



# PLANNING AND ZONING CASE CHECKLIST

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

P&Z CASE # P2020-002 P&Z DATE 01/28/2020 CC DATE 02/18/2020 APPROVED/DENIED

ARCHITECTURAL REVIEW BOARD 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 checked="" 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 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 _____
<input type="checkbox"/> CABINET # _____
<input type="checkbox"/> SLIDE # _____
<b>NOTES:</b> _____
_____
_____
_____
_____
_____
<b>ZONING MAP UPDATED</b> _____



# DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. P2020-002

**NOTE:** THE APPLICATION IS NOT CONSIDERED ACCEPTED BY THE CITY UNTIL THE PLANNING DIRECTOR AND CITY ENGINEER HAVE SIGNED BELOW.

DIRECTOR OF PLANNING:

CITY ENGINEER:

Please check the appropriate box below to indicate the type of development request [SELECT ONLY ONE BOX]:

### Platting Application Fees:

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

### Site Plan Application Fees:

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

### Zoning Application Fees:

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

### Other Application Fees:

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

### Notes:

<sup>1</sup>: In determining the fee, please use the exact acreage when multiplying by the per acre amount. For requests on less than one acre, round up to one (1) acre.

## PROPERTY INFORMATION [PLEASE PRINT]

Address 509 Bourn Street, Rockwall, Tx. 75087

Subdivision Sanger Brothers Addition Part of Lot 4 Block H

General Location Intersection of Peters Colony & Bourn Street

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

Current Zoning MF-1A

Current Use Vacant Lot

Proposed Zoning " "

Proposed Use Residential

Acreage 0.11 acres

Lots [Current] 1 Lot

Lots [Proposed] 1 Lot

**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 Rockwall Housing Dev. Corp.  Applicant

Contact Person Michael Hunter Contact Person

Address 787 Hall Drive, Rockwall Texas. 75032 Address

City, State & Zip City, State & Zip

Phone 972-722-7316 Phone

E-Mail rhdc787@att.net E-Mail

michael@netcdc.org

## NOTARY VERIFICATION [REQUIRED]

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

"I hereby certify that I am the owner for the purpose of this application; all information submitted herein is true and correct; and the application fee of \$ 320.00, to cover the cost of this application, has been paid to the City of Rockwall on this the 6th day of Jan, 2020. By signing this application, I agree that the City of Rockwall (i.e. "City") is authorized and permitted to provide information contained within this application to the public. The City is also authorized and permitted to reproduce any copyrighted information submitted in conjunction with this application, if such reproduction is necessary in response to a request for public information."

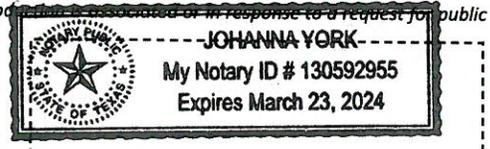
Given under my hand and seal of office on this the 6th day of Jan, 2020.

Owner's Signature

[Signature]

Notary Public in and for the State of Texas

Johanna York



My Commission Expires March 23, 2024



# DEVELOPMENT APPLICATION SUBMITTAL REQUIREMENTS

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

## PLATTING APPLICATION SUBMITTAL REQUIREMENTS [ALL PLAT TYPES]

- PLAT TYPE.
  - MINOR/AMENDING PLAT.
  - MASTER PLAT.
  - PRELIMINARY PLAT.
  - FINAL PLAT.
  - REPLAT.
  - VACATION PLAT.

Staff requires four (4), 18" x 24" copies be submitted at the time the application is submitted. See *Folding Requirements* in this development packet.

- DIGITAL COPY OF THE PLAT. The following is required with all plat submittals:

- ONE (1) PDF COPY OF THE PLAT
- ONE (1) SURVEY BOUNDARY CLOSURE REPORT.

*\* AFTER APPROVAL STAFF WILL REQUIRE ONE (1) AUTOCAD/ESRI (DWG, DXF, OR SHP FILE FORMAT) FILE*

- TREESCAPE PLAN [IF APPLICABLE].
- LANDSCAPE PLAN [IF APPLICABLE].
- APPLICATION AND APPLICATION FEE.

## SITE PLAN APPLICATION SUBMITTAL REQUIREMENTS

- PLAN SET. A plan set is composed of the following items:
  - SITE PLAN.
  - LANDSCAPE PLAN.
  - TREESCAPE PLAN.
  - PHOTOMETRIC PLAN.
  - BUILDING ELEVATIONS.

Staff requires the submittal of four (4) complete plan sets and one (1) digital copy in .pdf format with a site plan application. All sheets submitted to staff shall be 24" x 36", arranged into sets, and be folded to a 9" x 12" *Tri-Fold* with the project title or identifier facing out.

- BUILDING MATERIAL SAMPLE BOARD. See the *Material Sample Board Design Guidelines* in this development packet.
- VARIANCE REQUEST LETTER. The letter must indicate the variance being requested, the reason for the variance, and the two (2) required compensatory measures being offered to off-set the variance in accordance with the requirements of the UDC.
- APPLICATION AND APPLICATION FEE.

## ZONING CHANGE APPLICATION SUBMITTAL REQUIREMENTS

- LEGAL DESCRIPTION. A legal description consists of written words that delineate a specific piece of real property. A legal description may be a metes and bounds description or, if the property is platted, a copy of the plat may be submitted to verify the lot and block survey system.
- ZONING EXHIBIT OR CONCEPT PLAN. A zoning exhibit is generally a survey, plat, concept plan or other visual description of the property [Specific Use Permit (SUP) exhibits can be a site plan or building elevations; check with staff for prior to submitting an application for what is appropriate]. Staff requires four (4), 24" x 36" copies and one digital copy (PDF preferred) be submitted at the time the application is submitted. All submittals should be folded individually so that the project title or identifier is facing out. *In order to reduce the applicant's costs and to conserve paper, staff may accept other sheet sizes for a submittal if an appropriate scale and level of detail is maintained. Check with staff prior to submitting a small or larger drawing size.*
- LETTER OF EXPLANATION. A letter from the applicant or property owner explaining the purpose of the zoning application.
- APPLICATION AND APPLICATION FEE.

**IT IS IMPORTANT TO YOU AS AN APPLICANT TO RETURN A FULLY COMPLETED APPLICATION PACKAGE. INCOMPLETE APPLICATION PACKAGES WILL NOT BE ACCEPTED BY STAFF AND WILL BE RETURNED TO APPLICANTS. DUE TO THE PASSAGE OF HB3167, APPLICATIONS AND APPLICATION PACKAGES WILL ONLY BE ACCEPTED ON THE SUBMITTAL DATE AND EARLY AND/OR LATE APPLICATIONS WILL BE RETURNED.**

# Parcel Map Check Report

Client: Rockwall Housing Dev. Corp.  
 Client: Michael Hunter  
 Client Company  
 Address 1  
 Date: 1/3/2020 2:52:33 PM

Prepared by: CBG Surveying Texas llc.  
 Preparer: Carlos C.  
 Your Company Name  
 123 Main Street

Parcel Name: Site 1 - Standard : 1

Description:

Process segment order counterclockwise: False

Enable mapcheck across chord: False

North: 7,024,319.8219' East: 2,595,284.2725'

Segment# 1: Line

Course: S0° 31' 05.59"E Length: 70.00'  
 North: 7,024,249.8248' East: 2,595,284.9056'

Segment# 2: Line

Course: S89° 38' 22.41"W Length: 70.00'  
 North: 7,024,249.3844' East: 2,595,214.9070'

Segment# 3: Line

Course: N0° 31' 05.59"W Length: 69.75'  
 North: 7,024,319.1316' East: 2,595,214.2761'

Segment# 4: Line

Course: N89° 26' 10.41"E Length: 70.00'  
 North: 7,024,319.8204' East: 2,595,284.2727'

Perimeter: 279.75'

Area: 4,891.19Sq.Ft.

Error Closure: 0.0016

Course: S9° 15' 44.14"E

Error North : -0.00158

East: 0.00026

Precision 1: 174,843.75



# CHECKLIST FOR PLAT SUBMITTALS

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

**Case Type:**

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

**Case Number**

**Reviewed By:**

**Review Date:**

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

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

City Limits [Final Plat, Preliminary Plat & Master Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate the location of the City Limits, contiguous or within the platting area.
Utilities (P)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate the locations of all existing and proposed utilities. Include the size and type of each.
Property Lines [Final Plat, Preliminary Plat & Master Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Provide all the proposed and platted property lines.
Streets [Final Plat, Preliminary Plat & Master Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Label all proposed and existing streets with the proposed or approved names. For Master Plats indicate the existing arterials and collector streets to serve the land to be platted consistent with the Thoroughfare Plan or proposed amendments.
Right-Of-Way and Centerline [Final Plat, Preliminary Plat & Master Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Label the right-of-way width and street centerline for each street both within and adjacent to the development.
Additional Right-Of-Way [Final Plat & Preliminary Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate the location and dimensions of any proposed right-of-way dedication.
Corner Clips [Final Plat & Preliminary Plat]	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Indicate all existing and proposed corner clips and any subsequent dedication.
Median Openings [Preliminary Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Locate and identify existing and/or proposed median openings and left turn channelization.
Topographical Contours [Preliminary Plat & Master Plat]	<input type="checkbox"/>	<input type="checkbox"/>	Topographical information and physical features to include contours at 2-foot intervals.
Flood Elevations [Preliminary Plat & Master Plat]	<input type="checkbox"/>	<input type="checkbox"/>	Show 100-Year & 50-Year floodplain and floodway boundaries (if applicable).
Drainage Areas [Preliminary Plat & Master Plat]	<input type="checkbox"/>	<input type="checkbox"/>	Show all drainage areas and all proposed storm drainages areas with sizes if applicable.
Wooded Areas [Preliminary Plat & Master Plat]	<input type="checkbox"/>	<input type="checkbox"/>	Indicate the boundaries of all adjacent wooded areas.
Zoning and Land Use Information [Preliminary Plat & Master Plat]	<input type="checkbox"/>	<input type="checkbox"/>	Indicate all proposed land uses, and existing and proposed zoning classifications. For Master Plats indicate the proposed major categories of land use.
Existing Man-Made Features [Master Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate all significant man-made features such as railroad, roads, buildings, utilities or other physical structures as shown on USGS topographic maps, utility company records and city records when such features affect the plans.
Parks and Open Space [Preliminary Plat & Master Plat]	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Identify the dimensions, names and description of all parks and open spaces, both existing and proposed. For Master Plats also indicate schools and other public uses as consistent with those shown in the comprehensive plan.
Proposed Improvements [Preliminary Plat]	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Indicate how the proposed improvements would relate to those in the surrounding area.
Water Sources [Preliminary Plat]	<input type="checkbox"/>	<input type="checkbox"/>	Indicate water sources inside the city limits or in the extraterritorial jurisdiction (ETJ).
Sewage Disposal [Preliminary Plat]	<input type="checkbox"/>	<input type="checkbox"/>	Indicate sewage disposal method inside the city limits or in the extraterritorial jurisdiction (ETJ).
Adjacent Properties [Final Plat & Preliminary Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Record owners of contiguous parcels of subdivided land, names and lot patterns of contiguous subdivisions, approved Concept Plans, reference recorded subdivision plats adjoining platted land by record name and by deed record volume and page.
Phasing Plan [Master Plat]	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Designation of each phase of development within the subdivision, the order of development, and a schedule for the development of each phase of the master plan.
Dedication [Final Plat, Preliminary Plat & Master Plat]	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Indicate the boundary lines, dimensions and descriptions, of spaces to be dedicated for public use of the inhabitants of the development.
Statement of Service [Master Plat]	<input type="checkbox"/>	<input type="checkbox"/>	Provide a detailed statement of how the proposed subdivision will be served by water, wastewater, roadway and drainage facilities that have adequate capacity to serve the development.
Standard Plat Wording [Final Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Provide the appropriate plat wording provided in the application packet that details the designation of the entity responsible for the operation and maintenance of any commonly held property and a waiver releasing the city of such responsibility, a waiver releasing the City for damages in establishment or alteration of grade.
Legal Description [Final Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Place the Legal Description (Metes and Bounds Description/Field Notes) where indicated in the Owner's Certificate per the application packet.
Storm Drainage Improvements Statement [Final Plat]	<input type="checkbox"/>	<input type="checkbox"/>	Provide the appropriate statement of developer responsibility for storm drainage improvements found in the application packet.

Dedication Language <i>[Final Plat]</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Provide the instrument of dedication or adoption signed by the owners, which is provided in the application packet.
Seal/Signature <i>[Final Plat]</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Required to have the seal and signature of surveyor responsible for the surveying the development and/or the preparation of the plat.
Public Improvement Statement <i>[Final Plat]</i>	<input type="checkbox"/>	<input type="checkbox"/>	Provide the appropriate statement indicating that no building permits will be issued until all public improvements are accepted by the City as provided in the application packet.
Plat Approval Signatures <i>[Final Plat]</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Provide a space for signatures attesting approval of the plat.
Compliance with Preliminary Plat <i>[Final Plat]</i>	<input type="checkbox"/>	<input type="checkbox"/>	Does the plat comply with all the special requirements developed in the preliminary plat review?
Review Plans with Franchise Utility Companies <i>[Final Plat, Preliminary Plat &amp; Master Plat]</i>	<input type="checkbox"/>	<input type="checkbox"/>	Review the proposed plans and plat with electric, gas, cable and phone companies.



**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

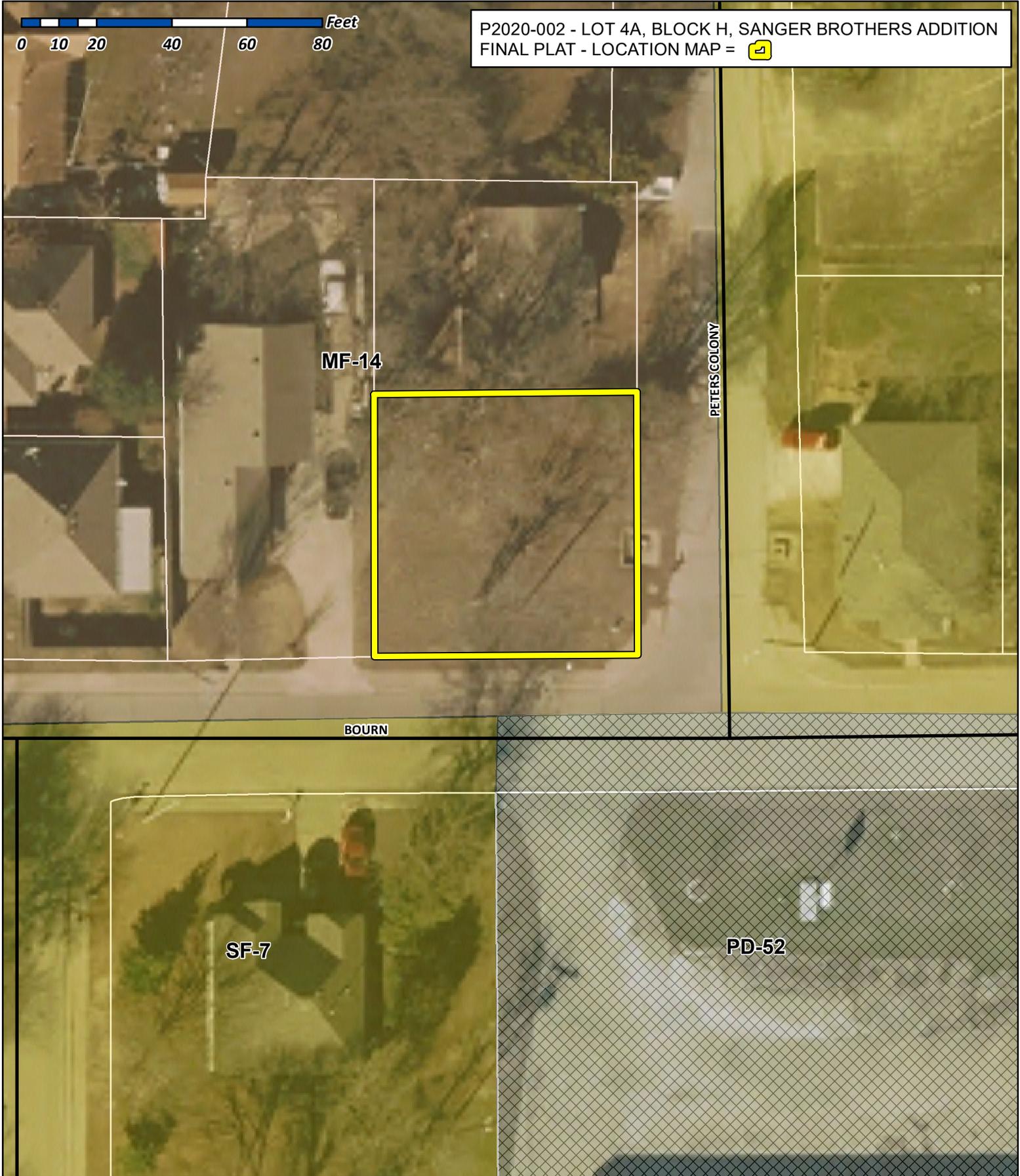
Date: 1/17/2020

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, . Planning staff will assemble all comments received in time for our regularly scheduled DRC meeting on at 2:00 p.m. The Planning and Zoning Commission work session will be held on 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:** P2020-002  
**Project Name:** RHDH Addition  
**Project Type:** PLAT  
**Applicant Name:** [APPLICANT]  
**Owner Name:** Michael Hunter  
**Project Description:**

0 10 20 40 60 80 Feet

P2020-002 - LOT 4A, BLOCK H, SANGER BROTHERS ADDITION  
FINAL PLAT - LOCATION MAP = 

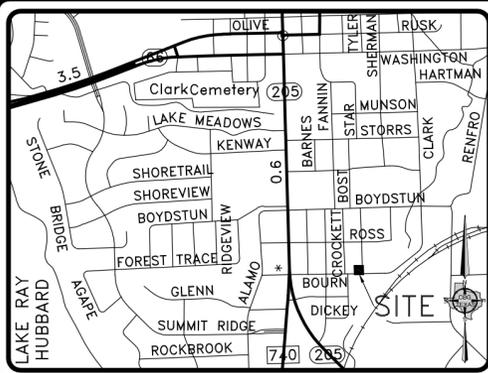


# City of Rockwall

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.

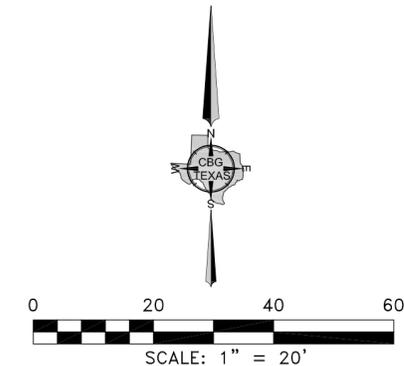
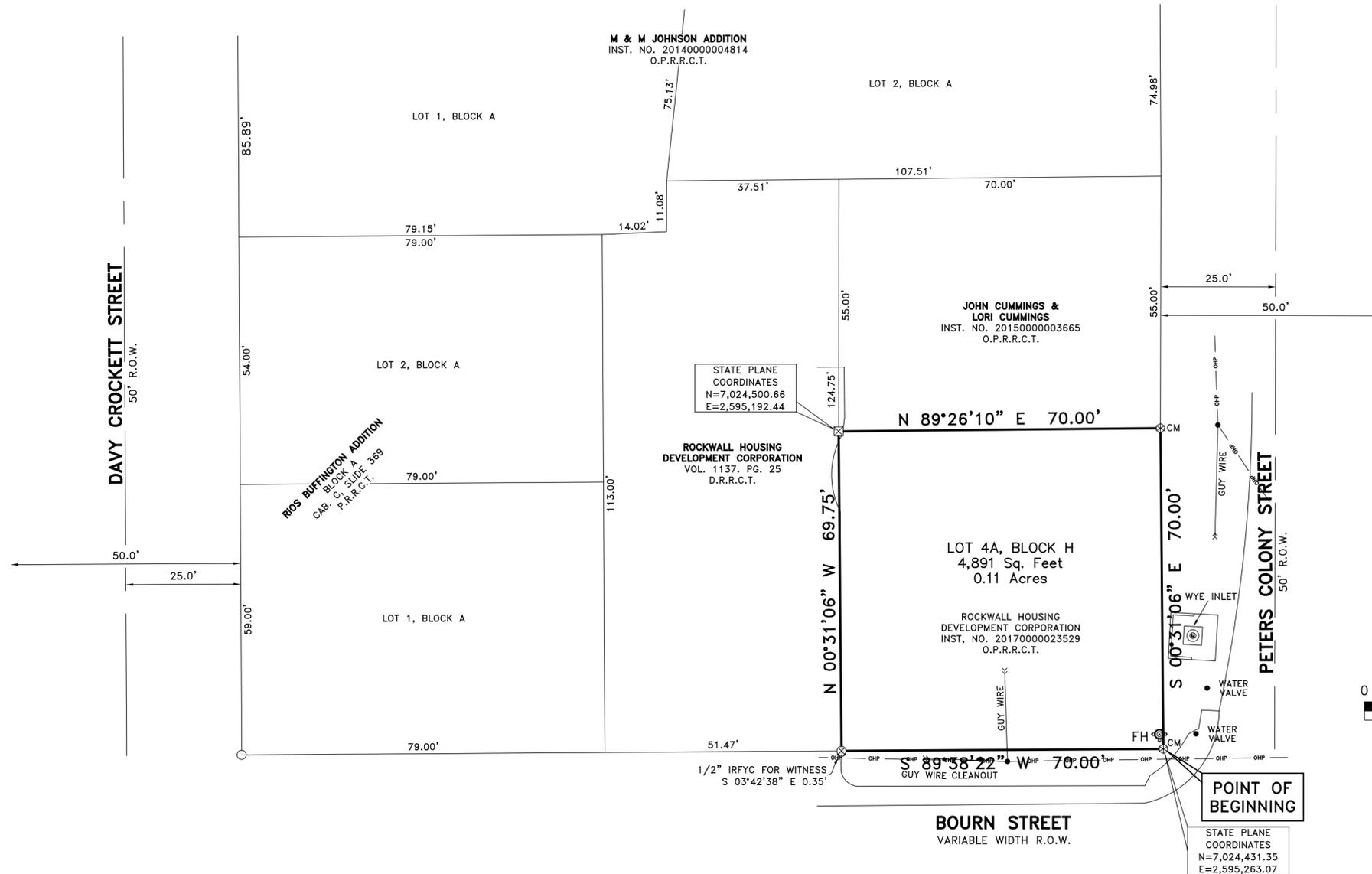




VICINITY MAP - NOT TO SCALE

**GENERAL NOTES:**

- 1) THE BASIS OF BEARINGS FOR THIS SURVEY IS THE TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE, (4202) GEODETIC BEARING ESTABLISHED BY GPS MEASUREMENTS.
- 3) THE PURPOSE OF THIS PLAT IS TO CREATE ONE LOT.
- 4) COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
- 5) ACCORDING TO THE F.I.R.M. IN MAP NO. 48397C0040L, THIS PROPERTY DOES LIE IN ZONE X AND DOES NOT LIE WITHIN THE 100 YEAR FLOOD ZONE.
- 6) PROPERTY OWNER SHALL BE RESPONSIBLE FOR ALL MAINTENANCE, REPAIR AND REPLACEMENT OF ALL DRAINAGE AND DETENTION EASEMENTS ON SITE.



**LEGEND:**

- = 1/2 INCH IRON ROD FOUND
- ⊗ = 1/2 INCH IRON ROD FOUND YELLOW CAP STAMPED "5034"
- ⊠ = "X" FOUND IN CONCRETE
- ⊗ = 1/2 INCH IRON ROD SET WITH YELLOW PLASTIC CAP STAMPED "CBG SURVEYING"
- CM CONTROLLING MONUMENT
- N NORTHING
- E EASTING
- VOL VOLUME
- PG PAGE
- R.O.W. RIGHT-OF-WAY
- CAB. CABINET
- SQ.FT. SQUARE FEET
- O.P.R.R.C.T. OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS
- P.R.R.C.T. PLAT RECORDS, ROCKWALL COUNTY, TEXAS
- D.R.R.C.T. DEED RECORDS, ROCKWALL COUNTY, TEXAS

SHEET 1 OF 2

**FINAL PLAT**  
**RHDC ADDITION**  
 LOT 4A, BLOCK H  
 BEING A REPLAT OF A PORTION OF LOT 4, BLOCK H  
 SANGER BROTHERS ADDITION  
 4,891 SQ.FT. / 0.11 ACRES  
 BURWELL LEWIS SURVEY, ABSTRACT NO. 255  
 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

**CBG**  
 SURVEYING TEXAS LLC  
PROFESSIONAL LAND SURVEYORS  
DFW - Houston - East Texas - Austin - San Antonio  
*PLANNING & SURVEYING*  
 Main Office  
 12025 Shiloh Road, Ste. 230  
 Dallas, TX 75228  
 P 214.349.9485  
 F 214.349.2216  
 Firm No. 10168800  
 www.cbginctx.com

**OWNER: ROCKWALL HOUSING DEVELOPMENT CORPORATION**  
 787 HAIL DRIVE  
 ROCKWALL, TEXAS 75032  
 972-722-7316  
 rhdc787@att.net

SCALE: 1"=20' / DATE: 12/19/19 / JOB NO. 1725751-02PLAT / DRAWN BY: TO

CASE NO. \_\_\_\_\_

**OWNER'S DEDICATION**

STATE OF TEXAS  
COUNTY OF ROCKWALL

Whereas, Rockwall Housing Development Corporation, BEING THE OWNER OF A TRACT OF LAND in the County of Rockwall, State of Texas, said tract being described as follows:

Being a tract of land situated in the Burwell Lewis Survey, Abstract No. 255, City of Rockwall, Rockwall County, Texas and being a portion of Lot 4, Block H of Sanger Brothers Addition, an addition to the City of Rockwall, Rockwall County, Texas, according to the Plat thereof recorded in Volume 17, Page 53, Plat Records, Rockwall County, Texas, and being all of a tract of land conveyed to Rockwall Housing Development Corporation by General Warranty Deed recorded in Instrument No. 20170000023529, Official Public Records, Rockwall County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found with yellow plastic cap stamped "5034" for corner, said corner being along the West right of way line of Peters Colony Street (50 foot right of way), said corner being the Southeast corner of Lot 4, Block H of said Sanger Brothers Addition, said corner being the North right of way line of Bourn Street (variable width right of way);

THENCE South 89 degrees 38 minutes 22 seconds West along the North right of way line of said Bourn Street, a distance of 70.00 feet to a 1/2 inch iron rod set with yellow plastic cap stamped "CBG SURVEYING" for corner, said corner being the Southeast corner of a tract of land conveyed to Rockwall Housing Development Corporation by Resale Deed recorded in Volume 1137, Page 25, Deed Records, Rockwall County, Texas, from which a 1/2 inch iron rod found with yellow plastic cap stamped "5034" bears, South 03 degrees 42 minutes 38 seconds East, a distance of 0.35 feet for witness;

THENCE North 00 degrees 31 minutes 06 seconds West along the East line of said Rockwall Housing Development Corporation tract, a distance of 69.75 feet to an "X" found in concrete for corner, said corner being the Southwest corner of a tract of land conveyed to John Cummings and Lori Cummings by Warranty Deed recorded in Instrument No. 20150000003665, Official Public Records, Rockwall County, Texas;

THENCE North 89 degrees 26 minutes 10 seconds East along the South line of said Cummings tract, a distance of 70.00 feet to a 1/2 inch iron rod found with yellow plastic cap stamped "5034" for corner, said corner being along the West right of way line of said Peters Colony Street;

THENCE South 00 degrees 31 minutes 06 seconds East along the West right of way line of said Peters Colony Street, a distance of 70.00 feet to the POINT OF BEGINNING and containing 4,891 square feet or 0.11 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS  
COUNTY OF ROCKWALL

We the undersigned owner(s) of the land shown on this plat, and designated herein as the **RHDC ADDITION, LOT 4A, BLOCK H**, 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. We further certify that all other parties who have a mortgage or lien interest in the **RHDC ADDITION, LOT 4A, BLOCK H** 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 (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, 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.
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 any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or

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

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

We further acknowledge that the dedications and/or exaction's made herein are proportional to the impact of the Subdivision upon the public services required in order that the development will comport with the present and future growth needs of the City; We, our successors and assigns hereby waive any claim, damage, or cause of action that We may have as a result of the dedication of exactions made herein.

By: \_\_\_\_\_  
Rockwall Housing Development Corporation. (Owner)  
Michael B. Hunter, Executive Director

STATE OF TEXAS  
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared Michael B. Hunter, 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 \_\_\_\_\_, \_\_\_\_\_.

By: \_\_\_\_\_

printed name: \_\_\_\_\_  
Notary Public in and for the State of Texas

NOTE: It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, nor shall such approval constitute any representation, assurance or guarantee by the City of the adequacy and availability for water for personal use and fire protection within such plat, as required under Ordinance 83-54.

**SURVEYOR'S CERTIFICATE:**

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Bryan Connally, a Registered Professional Land Surveyor, licensed by the State of Texas, 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.

Dated this the \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

RELEASED FOR REVIEW 12/30/19 PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSES AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

Bryan Connally  
Texas Registered Professional Land Surveyor No. 5513

**OWNER: ROCKWALL HOUSING DEVELOPMENT CORPORATION**  
787 HAIL DRIVE  
ROCKWALL, TEXAS 75032  
972-722-7316

**RECOMMENDED FOR FINAL APPROVAL**

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

**APPROVED**

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

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

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

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

\_\_\_\_\_  
City Secretary

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

**(SHEET 2 OF 2)**

**FINAL PLAT  
RHDC ADDITION  
LOT 4A, BLOCK H  
BEING A REPLAT OF A PORTION OF LOT 4, BLOCK H  
SANGER BROTHERS ADDITION  
4,891 SQ.FT. / 0.11 ACRES  
BURWELL LEWIS SURVEY, ABSTRACT NO. 255  
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS**



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SCALE: 1"=20' / DATE: 12/19/19 / JOB NO. 1725751-02PLAT / DRAWN BY: TO

CASE NO. \_\_\_\_\_



# 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:** January 28, 2020  
**APPLICANT:** Michael Hunter; *Rockwall Housing Development Corporation*  
**CASE NUMBER:** P2020-002; *Lot 1, Block A, RHDC Addition*

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### **SUMMARY**

Consider a request by Michael Hunter of the Rockwall Housing Development Corporation for the approval of a replat of Lot 1, Block A, RHDC Addition being a 0.11-acre parcel of land currently identified as a portion of Lot 4, Block H, Sanger Brothers Addition, City of Rockwall, Rockwall County, Texas, zoned Multi-Family 14 (MF-14) District, located at the northwest corner of the intersection of E. Bourn Street and Peters Colony, and take any action necessary.

### **PLAT INFORMATION**

- The applicant is requesting the approval of a replat of a 0.11-acre parcel of land (*i.e. a portion of Lot 4, Block H, Sanger Brothers Addition*) into one (1) lot (*i.e. Lot 1, Block A, RHDC Addition*) for the purpose of constructing a duplex on the subject property.
- On December 18, 2017, the City Council approved a request [Case No. MIS2017-015] for a special exception to allow a deviation from: [1] the minimum front yard setback reducing it from 20-feet to 15-feet, [2] minimum lot size reducing it from 5,000 SF to 4,896 SF, and [3] minimum lot depth reducing it from 100-feet to 70-feet on the subject property.
- The surveyor has completed the majority of the technical revisions requested by staff, and this plat - *conforming to the requirements for plats as stipulated by the 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 stipulated in the *Conditions of Approval* section below.
- With the exception of the items listed in the *Conditions of Approval* section of this case memo, this plat is in substantial compliance with the requirements of the *Subdivision Ordinance* in the Municipal Code of Ordinances.

### **CONDITIONS OF APPROVAL**

If the Planning and Zoning Commission chooses to recommend approval of the replat for *Lot 1, Block A, RHDC Addition* staff would propose the following conditions of approval:

- (1) All technical comments from the Engineering, Planning and Fire Departments shall be addressed prior to the filing of this plat;
- (2) Any construction resulting from the approval of this plat shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall

Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

1/24/2020

## City of Rockwall Project Plan Review History



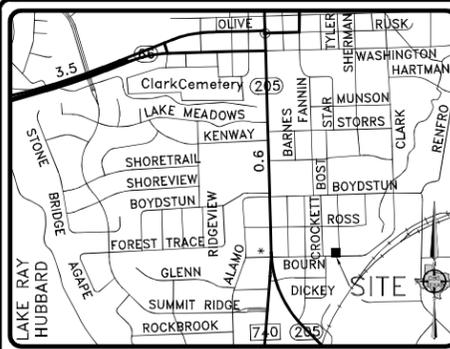
<b>Project Number</b>	P2020-002	<b>Owner</b>	Michael Hunter	<b>Applied</b>	1/17/2020	AG
<b>Project Name</b>	RHDC Addition	<b>Applicant</b>		<b>Approved</b>		
<b>Type</b>	PLAT			<b>Closed</b>		
<b>Subtype</b>	FINAL			<b>Expired</b>		
<b>Status</b>	Staff Review			<b>Status</b>		

<b>Site Address</b>	<b>City, State Zip</b>	<b>Zoning</b>
E BOURN AVE	ROCKWALL, TX 75087	

<b>Subdivision</b>	<b>Tract</b>	<b>Block</b>	<b>Lot No</b>	<b>Parcel No</b>	<b>General Plan</b>
B F BOYDSTON	D	112	D	3140-0112-000D-00-OR	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	Russell McDowell	1/17/2020	1/24/2020	1/21/2020	4	APPROVED	
ENGINEERING	Sarah Johnston	1/17/2020	1/24/2020	1/24/2020	7	COMMENTS	(1/24/2020 11:37 AM SJ) M - Include a 10' Utility easement along both street frontages. Standards of Design and Construction Sect. 5. M - 20' Utility Easement around fire hydrant. Standards of Design and Construction Sect. 5. I - Is the separate instrument an easement? Where is it located?
FIRE	Ariana Hargrove	1/17/2020	1/24/2020	1/23/2020	6	APPROVED	
GIS	Lance Singleton	1/17/2020	1/24/2020	1/21/2020	4	APPROVED	
PLANNING	Korey Brooks	1/17/2020	1/24/2020	1/24/2020	7	COMMENTS	Comments

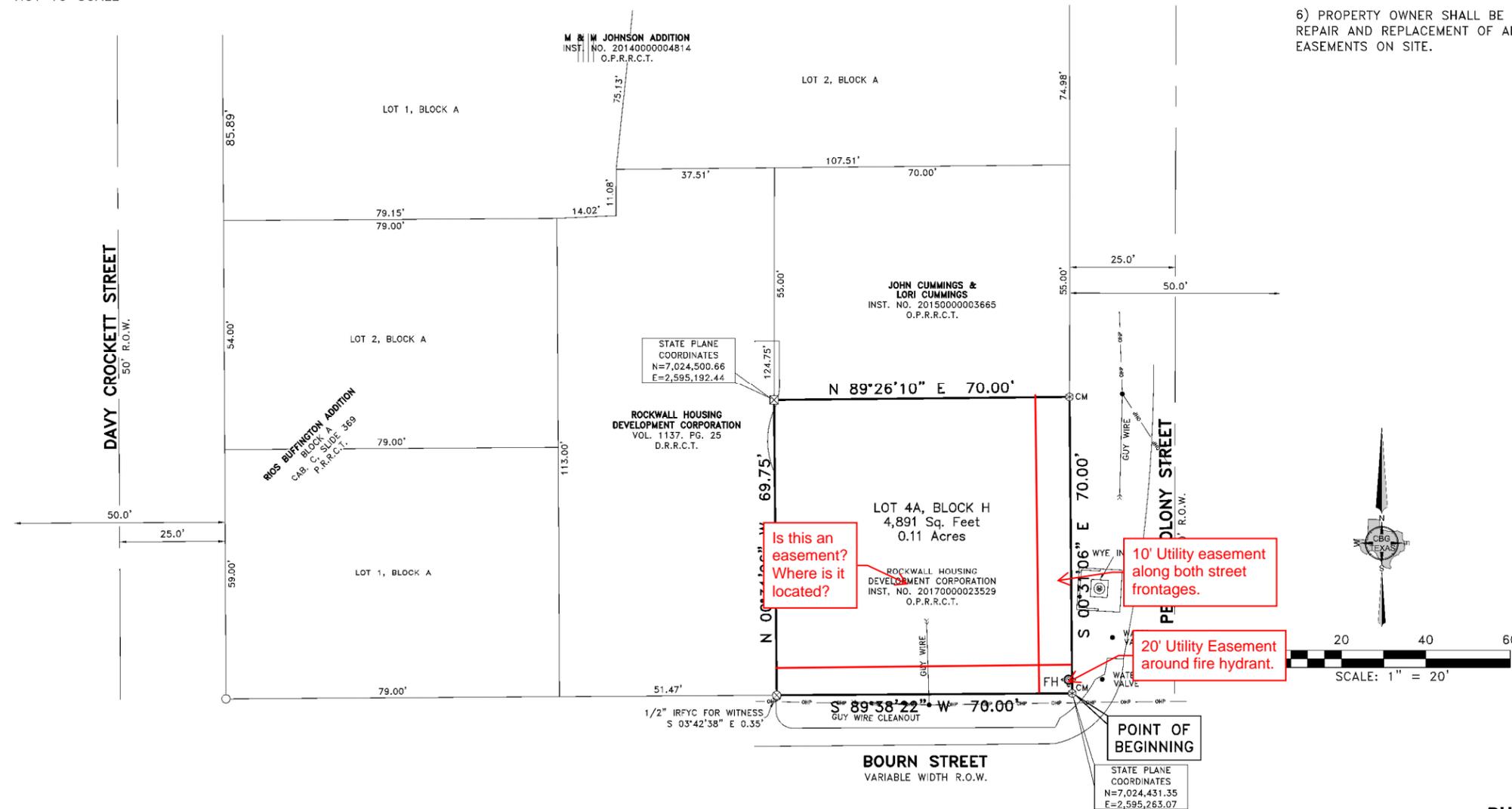
Type of Review / Notes	Contact	Sent	Due	Received	Elapsed Status	Remarks
P2020-002; Lot 1, Block A RHDC Addition						
Please address the following comments (M= Mandatory Comments; I = Informational Comments)						
I.1 This is a request by Michael Hunter of the Rockwall Housing Development Corporation for the approval of a replat of Lot1, Block A, RHDC Addition being a 0.11-acre parcel of land currently identified as a portion of Lot4, Block H, Sanger Brothers Addition, City of Rockwall, Rockwall County, Texas, zoned Multi-Family 14 (MF-14) District, located at the northwest corner of the intersection of E Bourn Street and Peters Colony						
I.2 For questions or comments concerning this case please contact Korey Brooks in the Planning Department at(972) 772-6434 or email kbrooks@rockwall.com.						
M.3 For reference, include the case number (P2020-002) in the lower right-hand corner of all pages on future submittals						
I.4 This project is subject to all requirements stipulated by the Unified Development Code(UDC).						
M.5 Please make the following clarifications on the replat to ensure staff can properly review this project and convey all of the required elements to the City's boards and commissions:						
1) Please show and label 15-foot front setback adjacent to Peters Colony.						
2) Please show the full width of ROW and label centerline						
3) Please note the lot and block designation and make changes to dedication language and title block						
I.6 Please note that failure to address all comments provided by staff by5:00 PM on February 4, 2020 will result in the automatic denial of the case on the grounds of an incomplete submittal. No refund will be given for cases that are denied due to an incomplete submittal and a new application and fee will be required to resubmit the case.						
I.7 The Planning & Zoning Meeting January 28, 2020.						
I.8 The City Council Meeting for this case is February 3, 2020.						



VICINITY MAP - NOT TO SCALE

**GENERAL NOTES:**

- 1) THE BASIS OF BEARINGS FOR THIS SURVEY IS THE TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE, (4202) GEODETIC BEARING ESTABLISHED BY GPS MEASUREMENTS.
- 2) THE PURPOSE OF THIS PLAT IS TO CREATE ONE LOT.
- 3) COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
- 4) ACCORDING TO THE F.I.R.M. IN MAP NO. 48397C0040L, THIS PROPERTY DOES LIE IN ZONE X AND DOES NOT LIE WITHIN THE 100 YEAR FLOOD ZONE.
- 5) PROPERTY OWNER SHALL BE RESPONSIBLE FOR ALL MAINTENANCE, REPAIR AND REPLACEMENT OF ALL DRAINAGE AND DETENTION EASEMENTS ON SITE.



Is this an easement? Where is it located?

10' Utility easement along both street frontages.

20' Utility Easement around fire hydrant.

**LEGEND:**

- = 1/2 INCH IRON ROD FOUND
- ⊗ = 1/2 INCH IRON ROD FOUND YELLOW CAP STAMPED "5034"
- ⊠ = "X" FOUND IN CONCRETE
- ⊗ = 1/2 INCH IRON ROD SET WITH YELLOW PLASTIC CAP STAMPED "CBG SURVEYING"
- CM CONTROLLING MONUMENT
- N NORTHING
- E EASTING
- VOL VOLUME
- PG PAGE
- R.O.W. RIGHT-OF-WAY
- CAB. CABINET
- SQ.FT. SQUARE FEET
- O.P.R.R.C.T. OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS
- P.R.R.C.T. PLAT RECORDS, ROCKWALL COUNTY, TEXAS
- D.R.R.C.T. DEED RECORDS, ROCKWALL COUNTY, TEXAS

(SHEET 1 OF 2)

FINAL PLAT  
**RHDC ADDITION**  
 LOT 4A, BLOCK H  
 BEING A REPLAT OF A PORTION OF LOT 4, BLOCK H  
 SANGER BROTHERS ADDITION  
 4,891 SQ.FT. / 0.11 ACRES  
 BURWELL LEWIS SURVEY, ABSTRACT NO. 255  
 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS



**PLANNING & SURVEYING**  
 Main Office  
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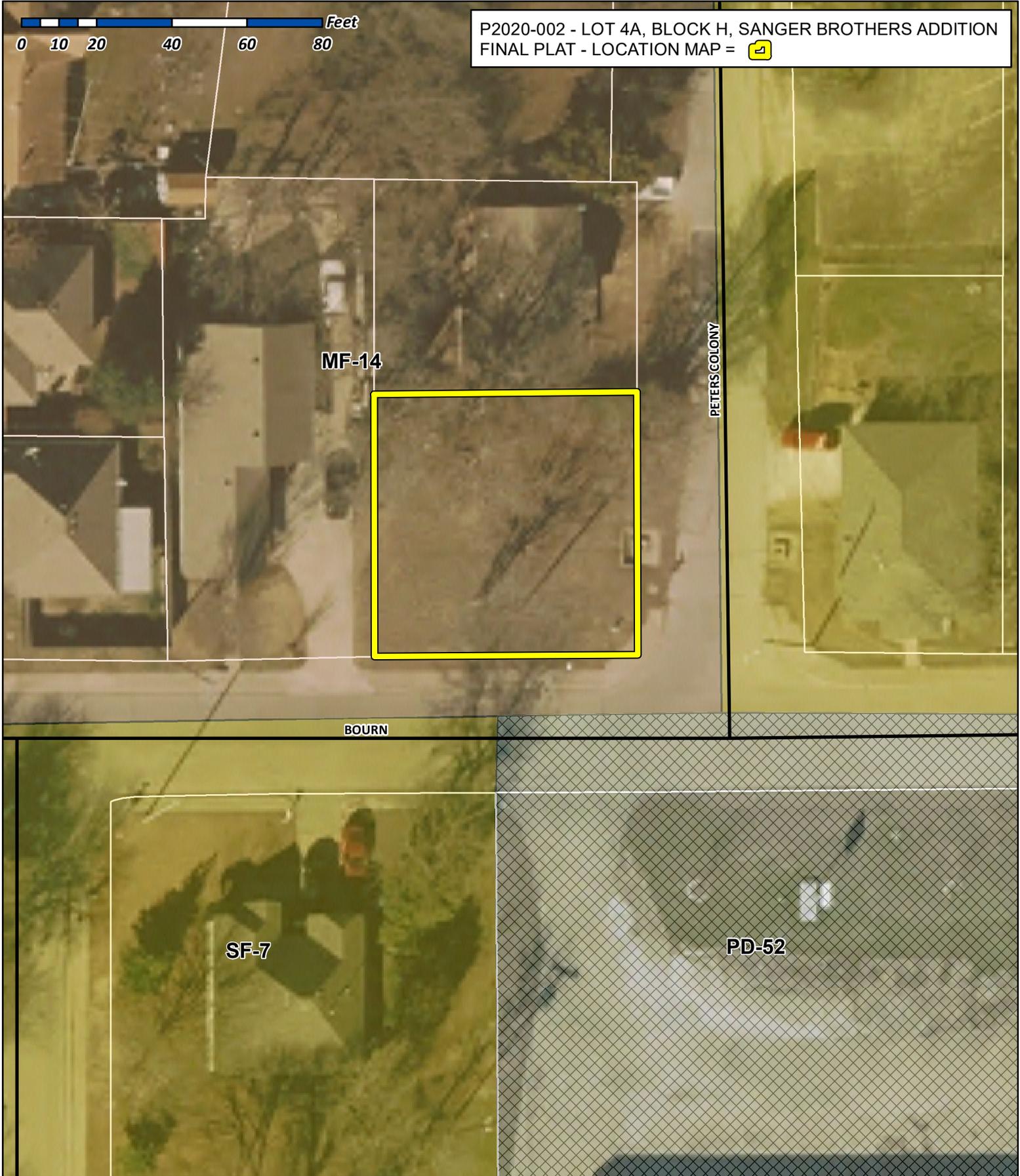
OWNER: ROCKWALL HOUSING DEVELOPMENT CORPORATION  
 787 HAIL DRIVE  
 ROCKWALL, TEXAS 75032  
 972-722-7316  
 rhd787@att.net

SCALE: 1"=20' / DATE: 12/19/19 / JOB NO. 1725751-02PLAT / DRAWN BY: TO

CASE NO. \_\_\_\_\_

0 10 20 40 60 80 Feet

P2020-002 - LOT 4A, BLOCK H, SANGER BROTHERS ADDITION  
FINAL PLAT - LOCATION MAP = 

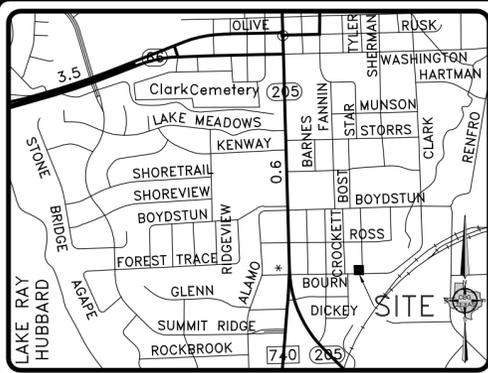


# City of Rockwall

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.

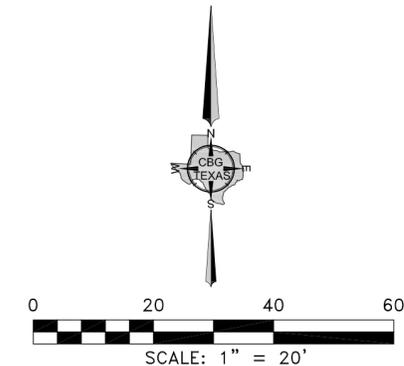
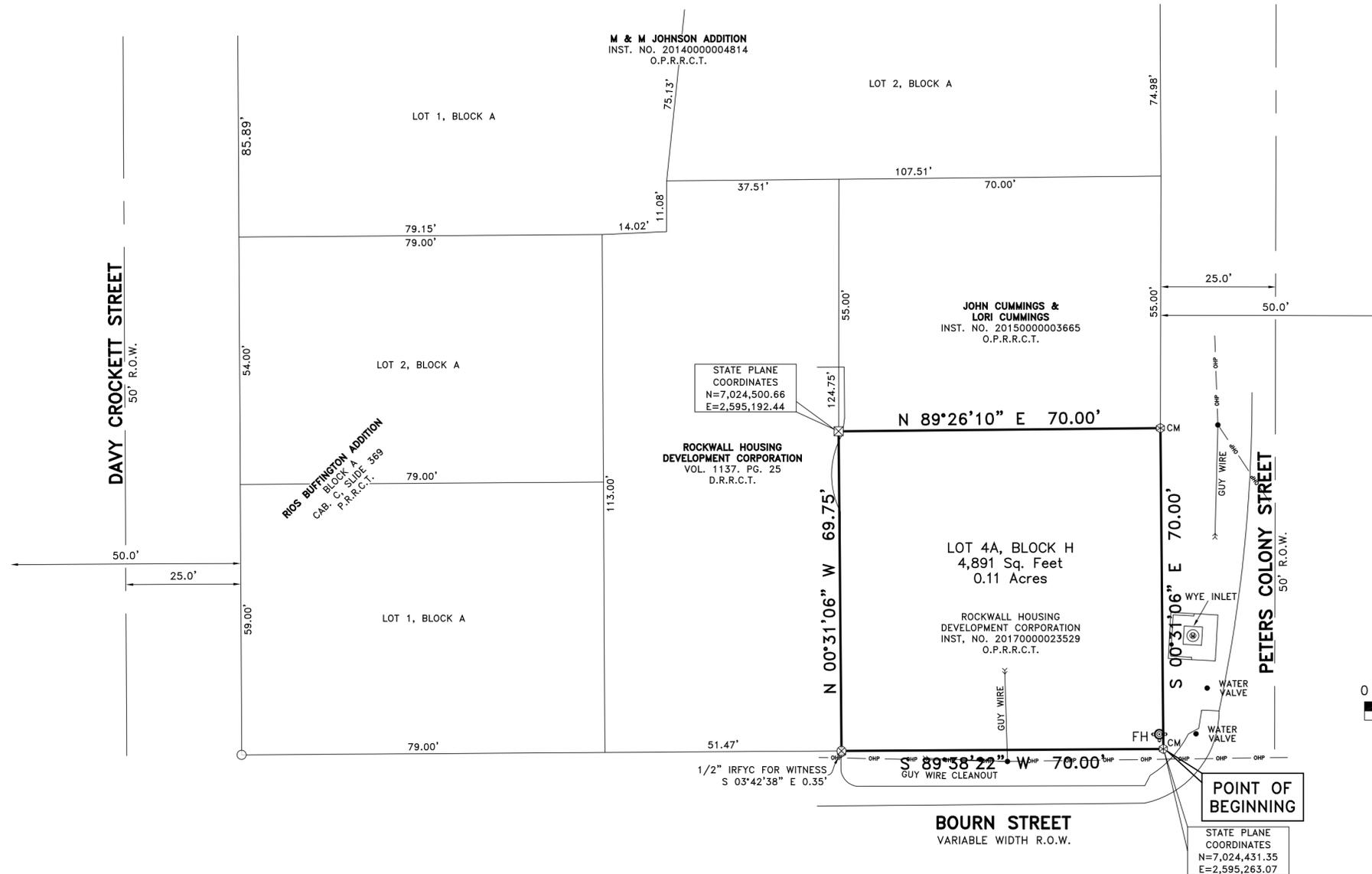




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SHEET 1 OF 2

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SCALE: 1"=20' / DATE: 12/19/19 / JOB NO. 1725751-02PLAT / DRAWN BY: TO

CASE NO. \_\_\_\_\_

**OWNER'S DEDICATION**

STATE OF TEXAS  
COUNTY OF ROCKWALL

Whereas, Rockwall Housing Development Corporation, BEING THE OWNER OF A TRACT OF LAND in the County of Rockwall, State of Texas, said tract being described as follows:

Being a tract of land situated in the Burwell Lewis Survey, Abstract No. 255, City of Rockwall, Rockwall County, Texas and being a portion of Lot 4, Block H of Sanger Brothers Addition, an addition to the City of Rockwall, Rockwall County, Texas, according to the Plat thereof recorded in Volume 17, Page 53, Plat Records, Rockwall County, Texas, and being all of a tract of land conveyed to Rockwall Housing Development Corporation by General Warranty Deed recorded in Instrument No. 20170000023529, Official Public Records, Rockwall County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found with yellow plastic cap stamped "5034" for corner, said corner being along the West right of way line of Peters Colony Street (50 foot right of way), said corner being the Southeast corner of Lot 4, Block H of said Sanger Brothers Addition, said corner being the North right of way line of Bourn Street (variable width right of way);

THENCE South 89 degrees 38 minutes 22 seconds West along the North right of way line of said Bourn Street, a distance of 70.00 feet to a 1/2 inch iron rod set with yellow plastic cap stamped "CBG SURVEYING" for corner, said corner being the Southeast corner of a tract of land conveyed to Rockwall Housing Development Corporation by Resale Deed recorded in Volume 1137, Page 25, Deed Records, Rockwall County, Texas, from which a 1/2 inch iron rod found with yellow plastic cap stamped "5034" bears, South 03 degrees 42 minutes 38 seconds East, a distance of 0.35 feet for witness;

THENCE North 00 degrees 31 minutes 06 seconds West along the East line of said Rockwall Housing Development Corporation tract, a distance of 69.75 feet to an "X" found in concrete for corner, said corner being the Southwest corner of a tract of land conveyed to John Cummings and Lori Cummings by Warranty Deed recorded in Instrument No. 20150000003665, Official Public Records, Rockwall County, Texas;

THENCE North 89 degrees 26 minutes 10 seconds East along the South line of said Cummings tract, a distance of 70.00 feet to a 1/2 inch iron rod found with yellow plastic cap stamped "5034" for corner, said corner being along the West right of way line of said Peters Colony Street;

THENCE South 00 degrees 31 minutes 06 seconds East along the West right of way line of said Peters Colony Street, a distance of 70.00 feet to the POINT OF BEGINNING and containing 4,891 square feet or 0.11 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS  
COUNTY OF ROCKWALL

We the undersigned owner(s) of the land shown on this plat, and designated herein as the **RHDC ADDITION, LOT 4A, BLOCK H**, 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. We further certify that all other parties who have a mortgage or lien interest in the **RHDC ADDITION, LOT 4A, BLOCK H** 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 (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, 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.
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 any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or

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

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

We further acknowledge that the dedications and/or exaction's made herein are proportional to the impact of the Subdivision upon the public services required in order that the development will comport with the present and future growth needs of the City; We, our successors and assigns hereby waive any claim, damage, or cause of action that We may have as a result of the dedication of exactions made herein.

By: \_\_\_\_\_  
Rockwall Housing Development Corporation. (Owner)  
Michael B. Hunter, Executive Director

STATE OF TEXAS  
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared Michael B. Hunter, 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 \_\_\_\_\_, \_\_\_\_\_.

By: \_\_\_\_\_

printed name: \_\_\_\_\_  
Notary Public in and for the State of Texas

NOTE: It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, nor shall such approval constitute any representation, assurance or guarantee by the City of the adequacy and availability for water for personal use and fire protection within such plat, as required under Ordinance 83-54.

**SURVEYOR'S CERTIFICATE:**

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Bryan Connally, a Registered Professional Land Surveyor, licensed by the State of Texas, 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.

Dated this the \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

RELEASED FOR REVIEW 12/30/19 PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSES AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

Bryan Connally  
Texas Registered Professional Land Surveyor No. 5513

**OWNER: ROCKWALL HOUSING DEVELOPMENT CORPORATION**  
787 HAIL DRIVE  
ROCKWALL, TEXAS 75032  
972-722-7316

**RECOMMENDED FOR FINAL APPROVAL**

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

**APPROVED**

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

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

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

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

\_\_\_\_\_  
City Secretary

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

**(SHEET 2 OF 2)**

**FINAL PLAT  
RHDC ADDITION  
LOT 4A, BLOCK H  
BEING A REPLAT OF A PORTION OF LOT 4, BLOCK H  
SANGER BROTHERS ADDITION  
4,891 SQ.FT. / 0.11 ACRES  
BURWELL LEWIS SURVEY, ABSTRACT NO. 255  
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS**



**PLANNING & SURVEYING**  
Main Office  
12025 Shiloh Road, Ste. 230  
Dallas, TX 75228  
P 214.349.9485  
F 214.349.2216  
Firm No. 10168800  
www.cbginctx.com

SCALE: 1"=20' / DATE: 12/19/19 / JOB NO. 1725751-02PLAT / DRAWN BY: TO

CASE NO. \_\_\_\_\_



# 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:** February 3, 2020  
**APPLICANT:** Michael Hunter; *Rockwall Housing Development Corporation*  
**CASE NUMBER:** P2020-002; *Lot 1, Block A, RHDC Addition*

---

### SUMMARY

Consider a request by Michael Hunter of the Rockwall Housing Development Corporation for the approval of a replat of Lot 1, Block A, RHDC Addition being a 0.11-acre parcel of land currently identified as a portion of Lot 4, Block H, Sanger Brothers Addition, City of Rockwall, Rockwall County, Texas, zoned Multi-Family 14 (MF-14) District, located at the northwest corner of the intersection of E. Bourn Street and Peters Colony, and take any action necessary.

### PLAT INFORMATION

- The applicant is requesting the approval of a replat of a 0.11-acre parcel of land (*i.e. a portion of Lot 4, Block H, Sanger Brothers Addition*) into one (1) lot (*i.e. Lot 1, Block A, RHDC Addition*) for the purpose of constructing a duplex on the subject property.
- On December 18, 2017, the City Council approved a request [Case No. MIS2017-015] for a special exception to allow a deviation from: [1] the minimum front yard setback reducing it from 20-feet to 15-feet, [2] minimum lot size reducing it from 5,000 SF to 4,896 SF, and [3] minimum lot depth reducing it from 100-feet to 70-feet on the subject property.
- The surveyor has completed the majority of the technical revisions requested by staff, and this plat - *conforming to the requirements for final 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 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 the City Council chooses to approve the replat for *Lot 1, Block A, RHDC Addition*, staff would propose the following conditions of approval:

- (1) All technical comments from the Engineering, Planning and Fire Departments shall be addressed prior to the filing of this plat;
- (2) Any construction resulting from the approval of this plat shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall

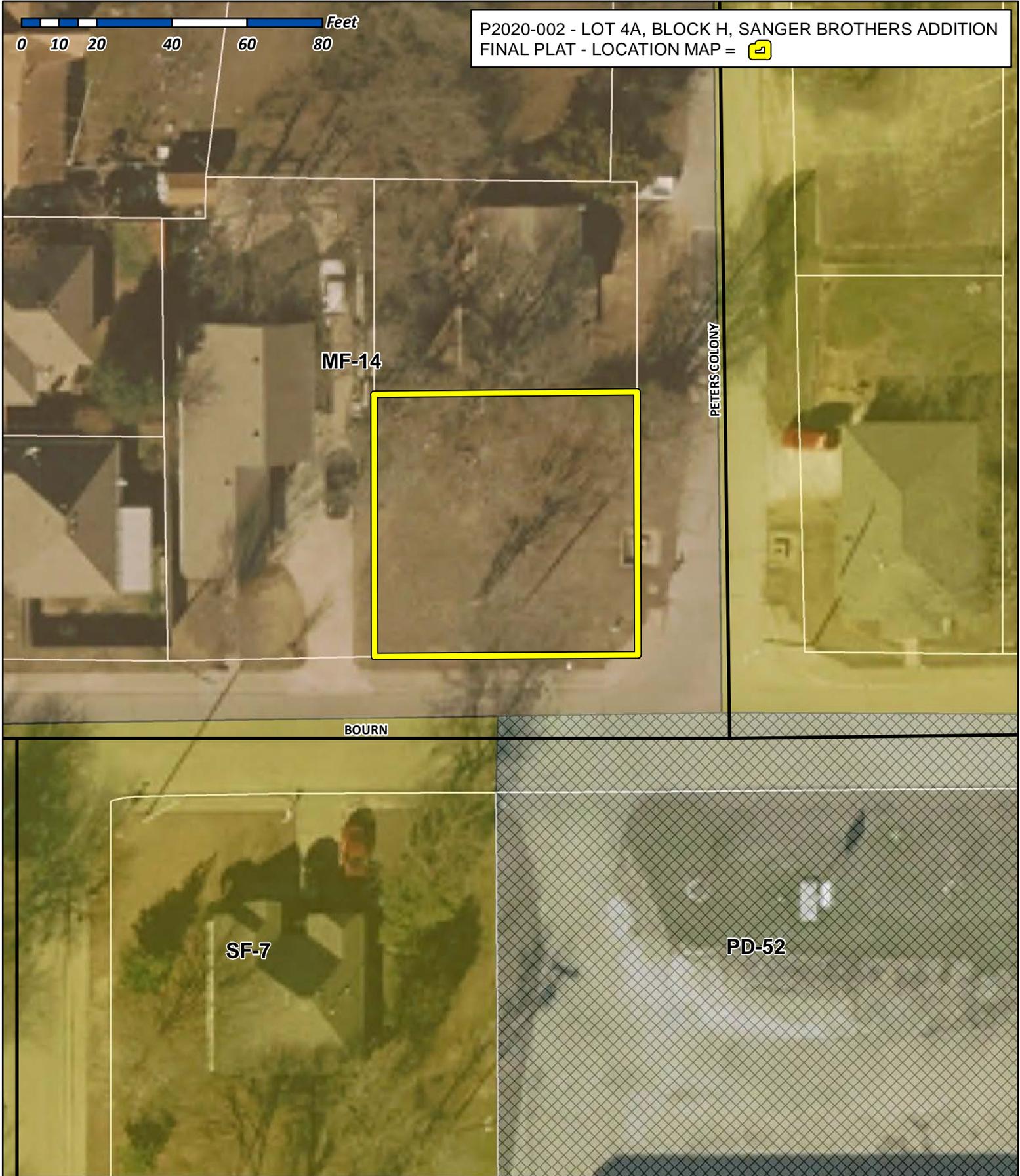
Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

**PLANNING AND ZONING COMMISSION**

On January 28, 2020, the Planning and Zoning Commission's motion to recommend approval of the applicant's request with staff recommendations passed by a vote of 5-0 with Commissioners Fishman and Moeller absent.

0 10 20 40 60 80 Feet

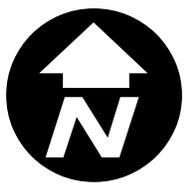
P2020-002 - LOT 4A, BLOCK H, SANGER BROTHERS ADDITION  
FINAL PLAT - LOCATION MAP = 

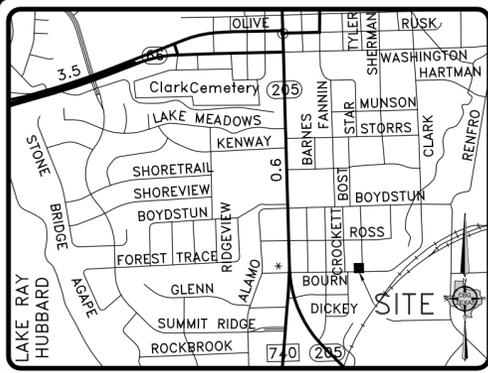


# City of Rockwall

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.

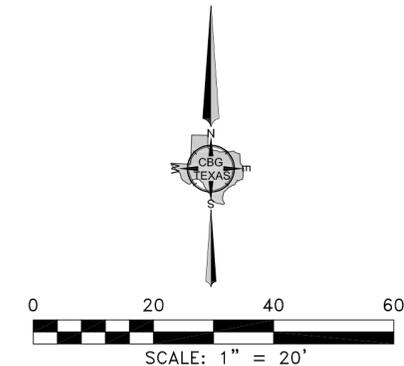
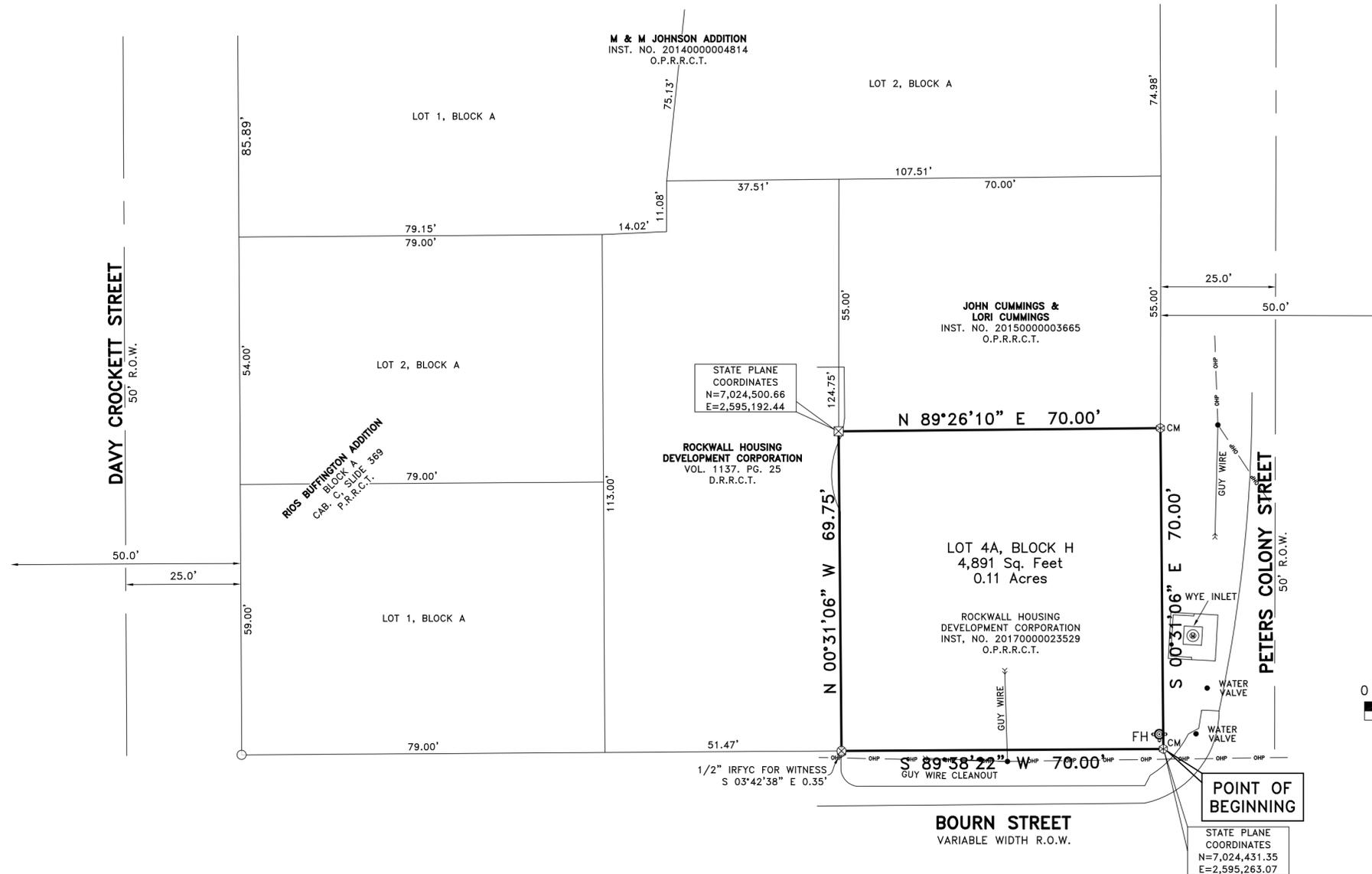




VICINITY MAP - NOT TO SCALE

**GENERAL NOTES:**

- 1) THE BASIS OF BEARINGS FOR THIS SURVEY IS THE TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE, (4202) GEODETIC BEARING ESTABLISHED BY GPS MEASUREMENTS.
- 3) THE PURPOSE OF THIS PLAT IS TO CREATE ONE LOT.
- 4) COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
- 5) ACCORDING TO THE F.I.R.M. IN MAP NO. 48397C0040L, THIS PROPERTY DOES LIE IN ZONE X AND DOES NOT LIE WITHIN THE 100 YEAR FLOOD ZONE.
- 6) PROPERTY OWNER SHALL BE RESPONSIBLE FOR ALL MAINTENANCE, REPAIR AND REPLACEMENT OF ALL DRAINAGE AND DETENTION EASEMENTS ON SITE.



**LEGEND:**

- = 1/2 INCH IRON ROD FOUND
- ⊗ = 1/2 INCH IRON ROD FOUND YELLOW CAP STAMPED "5034"
- ⊠ = "X" FOUND IN CONCRETE
- ⊗ = 1/2 INCH IRON ROD SET WITH YELLOW PLASTIC CAP STAMPED "CBG SURVEYING"
- CM CONTROLLING MONUMENT
- N NORTHING
- E EASTING
- VOL VOLUME
- PG PAGE
- R.O.W. RIGHT-OF-WAY
- CAB. CABINET
- SQ.FT. SQUARE FEET
- O.P.R.R.C.T. OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS
- P.R.R.C.T. PLAT RECORDS, ROCKWALL COUNTY, TEXAS
- D.R.R.C.T. DEED RECORDS, ROCKWALL COUNTY, TEXAS

SHEET 1 OF 2

**FINAL PLAT**  
**RHDC ADDITION**  
 LOT 4A, BLOCK H  
 BEING A REPLAT OF A PORTION OF LOT 4, BLOCK H  
 SANGER BROTHERS ADDITION  
 4,891 SQ.FT. / 0.11 ACRES  
 BURWELL LEWIS SURVEY, ABSTRACT NO. 255  
 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

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**OWNER: ROCKWALL HOUSING DEVELOPMENT CORPORATION**  
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 rhdc787@att.net

SCALE: 1"=20' / DATE: 12/19/19 / JOB NO. 1725751-02PLAT / DRAWN BY: TO  
**CASE NO.** \_\_\_\_\_

**OWNER'S DEDICATION**

STATE OF TEXAS  
COUNTY OF ROCKWALL

Whereas, Rockwall Housing Development Corporation, BEING THE OWNER OF A TRACT OF LAND in the County of Rockwall, State of Texas, said tract being described as follows:

Being a tract of land situated in the Burwell Lewis Survey, Abstract No. 255, City of Rockwall, Rockwall County, Texas and being a portion of Lot 4, Block H of Sanger Brothers Addition, an addition to the City of Rockwall, Rockwall County, Texas, according to the Plat thereof recorded in Volume 17, Page 53, Plat Records, Rockwall County, Texas, and being all of a tract of land conveyed to Rockwall Housing Development Corporation by General Warranty Deed recorded in Instrument No. 20170000023529, Official Public Records, Rockwall County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found with yellow plastic cap stamped "5034" for corner, said corner being along the West right of way line of Peters Colony Street (50 foot right of way), said corner being the Southeast corner of Lot 4, Block H of said Sanger Brothers Addition, said corner being the North right of way line of Bourn Street (variable width right of way);

THENCE South 89 degrees 38 minutes 22 seconds West along the North right of way line of said Bourn Street, a distance of 70.00 feet to a 1/2 inch iron rod set with yellow plastic cap stamped "CBG SURVEYING" for corner, said corner being the Southeast corner of a tract of land conveyed to Rockwall Housing Development Corporation by Resale Deed recorded in Volume 1137, Page 25, Deed Records, Rockwall County, Texas, from which a 1/2 inch iron rod found with yellow plastic cap stamped "5034" bears, South 03 degrees 42 minutes 38 seconds East, a distance of 0.35 feet for witness;

THENCE North 00 degrees 31 minutes 06 seconds West along the East line of said Rockwall Housing Development Corporation tract, a distance of 69.75 feet to an "X" found in concrete for corner, said corner being the Southwest corner of a tract of land conveyed to John Cummings and Lori Cummings by Warranty Deed recorded in Instrument No. 20150000003665, Official Public Records, Rockwall County, Texas;

THENCE North 89 degrees 26 minutes 10 seconds East along the South line of said Cummings tract, a distance of 70.00 feet to a 1/2 inch iron rod found with yellow plastic cap stamped "5034" for corner, said corner being along the West right of way line of said Peters Colony Street;

THENCE South 00 degrees 31 minutes 06 seconds East along the West right of way line of said Peters Colony Street, a distance of 70.00 feet to the POINT OF BEGINNING and containing 4,891 square feet or 0.11 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS  
COUNTY OF ROCKWALL

We the undersigned owner(s) of the land shown on this plat, and designated herein as the **RHDC ADDITION, LOT 4A, BLOCK H**, 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. We further certify that all other parties who have a mortgage or lien interest in the **RHDC ADDITION, LOT 4A, BLOCK H** 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 (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, 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.
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 any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or

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

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

We further acknowledge that the dedications and/or exaction's made herein are proportional to the impact of the Subdivision upon the public services required in order that the development will comport with the present and future growth needs of the City; We, our successors and assigns hereby waive any claim, damage, or cause of action that We may have as a result of the dedication of exactions made herein.

By: \_\_\_\_\_  
Rockwall Housing Development Corporation. (Owner)  
Michael B. Hunter, Executive Director

STATE OF TEXAS  
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared Michael B. Hunter, 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 \_\_\_\_\_, \_\_\_\_\_.

By: \_\_\_\_\_

printed name: \_\_\_\_\_  
Notary Public in and for the State of Texas

NOTE: It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, nor shall such approval constitute any representation, assurance or guarantee by the City of the adequacy and availability for water for personal use and fire protection within such plat, as required under Ordinance 83-54.

**SURVEYOR'S CERTIFICATE:**

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Bryan Connally, a Registered Professional Land Surveyor, licensed by the State of Texas, 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.

Dated this the \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

RELEASED FOR REVIEW 12/30/19 PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSES AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

Bryan Connally  
Texas Registered Professional Land Surveyor No. 5513

**OWNER: ROCKWALL HOUSING DEVELOPMENT CORPORATION**  
787 HAIL DRIVE  
ROCKWALL, TEXAS 75032  
972-722-7316

**RECOMMENDED FOR FINAL APPROVAL**

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

**APPROVED**

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

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

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

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

\_\_\_\_\_  
City Secretary

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

**FINAL PLAT  
RHDC ADDITION  
LOT 4A, BLOCK H  
BEING A REPLAT OF A PORTION OF LOT 4, BLOCK H  
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