



PLANNING AND ZONING CASE CHECKLIST

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

P&Z CASE # P2020-050 P&Z DATE _____ CC DATE _____ 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. P2020-050

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
- ☐ PD Development Plans (\$200.00 + \$15.00 Acre) ¹

Other Application Fees:

- ☐ Tree Removal (\$75.00)
- ☐ Variance Request (\$100.00)

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.

PROPERTY INFORMATION [PLEASE PRINT]

Address 1003 & 1011 Michael Gardens
 Subdivision Park Place West Lot 9, 10, 11 Block B
 General Location Michael Gardens & Angela Crescent

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning SF PD 59 Current Use R. Empty lots
 Proposed Zoning SF PD 55 Proposed Use 2 lots from 3
 Acreage 2.45 ac Lots [Current] 3 Lots [Proposed] 2

☐ **SITE PLANS AND PLATS:** By checking this box you acknowledge that due to the passage of HB3167 the City no longer has flexibility with regard to its approval process, and failure to address any of staff's comments by the date provided on the Development Calendar will result in the denial of your case.

OWNER/APPLICANT/AGENT INFORMATION [PLEASE PRINT/CHECK THE PRIMARY CONTACT/ORIGINAL SIGNATURES ARE REQUIRED]

<input type="checkbox"/> Owner	<u>Columbia Development</u>	<input type="checkbox"/> Applicant	<u>Sam</u>
Contact Person	<u>Bill Bricker</u>	Contact Person	
Address	<u>305 Park Place Blvd.</u>	Address	
City, State & Zip	<u>Rockwall, TX 75087</u>	City, State & Zip	
Phone	<u>972-722-2439</u>	Phone	
E-Mail	<u>bill@colventures.com</u>	E-Mail	

NOTARY VERIFICATION [REQUIRED]

Before me, the undersigned authority, on this day personally appeared CW Bricker [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 25 day of November, 2020. 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."

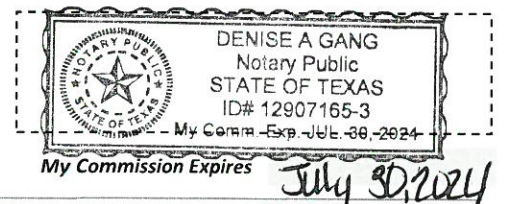
Given under my hand and seal of office on this the 25th day of November, 2020

Owner's Signature

CW Bricker

Notary Public in and for the State of Texas

[Signature]





City of Rockwall
The New Horizon

RockwallPLL

Receipt#: 2597

Date: 12/2/2020

Payment Receipt

Invoice #	Case Type	Case Number	Sub Type
	PZPLATAPP	P2020-050	PZREPLAT

Tender Type / Description	Amount
CHECK- CHECK	320.00
Sub Total:	320.00

Fees:

Fee Codes / Description	Amount
PZREPLAT- PZ - Replat App Fee	320.00
Sub Total:	320.00

Total Amount Due:	320.00
Total Payment:	320.00


















0.46 ACRES OR 19,980 S.F.
(2 LOTS)

SHEET 1 OF 2

H.D. Fetty Land Surveyor, LLC

SYMBOL LEGEND

 TV TELEVISION CABLE RISER	 GAS METER	 TEL PHONE RISER	 FIRE HYDRANT	 POWER POLE
 ELEC. ELECTRIC METER	 ELEC. BOX SUBSURFACE JUNCTION BOX	 WATER METER	 LP LIGHT POLE	 1/2" IRF IRON ROD FOUND (CORNER)
 FENCE	 EASEMENT LINE			 A/C COND. UNIT
 BOUNDARY LINE				 PROpane TANK

SURVEY DATE NOVEMBER 17, 2020
SCALE 1" = 20' FILE # 20200432-RP
CLIENT CDC, LLC GF # NONE

CITY CASE P2020-



- 1) According to F.E.M.A. Flood Insurance Rate Map, Community Panel No. 48397C0030L 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.
- 3) ALL 1/2" IRS ARE CAPPED WITH YELLOW PLASTIC CAPS "RPLS 5034."

OWNER'S CERTIFICATE
(Public Dedication)

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS Columbia Development Company, LLC, 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 R. BALLARD SURVEY, ABSTRACT NO. 29,
City of Rockwall, Rockwall County, Texas, and being all of Lot 9, Lot 10 and Lot 11, Block B, of Amended
Plat of PARK PLACE WEST, PHASE III Addition, an Addition to the City of ROCKWALL, ROCKWALL
County, Texas, according to the Plat thereof recorded in Document no. 20190000015075, of the Plat
Records of ROCKWALL County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found for corner in the north right-of-way line of Michael Gardens, a 57'
R.O.W. at the southeast corner of Lot 9, Block B;

THENCE N. 72 deg. 45 min. 31 sec. W. along said right-of-way line, a distance of 157.54 feet to a 1/2"
iron rod found for corner;

THENCE in a southwesterly direction along a curve to the left having a central angle of 15°42'26", a
radius of 78.50 feet, a tangent of 10.83 feet, a chord of N. 80°36'30"W. 21.45 feet along said right-of-way
line, an arc distance of 21.52 feet to a 1/2" iron rod found for corner at the southwest corner of Lot 11,
Block B;

THENCE N. 01 deg. 32 min. 02 sec. E. a distance of 10.00 feet to a 1/2" iron rod found for corner;

THENCE N. 17 deg. 14 min. 29 sec. E. a distance of 103.30 feet to a 1/2" iron rod found for corner at the
northwest corner of Lot 11, Block B;

THENCE S. 72 deg. 45 min. 31 sec. E. along the north line of Lot 11, 10 and 9, a distance of 181.50 feet to
a 1/2" iron rod found for corner at the northeast corner of Lot 9 and northwest corner of Lot 8, Block B;

THENCE S. 17 deg. 14 min. 29 sec. W. along the common line between Lot 9 and Lot 8, a distance of
110.00 feet to the POINT OF BEGINNING and containing 19,980 square feet or 0.46 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

We the undersigned owners of the land shown on this plat, and designated herein as PARK PLACE WEST
PHASE III, LOTS 31 AND 32, BLOCK B, 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.
I further certify that all other parties who have a mortgage or lien interest in PARK PLACE WEST
PHASE III, LOTS 31 AND 32, BLOCK B
have been notified and signed this plat.

We understand and do hereby reserve the easement strips shown on this plat for the purposes
stated and for the mutual use and accommodation of all utilities desiring to use or using same.

We also understand the following:

- No buildings shall be constructed or placed upon, over, or across the utility
easements as described herein.
- Any public utility shall have the right to remove and keep removed all or part of any
buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or
interfere with construction, maintenance or efficiency of th eir 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, maintaining, and either adding to or removing all or part of their
respective system without the necessity of, at any time, procuring the permission of anyone.
- The City of Rockwall will not be responsible for any claims of any nature resulting
from or occasioned by the establishment of grade of streets in the subdivision.
- The developer and subdivision engineer shall bear total responsibility for storm drain
improvements.
- The developer shall be responsible for the necessary facilities to provide drainage
patterns and drainage controls such that properties within the drainage area are not adversely
affected by storm drainage from the development.
- No house dwelling unit, or other structure shall be constructed on any lot in this
addition by the owner or any other person until the developer and/or owner has complied with
all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements
with respect to the entire block on the street or streets on which property abuts, including
the actual installation of streets with the required base and paving, curb and gutter, water
and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to
the specifications of the City of Rockwall; or

Until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by
the city's engineer and/or city administrator, computed on a private commercial rate basis, has
been made with the city secretary, accompanied by an agreement signed by the developer and/or
owner, authorizing the city to make such improvements at prevailing private commercial rates,
or have the same made by a contractor and pay for the same out of the escrow deposit, should
the developer and/or owner fail or refuse to install the required improvements within the time
stated in such written agreement, but in no case shall the City be obligated to make such
improvements itself. Such deposit may be used by the owner and/or developer as progress
payments as the work progresses in making such improvements by making certified requisitions to
the city secretary, supported by evidence of work done; or

Until the developer and/or owner files a corporate surety bond with the city secretary in a sum
equal to the cost of such improvements for the designated area, guaranteeing the installation
thereof within the time stated in the bond, which time shall be fixed by the city council of
the City of Rockwall.

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.

Bill Bricker
for Columbia Development Company, LLC

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared Bill Bricker
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

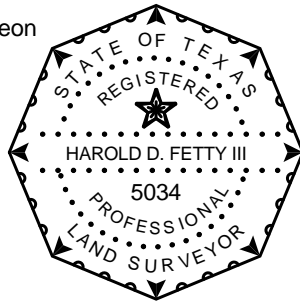
My Commission Expires:

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

APPROVED

I hereby certify that the above and foregoing plat of PARK PLACE WEST PHASE III, LOTS 31 AND 32,
BLOCK B, an addition to the City of Rockwall, Texas, was approved by the City Planning Director 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.

Said addition shall be subject to all the requirements of the Subdivision Regulations of the
City of Rockwall.

WITNESS OUR HANDS, this _____ day of _____, _____.

Director of Planning

City Engineer

Date

REPLAT
PARK PLACE WEST
PHASE III ADDITION
LOTS 31 AND 32, BLOCK B

BEING A REPLAT OF
LOTS 9, 10 & LOT 11, BLOCK B
PARK PLACE WEST, PHASE III
0.46 ACRES OR 19,980 S.F.
(2 LOTS)

R. BALLARD SURVEY, ABSTRACT NO. 29
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SHEET 2 OF 2

OWNER:
COLUMBIA DEVELOPMENT COMPANY, LLC
BILL BRICKER
305 PARK PLACE BOULEVARD
ROCKWALL, TEXAS 75087

H.D. Fetty Land Surveyor, LLC

Firm Registration no. 101509-00
6770 FM 1565 ROYSE CITY, TX 75189 972-635-2255 PHONE tracy@hdfetty.com

SYMBOL LEGEND											
TV	GAS	TEL	PH	POWER	PO	TELEVISION	GAS	PHONE	FIRE	POWER	
CABLE RISER	METER	RISE	RISE	HYDRANT	POLE	ELEC	ELEC	BOX	WTR	LP	IRON ROD FOUND
METER	BOX	METER	METER	POLE	POLE	1/2" IRON ROD FOUND	1/2" IRON ROD FOUND	1/2" IRON ROD FOUND	1/2" IRON ROD FOUND	1/2" IRON ROD FOUND	1/2" IRON ROD FOUND
EXISTENT LINE	PROPERTY LINE	EXISTENT LINE	PROPERTY LINE	EXISTENT LINE	PROPERTY LINE	EXISTENT LINE	PROPERTY LINE	EXISTENT LINE	PROPERTY LINE	EXISTENT LINE	PROPERTY LINE
FENCE	FENCE	FENCE	FENCE	FENCE	FENCE	FENCE	FENCE	FENCE	FENCE	FENCE	FENCE

SURVEY DATE NOVEMBER 17, 2020
SCALE 1" = 20' FILE # 20200432-RP
CLIENT CDC, LLC OF # NONE