



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. M152021-009

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 751 Turtle Cove Blvd

Subdivision Turtle Cove

Lot 61-R Block A

General Location

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning PD-2

Current Use

Proposed Zoning

Proposed Use

Acreage

Lots [Current]

Lots [Proposed]

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 Francisco Alvarez

Applicant

Contact Person Francisco Alvarez

Contact Person

Address 751 Turtle Cove Blvd

Address

City, State & Zip Rockwall, TX 75087

City, State & Zip

Phone 972 757 1647

Phone

E-Mail falvarezm15@gmail.com

E-Mail

NOTARY VERIFICATION [REQUIRED]

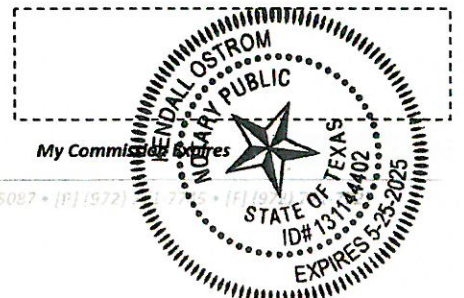
Before me, the undersigned authority, on this day personally appeared Francisco Alvarez [Owner] the undersigned, who stated the information on this application to be true and certified the following:

"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 \$ 100.00, to cover the cost of this application, has been paid to the City of Rockwall on this the 20th day of August, 20 21. 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 22 day of JULY, 20 21.

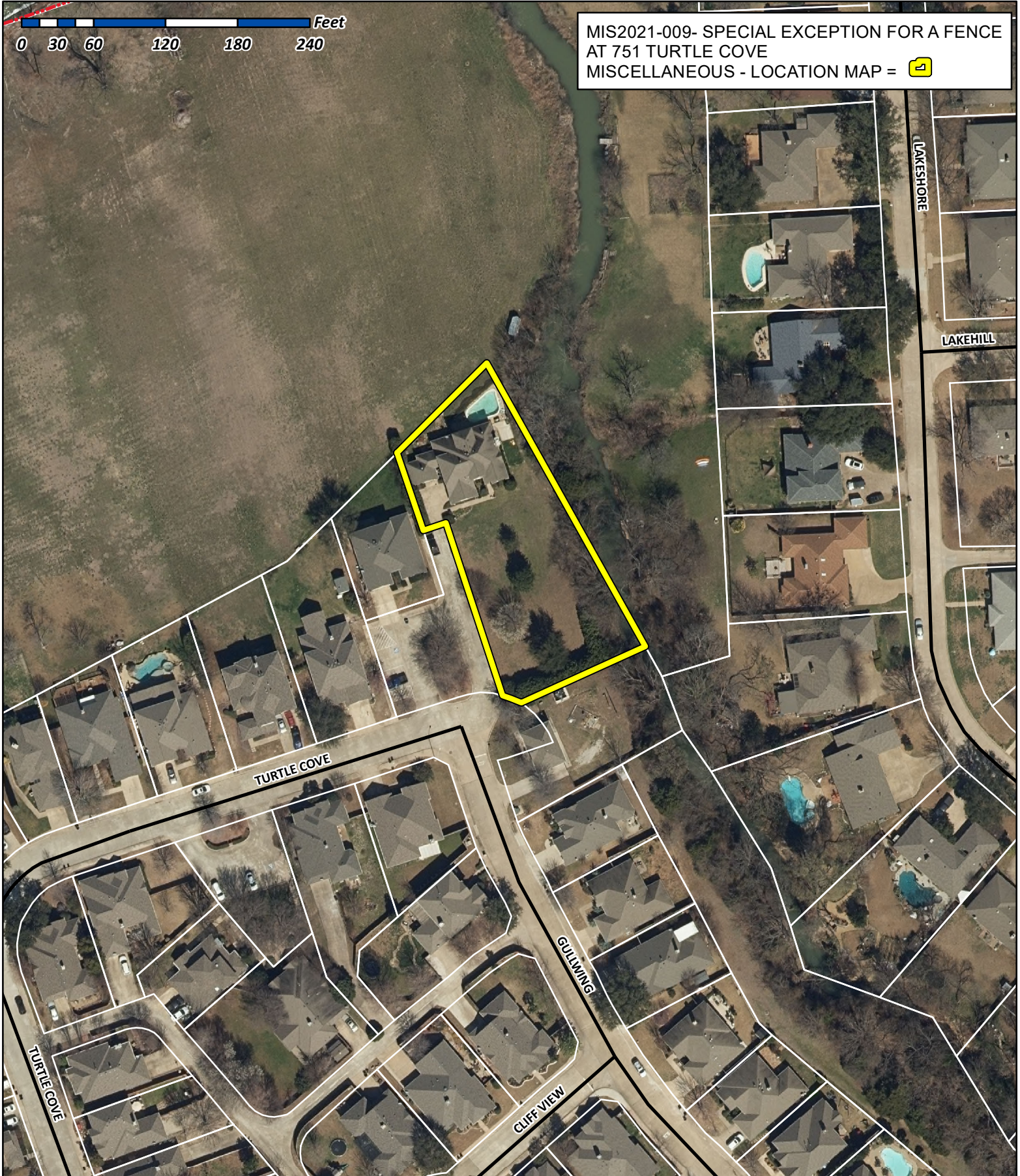
Owner's Signature

Notary Public in and for the State of Texas





MIS2021-009- SPECIAL EXCEPTION FOR A FENCE
AT 751 TURTLE COVE
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.



Francisco Alvarez
751 Turtle Cove Blvd
Rockwall, TX 75087
Falvarezm15@gmail.com
972 757 1047

TO: Ms. Angelica Gamez, *Planning and Zoning Coordinator*
FROM: Francisco J. Alvarez
DATE: August 18th, 2021
RE: Applicant's Letter of Explanation for a Development Application (Variance Request)

Dear Ms. Gamez:

Pursuant to the 2021 Development Application Schedule at City of Rockwall's Planning and Zoning Department, please consider this letter of explanation as part of your **Special Exception** approval process.

My family wishes to install a wrought iron fence consisting of vertical pickets spaced out every four inches (4") along eight-foot (8') posts with a height of forty-eight inches (48") in our front yard. The fence would include two (2) four-foot (4') side-by-side gates for a total access gate of eight feet (8'). The subject fence has been unanimously approved by the Turtle Cove HOA Board so we plan to install the fence shortly after hearing back from your Department. We have requested markings from utility companies via "Texas 811" and have a legal start date of August 19th, 2021.

Please let me know if you have any questions whatsoever.

Sincerely,

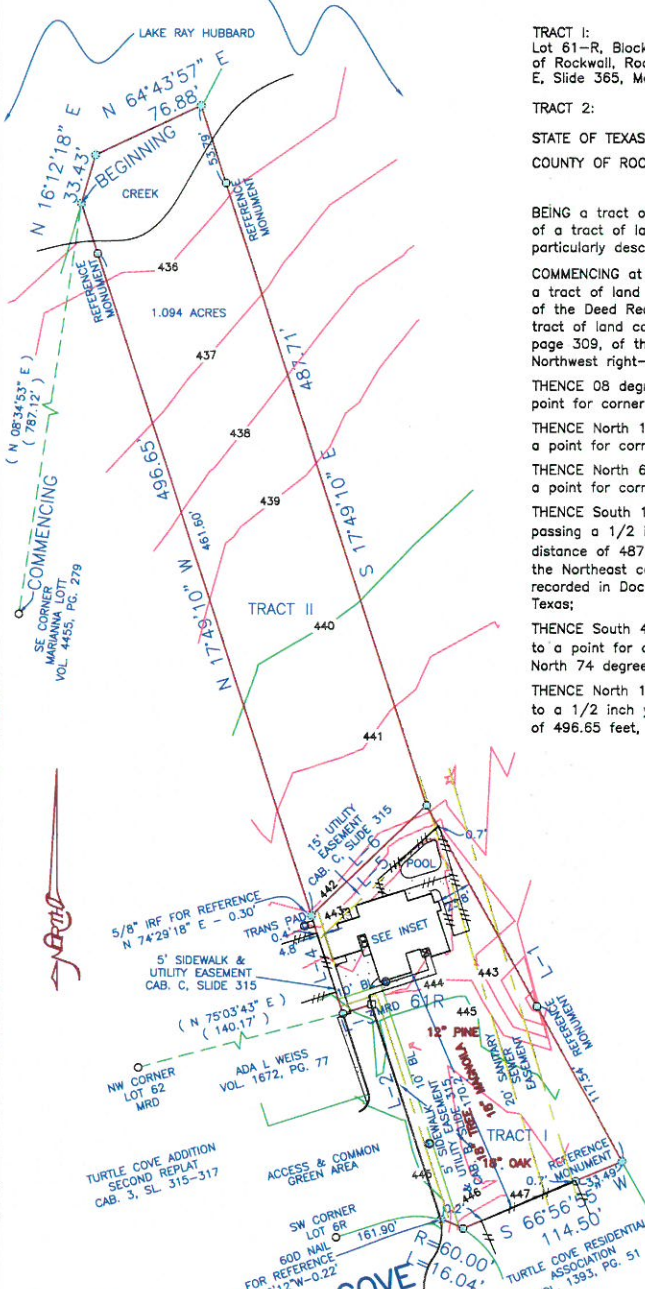


Francisco J. Alvarez

(972) 757-1047

BRIAN S. RHODES Registered Professional Land Surveyor (972) 475-8940

This is to certify that I have, this date, made a careful and accurate survey on the ground of property located at No. 751 TURTLE COVE BOULEVARD, in the city of ROCKWALL, ROCKWALL COUNTY Texas.



TRACT 1:
Lot 61-R, Block A, TURTLE COVE ADDITION, SECOND REPLAT, an Addition to the City of Rockwall, Rockwall County, Texas, according to the Map or Plat recorded in Cabinet E, Slide 365, Map Records of Rockwall County, Texas.

TRACT 2:
STATE OF TEXAS:
COUNTY OF ROCKWALL:

BEING a tract of land situated in the City of Dallas Takeline Area and being a portion of a tract of land leased to the City of Rockwall, Rockwall County, Texas, and being particularly described by metes and bounds as follows:

COMMENCING at a 1/2 inch iron rod found for corner being the Southeast corner of a tract of land conveyed to Marianna Lott, as recorded in Volume 4455, Page 279, of the Deed Records of Rockwall County, Texas, and being the Southwest corner of a tract of land conveyed to Patricia and Ricky D. Smith, as recorded in Volume 530, page 309, of the Deed Records of Rockwall County, Texas, and being on the Northwest right-of-way line of Turtle Cove Boulevard;

THENCE 08 degrees 34 minutes 53 seconds East, a distance of 787.12 feet, to a point for corner said point being the PLACE OF BEGINNING;

THENCE North 16 degrees 12 minutes 18 seconds East, a distance of 33.43 feet, to a point for corner;

THENCE North 64 degrees 43 minutes 57 seconds East, a distance of 76.88 feet, to a point for corner;

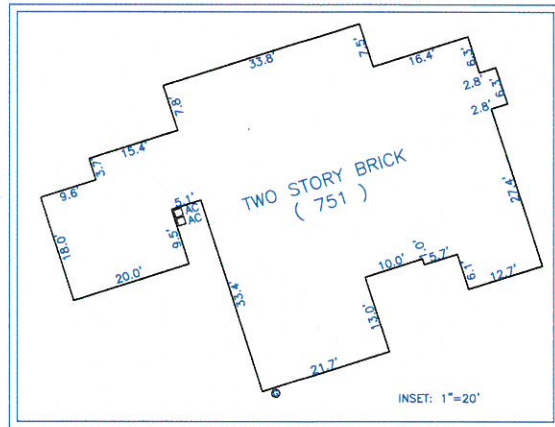
THENCE South 17 degrees 49 minutes 10 seconds East, a distance of 53.79 feet, passing a 1/2 inch yellow-capped iron rod set for reference, continuing a total distance of 487.71 feet, to a 1/2 inch yellow-capped iron rod set for corner, being the Northeast corner of a tract of land conveyed to Ryan A. and Danielle Porten, as recorded in Document No. 2018-11202, of the Deed Records of Rockwall County, Texas;

THENCE South 46 degrees 01 minutes 56 seconds West, a distance of 105.76 feet, to a point for corner, from which a 5/8 inch iron rod found for reference bears North 74 degrees 29 minutes 18 seconds East, a distance of 0.30 feet;

THENCE North 17 degrees 49 minutes 10 seconds West, a distance of 461.60 feet, to a 1/2 inch yellow-capped iron rod set for reference, continuing a total distance of 496.65 feet, to the PLACE OF BEGINNING and containing 1.094 acres of land.



EASEMENTS RECORDED IN THE FOLLOWING VOLUME & PAGES TO THE BEST OF MY KNOWLEDGE AND BELIEF DO NOT EFFECT THE ABOVE DESCRIBED PROPERTY.
VOL. 98, PG. 545
VOL. 98, PG. 549
VOL. 100, PG. 379
VOL. 105, PG. 877
VOL. 109, PG. 214
VOL. 124, PG. 937
VOL. 147, PG. 931
VOL. 105, PG. 883
VOL. 105, PG. 887
VOL. 1153, PG. 1



ACCEPTED BY: _____

PROPERTY SUBJECT TO EASEMENTS & RESTRICTIONS
VOL. 1153, PG. 1
VOL. 3785, PG. 32
VOL. 3875, PG. 45
VOL. 3936, PG. 197
VOL. 4547, PG. 242
C.C.# 2007-00388944
C.C.# 2011-00459786
C.C.# 2011-00459787
C.C.# 2011-00459788
C.C.# 2011-00459789
C.C.# 2011-00459790
C.C.# 20130000500736
C.C.# 20130000502033
C.C.# 20170000018465

TURTLE COVE BOULEVARD

Line #	Direction	Length
L-1	S 28°45'43" E	289.67'
L-2	N 17°49'10" W	150.00'
L-3	S 72°10'50" W	20.00'
L-4	N 17°49'10" W	68.15'
L-5	N 45°01'56" E	105.76'
L-6	S 45°01'56" W	105.76'

Capital Title
A Shaddock's Company

MRD'S SHOWN HEREON ARE BASIS FOR DIRECTIONAL CONTROL

1529 E. I-30, STE. 106, GARLAND, TX 75043 - FIRM REGISTRATION NO. 10194052
The plot hereon is true, correct, and accurate representation of the property as determined by survey, the lines and dimensions of said property being as indicated by the plat; the size, location and type of building and improvements are as shown, all improvements being within the boundaries of the property, set back from property lines the distance indicated, or visible and apparent easements.

TITLE AND ABSTRACTING WORK FURNISHED BY CAPITAL TITLE
THERE ARE NO ENCROACHMENTS, CONFLICTS, OR PROTRUSIONS, EXCEPT AS SHOWN.

Scale: 1" = 80'
Date: 07/13/2020
G. F. No.: 20-502708-RW
Job no.: 107232
Drawn by: CR

LEGEND
WOOD FENCE - - -
CHAIN LINK - - -
IRON FENCE - - -
WIRE FENCE - - -
1/2" IRON ROD FOUND
1/2" YELLOW-CAPPED IRON ROD SET
3/8" IRON ROD FOUND
POINT FOR CORNER
CONCRETE MONUMENT
CLEAN OUT
DIS METER
FIRE HYDRANT
LIGHT POLE
HANKLE
IMPROVEMENTS
BOUNDARY LINE
EASEMENT SETBACK
RESIDENCE
PE - POOL EQUIP
PP - POWER POLE
WM - WATER METER
WV - WATER VALVE
(UNLESS OTHERWISE NOTED)

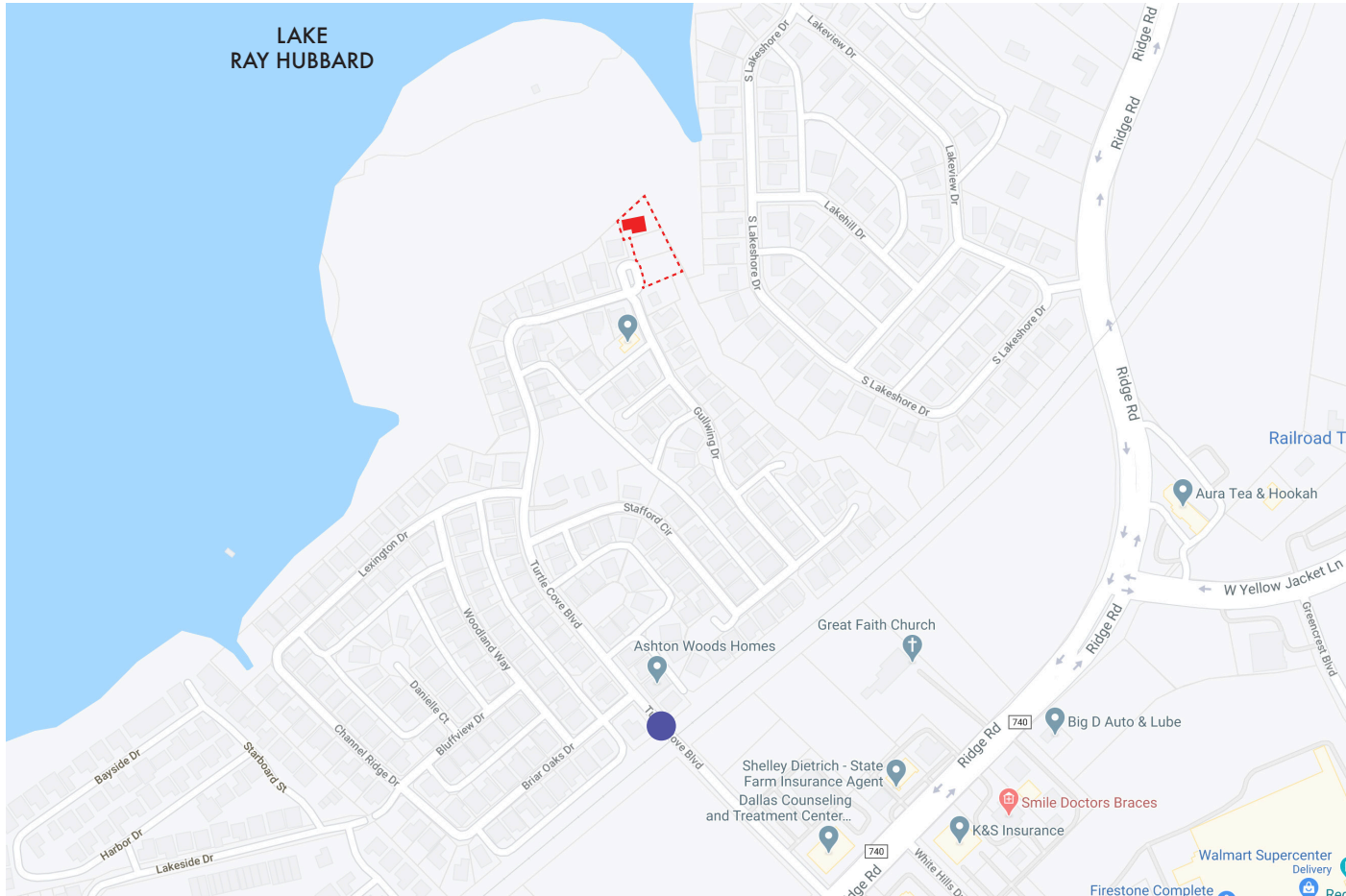




ALVAREZ RESIDENCE

751 Turtle Cove Blvd, Rockwall, TX 75087
August 20th, 2021

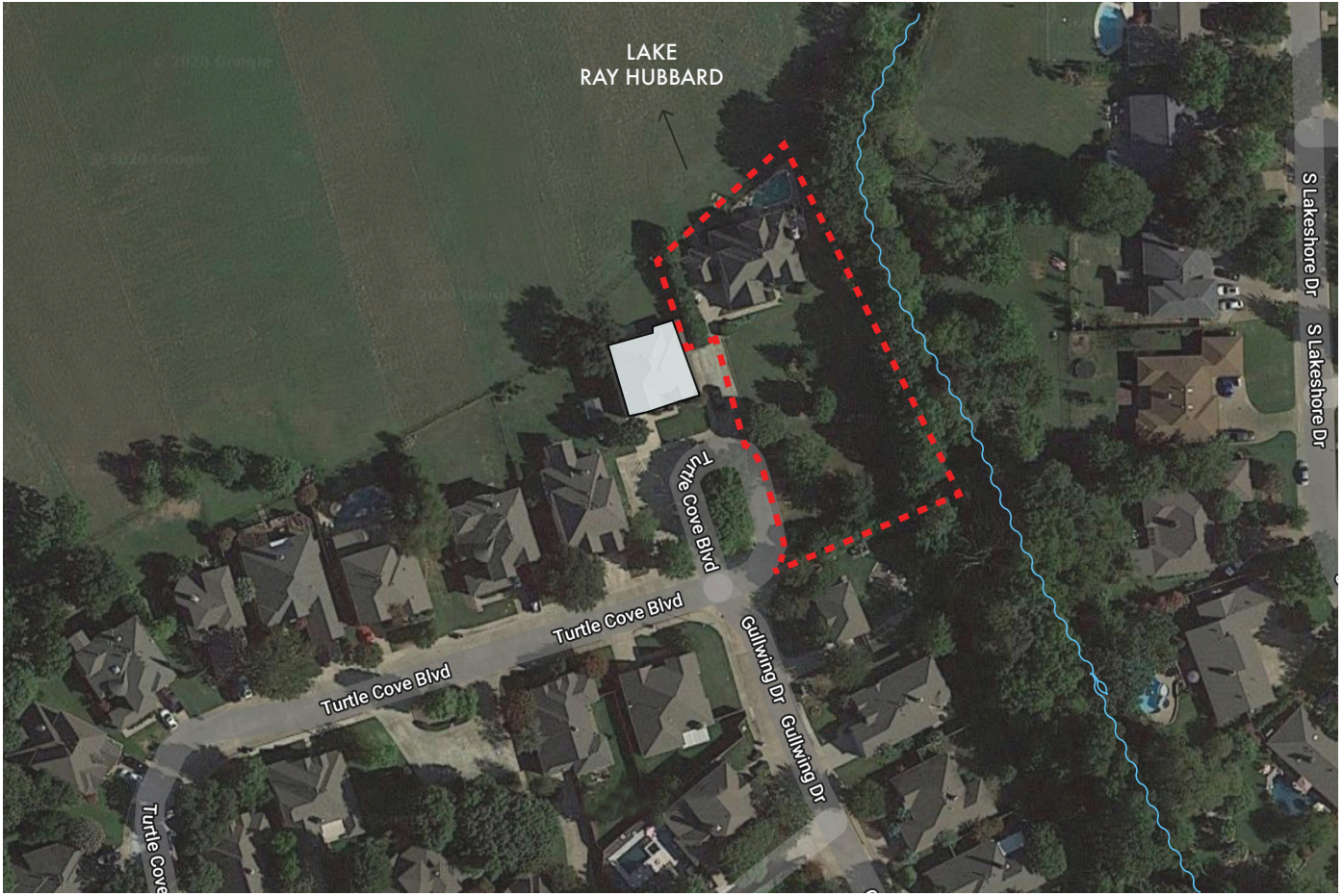
LOCATION



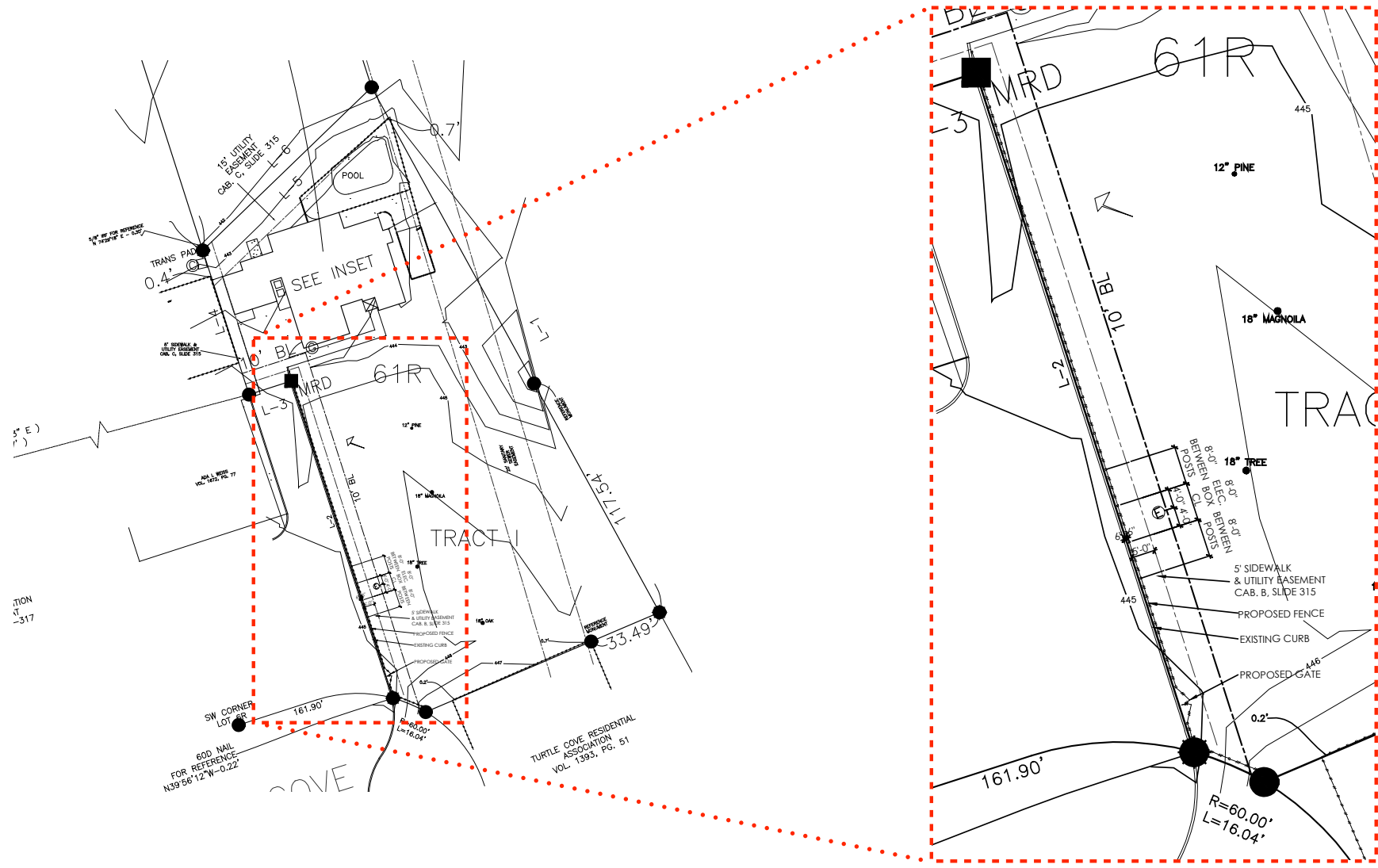
-  Turtle Cove Entry
-  Property
-  House Location on Property



- Property
- House Location on Property
- Main Turtle Creek Blvd street
- Secondary Turtle Creek Blvd circle



- Property
- Creek
- Single Neighbor



18" UTILITY EASEMENT CAB. B, SLIDE 315

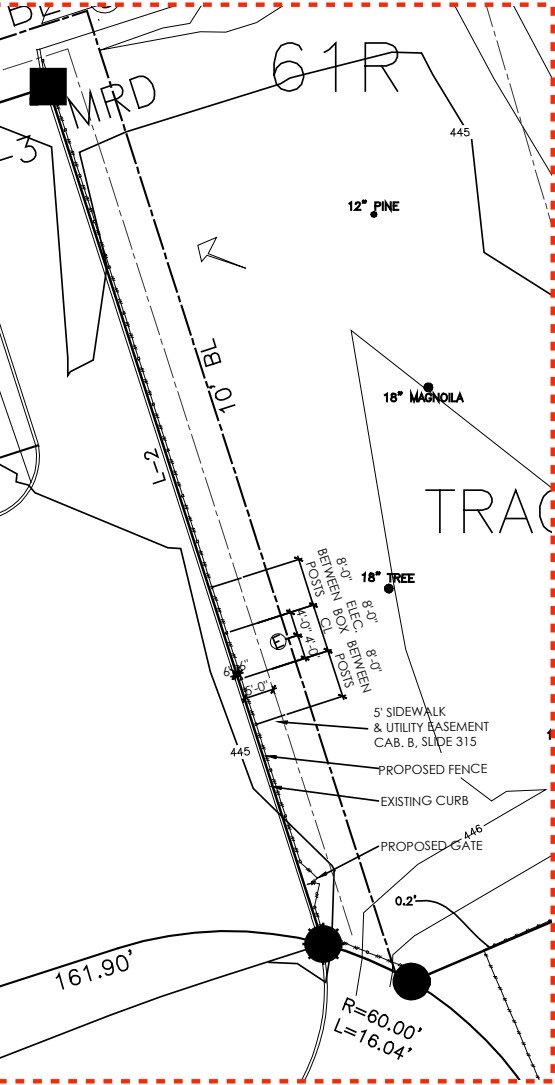
POOL

SEE INSET

MRD 61R

TRACT I

TURTLE COVE RESIDENTIAL ASSOCIATION VOL. 1393, PG. 51



61R

12" PINE

18" MAGNOLIA

TRACT II

18" TREE

5' SIDEWALK & UTILITY EASEMENT CAB. B, SLIDE 315

PROPOSED FENCE

EXISTING CURB

PROPOSED GATE

R=60.00' L=16.04'