



# DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. P2020-045

**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)<sup>1</sup>
- Preliminary Plat (\$200.00 + \$15.00 Acre)<sup>1</sup>
- Final Plat (\$300.00 + \$20.00 Acre)<sup>1</sup>
- Replat (\$300.00 + \$20.00 Acre)<sup>1</sup>
- Amending or Minor Plat (\$150.00)
- Plat Reinstatement Request (\$100.00)

### Site Plan Application Fees:

- Site Plan (\$250.00 + \$20.00 Acre)<sup>1</sup>
- Amended Site Plan/Elevations/Landscaping Plan (\$100.00)

### Zoning Application Fees:

- Zoning Change (\$200.00 + \$15.00 Acre)<sup>1</sup>
- Specific Use Permit (\$200.00 + \$15.00 Acre)<sup>1</sup>
- PD Development Plans (\$200.00 + \$15.00 Acre)<sup>1</sup>

### Other Application Fees:

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

### Notes:

<sup>1</sup>: 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 428 COLUMBIA DRIVE, ROCKWALL, TEXAS

Subdivision CHANDLER'S LANDING PHASE 2 Lot 35+36 Block

General Location COLUMBIA DRIVE CHANDLER'S LANDING

## ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning PO8 Current Use C4

Proposed Zoning PO8 Proposed Use C4

Acreage 0.248 Lots [Current] 35+36 Lots [Proposed] 57

**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 SAME AS APPLICANT  Applicant JOHN F. DUDEK

Contact Person JOHN F. DUDEK

Address 432 COLUMBIA DRIVE

City, State & Zip ROCKWALL, TX 75087

Phone 623-237-2960

E-Mail jfdudek54@gmail.com

## NOTARY VERIFICATION [REQUIRED]

Before me, the undersigned authority, on this day personally appeared John F. Dudek [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 \$ 320.00, to cover the cost of this application, has been paid to the City of Rockwall on this the 16<sup>th</sup> day of OCTOBER, 20 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."

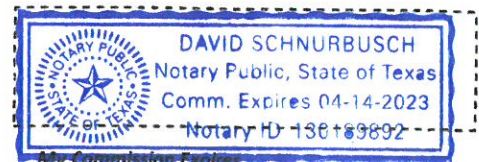
Given under my hand and seal of office on this the 15<sup>th</sup> day of OCTOBER, 20 20

Owner's Signature

John F. Dudek

Notary Public in and for the State of Texas

David Schnurbusch







# City of Rockwall

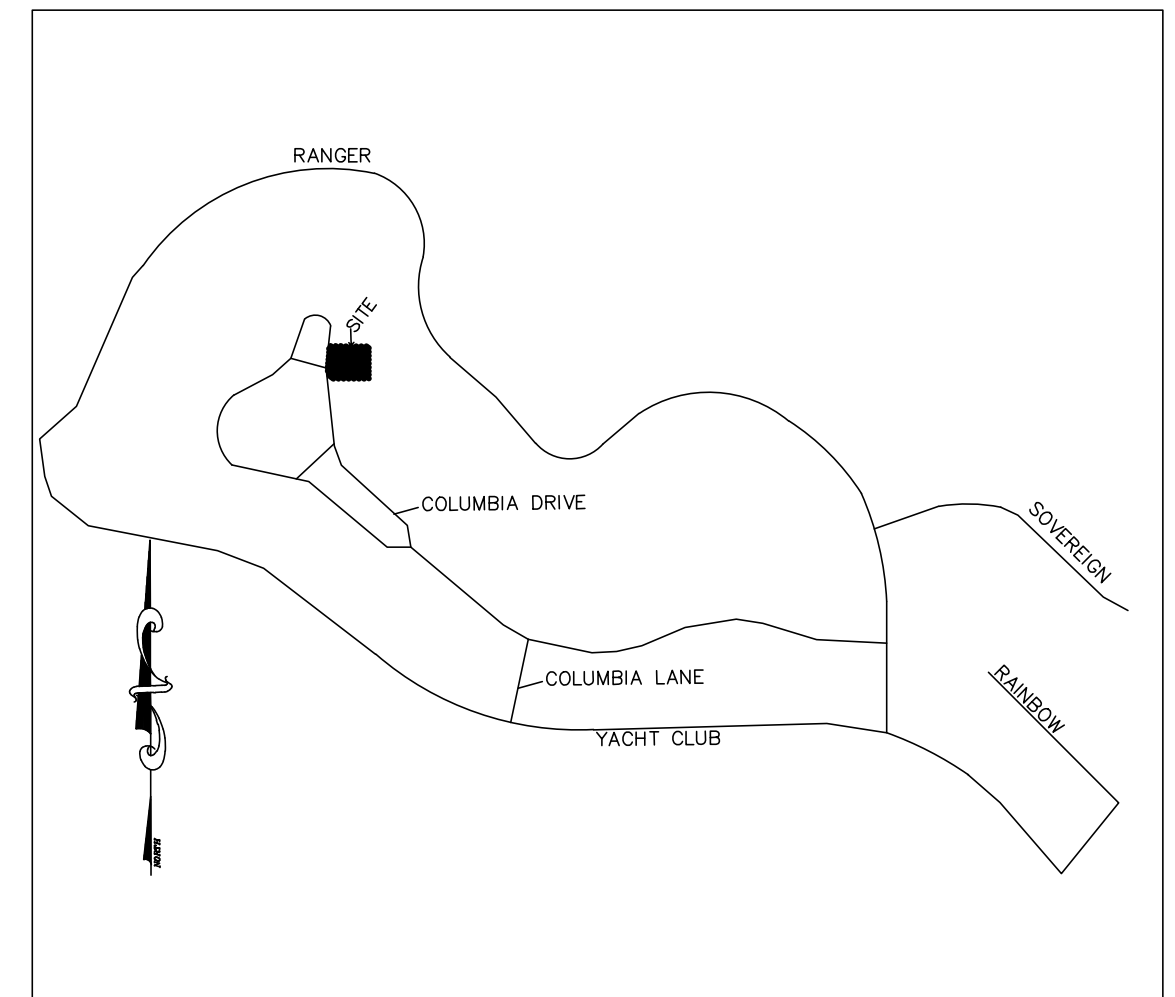
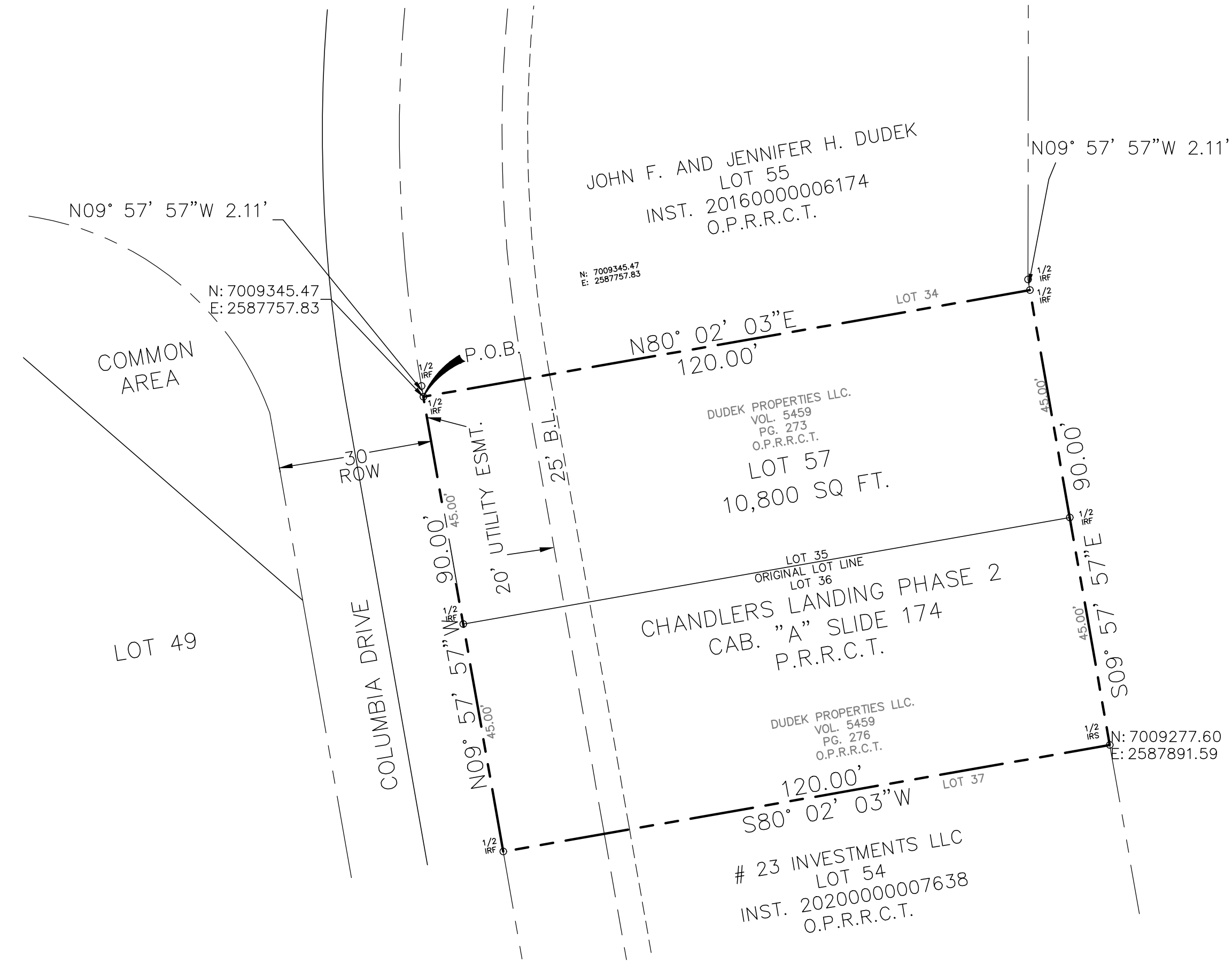
Planning & Zoning Department  
385 S. Goliad Street  
Rockwall, Texas 75032  
(P): (972) 771-7745  
(W): [www.rockwall.com](http://www.rockwall.com)

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.

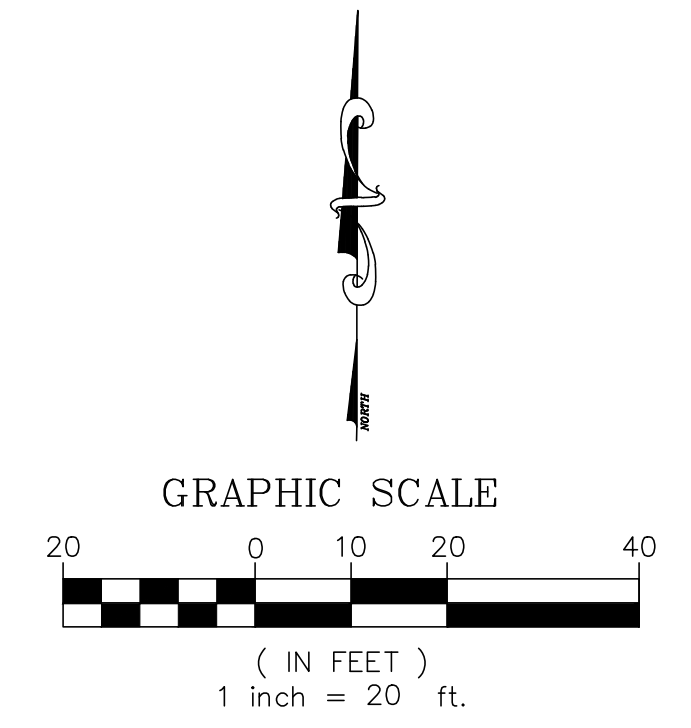




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VICINITY MAP  
(N.T.S.)



LEGEND:

- |            |   |
|------------|---|
| P.R.R.C.T. | PLAT RECORDS, ROCKWALL COUNTY, TEXAS            |
| O.P.R.C.T. | OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS |
| IRF        | IRON ROD FOUND                                  |
| IRS        | IRON ROD SET WITH CAP STAMPED "USA INC."        |
| P.O.B.     | POINT OF BEGINNING                              |
| ROW        | RIGHT-OF-WAY                                    |
| B.L.       | BUILDING LINE                                   |
| SQ FT      | SQUARE FEET                                     |
| VOL.       | VOLUME  |
| PG.        | PAGE  |
| CAB.       | CABINET   |

NOTES

1. According to F.E.M.A. Flood Insurance Rate Map, Community Panel No. 48397C0040L dated SEPT 26, 2008, this property lies in Zone X. This property does not appear to lie within a 100-year flood plain.
2. Bearing Source: CITY OF ROCKWALL CONTROL MONUMENT SYSTEM.

ENGINEERS/SURVEYORS:

**USA PROFESSIONAL SERVICES GROUP, INC.**  
CIVIL ENGINEERS—SURVEYORS—PLANNERS—LANDSCAPE ARCHITECTS  
TEXAS BOARD OF PROFESSIONAL ENGINEERS — REGISTERED FIRM NO. F-1845  
TEXAS BOARD OF LAND SURVEYORS — REGISTERED FIRM 101074-00  
1525 VICEROY DRIVE, DALLAS, TEXAS 75235  
OFFICE: (214) 634-3300 FAX: (214) 634-3338  
WWW.USAENGINEERS.COM  
USA1 2018006.00

OWNER:

JOHN F. DUDEK  
JENNIFER H. DUDEK  
333 HARBORVIEW DRIVE  
ROCKWALL, TEXAS 75032

REPLAT  
CHANDLERS LANDING PHASE 2  
LOT 57  
BEING A REPLAT OF  
LOT 35 AND 36 0.248 ACRES OR 10,800 S.F.  
(1 LOT)  
EDWARD TEAL SURVEY A-207  
THE CITY OF ROCKWALL,  
ROCKWALL COUNTY, TEXAS  
OCTOBER 14, 2020

OWNER'S CERTIFICATION

STATE OF TEXAS §
COUNTY OF ROCKWALL §

WHEREAS, JOHN F. DUDEK and JENNIFER H. DUDEK, being the owners of a tract of land in the County of Rockwall, State of Texas, said tract being described as follows;

Being all of Lot 35 and Lot 36, CHANDLERS LANDING PHASE 2, an addition to the City of Rockwall, Rockwall County, Texas, according to the Plat thereof recorded in cabinet "A" slide 174 Plat Records Rockwall County, Texas;

BEGINNING at a 1/2 inch iron rod found for a corner in the east right-of-way line of Columbia Drive, a 30 foot right-of-way, said point being the Northwest corner of said lot 35;

THENCE North 80 degrees 02 minutes 03 seconds East a distance of 120.00 feet to a 1/2 inch iron rod found for corner, being Northeast corner of said lot 35:

South 09 degrees 57 minutes 57 seconds East a distance of 90.00 feet to a 1/2 inch iron rod set with cap "USA INC." for corner, being the Southeast corner of said lot 36;

South 80 degrees 02 minutes 03 seconds West a distance of 120.00 feet to a 1/2 inch iron rod found for corner, said corner being in the East right-of-way of Columbia Drive, and the Southwest corner of lot 36;

North 09 degrees 57 minutes 57 seconds West along said right-of-way a distance of 90.00 feet to the POINT OF BEGINNING and containing 10,800 square feet or .248 acres 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 REPLAT CHANDLERS LANDING PHASE 2, LOT 57, BEING A REPLAT OF LOT 35 AND 36, an 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, easements and public places thereon shown on the purpose and consideration there in expressed. I further certify that all other parties who have a mortgage or lien interest in the subdivision have been notified and signed this plat.

- 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 time 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 Rockwal.

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.

JOHN F. DUDEK

JENNIFER H. DUDEK

STATE OF TEXAS
COUNTY OF

Before me, the undersigned authority. On this day personal appeared JOHN F. DUDEK, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledge to me that he executed the same for the purpose and consideration therein stated.

Give upon my hand and seal of office this \_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

Notary Public in and for the State of Texas

My Commission Expires On:

efore me, the undersigned authority. On this day personal appeared JENNIFER H. DUDEK, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledge to me that he executed the same for the purpose and consideration therein stated.

Give upon my hand and seal of office this \_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

Notary Public in and for the State of Texas

My Commission Expires On:

RECOMMENDED FOR FINAL APPROVAL

Planning and Zoning Commission

Date

APPROVED:

I hereby certify that the above and foregoing plat of REPLAT CHANDLERS LANDING PHASE 2, LOT 55, BEING A REPLAT OF LOT 35 AND 36, 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.

WITNESS OUR HANDS, this \_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

Mayor, City of Rockwall

City Secretary, City of Rockwall

City Engineer, City of Rockwall

SURVEYORS CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

That I, William V. Perry, 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

William V. Perry DATE
Registered Professional Land Surveyor Registration No. 4699
USA Professional Services Group, Inc.



REPLAT
CHANDLERS LANDING PHASE 2
LOT 57
BEING A REPLAT OF
LOT 35 AND 36 0.248 ACRES OR 10,800 S.F.
(1 LOT)
EDWARD TEAL SURVEY A-207
THE CITY OF ROCKWALL,
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OCTOBER 14, 2020

ENGINEERS/SURVEYORS:



USA PROFESSIONAL SERVICES GROUP, INC.
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1525 VICEROY DRIVE, DALLAS, TEXAS 75235
OFFICE: (214) 634-3300 FAX: (214) 634-3338
WWW.USAENGINEERS.COM
USA1 2018006.00

OWNER:
JOHN F. DUDEK
JENNIFER H. DUDEK
333 HARBORVIEW DRIVE
ROCKWALL, TEXAS 75032

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, as required under Ordinance 83-54.

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