



PLANNING AND ZONING CASE CHECKLIST

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

P&Z CASE # P2022-004 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. _____

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 **340⁰⁰**
☐ 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

SPRINGER ROAD

Subdivision

SHARP

Lot

5

Block

A

General Location

West on Springer from FM 548**ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]**

Current Zoning

PB-46

Current Use

UNDEU.

Proposed Zoning

same

Proposed Use

Commercial Buildings

Acreage

1.91

Lots [Current]

1

Lots [Proposed]

1

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

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

Contact Person

Address

City, State & Zip

Phone

E-Mail

☐ Applicant

Contact Person

Address

City, State & Zip

Phone

E-Mail

Monk Consulting Engineers**Gerard Monk****1200 W State St.****GARLAND TX****972-272-1763****jerry@monkconsulting.com****NOTARY VERIFICATION [REQUIRED]**

Before me, the undersigned authority, on this day personally appeared Ger. Monk

[Owner] the undersigned, who stated the information on this application to be true and certified the following:

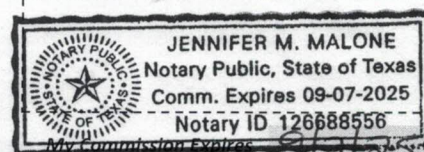
"I hereby certify that I am the owner for the purpose of this application; all information submitted herein is true and correct; and the application fee of \$ 340, to cover the cost of this application, has been paid to the City of Rockwall on this the 14 day of JAN, 2022. By signing this application, I agree that the City of Rockwall (i.e. "City") is authorized and permitted to provide information contained within this application to the public. The City is also authorized and permitted to reproduce any copyrighted information submitted in conjunction with this application, if such reproduction is associated or in response to a request for public information."

Given under my hand and seal of office on this the 14 day of January, 2022.

Owner's Signature

Ger. Monk

Notary Public in and for the State of Texas

Jennifer Malone

OWNER'S DEDICATION:

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

Planning & Zoning Commission, Chairman Date

APPROVED:

I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the _____ day of _____, 2021.

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.

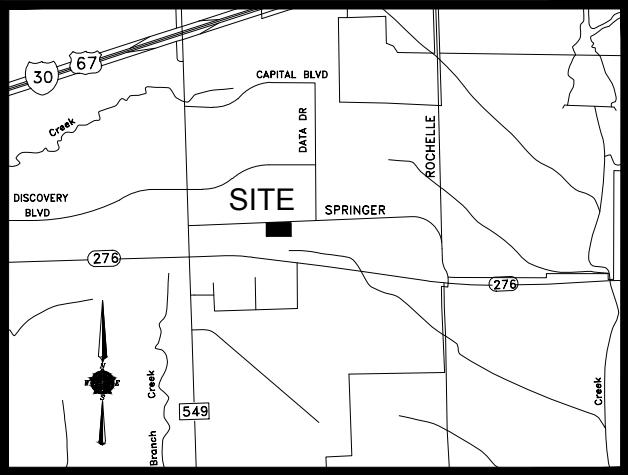
WITNESS OUR HANDS, this _____ day of _____, 2021.

Mayor, City of Rockwall

City Secretary

City Engineer

VICINITY MAP - NOT TO SCALE



GENERAL NOTES:

- Bearings and elevations are based on NAD83, North American Datum of 1983.
- The purpose of this replat is to add a 30 foot utility easement and a detention pond easement.
- This property is in Zone(s) X of the Flood Insurance Rate Map, Community Panel No. 48397C0045 L, which bears an effective date of September 26, 2008 and IS NOT in a Special Flood Hazard Area.
- City of Rockwall Geodetic Control Monuments
**Station No. COR-8 (Benchmark)
N: 7018063.113 E: 2609533.682 Elev.= 600.48'

**Station No. COR-9 (Benchmark)
N: 7020550.132 E: 2607463.893 Elev.= 595.63'
- Property owner is responsible for all maintenance, repair and replacement of all drainage and detention systems.

LEGEND:

- CM CONTROLLING MONUMENT
IRF IRON ROD FOUND
IRS IRON ROD SET WITH YELLOW CAP
STAMPED "TXHS"
VOL., PG. VOLUME, PAGE
O.P.R.R.C.T. OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS
D.R.R.C.T. DEED RECORDS, ROCKWALL COUNTY, TEXAS
P.R.R.C.T. PLAT RECORDS, ROCKWALL COUNTY, TEXAS
INST. NO. INSTRUMENT NUMBER
- 30 FOOT UTILITY EASEMENT
DETENTION POND EASEMENT

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 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.

I 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; I, my successors and assigns hereby waive any claim, damage or cause of action that I may have as a result of the dedication of exactions made herein.
WITNESS MY HAND THIS _____ DAY OF _____, 2021.

5 Sharp Real Estate, LLC

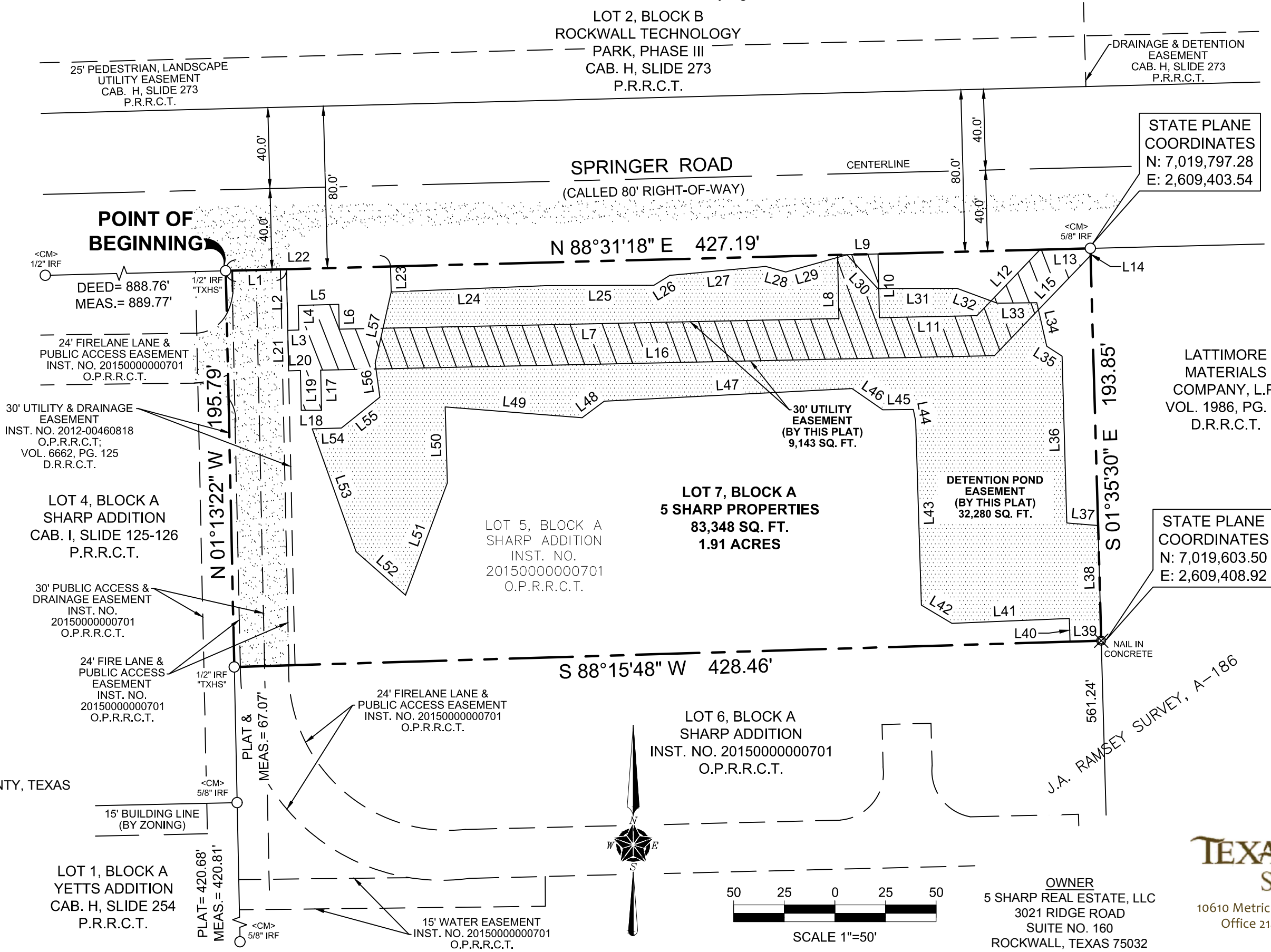
Kris Sharp - Managing Member

STATE OF TEXAS
COUNTY OF ROCKWALL

BEFORE ME, the undersigned authority, a Notary Public in and for the said County and State, on this day personally appeared Kris Sharp known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and considerations therein expressed and in the capacity therein stated and as the act and deed therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2021.

Notary Signature



OWNER'S CERTIFICATE:

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS, 5 Sharp Real Estate, L.L.C., is the sole owner of a tract of land situated in the J.A. Ramsey Survey, Abstract No. 186 in the City of Rockwall, Rockwall County, Texas, and being known as Lot 5, Block A, Sharp Addition, an addition to the City of Rockwall, Rockwall County, Texas, according to the Plat thereof recorded in Instrument Number 20150000000701, Official Public Records, Rockwall County, Texas, and being the same tract of land described in General Warranty Deed to 5 Sharp Real Estate, L.L.C., recorded in Instrument No. 2021000010533, Official Public Records, Rockwall County, Texas, being more particularly described by metes and bounds as follows:

BEGINNING at a found 1/2 inch iron rod with plastic yellow cap stamped "TXHS", said point being the northeast corner of Lot 4, Block A, of said Sharp Addition, also being the northwest corner of said Lot 5, Block A, lying on the south right-of-way of Springer Road (called 80' right-of-way);

THENCE North 88 degrees 31 minutes 18 seconds East, along the south right-of-way line of said Springer Road, a distance of 427.19 feet to a found 5/8 inch iron rod, said point being the northeast corner of said Lot 5, Block A, also being the northwest corner of that certain tract of land described in Special Warranty Deed to Lattimore Materials Company, L.P. recorded in Volume 1986, Page 20, Deed Records, Rockwall County, Texas;

THENCE South 01 degrees 35 minutes 30 seconds East, departing the south right-of-way line of said Springer Road, along the west line of said Lattimore tract, a distance of 193.85 feet to a nail in concrete found, said point being the southeast corner of said Lot 5, Block A, also being the northeast corner of Lot 6, Block A of said Sharp Addition;

THENCE South 88 degrees 15 minutes 48 seconds West, departing the west line of said Lattimore tract, along the north line of said Lot 6, Block A, a distance of 428.46 feet to a found 1/2 inch iron rod with plastic yellow cap stamped "TXHS", said point being the northwest corner of said Lot 6, Block A, also being the southwest corner of said Lot 5, Block A, lying on the east line of said Lot 4, Block A;

THENCE North 01 degrees 13 minutes 22 seconds West, along the east line of said Lot 4, Block A, a distance of 195.79 feet to the POINT OF BEGINNING and containing 83,348 square feet or 1.91 acre of land.

SURVEYORS CERTIFICATE:

I, Gary E. Johnson, 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.

PRELIMINARY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSES AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT. (12/17/2021)

Gary E. Johnson, R.P.L.S. No. 5390

STATE OF TEXAS
COUNTY OF ROCKWALL

BEFORE ME, the undersigned authority, a Notary Public in and for the said County and State, on this day personally appeared Gary E. Johnson, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and considerations therein expressed and in the capacity therein stated and as the act and deed therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2021.

Notary Signature

EASEMENT LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	30.00'	N88°31'18"E
L2	30.21'	S1°13'22"E
L3	5.38'	N88°46'38"E
L4	12.24'	N1°13'22"W
L5	20.00'	N88°46'38"E
L6	12.24'	S1°13'22"E
L7	246.90'	N88°46'38"E
L8	31.42'	N1°13'22"W
L9	20.00'	N88°31'18"E
L10	31.51'	S1°13'22"E
L11	48.13'	N88°46'38"E
L12	45.07'	N43°46'38"E
L13	24.91'	N88°31'18"E
L14	3.46'	S1°35'30"E
L15	68.61'	S43°46'38"W
L16	332.87'	S88°46'38"W
L17	19.86'	S1°13'22"E
L18	10.00'	N90°00'00"W
L19	19.65'	N1°13'22"W
L20	5.82'	S88°46'38"W

EASEMENT LINE TABLE		
LINE #	LENGTH	DIRECTION
L21	20.00'	N1°13'22"W
L22	81.37'	N88°31'18"E
L23	12.55'	N1°28'42"W
L24	76.78'	N87°42'17"E
L25	53.03'	N89°49'36"E
L26	9.34'	N58°08'07"E
L27	47.53'	N84°41'36"E
L28	10.24'	S74°44'02"E
L29	31.42'	N74°18'40"E
L30	22.58'	S42°23'22"E
L31	39.15'	N89°54'10"E
L32	21.25'	S69°49'52"E
L33	19.47'	N89°21'03"E
L34	22.07'	S12°50'35"E
L35	9.05'	S57°24'49"E
L36	82.42'	S1°34'54"E
L37	15.51'	S85°11'27"E
L38	56.91'	S1°35'30"E
L39	15.42'	S88°15'48"W
L40	11.48'	N1°34'54"W

EASEMENT LINE TABLE		
LINE #	LENGTH	DIRECTION
L41	58.07'	S87°36'31"W
L42	17.60'	N59°16'36"W
L43	90.94'	N1°45'33"W
L44	5.91'	N11°16'43"W
L45	15.07'	S89°10'44"W
L46	18.48'	N55°26'14"W
L47	122.56'	S87°05'32"W
L48	13.59'	S53°05'14"W
L49	67.87'	N85°29'31"W
L50	37.50'	S1°32'05"E
L51	59.24'	S20°23'21"W
L52	32.55'	N48°33'22"W
L53	64.37'	N19°41'53"W
L54	14.43'	N88°09'43"E
L55	24.36'	N51°19'07"E
L56	16.89'	N7°59'25"W
L57	36.15'	N12°37'29"E



FINAL PLAT
5 SHARP PROPERTIES
LOT 7, BLOCK A
83,348 SQUARE FEET / 1.91 ACRES
BEING A REPLAT OF LOT 5, BLOCK A
SHARP ADDITION

IN THE J.A. RAMSEY SURVEY, ABSTRACT NO. 186
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

DATE: 09/23/2021 / JOB # 2100165-2 / SCALE= 1" = 50' / DRAWN: JAM



CHECKLIST FOR PLAT SUBMITTALS

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

Case Type:

- ☐ Minor/Amending Plat
☐ Final Plat
☐ Master Plat

- ☒ Replat
☐ Preliminary Plat
☐ Vacation Plat

Case Number

Reviewed By:

Review Date:

NOTES: The requirements listed below are based on the case type, which is indicated in the '[]' below the requirement description. On the checklist below a Replat, Minor Subdivision Plat, and Vacation Plat would be required to meet all the same requirements as a Final Plat.

Requirements	✓= OK	N/A	Comments
Case Number [Final Plat, Preliminary Plat & Master Plat]	<input type="checkbox"/>	<input type="checkbox"/>	The case number will be provided by staff and placed in the lower right-hand corner of all new submittals.
Items Necessary for Plat Review:			
✓ Plat	<input type="checkbox"/>	<input type="checkbox"/>	[Final Plat, Preliminary Plat & Master Plat]
✓ Treescape Plan	<input type="checkbox"/>	<input type="checkbox"/>	If Applicable [Final Plat & Preliminary Plat]
✓ Landscape Plan	<input type="checkbox"/>	<input type="checkbox"/>	If Applicable [Final Plat & Preliminary Plat]
✓ Plat Reinstatement Request	<input type="checkbox"/>	<input type="checkbox"/>	Check w/ Planning Staff
Submittal Requirements [Final Plat, Preliminary Plat & Master Plat]	<input type="checkbox"/>	<input type="checkbox"/>	Four (4) large (18" x 24") <u>folded</u> copies and one (1) PDF digital copy of each plat is required at the time of submittal.
Engineering Information [Final Plat]	<input type="checkbox"/>	<input type="checkbox"/>	Provide accurate plat dimensions with all engineering information necessary to reproduce the plat on the ground. ENGINEERING SUBMITTAL AND APPROVAL REQUIRED PRIOR TO SUBMITTING AN APPLICATION FOR FINAL PLAT.
Title Block:			
Type of Plat [Master, Preliminary, Final or Replat]			
Subdivision Name (Proposed or Approved)			
Lot / Block Designation	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Provide the title block information in the lower right-hand corner.
Number of Lots (Proposed)			
Total Acreage			
City, State, County			
Owner, Developer, and/or Surveyor/Engineer (Name/Address/Phone Number/Date of Preparation) [Final Plat & Preliminary Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	This includes the names and addresses of the sub dividers, record owner, land planner, engineer and/or surveyor. The date of plat preparation should also be put in the lower right-hand corner.
Survey Monuments/State Plane Coordinates [Final Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The location of the development is required to be tied to a Rockwall monument, or tie two (2) corners to state plan coordinates (NAD 83 State Plane Texas, North Central [7202], US Survey Feet).
Vicinity Map [Final Plat & Preliminary Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	A Vicinity Map should show the boundaries of the proposed subdivision relative to the rest of the city.
North Point [Final Plat & Preliminary Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The north point or north arrow must be facing true north (or straight up) on all plans, unless the scale of the drawings or scope of the project requires a different position.
Numeric and Graphic Scale [Final Plat & Preliminary Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Plats should be drawn to an Engineering Scale of 1"=50', 1"=100', etc...
Subdivision (Boundary, Acreage, and Square Footage) [Final Plat, Preliminary Plat & Master Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate the subdivision boundary lines, and acreage and square footage. For Master Plats provide a schematic layout of the entire tract to be subdivided, any remainder tracts and its relationship to adjacent property and existing adjoining developments.
Lot and Block (Designation, Width, Depth and Area) [Final Plat & Preliminary Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Identification of each lot and block by number or letter. For each lot indicate the square footage and acreage or provide a calculation sheet. Also provide a lot count.
Dwelling Units/Population Density [Master Plat]	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Indicate the proposed number of dwelling units and population densities.
Building Setbacks [Final Plat & Preliminary Plat]	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Label the building lines where adjacent to a street.
Easements [Final Plat & Preliminary Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Label all existing and proposed easements relative to the site and include the type, purpose and width.
City Limits [Final Plat, Preliminary Plat & Master Plat]	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Indicate the location of the City Limits, contiguous or within the platting area.
Utilities (P)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Indicate the locations of all existing and proposed utilities. Include the size and type of each.

Property Lines [Final Plat, Preliminary Plat & Master Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Provide all the proposed and platted property lines.
Streets [Final Plat, Preliminary Plat & Master Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Label all proposed and existing streets with the proposed or approved names. For Master Plats indicate the existing arterials and collector streets to serve the land to be platted consistent with the Thoroughfare Plan or proposed amendments.
Right-Of-Way and Centerline [Final Plat, Preliminary Plat & Master Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Label the right-of-way width and street centerline for each street both within and adjacent to the development.
Additional Right-Of-Way [Final Plat & Preliminary Plat]	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Indicate the location and dimensions of any proposed right-of-way dedication.
Corner Clips [Final Plat & Preliminary Plat]	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Indicate all existing and proposed corner clips and any subsequent dedication.
Median Openings [Preliminary Plat]	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Locate and identify existing and/or proposed median openings and left turn channelization.
Topographical Contours [Preliminary Plat & Master Plat]	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Topographical information and physical features to include contours at 2-foot intervals.
Flood Elevations [Preliminary Plat & Master Plat]	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Show 100-Year & 50-Year floodplain and floodway boundaries (if applicable).
Drainage Areas [Preliminary Plat & Master Plat]	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Show all drainage areas and all proposed storm drainages areas with sizes if applicable.
Wooded Areas [Preliminary Plat & Master Plat]	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Indicate the boundaries of all adjacent wooded areas.
Zoning and Land Use Information [Preliminary Plat & Master Plat]	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Indicate all proposed land uses, and existing and proposed zoning classifications. For Master Plats indicate the proposed major categories of land use.
Existing Man-Made Features [Master Plat]	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Indicate all significant man-made features such as railroad, roads, buildings, utilities or other physical structures as shown on USGS topographic maps, utility company records and city records when such features affect the plans.
Parks and Open Space [Preliminary Plat & Master Plat]	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Identify the dimensions, names and description of all parks and open spaces, both existing and proposed. For Master Plats also indicate schools and other public uses as consistent with those shown in the comprehensive plan.
Proposed Improvements [Preliminary Plat]	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Indicate how the proposed improvements would relate to those in the surrounding area.
Water Sources [Preliminary Plat]	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Indicate water sources inside the city limits or in the extraterritorial jurisdiction (ETJ).
Sewage Disposal [Preliminary Plat]	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Indicate sewage disposal method inside the city limits or in the extraterritorial jurisdiction (ETJ).
Adjacent Properties [Final Plat & Preliminary Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Record owners of contiguous parcels of subdivided land, names and lot patterns of contiguous subdivisions, approved Concept Plans, reference recorded subdivision plats adjoining platted land by record name and by deed record volume and page.
Phasing Plan [Master Plat]	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Designation of each phase of development within the subdivision, the order of development, and a schedule for the development of each phase of the master plan.
Dedication [Final Plat, Preliminary Plat & Master Plat]	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Indicate the boundary lines, dimensions and descriptions, of spaces to be dedicated for public use of the inhabitants of the development.
Statement of Service [Master Plat]	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Provide a detailed statement of how the proposed subdivision will be served by water, wastewater, roadway and drainage facilities that have adequate capacity to serve the development.
Standard Plat Wording [Final Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Provide the appropriate plat wording provided in the application packet that details the designation of the entity responsible for the operation and maintenance of any commonly held property and a waiver releasing the city of such responsibility, a waiver releasing the City for damages in establishment or alteration of grade.
Legal Description [Final Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Place the Legal Description (Metes and Bounds Description/Field Notes) where indicated in the Owner's Certificate per the application packet.
Storm Drainage Improvements Statement [Final Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Provide the appropriate statement of developer responsibility for storm drainage improvements found in the application packet.
Dedication Language [Final Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Provide the instrument of dedication or adoption signed by the owners, which is provided in the application packet.
Seal/Signature [Final Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Required to have the seal and signature of surveyor responsible for the surveying the development and/or the preparation of the plat.
Public Improvement Statement [Final Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Provide the appropriate statement indicating that no building permits will be issued until all public improvements are accepted by the City as provided in the application packet.
Plat Approval Signatures [Final Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Provide a space for signatures attesting approval of the plat.

Lee, Henry

From: Lee, Henry
Sent: Friday, January 21, 2022 4:17 PM
To: 'jerry@monkconsulting.com'
Subject: Project Comments P2022-004
Attachments: Project Comments (01.20.2022).pdf; Engineering Mark-Ups (01.19.2022).pdf

Good Afternoon,

Attached are the project comment in reference to your case, P2022-004. Make note of the meeting dates, and feel free to contact staff if you have any questions.

Thank you,



HENRY LEE
Planner
Planning & Zoning Department
972.772.6434
HLee@rockwall.com
385 S. Goliad Street, Rockwall, TX 75087

Compliance with Preliminary Plat [Final Plat]	<input type="checkbox"/>	<input type="checkbox"/>	Does the plat comply with all the special requirements developed in the preliminary plat review?
Review Plans with Franchise Utility Companies [Final Plat, Preliminary Plat & Master Plat]	<input type="checkbox"/>	<input type="checkbox"/>	Review the proposed plans and plat with electric, gas, cable and phone companies.



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 **340⁰⁰**
☐ 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

SPRINGER ROAD

Subdivision

SHARP

Lot

5

Block

A

General Location

West on Springer from FM 548**ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]**

Current Zoning

PB-46

Current Use

UNDEU.

Proposed Zoning

same

Proposed Use

Commercial Buildings

Acreage

1.91

Lots [Current]

1

Lots [Proposed]

1

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

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

Contact Person

Address

City, State & Zip

Phone

E-Mail

☐ Applicant

Contact Person

Address

City, State & Zip

Phone

E-Mail

Monk Consulting Engineers**Gerard Monk****1200 W State St.****GARLAND TX****972-272-1763****jerry@monkconsulting.com****NOTARY VERIFICATION [REQUIRED]**

Before me, the undersigned authority, on this day personally appeared Ger. Monk

[Owner] the undersigned, who stated the information on this application to be true and certified the following:

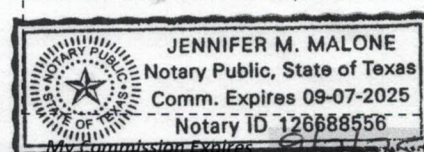
"I hereby certify that I am the owner for the purpose of this application; all information submitted herein is true and correct; and the application fee of \$ 340, to cover the cost of this application, has been paid to the City of Rockwall on this the 14 day of JAN, 2022. By signing this application, I agree that the City of Rockwall (i.e. "City") is authorized and permitted to provide information contained within this application to the public. The City is also authorized and permitted to reproduce any copyrighted information submitted in conjunction with this application, if such reproduction is associated or in response to a request for public information."

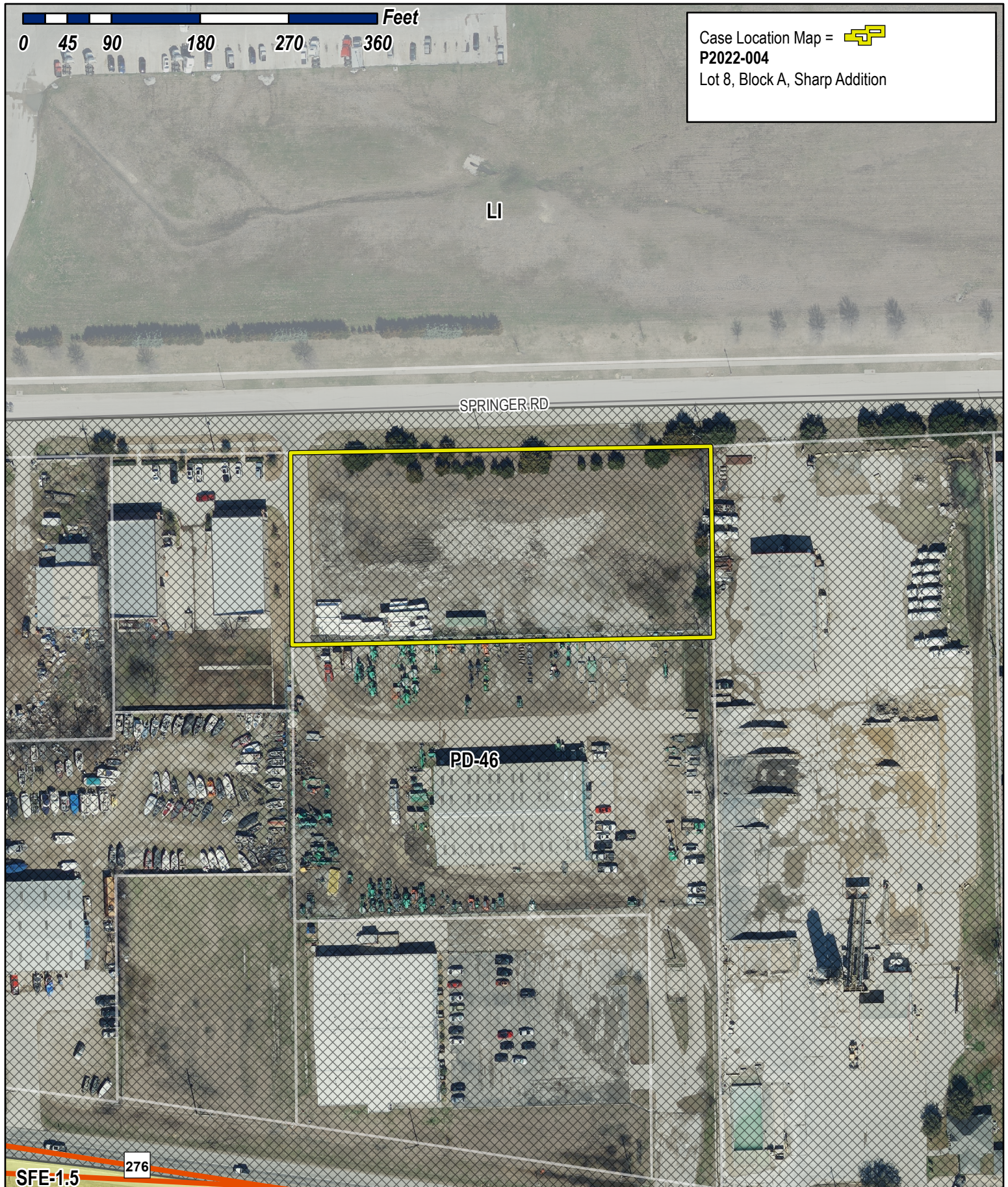
Given under my hand and seal of office on this the 14 day of January, 2022.


Owner's Signature

Ger. Monk

Notary Public in and for the State of Texas

Jennifer Malone



Case Location Map = 
P2022-004
Lot 8, Block A, Sharp Addition



City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(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.



OWNER'S DEDICATION:

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

Planning & Zoning Commission, Chairman Date

APPROVED:

I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the _____ day of _____, 2021.

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.

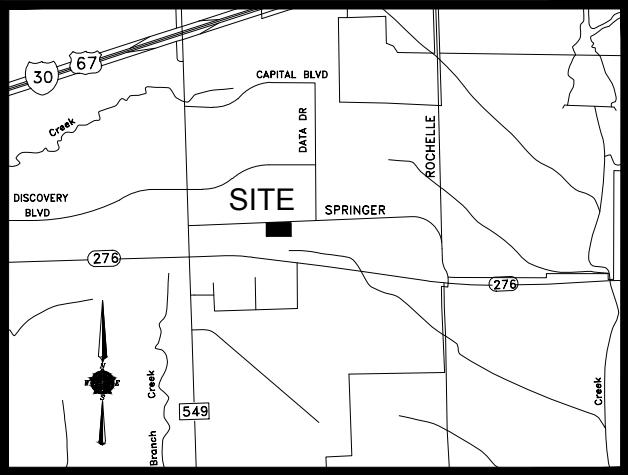
WITNESS OUR HANDS, this _____ day of _____, 2021.

Mayor, City of Rockwall

City Secretary

City Engineer

VICINITY MAP - NOT TO SCALE



GENERAL NOTES:

- Bearings and elevations are based on NAD83, North American Datum of 1983.
- The purpose of this replat is to add a 30 foot utility easement and a detention pond easement.
- This property is in Zone(s) X of the Flood Insurance Rate Map, Community Panel No. 48397C0045 L, which bears an effective date of September 26, 2008 and IS NOT in a Special Flood Hazard Area.
- City of Rockwall Geodetic Control Monuments
**Station No. COR-8 (Benchmark)
N: 7018063.113 E: 2609533.682 Elev.= 600.48'

**Station No. COR-9 (Benchmark)
N: 7020550.132 E: 2607463.893 Elev.= 595.63'
- Property owner is responsible for all maintenance, repair and replacement of all drainage and detention systems.

LEGEND:

CM	CONTROLLING MONUMENT
IRF	IRON ROD FOUND
IRS	IRON ROD SET WITH YELLOW CAP
	STAMPED "TXHS"
VOL., PG.	VOLUME, PAGE
O.P.R.R.C.T.	OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS
D.R.R.C.T.	DEED RECORDS, ROCKWALL COUNTY, TEXAS
P.R.R.C.T.	PLAT RECORDS, ROCKWALL COUNTY, TEXAS
INST. NO.	INSTRUMENT NUMBER
	30 FOOT UTILITY EASEMENT
	DETENTION POND EASEMENT

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 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.

I 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; I, my successors and assigns hereby waive any claim, damage or cause of action that I may have as a result of the dedication of exactions made herein.
WITNESS MY HAND THIS _____ DAY OF _____, 2021.

5 Sharp Real Estate, LLC

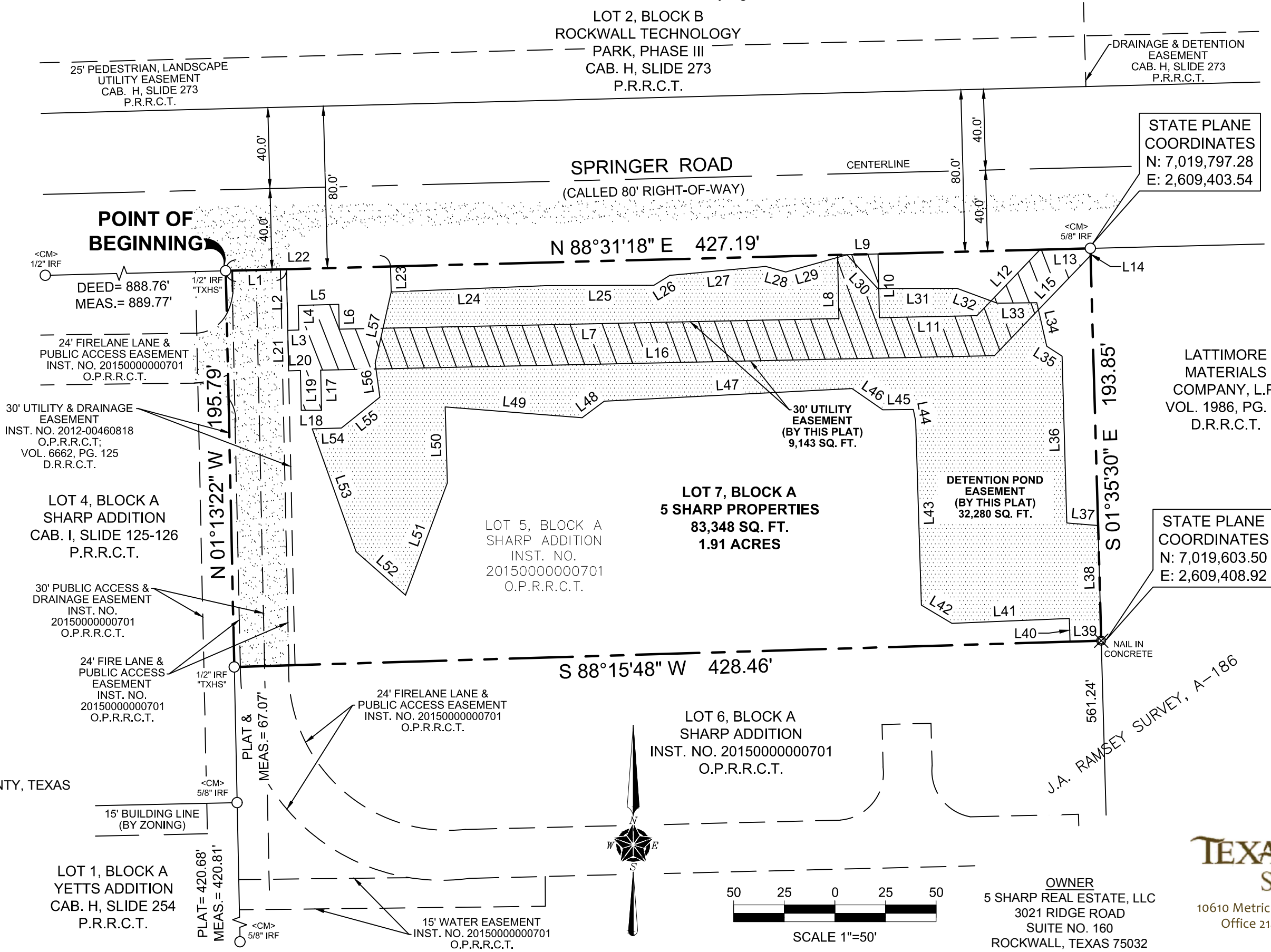
Kris Sharp - Managing Member

STATE OF TEXAS
COUNTY OF ROCKWALL

BEFORE ME, the undersigned authority, a Notary Public in and for the said County and State, on this day personally appeared Kris Sharp known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and considerations therein expressed and in the capacity therein stated and as the act and deed therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2021.

Notary Signature



OWNER'S CERTIFICATE:

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS, 5 Sharp Real Estate, L.L.C., is the sole owner of a tract of land situated in the J.A. Ramsey Survey, Abstract No. 186 in the City of Rockwall, Rockwall County, Texas, and being known as Lot 5, Block A, Sharp Addition, an addition to the City of Rockwall, Rockwall County, Texas, according to the Plat thereof recorded in Instrument Number 20150000000701, Official Public Records, Rockwall County, Texas, and being the same tract of land described in General Warranty Deed to 5 Sharp Real Estate, L.L.C., recorded in Instrument No. 2021000010533, Official Public Records, Rockwall County, Texas, being more particularly described by metes and bounds as follows:

BEGINNING at a found 1/2 inch iron rod with plastic yellow cap stamped "TXHS", said point being the northeast corner of Lot 4, Block A, of said Sharp Addition, also being the northwest corner of said Lot 5, Block A, lying on the south right-of-way of Springer Road (called 80' right-of-way);

THENCE North 88 degrees 31 minutes 18 seconds East, along the south right-of-way line of said Springer Road, a distance of 427.19 feet to a found 5/8 inch iron rod, said point being the northeast corner of said Lot 5, Block A, also being the northwest corner of that certain tract of land described in Special Warranty Deed to Lattimore Materials Company, L.P. recorded in Volume 1986, Page 20, Deed Records, Rockwall County, Texas;

THENCE South 01 degrees 35 minutes 30 seconds East, departing the south right-of-way line of said Springer Road, along the west line of said Lattimore tract, a distance of 193.85 feet to a nail in concrete found, said point being the southeast corner of said Lot 5, Block A, also being the northeast corner of Lot 6, Block A of said Sharp Addition;

THENCE South 88 degrees 15 minutes 48 seconds West, departing the west line of said Lattimore tract, along the north line of said Lot 6, Block A, a distance of 428.46 feet to a found 1/2 inch iron rod with plastic yellow cap stamped "TXHS", said point being the northwest corner of said Lot 6, Block A, also being the southwest corner of said Lot 5, Block A, lying on the east line of said Lot 4, Block A;

THENCE North 01 degrees 13 minutes 22 seconds West, along the east line of said Lot 4, Block A, a distance of 195.79 feet to the POINT OF BEGINNING and containing 83,348 square feet or 1.91 acre of land.

SURVEYORS CERTIFICATE:

I, Gary E. Johnson, 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.

PRELIMINARY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSES AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT. (12/17/2021)

Gary E. Johnson, R.P.L.S. No. 5390

STATE OF TEXAS
COUNTY OF ROCKWALL

BEFORE ME, the undersigned authority, a Notary Public in and for the said County and State, on this day personally appeared Gary E. Johnson, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and considerations therein expressed and in the capacity therein stated and as the act and deed therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2021.

Notary Signature

EASEMENT LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	30.00'	N88°31'18"E
L2	30.21'	S1°13'22"E
L3	5.38'	N88°46'38"E
L4	12.24'	N1°13'22"W
L5	20.00'	N88°46'38"E
L6	12.24'	S1°13'22"E
L7	246.90'	N88°46'38"E
L8	31.42'	N1°13'22"W
L9	20.00'	N88°31'18"E
L10	31.51'	S1°13'22"E
L11	48.13'	N88°46'38"E
L12	45.07'	N43°46'38"E
L13	24.91'	N88°31'18"E
L14	3.46'	S1°35'30"E
L15	68.61'	S43°46'38"W
L16	332.87'	S88°46'38"W
L17	19.86'	S1°13'22"E
L18	10.00'	N90°00'00"W
L19	19.65'	N1°13'22"W
L20	5.82'	S88°46'38"W

EASEMENT LINE TABLE		
LINE #	LENGTH	DIRECTION
L21	20.00'	N1°13'22"W
L22	81.37'	N88°31'18"E
L23	12.55'	N1°28'42"W
L24	76.78'	N87°42'17"E
L25	53.03'	N89°49'36"E
L26	9.34'	N58°08'07"E
L27	47.53'	N84°41'36"E
L28	10.24'	S74°44'02"E
L29	31.42'	N74°18'40"E
L30	22.58'	S42°23'22"E
L31	39.15'	N89°54'10"E
L32	21.25'	S69°49'52"E
L33	19.47'	N89°21'03"E
L34	22.07'	S12°50'35"E
L35	9.05'	S57°24'49"E
L36	82.42'	S1°34'54"E
L37	15.51'	S85°11'27"E
L38	56.91'	S1°35'30"E
L39	15.42'	S88°15'48"W
L40	11.48'	N1°34'54"W

EASEMENT LINE TABLE		
LINE #	LENGTH	DIRECTION
L41	58.07'	S87°36'31"W
L42	17.60'	N59°16'36"W
L43	90.94'	N1°45'33"W
L44	5.91'	N11°16'43"W
L45	15.07'	S89°10'44"W
L46	18.48'	N55°26'14"W
L47	122.56'	S87°05'32"W
L48	13.59'	S53°05'14"W
L49	67.87'	N85°29'31"W
L50	37.50'	S1°32'05"E
L51	59.24'	S20°23'21"W
L52	32.55'	N48°33'22"W
L53	64.37'	N19°41'53"W
L54	14.43'	N88°09'43"E
L55	24.36'	N51°19'07"E
L56	16.89'	N7°59'25"W
L57	36.15'	N12°37'29"E



FINAL PLAT
5 SHARP PROPERTIES
LOT 7, BLOCK A
83,348 SQUARE FEET / 1.91 ACRES
BEING A REPLAT OF LOT 5, BLOCK A
SHARP ADDITION

IN THE J.A. RAMSEY SURVEY, ABSTRACT NO. 186
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

DATE: 09/23/2021 / JOB # 2100165-2 / SCALE= 1" = 50' / DRAWN: JAM



CHECKLIST FOR PLAT SUBMITTALS

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

Case Type:

- ☐ Minor/Amending Plat
☐ Final Plat
☐ Master Plat
- ☒ Replat
☐ Preliminary Plat
☐ Vacation Plat

Case Number

Reviewed By:

Review Date:

NOTES: The requirements listed below are based on the case type, which is indicated in the '[]' below the requirement description. On the checklist below a Replat, Minor Subdivision Plat, and Vacation Plat would be required to meet all the same requirements as a Final Plat.

Requirements	✓= OK	N/A	Comments
Case Number [Final Plat, Preliminary Plat & Master Plat]	<input type="checkbox"/>	<input type="checkbox"/>	The case number will be provided by staff and placed in the lower right-hand corner of all new submittals.
Items Necessary for Plat Review:			
✓ Plat	<input type="checkbox"/>	<input type="checkbox"/>	[Final Plat, Preliminary Plat & Master Plat]
✓ Treescape Plan	<input type="checkbox"/>	<input type="checkbox"/>	If Applicable [Final Plat & Preliminary Plat]
✓ Landscape Plan	<input type="checkbox"/>	<input type="checkbox"/>	If Applicable [Final Plat & Preliminary Plat]
✓ Plat Reinstatement Request	<input type="checkbox"/>	<input type="checkbox"/>	Check w/ Planning Staff
Submittal Requirements [Final Plat, Preliminary Plat & Master Plat]	<input type="checkbox"/>	<input type="checkbox"/>	Four (4) large (18" x 24") <u>folded</u> copies and one (1) PDF digital copy of each plat is required at the time of submittal.
Engineering Information [Final Plat]	<input type="checkbox"/>	<input type="checkbox"/>	Provide accurate plat dimensions with all engineering information necessary to reproduce the plat on the ground. ENGINEERING SUBMITTAL AND APPROVAL REQUIRED PRIOR TO SUBMITTING AN APPLICATION FOR FINAL PLAT.
Title Block:			
Type of Plat [Master, Preliminary, Final or Replat]			
Subdivision Name (Proposed or Approved)			
Lot / Block Designation	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Provide the title block information in the lower right-hand corner.
Number of Lots (Proposed)			
Total Acreage			
City, State, County			
Owner, Developer, and/or Surveyor/Engineer (Name/Address/Phone Number/Date of Preparation) [Final Plat & Preliminary Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	This includes the names and addresses of the sub dividers, record owner, land planner, engineer and/or surveyor. The date of plat preparation should also be put in the lower right-hand corner.
Survey Monuments/State Plane Coordinates [Final Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The location of the development is required to be tied to a Rockwall monument, or tie two (2) corners to state plan coordinates (NAD 83 State Plane Texas, North Central [7202], US Survey Feet).
Vicinity Map [Final Plat & Preliminary Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	A Vicinity Map should show the boundaries of the proposed subdivision relative to the rest of the city.
North Point [Final Plat & Preliminary Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The north point or north arrow must be facing true north (or straight up) on all plans, unless the scale of the drawings or scope of the project requires a different position.
Numeric and Graphic Scale [Final Plat & Preliminary Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Plats should be drawn to an Engineering Scale of 1"=50', 1"=100', etc...
Subdivision (Boundary, Acreage, and Square Footage) [Final Plat, Preliminary Plat & Master Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate the subdivision boundary lines, and acreage and square footage. For Master Plats provide a schematic layout of the entire tract to be subdivided, any remainder tracts and its relationship to adjacent property and existing adjoining developments.
Lot and Block (Designation, Width, Depth and Area) [Final Plat & Preliminary Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Identification of each lot and block by number or letter. For each lot indicate the square footage and acreage or provide a calculation sheet. Also provide a lot count.
Dwelling Units/Population Density [Master Plat]	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Indicate the proposed number of dwelling units and population densities.
Building Setbacks [Final Plat & Preliminary Plat]	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Label the building lines where adjacent to a street.
Easements [Final Plat & Preliminary Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Label all existing and proposed easements relative to the site and include the type, purpose and width.
City Limits [Final Plat, Preliminary Plat & Master Plat]	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Indicate the location of the City Limits, contiguous or within the platting area.
Utilities (P)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Indicate the locations of all existing and proposed utilities. Include the size and type of each.

Property Lines [Final Plat, Preliminary Plat & Master Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Provide all the proposed and platted property lines.
Streets [Final Plat, Preliminary Plat & Master Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Label all proposed and existing streets with the proposed or approved names. For Master Plats indicate the existing arterials and collector streets to serve the land to be platted consistent with the Thoroughfare Plan or proposed amendments.
Right-Of-Way and Centerline [Final Plat, Preliminary Plat & Master Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Label the right-of-way width and street centerline for each street both within and adjacent to the development.
Additional Right-Of-Way [Final Plat & Preliminary Plat]	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Indicate the location and dimensions of any proposed right-of-way dedication.
Corner Clips [Final Plat & Preliminary Plat]	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Indicate all existing and proposed corner clips and any subsequent dedication.
Median Openings [Preliminary Plat]	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Locate and identify existing and/or proposed median openings and left turn channelization.
Topographical Contours [Preliminary Plat & Master Plat]	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Topographical information and physical features to include contours at 2-foot intervals.
Flood Elevations [Preliminary Plat & Master Plat]	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Show 100-Year & 50-Year floodplain and floodway boundaries (if applicable).
Drainage Areas [Preliminary Plat & Master Plat]	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Show all drainage areas and all proposed storm drainages areas with sizes if applicable.
Wooded Areas [Preliminary Plat & Master Plat]	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Indicate the boundaries of all adjacent wooded areas.
Zoning and Land Use Information [Preliminary Plat & Master Plat]	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Indicate all proposed land uses, and existing and proposed zoning classifications. For Master Plats indicate the proposed major categories of land use.
Existing Man-Made Features [Master Plat]	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Indicate all significant man-made features such as railroad, roads, buildings, utilities or other physical structures as shown on USGS topographic maps, utility company records and city records when such features affect the plans.
Parks and Open Space [Preliminary Plat & Master Plat]	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Identify the dimensions, names and description of all parks and open spaces, both existing and proposed. For Master Plats also indicate schools and other public uses as consistent with those shown in the comprehensive plan.
Proposed Improvements [Preliminary Plat]	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Indicate how the proposed improvements would relate to those in the surrounding area.
Water Sources [Preliminary Plat]	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Indicate water sources inside the city limits or in the extraterritorial jurisdiction (ETJ).
Sewage Disposal [Preliminary Plat]	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Indicate sewage disposal method inside the city limits or in the extraterritorial jurisdiction (ETJ).
Adjacent Properties [Final Plat & Preliminary Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Record owners of contiguous parcels of subdivided land, names and lot patterns of contiguous subdivisions, approved Concept Plans, reference recorded subdivision plats adjoining platted land by record name and by deed record volume and page.
Phasing Plan [Master Plat]	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Designation of each phase of development within the subdivision, the order of development, and a schedule for the development of each phase of the master plan.
Dedication [Final Plat, Preliminary Plat & Master Plat]	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Indicate the boundary lines, dimensions and descriptions, of spaces to be dedicated for public use of the inhabitants of the development.
Statement of Service [Master Plat]	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Provide a detailed statement of how the proposed subdivision will be served by water, wastewater, roadway and drainage facilities that have adequate capacity to serve the development.
Standard Plat Wording [Final Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Provide the appropriate plat wording provided in the application packet that details the designation of the entity responsible for the operation and maintenance of any commonly held property and a waiver releasing the city of such responsibility, a waiver releasing the City for damages in establishment or alteration of grade.
Legal Description [Final Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Place the Legal Description (Metes and Bounds Description/Field Notes) where indicated in the Owner's Certificate per the application packet.
Storm Drainage Improvements Statement [Final Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Provide the appropriate statement of developer responsibility for storm drainage improvements found in the application packet.
Dedication Language [Final Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Provide the instrument of dedication or adoption signed by the owners, which is provided in the application packet.
Seal/Signature [Final Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Required to have the seal and signature of surveyor responsible for the surveying the development and/or the preparation of the plat.
Public Improvement Statement [Final Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Provide the appropriate statement indicating that no building permits will be issued until all public improvements are accepted by the City as provided in the application packet.
Plat Approval Signatures [Final Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Provide a space for signatures attesting approval of the plat.

Compliance with Preliminary Plat [Final Plat]	<input type="checkbox"/>	<input type="checkbox"/>	Does the plat comply with all the special requirements developed in the preliminary plat review?
Review Plans with Franchise Utility Companies [Final Plat, Preliminary Plat & Master Plat]	<input type="checkbox"/>	<input type="checkbox"/>	Review the proposed plans and plat with electric, gas, cable and phone companies.



CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION MEMORANDUM

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

TO: Planning and Zoning Commission
DATE: January 25, 2022
APPLICANT: Gerald Monk, *Monk Consulting Engineers*
CASE NUMBER: P2022-004; *Replat for Lot 8, Block A, Sharp Addition*

SUMMARY

Consider a request by Gerald Monk of Monk Consulting Engineers on behalf of 5 Sharp Real Estate for the approval of a Replat for Lot 8, Block A, Sharp Addition being a 1.91-acre parcel of land identified as Lot 5, Block A, Sharp Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 46 (PD-46) for Commercial (C) District land uses, addressed as 3301 Springer Road, and take any action necessary.

PLAT INFORMATION

- ☒ The applicant is requesting the approval of a Replat for a 1.91-acre parcel of land (*i.e. Lot 5, Block A, Sharp Addition*) for the purpose of establishing a 30-foot utility easement and detention easement to facilitate the development of the subject property. Prior to the applicant's submittal for this Replat, the subject property was approved for a ~12,000 SF *Office/Warehouse/Distribution Facility* [Case No. SP2021-015] by the Planning and Zoning Commission.
- ☒ The subject property was annexed -- *along with the rest of the land area that makes up Planned Development District 46 (PD-46)* -- by the City Council on July 21, 1997 by *Ordinance No. 97-14*. On March 1, 1999, the City Council approved a zoning change from an Agricultural (AG) District to Planning Development District 46 (PD-46) [*Ordinance No. 99-05*]. This zoning change assigned an underlying zoning of Commercial (C) District for the area, establishing a legally non-conforming land use for all properties within this Planned Development District (PD-46). On August 2, 2021, the City Council approved an amendment to Planned Development District 46 (PD-46) [*Ordinance No. 21-32*] allowing for the *Warehouse/Distribution Center* land on the subject property. On August 10, 2021 the Planning and Zoning Commission approved a site plan [Case No. SP2021-015] to allow the construction of a ~12,000 SF *Office/Warehouse/Distribution Facility*. Currently, the subject property is a vacant parcel of land.
- ☒ The surveyor has completed the majority of the technical revisions requested by staff, and this Replat -- *conforming to the requirements for plats as stipulated by the Subdivision Ordinance in the Municipal Code of Ordinances* -- is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.
- ☒ Conditional approval of this Replat 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 the *Subdivision Ordinance* in the Municipal Code of Ordinances.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to recommend approval of a Replat for Lot 8, Block A, Sharp Addition, staff would propose the following conditions of approval:

- (1) All technical comments from City Staff (*i.e. Engineering, Planning and Fire Department*) shall be addressed prior to submittal of civil engineering plans;

- (2) Any construction resulting from the approval of this Replat 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.



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 **340⁰⁰**
- ☐ 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 **SPRINGER ROAD**

Subdivision **SHARP**

Lot **5** Block **A**

General Location **West on Springer from FM 548**

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning **Pb-46**

Current Use **UNDEU.**

Proposed Zoning **same**

Proposed Use **Commercial Buildings**

Acreage **1.91**

Lots [Current] **1**

Lots [Proposed] **1**

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

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

☐ Owner

☐ Applicant

Contact Person

Contact Person

Address

Address

City, State & Zip

City, State & Zip

Phone

Phone

E-Mail

E-Mail

Monk Consulting Engineers

Gerard Monk

1200 W State St.

GARLAND TX

972-272-1763

jerry@monkconsulting.com

NOTARY VERIFICATION [REQUIRED]

Before me, the undersigned authority, on this day personally appeared **Ger. Monk** [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 \$ **340**, to cover the cost of this application, has been paid to the City of Rockwall on this the **14** day of **JAN**, 20 **22**. 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."

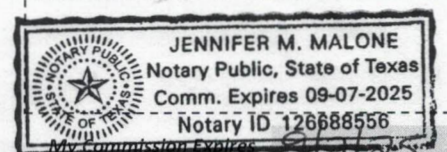
Given under my hand and seal of office on this the **14** day of **January**, 20 **22**.

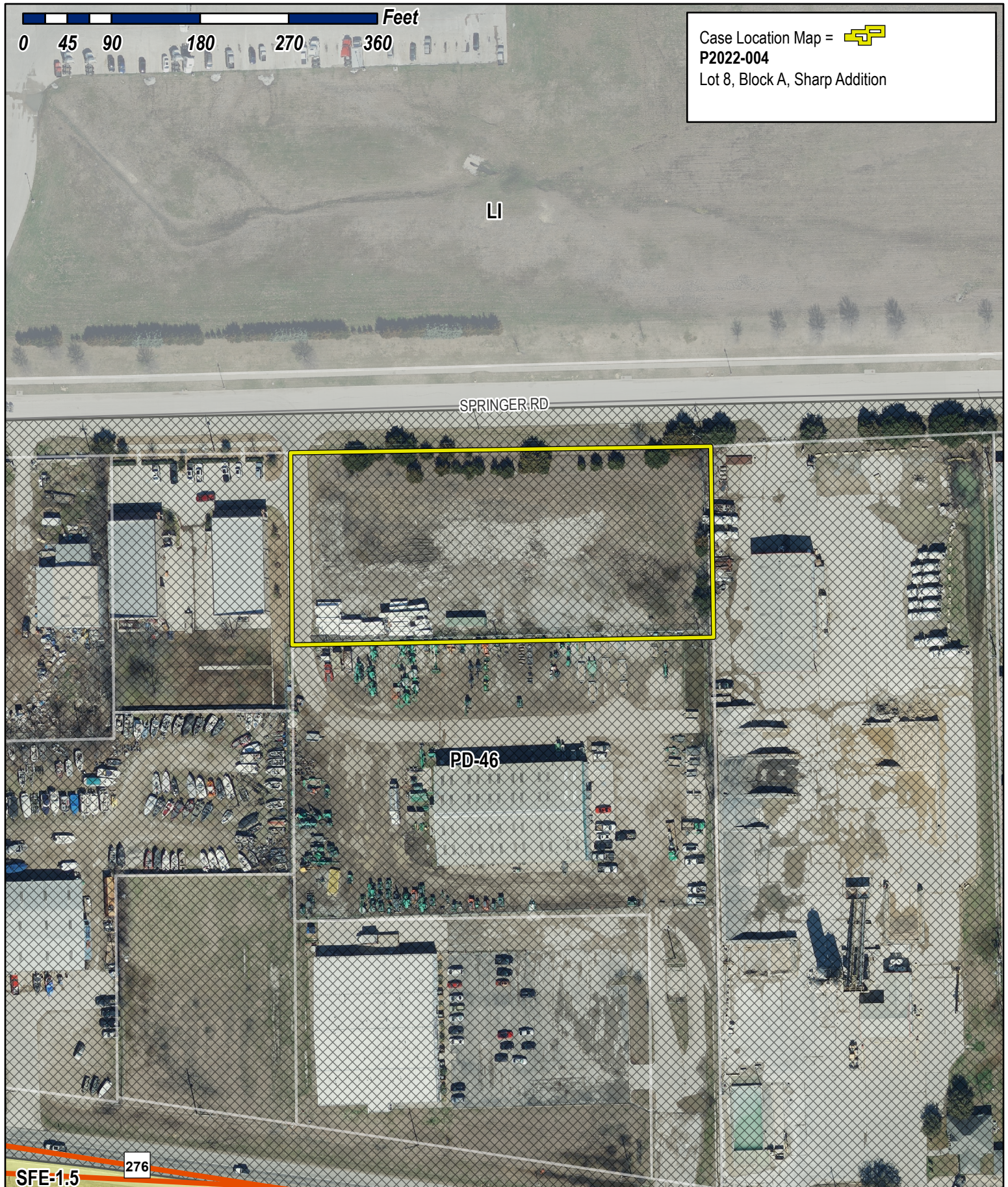
Owner's Signature


Notary Public in and for the State of Texas

Ger. Monk

Jennifer Malone





Case Location Map = 
P2022-004
Lot 8, Block A, Sharp Addition



City of Rockwall

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

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OWNER'S DEDICATION:

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

Planning & Zoning Commission, Chairman Date

APPROVED:

I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the _____ day of _____, 2021.

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.

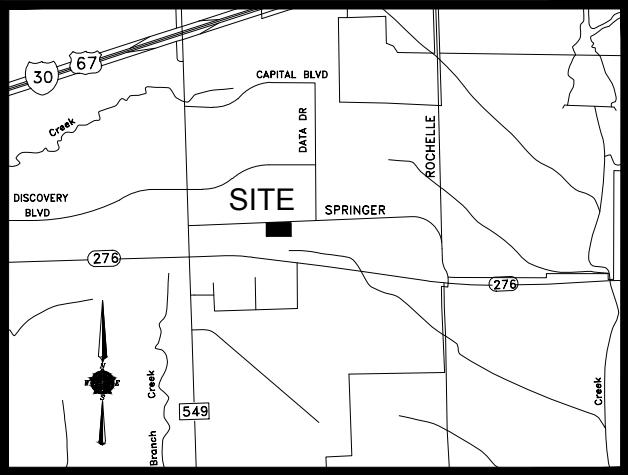
WITNESS OUR HANDS, this _____ day of _____, 2021.

Mayor, City of Rockwall

City Secretary

City Engineer

VICINITY MAP - NOT TO SCALE



GENERAL NOTES:

- Bearings and elevations are based on NAD83, North American Datum of 1983.
- The purpose of this replat is to add a 30 foot utility easement and a detention pond easement.
- This property is in Zone(s) X of the Flood Insurance Rate Map, Community Panel No. 48397C0045 L, which bears an effective date of September 26, 2008 and IS NOT in a Special Flood Hazard Area.
- City of Rockwall Geodetic Control Monuments
**Station No. COR-8 (Benchmark)
N: 7018063.113 E: 2609533.682 Elev.= 600.48'

**Station No. COR-9 (Benchmark)
N: 7020550.132 E: 2607463.893 Elev.= 595.63'
- Property owner is responsible for all maintenance, repair and replacement of all drainage and detention systems.

LEGEND:

- CM CONTROLLING MONUMENT
IRF IRON ROD FOUND
IRS IRON ROD SET WITH YELLOW CAP
STAMPED "TXHS"
VOL., PG. VOLUME, PAGE
O.P.R.R.C.T. OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS
D.R.R.C.T. DEED RECORDS, ROCKWALL COUNTY, TEXAS
P.R.R.C.T. PLAT RECORDS, ROCKWALL COUNTY, TEXAS
INST. NO. INSTRUMENT NUMBER
- 30 FOOT UTILITY EASEMENT
DETENTION POND EASEMENT

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 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.

I 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; I, my successors and assigns hereby waive any claim, damage or cause of action that I may have as a result of the dedication of exactions made herein.
WITNESS MY HAND THIS _____ DAY OF _____, 2021.

5 Sharp Real Estate, LLC

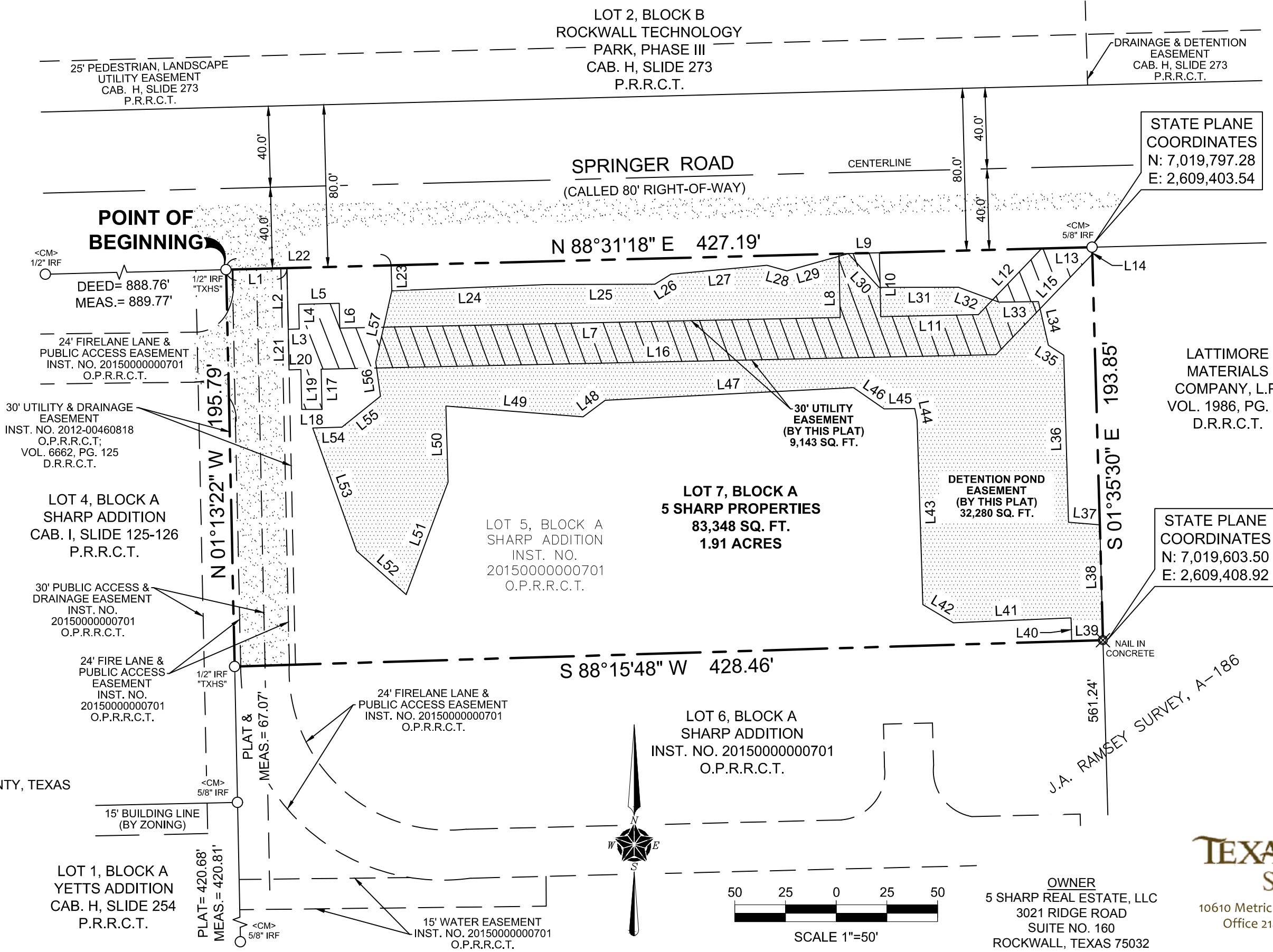
Kris Sharp - Managing Member

STATE OF TEXAS
COUNTY OF ROCKWALL

BEFORE ME, the undersigned authority, a Notary Public in and for the said County and State, on this day personally appeared Kris Sharp known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and considerations therein expressed and in the capacity therein stated and as the act and deed therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2021.

Notary Signature



OWNER'S CERTIFICATE:

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS, 5 Sharp Real Estate, L.L.C., is the sole owner of a tract of land situated in the J.A. Ramsey Survey, Abstract No. 186 in the City of Rockwall, Rockwall County, Texas, and being known as Lot 5, Block A, Sharp Addition, an addition to the City of Rockwall, Rockwall County, Texas, according to the Plat thereof recorded in Instrument Number 20150000000701, Official Public Records, Rockwall County, Texas, and being the same tract of land described in General Warranty Deed to 5 Sharp Real Estate, L.L.C., recorded in Instrument No. 2021000010533, Official Public Records, Rockwall County, Texas, being more particularly described by metes and bounds as follows:

BEGINNING at a found 1/2 inch iron rod with plastic yellow cap stamped "TXHS", said point being the northeast corner of Lot 4, Block A, of said Sharp Addition, also being the northwest corner of said Lot 5, Block A, lying on the south right-of-way of Springer Road (called 80' right-of-way);

THENCE North 88 degrees 31 minutes 18 seconds East, along the south right-of-way line of said Springer Road, a distance of 427.19 feet to a found 5/8 inch iron rod, said point being the northeast corner of said Lot 5, Block A, also being the northwest corner of that certain tract of land described in Special Warranty Deed to Lattimore Materials Company, L.P. recorded in Volume 1986, Page 20, Deed Records, Rockwall County, Texas;

THENCE South 01 degrees 35 minutes 30 seconds East, departing the south right-of-way line of said Springer Road, along the west line of said Lattimore tract, a distance of 193.85 feet to a nail in concrete found, said point being the southeast corner of said Lot 5, Block A, also being the northeast corner of Lot 6, Block A of said Sharp Addition;

THENCE South 88 degrees 15 minutes 48 seconds West, departing the west line of said Lattimore tract, along the north line of said Lot 6, Block A, a distance of 428.46 feet to a found 1/2 inch iron rod with plastic yellow cap stamped "TXHS", said point being the northwest corner of said Lot 6, Block A, also being the southwest corner of said Lot 5, Block A, lying on the east line of said Lot 4, Block A;

THENCE North 01 degrees 13 minutes 22 seconds West, along the east line of said Lot 4, Block A, a distance of 195.79 feet to the POINT OF BEGINNING and containing 83,348 square feet or 1.91 acre of land.

SURVEYORS CERTIFICATE:

I, Gary E. Johnson, 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.

PRELIMINARY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSES AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT. (12/17/2021)

Gary E. Johnson, R.P.L.S. No. 5390

STATE OF TEXAS
COUNTY OF ROCKWALL

BEFORE ME, the undersigned authority, a Notary Public in and for the said County and State, on this day personally appeared Gary E. Johnson, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and considerations therein expressed and in the capacity therein stated and as the act and deed therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2021.

Notary Signature

EASEMENT LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	30.00'	N88°31'18"E
L2	30.21'	S1°13'22"W
L3	5.38'	N88°46'38"E
L4	12.24'	N1°13'22"W
L5	20.00'	N88°46'38"E
L6	12.24'	S1°13'22"E
L7	246.90'	N88°46'38"E
L8	31.42'	N1°13'22"W
L9	20.00'	N88°31'18"E
L10	31.51'	S1°13'22"E
L11	48.13'	N88°46'38"E
L12	45.07'	N43°46'38"E
L13	24.91'	N88°31'18"E
L14	3.46'	S1°35'30"E
L15	68.61'	S43°46'38"W
L16	332.87'	S88°46'38"W
L17	19.86'	S1°13'22"E
L18	10.00'	N90°00'00"W
L19	19.65'	N1°13'22"W
L20	5.82'	S88°46'38"W

EASEMENT LINE TABLE		
LINE #	LENGTH	DIRECTION
L21	20.00'	N1°13'22"W
L22	81.37'	N88°31'18"E
L23	12.55'	N1°28'42"W
L24	76.78'	N87°42'17"E
L25	53.03'	N89°49'36"E
L26	9.34'	N58°08'07"E
L27	47.53'	N84°41'36"E
L28	10.24'	S74°44'02"E
L29	31.42'	N74°18'40"E
L30	22.58'	S42°23'22"E
L31	39.15'	N89°54'10"E
L32	21.25'	S69°49'52"E
L33	19.47'	N89°21'03"E
L34	22.07'	S12°50'35"E
L35	9.05'	S57°24'49"E
L36	82.42'	S1°34'54"E
L37	15.51'	S85°11'27"E
L38	56.91'	S1°35'30"E
L39	15.42'	S88°15'48"W
L40	11.48'	N1°34'54"W

EASEMENT LINE TABLE		
LINE #	LENGTH	DIRECTION
L41	58.07'	S87°36'31"W
L42	17.60'	N59°16'36"W
L43	90.94'	N1°45'33"W
L44	5.91'	N11°16'43"W
L45	15.07'	S89°10'44"W
L46	18.48'	N55°26'14"W
L47	122.56'	S87°05'32"W
L48	13.59'	S53°05'14"W
L49	67.87'	N85°29'31"W
L50	37.50'	S1°32'05"E
L51	59.24'	S20°23'21"W
L52	32.55'	N48°33'22"W
L53	64.37'	N19°41'53"W
L54	14.43'	N88°09'43"E
L55	24.36'	N51°19'07"E
L56	16.89'	N7°59'25"W
L57	36.15'	N12°37'29"E



FINAL PLAT
5 SHARP PROPERTIES
LOT 7, BLOCK A
83,348 SQUARE FEET / 1.91 ACRES
BEING A REPLAT OF LOT 5, BLOCK A
SHARP ADDITION

IN THE J.A. RAMSEY SURVEY, ABSTRACT NO. 186
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

DATE: 09/23/2021 / JOB # 2100165-2 / SCALE= 1" = 50' / DRAWN: JAM



CITY OF ROCKWALL

CITY COUNCIL MEMORANDUM

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

TO: Mayor and City Council
DATE: February 7, 2022
APPLICANT: Gerald Monk, *Monk Consulting Engineers*
CASE NUMBER: P2022-004; *Replat for Lot 8, Block A, Sharp Addition*

SUMMARY

Consider a request by Gerald Monk of Monk Consulting Engineers on behalf of 5 Sharp Real Estate for the approval of a Replat for Lot 8, Block A, Sharp Addition being a 1.91-acre parcel of land identified as Lot 5, Block A, Sharp Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 46 (PD-46) for Commercial (C) District land uses, addressed as 3301 Springer Road, and take any action necessary.

PLAT INFORMATION

- ☒ The applicant is requesting the approval of a Replat for a 1.91-acre parcel of land (*i.e. Lot 5, Block A, Sharp Addition*) for the purpose of establishing a 30-foot utility easement and detention easement to facilitate the development of the subject property. Prior to the applicant's submittal for this Replat, the subject property was approved for a ~12,000 SF *Office/Warehouse/Distribution Facility* [Case No. SP2021-015] by the Planning and Zoning Commission.
- ☒ The subject property was annexed -- *along with the rest of the land area that makes up Planned Development District 46 (PD-46)* -- by the City Council on July 21, 1997 by *Ordinance No. 97-14*. On March 1, 1999, the City Council approved a zoning change from an Agricultural (AG) District to Planning Development District 46 (PD-46) [*Ordinance No. 99-05*]. This zoning change assigned an underlying zoning of Commercial (C) District for the area, establishing a legally non-conforming land use for all properties within this Planned Development District (PD-46). On August 2, 2021, the City Council approved an amendment to Planned Development District 46 (PD-46) [*Ordinance No. 21-32*] allowing for the *Warehouse/Distribution Center* land on the subject property. On August 10, 2021 the Planning and Zoning Commission approved a site plan [Case No. SP2021-015] to allow the construction of a ~12,000 SF *Office/Warehouse/Distribution Facility*. Currently, the subject property is a vacant parcel of land.
- ☒ The surveyor has completed the majority of the technical revisions requested by staff, and this Replat -- *conforming to the requirements for plats as stipulated by the Subdivision Ordinance in the Municipal Code of Ordinances* -- is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.
- ☒ Conditional approval of this Replat 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 the *Subdivision Ordinance* in the Municipal Code of Ordinances.

CONDITIONS OF APPROVAL

If the City Council chooses to approve the Replat for *Lot 8, Block A, Sharp Addition*, staff would propose the following conditions of approval:

- (1) All technical comments from City Staff (*i.e. Engineering, Planning and Fire Department*) shall be addressed prior to submittal of civil engineering plans;

- (2) Any construction resulting from the approval of this Replat 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 January 25, 2022, the Planning and Zoning Commission approved a motion to recommend approval of the replat 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. _____

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]:

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- ☐ 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 **340⁰⁰**
- ☐ Amending or Minor Plat (\$150.00)
- ☐ Plat Reinstatement Request (\$100.00)

Site Plan Application Fees:

- ☐ Site Plan (\$250.00 + \$20.00 Acre) ¹
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- ☐ 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 **SPRINGER ROAD**

Subdivision **SHARP**

Lot **5** Block **A**

General Location **West on Springer from FM 548**

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning **Pb-46**

Current Use **UNDEU.**

Proposed Zoning **same**

Proposed Use **Commercial Buildings**

Acreage **1.91**

Lots [Current] **1**

Lots [Proposed] **1**

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

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

☐ Owner

☐ Applicant

Contact Person

Contact Person

Address

Address

City, State & Zip

City, State & Zip

Phone

Phone

E-Mail

E-Mail

Monk Consulting Engineers

Gerard Monk

1200 W State St.

GARLAND TX

972-272-1763

jerry@monkconsulting.com

NOTARY VERIFICATION [REQUIRED]

Before me, the undersigned authority, on this day personally appeared **Ger. Monk** [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 \$ **340**, to cover the cost of this application, has been paid to the City of Rockwall on this the **14** day of **JAN**, 20 **22**. 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."

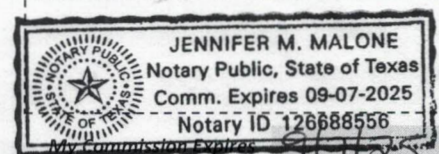
Given under my hand and seal of office on this the **14** day of **January**, 20 **22**.

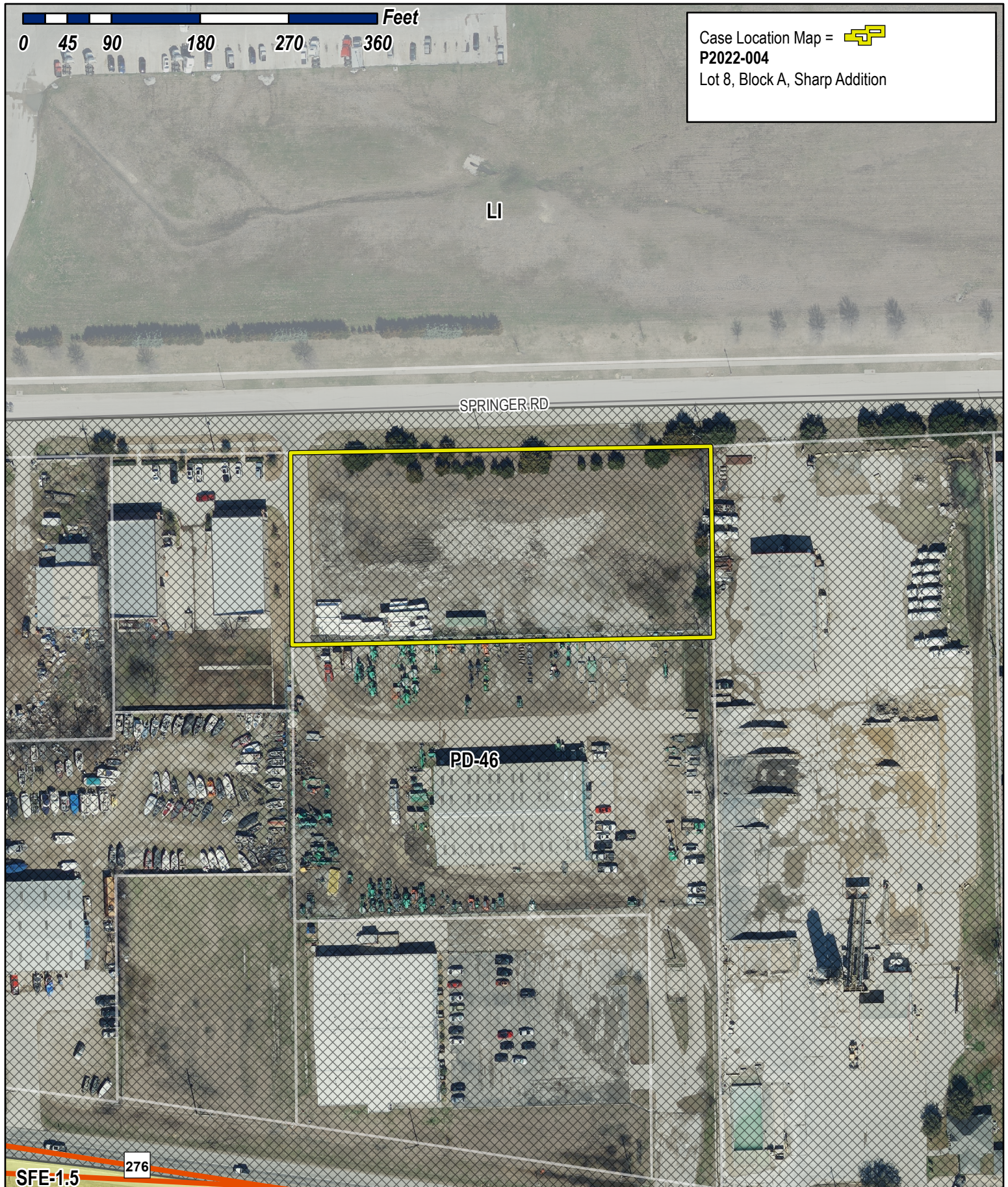
Owner's Signature


Notary Public in and for the State of Texas

Ger. Monk

Jennifer Malone





Case Location Map = 
P2022-004
Lot 8, Block A, Sharp Addition



City of Rockwall

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

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OWNER'S DEDICATION:

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

Planning & Zoning Commission, Chairman Date

APPROVED:

I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the _____ day of _____, 2021.

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.

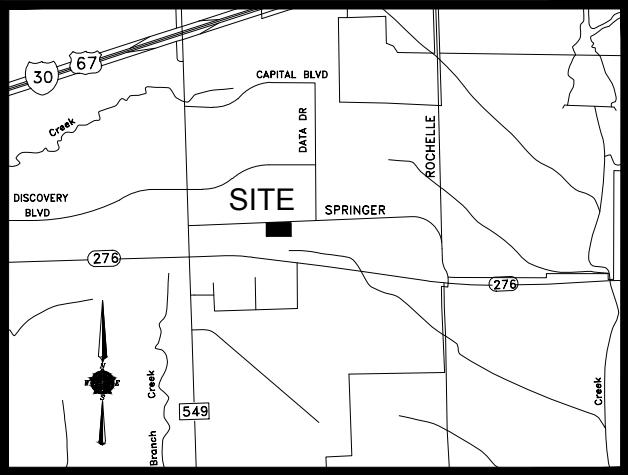
WITNESS OUR HANDS, this _____ day of _____, 2021.

Mayor, City of Rockwall

City Secretary

City Engineer

VICINITY MAP - NOT TO SCALE



GENERAL NOTES:

- Bearings and elevations are based on NAD83, North American Datum of 1983.
- The purpose of this replat is to add a 30 foot utility easement and a detention pond easement.
- This property is in Zone(s) X of the Flood Insurance Rate Map, Community Panel No. 48397C0045 L, which bears an effective date of September 26, 2008 and IS NOT in a Special Flood Hazard Area.
- City of Rockwall Geodetic Control Monuments
**Station No. COR-8 (Benchmark)
N: 7018063.113 E: 2609533.682 Elev.= 600.48'

**Station No. COR-9 (Benchmark)
N: 7020550.132 E: 2607463.893 Elev.= 595.63'
- Property owner is responsible for all maintenance, repair and replacement of all drainage and detention systems.

LEGEND:

- CM CONTROLLING MONUMENT
IRF IRON ROD FOUND
IRS IRON ROD SET WITH YELLOW CAP
STAMPED "TXHS"
VOL., PG. VOLUME, PAGE
O.P.R.R.C.T. OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS
D.R.R.C.T. DEED RECORDS, ROCKWALL COUNTY, TEXAS
P.R.R.C.T. PLAT RECORDS, ROCKWALL COUNTY, TEXAS
INST. NO. INSTRUMENT NUMBER
- 30 FOOT UTILITY EASEMENT
DETENTION POND EASEMENT

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 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.

I 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; I, my successors and assigns hereby waive any claim, damage or cause of action that I may have as a result of the dedication of exactions made herein.
WITNESS MY HAND THIS _____ DAY OF _____, 2021.

5 Sharp Real Estate, LLC

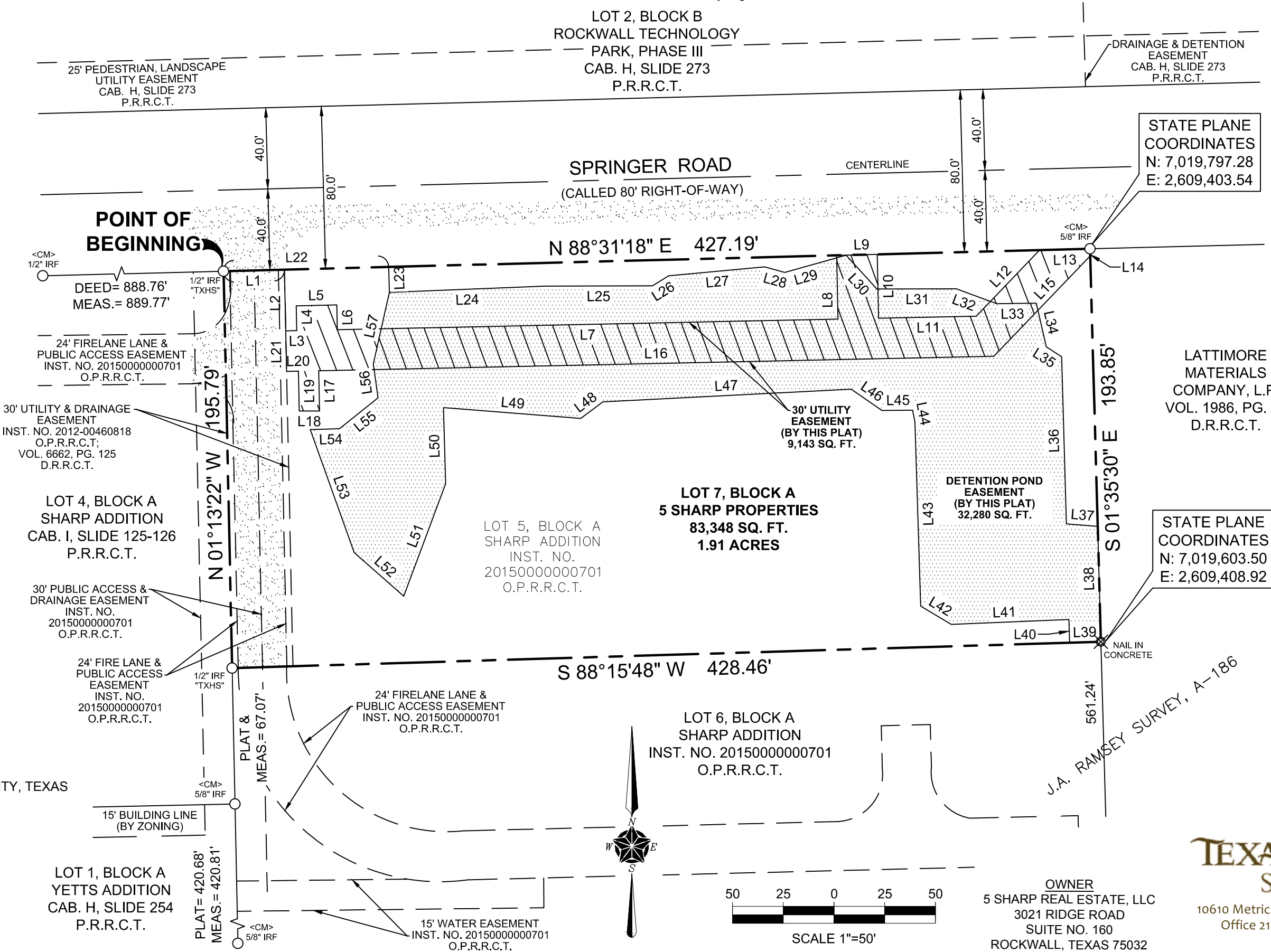
Kris Sharp - Managing Member

STATE OF TEXAS
COUNTY OF ROCKWALL

BEFORE ME, the undersigned authority, a Notary Public in and for the said County and State, on this day personally appeared Kris Sharp known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and considerations therein expressed and in the capacity therein stated and as the act and deed therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2021.

Notary Signature



OWNER'S CERTIFICATE:

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS, 5 Sharp Real Estate, L.L.C., is the sole owner of a tract of land situated in the J.A. Ramsey Survey, Abstract No. 186 in the City of Rockwall, Rockwall County, Texas, and being known as Lot 5, Block A, Sharp Addition, an addition to the City of Rockwall, Rockwall County, Texas, according to the Plat thereof recorded in Instrument Number 20150000000701, Official Public Records, Rockwall County, Texas, and being the same tract of land described in General Warranty Deed to 5 Sharp Real Estate, L.L.C., recorded in Instrument No. 2021000010533, Official Public Records, Rockwall County, Texas, being more particularly described by metes and bounds as follows:

BEGINNING at a found 1/2 inch iron rod with plastic yellow cap stamped "TXHS", said point being the northeast corner of Lot 4, Block A, of said Sharp Addition, also being the northwest corner of said Lot 5, Block A, lying on the south right-of-way of Springer Road (called 80' right-of-way);

THENCE North 88 degrees 31 minutes 18 seconds East, along the south right-of-way line of said Springer Road, a distance of 427.19 feet to a found 5/8 inch iron rod, said point being the northeast corner of said Lot 5, Block A, also being the northwest corner of that certain tract of land described in Special Warranty Deed to Lattimore Materials Company, L.P. recorded in Volume 1986, Page 20, Deed Records, Rockwall County, Texas;

THENCE South 01 degrees 35 minutes 30 seconds East, departing the south right-of-way line of said Springer Road, along the west line of said Lattimore tract, a distance of 193.85 feet to a nail in concrete found, said point being the southeast corner of said Lot 5, Block A, also being the northeast corner of Lot 6, Block A of said Sharp Addition;

THENCE South 88 degrees 15 minutes 48 seconds West, departing the west line of said Lattimore tract, along the north line of said Lot 6, Block A, a distance of 428.46 feet to a found 1/2 inch iron rod with plastic yellow cap stamped "TXHS", said point being the northwest corner of said Lot 6, Block A, also being the southwest corner of said Lot 5, Block A, lying on the east line of said Lot 4, Block A;

THENCE North 01 degrees 13 minutes 22 seconds West, along the east line of said Lot 4, Block A, a distance of 195.79 feet to the POINT OF BEGINNING and containing 83,348 square feet or 1.91 acre of land.

SURVEYORS CERTIFICATE:

I, Gary E. Johnson, 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.

PRELIMINARY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSES AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT. (12/17/2021)

Gary E. Johnson, R.P.L.S. No. 5390

STATE OF TEXAS
COUNTY OF ROCKWALL

BEFORE ME, the undersigned authority, a Notary Public in and for the said County and State, on this day personally appeared Gary E. Johnson, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and considerations therein expressed and in the capacity therein stated and as the act and deed therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2021.

Notary Signature

EASEMENT LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	30.00'	N88°31'18"E
L2	30.21'	S1°13'22"E
L3	5.38'	N88°46'38"E
L4	12.24'	N1°13'22"W
L5	20.00'	N88°46'38"E
L6	12.24'	S1°13'22"E
L7	246.90'	N88°46'38"E
L8	31.42'	N1°13'22"W
L9	20.00'	N88°31'18"E
L10	31.51'	S1°13'22"E
L11	48.13'	N88°46'38"E
L12	45.07'	N43°46'38"E
L13	24.91'	N88°31'18"E
L14	3.46'	S1°35'30"E
L15	68.61'	S43°46'38"W
L16	332.87'	S88°46'38"W
L17	19.86'	S1°13'22"E
L18	10.00'	N90°00'00"W
L19	19.65'	N1°13'22"W
L20	5.82'	S88°46'38"W

EASEMENT LINE TABLE		
LINE #	LENGTH	DIRECTION
L21	20.00'	N1°13'22"W
L22	81.37'	N88°31'18"E
L23	12.55'	N1°28'42"W
L24	76.78'	N87°42'17"E
L25	53.03'	N89°49'36"E
L26	9.34'	N58°08'07"E
L27	47.53'	N84°41'36"E
L28	10.24'	S74°44'02"E
L29	31.42'	N74°18'40"E
L30	22.58'	S42°23'22"E
L31	39.15'	N89°54'10"E
L32	21.25'	S69°49'52"E
L33	19.47'	N89°21'03"E
L34	22.07'	S12°50'35"E
L35	9.05'	S57°24'49"E
L36	82.42'	S1°34'54"E
L37	15.51'	S85°11'27"E
L38	56.91'	S1°35'30"E
L39	15.42'	S88°15'48"W
L40	11.48'	N1°34'54"W

EASEMENT LINE TABLE		
LINE #	LENGTH	DIRECTION
L41	58.07'	S87°36'31"W
L42	17.60'	N59°16'36"W
L43	90.94'	N1°45'33"W
L44	5.91'	N11°16'43"W
L45	15.07'	S89°10'44"W
L46	18.48'	N55°26'14"W
L47	122.56'	S87°05'32"W
L48	13.59'	S53°05'14"W
L49	67.87'	N85°29'31"W
L50	37.50'	S1°32'05"E
L51	59.24'	S20°23'21"W
L52	32.55'	N48°33'22"W
L53	64.37'	N19°41'53"W
L54	14.43'	N88°09'43"E
L55	24.36'	N51°19'07"E
L56	16.89'	N7°59'25"W
L57	36.15'	N12°37'29"E



FINAL PLAT
5 SHARP PROPERTIES
LOT 7, BLOCK A
83,348 SQUARE FEET / 1.91 ACRES
BEING A REPLAT OF LOT 5, BLOCK A
SHARP ADDITION

IN THE J.A. RAMSEY SURVEY, ABSTRACT NO. 186
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

DATE: 09/23/2021 / JOB # 2100165-2 / SCALE= 1" = 50' / DRAWN: JAM



February 14, 2022

TO: Gerald Monk
Monk Consulting Engineering
1200 W. State Street
Garland, TX 75040

FROM: Henry Lee
City of Rockwall Planning and Zoning Department
385 S. Goliad Street
Rockwall, TX 75087

SUBJECT: P2022-004; *Replat for Lot 8, Block A, Sharp Addition*

Gerald Monk:

This letter serves to notify you that the above referenced platting case that you submitted for consideration by the City of Rockwall was approved by the City Council on February 7, 2022. The following is a record of all recommendations, voting records and conditions of approval:

Staff Recommendations

- (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 January 25, 2022, the Planning and Zoning Commission approved a motion to recommend approval of the replat by a vote of 7-0.

City Council

On February 7, 2022, the City Council approved a motion to approve the replat with the conditions of approval by a vote of 7-0.

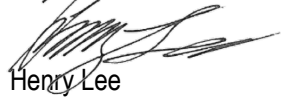
Prior to submitting the required materials for filing, please send or submit a physical or digital copy of the plat to allow staff to ensure that all outstanding comments have been addressed. Once staff has verified all comments have been addressed you will be required to submit -- *at a minimum* -- the following:

- (1) One (1) set(s) of mylar copies of the plat.
- (2) One (1) tax certificate for each property being platted that demonstrates that the current years taxes have been paid.
- (3) A check for the filing fees (confirm fees with staff) made out to the *Rockwall County Clerk's Office*.

Please note that the filing fee amount above is only an estimate and that filing fees are subject to change based on the requirements of the *Rockwall County Clerk's Office*. In addition, if you are submitting mylars between September 1st and December 31st, you will be required to submit the current year's tax receipt showing that all assessed taxes have been paid. If taxes have not been assessed on the property being platted, a statement/letter from the *Rockwall Central Appraisal District (RCAD)* and an additional \$4.00 filing fee will be required to be submitted to staff.

All plats must be submitted to the City with the required filing fees and tax certificates a minimum of 180-days from the approval date. Failure to miss this deadline, will result in the plat being expired in accordance with the requirements of Chapter 38, *Subdivisions*, of the Municipal Code of Ordinances. Should you have any questions or concerns regarding your plat or the platting process, please feel free to contact me a (972) 771-6488.

Sincerely,

A handwritten signature in black ink, appearing to read 'Henry Lee', is written over the printed name.

Henry Lee
Planner

Lee, Henry

From: Jennifer Malone <Jennifer@monkconsulting.com>
Sent: Tuesday, January 25, 2022 10:17 AM
To: Lee, Henry; Jerry Monk
Subject: FW: Project Comments P2022-004
Attachments: 2100165-5 FINAL PLAT.PDF

Henry,

Here is the revised plat with comments addressed. Please let me know if you need hardcopies.

Thank you,
Jennifer

Monk Consulting Engineers, Inc.

1200 W. State St.
Garland, TX 75040

972-272-1763 Office
972-272-8761 Fax

From: Doug Stewart <Doug@txheritage.onmicrosoft.com>
Sent: Tuesday, January 25, 2022 9:17 AM
To: 'Gerald Monk' <jerry@monkconsulting.com>; 'Jennifer Malone' <jennifer@monkconsulting.com>
Subject: RE: Project Comments P2022-004

Good morning Jerry,

There is a lot of overlap in the easements so we did a separate exhibit drawing for the new fire lane easement which also took us to a second page. Updated plat and invoice attached.

Thanks,

DOUG R. STEWART
GENERAL MANAGER
TEXAS HERITAGE SURVEYING, LLC
10610 METRIC DRIVE, SUITE 124
DALLAS, TEXAS 75243
214-340-9700
214-340-9710
FIRM NO. 10169300

From: Gerald Monk [<mailto:jerry@monkconsulting.com>]
Sent: Friday, January 21, 2022 5:33 PM

To: Doug Stewart; Jennifer Malone
Subject: Fwd: Project Comments P2022-004

Can you get these tweaks asap please
Thanks

Gerald E. Monk PE
Monk Consulting Engineers, Inc.

iPhone

Begin forwarded message:

From: "Lee, Henry" <HLee@rockwall.com>
Date: January 21, 2022 at 4:16:46 PM CST
To: jerry@monkconsulting.com
Subject: Project Comments P2022-004

Good Afternoon,

Attached are the project comment in reference to your case, P2022-004. Make note of the meeting dates, and feel free to contact staff if you have any questions.

Thank you,



HENRY LEE
Planner
Planning & Zoning Department
972.772.6434
HLee@rockwall.com
385 S. Goliad Street, Rockwall, TX 75087

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