



# PLANNING AND ZONING CASE CHECKLIST

## PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET  
ROCKWALL, TX 75087

P&Z CASE # P2022-012 P&Z DATE 09/13/2022 CC DATE 09/19/2022 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

### HPAB Application

- ☐ Exhibit

### Miscellaneous Application

- ☐ Variance/Exception Request

- ☐ Copy of Ordinance (ORD# \_\_\_\_\_)
- ☐ Applications
- ☐ Receipt
- ☒ Location Map
- ☐ HOA Map
- ☐ PON Map
- ☐ FLU Map
- ☐ Newspaper Public Notice
- ☐ 500-foot Buffer Public Notice
- ☐ Project Review
- ☐ Staff Report
- ☐ Correspondence
- ☐ Copy-all Plans Required
- ☐ Copy-Mark-Ups
- ☐ City Council Minutes – Laserfiche
- ☐ Minutes-Laserfiche
- ☐ Plat Filled 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.

PR022-012

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:

*[Signature]*

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

## PLATTING APPLICATION FEES:

- ☐ MASTER PLAT (\$100.00 + \$15.00 ACRE) <sup>1</sup>  
☐ PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE) <sup>1</sup>  
☒ FINAL PLAT (\$300.00 + \$20.00 ACRE) <sup>1</sup>  
☐ REPLAT (\$300.00 + \$20.00 ACRE) <sup>1</sup>  
☐ AMENDING OR MINOR PLAT (\$150.00)  
☐ PLAT REINSTATEMENT REQUEST (\$100.00)

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- ☐ SITE PLAN (\$250.00 + \$20.00 ACRE) <sup>1</sup>  
☐ AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$100.00)

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- ☐ ZONING CHANGE (\$200.00 + \$15.00 ACRE) <sup>1</sup>  
☐ SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) <sup>1&2</sup>  
☐ PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) <sup>1</sup>

## OTHER APPLICATION FEES:

- ☐ TREE REMOVAL (\$75.00)  
☐ VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00) <sup>2</sup>

## NOTES:

<sup>1</sup> IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.  
<sup>2</sup> A \$1,000.00 FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

## PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 228, 302 & 306 W. QUAIL RUN ROAD

SUBDIVISION TRACT 5 OF THE S. KING SURVEY, ABS 131 LOT N/A BLOCK N/A

GENERAL LOCATION SOUTH OF THE INTERSECTION OF W. QUAIL RUN RD. & RANDOM OAKS DR.

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

CURRENT ZONING PD-65

CURRENT USE VACANT

PROPOSED ZONING PD-65

PROPOSED USE SINGLE-FAMILY

ACREAGE 2.09

LOTS [CURRENT]

1

LOTS [PROPOSED]

3

- ☐ **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 CITY OF ROCKWALL

☐ APPLICANT

CONTACT PERSON RYAN MILLER

CONTACT PERSON

ADDRESS 305 S. GOLIAD ST.

ADDRESS

CITY, STATE & ZIP ROCKWALL, TX 75087

CITY, STATE & ZIP

PHONE 972-772-6441

PHONE

E-MAIL RMILLER@ROCKWALL.COM

E-MAIL

## NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED RYAN MILLER [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 \$ 0.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 20TH DAY OF AUGUST, 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."

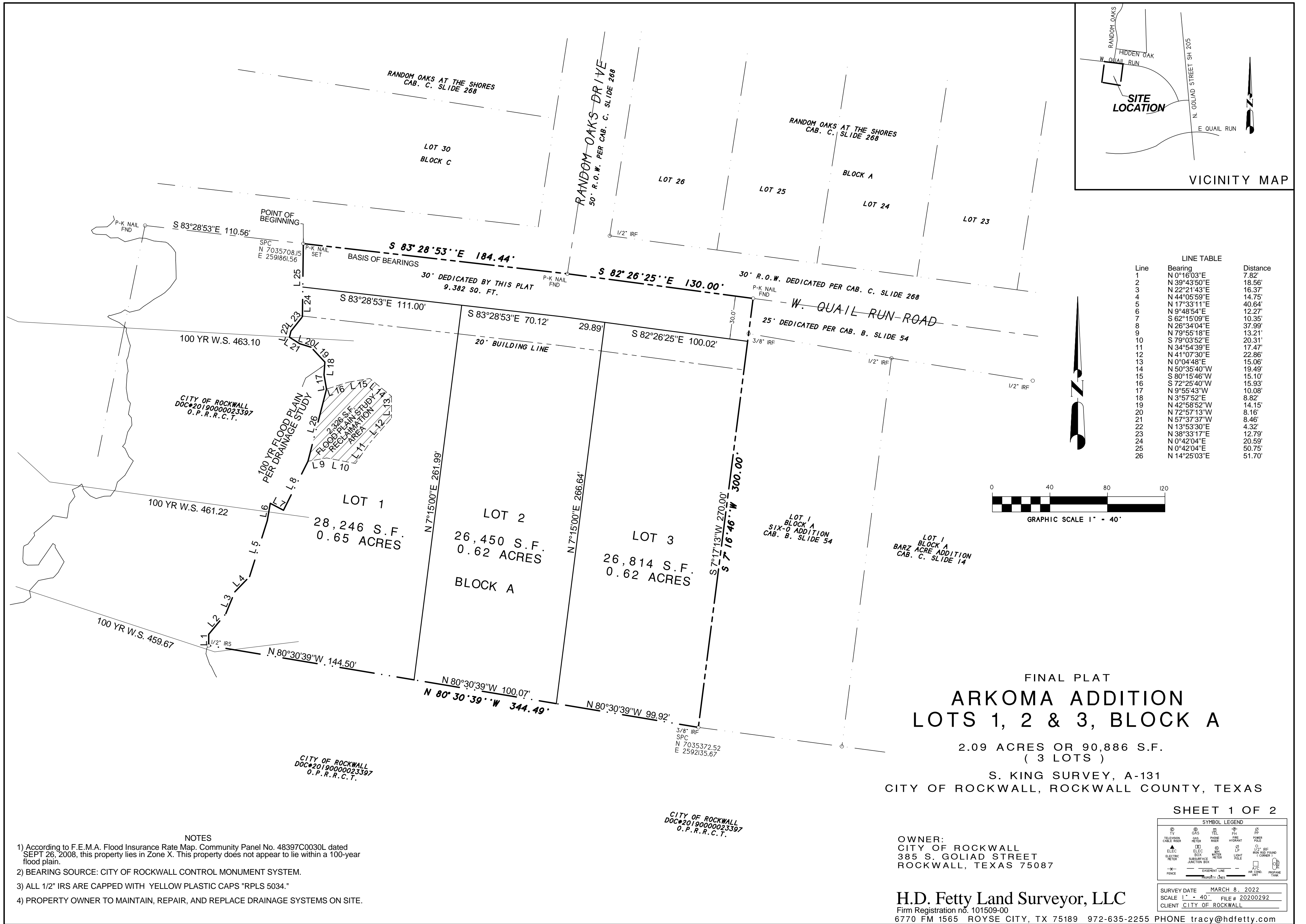
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

OWNER'S SIGNATURE

*[Signature]*

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES





OWNER'S CERTIFICATE  
(Public Dedication)  
STATE OF TEXAS  
COUNTY OF ROCKWALL

WHEREAS CITY OF ROCKWALL, TEXAS, 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 S. KING SURVEY, ABSTRACT NO. 131, City of Rockwall, Rockwall County, Texas, and being a part of that tract of land as described in a Warranty Deed from Arkoma Development, LLC to City of Rockwall, Texas, as recorded in Document no. 2019000023397 the Official Public Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a P-K nail set found for corner in the center of W. Quail Run Road, said point being S. 83 deg. 28 min. 53 sec. E. a distance of 110.56 feet from the Northwest corner of said City of Rockwall Texas tract and the south most southwest corner of Random Oaks at the Shores, an Addition to the City of Rockwall, Texas, according to the plat thereof recorded in Cabinet C, Slide 268 of the Plat Records of Rockwall County, Texas;

THENCE S. 83 deg. 28 min. 53 sec. E. along the south of said Addition and center of W. Quail Run Road, a distance of 184.44 feet to a P-K nail found found for corner;

THENCE S. 82 deg. 26 min. 25 sec. E. along the south of said Addition and center of W. Quail Run Road, a distance of 130.00 feet to a P-K nail found found for corner at the northwest corner of Six-O Addition, an Addition to the City of Rockwall, Texas, according to the Plat thereof recorded in Cabinet B, Slide 54 of the Plat Records of Rockwall County, Texas;

THENCE S. 07 deg. 16 min. 46 sec. W. along the west line of said Six-O Addition, a distance of 300.0 feet to a 3/8" iron rod found for corner at the southwest corner of said Six-O Addition;

THENCE N. 80 deg. 30 min. 39 sec. W. a distance of 344.49 feet to a 1/2" iron rod with yellow plastic cap stamped "RPLS 5034" set for corner in the 100 year flood plain per drainage study;

THENCE along said 100 year flood plain per drainage study as follows:

N 0°16'03"E, 7.82 feet; N 39°43'50"E, 18.56 feet; N 22°21'43"E, 16.37 feet; N 44°05'59"E, 14.75 feet; N 17°33'11"E, 40.64 feet; N 9°48'54"E, 12.27 feet; S 62°15'08"E, 10.35 feet; N 26°34'04"E, 37.99 feet; N 14°25'03"E, 51.70 feet; N 9°55'43"W, 10.08 feet; N 3°57'52"E, 8.82 feet; N 42°58'52"W, 14.15 feet; N 72°57'13"W, 8.16 feet; N 57°37'37"W, 8.46 feet; N 13°53'30"E, 4.32 feet; N 38°33'17"E, 12.79 feet;

THENCE N. 00 deg. 42 min. 04 sec. E. a distance of 50.75 feet to the POINT OF BEGINNING and containing 90,886 square feet or 2.09 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS  
COUNTY OF ROCKWALL

I the undersigned owner of the land shown on this plat, and designated herein as ARKOMA ADDITION, LOTS 1, 2 & 3, BLOCK A, an Addition to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I further certify that all other parties who have a mortgage or lien interest in ARKOMA ADDITION, LOTS 1, 2 & 3, BLOCK A have been notified and signed this plat.

I 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.

I 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, maint aining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.
- 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 Roc kwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, sto rm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or

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

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

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 exaction's made herein.

City Manager, City of Rockwall, Texas

STATE OF TEXAS  
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared \_\_\_\_\_ known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given upon my hand and seal of office this \_\_\_\_\_day of \_\_\_\_\_, \_\_\_\_\_.

Notary Public in and for the State of Texas

My Commission Expires: \_\_\_\_\_

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

RECOMMENDED FOR FINAL APPROVAL

Planning and Zoning Commission \_\_\_\_\_ Date \_\_\_\_\_

APPROVED

I hereby certify that the above and foregoing plat of ARKOMA ADDITION, LOTS 1, 2 & 3, BLOCK A, an addition to the City of Rockwall, Texas, an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the \_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

This approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk of Rockwall, County, Texas, within one hundred eighty (180) days from said date of final approval.

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

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

Mayor, City of Rockwall \_\_\_\_\_

City Secretary City of Rockwall \_\_\_\_\_

City Engineer \_\_\_\_\_

Date \_\_\_\_\_

FINAL PLAT  
ARKOMA ADDITION  
LOTS 1, 2 & 3, BLOCK A

2.09 ACRES OR 90,886 S.F.  
( 3 LOTS )

S. KING SURVEY, A-131  
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNER:  
CITY OF ROCKWALL  
385 S. GOLIAD STREET  
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									
⊗	⊗	⊗	⊗	⊗	⊗	⊗	⊗	⊗	⊗
TELEPHONE	GAS	TEL	PH	PP					
CABLE RISER	METER	RISER	HYDRANT	POLE					
▲	⊗	⊗	⊗	⊗	⊗	⊗	⊗	⊗	⊗
ELECTRIC	ELECTRIC	WATER	L.P.	IRON ROD FOUND					
METER	BOX	METER	POLE	1 CORNER					
	SURFACE								
	JUNCTION BOX								
—	EASEMENT LINE	—	—	—	—	—	—	—	—
—	PROPERTY LINE	—	—	—	—	—	—	—	—
—	FENCE	—	—	—	—	—	—	—	—
—	PROFANE	—	—	—	—	—	—	—	—

SURVEY DATE MARCH 8, 2022  
SCALE 1" = 40' FILE # 20200292  
CLIENT CITY OF ROCKWALL





# DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO.

**PR022-012**

**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:

*[Signature]*

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

## PLATTING APPLICATION FEES:

- ☐ MASTER PLAT (\$100.00 + \$15.00 ACRE) <sup>1</sup>  
☐ PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE) <sup>1</sup>  
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## NOTES:

<sup>1</sup> IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.  
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## PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS **228, 302 & 306 W. QUAIL RUN ROAD**

SUBDIVISION **TRACT 5 OF THE S. KING SURVEY, ABS 131** LOT **N/A** BLOCK **N/A**

GENERAL LOCATION **SOUTH OF THE INTERSECTION OF W. QUAIL RUN RD. & RANDOM OAKS DR.**

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

CURRENT ZONING **PD-65**

CURRENT USE **VACANT**

PROPOSED ZONING **PD-65**

PROPOSED USE **SINGLE-FAMILY**

ACREAGE **2.09**

LOTS [CURRENT]

**1**

LOTS [PROPOSED]

**3**

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

☒ OWNER **CITY OF ROCKWALL**

☐ APPLICANT

CONTACT PERSON **RYAN MILLER**

CONTACT PERSON

ADDRESS **385 S. GOLIAD ST.**

ADDRESS

CITY, STATE & ZIP **ROCKWALL, TX 75087**

CITY, STATE & ZIP

PHONE **972-772-6441**

PHONE

E-MAIL **RMILLER@ROCKWALL.COM**

E-MAIL

## NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED **RYAN MILLER** [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 \$ **0.00** TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE **20TH** DAY OF **AUGUST**, 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 \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

OWNER'S SIGNATURE

*[Signature]*

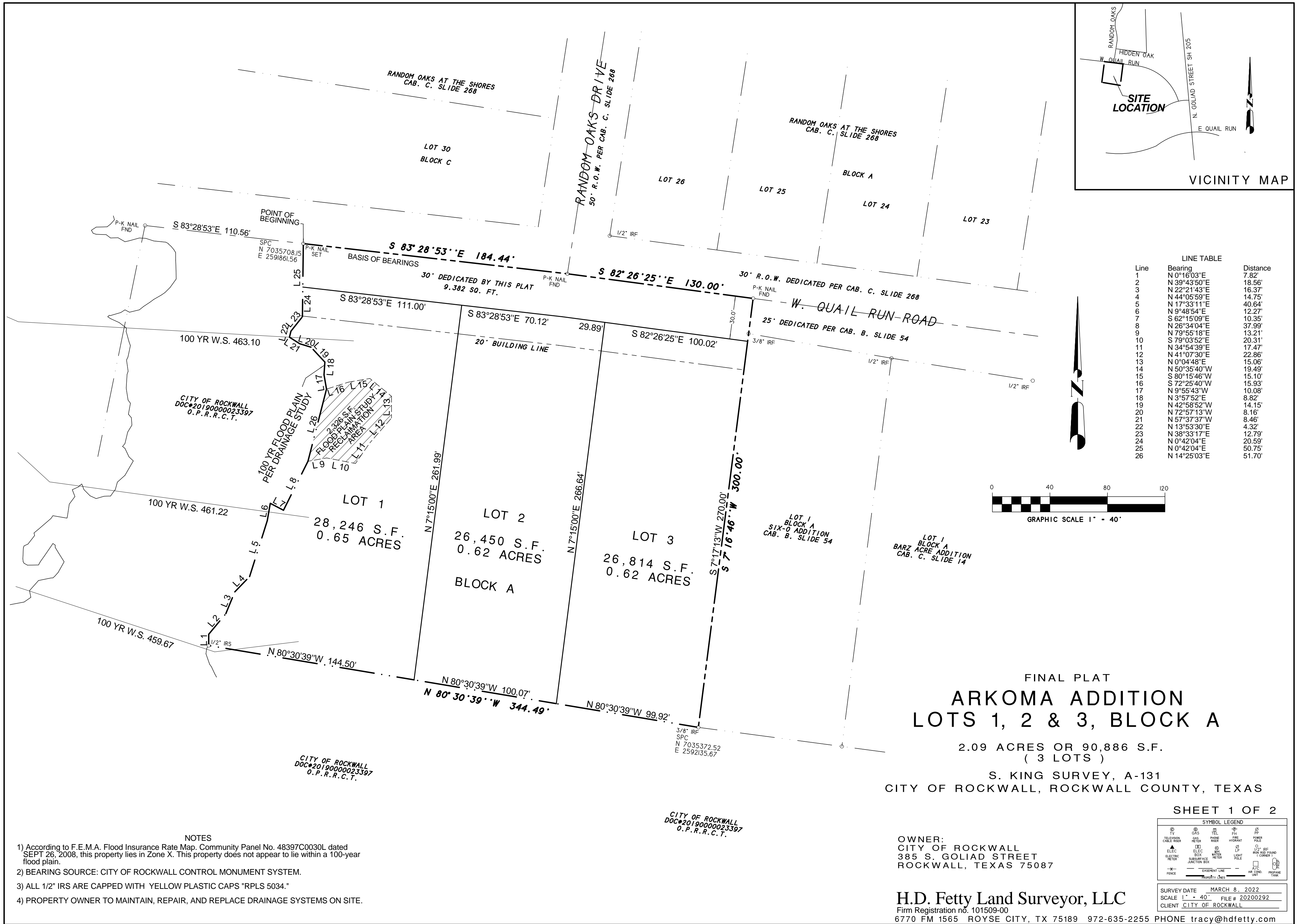
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES













# PROJECT COMMENTS



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

DATE: 8/26/2022

PROJECT NUMBER: P2022-012  
PROJECT NAME: Lot 1, Blocks A & B, Arkoma Addition  
SITE ADDRESS/LOCATIONS:

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

CASE CAPTION: Discuss and consider a request by the City of Rockwall for the approval of a Final Plat for Lots 1, 2, & 3, Block A, Arkoma Addition being a 2.90-acre parcel of land being a portion of a larger 11.723-acre tract of land identified as Tract 5 of the S. King Survey, Abstract No. 131, City of Rockwall, Rockwall County, Texas, Planned Development District 65 (PD-65) for Single-Family 10 (SF-10) District land uses, addressed as 228, 302, & 306 W. Quail Run Road, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Angelica Gamez	08/23/2022	Approved w/ Comments

08/26/2022: P2022-012: Final Plat for Lots 1, 2, & 3, Block A, Arkoma Addition

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

I.1 Discuss and consider a request by the City of Rockwall for the approval of a Final Plat for Lots 1, 2, & 3, Block A, Arkoma Addition being a 2.90-acre parcel of land being a portion of a larger 11.723-acre tract of land identified as Tract 5 of the S. King Survey, Abstract No. 131, City of Rockwall, Rockwall County, Texas, Planned Development District 65 (PD-65) for Single-Family 10 (SF-10) District land uses, addressed as 228, 302, & 306 W. Quail Run Road, and take any action necessary.

I.2 For questions or comments concerning this case please contact Angelica Gamez in the Planning Department at (972) 772-6438 or email agamez@rockwall.com.

M.3 For reference, include the case number (P2022-012) in the lower right-hand corner of all pages on future submittals. (Subsection 01.02(D), Article 11, UDC)

M.4 Please add "L24" metes and bounds to the Owners Certificate on Sheet 2. (Subsection 38.10(3), Chapter 38, Subdivisions, of the Municipal Code of Ordinances)

M.5 Please rewrite #4 (Storm Drainage Improvements Statement) from the Notes section on Sheet 1 to read like the statement below. (Subsection 10.06 (A), Chapter 38, Subdivisions, of the Municipal Code of Ordinances)

- Property owner shall be responsible for maintaining, repairing, and replacing all systems within the drainage and detention easements.

I.6 This project is subject to all requirements stipulated by the Unified Development Code (UDC) and Chapter 38 of the Municipal Code of Ordinances that are applicable to the subject property.

M.7 Please review and correct all items listed by the Engineering Department.

I.8 Staff has identified the aforementioned items necessary to continue the submittal process. Please make all revisions and corrections and return to staff as soon as possible for a subsequent review prior to approval. The Planning and Zoning Commission Meeting dates for this case will be held on August 30, 2022 and September 13, 2022.

I.9 The projected Parks Board Meeting date for this case is September 7, 2022.

I.10 The projected City Council Meeting dates for this case will be September 19, 2022 and October 3, 2022.

I.11 A representative is required to attend all meetings.

I.12 Please note that once the Final Plat has been approved by the Planning and Zoning Commission and City Council, the case will be considered to be conditionally approved pending all of staff's comments from all City Departments and any applicable conditions of approval contained in staff's case memo are addressed prior to the subdivision plat being filed.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Sarah Johnston	08/25/2022	Needs Review

08/25/2022: - Call out FFE for Lot 1. Minimum to be 2' above floodplain.  
 - 10' utility easement required along ROW.  
 - 10' wide erosion hazard setback needed. Erosion hazard set back needs to be in a drainage/setback easement.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Rusty McDowell	08/24/2022	Approved
No Comments			

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	05/16/2022	N/A
No Comments			

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	03/23/2022	Approved w/ Comments

03/23/2022: Addresses will be:  
 Lot 1= 306 West Quail Run Rd, Rockwall, TX 75032  
 Lot 2= 302 West Quail Run Rd, Rockwall, TX 75032  
 Lot 3= 228 West Quail Run Rd, Rockwall, TX 75032

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	04/28/2022	Approved
No Comments			

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	08/22/2022	Approved w/ Comments

08/22/2022: P2022-012 (Angelica Gamez) (Final Plat)  
 Park District 2  
 Cash in Lieu of Land \$575.00 x 3 lots = \$1,725.00  
 Pro Rata Equipment Fees \$544.00 x 3 lots = \$1,632.00  
 Total per lot (1) Lot \$1,119.00 x 3 lots = \$3,357.00





# DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO.

**PR022-012**

**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:

*[Signature]*  
*[Signature]*

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

## PLATTING APPLICATION FEES:

- ☐ MASTER PLAT (\$100.00 + \$15.00 ACRE) <sup>1</sup>  
☐ PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE) <sup>1</sup>  
☒ FINAL PLAT (\$300.00 + \$20.00 ACRE) <sup>1</sup>  
☐ REPLAT (\$300.00 + \$20.00 ACRE) <sup>1</sup>  
☐ AMENDING OR MINOR PLAT (\$150.00)  
☐ PLAT REINSTATEMENT REQUEST (\$100.00)

## SITE PLAN APPLICATION FEES:

- ☐ SITE PLAN (\$250.00 + \$20.00 ACRE) <sup>1</sup>  
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☐ SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) <sup>1&2</sup>  
☐ PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) <sup>1</sup>

## OTHER APPLICATION FEES:

- ☐ TREE REMOVAL (\$75.00)  
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## NOTES:

<sup>1</sup> IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.  
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## PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS **228, 302 & 306 W. QUAIL RUN ROAD**

SUBDIVISION **TRACT 5 OF THE S. KING SURVEY, ABS 131** LOT **N/A** BLOCK **N/A**

GENERAL LOCATION **SOUTH OF THE INTERSECTION OF W. QUAIL RUN RD. & RANDOM OAKS DR.**

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

CURRENT ZONING **PD-65**

CURRENT USE **VACANT**

PROPOSED ZONING **PD-65**

PROPOSED USE **SINGLE-FAMILY**

ACREAGE **2.09**

LOTS [CURRENT]

**1**

LOTS [PROPOSED]

**3**

- ☐ **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 **CITY OF ROCKWALL**

☐ APPLICANT

CONTACT PERSON **RYAN MILLER**

CONTACT PERSON

ADDRESS **385 S. GOLIAD ST.**

ADDRESS

CITY, STATE & ZIP **ROCKWALL, TX 75087**

CITY, STATE & ZIP

PHONE **972-772-6441**

PHONE

E-MAIL **RMILLER@ROCKWALL.COM**

E-MAIL

## NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED **RYAN MILLER** [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 \$ **0.00** TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE **20TH** DAY OF **AUGUST**, 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 \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

OWNER'S SIGNATURE

*[Signature]*

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES





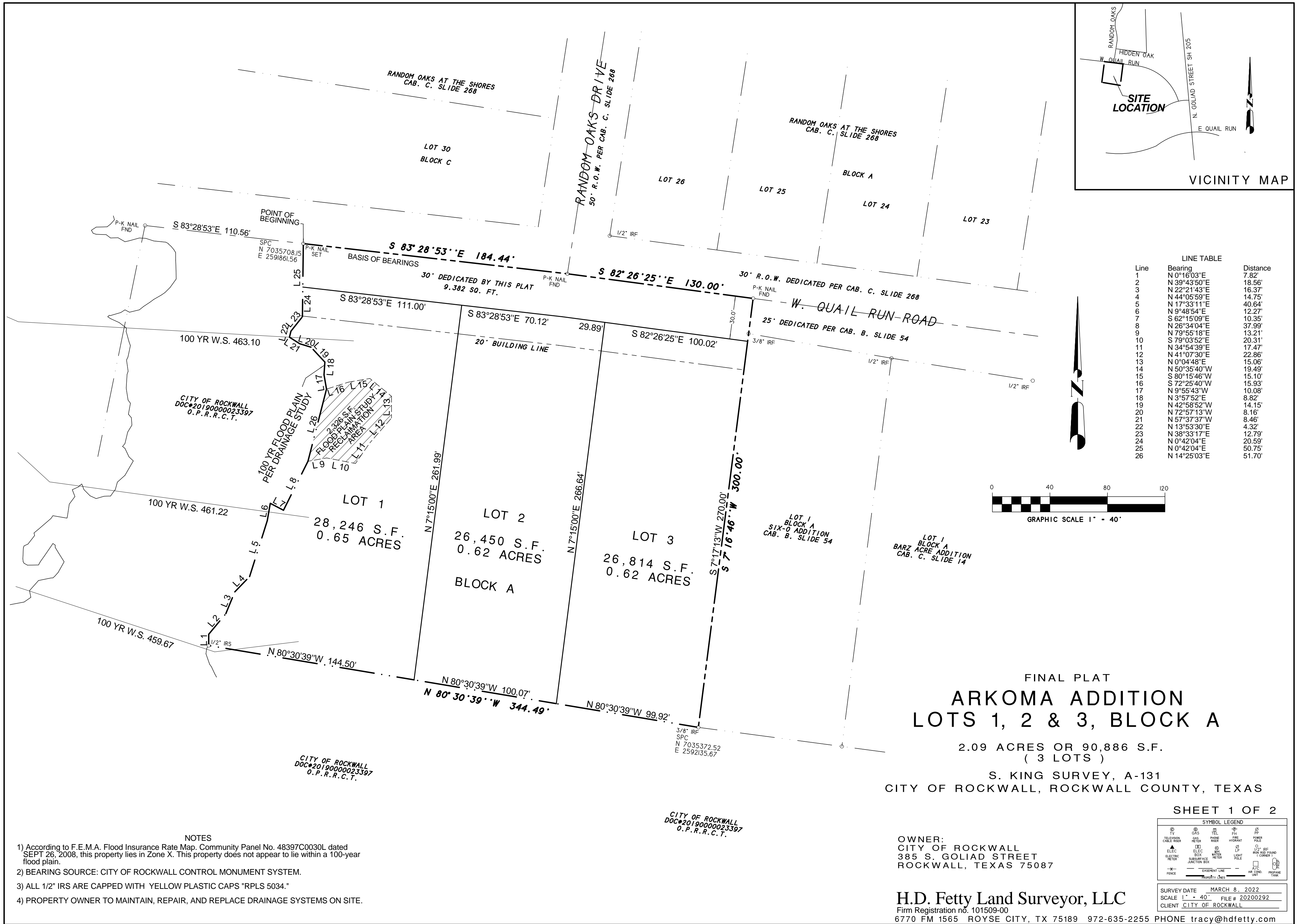
## City of Rockwall

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

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## CITY OF ROCKWALL

### PLANNING AND ZONING COMMISSION CASE MEMO

#### 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:** September 13, 2022  
**APPLICANT:** Ryan Miller; *City of Rockwall*  
**CASE NUMBER:** P2022-012; *Final Plat for Lots 1-3, Block A, Arkoma Addition*

---

#### **SUMMARY**

Discuss and consider a request by the City of Rockwall for the approval of a Final Plat for Lots 1, 2, & 3, Block A, Arkoma Addition being a 2.90-acre parcel of land being a portion of a larger 11.723-acre tract of land identified as Tract 5 of the S. King Survey, Abstract No. 131, City of Rockwall, Rockwall County, Texas, Planned Development District 65 (PD-65) for Single-Family 10 (SF-10) District land uses, addressed as 228, 302, & 306 W. Quail Run Road, and take any action necessary.

#### **PLAT INFORMATION**

- ☑ The applicant is requesting the approval of a Final Plat for a 2.90-acre tract of land of land (*i.e. being a portion of Tract 5 of the S. King Survey, Abstract No. 131*) for the purpose of creating three (3) residential lots (*i.e. Lots 1, 2, & 3, Block A, Arkoma Addition*) on the subject property.
- ☑ The subject property was annexed on February 6, 1961 by *Ordinance No. 61-02 [i.e. Case No. A1961-002]*. According to the January 3, 1972 zoning map, the subject property was zoned Single-Family 2 (SF-2) District. Sometime between 1972 and 1983, the subject property changed to a Single-Family 10 (SF-10) District and then to Planned Development District 65 (PD-65) [*Ordinance No. 06-02*] on January 3, 2006. The subject property has since remained zoned Planned Development District 65 (PD-65).
- ☑ On September 7, 2022, the Parks and Recreation Board reviewed the Final Plat and made the following recommendations concerning the subject property:
  - (1) The property owner shall pay cash-in-lieu of land fees at \$575.00 per lot for the newly created lots.
  - (2) The property owner shall pay pro-rata equipment fees at \$544.00 per lot for the newly created lots.
- ☑ The surveyor has completed the majority of the technical revisions requested by staff, and this Final Plat -- *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 Final Plat by the City Council shall constitute approval subject to the conditions stipulated in the *Conditions of Approval* section below.
- ☑ With the exception of the items listed in the *Conditions of Approval* section of this case memo, this plat is in substantial compliance with the requirements of the *Subdivision Ordinance* in the Municipal Code of Ordinances.

#### **CONDITIONS OF APPROVAL**

If Planning and Zoning Commission chooses to recommend approval of the Final Plat for the *Lots 1-3, Block A, Arkoma 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) The development of the subject property shall adhere to the recommendations made by Parks and Recreation Board; and,
- (3) Any construction resulting from the approval of this Final 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.





# DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO.

**PR022-012**

**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:

*[Signature]*

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

## PLATTING APPLICATION FEES:

- ☐ MASTER PLAT (\$100.00 + \$15.00 ACRE) <sup>1</sup>  
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## NOTES:

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## PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS **228, 302 & 306 W. QUAIL RUN ROAD**

SUBDIVISION **TRACT 5 OF THE S. KING SURVEY, ABS 131** LOT **N/A** BLOCK **N/A**

GENERAL LOCATION **SOUTH OF THE INTERSECTION OF W. QUAIL RUN RD. & RANDOM OAKS DR.**

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

CURRENT ZONING **PD-65**

CURRENT USE **VACANT**

PROPOSED ZONING **PD-65**

PROPOSED USE **SINGLE-FAMILY**

ACREAGE **2.09**

LOTS [CURRENT]

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LOTS [PROPOSED]

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

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☐ APPLICANT

CONTACT PERSON **RYAN MILLER**

CONTACT PERSON

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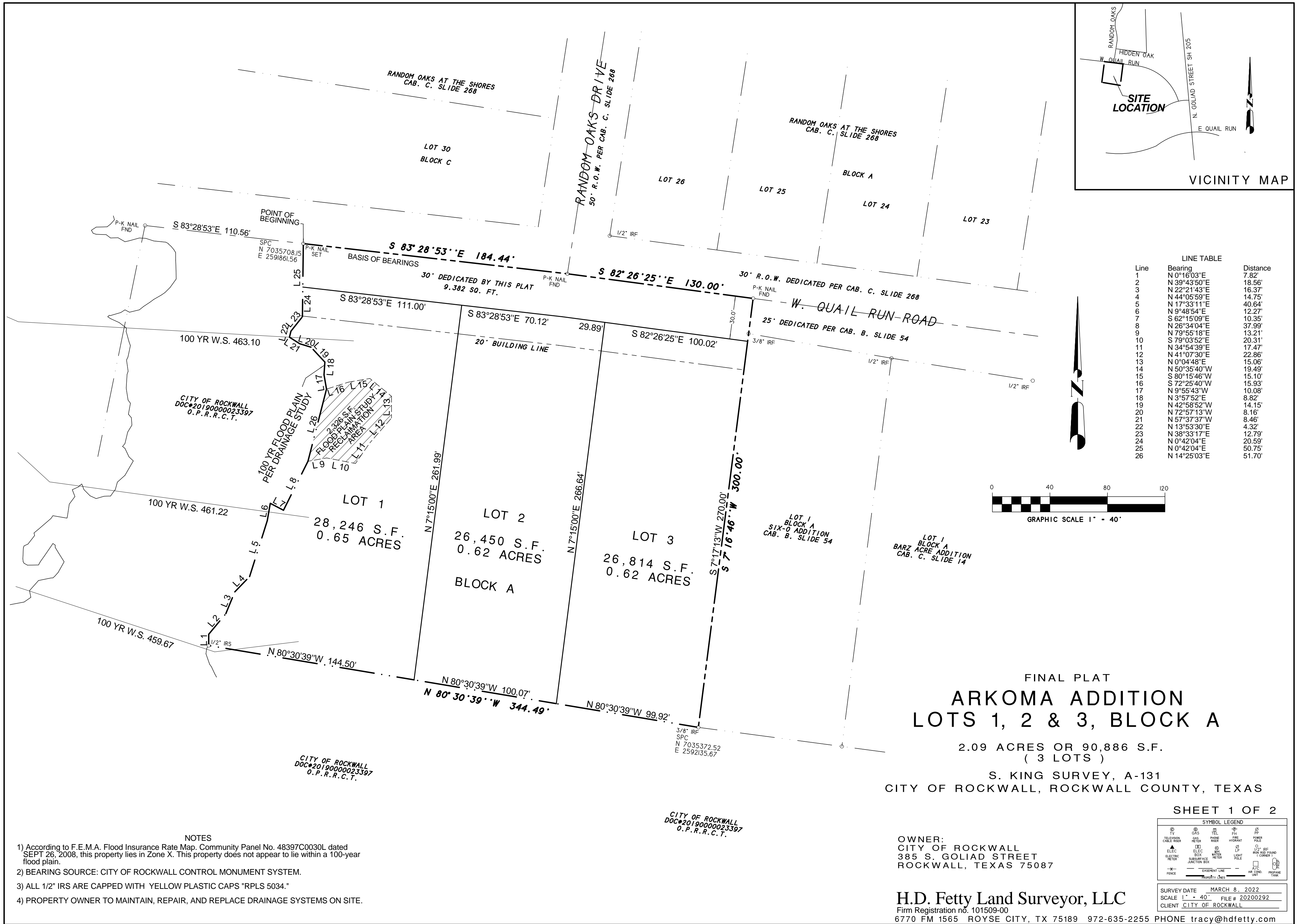
## City of Rockwall

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# CITY OF ROCKWALL

## CITY COUNCIL CASE MEMO

### PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

---

**TO:** Mayor and City Council  
**DATE:** September 19, 2022  
**APPLICANT:** Ryan Miller; *City of Rockwall*  
**CASE NUMBER:** P2022-012; *Final Plat for Lots 1-3, Block A, Arkoma Addition*

---

### SUMMARY

Consider a request by the City of Rockwall for the approval of a Final Plat for Lots 1, 2, & 3, Block A, Arkoma Addition being a 2.90-acre parcel of land being a portion of a larger 11.723-acre tract of land identified as Tract 5 of the S. King Survey, Abstract No. 131, City of Rockwall, Rockwall County, Texas, Planned Development District 65 (PD-65) for Single-Family 10 (SF-10) District land uses, addressed as 228, 302, & 306 W. Quail Run Road, and take any action necessary.

### PLAT INFORMATION

- ☑ The applicant is requesting the approval of a Final Plat for a 2.90-acre tract of land of land (*i.e. being a portion of Tract 5 of the S. King Survey, Abstract No. 131*) for the purpose of creating three (3) residential lots (*i.e. Lots 1, 2, & 3, Block A, Arkoma Addition*) on the subject property.
- ☑ The subject property was annexed on February 6, 1961 by *Ordinance No. 61-02 [i.e. Case No. A1961-002]*. According to the January 3, 1972 zoning map, the subject property was zoned Single-Family 2 (SF-2) District. Sometime between 1972 and 1983, the subject property changed to a Single-Family 10 (SF-10) District and then to Planned Development District 65 (PD-65) [*Ordinance No. 06-02*] on January 3, 2006. The subject property has since remained zoned Planned Development District 65 (PD-65).
- ☑ On September 7, 2022, the Parks and Recreation Board reviewed the Final Plat and made the following recommendations concerning the subject property:
  - (1) The property owner shall pay cash-in-lieu of land fees at \$575.00 per lot for the newly created lots.
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- ☑ The surveyor has completed the majority of the technical revisions requested by staff, and this Final Plat -- *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 Final Plat by the City Council shall constitute approval subject to the conditions stipulated in the *Conditions of Approval* section below.
- ☑ With the exception of the items listed in the *Conditions of Approval* section of this case memo, this plat is in substantial compliance with the requirements of the *Subdivision Ordinance* in the Municipal Code of Ordinances.

### CONDITIONS OF APPROVAL

If City Council chooses to approve of the Final Plat for the *Lots 1-3, Block A, Arkoma 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;
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#### **PLANNING AND ZONING COMMISSION**

On September 13, 2022, the Planning and Zoning Commission approved a motion to recommend approval of the Final Plat by a vote of 6-0, with Commissioner Jerry Welch absent.



# DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO.

**PR022-012**

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☐ APPLICANT

CONTACT PERSON **RYAN MILLER**

CONTACT PERSON

ADDRESS **385 S. GOLIAD ST.**

ADDRESS

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*[Signature]*

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES





Case Location Map = 



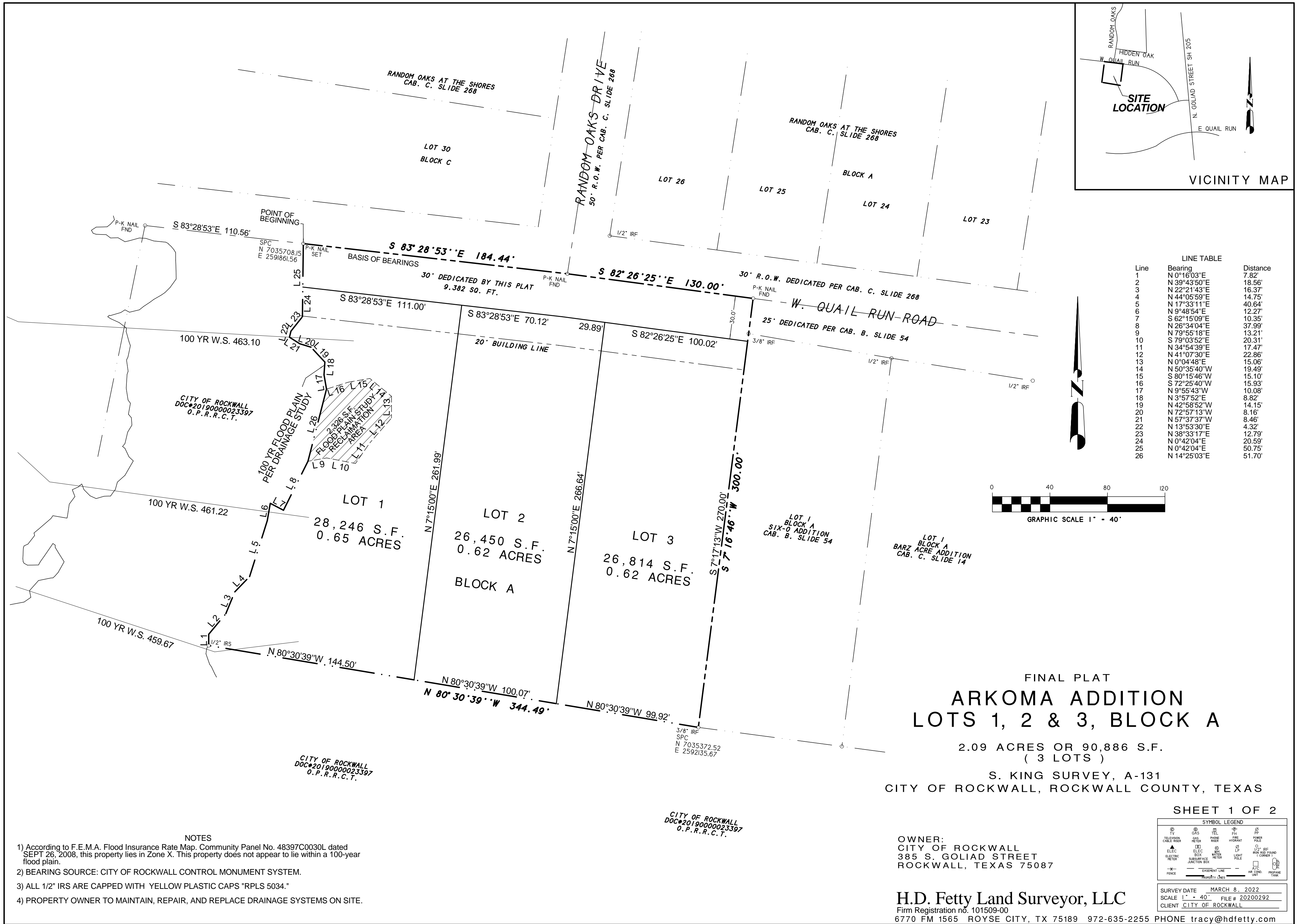
## City of Rockwall

Planning & Zoning Department  
385 S. Goliad Street  
Rockwall, Texas 75032  
(P): (972) 771-7745  
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September 26, 2022

TO: Ryan Miller  
385 S. Goliad  
Rockwall, TX 75087

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

SUBJECT: P2022-012; *Final Plat* for Lots 1-3, Block A, Arkoma Addition

To Whom It May Concern:

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 September 19, 2022.

Planning and Zoning Commission

On September 13, 2022, the Planning and Zoning Commission approved a motion to approve the Final Plat by a vote of 6-0, with Commissioner Welch absent.

City Council

On September 19, 2022, the City Council approved a motion to approve the Final Plat 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:

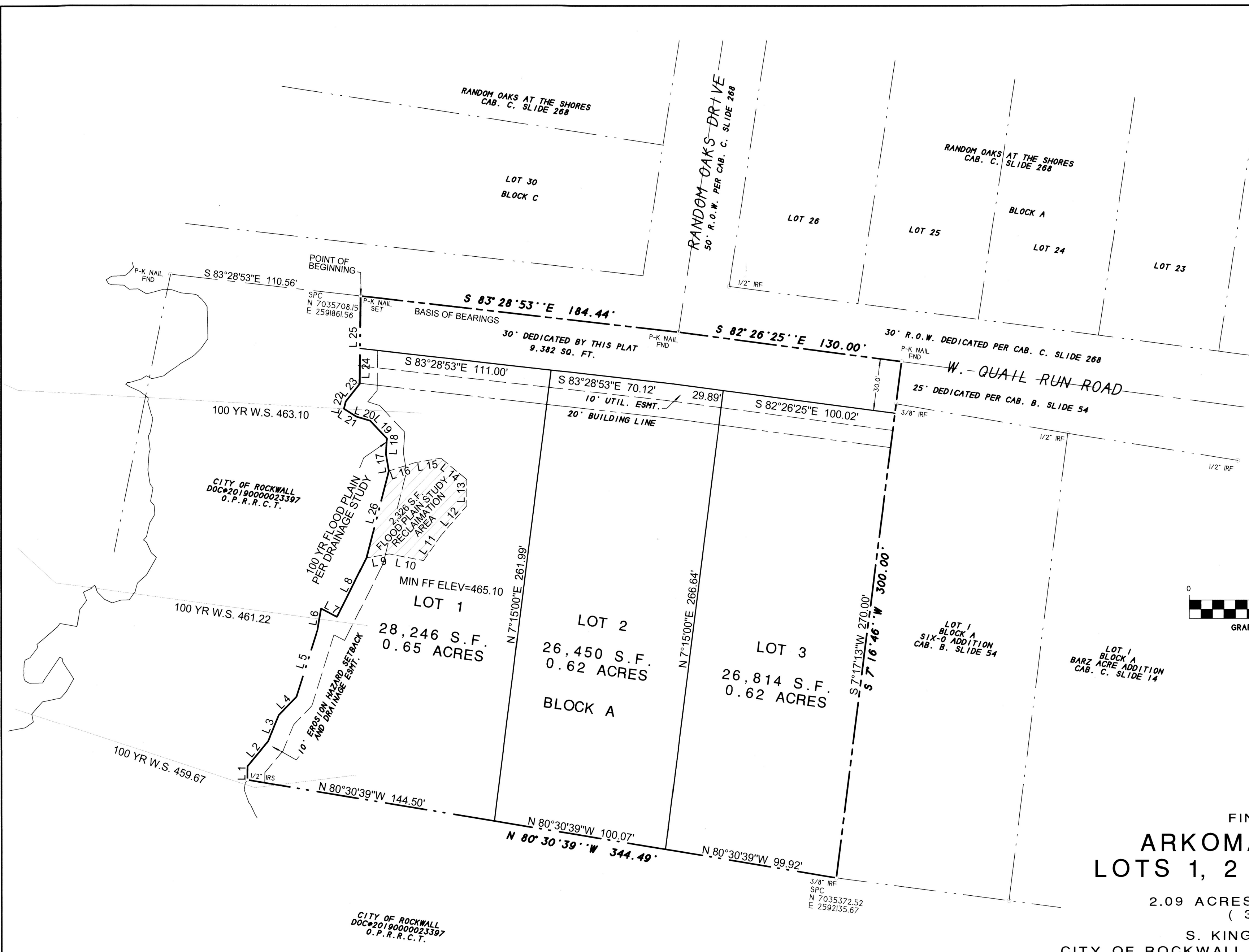
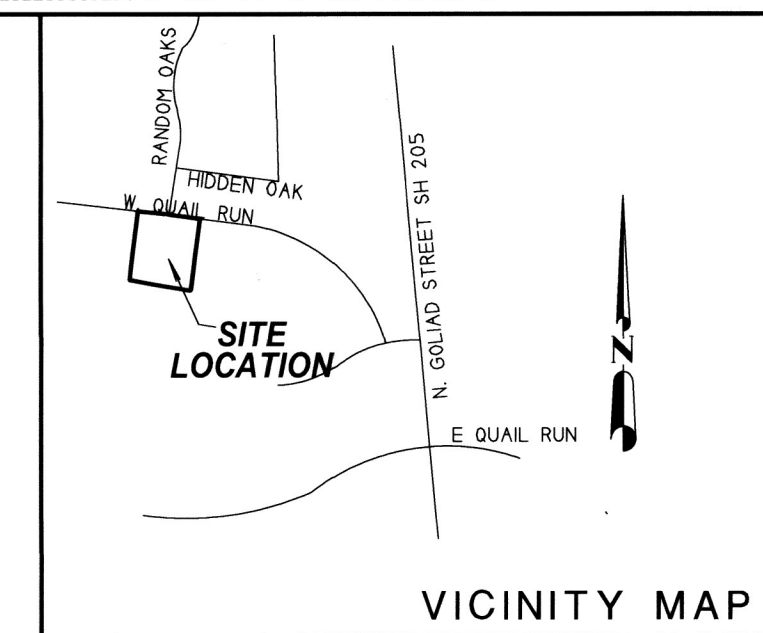
- (1) One (1) set(s) of mylar copies of the plat.
- (2) One (1) tax certificate for each property being platted that demonstrates that the current years taxes have been paid.
- (3) A check for the filing fees (confirm fees with staff) made out to the *Rockwall County Clerk's Office*.

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.

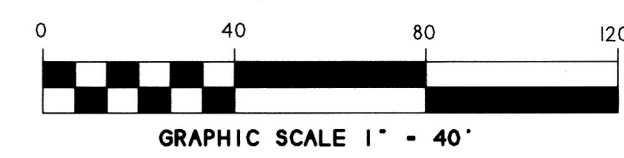
All plats must be submitted to the City with the required filing fees and tax certificates a maximum of 180-days from the approval date. Failure to adhere to this deadline, will result in the plat being expired in accordance with the requirements of Chapter 38, *Subdivisions*, of the Municipal Code of Ordinances. Should you have any questions or concerns regarding your plat or the platting process, please feel free to contact me a (972) 772-6438.

Sincerely,

Angelica Guevara  
Planning Coordinator



LINE TABLE		
Line	Bearing	Distance
1	N 0°16'03"E	7.82'
2	N 39°43'50"E	18.56'
3	N 22°21'43"E	16.37'
4	N 44°05'59"E	14.75'
5	N 17°33'11"E	40.64'
6	N 9°48'54"E	12.27'
7	S 82°15'09"E	10.35'
8	N 26°34'04"E	37.99'
9	N 79°55'18"E	13.21'
10	S 79°03'52"E	20.31'
11	N 34°54'39"E	17.47'
12	N 41°07'30"E	22.86'
13	N 0°04'48"E	15.06'
14	N 50°35'40"W	19.49'
15	S 80°15'46"W	15.10'
16	S 72°25'40"W	15.93'
17	N 9°55'43"W	10.08'
18	N 3°57'52"E	8.82'
19	N 42°58'52"W	14.15'
20	N 72°57'13"W	8.16'
21	N 57°37'37"W	8.46'
22	N 13°53'30"E	4.32'
23	N 38°33'17"E	12.79'
24	N 0°42'04"E	20.59'
25	N 0°42'04"E	50.75'
26	N 14°25'03"E	51.70'



FINAL PLAT  
ARKOMA ADDITION  
LOTS 1, 2 & 3, BLOCK A

2.09 ACRES OR 90,886 S.F.  
( 3 LOTS )  
S. KING SURVEY, A-131  
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SHEET 1 OF 2

SYMBOL LEGEND											
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OWNER:  
CITY OF ROCKWALL  
385 S. GOLIAD STREET  
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

- NOTES
- 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."
  - 4) PROPERTY OWNER SHALL BE RESPONSIBLE FOR MAINTAINING, REPAIRING, AND REPLACING ALL SYSTEMS WITHIN THE DRAINAGE AND DETENTION EASEMENTS.



OWNER'S CERTIFICATE  
(Public Dedication)  
STATE OF TEXAS  
COUNTY OF ROCKWALL

WHEREAS CITY OF ROCKWALL, TEXAS, 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 S. KING SURVEY, ABSTRACT NO. 131, City of Rockwall, Rockwall County, Texas, and being a part of that tract of land as described in a Warranty Deed from Arkoma Development, LLC to City of Rockwall, Texas, as recorded in Document no. 2019000023397 the Official Public Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a P-K nail set found for corner in the center of W. Quail Run Road, said point being S. 83 deg. 28 min. 53 sec. E. a distance of 110.56 feet from the Northwest corner of said City of Rockwall Texas tract and the south most southwest corner of Random Oaks at the Shores, an Addition to the City of Rockwall, Texas, according to the plat thereof recorded in Cabinet C, Slide 268 of the Plat Records of Rockwall County, Texas;

THENCE S. 83 deg. 28 min. 53 sec. E. along the south of said Addition and center of W. Quail Run Road, a distance of 184.44 feet to a P-K nail found for corner;

THENCE S. 82 deg. 26 min. 25 sec. E. along the south of said Addition and center of W. Quail Run Road, a distance of 130.00 feet to a P-K nail found for corner at the northwest corner of Six-O Addition, an Addition to the City of Rockwall, Texas, according to the Plat thereof recorded in Cabinet B, Slide 54 of the Plat Records of Rockwall County, Texas;

THENCE S. 07 deg. 16 min. 46 sec. W. along the west line of said Six-O Addition, a distance of 300.0 feet to a 3/8" iron rod found for corner at the southwest corner of said Six-O Addition;

THENCE N. 80 deg. 30 min. 39 sec. W. a distance of 344.49 feet to a 1/2" iron rod with yellow plastic cap stamped "RPLS 5034" set for corner in the 100 year flood plain per drainage study;

THENCE along said 100 year flood plain per drainage study as follows:

N 0°16'03"E, 7.82 feet; N 39°43'50"E, 18.56 feet; N 22°21'43"E, 16.37 feet; N 44°05'59"E, 14.75 feet; N 17°33'11"E, 40.64 feet; N 9°48'54"E, 12.27 feet; S 62°15'09"E, 10.35 feet; N 26°34'04"E, 37.99 feet; N 14°25'03"E, 51.70 feet; N 9°55'43"W, 10.08 feet; N 3°57'52"E, 8.82 feet; N 42°58'52"W, 14.15 feet; N 72°57'13"W, 8.16 feet; N 57°37'37"W, 8.46 feet; N 13°53'30"E, 4.32 feet; N 38°33'17"E, 12.79 feet;

THENCE N. 00 deg. 42 min. 04 sec. E. at 20.59 feet pass a 1/2" iron rod for witness and continuing for a total distance of 50.75 feet to the POINT OF BEGINNING and containing 90,886 square feet or 2.09 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS  
COUNTY OF ROCKWALL

I the undersigned owner of the land shown on this plat, and designated herein as ARKOMA ADDITION, LOTS 1, 2 & 3, BLOCK A, an Addition to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I further certify that all other parties who have a mortgage or lien interest in ARKOMA ADDITION, LOTS 1, 2 & 3, BLOCK A have been notified and signed this plat.

I 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.

I also understand the following:

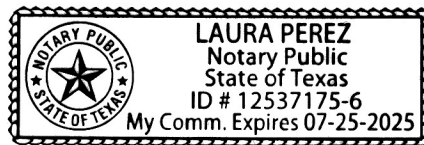
- No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
- Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of the 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.

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 exaction's made herein.

Mary P. Smith  
City Manager, City of Rockwall, Texas



STATE OF TEXAS  
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared Mary P. Smith 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 30<sup>th</sup> day of November, 2022.

Laura Perez  
Notary Public in and for the State of Texas

7-25-2025  
My Commission Expires:

Filed and Recorded  
Official Public Records  
Jennifer Fogg, County Clerk  
Rockwall County, Texas  
12/02/2022 02:56:18 PM  
\$100.00  
20220000025618



Jennifer Fogg

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



RECOMMENDED FOR FINAL APPROVAL

[Signature]  
Planning and Zoning Commission Date 11/5/22

APPROVED

I hereby certify that the above and foregoing plat of ARKOMA ADDITION, LOTS 1, 2 & 3, BLOCK A, an addition to the City of Rockwall, Texas, an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the 19 day of September, 2022.

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 21<sup>st</sup> day of November, 2022.

[Signature]  
Mayor, City of Rockwall

Kristy League  
City Secretary City of Rockwall

[Signature]  
City Engineer

11/5/22  
Date



FINAL PLAT  
ARKOMA ADDITION  
LOTS 1, 2 & 3, BLOCK A

2.09 ACRES OR 90,886 S.F.  
( 3 LOTS )

S. KING SURVEY, A-131  
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNER:  
CITY OF ROCKWALL  
385 S. GOLIAD STREET  
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	OKS	TEL	TH	PP							
CABLE TIE	PETER	WIRE	HYDRANT	POLE							
EL	EL	EL	EL	EL							
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SURVEY DATE MARCH 8, 2022  
SCALE 1" = 40' FILE # 20200292  
CLIENT CITY OF ROCKWALL

CASE NO. P2022-012