

DEVELOPMENT APPLICATION

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

| PLANNING & ZONING CASE NO. |
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| <u>NOTE:</u> 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]: **ZONING APPLICATION FEES:** PLATTING APPLICATION FEES: ☐ ZONING CHANGE (\$200.00 + \$15.00 ACRE) 1 ■ MASTER PLAT (\$100.00 + \$15.00 ACRE) 1 □ SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) 1 &2 ☐ PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE) 1 □ PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) 1 ☐ FINAL PLAT (\$300.00 + \$20.00 ACRE) 1 ☑ REPLAT (\$300.00 + \$20.00 ACRE) 1 OTHER APPLICATION FEES: ☐ AMENDING OR MINOR PLAT (\$150.00) ☐ TREE REMOVAL (\$75.00) ☐ PLAT REINSTATEMENT REQUEST (\$100.00) ☐ VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00) 2 SITE PLAN APPLICATION FEES: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE ☐ SITE PLAN (\$250.00 + \$20.00 ACRE) 1 PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE. A \$1,000.00 FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT ☐ AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$100.00) CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT PROPERTY INFORMATION [PLEASE PRINT] 1780 Airport ABS A0102, DHarr, Tract 2 **ADDRESS BLOCK** SUBDIVISION GENERAL LOCATION ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT] **CURRENT USE CURRENT ZONING** PROPOSED USE PROPOSED ZONING LOTS [PROPOSED] ACREAGE 5,477 LOTS [CURRENT] 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] □ APPLICANT OWNER CF KOCK CONTACT PERSON iciana Kistan CONTACT PERSON **ADDRESS** ADDRESS PO Box 910 Kistmer a rockwall com E-MAIL NOTARY VERIFICATION [REQUIRED] [OWNER] THE UNDERSIGNED. WHO BEFORE ME. THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED 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 _______ DAY OF OR CUBEL WFORMATTON SE A GANG SUBMITTED IN CONJUNCTION WITH THIS APPLICATION. IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST STATE OF TEXAS GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE ID# 12907165-3 My Comm. Exp. JUL. 30, 2024 OWNER'S SIGNATURE MY COMMISSION EXPIRES JULY 30,202 NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



DEVELOPMENT APPLICATION

PLEASE CHECK THE APPROPRIATE BOX BELOW TO INDICATE THE TYPE OF DEVELOPMENT REQUEST [SELECT ONLY ONE BOX]:

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

| STA | FF | USF | ONLY | |
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PLANNING & ZONING CASE NO.

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DIRECTOR OF PLANNING:

CITY ENGINEER:

| ☐ PRELIMINARY☐ FINAL PLAT (\$:☐ REPLAT (\$300.☐ AMENDING OF | CATION FEES: (\$100.00 + \$15.00 ACRE) 1 PLAT (\$200.00 + \$15.00 ACRE) 1 300.00 + \$20.00 ACRE) 1 00 + \$20.00 ACRE) 1 R MINOR PLAT (\$150.00) TEMENT REQUEST (\$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/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. | | | | | |
|---|---|---|--|--|--|--|--|
| | CATION FEES: 50.00 + \$20.00 ACRE) ¹ E PLAN/ELEVATIONS/LANDSCAPING PLAN (\$100.00) | | | | | | |
| PROPERTY INFO | ORMATION [PLEASE PRINT] | | | | | | |
| ADDRES | s 1770 and 1780 mount | Road | | | | | |
| SUBDIVISIO | N Airport South Addi | thin | LOT | 1 and 2 | BLOCK | A | |
| GENERAL LOCATIO | N Rockwall as port. | | | | | | |
| | LAN AND PLATTING INFORMATION [PLEAS | E PRINT] | | | | | |
| CURRENT ZONIN | THE CONTRACT OF THE RESIDENCE OF THE CONTRACT | CURRENT USE | | | | | |
| PROPOSED ZONIN | | PROPOSED USE | o Acre | e bull | line | | |
| ACREAG | E 0-7 LOTS [CURRENT] | | | S [PROPOSED] | | | |
| REGARD TO ITS RESULT IN THE I | <u>D PLATS</u> : BY CHECKING THIS BOX YOU ACKNOWLEDGE TH APPROVAL PROCESS, AND FAILURE TO ADDRESS ANY OF S DENIAL OF YOUR CASE. *ANT/AGENT INFORMATION [PLEASE PRINTICH | STAFF'S COMMENTS BY | THE DATE PROVI | DED ON THE DEV | ELOPMENT CA | LENDAR WILL | |
| 🔼 OWNER | Christopher Tsoteto Touchon | | | | | | |
| CONTACT PERSON | | CONTACT PERSON | | | | | |
| ADDRESS | 1648 Trombudgo cuche | ADDRESS | | | | | |
| CITY, STATE & ZIP | hockerall, Tx, 75032 | CITY, STATE & ZIP | | | | | |
| PHONE | 366-5++4++0 | PHONE | | | | | |
| E-MAIL | tsote to Ogmail com | E-MAIL | | 1 | | | |
| NOTARY VERIFI BEFORE ME, THE UNDE | CATION [REQUIRED] RSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARE! TON ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE | | tel | [OWNER] | THE UNDERS | IGNED, WHO | |
| \$ 438,40 AUGUST INFORMATION CONTAINS | I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; AL TO COVER THE COST OF THIS APPLICATION, HA , 20,23 BY SIGNING THIS APPLICATION, I AGRE ED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS TION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSO | S BEEN PAID TO THE CITY TE THAT THE CITY OF ROC ALSO AUTHORIZED AND | OF ROCKWALL ON CKWALL (I.E. "CITY PERMITTED TO I | ITHIS THE ") IS AUTHORIZED . REPRODUCE ANY | AND PERMITTEI COPYRIGHTED | DAY_OF D TO PROVIDE | |
| GIVEN UNDER MY HAND | AND SEAL OF OFFICE ON THIS THE AND DAY OF | 1945t , 20 2° | 3 | | | ~~ | |
| | OWNER'S SIGNATURE | 0 | | 10 | ANYA BUEHI Notary Publi | e Il/i | |
| NOTARY PUBLIC IN AND | O FOR THE STATE OF TEXAS Day Bu | he | му | MISSION EXPIRES | TATE ÖF TE D# 13099192 nm. Exp. MAR. | 2.5 | |
| _ | | | | 000 101/074 | A Secretary Property and Personal Property and | The second secon | |

DEVELOPMENT APPLICATION • CITY OF ROCKWALL • 385 SOUTH GOLIAD STREET • ROCKWALL, TX 75087 • [P] (972) 771-7745



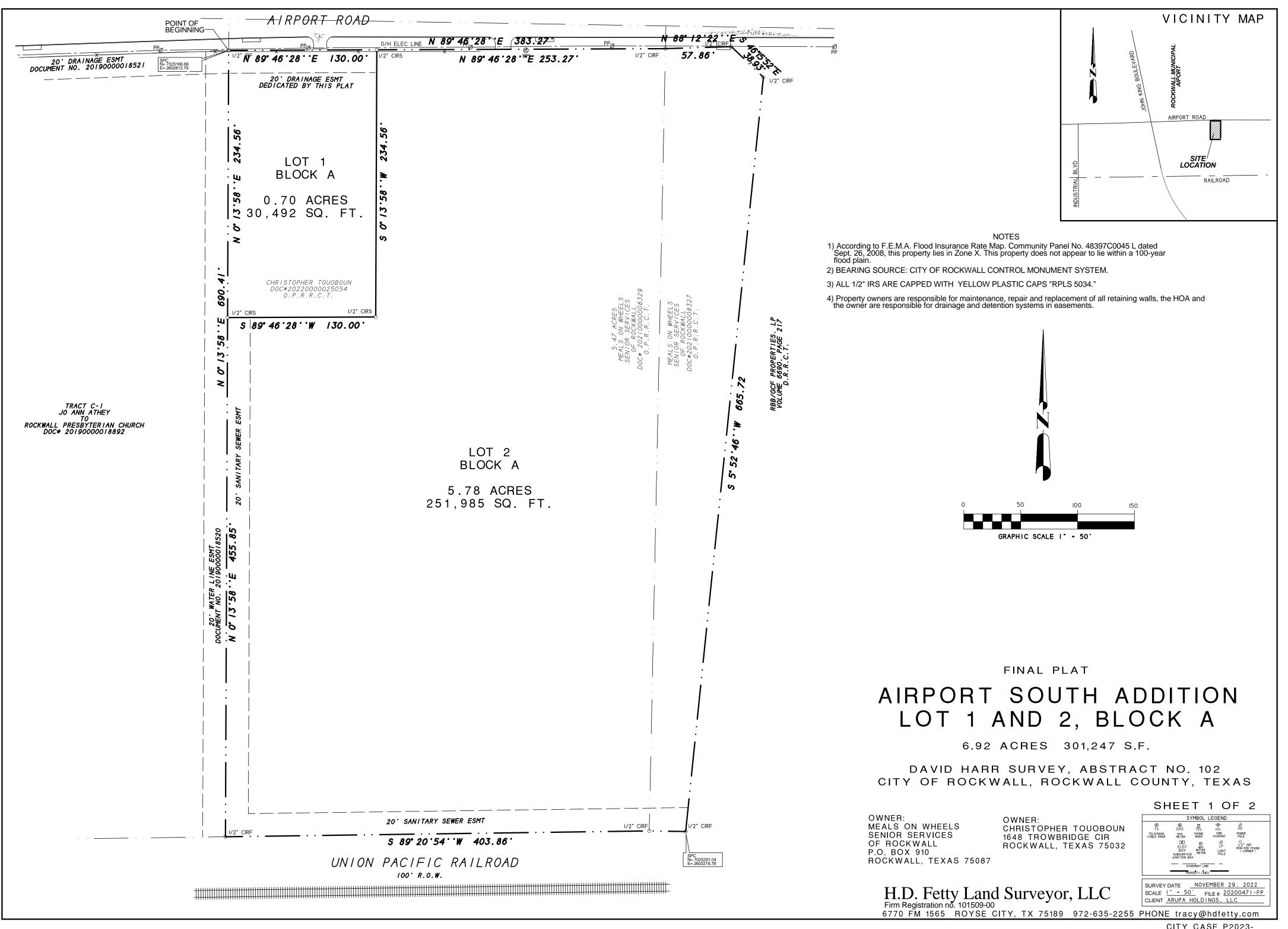


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(P): (972) 771-7745 (W): www.rockwall.com

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.





WHEREAS CHRISTOPHER TOUOBOUN and MEALS ON WHEELS SENIOR SERVICES OF ROCKWALL, COUNTY, 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 DAVID HARR SURVEY, ABSTRACT NO. 102, City of Rockwall, Rockwall County, Texas, and being a part of Tract D-1 described in a deed to Jackie Ray Athey, as recorded in Volume 4875, Page 140 of the Official Public Records of Rockwall County, Texas, and being the same tract of land as described in a Warranty deed from Arupa Holdings, LLC to Christopher Touoboun, as recorded in Document no. 20220000025054 of the Official Public Records of Rockwall County, Texas and the same tract as described in a Warranty deed to Meals on Wheels Senior Services of Rockwall County, as recorded in Document no. 20210000014426 and Document no. 2021000003827 of the Official Public Records of Rockwall County, Texas and being more particularly described as follows: Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found for corner at the intersection of the west boundary line of said Tract D-1, with the south line of Airport Road, said point also being in the east boundary of a tract of land as described in a Warranty deed to Rockwall Presbyterian Church, dated October 23, 2019 and being recorded in Document number 20190000018892 of the Official Public Records of Rockwall County, Texas;

THENCE N. 89 deg 46 min. 28 sec. E. along the south line of Airport Road, a distance of 383.27 feet to a

THENCE N. 88 deg. 12 min. 22 sec. E. a distance of 57.86 feet to a 1/2" iron rod found for corner;

THENCE S. 05 deg. 52 min. 46 sec. W. a distance of 665.72 feet to a 1/2" iron rod found for corner in the north right-of-way of the Union Pacific Railroad;

THENCE S. 89 deg. 20 min. 54 sec. W. along said railroad right-of-way, a distance of 403.86 feet to a 1/2" iron rod found for corner;

THENCE N. 00 deg. 13 min. 58 sec. E. along the west boundary line of said tract, a distance of 690.41 feet to the POINT OF BEGINNING and containing 301,247 square feet or 6.92 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

We the undersigned owners of the land shown on this plat, and designated herein as AIRPORT SOUTH ADDITION, LOT 1 AND 2, 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. If further certify that all other parties who have a mortgage or lien interest in AIRPORT SOUTH ADDITION, LOT 1 AND 2, BLOCK A have been notified and signed this plat.

We understand and do hereby reserve the easement strips shown on this plat for the purposes

1. 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 the ir 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, maint aining, 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

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 Roc kwall 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, sto rm 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 an d/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 p rogress 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.

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 exaction's made herein.

Christopher Touoboun

for Meals on Wheels Senior Services of Rockwall County

COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared Christopher Touoboun 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

Given upon my hand and seal of office this _____ ___day of

Notary Public in and for the State of Texas

My Commission Expires:

STATE OF TEXAS COUNTY OF ROCKWALL

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 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

City Engineer

HAROLD D. FETTY III s. 5034

| ECOMMENDED FOR FINAL APPROVAL | | | | | | |
|--|---|--|--|--|--|--|
| | | | | | | |
| lanning and Zoning Commission | Date | | | | | |
| | | | | | | |
| PPROVED | | | | | | |
| hereby certify that the above and foregoing plat of BOCK A, an addition to the City of Rockwall, Texas approved by the City Council of the City of Rockwall. | of AIRPORT SOUTH ADDITION, LOT 1 AND 2, xas, an addition to the City of Rockwall, Texas, ockwall on the day of, | | | | | |
| his approval shall be invalid unless the approved ffice of the County Clerk of Rockwall, County, Te om said date of final approval. | d plat for such addition is recorded in the exas, within one hundred eighty (180) days | | | | | |
| aid addition shall be subject to all the requireme ity of Rockwall. | nts of the Subdivision Regulations of the | | | | | |
| VITNESS OUR HANDS, this day of | , | | | | | |
| | | | | | | |
| Mayor, City of Rockwall | City Secretary City of Rockwall | | | | | |
| | | | | | | |
| | | | | | | |

Date

FINAL PLAT

AIRPORT SOUTH ADDITION LOT 1 AND 2, BLOCK A

6.92 ACRES 301,247 S.F.

DAVID HARR SURVEY, ABSTRACT NO. 102 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SHEET 2 OF 2

OWNER: OWNER: MEALS ON WHEELS SENIOR SERVICES OF ROCKWALL COUNTY P.O. BOX 910 ROCKWALL, TEXAS 75087

CHRISTOPHER TOUOBOUN 1648 TROWBRIDGE CIR ROCKWALL, TEXAS 75032

EE & Ø D 1/2 IRF
BDX WATER LIGHT (CORNER)
SUBSURFACE FEER POLE EASEMENT LINE PROPERTY LINES SURVEY DATE NOVEMBER 29. 2022 SCALE | - 50 FILE # 2020047 | -FP CLIENT ARUPA HOLDINGS. LLC

H.D. Fetty Land Surveyor, LLC 6770 FM 1565 ROYSE CITY, TX 75189 972-635-2255 PHONE tracy@hdfetty.com

CITY CASE P2023-