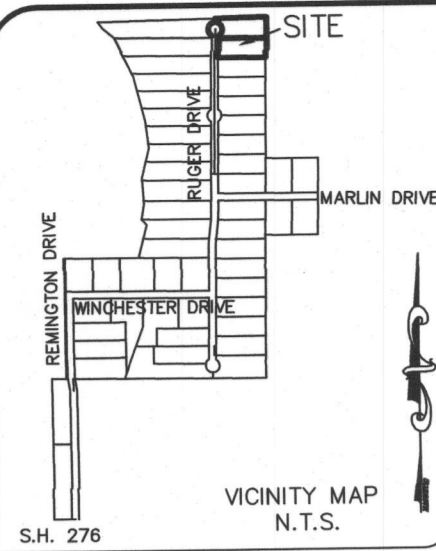


City of Rockwall

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.





LEGEND:

IRF = IRON ROD FOUND
 (C.M.) CONTROL MONUMENT
 N 7020982.48
 E 2626344.90 = STATE PLANE COORDINATES

FLOODZONE CERTIFICATE:

NO PORTION OF THE PROPERTY SHOWN HEREON LIES WITH A 100-YEAR FLOOD BOUNDARY LINE ACCORDING TO THE NATIONAL FLOOD INSURANCE RATE MAP COMMUNITY PANEL No. 48397C0065L WITH AN EFFECTIVE DATE OF SEPTEMBER 26, 2008.

OWNER'S CERTIFICATION

STATE OF TEXAS
 COUNTY OF ROCKWALL

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT WE, ROYSE CITY BUSINESS VENTURES, LLC DO HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN DESCRIBED PROPERTY AS LOT 1-R, BLOCK C, A REPLAT OF LOTS 1 AND 2, BLOCK C OF THE REMINGTON PARK PHASE TWO, ADDITION, AN ADDITION TO THE CITY OF ROCKWALL, TEXAS AS RECORDED IN CABINET G, PAGE 289 OF THE PLAT RECORDS OF ROCKWALL COUNTY, TEXAS.

Robert Gunby _____ Date _____
 ROYSE CITY BUSINESS VENTURES, LLC

STATE OF TEXAS
 COUNTY OF ROCKWALL

Before me, the undersigned authority, a Notary Public in and for said County and State, 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/she executed the same for the purpose and considerations therein expressed.
 Given under my hand and seal of office, this _____ day of _____ 20__.

Notary Public in and for
 the State of Texas

SURVEYOR'S CERTIFICATION

KNOW ALL MEN BY THESE PRESENTS:

That I, Rudy Rangel, do hereby certify, that I prepared this plat from an actual on the ground survey of the land as described and that the corner monuments shown hereon were properly placed under my personal supervision in accordance with the Subdivision Ordinance of the City of Rockwall, Texas.

Registered Professional Surveyor
 TBPLS NO. 10077100

STATE OF TEXAS
 COUNTY OF ROCKWALL

Before me, the undersigned authority, a Notary Public in and for said County and State, 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/she executed the same for the purpose and considerations therein expressed.
 Given under my hand and seal of office, this _____ day of _____ 20__.

Notary Public in and for
 the State of Texas

RECOMMENDED FOR FINAL APPROVAL

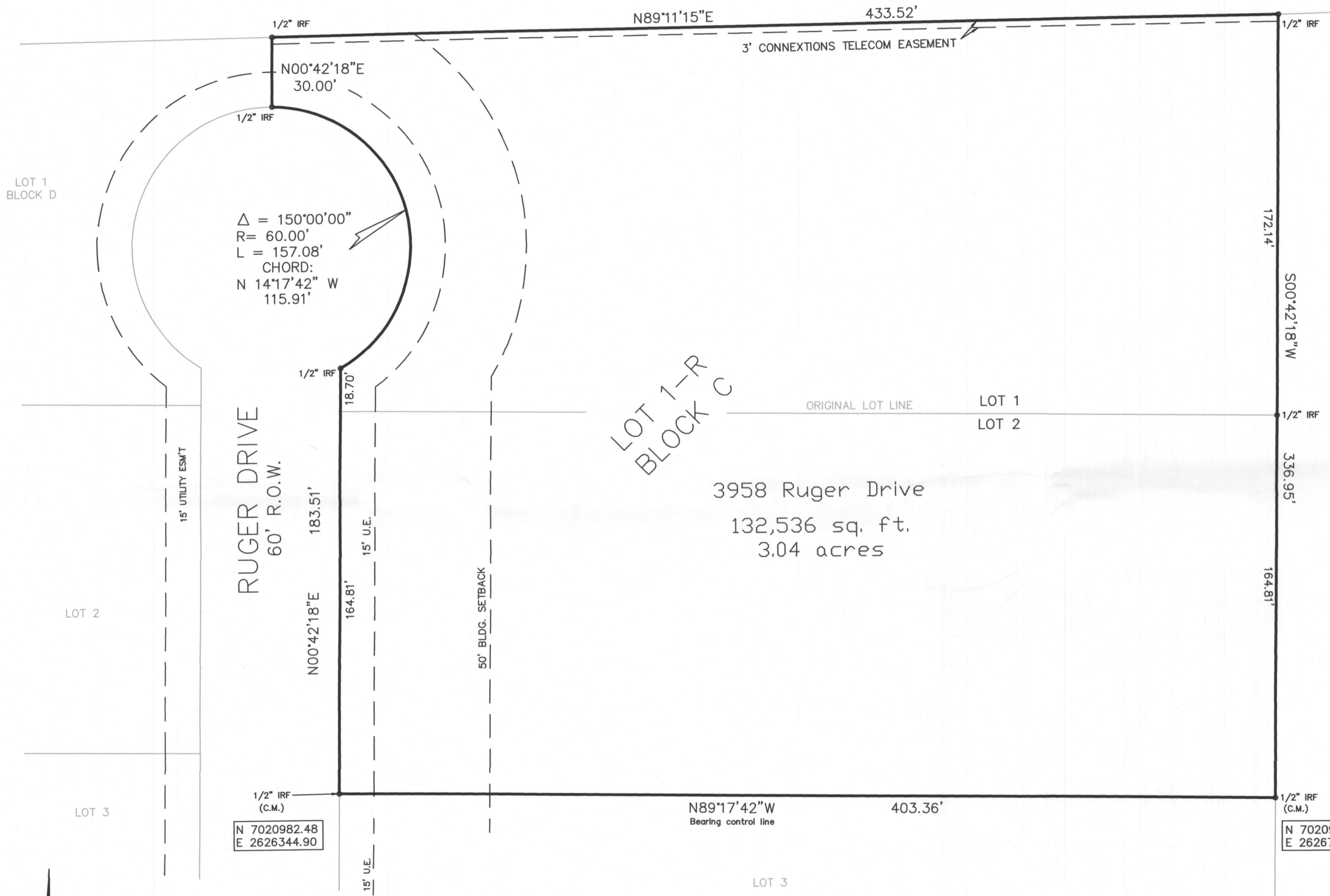
Planning and Zoning Commission _____ Date _____

APPROVED

I hereby certify that the 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 _____, 2019.

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.

Mayor, City of Rockwall _____ City Secretary _____ City Engineer _____



SCALE: 1" = 40'
 DATE: 01-22-2020

Prepared by:
 James Anderson
 10 Cypress Court
 Heath, Texas 75032
 214-548-2042
 jma90266@gmail.com

SURVEYOR:
 RUDY RANGEL
 1012 TIMBERLINE DRIVE
 HEATH, TEXAS 75032
 214-325-8026
 Rangelandsurveying@swbell.net
 TBPLS NO. 10077100

OWNER:
 ROYSE CITY BUSINESS VENTURES, LLC
 8235 DOUGLAS AVE, SUITE 350
 DALLAS, TEXAS 75225
 214-445-4305
 rhooker@rtgcapital.com

FINAL PLAT
 LOT 1-R, BLOCK C
 A REPLAT OF LOTS 1 & 2, BLOCK C
 REMINGTON PARK
 PHASE TWO
 AMBROSE M. WILSON SURVEY
 ABST. No. 223
 ROCKWALL COUNTY, TEXAS 2020-019