



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO.

P2022-018

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 & 2}
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) ¹

OTHER APPLICATION FEES:

- TREE REMOVAL (\$75.00)
- VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00) ²

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.
²: A \$1,000.00 FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS

405 North Alamo Rd

SUBDIVISION

LOT

BLOCK

GENERAL LOCATION

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING

SF10

CURRENT USE

Residential Land

PROPOSED ZONING

SF10

PROPOSED USE

Residential Land

ACREAGE

2.0

LOTS [CURRENT]

1

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]

OWNER

Bryan Jones

APPLICANT

CONTACT PERSON

Bryan Jones

CONTACT PERSON

ADDRESS

802 Barrymore Dr.

ADDRESS

CITY, STATE & ZIP

Rockwall, Tx 75087

CITY, STATE & ZIP

PHONE

PHONE

E-MAIL

Bjones@republicelite.com

E-MAIL

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Bryan Jones [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

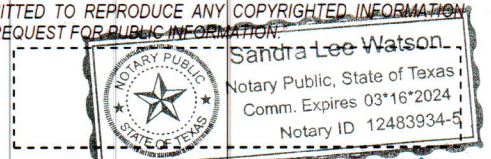
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ _____ TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE April DAY OF 2022 BY SIGNING THIS APPLICATION, 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 13th DAY OF April, 20 22

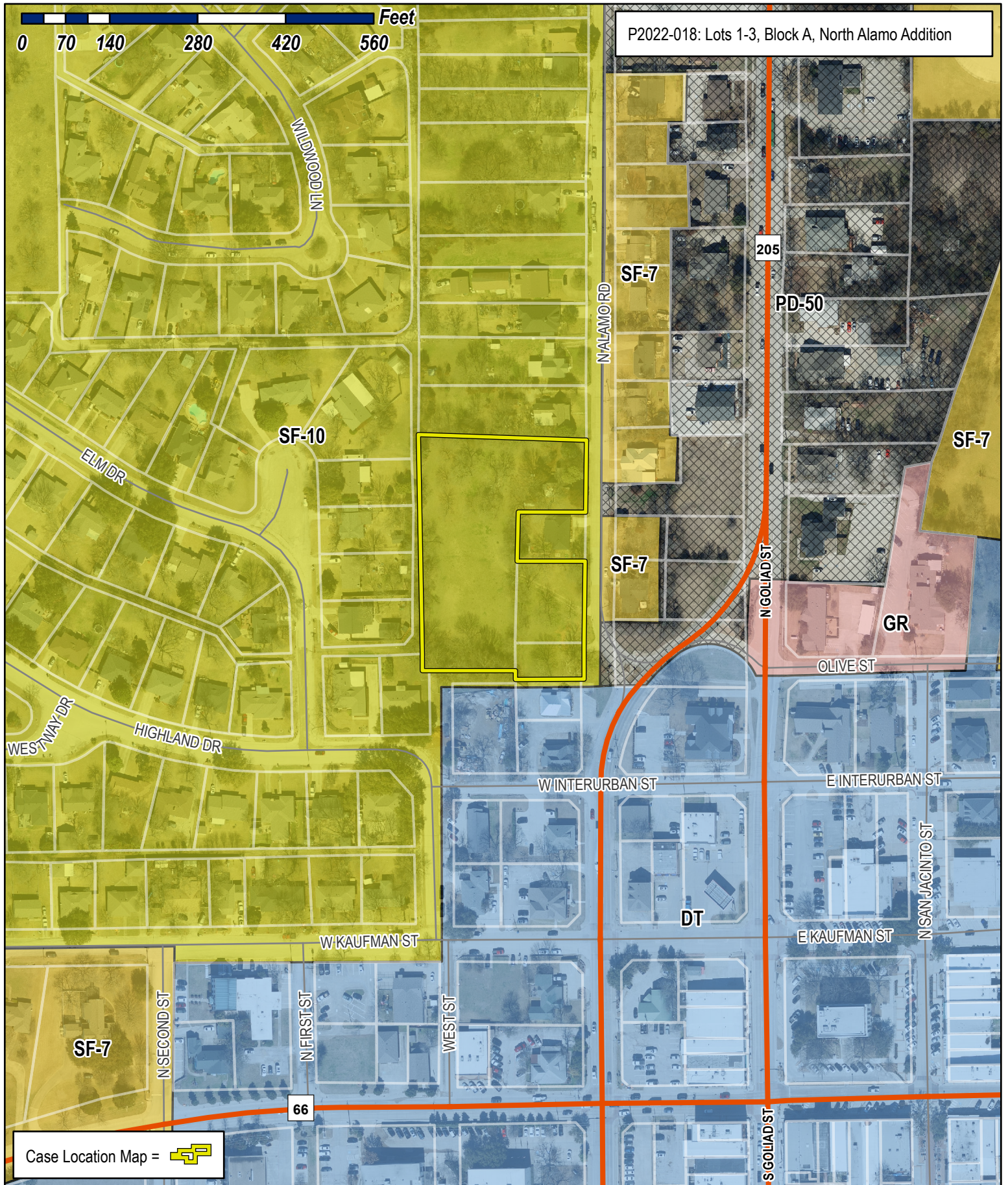
OWNER'S SIGNATURE

[Signature]
Sandra L. Watson

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



MY COMMISSION EXPIRES 3.16.24

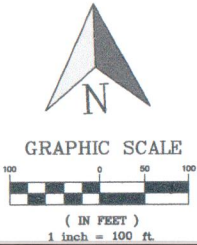
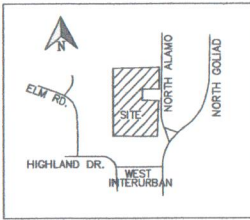


City of Rockwall

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.





5/8" CIRS= IRON ROD WITH CAP
STAMPED "MAYO-WRIGHT"

B.F. BOYDSTUN SURVEY, A-14

PAMELA TUCKER
VOLUME 5505, PAGE 88
O.P.R.R.C.T.

N: 7028791.9850
E: 2593954.0780

LOT 1
BLOCK "A"
(31,303 S.F. 0.7186 AC.)

NORTH ALAMO ROAD
(VARIABLE WIDTH R.O.W.)

B & J INV, LLC
INST. # 2021-000020949
O.P.R.R.C.T.

N: 7028607.4223
E: 2593949.7324

BRYAN JONES
INST. # 2021000021151
O.P.R.R.C.T.

LOT 2
BLOCK "A"
(55,805 S.F. 1.2811 AC.)

AMICK ADDITION
(NOT RECORDED)

N1° 52' 51"E 64.56'
N89° 37' 39"W 91.04'

LOT 3
BLOCK "A"
(5,783 S.F. 0.1327 AC.)

10' DRAINAGE EASEMENT
VOLUME 413, PAGE 132
O.P.R.R.C.T.

DAVENPORT RENTAL PROP.
INST. # 2019000001344
O.P.R.R.C.T.

REPLAT OF LOTS 7&8, BLOCK A
ORIG. TOWN OF ROCKWALL
INST. # 2011-000045704551
O.P.R.R.C.T.

BLOCK "A"
ORIG. TOWN OF ROCKWALL
VOL. F, PG. 510
O.P.R.R.C.T.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

I (we) the undersigned owner(s) of the land shown on this plat, and designated herein as the **NORTH ALAMO 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 (we) further certify that all other parties who have a mortgage or lien interest in the **NORTH ALAMO ADDITION** have been notified and signed this plat. I (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. I (we) 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 purposes 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 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.
- Property owner shall be responsible for all maintenance, repair, and replacement of detention and drainage systems on-site.

I (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. I (we), my (our) successors and assigns hereby waive any claim, damage, or action of cause that I (we) may have as a result of the dedication of exactions made herein.

STATE OF TEXAS:
COUNTY OF

Before me, the undersigned authority, 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 executed the same for the purpose and consideration therein expressed, in the capacity therein stated.

Given upon my hand and seal of office this day of _____, 2022

Notary Public in and for the State of Texas
My commission expires _____

STATE OF TEXAS:
COUNTY OF

Before me, the undersigned authority, 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 executed the same for the purpose and consideration therein expressed, in the capacity therein stated.

Given upon my hand and seal of office this day of _____, 2022

Notary Public in and for the State of Texas
My commission expires _____

GENERAL NOTES:

- 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 suitability for water for personal use and the protection within such plat, as required under Ordinance 23-54.
- BEARINGS ARE BASED ON SIX READINGS OF TEXAS COORDINATE SYSTEM OF 1983 (NAD83), NORTH CENTRAL ZONE (4202)
- THE PROPERTY SHOWN HEREON IS LOCATED WITHIN THE FOLLOWING FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) ZONES AS DEPICTED ON THE FLOOD INSURANCE RATE MAP (FIRM) No. 48297-0489 L ZONE X DATED 9-26-2006:
ZONE X - AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

OWNERS CERTIFICATE

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS, Bryan Jones, is the owner of all that tract of land situated in the B.F. BOYDSTUN SURVEY, ABSTRACT No. 14 City of Rockwall, Rockwall County, Texas, being recorded in Instrument No. 2021000021151, Official Public Records, Rockwall County, Texas (O.P.R.R.C.T.) and also being a portion of Block 15B, of the AMICK ADDITION, an Addition to the City of Rockwall, Rockwall County, Texas, (UNRECORDED), and being more particularly described by notes and bounds as follows:

BEGINNING at the most northerly northeast corner of said Jones tract, same being the southeast corner of the Pamela Tucker tract as recorded in Volume 5505, Page 88 of said Public Records and being on the west right of way line of North Alamo Road (a variable width right of way), a 1/2 inch iron rod found for corner;

THENCE S 00°14'32" W, along said west right of way line, a distance of 121.59 feet to the northeast corner of the B & J Investments, LLC tract as recorded in Instrument No. 2021000020949 of said Public Records, a 3/8 inch iron rod found for corner;

THENCE along the common line of said Jones tract and said B & J tract the following 3 courses and distances:

- N 89°37'39" W, a distance of 100.00 feet to a 3/8 inch iron rod found for corner;
- S 00°09'18" E, a distance of 63.00 feet to a 1/2 inch iron rod found for corner;
- S 89°37'39" E, a distance of 96.00 feet to a 5/8 inch iron rod with cap stamped "MAYO-WRIGHT" set (5/8CIRS) for corner on said west right of way line of North Alamo;

from the development.

THENCE S 01°52'53" W, along said west right of way line, a distance of 200.00 feet to the northeast corner of the Replat of Lots 7 & 8, Block A as recorded in Instrument No. 2011000045704551 of said Public Records;

THENCE S 89°17'24" E, along the common line of said Jones tract and said Replat, passing the northwest corner of said replat at a distance of 104.21 and continuing along the north line of Olive Street (unimproved) a total distance of 241.02 feet to a southerly northeast corner of the HIGHWOOD ADDITION 1ST SECTION, as recorded in Instrument No. 1955009900031 of said Public Records, a 5/8CIRS for corner;

THENCE S 87°39'53" W, along the common line of said Jones tract and said HIGHWOOD ADDITION, a distance of 11.97 feet to a 5/8CIRS for corner;

THENCE N 00°00'55" W, continuing along said common line, a distance of 377.10 feet to the southwest corner of said Tucker tract, a steel bolt found for corner;

THENCE N 88°57'07" E, along the common line of said Jones tract and said Tucker tract, a distance of 254.91 feet to the POINT OF BEGINNING and containing 92,890 Square Feet or 2.1325 acres of land within these metes and bounds as recited.

SUBVEYORS CERTIFICATE:

That I, Brian C. Wright do hereby certify that I prepared this plat from an actual on the ground survey of the land and that the corner monuments shown thereon were placed under my personal supervision

FOR REVIEW PURPOSES ONLY.

Brian C. Wright Registered Professional Land Surveyor No. 4580

APPROVED:

I hereby certify that the above and 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 _____, 2022.

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 _____, 2022.

Rockwall County Judge _____ Date _____

CITY SIGNATURE BLOCK _____

Planning & Zoning Commission, Chairman Date _____

APPROVED:

I hereby certify that the above and 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 _____, 2022.

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, on the _____ day of _____, 2022

Mayor, City of Rockwall _____ City Secretary _____

City Engineer _____

FINAL PLAT
NORTH ALAMO ADDITION
2.1325 ACRES (92,890 S.F.)
BEING A REPLAT OF BLOCK 15B
OF THE AMICK ADDITION
(UNRECORDED)
B.F. BOYDSTUN SURVEY, A-14
CITY OF ROCKWALL, ROCKWALL COUNTY TEXAS

PREPARED BY:



MAYO-WRIGHT CONSULTANTS
123 SHENANDOAH COURT
FORNEY, TEXAS 75126
972-346-5203

PREPARED FOR:
BRYAN JONES
802 BARRYMORE DR.
ROCKWALL, TX. 75087

WWW.MAYO-WRIGHT.COM
TBPLS FIRM No.: 10194516

PREPARED 03-15-2022 PROJECT # 220033

RECORDED:
CABINET _____ SLEEVE _____