



# PLANNING AND ZONING CASE CHECKLIST

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

P&Z CASE # P2018-005 P&Z DATE \_\_\_\_\_ CC DATE 3/5/18

APPROVED/DENIED ARB DATE \_\_\_\_\_ HPAB DATE \_\_\_\_\_ PARK BOARD DATE \_\_\_\_\_

ZONING APPLICATION
<input type="checkbox"/> SPECIFIC USE PERMIT
<input type="checkbox"/> ZONING CHANGE
<input type="checkbox"/> PD CONCEPT PLAN
<input type="checkbox"/> PD DEVELOPMENT PLAN

SITE PLAN APPLICATION
<input type="checkbox"/> SITE PLAN
<input type="checkbox"/> LANDSCAPE PLAN
<input type="checkbox"/> TREESCAPE PLAN
<input type="checkbox"/> PHOTOMETRIC PLAN
<input type="checkbox"/> BUILDING ELEVATIONS
<input type="checkbox"/> MATERIAL SAMPLES
<input type="checkbox"/> COLOR RENDERING

PLATTING APPLICATION
<input type="checkbox"/> MASTER PLAT
<input type="checkbox"/> PRELIMINARY PLAT
<input type="checkbox"/> FINAL PLAT
<input type="checkbox"/> REPLAT
<input type="checkbox"/> ADMINISTRATIVE/MINOR PLAT
<input type="checkbox"/> VACATION PLAT
<input type="checkbox"/> LANDSCAPE PLAN
<input type="checkbox"/> TREESCAPE PLAN

<input type="checkbox"/> COPY OF ORDINANCE (ORD.# _____)
<input checked="" type="checkbox"/> APPLICATIONS
<input checked="" type="checkbox"/> RECEIPT
<input checked="" type="checkbox"/> LOCATION MAP
<input type="checkbox"/> HOA MAP
<input type="checkbox"/> PON MAP
<input type="checkbox"/> FLU MAP
<input type="checkbox"/> NEWSPAPER PUBLIC NOTICE
<input type="checkbox"/> 500-FT. BUFFER PUBLIC NOTICE
<input type="checkbox"/> PROJECT REVIEW
<input type="checkbox"/> STAFF REPORT
<input type="checkbox"/> CORRESPONDENCE
<input type="checkbox"/> COPY-ALL PLANS REQUIRED
<input type="checkbox"/> COPY-MARK-UPS
<input type="checkbox"/> CITY COUNCIL MINUTES-LASERFICHE
<input type="checkbox"/> MINUTES-LASERFICHE
<input type="checkbox"/> PLAT FILED DATE <u>6/29/2018</u>
<input type="checkbox"/> CABINET # <u>0</u>
<input type="checkbox"/> SLIDE # <u>360-300</u>
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 (Resolution No. 05-22) [SELECT ONLY ONE BOX]:

### Platting Application Fees:

- Master Plat (\$100.00 + \$15.00 Acre)<sup>1</sup>
- Preliminary Plat (\$200.00 + \$15.00 Acre)<sup>1</sup>
- Final Plat (\$300.00 + \$20.00 Acre)<sup>1</sup>
- Replat (\$300.00 + \$20.00 Acre)<sup>1</sup>
- Amending or Minor Plat (\$150.00)
- Plat Reinstatement Request (\$100.00)

### Site Plan Application Fees:

- Site Plan (\$250.00 + \$20.00 Acre)<sup>1</sup>
- Amended Site Plan/Elevations/Landscaping Plan (\$100.00)

### Zoning Application Fees:

- Zoning Change (\$200.00 + \$15.00 Acre)<sup>1</sup>
- Specific Use Permit (\$200.00 + \$15.00 Acre)<sup>1</sup>
- PD Development Plans (\$200.00 + \$15.00 Acre)<sup>1</sup>

### Other Application Fees:

- Tree Removal (\$75.00)

### 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, only the "base fee" is required.

## PROPERTY INFORMATION [PLEASE PRINT]

Address: Mims Road @ Ralph Hall

Subdivision: Rockwall School of Music Addition Lot: 1 Block: A

General Location: Mims Road @ Ralph Hall

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

Current Zoning: PA60 Current Use: Vacant

Proposed Zoning: PA60 Proposed Use: Music School

Acreage: 0.747 Lots [Current]: 1 Lots [Proposed]: 1

**Required for Plats:** By checking the box at the left you agree to waive the statutory time limit for plat approval in accordance with Section 212.009 of the Local Government Code.

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

<input type="checkbox"/> Owner	<u>Russ Porter</u>	<input type="checkbox"/> Applicant	<u>Michael Salcedo</u>
Contact Person		Contact Person	<u>Salcedo Group Inc.</u>
Address	<u>749 Justin Road</u>	Address	<u>110 SW 2<sup>nd</sup> Street</u>
City, State & Zip	<u>Rockwall, TX 75087</u>	City, State & Zip	<u>Grand Prairie, TX 75050</u>
Phone	<u>972-722-6874</u>	Phone	<u>214-412-3122</u>
E-Mail	<u>R.Porter749@gmail.com</u>	E-Mail	<u>msalcedo@salcedogroupinc.com</u>

## NOTARY VERIFICATION [REQUIRED]

Before me, the undersigned authority, on this day personally appeared MICHAEL SALCEDO [Owner/Applicant Name] the undersigned, who stated the information on this application to be true and certified the following:

"I hereby certify that I am the owner, or duly authorized agent of the owner, for the purpose of this application; all information submitted herein is true and correct; and the application fee of \$ 300, to cover the cost of this application, has been paid to the City of Rockwall on this the 23 day of FEBRUARY, 2018. 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."

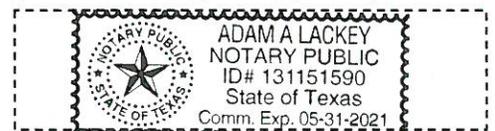
Given under my hand and seal of office on this the 23 day of FEBRUARY, 2018.

Owner's/Applicant's Signature

[Signature]

Notary Public in and for the State of Texas

[Signature]



My Commission Expires 5-31-2021





**DEVELOPMENT REVIEW COMMITTEE (DRC)  
CITY OF ROCKWALL, PLANNING & ZONING DEPARTMENT**

Phone: (972) 771-7745

Email: [Planning@Rockwall.com](mailto:Planning@Rockwall.com)

External Review: Wayne Carter, Charter Communications  
Jim Friske, Charter Communications  
Dinah Wood, Atmos  
Randy Voight, Oncor  
Phillip Dickerson, Oncor  
Brian Duncan, AT&T  
Javier Fernandez, RISD  
Brenda Callaway, TXDOT  
Stephen Geiger, Farmer's Electric  
Frank Spataro, Farmer's Electric

Internal Review: Amy Williams, Engineering  
John Shannon, Building Inspections  
Ariana Hargrove, Fire  
Andy Hesser, Parks  
Andy Villarreal, Police

From: Planning & Zoning Department

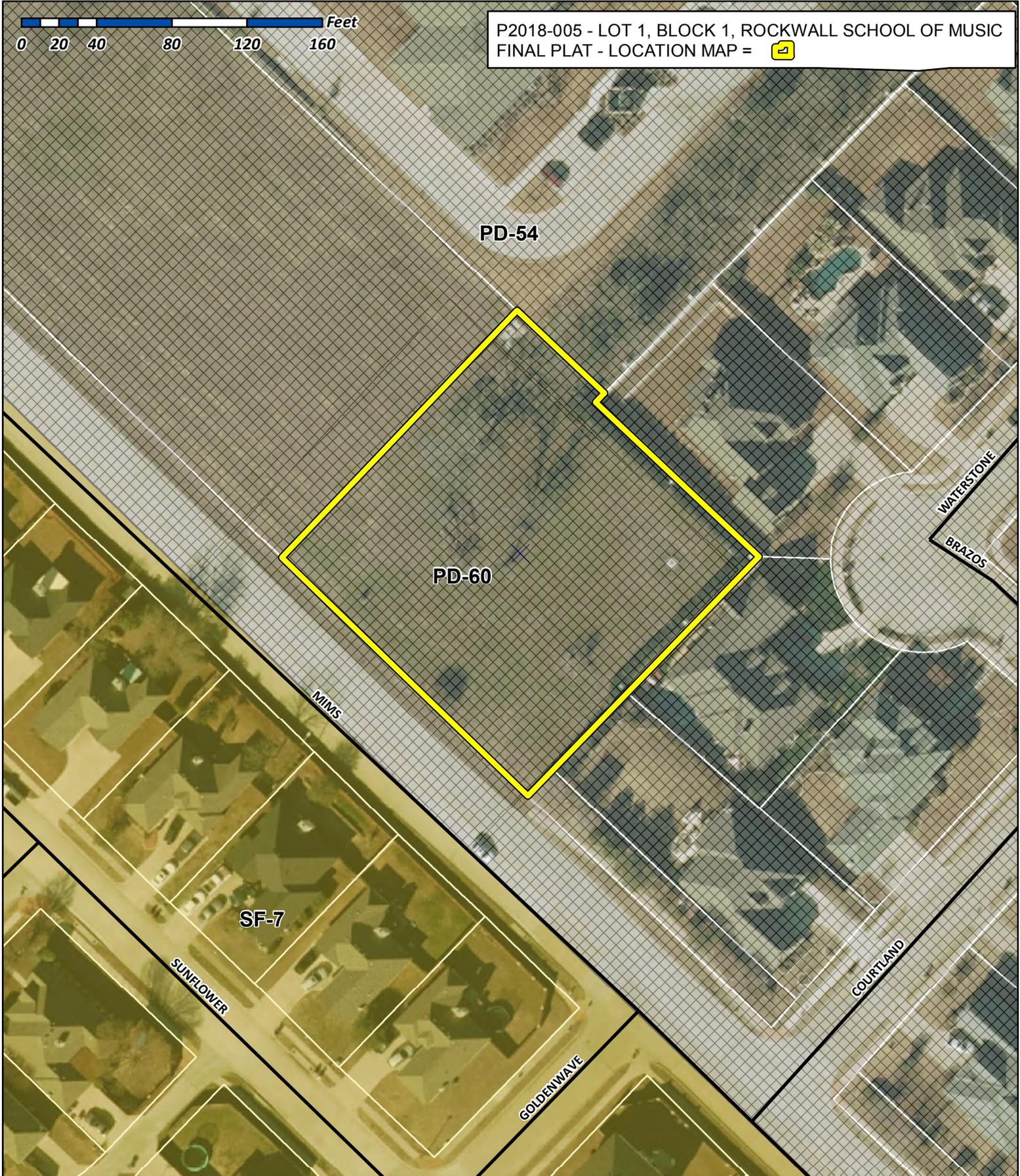
Date: 2/19/2018

To assist the Planning Department in evaluating the attached request, we are sending it to you for your review and comments. Please return any comments and/or plan mark-ups to us within five (5) days. Internal staff will also be required to have all comments input into CRW no later than Friday, 02/16/2018. Planning staff will assemble all comments received in time for our regularly scheduled DRC meeting on 2/27/2018 at 2:00 p.m. The Planning and Zoning Commission work session will be held on 2/27/2018 at 6:00 p.m. You are welcome to attend both meetings. If you have any questions, please contact us at (972) 771-7745.

**Project Number:** P2018-005  
**Project Name:** LOT 1, BLOCK 1, ROCKWALL SCHOOL OF MUSIC ADDITION  
**Project Type:** PLAT  
**Applicant Name:** MICHAEL SALCEDO  
**Owner Name:** PRESTON STATE BANK  
**Project Description:**



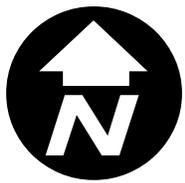
P2018-005 - LOT 1, BLOCK 1, ROCKWALL SCHOOL OF MUSIC  
FINAL PLAT - LOCATION MAP = 

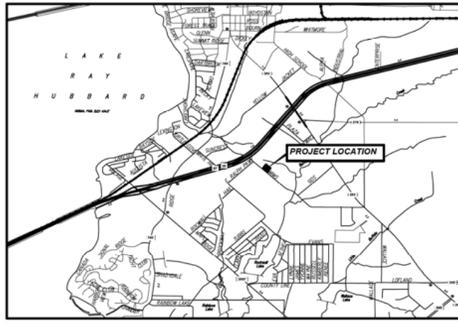


## City of Rockwall

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

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.





HORIZONTAL AND VERTICAL CONTROL			
Point #	Raw Description	Northing	Easting
1	1/2" IRF	7015783.1820	2596475.7070
2	1/2" IRS	7015910.5923	2596598.3827
3	1/2" IRS	7016041.4503	2596471.1756
4	1/2" IRS	7015910.0549	2596344.5789

**GENERAL NOTES:**

1. BASIS OF BEARING FOR THIS SURVEY IS THE TEXAS STATE PLANE NORTH CENTRAL ZONE, GEODETIC BEARING ESTABLISHED BY GPS MEASUREMENTS TAKEN ON 06/26/2017.
2. NO LOT TO LOT DRAINAGE WITHOUT ENGINEERING APPROVAL.
3. ENCROACHMENTS ARE AS SHOWN.
4. BENCHMARKS:
  11. STORM DRAIN MANHOLE: STORM DRAIN MANHOLE A TOP A 4 FOOT BY 4 FOOT DROP INLET SET BACK 140 FEET FROM MIMS ROAD ON THE NORTH EAST CORNER OF THE PROPERTY. ELEVATION = 544.59
  12. STORM DRAIN MANHOLE: STORM DRAIN MANHOLE A TOP A 5 FOOT BY 5 FOOT DROP INLET ON THE NORTHERN CORNER OF THE PROPERTY. SETBACK 183 NORTH OF MIMS ROAD AND 39 FEET SOUTH OF THE FIRE LANE. ELEVATION = 547.79
5. THE PURPOSE OF THIS PLAT IS TO CREATE A ONE LOT SUBDIVISION.
6. ZONING CLASSIFICATIONS INDICATED ON THIS PLAT REFLECT THE ZONING IN PLACE AT THE TIME THIS PLAT WAS APPROVED AND DOES NOT REPRESENT A VESTED RIGHT TO THE ZONING INDICATED.
7. PROPERTY OWNER IS RESPONSIBLE FOR ALL MAINTENANCE, REPAIRS, AND REPLACEMENT OF ALL DRAINAGE SYSTEMS AS SHOWN IN DEVELOPMENT APPLICATION.

**OWNER'S DEDICATION**

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

I (WE) THE UNDERSIGNED OWNER(S) OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS THE **ROCKWALL SCHOOL OF MUSIC** SUBDIVISION 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 (WE) FURTHER CERTIFY THAT ALL OTHER PARTIES WHO HAVE A MORTGAGE OR LIEN IN THE **ROCKWALL SCHOOL OF MUSIC** SUBDIVISION HAVE BEEN NOTIFIED AND SIGNED THIS PLAT. I (WE) UNDERSTAND AND DO HEREBY RESERVE THE EASEMENT STRIPS SHOWN ON THIS PLAT FOR THE PURPOSES STATED AND FOR THEIR MUTUAL USE AND ACCOMMODATION OF ALL UTILITIES DESIRING TO USE OR USING SAME. I (WE) ALSO UNDERSTAND THE FOLLOWING:

- 1) NO BUILDINGS SHALL BE CONSTRUCTED OR PLACED UPON, OVER, OR ACROSS THE UTILITY EASEMENTS AS DESCRIBED HEREIN.
- 2) ANY PUBLIC UTILITY SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ALL OR PART OF ANY BUILDINGS, FENCES, TREES, SHRUBS, OR OTHER GROWTHS OR IMPROVEMENTS WHICH IN ANY WAY ENDANGER OR INTERFERE WITH CONSTRUCTION, MAINTENANCE, OR EFFICIENCY OF THEIR RESPECTIVE SYSTEM ON ANY OF THESE EASEMENT STRIPS; AND ANY PUBLIC UTILITY SHALL AT ALL TIMES HAVE THE RIGHT OF INGRESS OR EGRESS TO, FROM AND UPON THE SAID EASEMENT STRIPS FOR PURPOSE OF CONSTRUCTION, RECONSTRUCTION, INSPECTION, PATROLLING, MAINTENANCE, 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.
- 3) 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.
- 4) THE DEVELOPER AND SUBDIVISION ENGINEER SHALL BEAR TOTAL RESPONSIBILITY FOR STORM DRAIN IMPROVEMENTS.
- 5) 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.
- 6) NO HOUSE DWELLING UNIT, OR OTHER STRUCTURE SHALL BE CONSTRUCTED ON ANT LOT IN THIS ADDITION BY THE OWNER OR ANY OTHER PERSONS 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 ENGINEERS AND/OR CITY ADMINISTRATOR, COMPLETED ON A PRO RATA 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 PREVALING PRIVATE COMMERCIAL RATES, OR HAVE THE SAME MADE BY A CONTRACTOR AND PAY FOR THE SAME OUT OF THE ESCROW DEPOSIT, SHOULD DEVELOPER AND/OR OWNER FAIL OR REFUSE TO INSTALL THE REQUIRED IMPROVEMENTS WITHIN THE TIME STATED IN SUCH WRITTEN AGREEMENTS, BUT IN NO CASE SHALL THE CITY BE OBLIGATED TO MAKE SUCH IMPROVEMENTS ITSELF. SUCH A DEPOSIT MAY BE USED BY THE OWNER AND/OR DEVELOPER AS PROGRESS PAYMENTS AS THE WORK PROGRESSES IN MAKING SUCH IMPROVEMENTS BY MAKING CERTIFIED REQUESTIONS 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, GUARANTEERING THE INSTALLMENT THEREOF WITHIN THE TIME STATED IN THE BOND, WHICH TIME SHALL BE FIXED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL.

I (WE) FURTHER ACKNOWLEDGE THAT THE DEDICATIONS AND/OR EXACTIONS MADE HEREIN ARE PROPORTIONAL TO THE IMPACT OF SUBDIVISION UPON THE PUBLIC SERVICES REQUIRED IN ORDER THAT THE DEVELOPMENT WILL COMPORT WITH THE PRESENT AND FUTURE GROWTH NEEDS OF THE CITY; I (WE), MY (OUR) SUCCESSORS AND ASSIGNS HEREBY WAIVE ANY CLAIM, DAMAGE, OR CAUSE OF ACTION THAT I (WE) MAY HAVE AS A RESULT OF DEDICATION OF EXACTIONS MADE HEREIN.

PROPERTY OWNER SIGNATURE \_\_\_\_\_

STATE OF TEXAS  
COUNTY OF ROCKWALL:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED **RUSS PORTER**, 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 CONSIDERATIONS THEREIN. GIVEN UNDER MY HAND AND SEAL OF THIS OFFICE THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS: \_\_\_\_\_

MY COMMISSION EXPIRES \_\_\_\_\_

SIGNATURE OF PARTY WITH MORTGAGE OF LIEN INTEREST (IF APPLICABLE) \_\_\_\_\_

SURVEYOR'S CERTIFICATE

I, **LOUIS SALCEDO**, A REGISTERED PROFESSIONAL LAND SURVEYOR, LICENSED BY THE STATE OF TEXAS, AFFIRM THAT THIS PLAT WAS PREPARED UNDER MY DIRECT SUPERVISION FROM RECORDED DOCUMENTATION, EVIDENCE COLLECTED ON THE GROUND DURING FIELD OPERATIONS AND OTHER RELIABLE DOCUMENTATION; AND THAT THIS PLAT SUBSTANTIALLY COMPLIES WITH THE RULES AND REGULATIONS OF THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING, AND TEXAS LOCAL GOVERNMENT CODE, CHAPTER 212. I FURTHER AFFIRM THAT MONUMENTATION SHOWN HEREON WAS EITHER FOUND OR PLACED IN COMPLIANCE WITH THE CITY OF GRAND PRAIRIE DEVELOPMENT CODE; AND THAT THE DIGITAL DRAWING FILE ACCOMPANYING THIS PLAT IS A PRECISE REPRESENTATION OF THIS SIGNED FINAL PLAT.

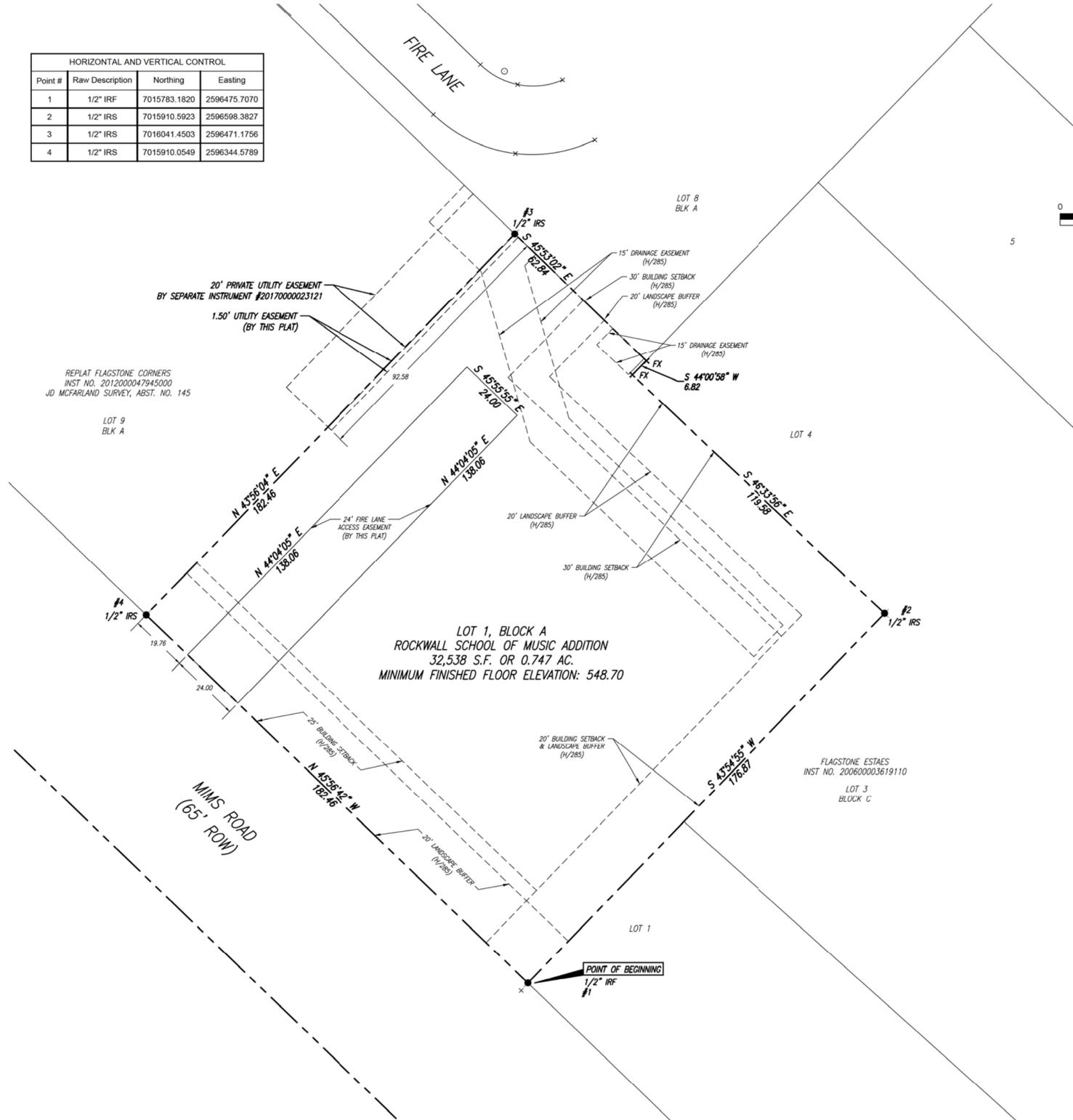
**PRELIMINARY - THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.**

LOUIS M. SALCEDO  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 3664

DATE \_\_\_\_\_

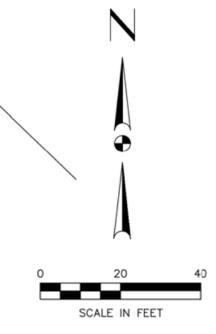
OWNER  
**MR. RUSS PORTER**  
749 JUSTIN ROAD  
ROCKWALL, TX 75087

SURVEYOR  
**SALCEDO GROUP, INC.**  
110 SW 2ND STREET  
GRAND PRAIRIE, TEXAS 75050  
(214) 412-3122



**Legend of Symbols & Abbreviations**

- 1/2" IRF 1/2" IRON ROD FOUND
- 1/2" IRS 1/2" IRON PIPE FOUND
- 1/2" RS 1/2" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "SG 3664", SET



ALL RESPONSIBILITY FOR ADEQUACY OF DESIGN REMAINS WITH THE DESIGN ENGINEER. THE CITY OF ROCKWALL, IN REVIEWING AND RELEASING PLANS FOR CONSTRUCTION, ASSUMES NO RESPONSIBILITY FOR ADEQUACY OR ACCURACY OF DESIGN.

**FLOOD STATEMENT:** According to Community Panel No. 48297C0040L, dated September 26, 2008 of the Federal Emergency Management Agency, National Flood Insurance Program map, this property is within Flood Zone "X", which is not a special flood hazard area.  
  
If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This statement shall not create liability on the part of the Surveyor.

Owner's Certificate  
City of Rockwall  
State of Texas  
County of Rockwall

**Mr. Russ Porter** is the Owner of a 0.747 acre tract of land situated in the JD McFarland Survey Abstract No. 154, in the City of Rockwall, Rockwall County, Texas, and being part of Lot 9, Block A of the Replat of Flagstone Corners recorded in Instrument Number 201200047945000 of the Official Public Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod set at the southeast corner of said Lot 9, and being the southwest corner of Lot 1 of the Flagstone Estates recorded in Instrument Number 200600003619110 of the Official Public Records of Rockwall County, Texas, and being in the north line of Mims Road;

THENCE North 45°56'42" East, a distance of 182.46 feet, along the north line of Mims Road, same being the south line of Lot 9, to a 1/2" iron rod set in the northwest corner of said 0.747 acre tract;

THENCE North 43°56'04" East, a distance of 182.46 feet, departing the north line of Mims Road, along the northwest line of said 0.747 acre tract, to a 1/2" iron rod set for the northwest corner of said 0.747 acre tract, and being in the south line of Lot 8, Block A of said Replat of Flagstone Corners;

THENCE South 45°33'02" East, a distance of 62.84 feet, along the north line of said 0.747 acre tract, and the common south line of said Lot 8, to a found "X" cut in concrete, being the southeast corner of said Lot 8, and being in the west line of Lot 4 of said Flagstone Estates;

THENCE South 44°00'58" West, a distance of 6.82 feet, along the east line of said 0.747 acre tract, and the common west line said Lot 4, to a found "X" cut in concrete at the southwest corner of said Lot 4;

THENCE South 46°33'56" East, a distance of 119.58 feet, along the northeast line of said 0.747 acre tract, same being the south line of said Lot 4, to a 1/2" iron rod set for the southeast corner of said 0.747 acre tract, and being the southwest corner of said Lot 4, and being the northwest corner of Lot 3 of said Flagstone Estates;

THENCE South 43°54'55" West, a distance of 176.87 feet, along the southeast line of said Lot 9, same being the west line of said Lot 3, and the west line of said Lot 1, to the **POINT OF BEGINNING**, and containing 32,538 square feet or 0.747 acres of land, more or less.

**FINAL PLAT**  
**LOT 1, BLOCK 1**  
**ROCKWALL SCHOOL OF MUSIC ADDITION**  
**32,538 SQ. FT. OR 0.747 AC.**

BEING PART OF  
FLAGSTONE CORNERS, LOT 9 BLK A  
INSTRUMENT #201200047945000  
O.P.R.T.C.T.  
SITUATED IN THE  
J.D. MCFARLAND SURVEY, ABST. NO. 145  
IN THE  
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

**SGI** SALCEDO GROUP, INC.  
110 SW 2nd Street  
Grand Prairie, Texas 75050  
PHONE: (214)-412-3122

**CITY OF ROCKWALL  
PLANNING AND ZONING COMMISSION MEMO**

**AGENDA DATE:** 02/27/2018

**APPLICANT:** Michael Salcedo of Salcedo Group, Inc.

**AGENDA ITEM:** **P2018-005**; *Replat for Lot 1, Block A, Rockwall School of Music Addition*

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**SUMMARY:**

Consider a request by Michael Salcedo of Salcedo Group, Inc. on behalf of Russ Porter for the approval of a replat for Lot 1, Block A, Rockwall School of Music Addition being a 0.747-acre portion of a larger 2.49-acre parcel of land identified as Lot 9, Block A, Flagstone Corners Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 60 (PD-60) for Residential-Office (RO) District land uses, addressed as 1830 & 1842 Mims Road, and take any action necessary.

**COMMENTS:**

- The applicant is requesting approval of a replat for the purpose of constructing an approximately 4,000 SF single-story music studio [*i.e. Rockwall School of Music*] and dedicating the necessary easements for development of the site. The proposed music studio will be situated on a 0.747-acre tract of land that will be re-platted as Lot 1, Block A, Rockwall School of Music Addition.
- The subject property is zoned Planned Development District 60 (PD-60), which designates the subject property for Residential-Office (RO) District land uses. A site plan [*i.e. SP2017-032*] was approved on November 20, 2017.
- The surveyor has completed the majority of the technical revisions requested by staff, and this plat, conforming to the requirements for replats as stated in 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 plat by the City Council shall constitute approval subject to the conditions listed in the *Recommendations* section below.
- With the exception of the items listed in the *Recommendation* section of this case memo, this plat is in substantial compliance with the requirements of the *Subdivision Ordinance* in the Municipal Code of Ordinances.

**RECOMMENDATIONS:**

If the Planning & Zoning Commission and City Council choose to approve the replat for *Lot 1, Block A, Rockwall School of Music Addition*, staff would recommend the following conditions of approval:

- 1) All staff comments provided by the Planning, Engineering and Fire Department must be addressed prior to the submittal of a building permit;
- 2) Any construction resulting from the approval of this replat shall conform to the requirements set forth by the Unified Development Code, the International Building Code, 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.

**City of Rockwall**  
Project Plan Review History



<b>Project Number</b> P2018-005	<b>Owner</b> PRESTON STATE BANK	<b>Applied</b> 2/19/2018 LM
<b>Project Name</b> LOT 1, BLOCK A, ROCKWALL SCHOOL OF	<b>Applicant</b> MICHAEL SALCEDO	<b>Approved</b>
<b>Type</b> MUSIC ADDITION		<b>Closed</b>
<b>Subtype</b> REPLAT		<b>Expired</b>
<b>Status</b> Staff Review		<b>Status</b>

<b>Site Address</b> 1920 MIMS RD	<b>City, State Zip</b> ROCKWALL, TX 75032	<b>Zoning</b>
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<b>Subdivision</b> FLAGSTONE CORNERS	<b>Tract</b> 9	<b>Block</b> A	<b>Lot No</b> 9	<b>Parcel No</b> 3683-000A-00069-00-0	<b>General Plan</b>
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Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	John Ankrum	2/19/2018	2/26/2018	2/21/2018	2	APPROVED	
ENGINEERING	Sarah Hager	2/19/2018	2/26/2018	2/20/2018	1	APPROVED	
FIRE	Ariana Hargrove	2/19/2018	2/26/2018	2/23/2018	4	APPROVED	
GIS (2/21/2018 10:24 AM LS) Address assignment: 1920 MIMS RD, ROCKWALL, TX 75032	Lance Singleton	2/19/2018	2/26/2018	2/21/2018	2	APPROVED	See comment
PLANNING	David Gonzales	2/19/2018	2/26/2018	2/21/2018	2	COMMENTS	See comments

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed Status	Remarks
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Consider a request by Michael Salcedo of Salcedo Group, Inc. on behalf of Russ Porter for the approval of a replat for Lot 1, Block A, Rockwall School of Music Addition being a 0.747-acre portion of a larger 2.49-acre parcel of land identified as Lot 9, Block A, Flagstone Corners Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 60 (PD-60) for Residential-Office (RO) District land uses, addressed as 1830 & 1842 Mims Road, and take any action necessary.

The following staff comments are to be addressed and resubmitted no later than Wednesday, March 6, 2018. Please provide two FOLDED large copies [18" X 24"] and one PDF version for a subsequent review by staff:

1. The final plat shall conform to all requirements stipulated by the PD Ordinance (PD-60) as may be amended.
2. The final plat shall conform to all standards and requirements of the Planning, Engineering and Fire Departments.
3. Provide a label indicating "Case No. P2018-005" on the lower right corner on all pages of the revised final plat.
4. Hatch and provide label indicating square footage and area (in acres) for the firelane and relabel as "24-ft Firelane and Public Access Easement."
5. Provide adjacent property owner information for all lots surrounding property.
6. Where indicated as (H/285), provide label indicating "Cab. H/Slide 285."
7. Provide old lot information -- lighter gray scale and smaller font -- on plat area.
8. Correct Title Block to Read as follows:

Final Plat

Lot 1, Block A, Rockwall School of Music Addition

Being 0.747-acres or 32,538 Sq. Ft.

Being a Replat of a portion of

Lot 9, Block A, Flagstone Corners

Instrument #-----

?O.P.R.T.C.T.? (this should reflect property records in Rockwall County – change as appropriate)

Situated in the J.D. McFarland Survey, Abstract No. 145

City of Rockwall, Rockwall County, Texas

9. Provide City Signature Block (i.e. Mayor, City Engineer, City Secretary) that is large enough to have signed appropriately.

10. Provide additional notary certificate for Lien Holder

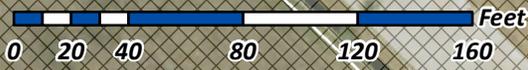
11. Verify and correct call/bearing on plat vs owners' certificate for 1st call recorded as North 45'56'42" East. The direction is indicated as 'West' on the plat.

\*\* As a note, this may be more appropriate on 2 pages due to the amount of information on plat and appearing to be a smaller font than is customary.

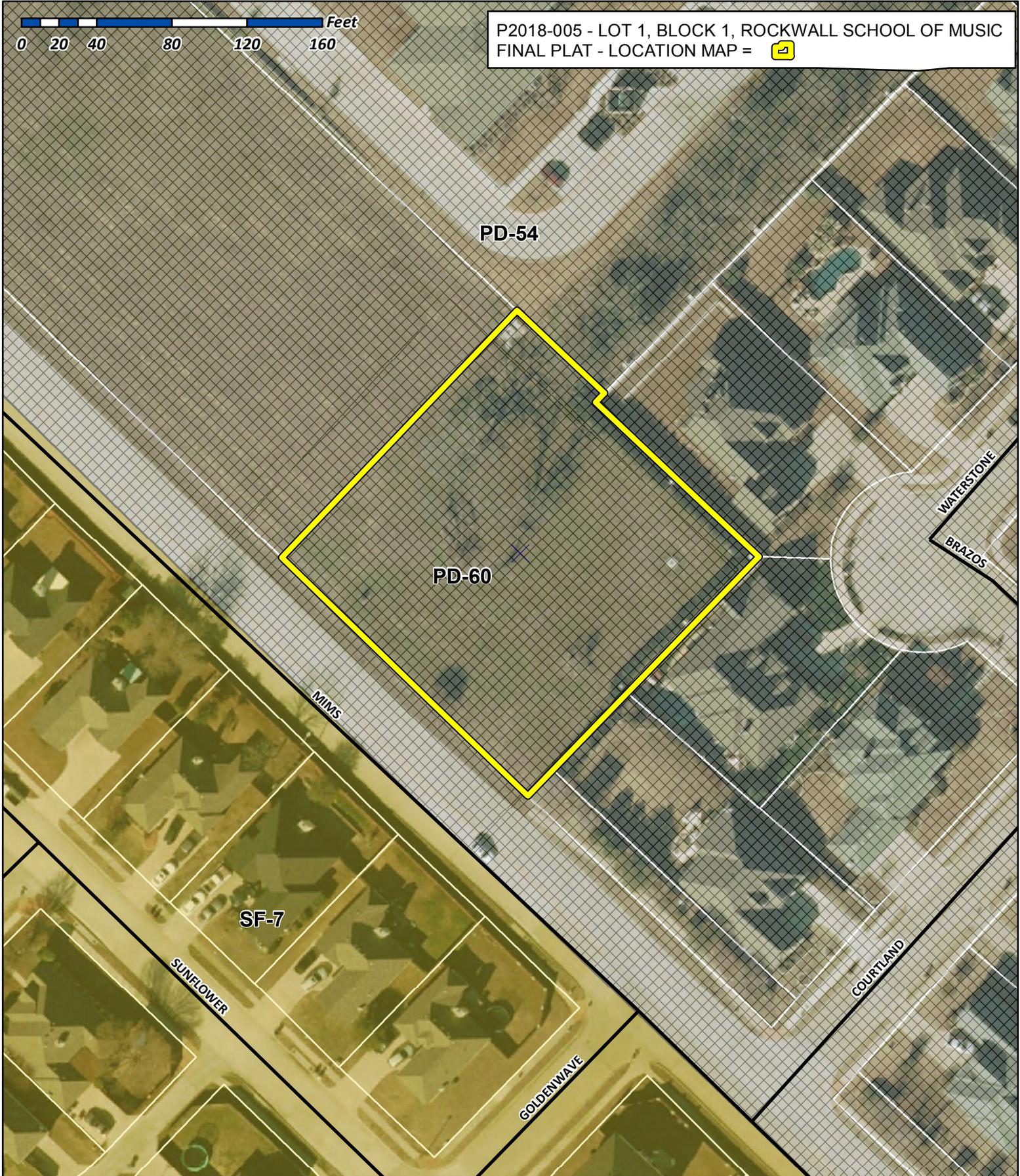
Staff would recommend that someone be present for the following meeting dates. If you have any questions regarding this case, please feel free to contact David Gonzales, AICP with the Planning Department at 972-771-7745.

Planning - Regular Meeting: February 27, 2018 (6:00 p.m.) [P&Z to take action (i.e. approve, approve with conditions, etc.) on Consent]

City Council - Regular Meeting: March 5, 2018 (6:00 p.m.) [City Council to take action – Consent Agenda]



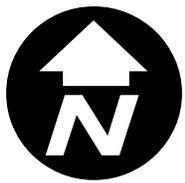
P2018-005 - LOT 1, BLOCK 1, ROCKWALL SCHOOL OF MUSIC  
FINAL PLAT - LOCATION MAP = 

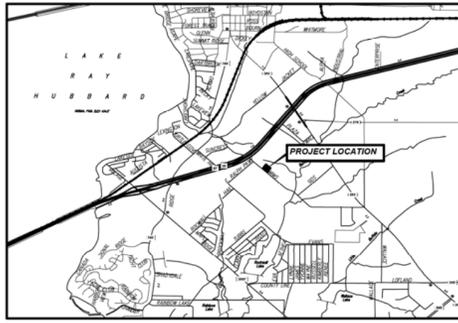


## City of Rockwall

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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3	1/2" IRS	7016041.4503	2596471.1756
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**GENERAL NOTES:**

1. BASIS OF BEARING FOR THIS SURVEY IS THE TEXAS STATE PLANE NORTH CENTRAL ZONE, GEODETIC BEARING ESTABLISHED BY GPS MEASUREMENTS TAKEN ON 06/26/2017.
2. NO LOT TO LOT DRAINAGE WITHOUT ENGINEERING APPROVAL.
3. ENCROACHMENTS ARE AS SHOWN.
4. BENCHMARKS:
  11. STORM DRAIN MANHOLE: STORM DRAIN MANHOLE A TOP A 4 FOOT BY 4 FOOT DROP INLET SET BACK 140 FEET FROM MIMS ROAD ON THE NORTH EAST CORNER OF THE PROPERTY. ELEVATION = 544.59
  12. STORM DRAIN MANHOLE: STORM DRAIN MANHOLE A TOP A 5 FOOT BY 5 FOOT DROP INLET ON THE NORTHERN CORNER OF THE PROPERTY. SETBACK 183 NORTH OF MIMS ROAD AND 39 FEET SOUTH OF THE FIRE LANE. ELEVATION = 547.79
5. THE PURPOSE OF THIS PLAT IS TO CREATE A ONE LOT SUBDIVISION.
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7. PROPERTY OWNER IS RESPONSIBLE FOR ALL MAINTENANCE, REPAIRS, AND REPLACEMENT OF ALL DRAINAGE SYSTEMS AS SHOWN IN DEVELOPMENT APPLICATION.

**OWNER'S DEDICATION**

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

I (WE) THE UNDERSIGNED OWNER(S) OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS THE **ROCKWALL SCHOOL OF MUSIC** SUBDIVISION 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 (WE) FURTHER CERTIFY THAT ALL OTHER PARTIES WHO HAVE A MORTGAGE OR LIEN IN THE **ROCKWALL SCHOOL OF MUSIC** SUBDIVISION HAVE BEEN NOTIFIED AND SIGNED THIS PLAT. I (WE) UNDERSTAND AND DO HEREBY RESERVE THE EASEMENT STRIPS SHOWN ON THIS PLAT FOR THE PURPOSES STATED AND FOR THEIR MUTUAL USE AND ACCOMMODATION OF ALL UTILITIES DESIRING TO USE OR USING SAME. I (WE) ALSO UNDERSTAND THE FOLLOWING:

- 1) NO BUILDINGS SHALL BE CONSTRUCTED OR PLACED UPON, OVER, OR ACROSS THE UTILITY EASEMENTS AS DESCRIBED HEREIN.
- 2) ANY PUBLIC UTILITY SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ALL OR PART OF ANY BUILDINGS, FENCES, TREES, SHRUBS, OR OTHER GROWTHS OR IMPROVEMENTS WHICH IN ANY WAY ENDANGER OR INTERFERE WITH CONSTRUCTION, MAINTENANCE, OR EFFICIENCY OF THEIR RESPECTIVE SYSTEM ON ANY OF THESE EASEMENT STRIPS; AND ANY PUBLIC UTILITY SHALL AT ALL TIMES HAVE THE RIGHT OF INGRESS OR EGRESS TO, FROM AND UPON THE SAID EASEMENT STRIPS FOR PURPOSE OF CONSTRUCTION, RECONSTRUCTION, INSPECTION, PATROLLING, MAINTENANCE, 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.
- 3) 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.
- 4) THE DEVELOPER AND SUBDIVISION ENGINEER SHALL BEAR TOTAL RESPONSIBILITY FOR STORM DRAIN IMPROVEMENTS.
- 5) 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.
- 6) NO HOUSE DWELLING UNIT, OR OTHER STRUCTURE SHALL BE CONSTRUCTED ON AN LOT IN THIS ADDITION BY THE OWNER OR ANY OTHER PERSONS 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 ENGINEERS AND/OR CITY ADMINISTRATOR, COMPLETED ON A PRO RATA 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 PREVALING PRIVATE COMMERCIAL RATES, OR HAVE THE SAME MADE BY A CONTRACTOR AND PAY FOR THE SAME OUT OF THE ESCROW DEPOSIT, SHOULD DEVELOPER AND/OR OWNER FAIL OR REFUSE TO INSTALL THE REQUIRED IMPROVEMENTS WITHIN THE TIME STATED IN SUCH WRITTEN AGREEMENTS, BUT IN NO CASE SHALL THE CITY BE OBLIGATED TO MAKE SUCH IMPROVEMENTS ITSELF. SUCH A DEPOSIT MAY BE USED BY THE OWNER AND/OR DEVELOPER AS PROGRESS PAYMENTS AS THE WORK PROGRESSES IN MAKING SUCH IMPROVEMENTS BY MAKING CERTIFIED REQUESTIONS 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, GUARANTEING THE INSTALLMENT THEREOF WITHIN THE TIME STATED IN THE BOND, WHICH TIME SHALL BE FIXED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL.

I (WE) FURTHER ACKNOWLEDGE THAT THE DEDICATIONS AND/OR EXACTIONS MADE HEREIN ARE PROPORTIONAL TO THE IMPACT OF SUBDIVISION UPON THE PUBLIC SERVICES REQUIRED IN ORDER THAT THE DEVELOPMENT WILL COMPORT WITH THE PRESENT AND FUTURE GROWTH NEEDS OF THE CITY; I (WE), MY (OUR) SUCCESSORS AND ASSIGNS HEREBY WAIVE ANY CLAIM, DAMAGE, OR CAUSE OF ACTION THAT I (WE) MAY HAVE AS A RESULT OF DEDICATION OF EXACTIONS MADE HEREIN.

PROPERTY OWNER SIGNATURE \_\_\_\_\_

STATE OF TEXAS  
COUNTY OF ROCKWALL:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED **RUSS PORTER**, 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 CONSIDERATIONS THEREIN. GIVEN UNDER MY HAND AND SEAL OF THIS OFFICE THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS: \_\_\_\_\_

MY COMMISSION EXPIRES \_\_\_\_\_

SIGNATURE OF PARTY WITH MORTGAGE OF LIEN INTEREST (IF APPLICABLE) \_\_\_\_\_

SURVEYOR'S CERTIFICATE

I, **LOUIS SALCEDO**, A REGISTERED PROFESSIONAL LAND SURVEYOR, LICENSED BY THE STATE OF TEXAS, AFFIRM THAT THIS PLAT WAS PREPARED UNDER MY DIRECT SUPERVISION FROM RECORDED DOCUMENTATION, EVIDENCE COLLECTED ON THE GROUND DURING FIELD OPERATIONS AND OTHER RELIABLE DOCUMENTATION; AND THAT THIS PLAT SUBSTANTIALLY COMPLIES WITH THE RULES AND REGULATIONS OF THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING, AND TEXAS LOCAL GOVERNMENT CODE, CHAPTER 212. I FURTHER AFFIRM THAT MONUMENTATION SHOWN HEREON WAS EITHER FOUND OR PLACED IN COMPLIANCE WITH THE CITY OF GRAND PRAIRIE DEVELOPMENT CODE; AND THAT THE DIGITAL DRAWING FILE ACCOMPANYING THIS PLAT IS A PRECISE REPRESENTATION OF THIS SIGNED FINAL PLAT.

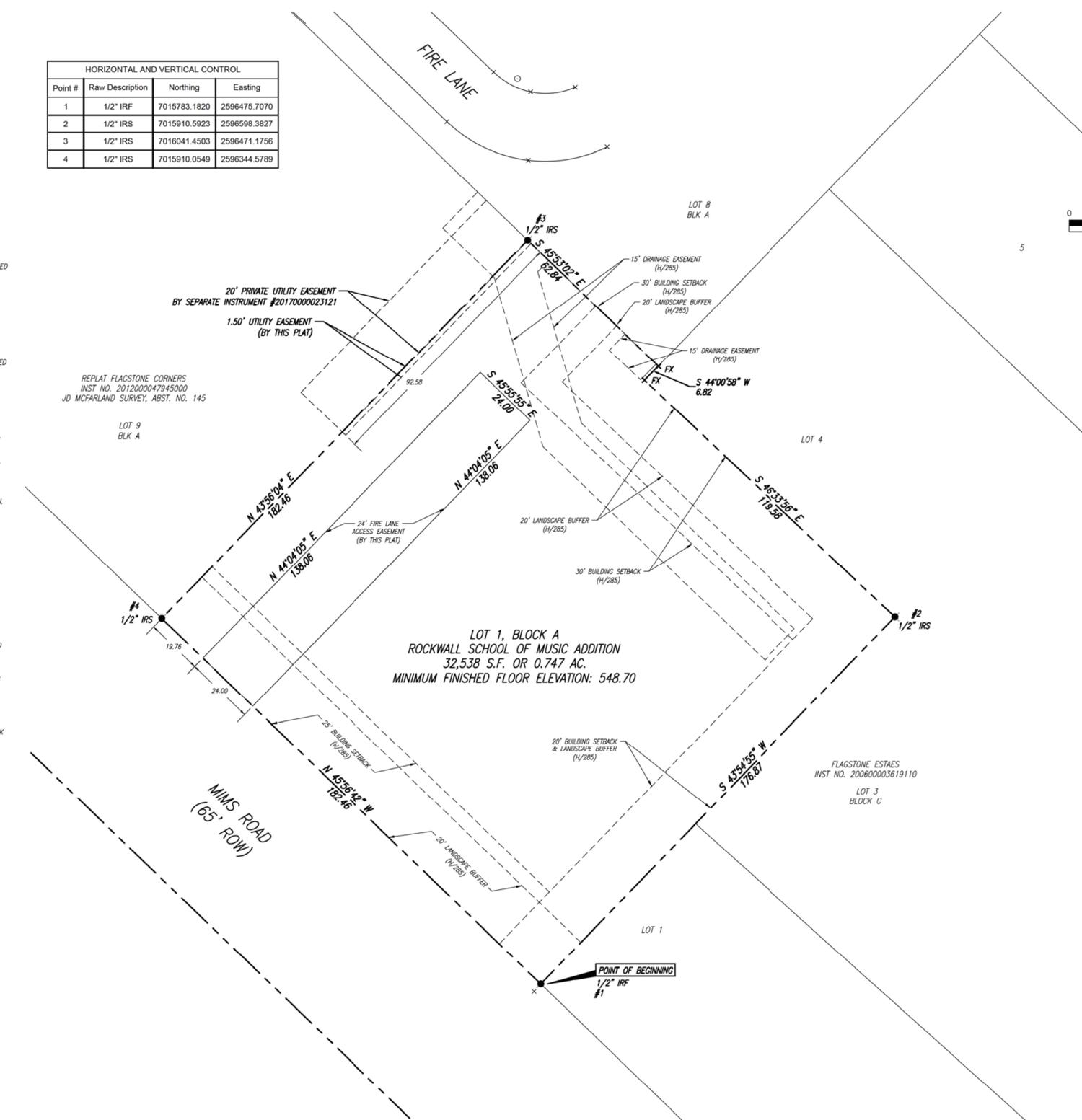
**PRELIMINARY - THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.**

LOUIS M. SALCEDO  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 3664

DATE \_\_\_\_\_

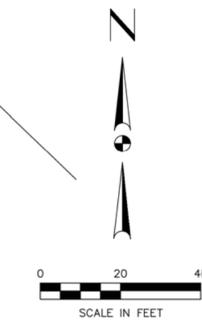
OWNER  
**MR. RUSS PORTER**  
749 JUSTIN ROAD  
ROCKWALL, TX 75087

SURVEYOR  
**SALCEDO GROUP, INC.**  
110 SW 2ND STREET  
GRAND PRAIRIE, TEXAS 75050  
(214) 412-3122



**Legend of Symbols & Abbreviations**

- 1/2" IRF 1/2" IRON ROD FOUND
- 1/2" IRS 1/2" IRON PIPE FOUND
- 1/2" IRS 1/2" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "SG 3664", SET



ALL RESPONSIBILITY FOR ADEQUACY OF DESIGN REMAINS WITH THE DESIGN ENGINEER. THE CITY OF ROCKWALL, IN REVIEWING AND RELEASING PLANS FOR CONSTRUCTION, ASSUMES NO RESPONSIBILITY FOR ADEQUACY OR ACCURACY OF DESIGN.

**FLOOD STATEMENT:** According to Community Panel No. 482970040L, dated September 26, 2008 of the Federal Emergency Management Agency, National Flood Insurance Program map, this property is within Flood Zone "X", which is not a special flood hazard area.  
  
If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This statement shall not create liability on the part of the Surveyor.

Owner's Certificate  
City of Rockwall  
State of Texas  
County of Rockwall

**Mr. Russ Porter** is the Owner of a 0.747 acre tract of land situated in the JD McFarland Survey Abstract No. 154, in the City of Rockwall, Rockwall County, Texas, and being part of Lot 9, Block A of the Replat of Flagstone Corners recorded in Instrument Number 201200047945000 of the Official Public Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod set at the southeast corner of said Lot 9, and being the southwest corner of Lot 1 of the Flagstone Estates recorded in Instrument Number 200600003619110 of the Official Public Records of Rockwall County, Texas, and being in the north line of Mims Road;

THENCE North 45°56'42" East, a distance of 182.46 feet, along the north line of Mims Road, same being the south line of Lot 9, to a 1/2" iron rod set in the northwest corner of said 0.747 acre tract;

THENCE North 43°56'04" East, a distance of 182.46 feet, departing the north line of Mims Road, along the northwest line of said 0.747 acre tract, to a 1/2" iron rod set for the northwest corner of said 0.747 acre tract, and being in the south line of Lot 8, Block A of said Replat of Flagstone Corners;

THENCE South 45°33'02" East, a distance of 62.84 feet, along the north line of said 0.747 acre tract, and the common south line of said Lot 8, to a found "X" cut in concrete, being the southeast corner of said Lot 8, and being in the west line of Lot 4 of said Flagstone Estates;

THENCE South 44°00'58" West, a distance of 6.82 feet, along the east line of said 0.747 acre tract, and the common west line said Lot 4, to a found "X" cut in concrete at the southwest corner of said Lot 4;

THENCE South 46°33'56" East, a distance of 119.58 feet, along the northeast line of said 0.747 acre tract, same being the south line of said Lot 4, to a 1/2" iron rod set for the southeast corner of said 0.747 acre tract, and being the southwest corner of said Lot 4, and being the northwest corner of Lot 3 of said Flagstone Estates;

THENCE South 43°54'55" West, a distance of 176.87 feet, along the southeast line of said Lot 9, same being the west line of said Lot 3, and the west line of said Lot 1, to the **POINT OF BEGINNING**, and containing 32,538 square feet or 0.747 acres of land, more or less.

**FINAL PLAT**  
**LOT 1, BLOCK 1**  
**ROCKWALL SCHOOL OF MUSIC ADDITION**  
**32,538 SQ. FT. OR 0.747 AC.**

BEING PART OF  
FLAGSTONE CORNERS, LOT 9 BLK A  
INSTRUMENT #201200047945000  
O.P.R.T.C.T.  
SITUATED IN THE  
J.D. MCFARLAND SURVEY, ABST. NO. 145  
IN THE  
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

**SGI** SALCEDO GROUP, INC.  
110 SW 2nd Street  
Grand Prairie, Texas 75050  
PHONE: (214)-412-3122

# CITY OF ROCKWALL CITY COUNCIL MEMO

**AGENDA DATE:** 03/05/2018

**APPLICANT:** Michael Salcedo of Salcedo Group, Inc.

**AGENDA ITEM:** **P2018-005**; *Replat for Lot 1, Block A, Rockwall School of Music Addition*

---

## **SUMMARY:**

Consider a request by Michael Salcedo of Salcedo Group, Inc. on behalf of Russ Porter for the approval of a replat for Lot 1, Block A, Rockwall School of Music Addition being a 0.747-acre portion of a larger 2.49-acre parcel of land identified as Lot 9, Block A, Flagstone Corners Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 60 (PD-60) for Residential-Office (RO) District land uses, addressed as 1830 & 1842 Mims Road, and take any action necessary.

## **COMMENTS:**

- The applicant is requesting approval of a replat for the purpose of constructing an approximately 4,000 SF single-story music studio [*i.e. Rockwall School of Music*] and dedicating the necessary easements for development of the site. The proposed music studio will be situated on a 0.747-acre tract of land that will be re-platted as Lot 1, Block A, Rockwall School of Music Addition.
- The subject property is zoned Planned Development District 60 (PD-60), which designates the subject property for Residential-Office (RO) District land uses. A site plan [*i.e. SP2017-032*] was approved on November 20, 2017.
- The surveyor has completed the majority of the technical revisions requested by staff, and this plat, conforming to the requirements for replats as stated in 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 plat by the City Council shall constitute approval subject to the conditions listed in the *Recommendations* section below.
- With the exception of the items listed in the *Recommendation* section of this case memo, this plat is in substantial compliance with the requirements of the *Subdivision Ordinance* in the Municipal Code of Ordinances.

## **RECOMMENDATIONS:**

If the City Council chooses to approve the replat for *Lot 1, Block A, Rockwall School of Music Addition*, staff would recommend the following conditions of approval:

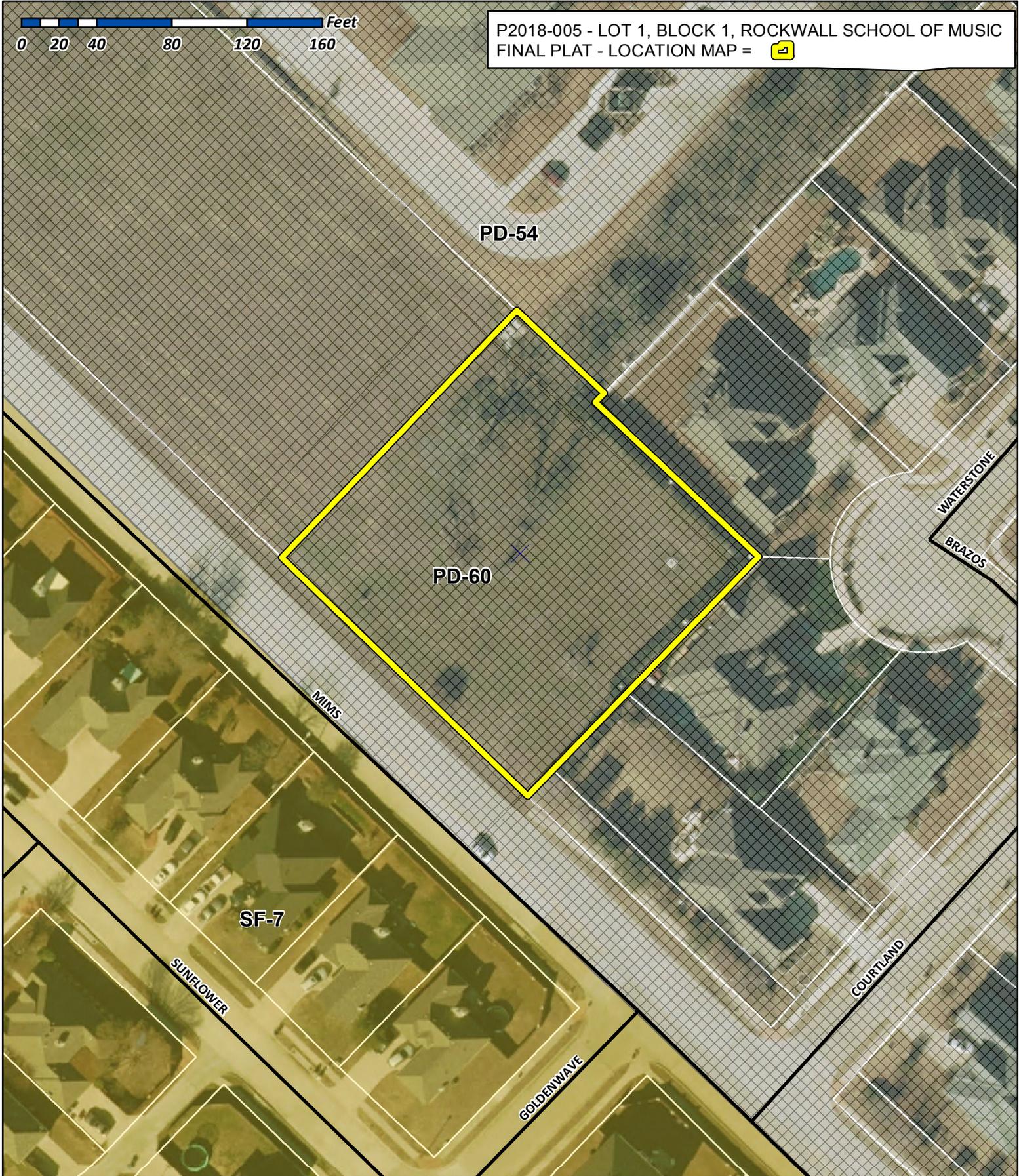
- 1) All staff comments provided by the Planning, Engineering and Fire Department must be addressed prior to the submittal of a building permit;
- 2) Any construction resulting from the approval of this replat shall conform to the requirements set forth by the Unified Development Code, the International Building Code, 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 RECOMMENDATION:**

On February 27, 2018, the Planning and Zoning Commission's motion to recommend approval of the replat with staff conditions passed by a vote of 6 to 0 with Commissioner Logan absent.



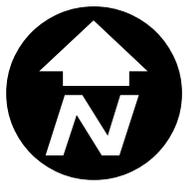
P2018-005 - LOT 1, BLOCK 1, ROCKWALL SCHOOL OF MUSIC  
FINAL PLAT - LOCATION MAP =

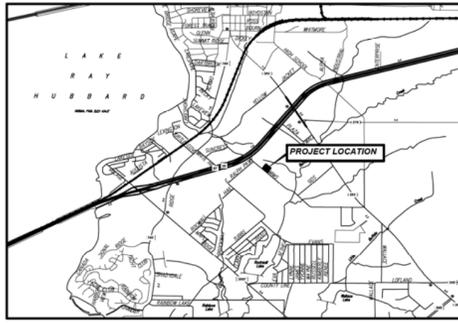


# City of Rockwall

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UNTIL AN ESCROW DEPOSIT, SUFFICIENT TO PAY FOR THE COST OF SUCH IMPROVEMENTS, AS DETERMINED BY THE CITY'S ENGINEERS AND/OR CITY ADMINISTRATOR, COMPLETED ON A PROCRATE 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 PREVALING PRIVATE COMMERCIAL RATES, OR HAVE THE SAME MADE BY A CONTRACTOR AND PAY FOR THE SAME OUT OF THE ESCROW DEPOSIT, SHOULD DEVELOPER AND/OR OWNER FAIL OR REFUSE TO INSTALL THE REQUIRED IMPROVEMENTS WITHIN THE TIME STATED IN SUCH WRITTEN AGREEMENTS, BUT IN NO CASE SHALL THE CITY BE OBLIGATED TO MAKE SUCH IMPROVEMENTS ITSELF. SUCH A DEPOSIT MAY BE USED BY THE OWNER AND/OR DEVELOPER AS PROGRESS PAYMENTS AS THE WORK PROGRESSES IN MAKING SUCH IMPROVEMENTS BY MAKING CERTIFIED REQUESTIONS 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, GUARANTEERING THE INSTALLMENT THEREOF WITHIN THE TIME STATED IN THE BOND, WHICH TIME SHALL BE FIXED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL.

I (WE) FURTHER ACKNOWLEDGE THAT THE DEDICATIONS AND/OR EXACTIONS MADE HEREIN ARE PROPORTIONAL TO THE IMPACT OF SUBDIVISION UPON THE PUBLIC SERVICES REQUIRED IN ORDER THAT THE DEVELOPMENT WILL COMPORT WITH THE PRESENT AND FUTURE GROWTH NEEDS OF THE CITY; I (WE), MY (OUR) SUCCESSORS AND ASSIGNS HEREBY WAIVE ANY CLAIM, DAMAGE, OR CAUSE OF ACTION THAT I (WE) MAY HAVE AS A RESULT OF DEDICATION OF EXACTIONS MADE HEREIN.

PROPERTY OWNER SIGNATURE \_\_\_\_\_

STATE OF TEXAS  
COUNTY OF ROCKWALL:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED **RUSS PORTER**, 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 CONSIDERATIONS THEREIN. GIVEN UNDER MY HAND AND SEAL OF THIS OFFICE THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS: \_\_\_\_\_

MY COMMISSION EXPIRES \_\_\_\_\_

SIGNATURE OF PARTY WITH MORTGAGE OF LIEN INTEREST (IF APPLICABLE) \_\_\_\_\_

SURVEYOR'S CERTIFICATE

I, **LOUIS SALCEDO**, A REGISTERED PROFESSIONAL LAND SURVEYOR, LICENSED BY THE STATE OF TEXAS, AFFIRM THAT THIS PLAT WAS PREPARED UNDER MY DIRECT SUPERVISION FROM RECORDED DOCUMENTATION, EVIDENCE COLLECTED ON THE GROUND DURING FIELD OPERATIONS AND OTHER RELIABLE DOCUMENTATION; AND THAT THIS PLAT SUBSTANTIALLY COMPLIES WITH THE RULES AND REGULATIONS OF THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING, AND TEXAS LOCAL GOVERNMENT CODE, CHAPTER 212. I FURTHER AFFIRM THAT MONUMENTATION SHOWN HEREON WAS EITHER FOUND OR PLACED IN COMPLIANCE WITH THE CITY OF GRAND PRAIRIE DEVELOPMENT CODE; AND THAT THE DIGITAL DRAWING FILE ACCOMPANYING THIS PLAT IS A PRECISE REPRESENTATION OF THIS SIGNED FINAL PLAT.

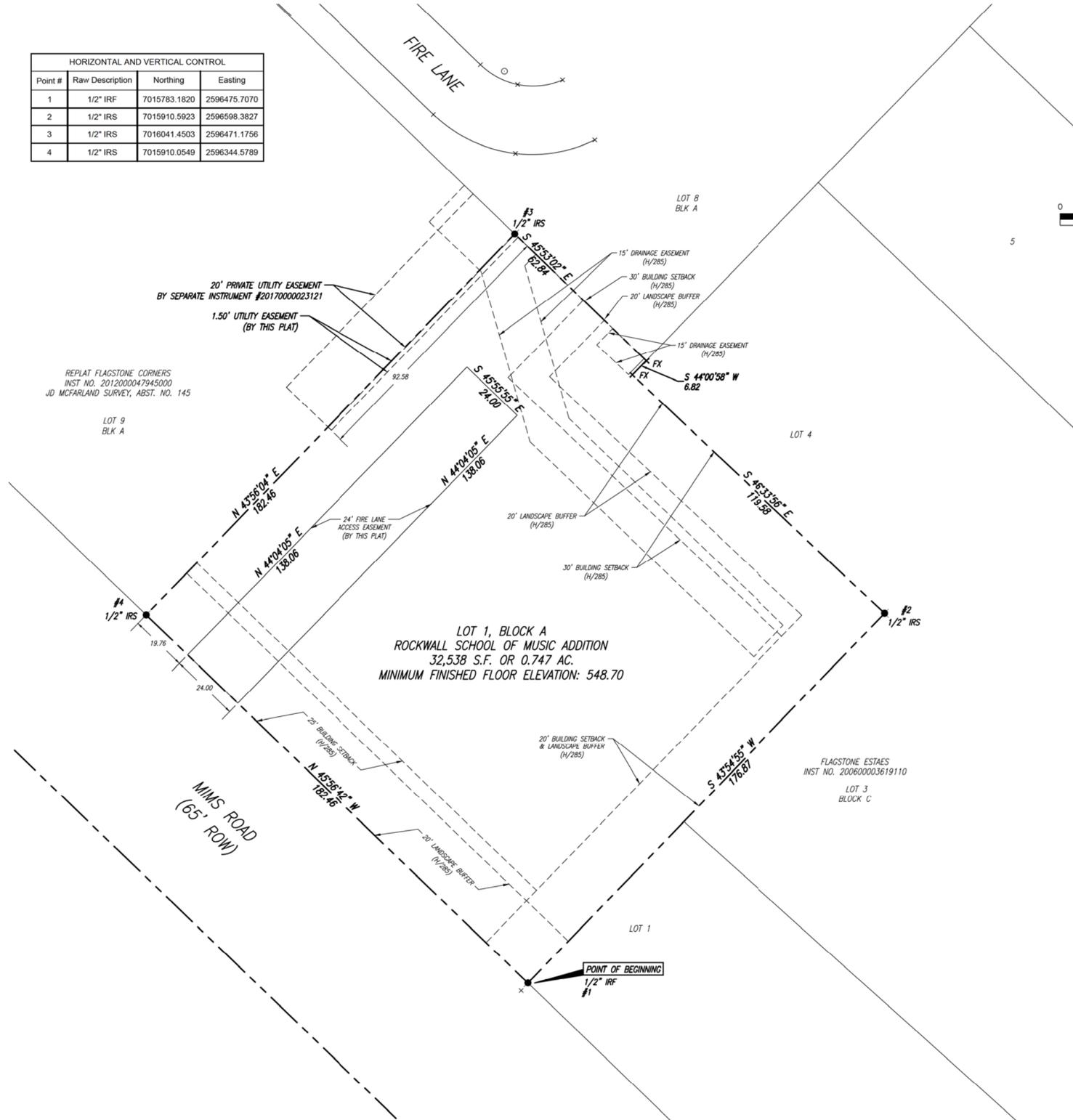
**PRELIMINARY - THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.**

LOUIS M. SALCEDO  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 3664

DATE \_\_\_\_\_

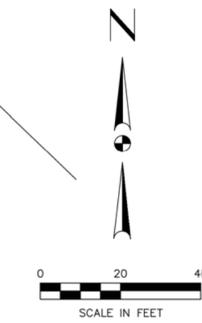
OWNER  
**MR. RUSS PORTER**  
749 JUSTIN ROAD  
ROCKWALL, TX 75087

SURVEYOR  
**SALCEDO GROUP, INC.**  
110 SW 2ND STREET  
GRAND PRAIRIE, TEXAS 75050  
(214) 412-3122



**Legend of Symbols & Abbreviations**

- 1/2" IRF 1/2" IRON ROD FOUND
- 1/2" IRS 1/2" IRON PIPE FOUND
- 1/2" IRS 1/2" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "SG 3664", SET



ALL RESPONSIBILITY FOR ADEQUACY OF DESIGN REMAINS WITH THE DESIGN ENGINEER. THE CITY OF ROCKWALL, IN REVIEWING AND RELEASING PLANS FOR CONSTRUCTION, ASSUMES NO RESPONSIBILITY FOR ADEQUACY OR ACCURACY OF DESIGN.

**FLOOD STATEMENT:** According to Community Panel No. 482970040L, dated September 26, 2008 of the Federal Emergency Management Agency, National Flood Insurance Program map, this property is within Flood Zone "X", which is not a special flood hazard area.  
If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This statement shall not create liability on the part of the Surveyor.

Owner's Certificate  
City of Rockwall  
State of Texas  
County of Rockwall

**Mr. Russ Porter** is the Owner of a 0.747 acre tract of land situated in the JD McFarland Survey Abstract No. 154, in the City of Rockwall, Rockwall County, Texas, and being part of Lot 9, Block A of the Replat of Flagstone Corners recorded in Instrument Number 201200047945000 of the Official Public Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod set at the southeast corner of said Lot 9, and being the southwest corner of Lot 1 of the Flagstone Estates recorded in Instrument Number 200600003619110 of the Official Public Records of Rockwall County, Texas, and being in the north line of Mims Road;

THENCE North 45°56'42" East, a distance of 182.46 feet, along the north line of Mims Road, same being the south line of Lot 9, to a 1/2" iron rod set in the northwest corner of said 0.747 acre tract;

THENCE North 43°56'04" East, a distance of 182.46 feet, departing the north line of Mims Road, along the northwest line of said 0.747 acre tract, to a 1/2" iron rod set for the northwest corner of said 0.747 acre tract, and being in the south line of Lot 8, Block A of said Replat of Flagstone Corners;

THENCE South 45°33'02" East, a distance of 62.84 feet, along the north line of said 0.747 acre tract, and the common south line of said Lot 8, to a found "X" cut in concrete, being the southeast corner of said Lot 8, and being in the west line of Lot 4 of said Flagstone Estates;

THENCE South 44°00'58" West, a distance of 6.82 feet, along the east line of said 0.747 acre tract, and the common west line said Lot 4, to a found "X" cut in concrete at the southwest corner of said Lot 4;

THENCE South 46°33'56" East, a distance of 119.58 feet, along the northeast line of said 0.747 acre tract, same being the south line of said Lot 4, to a 1/2" iron rod set for the southeast corner of said 0.747 acre tract, and being the southwest corner of said Lot 4, and being the northwest corner of Lot 3 of said Flagstone Estates;

THENCE South 43°54'55" West, a distance of 176.87 feet, along the southeast line of said Lot 9, same being the west line of said Lot 3, and the west line of said Lot 1, to the **POINT OF BEGINNING**, and containing 32,538 square feet or 0.747 acres of land, more or less.

**FINAL PLAT**  
**LOT 1, BLOCK 1**  
**ROCKWALL SCHOOL OF MUSIC ADDITION**  
**32,538 SQ. FT. OR 0.747 AC.**

BEING PART OF  
FLAGSTONE CORNERS, LOT 9 BLK A  
INSTRUMENT #201200047945000  
O.P.R.T.C.T.  
SITUATED IN THE  
J.D. MCFARLAND SURVEY, ABST. NO. 145  
IN THE  
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

**SGI** SALCEDO GROUP, INC.  
110 SW 2nd Street  
Grand Prairie, Texas 75050  
PHONE: (214)-412-3122



March 15, 2018

**ATTN: MICHAEL SALCEDO**  
MICHAEL SALCEDO  
110 SW 2ND STREET,  
GRAND PRAIRIE, TX 75050

**RE: REPLAT PLAT (P2018-005), LOT 1, BLOCK A, ROCKWALL SCHOOL OF MUSIC ADDITION**

Dear Applicant:

This letter serves to notify you that the above referenced platting case that you submitted before the City of Rockwall was approved by City Council on 03/05/2018. The following is a record of all recommendations, voting records and conditions of approval:

*If the City Council chooses to approve the replat for Lot 1, Block A, Rockwall School of Music Addition, staff would recommend the following conditions of approval:*

- 1) *All staff comments provided by the Planning, Engineering and Fire Department must be addressed prior to the submittal of a building permit;*
- 2) *Any construction resulting from the approval of this replat shall conform to the requirements set forth by the Unified Development Code, the International Building Code, 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 RECOMMENDATION:**

*On February 27, 2018, the Planning and Zoning Commission's motion to recommend approval of the replat with staff conditions passed by a vote of 6 to 0 with Commissioner Logan absent.*

**CITY COUNCIL:**

*On March 5, 2018, the City Council's motion to approve the replat with staff conditions passed by a vote of 6 to 0 with Mayor Pruitt absent.*

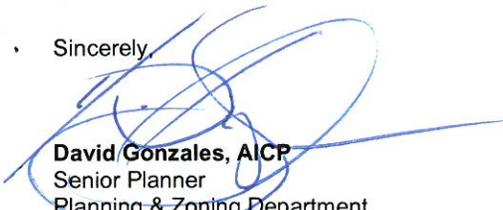
Prior to submitting the required materials for filing please send/submit to staff a bonded or PDF copy of the plat to ensure that all staff's comments have been addressed. Once staff has verified all comments have been addressed, please submit a minimum of two (2) sets of mylars, one (1) tax certificate for each property being platted, and a check made out to the Rockwall County Clerk's Office for the required filing fees.

See the following example for calculation of fees: Mylars = \$50 per page (Ex.2 page plat= \$100) Tax Certificates= \$30.00 for the 1st certificate and \$4.00 for each additional certificate. (2 properties= \$30+ \$4= \$34. Total filing fees for a 2 page plat with tax certificates =\$134.00

Please note that all replats or final plats must be filed with Rockwall County within 180 days of the approval date. If the 180-day deadline is missed, the plat shall be deemed expired and must be resubmitted for approval.

For information about the procedures and required materials to file a plat, or for any other additional questions on this matter, please contact Planning staff at (972) 771-7745.

Sincerely,

  
**David Gonzales, AICP**  
Senior Planner  
Planning & Zoning Department  
City of Rockwall, TX