



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. _____

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) ³

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: 1200 Summer Lee Dr, Rockwall, TX 75032

SUBDIVISION: Horizon Ridge Addition LOT: 5 BLOCK: B

GENERAL LOCATION: Northwest corner of Summer Lee Dr and Rockwall Parkway

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING: PD-9 CURRENT USE: Undeveloped

PROPOSED ZONING: PD-9 PROPOSED USE: Commercial / Retail

ACREAGE: 1.253 LOTS [CURRENT]: 1 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	CMH Real Estate, LLC	<input checked="" type="checkbox"/> APPLICANT	Apex Design Build
CONTACT PERSON	Dr. Chad Capps	CONTACT PERSON	Jeff Kilburg
ADDRESS	740 Wilford Way	ADDRESS	9550 W Higgins Rd, Suite 170
CITY, STATE & ZIP	Heath, TX 75032	CITY, STATE & ZIP	Rosemont, IL 60018
PHONE	972-771-9500	PHONE	847-288-0100
E-MAIL	chadjcapps@gmail.com	E-MAIL	raquellek@apexdesignbuild.net

NOTARY VERIFICATION [REQUIRED]

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

¹ 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 \$340.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 01 DAY OF November, 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.

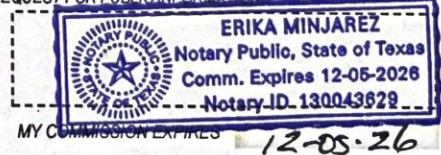
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 01 DAY OF November, 2022

OWNER'S SIGNATURE

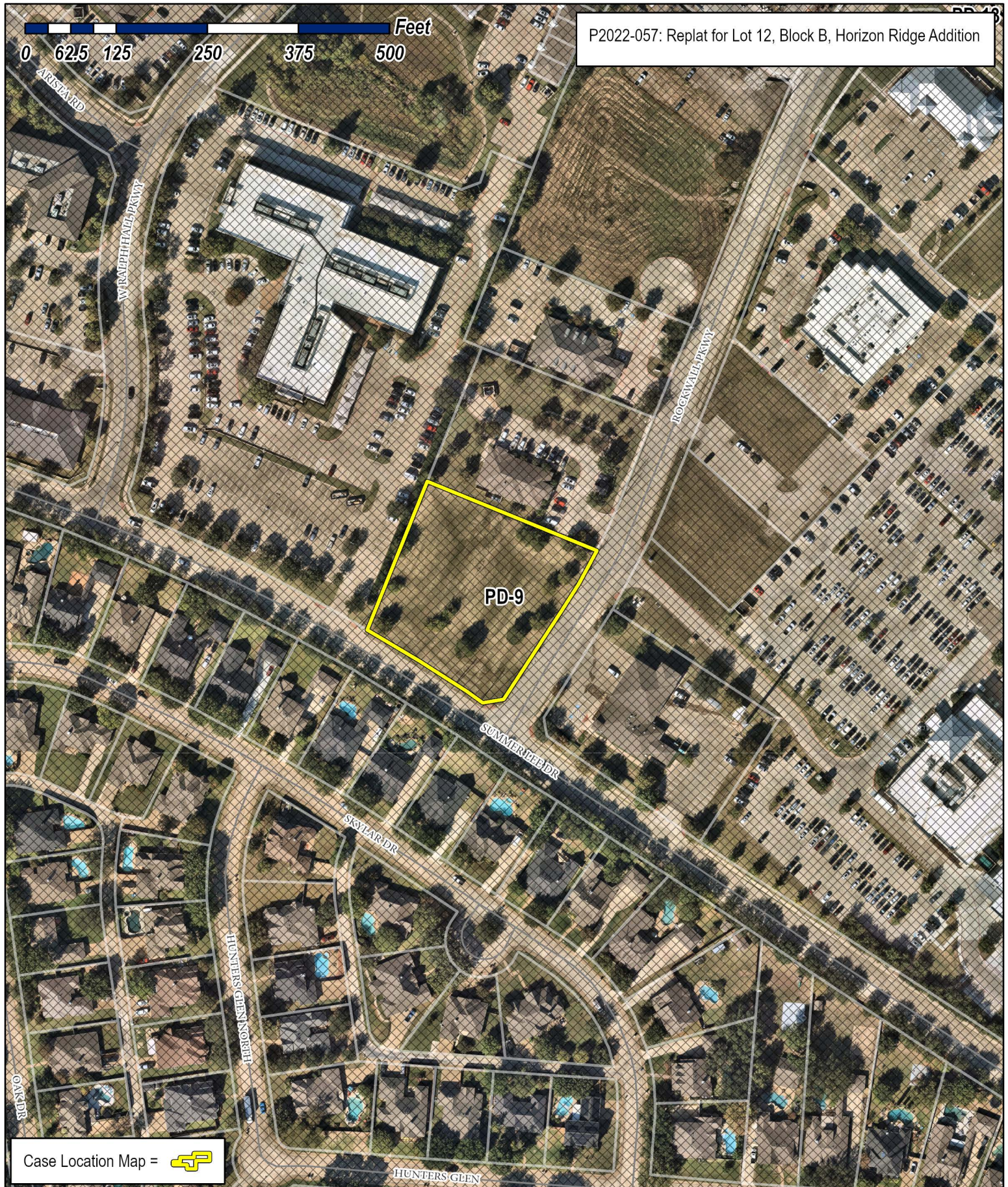
[Signature]

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS


[Signature] Erika Minjarez



MY COMMISSION EXPIRES 12-05-26



P2022-057: Replat for Lot 12, Block B, Horizon Ridge Addition

Case Location Map = 



City of Rockwall

Planning & Zoning Department
 385 S. Goliad Street
 Rockwall, Texas 75087
 (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.



STATE OF TEXAS §
COUNTY OF ELLIS §

WHEREAS CHM Real Estate, LLC is the owner of a 1.253 acre tract of land situated in the E. Teal Survey, Abstract Number 207, Rockwall County, Texas, being all of Lot 5, Block B of Horizon Ridge Addition, an addition to the City of Rockwall, as recorded in Cabinet F, Page 130, Plat Records, Rockwall County, Texas and being all of a tract of land described to CHM Real Estate, LLC by Special Warranty Deed recorded in Instrument Number 20210000027224, Deed Records, Rockwall County, Texas and being more particularly described by metes and bounds as follows: (Bearings and Distances are based on the State Plane Coordinate System, Texas North Central Zone (4202), North American Datum of 1983 (NAD83) (US Foot) with a combined scale factor of 1.000146135);

BEGINNING at a 5/8 inch rebar found for the southwest corner of said Lot 5, same being the southernmost corner of Lot 11, Block B of Horizon Ridge Addition, an addition to the City of Rockwall, as recorded in Cabinet F, Page 251, Plat Records, Rockwall County, Texas and lying on the north right-of-way line of Summer Lee Drive (60 foot right-of-way);

THENCE North 22 degrees 08 minutes 10 seconds East, departing the north right-of-way line of said Summer Lee Drive, with the southeast line of said Lot 11, a distance of 219.32 feet to a 1/2 inch rebar capped "WINDROSE" set for the southwest corner of Lot 10, Block B of Horizon Ridge Addition, an addition to the City of Rockwall, as recorded in Cabinet F, Page 225, Plat Records, Rockwall County, Texas, same being the northeast corner of said Lot 5;

THENCE South 67 degrees 51 minutes 50 seconds East, departing the east line of said Lot 11, with the south line of said Lot 10, a distance of 250.74 feet to a 1/2 inch rebar capped "WINDROSE" set for the southeast corner of said Lot 10, same being the northeast corner of said Lot 5, lying on the west right-of-way line of Rockwall Parkway (60 foot right-of-way) and being the beginning of a curve to the right with a radius of 855.00 feet, a central angle of 06 degrees 16 minutes 27 seconds and a chord bearing and distance of South 30 degrees 16 minutes 34 seconds West, a distance of 93.58 feet;

THENCE with said curve to the right, with the west right-of-way line of said Rockwall Parkway, an arc length of 93.63 feet to a 5/8 inch rebar found for corner;

THENCE South 33 degrees 26 minutes 32 seconds West, with the west right-of-way line of said Rockwall Parkway, a distance of 146.09 feet to a 5/8 inch rebar found at a corner clip at the intersection of the north right-of-way line of said Summer Lee Drive and the west right-of-way line of said Rockwall Parkway;

THENCE South 78 degrees 25 minutes 40 seconds West, with said corner clip, a distance of 28.29 feet to a 5/8 inch rebar found at the south end of said corner clip

THENCE North 56 degrees 35 minutes 12 seconds West, with the north right-of-way line of said Summer Lee Drive, a distance of 27.10 feet to a 5/8 inch rebar found for corner and being the beginning of a curve to the left with a radius of 2822.35 feet, a central angle of 03 degrees 16 minutes 09 seconds and a chord bearing and distance of North 58 degrees 13 minutes 13 seconds West, a distance of 161.01 feet;

THENCE with said curve to the left, with the north right-of-way line of said Summer Lee Drive, an arc length of 161.04 feet to THE POINT OF BEGINNING and containing 54,582 square feet or 1.253 acres of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS

THAT WE **CHM Real Estate, LLC**, Owners, do hereby bind ourselves and our heirs, assignees, and successors of title this plat designating the herein above described property as **HORIZON RIDGE ADDITION**, an addition to the City of Rockwall, and do hereby dedicate to the public use forever the streets, alleys, and right of way easements shown thereon and do hereby reserve the easement strips shown on this plat for the mutual use and accommodation of garbage collection agencies and all public utilities desiring to use or using same. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences trees, shrubs, or other improvements or growths that in any way endanger or interfere with the construction, maintenance or efficiency of its respective systems on any of these easement strips, and any public utility shall at all times have the right of ingress and egress to and from and upon the said easement strips for the purpose of constructing, reconstructing, inspecting, patrolling, without the necessity at any time of procuring the permission of anyone. This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Rowlett, Texas.

Witness Our Hands at _____, _____, this _____ day of _____, 20__.

Authorized Representative - CHM Real Estate, LLC

Printed Name

Title / Date

STATE OF TEXAS §
COUNTY OF _____ §

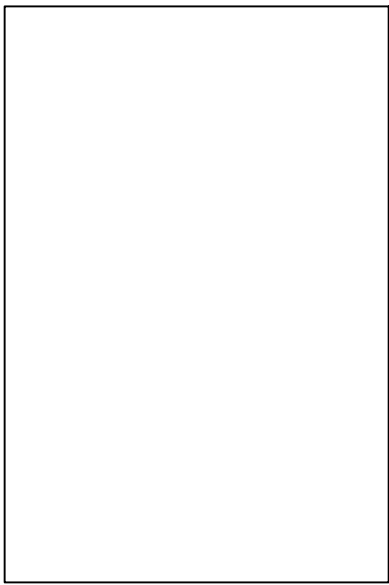
BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 20__.

Notary Public in and for the State of Texas

Line Data Table		
Line #	Distance	Bearing
L1	7.12'	S33°26'32"W
L2	8.14'	N67°30'00"E
L3	1.44'	S56°39'56"E
L4	4.70'	N78°37'34"E
L5	36.54'	S56°22'26"E
L6	5.13'	N67°30'00"E
L7	9.03'	N31°28'53"E
L8	5.90'	N00°00'00"W
L9	12.58'	N53°40'09"W

Curve Data Table					
Curve #	Arc	Radius	Delta	Chord Bearing	Chord
C1	17.45'	25.25'	039°35'42"	N48°53'02"E	17.10'
C2	15.59'	25.00'	035°43'14"	N14°15'33"E	15.33'
C3	9.42'	6.00'	090°00'00"	N77°07'10"E	8.49'



STATE OF TEXAS §
COUNTY OF DENTON §

This is to certify that I, Mark N. Peeples, a Registered Professional Land Surveyor of the State of Texas, have platted the subdivision from an actual survey on the ground, and that this plat correctly represents that survey made by me or under my direction and supervision.

PRELIMINARY

THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT DATED 9/8/2022

Mark N. Peeples, R.P.L.S.
No. 6443

STATE OF TEXAS §
COUNTY OF DENTON §

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Mark N. Peeples, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 20__.

Notary Public in and for the State of Texas

CITY APPROVAL CERTIFICATE:

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 _____, 20__.

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.

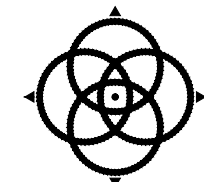
WITNESS OUR HANDS:

Mayor, City of Rockwall Date

City Secretary Date

City Engineer Date

Planning and Zoning Commission Chairman Date



WINDROSE
LAND SURVEYING | PLATTING

1955 LAKEWAY DRIVE, SUITE 220 | LEWISVILLE, TX 75067 | 214.217.2544
FIRM REGISTRATION NO. 10194331 | WINDROSESERVICES.COM
DRAWN BY: G.L.C. DATE: 07/15/2022 CHECKED BY: M.P. JOB NO.: D56655
Last Revision Date: 03/01/2021

ENGINEER
Claymoore Engineering
1903 Central Drive, Suite 406
Bedford, Texas 76021

OWNER/DEVELOPER
CHM Real Estate, LLC
740 Wilford Way,
Heath, Texas 75032

REPLAT
HORIZON RIDGE ADDITION
LOT 5R, BLOCK B
Being a Replat of Lot 5, Block B
Horizon Ridge Addition,
an addition to the City of Rockwall,
as recorded in Cab. F, Page 130, P.R.D.C.T.
City of Rockwall, Rockwall County, Texas