



## PLANNING AND ZONING CASE CHECKLIST

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

P&Z CASE # P2020-045 P&Z DATE 11/10/20 CC DATE 11/16/20 APPROVED/DENIED \_\_\_\_\_  
ARCHITECTURAL REVIEW BOARD DATE \_\_\_\_\_ HPAB DATE \_\_\_\_\_ PARK BOARD DATE \_\_\_\_\_

### ZONING APPLICATION

- ☐ SPECIFIC USE PERMIT
- ☐ ZONING CHANGE
- ☐ PD CONCEPT PLAN
- ☐ PD DEVELOPMENT PLAN

### SITE PLAN APPLICATION

- ☐ SITE PLAN
- ☐ LANDSCAPE PLAN
- ☐ TREESCAPE PLAN
- ☐ PHOTOMETRIC PLAN
- ☐ BUILDING ELEVATIONS
- ☐ MATERIAL SAMPLES
- ☐ COLOR RENDERING

### PLATTING APPLICATION

- ☐ MASTER PLAT
- ☐ PRELIMINARY PLAT
- ☐ FINAL PLAT
- ☒ REPLAT
- ☐ ADMINISTRATIVE/MINOR PLAT
- ☐ VACATION PLAT
- ☐ LANDSCAPE PLAN
- ☐ TREESCAPE PLAN

- ☐ COPY OF ORDINANCE (ORD.# \_\_\_\_\_)
- ☒ APPLICATIONS
- ☒ RECEIPT
- ☒ LOCATION MAP
- ☐ HOA MAP
- ☐ PON MAP
- ☐ FLU MAP
- ☐ NEWSPAPER PUBLIC NOTICE
- ☐ 500-FT. BUFFER PUBLIC NOTICE
- ☐ PROJECT REVIEW
- ☐ STAFF REPORT
- ☐ CORRESPONDENCE
- ☐ COPY-ALL PLANS REQUIRED
- ☐ COPY-MARK-UPS
- ☐ CITY COUNCIL MINUTES-LASERFICHE
- ☐ MINUTES-LASERFICHE
- ☐ PLAT FILED DATE \_\_\_\_\_
  - ☐ CABINET # \_\_\_\_\_
  - ☐ SLIDE # \_\_\_\_\_

NOTES: \_\_\_\_\_

ZONING MAP UPDATED \_\_\_\_\_





# DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. P2020-045

**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 428 COLUMBIA DRIVE, ROCKWALL, TEXAS

Subdivision CHANDLER'S LANDING PHASE 2

Lot 35+36 Block

General Location COLUMBIA DRIVE CHANDLER'S LANDING

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

Current Zoning PD8

Current Use C4

Proposed Zoning PD8

Proposed Use C4

Acreage 0.248

Lots [Current] 35+36

Lots [Proposed] 57

☐ **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 SAME AS APPLICANT

☒ Applicant JOHN F. DUDEK

Contact Person

Contact Person

Address

Address 432 COLUMBIA DRIVE

City, State & Zip

City, State & Zip ROCKWALL, TX 75087

Phone

Phone 623-237-2960

E-Mail

E-Mail jfdudek54@gmail.com

## NOTARY VERIFICATION [REQUIRED]

Before me, the undersigned authority, on this day personally appeared John F. Dudek [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 \$ 320.00, to cover the cost of this application, has been paid to the City of Rockwall on this the 16th day of OCTOBER, 20 20. 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."

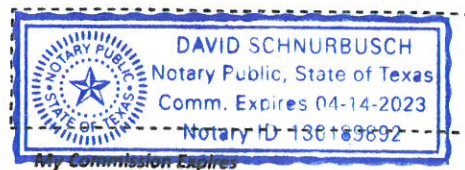
Given under my hand and seal of office on this the 15th day of OCTOBER, 20 20

Owner's Signature

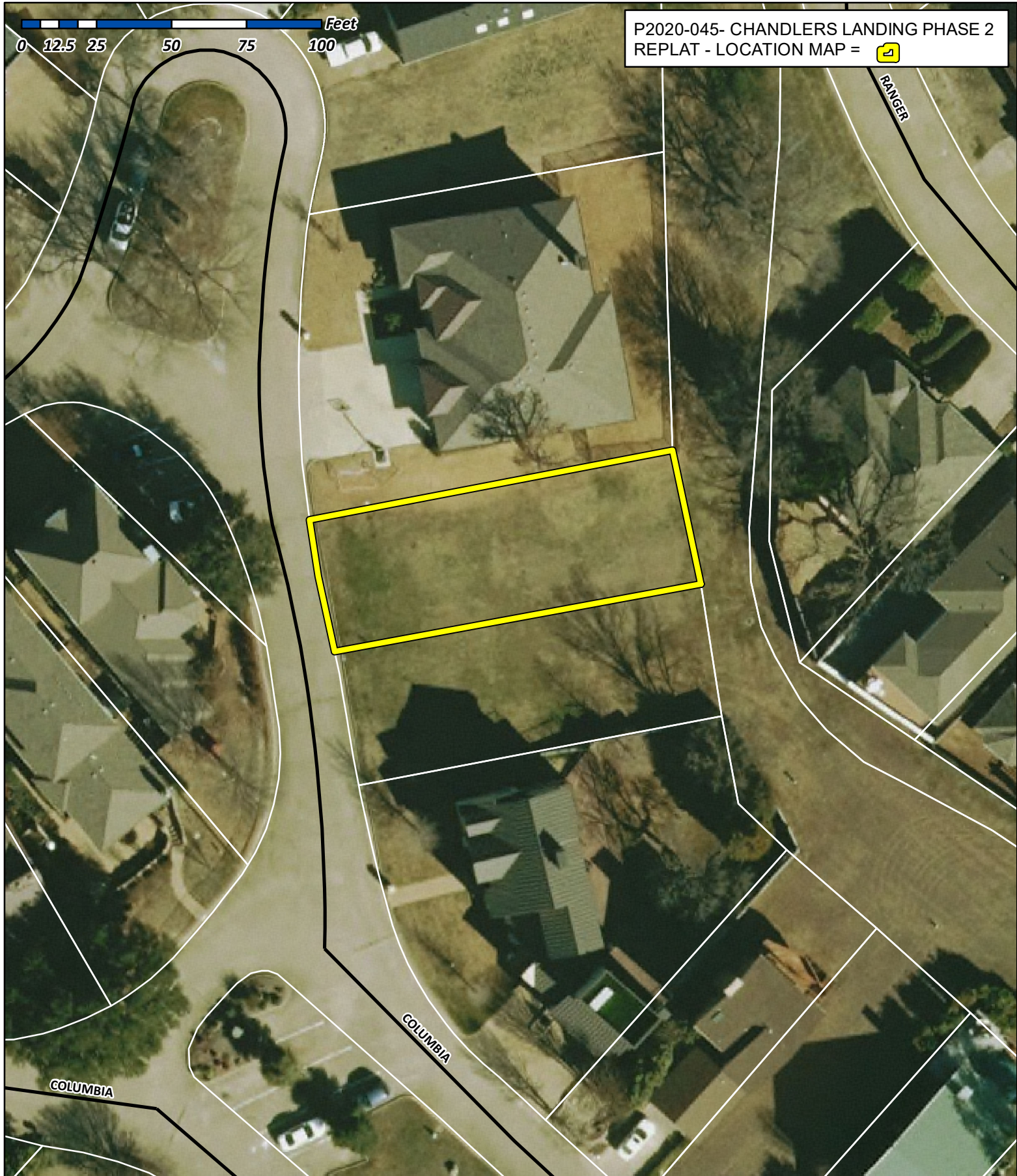
John F. Dudek

Notary Public in and for the State of Texas

David Schnurbusch



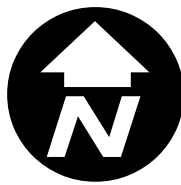




## City of Rockwall

Planning & Zoning Department  
385 S. Goliad Street  
Rockwall, Texas 75032  
(P): (972) 771-7745  
(W): [www.rockwall.com](http://www.rockwall.com)

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# DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. P2020-045

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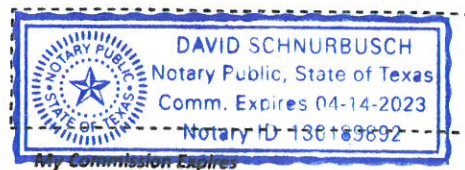
Given under my hand and seal of office on this the 15<sup>th</sup> day of OCTOBER, 20 20

Owner's Signature

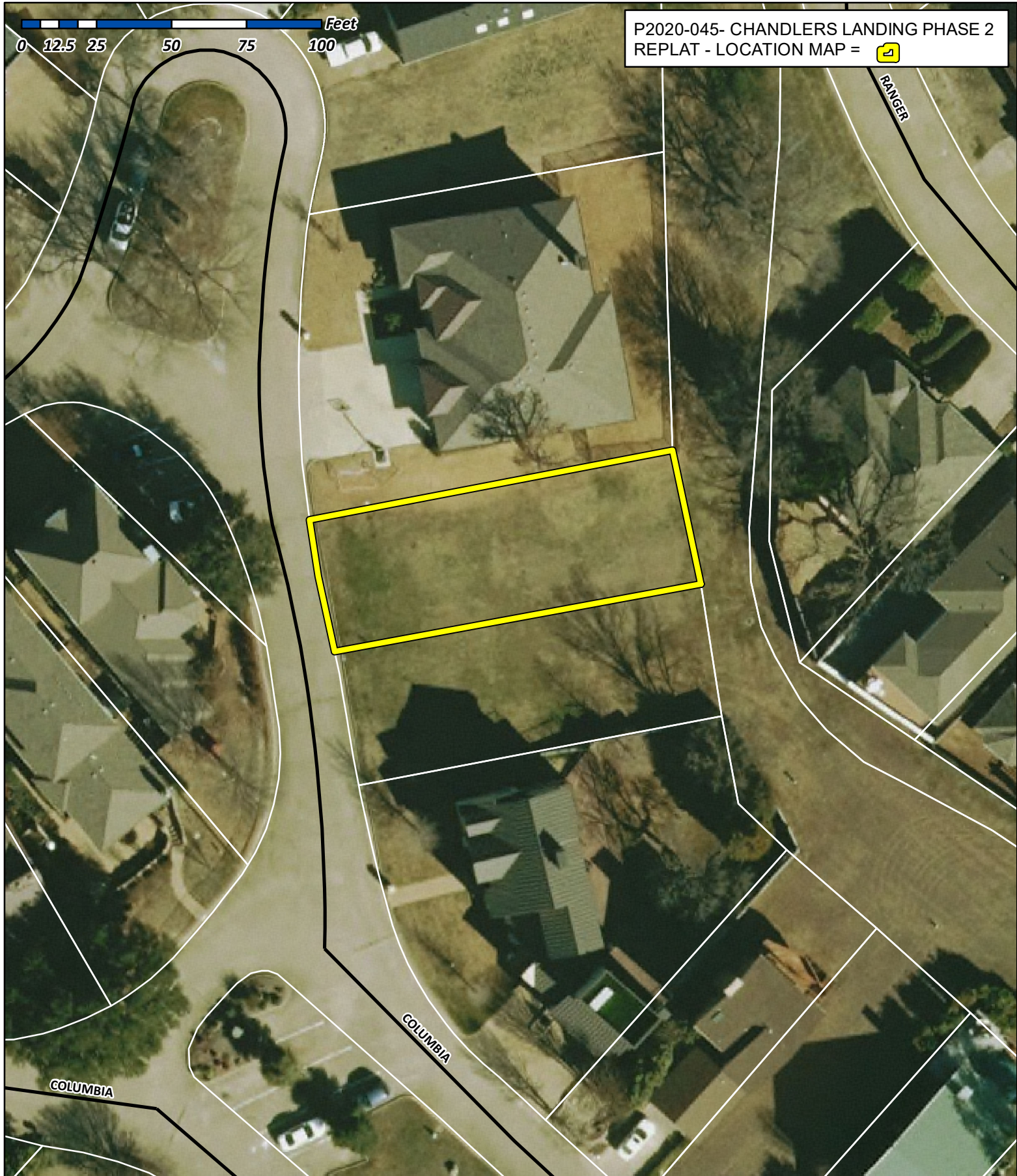
John F. Dudek

Notary Public in and for the State of Texas

David Schnurbusch



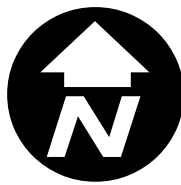




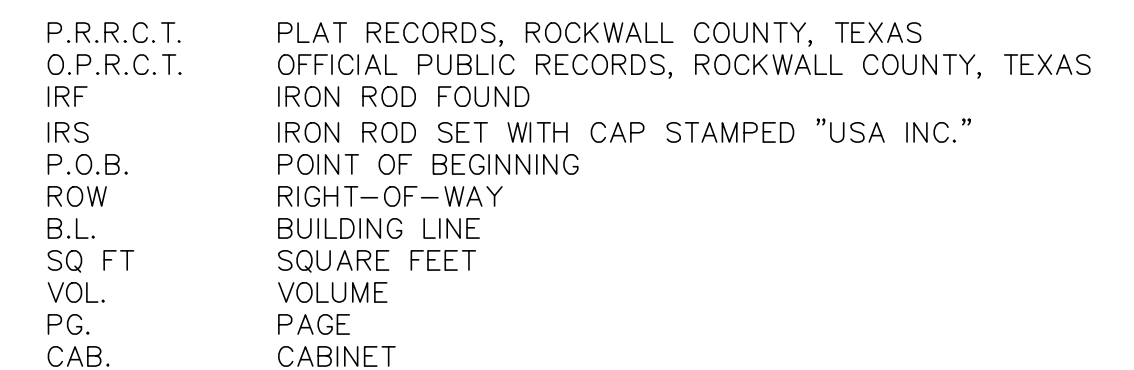
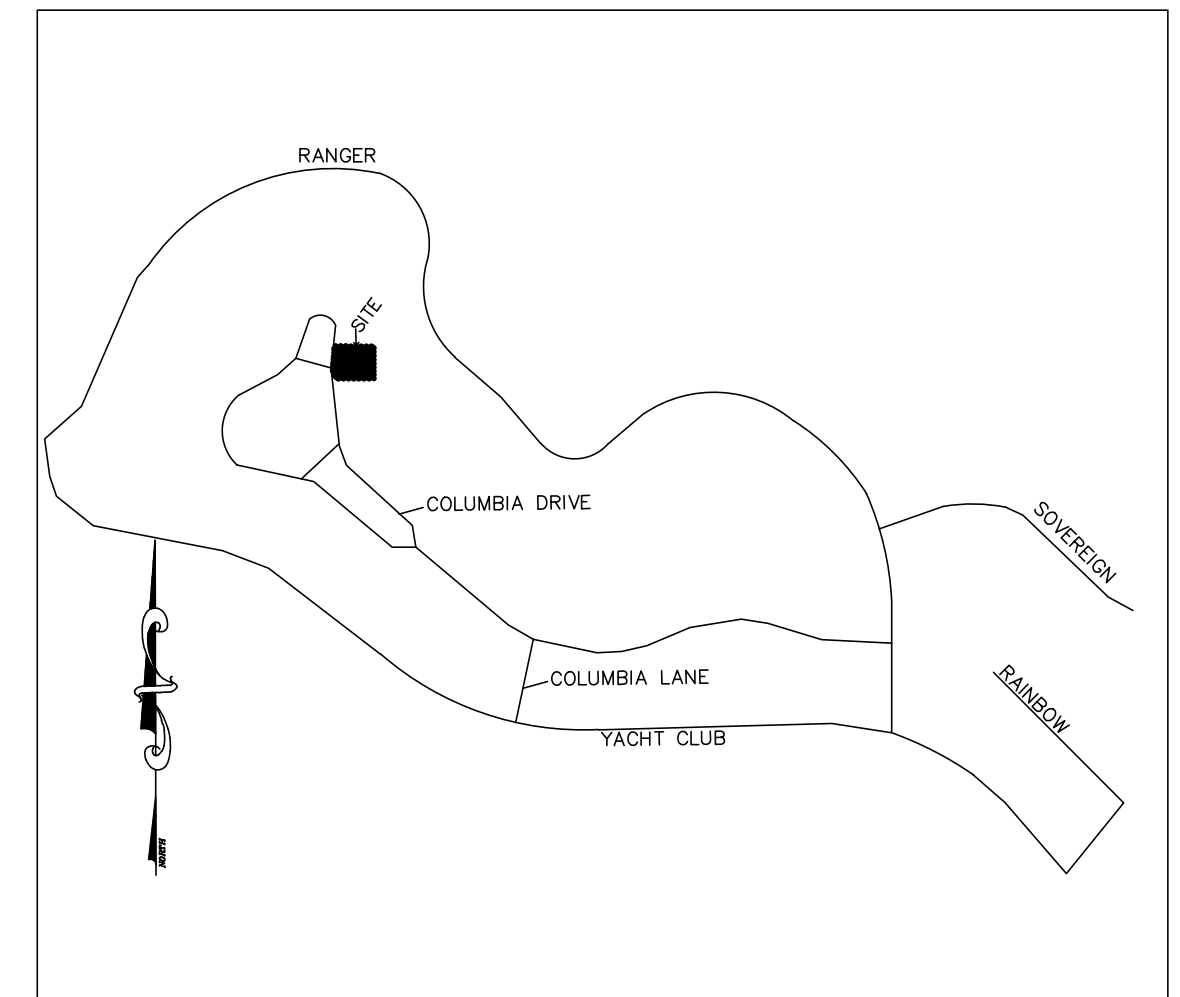
## City of Rockwall

Planning & Zoning Department  
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## SHEET 1 OF 2



P:\Saskengn\DUDEK REPLAT.dwg, Layout1, 10/14/2020 8:58:52 AM, Dylan Moore

OWNER’S CERTIFICATION

STATE OF TEXAS §  
COUNTY OF ROCKWALL §

WHEREAS, JOHN F. DUDEK and JENNIFER H. DUDEK, being the owners of a tract of land in the County of Rockwall, State of Texas, said tract being described as follows;

Being all of Lot 35 and Lot 36, CHANDLERS LANDING PHASE 2, an addition to the City of Rockwall, Rockwall County, Texas, according to the Plat thereof recorded in cabinet "A" slide 174 Plat Records Rockwall County, Texas;

BEGINNING at a 1/2 inch iron rod found for a corner in the east right-of-way line of Columbia Drive, a 30 foot right-of-way, said point being the Northwest corner of said lot 35;

THENCE North 80 degrees 02 minutes 03 seconds East a distance of 120.00 feet to a 1/2 inch iron rod found for corner, being Northeast corner of said lot 35:

South 09 degrees 57 minutes 57 seconds East a distance of 90.00 feet to a 1/2 inch iron rod set with cap "USA INC." for corner, being the Southeast corner of said lot 36;

South 80 degrees 02 minutes 03 seconds West a distance of 120.00 feet to a 1/2 inch iron rod found for corner, said corner being in the East right-of-way of Columbia Drive, and the Southwest corner of lot 36;

North 09 degrees 57 minutes 57 seconds West along said right-of-way a distance of 90.00 feet to the POINT OF BEGINNING and containing 10,800 square feet or .248 acres of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS  
COUNTY OF ROCKWALL

We the undersigned owner of the land shown on this plat, and designated herein as REPLAT CHANDLERS LANDING PHASE 2, LOT 57, BEING A REPLAT OF LOT 35 AND 36, 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, easements and public places thereon shown on the purpose and consideration there in expressed. I further certify that all other parties who have a mortgage or lien interest in the subdivision have been notified and signed this plat.

- 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 time 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 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 Rockwal.

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 exactions made herein.

JOHN F. DUDEK

JENNIFER H. DUDEK

STATE OF TEXAS  
COUNTY OF

Before me, the undersigned authority. On this day personal appeared JOHN F. DUDEK, known to me to be the person whose name is subscribed to the forergoing instrument, and acknowledge to me that he executed the same for the purpose and consideration therein stated.

Give upon my hand and seal of office this day of ,

Notary Public in and for the State of Texas

My Commission Expires On:

efore me, the undersigned authority. On this day personal appeared JENNIFER H. DUDEK, known to me to be the person whose name is subscribed to the forergoing instrument, and acknowledge to me that he executed the same for the purpose and consideration therein stated.

Give upon my hand and seal of office this day of ,

Notary Public in and for the State of Texas

My Commission Expires On:

RECOMMENDED FOR FINAL APPROVAL

Planning and Zoning Commission

Date

APPROVED:

I hereby certify that the above and foregoing plat of REPLAT CHANDLERS LANDING PHASE 2, LOT 55, BEING A REPLAT OF LOT 35 AND 36, 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.

WITNESS OUR HANDS, this day of ,

Mayor, City of Rockwall

City Secretary, City of Rockwall

City Engineer, City of Rockwall

SURVEYORS CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

That I, William V. Perry, 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

William V. Perry DATE  
Registered Professional Land Surveyor Registration No. 4699  
USA Professional Services Group, Inc.



REPLAT  
CHANDLERS LANDING PHASE 2  
LOT 57  
BEING A REPLAT OF  
LOT 35 AND 36 0.248 ACRES OR 10,800 S.F.  
(1 LOT)  
EDWARD TEAL SURVEY A-207  
THE CITY OF ROCKWALL,  
ROCKWALL COUNTY, TEXAS

OCTOBER 14, 2020

ENGINEERS/SURVEYORS:



USA PROFESSIONAL SERVICES GROUP, INC.

CIVIL ENGINEERS-SURVEYORS-PLANNERS-LANDSCAPE ARCHITECTS  
TEXAS BOARD OF PROFESSIONAL ENGINEERS – REGISTERED FIRM NO. F-1845  
TEXAS BOARD OF LAND SURVEYORS – REGISTERED FIRM 101074-00  
1525 VICEROY DRIVE, DALLAS, TEXAS 75235  
OFFICE: (214) 634-3300 FAX: (214) 634-3338  
WWW.USAENGINEERS.COM  
USA! 2018006.00

OWNER:

JOHN F. DUDEK  
JENNIFER H. DUDEK  
333 HARBORVIEW DRIVE  
ROCKWALL, TEXAS 75032

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.



# PROJECT COMMENTS



CITY OF ROCKWALL  
385 S. GOLIAD STREET  
ROCKWALL, TEXAS 75087  
PHONE: (972) 771-7700

DATE: 10/22/2020

PROJECT NUMBER: P2020-045  
PROJECT NAME: Replat of 428 Columbia Drive  
SITE ADDRESS/LOCATIONS: 428 COLUMBIA DR, ROCKWALL, 75032

CASE MANAGER: Angelica Gamez  
CASE MANAGER PHONE: 972-772-6438  
CASE MANAGER EMAIL: agamez@rockwall.com

CASE CAPTION: Consider a request by John F. Dudek for the approval of a Replat for Lot 57 of Chandler's Landing, Phase 2 being a 0.248-acre tract of land identified as Lots 35 & 36 of Chandler's Landing, Phase 2, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 8 (PD-8) for single-family residential land uses, addressed as 428 Columbia Drive, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	David Gonzales	10/22/2020	Needs Review

10/22/2020: P2020-045; Replat for Lot 57, Chandler's Landing Phase 2

Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request for the approval of a Replat for Lot 57 of Chandler's Landing, Phase 2 being a 0.248-acre tract of land identified as Lots 35 & 36 of Chandler's Landing, Phase 2, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 8 (PD-8) for single-family residential land uses, addressed as 428 Columbia Drive.

I.2 For questions or comments concerning this case please contact Henry Lee in the Planning Department at (972) 772-6434 or email hlee@rockwall.com.

M.3 For reference, include the case number (P2020-045) in the lower right-hand corner of all pages of all revised plan submittals.

I.4 This project is subject to all requirements stipulated by the Unified Development Code (UDC) and Planned Development 8 (PD-8) standards that are applicable to the subject property.

I.5 The final plat shall conform to all standards and requirements of the Unified Development Code (UDC), the staff comments provided by the Planning, Engineering, Building Inspections, and Fire Department as indicated in the Project Plan Review document.

I.6 Please provide two (2) large copies [18" X 24" FOLDED] and one PDF version for a subsequent/final review by staff.

M.7 Correct Title Block to read as follows:

Final Plat  
Chandler's Landing, Phase 2, Lot 57  
(1 Lot)  
Being a Replat of  
Chandler's Landing, Phase 2, Lots 35 and 36,  
Being 0.248 Acres or 10,800 SF  
Out of the Edward Teal Survey, A-207



I.8 The future SUP should conform to the guidelines found on page 49 of the PD-8 ordinance. Minimum lot width 40ft, minimum lot depth 100ft, minimum front yard 25ft, minimum side yard 10ft, maximum lot coverage 60%, i.e.

M.9 Provide adjacent property information to the east and west of the subject property.

M.10 Check for typos on sheet 2.

M.11 Include the storm drainage improvement statement as #7. "The property owner is responsible for maintenance, repair, and replacement of all detention and drainage systems."

M.12 Correct the mention of Lot 55 to Lot 57 in the standard signature block.

M.13 Please email a PDF version for a subsequent/final review by staff. Due to COVID-19, staff is requesting that you do not resubmit paper copies.

I.14 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections and return to staff as soon as practical, and provide any additional information that is requested.

M.15 Please note that once the plat has been approved by the Planning and Zoning Commission and City Council, all staff comments are to be addressed and all revisions are to be approved (by staff) prior to the plat being submitted on mylar for filing.

I.16 This case will be on the Consent Agenda for both meetings. Please note the scheduled meetings for this case:

- 1) Planning & Zoning Work Session meeting will be held on October 27, 2020.
- 2) City Council meeting will be held on November 2, 2020.

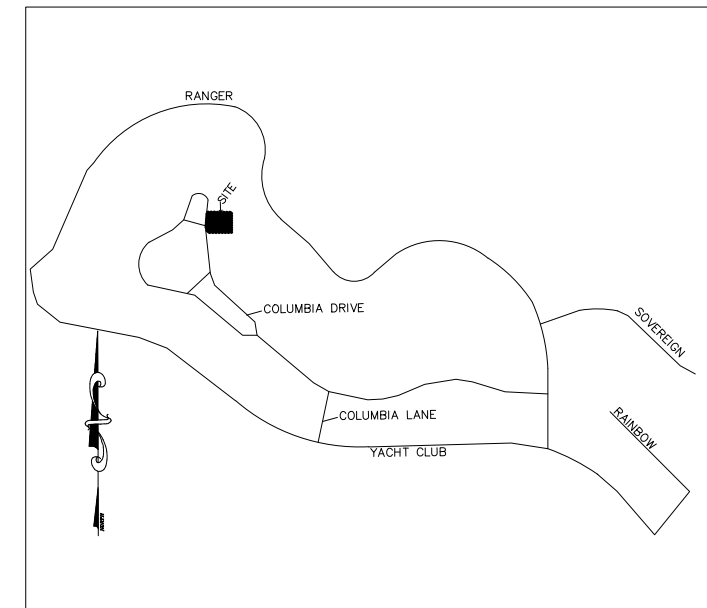
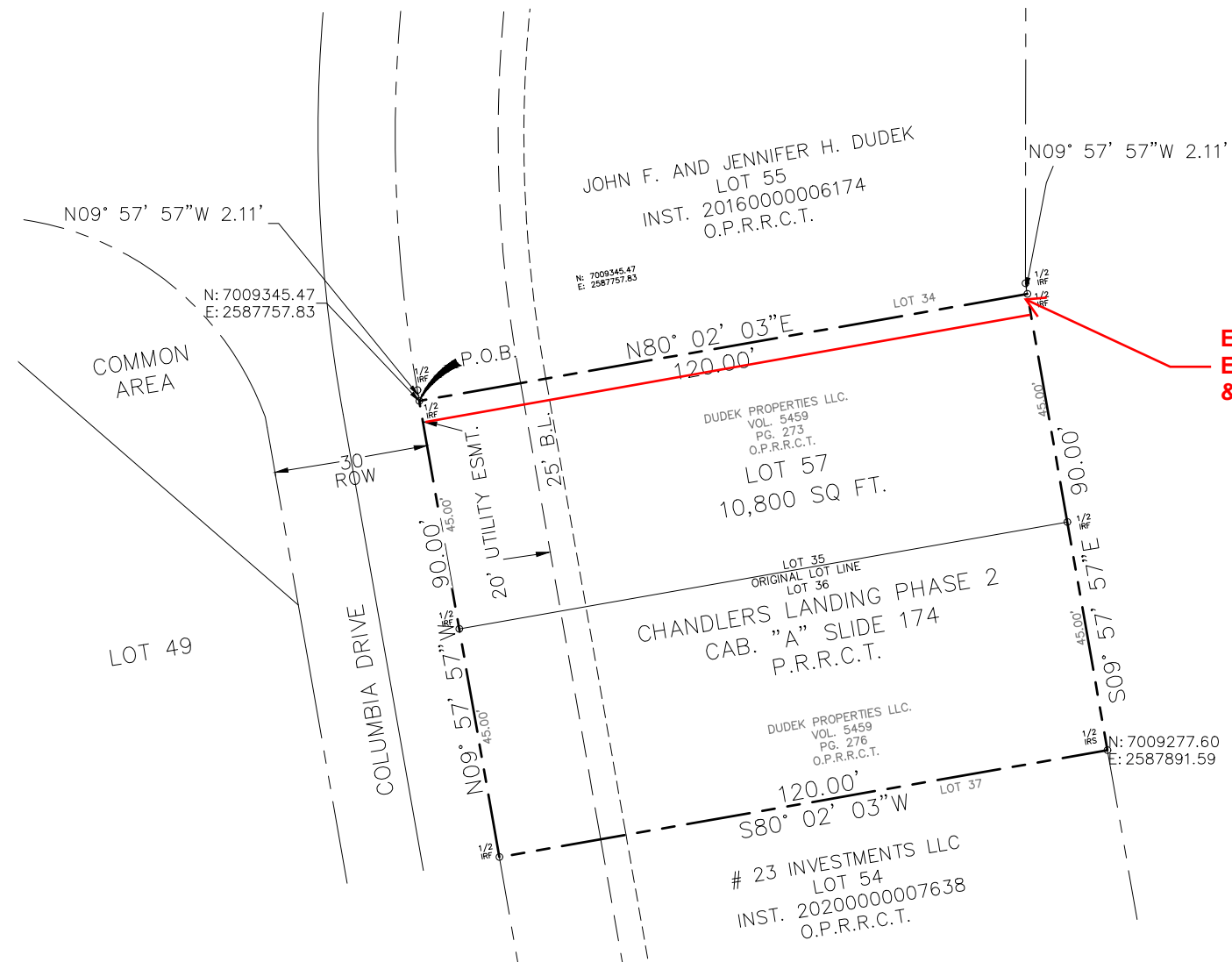
I.17 Although this item will be on the Consent Agenda, staff recommends that a representative be present for the meetings as scheduled above, but is not required. The Planning and Zoning and City Council meetings will be held in the City's Council Chambers, and are scheduled to begin at 6:00 p.m.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Sarah Johnston	10/22/2020	Needs Review
10/22/2020: M - Show the Ex. 5' Wall Maintenance Esmt. (Vol. 112 Pg. 546 & Vol. 112 Pg. 565) on the north side of the property.			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Rusty McDowell	10/20/2020	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	10/21/2020	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	10/21/2020	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Ryan Miller	10/22/2020	N/A

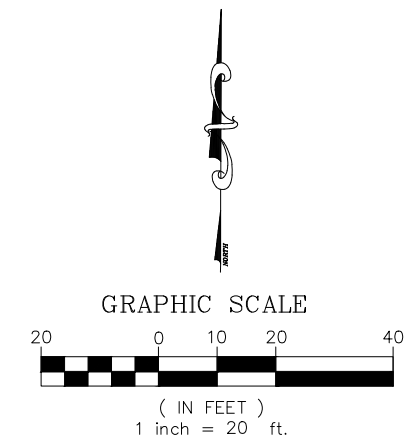


No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	10/20/2020	Approved
10/20/2020: No comments			



VICINITY MAP  
(N.T.S.)



LEGEND:

P.R.R.C.T.  
O.P.R.C.T.  
IRF  
IRS  
P.O.B.  
ROW  
B.L.  
SQ FT  
VOL.  
PG.  
CAB.

PLAT RECORDS, ROCKWALL COUNTY, TEXAS  
OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS  
IRON ROD FOUND  
IRON ROD SET WITH CAP STAMPED "USA INC."  
POINT OF BEGINNING  
RIGHT-OF-WAY  
BUILDING LINE  
SQUARE FEET  
VOLUME  
PAGE  
CABINET

## NOTES

1. According to F.E.M.A. Flood Insurance Rate Map, Community Panel No. 48397C0040L dated SEPT 26, 2008, this property lies in Zone X. This property does not appear to lie within a 100-year flood plain.
2. Bearing Source: CITY OF ROCKWALL CONTROL MONUMENT SYSTEM.

ENGINEERS/SURVEYORS:



**USA PROFESSIONAL SERVICES GROUP, INC.**  
CIVIL ENGINEERS—SURVEYORS—PLANNERS—LANDSCAPE ARCHITECTS  
TEXAS BOARD OF PROFESSIONAL ENGINEERS – REGISTERED FIRM NO. F-1845  
TEXAS BOARD OF LAND SURVEYORS – REGISTERED FIRM 101074-00  
1525 VICEROY DRIVE • DALLAS, TEXAS 75235  
OFFICE: (214) 634-3300 FAX: (214) 634-3338  
WWW.USAENGINEERS.COM  
USAI 2018006.00

**OWNER:**  
JOHN F. DUDEK  
JENNIFER H. DUDEK  
333 HARBORVIEW DRIVE  
ROCKWALL, TEXAS 75032

REPLAT  
CHANDLERS LANDING PHASE 2  
LOT 57  
BEING A REPLAT OF  
LOT 35 AND 36 0.248 ACRES OR 10,800 S.F.  
(1 LOT)  
EDWARD TEAL SURVEY A-207  
THE CITY OF ROCKWALL,  
ROCKWALL COUNTY, TEXAS  
OCTOBER 14, 2020





# DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. P2020-045

**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>  
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- ☐ 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 428 COLUMBIA DRIVE, ROCKWALL, TEXASSubdivision CHANDLER'S LANDING PHASE 2Lot 35+36 BlockGeneral Location COLUMBIA DRIVE CHANDLER'S LANDING**ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]**Current Zoning PD8Current Use C4Proposed Zoning PD8Proposed Use C4Acreage 0.248Lots [Current] 35+36Lots [Proposed] 57

☐ **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 SAME AS APPLICANT☒ Applicant JOHN F. DUDEK

Contact Person

Contact Person

Address

Address 432 COLUMBIA DRIVE

City, State &amp; Zip

City, State & Zip ROCKWALL, TX 75087

Phone

Phone 623-237-2960

E-Mail

E-Mail jfdudek54@gmail.com**NOTARY VERIFICATION [REQUIRED]**

Before me, the undersigned authority, on this day personally appeared John F. Dudek [Owner] the undersigned, who stated the information on this application to be true and certified the following:

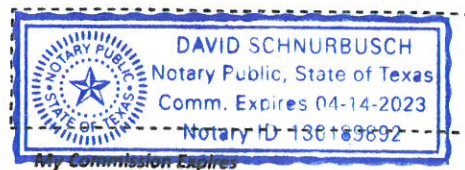
"I hereby certify that I am the owner for the purpose of this application; all information submitted herein is true and correct; and the application fee of \$ 320.00, to cover the cost of this application, has been paid to the City of Rockwall on this the 16<sup>th</sup> day of OCTOBER, 20 20. By signing 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 15<sup>th</sup> day of OCTOBER, 20 20.

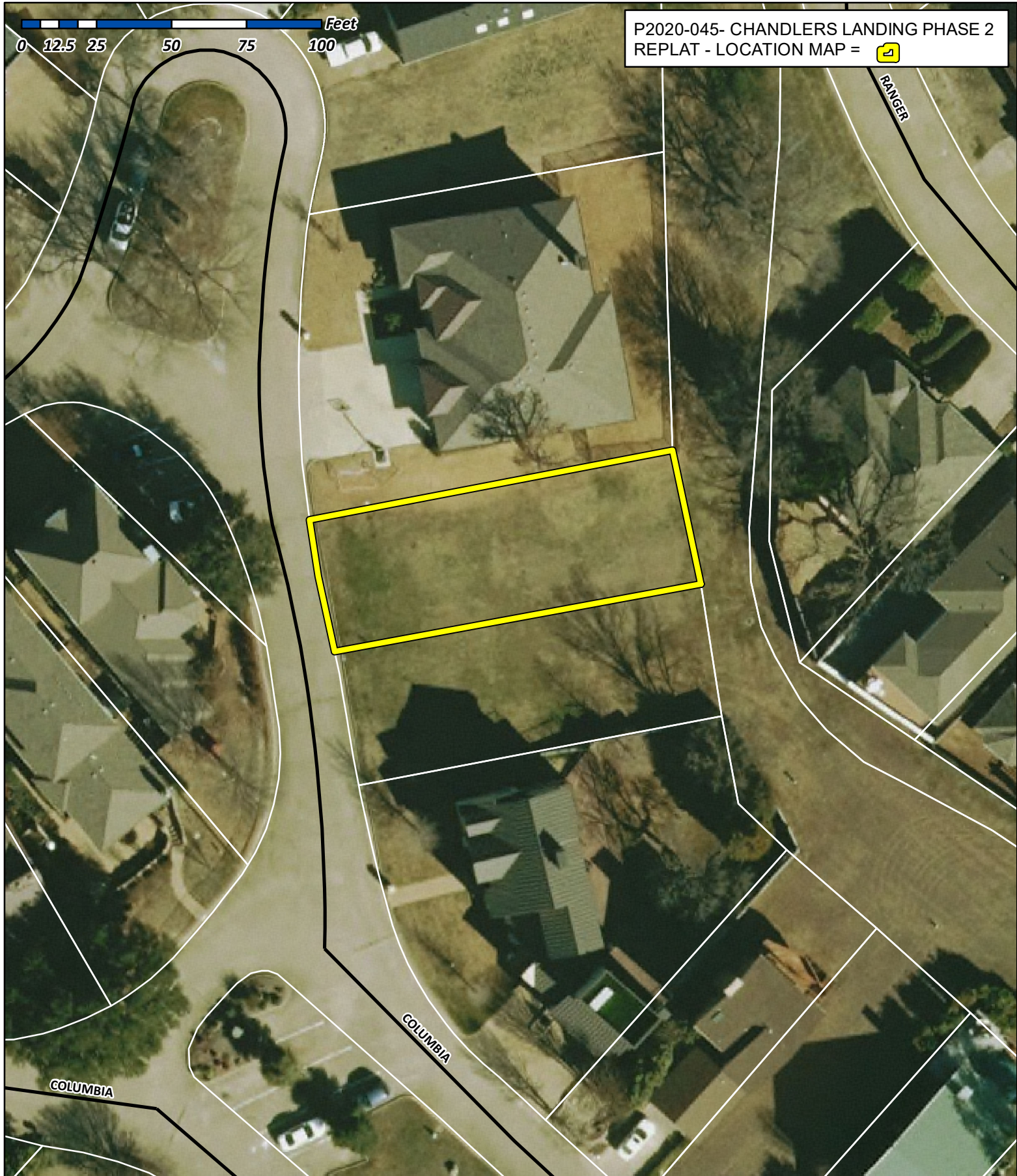
Owner's Signature

John F. Dudek

Notary Public in and for the State of Texas

David Schnurbusch

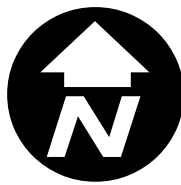




## City of Rockwall

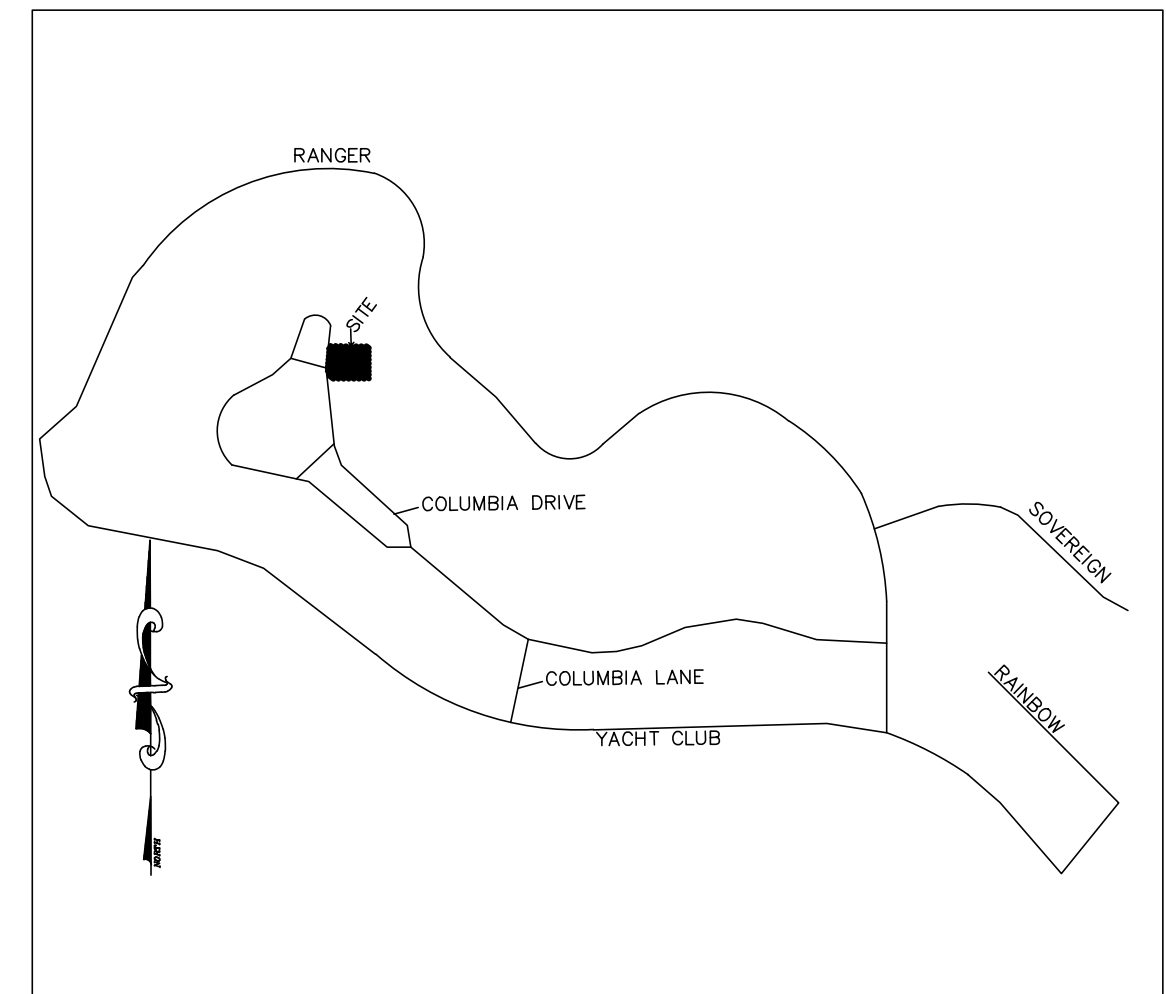
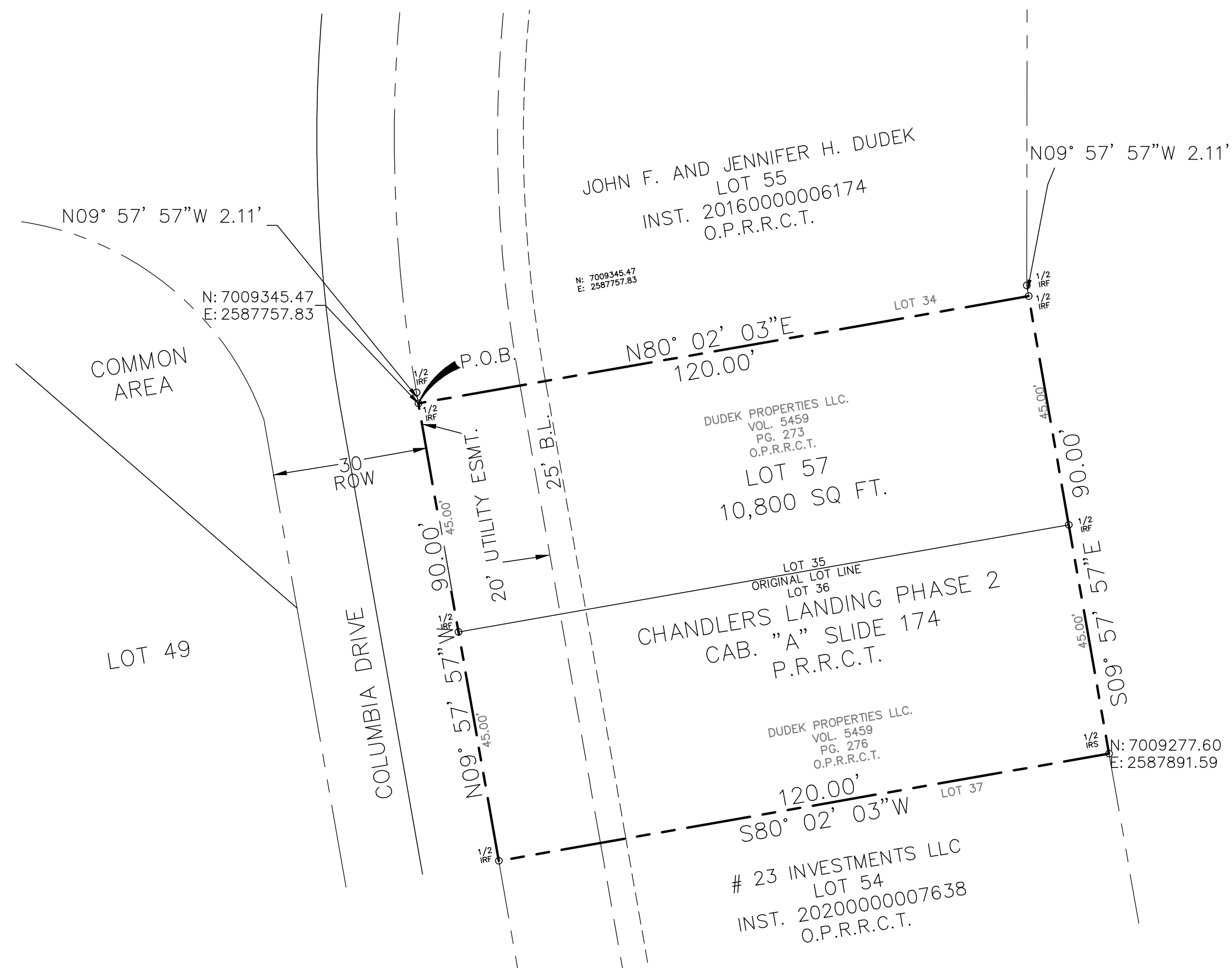
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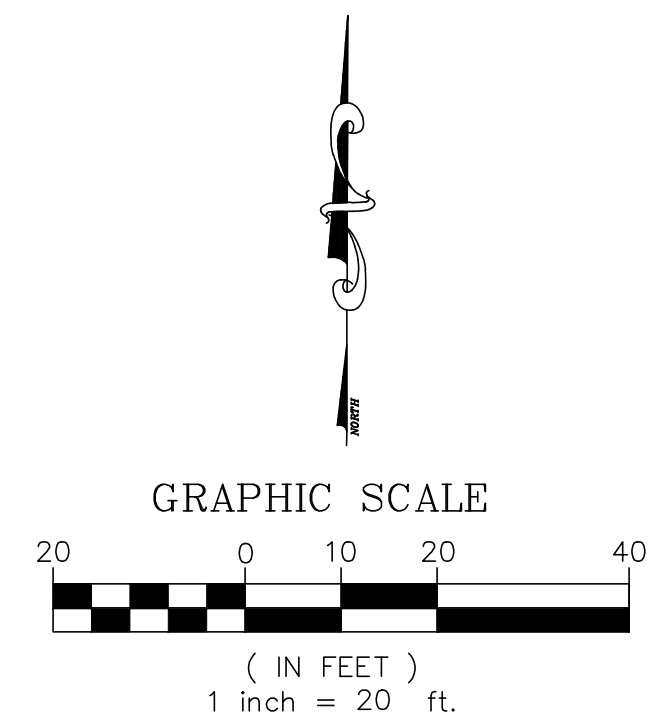




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VICINITY MAP  
(N.T.S.)



LEGEND:

P.R.R.C.T.	PLAT RECORDS, ROCKWALL COUNTY, TEXAS
O.P.R.C.T.	OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS
IRF	IRON ROD FOUND
IRS	IRON ROD SET WITH CAP STAMPED "USA INC."
P.O.B.	POINT OF BEGINNING
ROW	RIGHT-OF-WAY
B.L.	BUILDING LINE
SQ FT	SQUARE FEET
VOL.	VOLUME
PG.	PAGE
CAB.	CABINET

NOTES

1. According to F.E.M.A. Flood Insurance Rate Map. Community Panel No. 48397C0040L dated SEPT 26, 2008, this property lies in Zone X. This property does not appear to lie within a 100-year flood plain.

2. Bearing Source: CITY OF ROCKWALL CONTROL MONUMENT SYSTEM.

ENGINEERS/SURVEYORS:

**USA PROFESSIONAL SERVICES GROUP, INC.**  
CIVIL ENGINEERS—SURVEYORS—PLANNERS—LANDSCAPE ARCHITECTS  
TEXAS BOARD OF PROFESSIONAL ENGINEERS — REGISTERED FIRM NO. F-1845  
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P:\Saskengn\DUDEK REPLAT.dwg, Layout1, 10/14/2020 8:58:52 AM, Dylan Moore

OWNER’S CERTIFICATION

STATE OF TEXAS §  
COUNTY OF ROCKWALL §

WHEREAS, JOHN F. DUDEK and JENNIFER H. DUDEK, being the owners of a tract of land in the County of Rockwall, State of Texas, said tract being described as follows;

Being all of Lot 35 and Lot 36, CHANDLERS LANDING PHASE 2, an addition to the City of Rockwall, Rockwall County, Texas, according to the Plat thereof recorded in cabinet "A" slide 174 Plat Records Rockwall County, Texas;

BEGINNING at a 1/2 inch iron rod found for a corner in the east right-of-way line of Columbia Drive, a 30 foot right-of-way, said point being the Northwest corner of said lot 35;

THENCE North 80 degrees 02 minutes 03 seconds East a distance of 120.00 feet to a 1/2 inch iron rod found for corner, being Northeast corner of said lot 35:

South 09 degrees 57 minutes 57 seconds East a distance of 90.00 feet to a 1/2 inch iron rod set with cap "USA INC." for corner, being the Southeast corner of said lot 36;

South 80 degrees 02 minutes 03 seconds West a distance of 120.00 feet to a 1/2 inch iron rod found for corner, said corner being in the East right-of-way of Columbia Drive, and the Southwest corner of lot 36;

North 09 degrees 57 minutes 57 seconds West along said right-of-way a distance of 90.00 feet to the POINT OF BEGINNING and containing 10,800 square feet or .248 acres of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS  
COUNTY OF ROCKWALL

We the undersigned owner of the land shown on this plat, and designated herein as REPLAT CHANDLERS LANDING PHASE 2, LOT 57, BEING A REPLAT OF LOT 35 AND 36, 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, easements and public places thereon shown on the purpose and consideration there in expressed. I further certify that all other parties who have a mortgage or lien interest in the subdivision have been notified and signed this plat.

- 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 time 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 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 Rockwal.

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 exactions made herein.

-----  
JOHN F. DUDEK

-----  
JENNIFER H. DUDEK

STATE OF TEXAS  
COUNTY OF -----

Before me, the undersigned authority. On this day personal appeared JOHN F. DUDEK, known to me to be the person whose name is subscribed to the forergoing instrument, and acknowledge to me that he executed the same for the purpose and consideration therein stated.

Give upon my hand and seal of office this \_\_\_\_\_ day of \_\_\_\_\_, -----.

-----  
Notary Public in and for the State of Texas

-----  
My Commission Expires On:

efore me, the undersigned authority. On this day personal appeared JENNIFER H. DUDEK, known to me to be the person whose name is subscribed to the forergoing instrument, and acknowledge to me that he executed the same for the purpose and consideration therein stated.

Give upon my hand and seal of office this \_\_\_\_\_ day of \_\_\_\_\_, -----.

-----  
Notary Public in and for the State of Texas

-----  
My Commission Expires On:

RECOMMENDED FOR FINAL APPROVAL

-----  
Planning and Zoning Commission

-----  
Date

APPROVED:

I hereby certify that the above and foregoing plat of REPLAT CHANDLERS LANDING PHASE 2, LOT 55, BEING A REPLAT OF LOT 35 AND 36, 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.

WITNESS OUR HANDS, this \_\_\_\_\_ day of \_\_\_\_\_, -----.

-----  
Mayor, City of Rockwall

-----  
City Secretary, City of Rockwall

-----  
City Engineer, City of Rockwall

SURVEYORS CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

That I, William V. Perry, 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

-----  
William V. Perry DATE  
Registered Professional Land Surveyor Registration No. 4699  
USA Professional Services Group, Inc.



REPLAT  
CHANDLERS LANDING PHASE 2  
LOT 57  
BEING A REPLAT OF  
LOT 35 AND 36 0.248 ACRES OR 10,800 S.F.  
(1 LOT)  
EDWARD TEAL SURVEY A-207  
THE CITY OF ROCKWALL,  
ROCKWALL COUNTY, TEXAS

OCTOBER 14, 2020

ENGINEERS/SURVEYORS:



USA PROFESSIONAL SERVICES GROUP, INC.

CIVIL ENGINEERS-SURVEYORS-PLANNERS-LANDSCAPE ARCHITECTS  
TEXAS BOARD OF PROFESSIONAL ENGINEERS – REGISTERED FIRM NO. F-1845  
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USA! 2018006.00

OWNER:

JOHN F. DUDEK  
JENNIFER H. DUDEK  
333 HARBORVIEW DRIVE  
ROCKWALL, TEXAS 75032

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.





## CITY OF ROCKWALL

### CITY COUNCIL CASE MEMO

#### PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

PHONE: (972) 771-7745 • EMAIL: [PLANNING@ROCKWALL.COM](mailto:PLANNING@ROCKWALL.COM)

---

**TO:** Mayor and City Council  
**DATE:** November 02, 2020  
**APPLICANT:** John Dudek  
**CASE NUMBER:** P2020-045; *Lot 57 of Chandler's Landing, Phase 2*

---

#### **SUMMARY**

Consider a request by John F. Dudek for the approval of a Replat for Lot 57 of Chandler's Landing, Phase 2 being a 0.248-acre tract of land identified as Lots 35 & 36 of Chandler's Landing, Phase 2, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 8 (PD-8) for single-family residential land uses, addressed as 428 Columbia Drive, and take any action necessary.

#### **PLAT INFORMATION**

- ☒ The applicant is requesting the approval of a replat for a 0.248-acre tract of land consisting of two (2) parcels of land (*i.e. Lots 35 & 36 of Chandler's Landing, Phase 2*) for the purpose of creating one (1) lot (*i.e. Lot 57 of Chandler's Landing, Phase 2*) to allow for the construction of a single-family home.
- ☒ Lots 35 & 36 of Chandler's Landing, Phase 2 were created on July 9, 1973 when the original plat for this subdivision was filed with Rockwall County.
- ☒ The surveyor has completed the majority of the technical revisions requested by staff, and this plat -- *conforming to the requirements for plats as stipulated by the Chapter 38, Subdivisions, of the Municipal Code of Ordinances* -- is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.
- ☒ Conditional approval of this plat by the City Council shall constitute approval subject to the conditions stipulated in the *Conditions of Approval* section below.
- ☒ With the exception of the items listed in the *Conditions of Approval* section of this case memo, this plat is in substantial compliance with the requirements of Chapter 38, *Subdivisions*, of the Municipal Code of Ordinances.

#### **CONDITIONS OF APPROVAL**

If the City Council chooses to approve the Replat for *Lot 57 of Chandler's Landing Phase 2*, staff would propose the following conditions of approval:

- (1) All technical comments from the Engineering, Planning and Fire Departments shall be addressed prior to the filing of this plat; and,
- (2) Any construction resulting from the approval of this plat shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

#### **PLANNING AND ZONING COMMISSION**

On October 27, 2020, the Planning and Zoning Commission approved a motion to recommend approval of the replat with

the conditions of approval by a vote of 7-0.





# DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. P2020-045

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CITY ENGINEER:

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### 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 428 COLUMBIA DRIVE, ROCKWALL, TEXAS

Subdivision CHANDLER'S LANDING PHASE 2

Lot 35+36 Block

General Location COLUMBIA DRIVE CHANDLER'S LANDING

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

Current Zoning PD8

Current Use C4

Proposed Zoning PD8

Proposed Use C4

Acreage 0.248

Lots [Current] 35+36

Lots [Proposed] 57

☐ **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.

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☐ Owner SAME AS APPLICANT

☒ Applicant JOHN F. DUDEK

Contact Person

Contact Person

Address

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City, State & Zip

City, State & Zip ROCKWALL, TX 75087

Phone

Phone 623-237-2960

E-Mail

E-Mail jfdudek54@gmail.com

## NOTARY VERIFICATION [REQUIRED]

Before me, the undersigned authority, on this day personally appeared John F. Dudek [Owner] the undersigned, who stated the information on this application to be true and certified the following:

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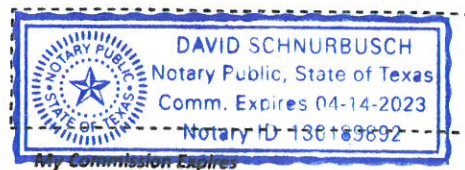
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Owner's Signature

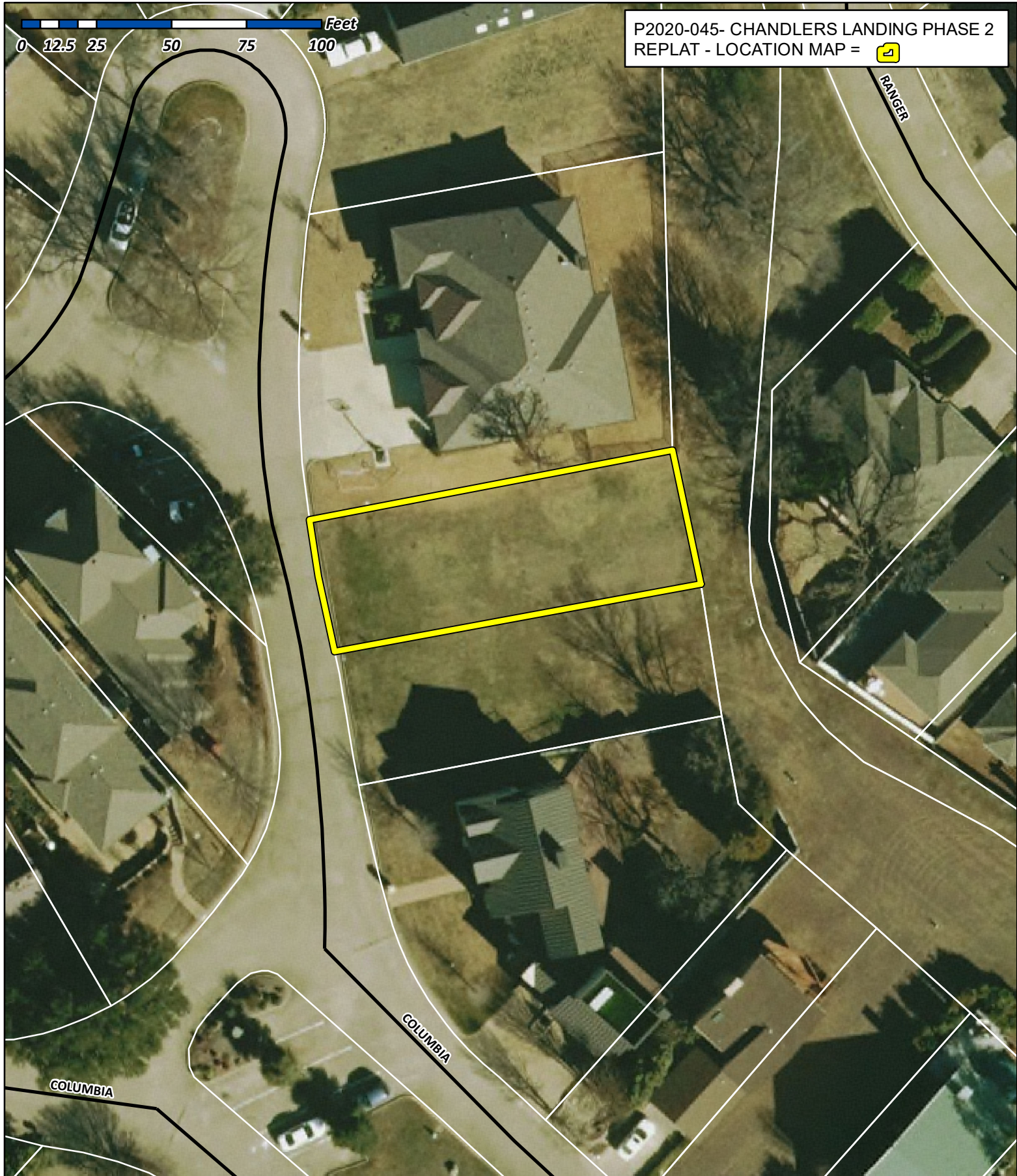
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## City of Rockwall

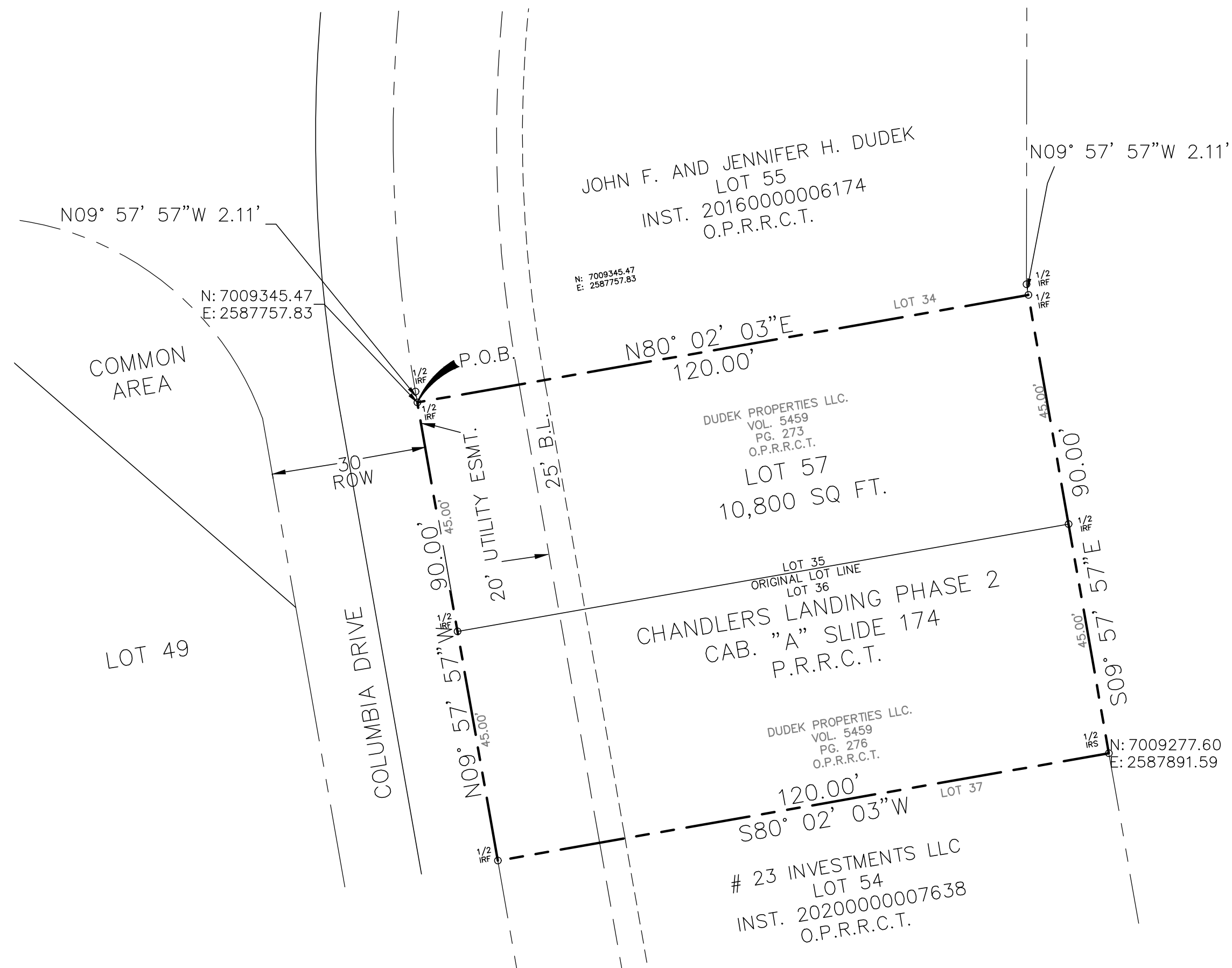
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NOTES

1. According to F.E.M.A. Flood Insurance Rate Map. Community Panel No. 48397C0040L dated SEPT 26, 2008, this property lies in Zone X. This property does not appear to lie within a 100-year flood plain.
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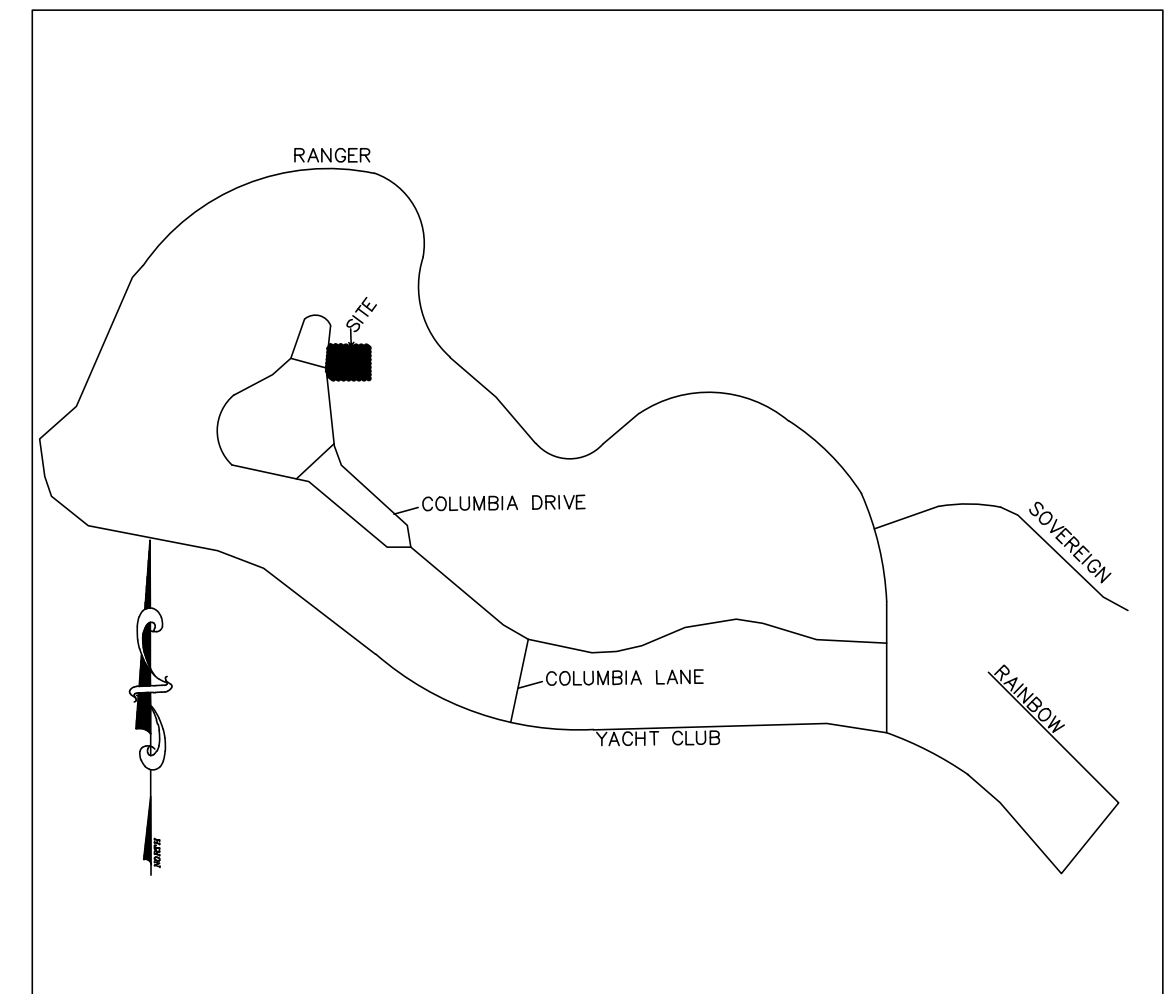


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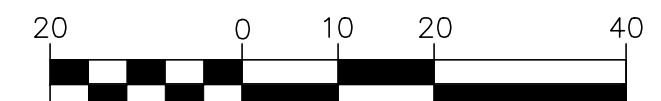
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333 HARBORVIEW DRIVE  
ROCKWALL, TEXAS 75032



VICINITY MAP  
(N.T.S.)



GRAPHIC SCALE



( IN FEET )  
1 inch = 20 ft.

LEGEND:

P.R.R.C.T.  
O.P.R.C.T.  
IRF  
IRS  
P.O.B.  
ROW  
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SQ FT  
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COUNTY OF ROCKWALL §

WHEREAS, JOHN F. DUDEK and JENNIFER H. DUDEK, being the owners of a tract of land in the County of Rockwall, State of Texas, said tract being described as follows;

Being all of Lot 35 and Lot 36, CHANDLERS LANDING PHASE 2, an addition to the City of Rockwall, Rockwall County, Texas, according to the Plat thereof recorded in cabinet "A" slide 174 Plat Records Rockwall County, Texas;

BEGINNING at a 1/2 inch iron rod found for a corner in the east right-of-way line of Columbia Drive, a 30 foot right-of-way, said point being the Northwest corner of said lot 35;

THENCE North 80 degrees 02 minutes 03 seconds East a distance of 120.00 feet to a 1/2 inch iron rod found for corner, being Northeast corner of said lot 35:

South 09 degrees 57 minutes 57 seconds East a distance of 90.00 feet to a 1/2 inch iron rod set with cap "USA INC." for corner, being the Southeast corner of said lot 36;

South 80 degrees 02 minutes 03 seconds West a distance of 120.00 feet to a 1/2 inch iron rod found for corner, said corner being in the East right-of-way of Columbia Drive, and the Southwest corner of lot 36;

North 09 degrees 57 minutes 57 seconds West along said right-of-way a distance of 90.00 feet to the POINT OF BEGINNING and containing 10,800 square feet or .248 acres of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS  
COUNTY OF ROCKWALL

We the undersigned owner of the land shown on this plat, and designated herein as REPLAT CHANDLERS LANDING PHASE 2, LOT 57, BEING A REPLAT OF LOT 35 AND 36, 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, easements and public places thereon shown on the purpose and consideration there in expressed. I further certify that all other parties who have a mortgage or lien interest in the subdivision have been notified and signed this plat.

- 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 time 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 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 Rockwal.

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 exactions made herein.

JOHN F. DUDEK

JENNIFER H. DUDEK

STATE OF TEXAS  
COUNTY OF

Before me, the undersigned authority. On this day personal appeared JOHN F. DUDEK, known to me to be the person whose name is subscribed to the forergoing instrument, and acknowledge to me that he executed the same for the purpose and consideration therein stated.

Give upon my hand and seal of office this day of ,

Notary Public in and for the State of Texas

My Commission Expires On:

efore me, the undersigned authority. On this day personal appeared JENNIFER H. DUDEK, known to me to be the person whose name is subscribed to the forergoing instrument, and acknowledge to me that he executed the same for the purpose and consideration therein stated.

Give upon my hand and seal of office this day of ,

Notary Public in and for the State of Texas

My Commission Expires On:

RECOMMENDED FOR FINAL APPROVAL

Planning and Zoning Commission

Date

APPROVED:

I hereby certify that the above and foregoing plat of REPLAT CHANDLERS LANDING PHASE 2, LOT 55, BEING A REPLAT OF LOT 35 AND 36, 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.

WITNESS OUR HANDS, this day of ,

Mayor, City of Rockwall

City Secretary, City of Rockwall

City Engineer, City of Rockwall

SURVEYORS CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

That I, William V. Perry, 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

William V. Perry DATE  
Registered Professional Land Surveyor Registration No. 4699  
USA Professional Services Group, Inc.



REPLAT  
CHANDLERS LANDING PHASE 2  
LOT 57  
BEING A REPLAT OF  
LOT 35 AND 36 0.248 ACRES OR 10,800 S.F.  
(1 LOT)  
EDWARD TEAL SURVEY A-207  
THE CITY OF ROCKWALL,  
ROCKWALL COUNTY, TEXAS

OCTOBER 14, 2020

ENGINEERS/SURVEYORS:



USA PROFESSIONAL SERVICES GROUP, INC.

CIVIL ENGINEERS-SURVEYORS-PLANNERS-LANDSCAPE ARCHITECTS  
TEXAS BOARD OF PROFESSIONAL ENGINEERS – REGISTERED FIRM NO. F-1845  
TEXAS BOARD OF LAND SURVEYORS – REGISTERED FIRM 101074-00  
1525 VICEROY DRIVE, DALLAS, TEXAS 75235  
OFFICE: (214) 634-3300 FAX: (214) 634-3338  
WWW.USAENGINEERS.COM  
USA! 2018006.00

OWNER:

JOHN F. DUDEK  
JENNIFER H. DUDEK  
333 HARBORVIEW DRIVE  
ROCKWALL, TEXAS 75032

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.



## Lee, Henry

---

**From:** Miller, Ryan  
**Sent:** Friday, October 23, 2020 4:21 PM  
**To:** 'jfdudek54@gmail.com'  
**Subject:** Project Comments: P2020-045  
**Attachments:** Engineering Comments (10.22.2020).pdf; Project Comments (10.22.2020).pdf

Mr. Dudek,

Attached are the comments for your Replat case. Please address these comments and return them to staff no later than November 3, 2020. Please also note, the following meeting schedule:

Planning and Zoning Commission Work Session: October 27, 2020  
Planning and Zoning Commission: November 10, 2020  
City Council: November 16, 2020

All meetings will be held at 6:00 PM in the City Council Chambers at City Hall (*i.e. 385 S. Goliad Street*). A representative will need to be present at the meeting. If you have any questions please contact your case manager. Thank you.



**RYAN C. MILLER, AICP**

DIRECTOR OF PLANNING & ZONING • PLANNING & ZONING DIVISION • CITY OF ROCKWALL  
972.772.6441 OFFICE  
RMILLER@ROCKWALL.COM  
385 S. GOLIAD STREET • ROCKWALL, TX 75087

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HELPFUL LINKS | [CITY OF ROCKWALL WEBSITE](#) | [PLANNING & ZONING DIVISION WEBSITE](#) | [MUNICIPAL CODE WEBSITE](#)  
[GIS DIVISION WEBSITE](#) | [CITY OF ROCKWALL INTERACTIVE MAPS](#) | [UNIFIED DEVELOPMENT CODE](#)

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NOTES

- 1) APPOINTED AND ELECTED OFFICIALS: BY REPLYING ALL TO THIS EMAIL YOU MAY BE IN VIOLATION OF THE TEXAS OPEN MEETINGS ACT. PLEASE REPLY ONLY TO THE SENDER.
- 2) PLEASE NOTE THAT ANY CORRESPONDENCE SENT TO CITY STAFF MAY BECOME PUBLIC RECORD

**Lee, Henry**

---

**From:** Miller, Ryan  
**Sent:** Wednesday, October 28, 2020 9:04 AM  
**To:** Lee, Henry  
**Subject:** FW: Replat Chandlers Landing Phase 2 (P 2020-045)  
**Attachments:** DUDEK REPLAT10-26-20.pdf



**RYAN C. MILLER, AICP**

DIRECTOR OF PLANNING & ZONING • PLANNING & ZONING DIVISION • CITY OF ROCKWALL  
972.772.6441 OFFICE  
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**From:** William Perry  
**Sent:** Wednesday, October 28, 2020 8:15 AM  
**To:** Miller, Ryan ; John Dudek (jfdudek54@gmail.com)  
**Cc:** David Schnurbusch ; Dylan Moore ; Craig Smiley  
**Subject:** Replat Chandlers Landing Phase 2 (P 2020-045)

Mr. Miller,  
Attached the pdf file of the Replat Lot 57, Chandlers Landing Phase 2 updated with the City comments.  
If further assistance is needed please advise.  
Thank You, and Have a Great Day.

Respectfully  
William V. Perry RPLS  
Survey Department Manager  
USA Professional Services Group, Inc.  
1525 Viceroy Drive Dallas, Texas 75235  
[REDACTED]

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## Lee, Henry

---

**From:** Lee, Henry  
**Sent:** Wednesday, October 28, 2020 9:23 AM  
**To:** 'jfdudek64@gmail.com'  
**Cc:** [REDACTED]  
**Subject:** P2020-045 Final Comment

Good Morning,

Thank you for sending over your revised replat for P2020-045.

I am reaching out because there is one final comment I need addressed.

Comment M.9, which asks for property information to the east and west of the subject property.

While this was addressed to the west, I would like more property information to the east of the property as there are homes directly east of the subject property.

If you have any questions feel free to contact me.

Thank you,



HENRY LEE  
Planner  
Planning & Zoning Department  
972.772.6434  
[HLee@rockwall.com](mailto:HLee@rockwall.com)  
385 S. Goliad Street, Rockwall, TX 75087

## Lee, Henry

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**From:** William Perry <[REDACTED]>  
**Sent:** Thursday, October 29, 2020 8:16 AM  
**To:** Lee, Henry; 'jfdudek64@gmail.com'  
**Subject:** RE: P2020-045 Final Comment  
**Attachments:** DUDEK REPLAT 10-28-20.pdf

Good Morning Mr. Lee,

We have added the property owners to the East, although they do not adjoin to subject tract. There is a Common Area between Chandlers Landing Phase 2 and Chandlers Landing # 14.

If you have any other comments that need to be addressed, please advise.

Thank You, and Have a Great Day.

Respectfully

William V. Perry RPLS

Survey Department Manager

USA Professional Services Group, Inc.

1525 Viceroy Drive Dallas, Texas 75235  
[REDACTED]

---

**From:** Lee, Henry [mailto:HLee@rockwall.com]  
**Sent:** Wednesday, October 28, 2020 9:23 AM  
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HENRY LEE  
Planner  
Planning & Zoning Department  
972.772.6434  
[HLee@rockwall.com](mailto:HLee@rockwall.com)  
385 S. Goliad Street, Rockwall, TX 75087



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## Lee, Henry

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**From:** Lee, Henry  
**Sent:** Thursday, October 29, 2020 8:26 AM  
**To:** 'William Perry'  
**Subject:** RE: P2020-045 Final Comment

Good Morning,

Thank you for the quick turn around on the comments.  
From the planning side all comments are addressed.  
I will send this to engineering for a final review.  
If you have any questions feel free to contact me.

Thank you,



HENRY LEE  
Planner  
Planning & Zoning Department  
972.772.6434  
[HLee@rockwall.com](mailto:HLee@rockwall.com)  
385 S. Goliad Street, Rockwall, TX 75087

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Survey Department Manager  
USA Professional Services Group, Inc.  
1525 Viceroy Drive Dallas, Texas 75235  
[REDACTED]

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**Sent:** Wednesday, October 28, 2020 9:23 AM  
**To:** 'jfdudek64@gmail.com' <[jfdudek64@gmail.com](mailto:jfdudek64@gmail.com)>  
**Cc:** William Perry [REDACTED]  
**Subject:** P2020-045 Final Comment



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HENRY LEE  
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385 S. Goliad Street, Rockwall, TX 75087

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DATE: 11/03/2020

TO: John F. Dudek  
432 Columbia Drive  
Rockwall, TX 75087

FROM: Henry Lee  
City of Rockwall Planning and Zoning Department  
385 S. Goliad Street  
Rockwall, TX 75098

SUBJECT: P2020-045; Lot 57 of Chandler's Landing Phase 2 (Replat)

John Dudek:

This letter serves to notify you that the above referenced case, that you submitted for consideration by the City of Rockwall, was approved by City Council (CC) on 11/02/2020. The following is a record of all recommendations, voting records and conditions of approval:

Staff Recommendations

- (1) Any construction resulting from the approval of this request shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.
- (2) All technical comments from the Engineering, Planning and Fire Departments shall be addressed prior to the filing of this plat.

Planning and Zoning Commission

On October 27, 2020, the Planning and Zoning Commission approved a motion to recommend approval of the replat with the conditions of approval by a vote of 7-0.

City Council

On November 2, 2020, the City Council approved a motion to approve the replat with the conditions of approval by a vote of 7-0.

Should you have any questions or concerns regarding your case, please feel free to contact me a (972) 771-7745.

Sincerely,

Henry Lee  
Planner