



# DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO.

P2021-031

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 478 RENNE DR

SUBDIVISION ROCKWALL LAKE PROPERTIES DEVELOPMENT #2 LOT 1405 & 1406 BLOCK

GENERAL LOCATION

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

CURRENT ZONING

CURRENT USE

EMPTY LOT

PROPOSED ZONING

PROPOSED USE

NEW HOUSE

ACREAGE .33

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 ALEJANDRO FLORES

APPLICANT ALEJANDRO FLORES

CONTACT PERSON " " "

CONTACT PERSON

ADDRESS 1650 John King Blvd  
APT #3710

ADDRESS

CITY, STATE & ZIP ROCKWALL, TX 75082

CITY, STATE & ZIP

PHONE (469) 534-5809

PHONE

E-MAIL afchomes75@gmail.com

E-MAIL

## NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Alejandro Flores [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 \$ 300.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 18th DAY OF June, 2021. 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 18th DAY OF June, 2021

OWNER'S SIGNATURE

Alejandro Flores

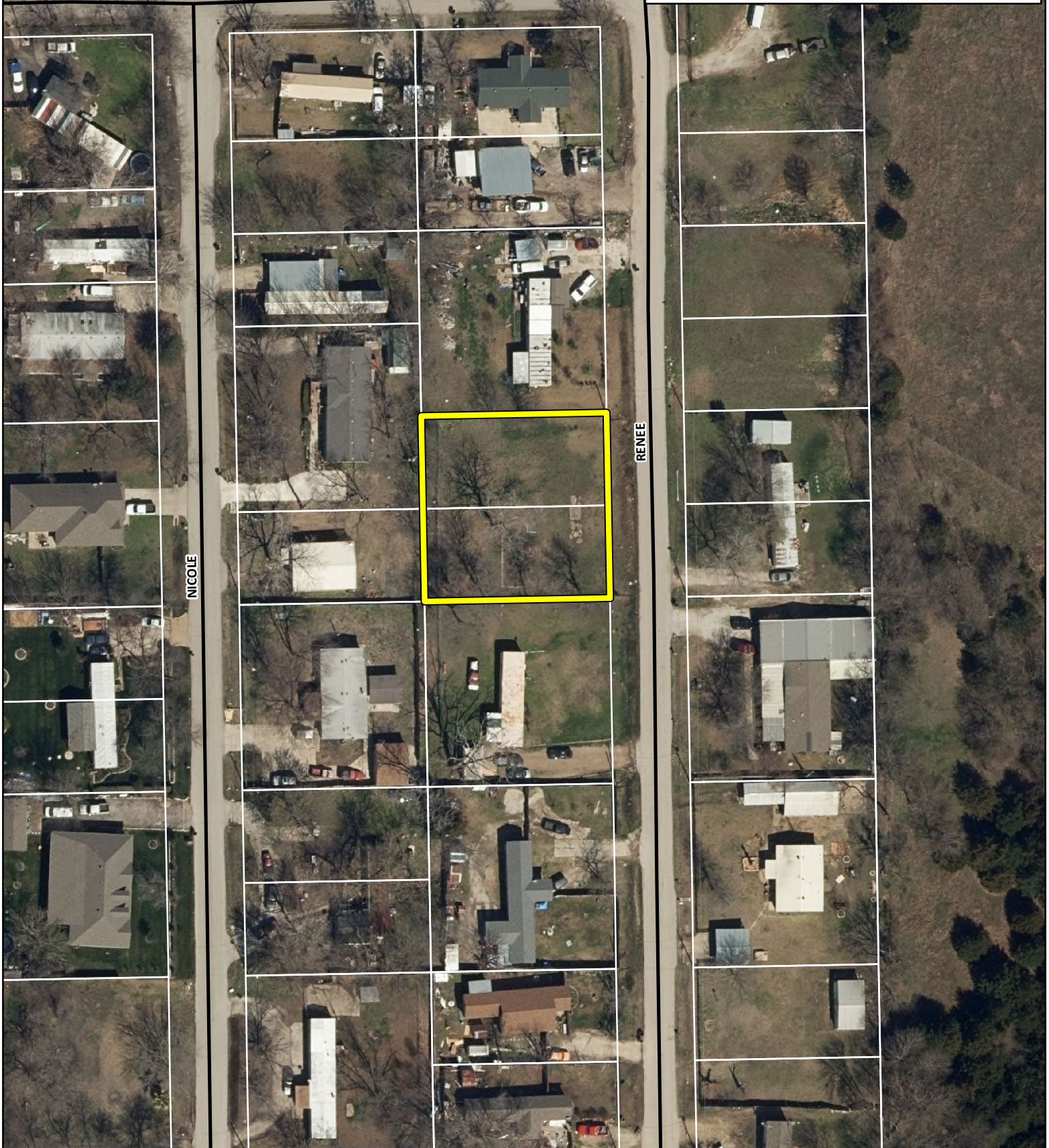
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

Cristi Spears / Cristi Spears



0 25 50 100 150 200 Feet  
EVANS

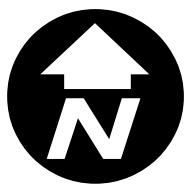
P2021-031- REPLAT FOR 478 RENEE DRIVE  
REPLAT - LOCATION MAP = 



## 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.





OWNER'S CERTIFICATE  
(Public Dedication)

STATE OF TEXAS  
COUNTY OF ROCKWALL

WHEREAS ALEJANDRO FLORES, BEING THE OWNER OF A TRACT of land in the County of Rockwall, State of Texas, said tract being described as follows:

All that certain lot, tract or parcel of land situated in the WELLS SURVEY, ABSTRACT NO. 219, City of Rockwall, Rockwall County, Texas, and being all of Lot 1405 and Lot 1406, of ROCKWALL LAKE PROPERTIES NO. 2, an Addition in Rockwall County, Texas, according to the Plat thereof recorded in Cabinet A, Slide 79, of the Plat Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING a1/2" iron rod found for corner in the west right-of-way line of Renee Drive, at the northeast corner of said Lot 1406 and the southeast corner of Lot 1407;

THENCE S. 00 deg. 02 min. 19 sec. E. along said right-of-way line, a distance of 119.95 feet to a 1/2" iron rod found for corner at the southeast corner of Lot 1405;

THENCE N. 89 deg. 47 min. 14 sec. W. along the south line of Lot 1405, a distance of 119.90 feet to a 1/2" iron rod found for corner at the southwest corner of Lot 1405 and the southeast corner of Lot 1342;

THENCE N. 00 deg. 06 min. 39 sec. E. along the east line of Lot 1342 and Lot 1341, a distance of 120.23 feet to a 1/2" iron rod found for corner at the northwest corner of Lot 1406;

THENCE S. 89 deg. 39 min. 13 sec. E. along the north line of Lot 1406, a distance of 119.59 feet to the POINT OF BEGINNING and containing 14,380 square feet or 0.33 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 A. FLORES ADDITION LOT 1, BLOCK A, 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, 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 A. FLORES ADDITION LOT 1, BLOCK A, have been notified and signed this plat.

I 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.

I also understand the following:

- No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
- 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.
- 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.
- The developer and subdivision engineer shall bear total responsibility for storm drain improvements.
- 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.
- 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 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.

I 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; I, my 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.

\_\_\_\_\_  
ALEJANDRO FLORES

STATE OF TEXAS  
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared ALEJANDRO FLORES 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 \_\_\_\_\_, \_\_\_\_\_.

\_\_\_\_\_  
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, 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

\_\_\_\_\_  
Planning and Zoning Commission      Date

APPROVED

I hereby certify that the above and foregoing plat of A. FLORES ADDITION LOT 1, BLOCK A, 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

FINAL PLAT

A. FLORES ADDITION  
LOT 1, BLOCK A

BEING A REPLAT OF LOTS 1405 AND 1406  
ROCKWALL LAKE PROPERTIES DEVELOPMENT NO. 2  
0.33 ACRES OR 14,380 S.F.

( 1 LOT )

SITUATED IN THE WELLS SURVEY, A-219  
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SHEET 2 OF 2

SYMBOL LEGEND	
⊗	TELEVISION CABLE
⊙	GAS
⊚	PHONE
⊛	FIRE HYDRANT
⊜	POWER POLE
⊝	ELECTRIC METER
⊞	ELECTRIC BOX
⊟	WATER METER
⊠	SEWER METER
⊡	SEWER JUNCTION BOX
⊢	WATER JUNCTION BOX
⊣	SEWER JUNCTION BOX
⊤	WATER JUNCTION BOX
⊥	SEWER JUNCTION BOX
⊦	WATER JUNCTION BOX
⊧	SEWER JUNCTION BOX
⊨	WATER JUNCTION BOX
⊩	SEWER JUNCTION BOX
⊪	WATER JUNCTION BOX
⊫	SEWER JUNCTION BOX
⊬	WATER JUNCTION BOX
⊭	SEWER JUNCTION BOX
⊮	WATER JUNCTION BOX
⊯	SEWER JUNCTION BOX
⊰	WATER JUNCTION BOX
⊱	SEWER JUNCTION BOX
⊲	WATER JUNCTION BOX
⊳	SEWER JUNCTION BOX
⊴	WATER JUNCTION BOX
⊵	SEWER JUNCTION BOX
⊶	WATER JUNCTION BOX
⊷	SEWER JUNCTION BOX
⊸	WATER JUNCTION BOX
⊹	SEWER JUNCTION BOX
⊺	WATER JUNCTION BOX
⊻	SEWER JUNCTION BOX
⊼	WATER JUNCTION BOX
⊽	SEWER JUNCTION BOX
⊾	WATER JUNCTION BOX
⊿	SEWER JUNCTION BOX
⋈	PROPERTY LINE
⋉	EASEMENT LINE
⋊	AL. CO. UNIT
⋋	PREPARE TANK

OWNER:  
ALEJANDRO FLORES  
1950 JOHN KING BLVD APT 3710  
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

SURVEY DATE APRIL 19, 2021  
SCALE 1" = 20' FILE # 20210144-RP  
CLIENT FLORES

CITY CASE NO P2021-