



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) 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 625 Farm to Market Rd 552, Rockwall, Texas 75087

SUBDIVISION Rockwall Middle School No. 4 Addition

LOT 1 BLOCK

GENERAL LOCATION SWC of N. John King Blvd & FM 522

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING SF-16

CURRENT USE Educational - Middle School

PROPOSED ZONING n/a

PROPOSED USE n/a

ACREAGE 26.25

LOTS [CURRENT] 1

LOTS [PROPOSED] n/a

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 Rockwall I.S.D

APPLICANT RLK Engineering, Inc.

CONTACT PERSON Tim Lyssy

CONTACT PERSON Ronny Klingbeil

ADDRESS 1050 Williams Street

ADDRESS 111 W. Main Street

CITY, STATE & ZIP Rockwall, Texas 75087

CITY, STATE & ZIP Allen, Texas 75013

PHONE 972-771-0605

PHONE 972-359-1733

E-MAIL tim.lyssy@rockwallisd.org

E-MAIL Ronny@RLKengineering.com

NOTARY VERIFICATION [REQUIRED]

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

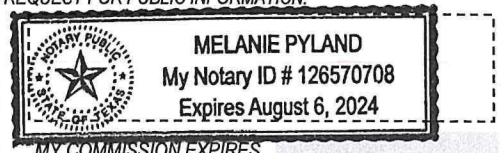
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ _____ TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 20th DAY OF October, 2023 BY SIGNING THIS APPLICATION, 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 20th DAY OF October, 2023

OWNER'S SIGNATURE

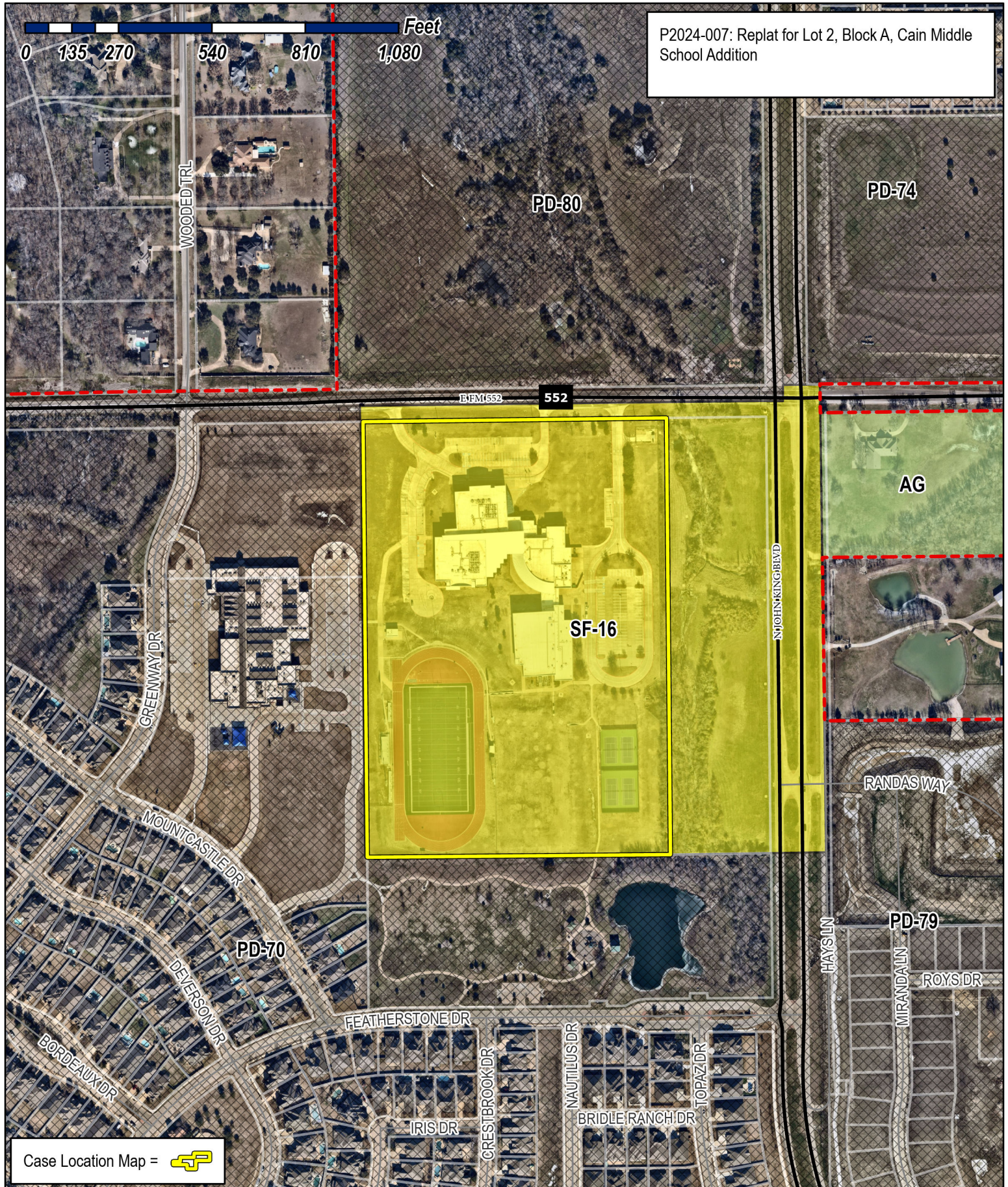
[Signature]
Melanie Pyland


NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



0 135 270 540 810 1,080 Feet

P2024-007: Replat for Lot 2, Block A, Cain Middle School 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.



1 3/4" CIRF
"TXDOT"
Ref. Monument

Called 44.557 Acres
Saddle Star South Holdings, LLC
Inst. No. 20210000012265
D.R.R.C.T.

New Right-of-Way Alignment

Called 1.890 Acres
The State of Texas
Inst. No. 20220000010848
D.R.R.C.T.

1 3/4" CIRF
"TXDOT"
Ref. Monument

Old Right-of-Way Alignment

Old Right-of-Way Alignment

Point of Beginning

F. M. No. 553

Variable Width Right-of-Way

3/4" Iron Found
Ref. Monument
State Plane Coord.
N=7040291.62
E=2595159.76

Called 4.3290 Acres
Rockwall I.S.D.
Inst. No. 20180000022380
D.R.R.C.T.

Lot 1, Block A
RISD Elementary School Addition
Cab. H, Pg. 341
P.R.R.C.T.

Lot 1, Block A
1,113,790 Sq. Ft.
25.569 Acres

Lot 2
Rockwall Middle School
No. 4 Addition
Cab. F, Pg. 67
P.R.R.C.T.

LEGEND

- CIRS = CAPPED 1/2" IRON ROD SET STAMPED (4613)
- CIRF = CAPPED 1/2" IRON ROD FOUND
- IRF = IRON ROD FOUND
- Cab. = CABINET
- Pg. = PAGE
- Inst. No. = INSTRUMENT NUMBER
- D.R.R.C.T. = DEED RECORDS OF ROCKWALL COUNTY, TEXAS
- P.R.R.C.T. = PLAT RECORDS OF ROCKWALL COUNTY, TEXAS

Curve Data Chart

	Inner	Outer	Inner	Outer
1	A=54'18"59" R=100.00' T=51.30' L=94.80'	A=53'04"38" R=124.00' T=61.93' L=114.87'	A=16'15"28" R=88.00' T=12.57' L=24.97'	
2	A=98'36"22" R=30.00' T=34.88' L=51.63'		A=181'13"59" R=70.00' T=	L=221.41'
3	A=75'00'00" R=30.00' T=23.02' L=39.27'		A=62'00'57" R=68.00' T=40.87' L=73.60'	
4	A=45'00'00" R=50.00' T=41.42' L=78.54'	A=40'59'39" R=124.00' T=46.35' L=88.72'	A=60'25'41" R=60.00' T=34.94' L=63.28'	
5	A=76'06'42" R=50.00' T=39.14' L=66.42'		A=144'54'16" R=74.00' T=234.01' L=187.15'	A=144'54'16" R=98.00' T=309.92' L=247.85'
6		A=256'06'44" R=50.00' T=63.87' L=223.50'	A=40'50'38" R=30.00' T=9.48' L=18.36'	A=40'50'38" R=54.00' T=17.06' L=33.05'
7	A=30'00'00" R=50.00' T=8.04' L=15.71'	A=30'00'00" R=54.00' T=14.47' L=28.27'		A=60'25'44" R=84.00' T=54.74' L=99.14'
8	A=76'39'27" R=30.00' T=23.72' L=40.14'	A=76'39'27" R=54.00' T=42.69' L=72.25'		A=62'00'46" R=94.00' T=56.50' L=101.74'
9	A=13'20'33" R=30.00' T=3.51' L=6.99'	A=13'20'33" R=54.00' T=6.31' L=12.57'		
10		A=16'15'28" R=112.00' T=16.00' L=31.78'		

State Plane Coord.
N=7039021.69
E=2595172.46

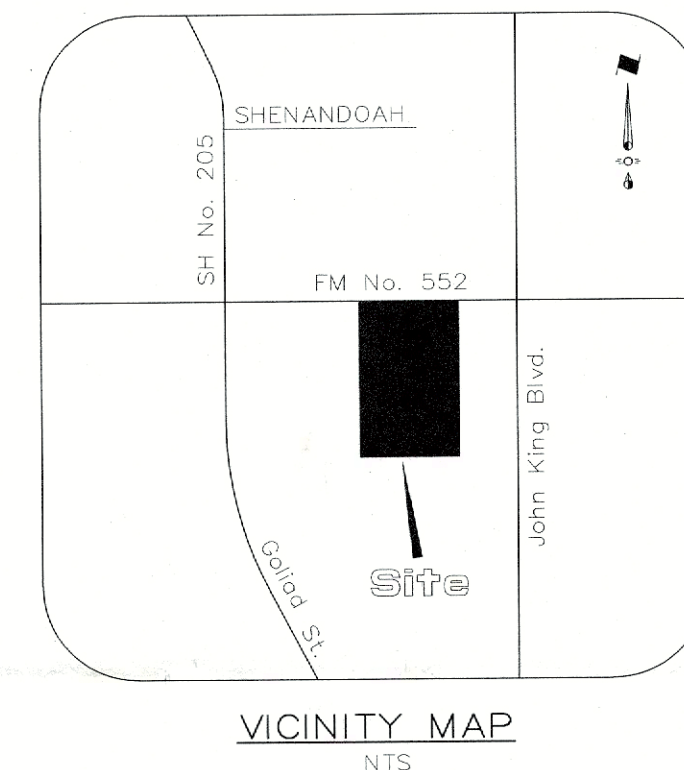
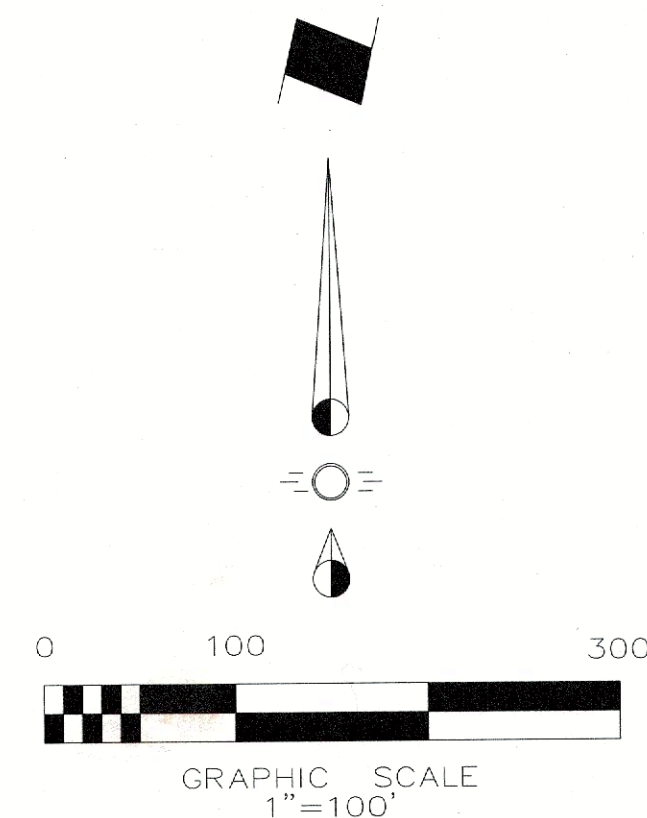
BENCHMARK NO. 1:

"X" Cut on top of the south curb line for the west drive way entrance along F.M. No. 553, the "X" Cut bears S57°54'14"E a distance of 147.17' from the 3/4" iron rod found for the northwest corner of Lot 1.
ELEVATION = 523.73'

Called 11.3500 Acres
City Of Rockwall
Inst. No. 20140000018337
D.R.R.C.T.

BENCHMARK NO. 2:

"X" Cut on the southwest corner of the sidewalk leading from the school up to the practice field at the end of the stairs. "X" Cut bears N52°18'10"E a distance of 682.65' from the 1/2" iron rod with plastic cap stamped "4613" set for the southwest corner of Lot 1.
ELEVATION = 529.79'



SHEET 1 OF 2
REPLAT

ROCKWALL MIDDLE SCHOOL
No. 4 ADDITION
LOT 1

Being A Replat Of Lot 1
Rockwall Middle School No. 4 Addition
Recorded In Cabinet F, Page 67 P.R.R.C.T.
25.569 Acres Situated In The
W.T. DeWEESE SURVEY ~ ABST. 71
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

Owner
Rockwall Independent School District
1050 Williams Street
Rockwall, Texas 75087
Telephone 972 771-0605

Engineer
RLK Engineering, Inc.
Texas Registration No. 579
111 West Main Street
Allen, Texas 75013
Telephone 972 359-1733

Surveyor
Surdukan Surveying, Inc.
Firm No. 10059500
PO Box 126
Anna, Texas 75409
Telephone 972 924-8200

January 25, 2024

Case No. P2024-000

NOTE:

All easements are recorded in Cabinet F, Page 67, P.R.R.C.T. unless noted otherwise.

PURPOSE OF REPLAT:

To modify Utility and Drainage Easements to accommodate new building additions.

BASIS OF BEARINGS:

The bearings shown are derived from Texas WDS RTK Network, Texas State Plane Coordinate System, Nad83, North Central Zone, Nad 83 (CORS96) Epoch 2002.0, vertical positions are referenced using NAVD88 using (GEOID03).

