☐ TREESCAPE PLAN

PLANNING AND ZONING CASE CHECKLIST

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

Z CASE # P2020 - 028 P&Z DATE 08 11	20 CC DATE 08/18/20 APPROVED/DEN
CHITECTURAL REVIEW BOARD DATE	HPAB DATE PARK BOARD DATE
ZONING APPLICATION SPECIFIC USE PERMIT ZONING CHANGE PD CONCEPT PLAN PD DEVELOPMENT PLAN SITE PLAN APPLICATION SITE PLAN LANDSCAPE PLAN TREESCAPE PLAN PHOTOMETRIC PLAN BUILDING ELEVATIONS MATERIAL SAMPLES COLOR RENDERING	☐ COPY OF ORDINANCE (ORD.#) APPLICATIONS RECEIPT LOCATION MAP HOA MAP PON MAP FLU MAP NEWSPAPER PUBLIC NOTICE 500-FT. BUFFER PUBLIC NOTICE PROJECT REVIEW STAFF REPORT CORRESPONDENCE COPY-ALL PLANS REQUIRED COPY-MARK-UPS CITY COUNCIL MINUTES-LASERFICHE MINUTES-LASERFICHE PLAT FILED DATE CABINET # SLIDE #
PLATTING APPLICATION MASTER PLAT PRELIMINARY PLAT FINAL PLAT REPLAT ADMINISTRATIVE/MINOR PLAT VACATION PLAT LANDSCAPE PLAN	ZONING MAP UPDATED



DEVELOPMENT APPLICATION

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

PLANNING & ZONING CASE NO. PZ020-028

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

DIRECTOR OF PLANNING:

	Rockwall, Texas 75087			CITY	ENGINEER:		
Please check the ap	propriate box below to indicate	the type of develo	opment req	uest [SELECT ONLY ONE BOX]:		
[] Preliminary Pla [X] Final Plat (\$300.0 [] Replat (\$300.0 [] Amending or N [] Plat Reinstaten Site Plan Applicati [] Site Plan (\$250	100.00 + \$15.00 Acre) 1 at (\$200.00 + \$15.00 Acre) 1 0.00 + \$20.00 Acre) 1 0 + \$20.00 Acre) 1 Minor Plat (\$150.00) ment Request (\$100.00)	\$100.00)	[] Zoni [] Spec [] PD [Other A [] Tree [] Vari Notes:	ing Ch cific U Develo pplica Rema ance F	ration Fees: ange (\$200.00 + \$15.00 Acre) ¹ se Permit (\$200.00 + \$15.00 Acre) ² sepment Plans (\$200.00 + \$15.00 Acre) pownent Plans (\$200.00 + \$15.00 Acre) ation Fees: oval (\$75.00) Request (\$100.00) 3 the fee, please use the exact acreage 5. For requests on less than one acre,	Acre) ¹ ge when multi	
	RMATION [PLEASE PRINT]						
Address	T.L. Townsend Drive (s	treet number	not assiç	gnec	1)		
Subdivision	Bodin Industrial Tract				Lot 6	Block	Α
General Location	General Location Northeast Side of intersection of T.L. Townsend Dr and Trowbridge Circle						
ZONING, SITE PL	AN AND PLATTING INFOR	MATION [PLEASI	E PRINT]				
Current Zoning	LI		Curren	t Use	Vacant		
Proposed Zoning	N/A		Proposed	d Use	Office/Warehouse		
Acreage	2.21	Lots [Current]	1		Lots [Proposed]	1	
[X] SITE PLANS AND process, and failure	<u>PLATS</u> : By checking this box you ackno re to address any of staff's comments by	wledge that due to to the date provided on	he passage of the Developm	HB31 nent Ca	67 the City no longer has flexibility lendar will result in the denial of yo	with regard	l to its approva
OWNER/APPLIC	ANT/AGENT INFORMATIO	N [PLEASE PRINT/CH	HECK THE PRIN	//ARY	CONTACT/ORIGINAL SIGNATURES A	ARE REQUIRE	[D]
[] Owner	Saro Partners LLC		[X] Appli	cant	Platinum Constructio	n	
Contact Person	Ron Valk		Contact Pe	rson	Hellen Byrd		
Address	1450 T.L. Townsend		Add	iress	1450 T.L. Townsend		
;	STE 100				STE 100		
City, State & Zip	Rockwall, TX 75032		City, State 8	k Zip	Rockwall, TX 75032		
Phone \$	972-722-2590		Ph	none	972-722-2590		
E-Mail	Ron@platinumtx.com		E-	Mail	Hellen@platinumtx.co	om	
Before me, the undersign	CATION [REQUIRED] ned authority, on this day personally apple and certified the following:	peared Ronal	d Valle		_ [<i>Owner</i>] the undersigned, who		information on

"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 \$ 344 cover the cost of this application, has been paid to the City of Rockwall on this the 16 day of April _ , 20 💯 . 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 author permitted to reproduce any copyrighted information submitted in conjunction with this application, if such reproduct TESPESSED OF BYREST FOR PUBLIC Notary Public, State of Tex

Given under my hand and seal of office on this the

Owner's Signature

Notary Public in and for the State of Texas

My Commission Expires

Comm. Expires 05-10-2020

RO

CHECKLIST FOR PLAT SUBMITTALS

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

	SCORPAGES 4 SCHOOLS AND ACTIVE TO EXPENSE TO COMP			
Case Type:			Case Number	
☐ Minor/Amending Plat X Final Plat	Replat Preliminary Plat		Reviewed By:	
Master Plat	Vacation Plat		Review Date:	
			ndicated in the '[]' below the requirement description. to meet all the same requirements as a Final Plat.	On the checklist
Requirements	√ = OK	N/A	Comments	
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Requirements	√ = 0K	N/A	Comments
Case Number [Final Plat, Preliminary Plat & Master Plat]	X		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 ✓ Treescape Plan ✓ Landscape Plan ✓ Plat Reinstatement Request	X X X		[Final Plat, Preliminary Plat & Master Plat] If Applicable [Final Plat & Preliminary Plat] If Applicable [Final Plat & Preliminary Plat] Check w/ Planning Staff
Submittal Requirements [Final Plat, Preliminary Plat & Master Plat]	X		Four (4) large (18" \times 24") <u>folded</u> copies and one (1) PDF digital copy of each plat is required at the time of submittal.
Engineering Information [Final Plat]	X		Provide accurate plat dimensions with all engineering information necessary to reproduce the plat on the ground. ENGINEERING SUBMITTAL AND APPROVAL REQUIRED PRIOR TO SUBMITTING AN APPLICATION FOR FINAL PLAT.
Title Block: Type of Plat [Master, Preliminary, Final or Replat] Subdivision Name (Proposed or Approved) Lot / Block Designation	X		Provide the title block information in the lower right hand corner
Number of Lots (Proposed) Total Acreage City, State, County	L		Provide the title block information in the lower right-hand corner.
Owner, Developer, and/or Surveyor/Engineer (Name/Address/Phone Number/Date of Preparation) [Final Plat & Preliminary Plat]	X		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]			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]	\mathbf{x}		A Vicinity Map should show the boundaries of the proposed subdivision relative to the rest of the city.
North Point [Final Plat & Preliminary Plat]	X		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]	\boxtimes		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]	X		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]	X		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]		K	Indicate the proposed number of dwelling units and population densities.
Building Setbacks [Final Plat & Preliminary Plat]	\boxtimes		Label the building lines where adjacent to a street.
Easements [Final Plat & Preliminary Plat]	X		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]	X		Indicate the location of the City Limits, contiguous or within the platting area.
Utilities (P)		X	Indicate the locations of all existing and proposed utilities. Include the size and type of each.
Property Lines [Final Plat, Preliminary Plat & Master Plat]	\mathbf{X}		Provide all the proposed and platted property lines.
Streets [Final Plat, Preliminary Plat & Master Plat]			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]	X		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]			Indicate the location and dimensions of any proposed right-of-way dedication.
Corner Clips [Final Plat & Preliminary Plat]	\boxtimes		Indicate all existing and proposed corner clips and any subsequent dedication.
Median Openings [Preliminary Plat]		X	Locate and identify existing and/or proposed median openings and left turn channelization.
Topographical Contours [Preliminary Plat & Master Plat]		X	Topographical information and physical features to include contours at 2-foot intervals.
Flood Elevations [Preliminary Plat & Master Plat]		K	Show 100-Year & 50-Year floodplain and floodway boundaries (if applicable).
Drainage Areas [Preliminary Plat & Master Plat]		\mathbf{x}	Show all drainage areas and all proposed storm drainages areas with sizes if applicable.
Wooded Areas [Preliminary Plat & Master Plat]			Indicate the boundaries of all adjacent wooded areas.
Zoning and Land Use Information [Preliminary Plat & Master Plat]		\boxtimes	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]		X	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]		X	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]		X	Indicate how the proposed improvements would relate to those in the surrounding area.
Water Sources [Preliminary Plat]		X	Indicate water sources inside the city limits or in the extraterritorial jurisdiction (ETJ).
Sewage Disposal [Preliminary Plat]		X	Indicate sewage disposal method inside the city limits or in the extraterritorial jurisdiction (ETJ).
Adjacent Properties [Final Plat & Preliminary Plat]	X		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]		X	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]	X		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]		X	Provide a detailed statement of how the proposed subdivision will be served by water, wastewater, roadway and drainage facilities that have
Standard Plat Wording [Final Plat]	X		adequate capacity to serve the development. 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]	X		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]	\boxtimes		Provide the appropriate statement of developer responsibility for storm drainage improvements found in the application packet.

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

Ghazal Kellesly

From:

Johnston, Sarah <SJohnston@rockwall.com>

Sent:

Wednesday, July 15, 2020 11:31 AM

To:

'Paul Cragun'; Williams, Amy; 'Ghazal Kellesly'

Cc:

hellen@platinumtx.com

Subject:

RE: T.L. Townsend Office Park 2

Attachments:

General Info For Pre-Con.pdf; Administrative Erosion Policy - Draft.pdf

Paul,

You next steps will be to submit the plat as soon as the documents are prepared. As Ryan mentioned, the next submittal day is this Friday, July 17. Please send over an electronic copy of the plans so that I can verify that nothing has changed on the engineering side.

You can also start working on the pre-construction meeting checklist that I have attached here. I have also attached the City Erosion Policy form that will need to be filled out and signed.

Please let me know if you have any guestions.

Thank you, Sarah Johnston

Sarah Johnston, E.I.T.
Public Works – Engineering Division
City of Rockwall
385 S. Goliad
Rockwall, TX 75087
972-771-7746
972-771-7748 (fax)

From: Paul Cragun [mailto:Paul@CumulusDesign.net]

Sent: Wednesday, July 15, 2020 11:11 AM

To: Williams, Amy < AWilliams@rockwall.com >; 'Ghazal Kellesly' < Ghazal@cumulusdesign.net >; Johnston, Sarah

<<u>SJohnston@rockwall.com</u>>
Cc: <u>hellen@platinumtx.com</u>

Subject: RE: T.L. Townsend Office Park 2

Good morning,

I hope that you all are doing well. I wanted to follow up on this project and quickly talk about the next steps. We just got the landscape plan approved, so I believe the next step is to submit the plat. The next date on the calendar is July 17th. Per your records, is there any other holds on the plat for being submitted for review?

Can we also submit the building permit set too? I think that is all that we need until the plat is approved and we have the preconstruction meeting.

Thank you and have a great day!

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☐ SITE PLAN ☐ LANDSCAPE PLAN ☐ TREESCAPE PLAN ☐ PHOTOMETRIC PLAN ☐ BUILDING ELEVATIONS ☐ MATERIAL SAMPLES ☐ COLOR RENDERING	☐ COPY-ALL PLANS REQUIRED ☐ COPY-MARK-UPS ☐ CITY COUNCIL MINUTES-LASERFICHE ☐ MINUTES-LASERFICHE ☐ PLAT FILED DATE ☐ CABINET # ☐ SLIDE #
PLATTING APPLICATION MASTER PLAT PRELIMINARY PLAT FINAL PLAT REPLAT ADMINISTRATIVE/MINOR PLAT VACATION PLAT LANDSCAPE PLAN	ZONING MAP UPDATED



DEVELOPMENT APPLICATION

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

PLANNING & ZONING CASE NO. PZ020-028

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Please check the ap	propriate box below to indicate	the type of develo	opment req	uest [SELECT ONLY ONE BOX]:		
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	RMATION [PLEASE PRINT]						
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Subdivision	Bodin Industrial Tract				Lot 6	Block	Α
General Location	General Location Northeast Side of intersection of T.L. Townsend Dr and Trowbridge Circle						
ZONING, SITE PL	AN AND PLATTING INFOR	MATION [PLEASI	E PRINT]				
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;	STE 100				STE 100		
City, State & Zip	Rockwall, TX 75032		City, State 8	k Zip	Rockwall, TX 75032		
Phone \$	972-722-2590		Ph	none	972-722-2590		
E-Mail	Ron@platinumtx.com		E-	Mail	Hellen@platinumtx.co	om	
Before me, the undersign	CATION [REQUIRED] ned authority, on this day personally apple and certified the following:	peared Ronal	d Valle		_ [<i>Owner</i>] the undersigned, who		information on

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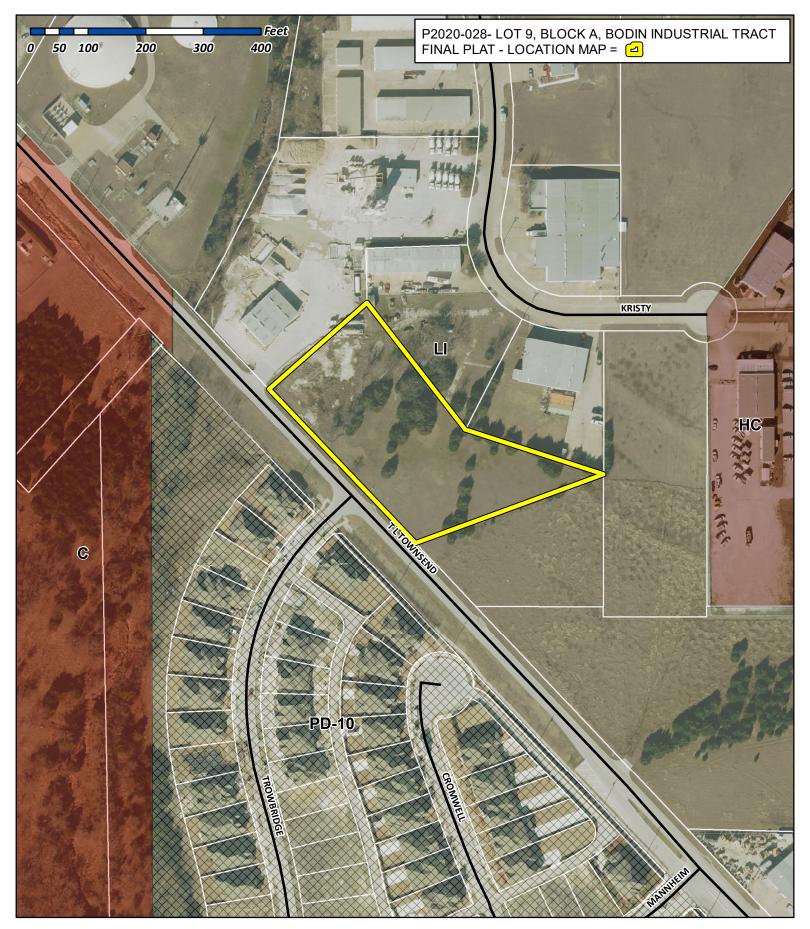
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My Commission Expires

Comm. Expires 05-10-2020





City of Rockwall

Planning & Zoning Department 385 S. Goliad Street Rockwall, Texas 75032 (P): (972) 771-7745 (W): www.rockwall.com The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.



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CHECKLIST FOR PLAT SUBMITTALS

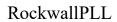
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Drainage Areas [Preliminary Plat & Master Plat]		\mathbf{x}	Show all drainage areas and all proposed storm drainages areas with sizes if applicable.
Wooded Areas [Preliminary Plat & Master Plat]			Indicate the boundaries of all adjacent wooded areas.
Zoning and Land Use Information [Preliminary Plat & Master Plat]		\boxtimes	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]		X	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]		X	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]		X	Indicate how the proposed improvements would relate to those in the surrounding area.
Water Sources [Preliminary Plat]		X	Indicate water sources inside the city limits or in the extraterritorial jurisdiction (ETJ).
Sewage Disposal [Preliminary Plat]		X	Indicate sewage disposal method inside the city limits or in the extraterritorial jurisdiction (ETJ).
Adjacent Properties [Final Plat & Preliminary Plat]	X		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]		X	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]	X		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]		X	Provide a detailed statement of how the proposed subdivision will be served by water, wastewater, roadway and drainage facilities that have
Standard Plat Wording [Final Plat]	X		adequate capacity to serve the development. 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]	X		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]	\boxtimes		Provide the appropriate statement of developer responsibility for storm drainage improvements found in the application packet.

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





Receipt#: 597
Date: 7/17/2020

Payment Receipt

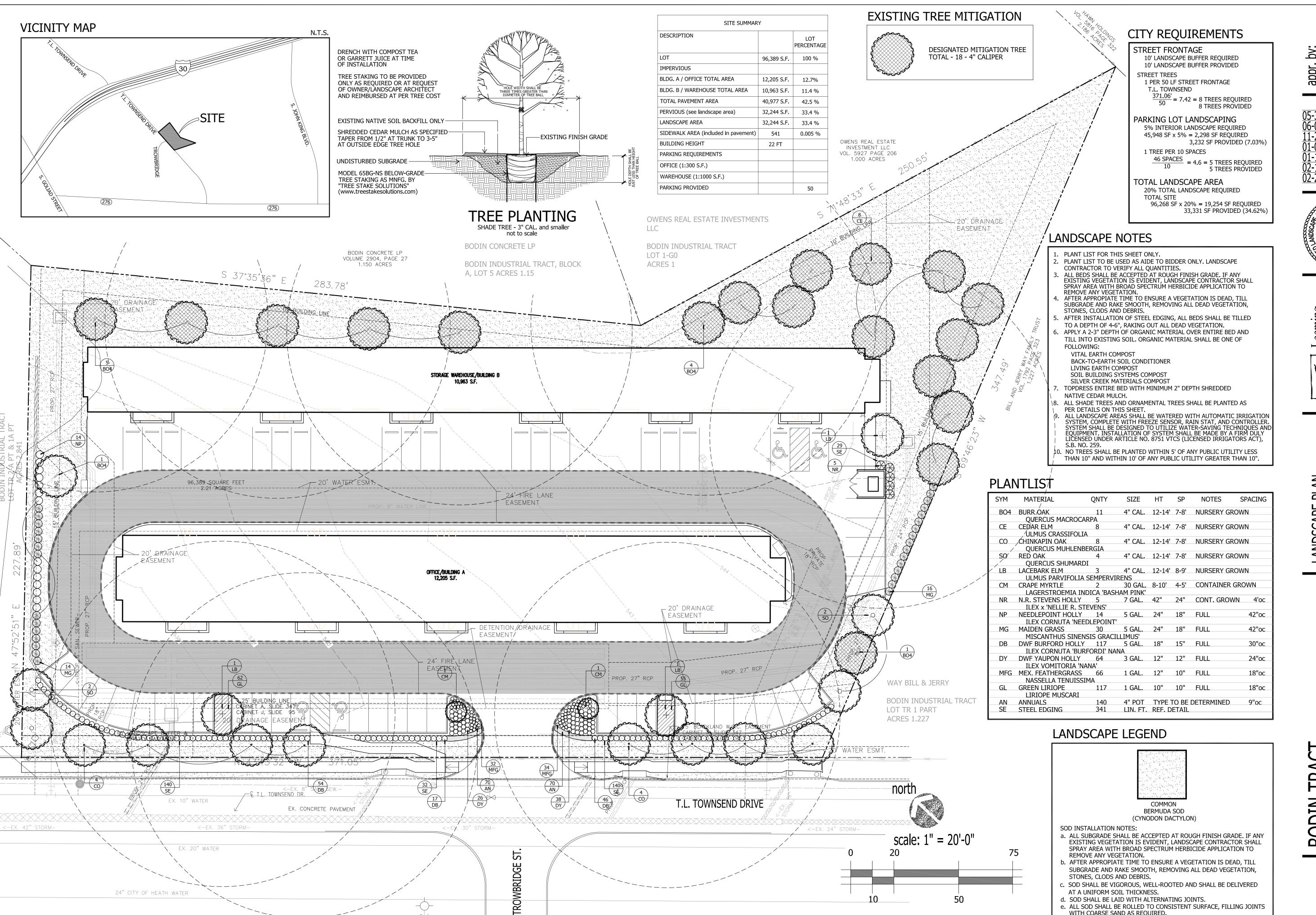
Tayment Receipt					
Invoice #	Case Type	Case Number	Sub Type		
	PZPLATAPP	P2020-028	PZFINALPLA		

Tender Type / Description	Amount
CHECK- CHECK	344.20
Sub Total:	344.20

Fees:

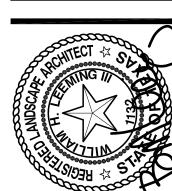
Fee Codes / Description	Amount
PZFINAPLAT- PZ - Final Plat App Fee	344.20
Sub Total:	344.20

Total Amount Due: 344.20 Total Payment: 344.20



24" CITY OF HEATH WATER

drawn by:



Leeming
Design Group

LAND!

BODIN TRACT
T.L. TOWNSEND DRIVE
ROCKWALL, TEXAS

file name: c:\Rockwall-Bodin Tract\ ldg-base_Bodin.dwg

sheet

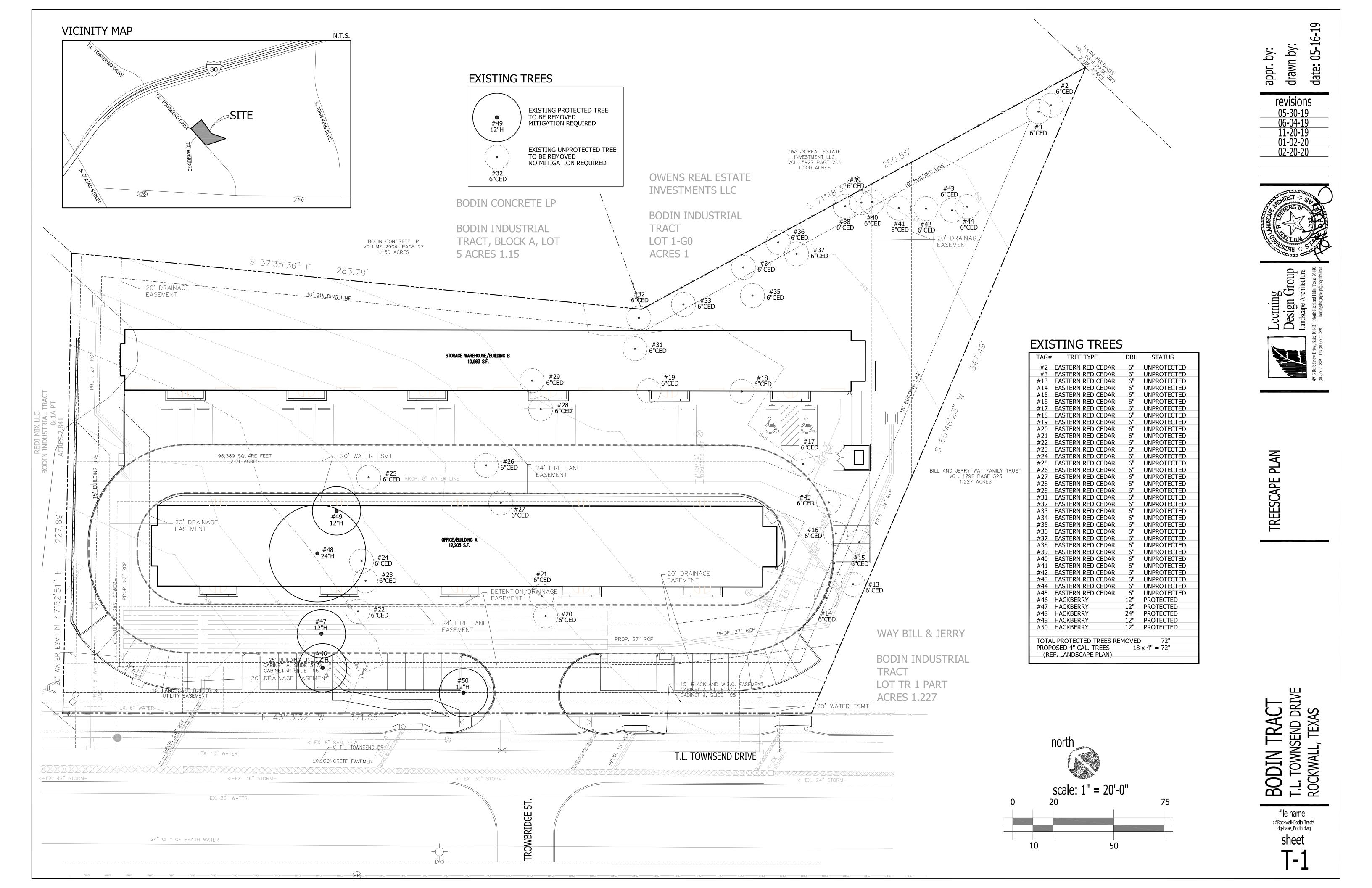
SOD SHALL BE VIGOROUS, WELL-ROOTED AND SHALL BE DELIVERED

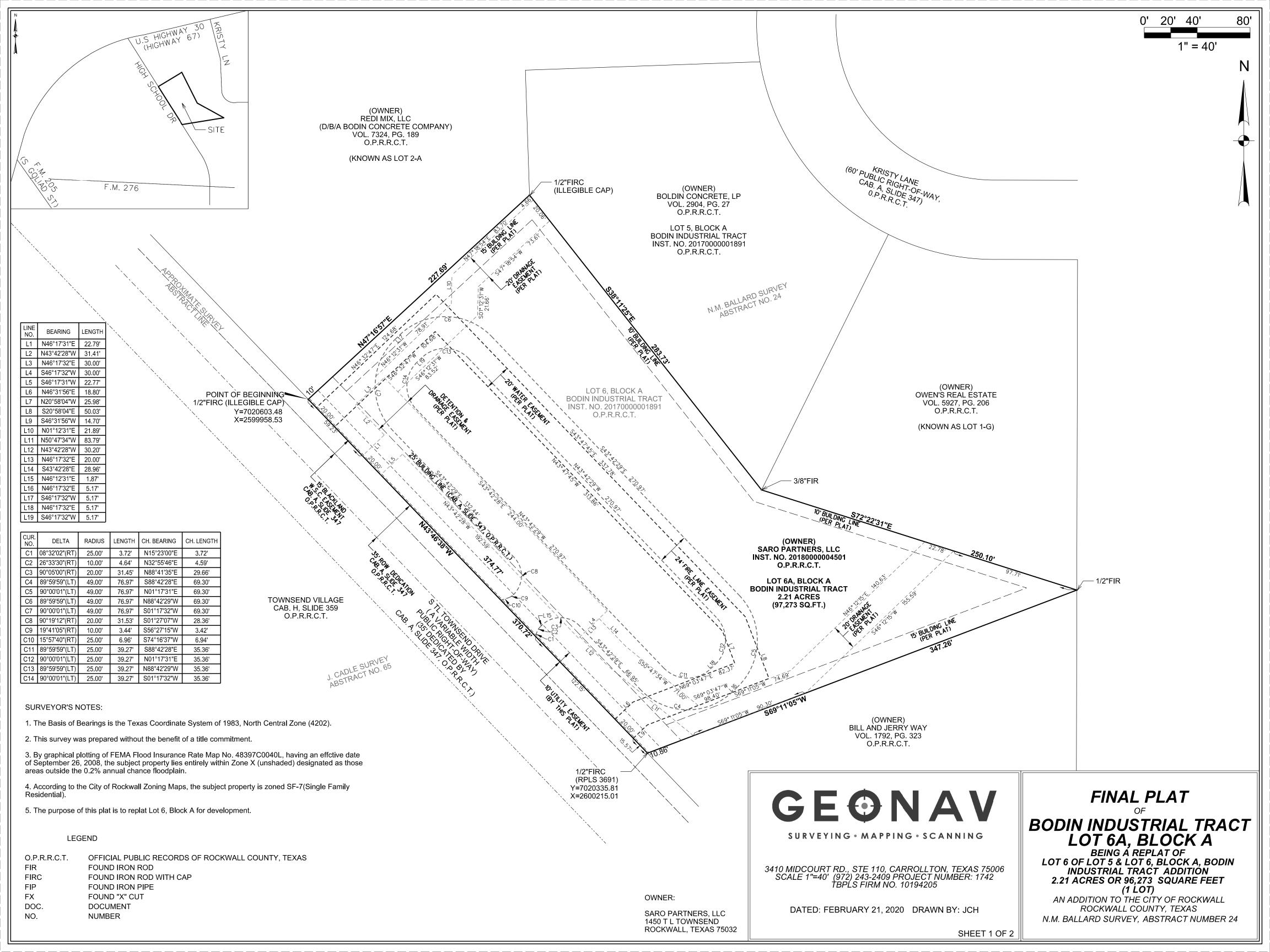
e. ALL SOD SHALL BE ROLLED TO CONSISTENT SURFACE, FILLING JOINTS

AT A UNIFORM SOIL THICKNESS.

WITH COARSE SAND AS REQUIRED. RIGHT-OF-WAY TO BE SODDED.

d. SOD SHALL BE LAID WITH ALTERNATING JOINTS.





WHEREAS SARO PARTNERS, LLC ARE THE WNERS OF a 2.21 acres tract of land situated in the N. M. Ballard Survey, Abstract Number 24, City of Rockwall, Rockwall County, Texas, and being all of Lot 6, Block A of Lot 5 & 6, Block A of Bodin Industrial Tract addition, an addition to the City of Rockwall as recorded in Instrument Number 20170000001891 of the Official Public Records of Rockwall County, Texas (O.P.R.R.C.T.), and being all of that tract of land described in deed to Saro Partners, LLC, as recorded in Instrument Number 20180000004501, O.P.R.R.C.T., and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2-inch iron rod with an illegible cap found for the most westerly northwest corner of said Lot 6, said corner being on the northeasterly right-of-way line of 1 L Townsend Drive (a variable width public right-of-way), said corner also bin the most southerly southwest corner of that tract of land described in deed to Redi Mix, LLC (d/b/a/ Bodin Concrete Company), as recorded in Volume 7324, Page 189, O.P.R.R.C.T.;

THENCE North 47 degrees 16 minutes 57 seconds East, along the northwesterly line of STATE OF TEXAS said Lot 6 and southeasterly line of said Bodin tract, a distance of 227.69 feet to a 1/2-inch iron rod with an illegible cap found for the most northerly corner of said Lot 6, and a westerly corner of said Lot 5, said corner being the most southerly southeast corner of Before me, the undersigned authority, on this day personally appeared said Bodin tract:

THENCE South 38 degrees 11 minutes 25 seconds East, along the northeasterly line of said Lot 6 and said westerly line of Lot 5, a distance of 283.73 feet to a 3/8-inch iron rod found for an angle corner of said Lot 6, and the common south corner of said Lot 5 and Given upon my hand and seal of office this the southwest corner of that tract of land described in deed to Owen's Real Estate, as recorded in Volume 5927, Page 206, O.P.R.R.C.T.;

THENCE South 72 degrees 22 minutes 31 seconds East, along the common northeasterly line of said Lot 6 and the south line of said Owen's tract, a distance of Notary Public in and for the State of Texas My Commission Expires: 250.10 feet to a 1/2-inch iron rod found for the common most easterly corner of said Lot 6 and the southeast corner of said Owen's tract, said corner also being the most northerly corner of that tract of land described in deed to Bill and Jerry Way, as recorded in Volume 1792, Page 323, O.P.R.R.C.T;

THENCE South 69 degrees 11 minutes 05 seconds West, along the south line of said Lot 6 and the north line of said Way tract, a distance of 347.26 feet to a 1/2-inch iron rod with ap stamped "RPLS 3691" found for the most southerly southwest corner of said Lot 6 and the northwest corner of said Way tract, said corner being on said northeasterly THAT I, JOEL C. HOWARD, do hereby certify that I prepared this plat from an actual right-of-way line of T L Townsend Road;

THENCE North 43 degrees 46 minutes 38 seconds West, along the southwesterly line of said Lot 6 and said northeasterly right-of-way line, a distance of 370.72 feet to the POINT OF BEGINNING AND CONTAINING 96,273 square feet or 2.21 acres of land, more or

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS COUNTY OF ROCKWALL

I(we) the undersigned owner(s) of the land shown on this plat, and designated herein as the LOT 6A, BLOCK A BODIN INDUSTRIAL TRACT ADDITION 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 consideration therein stated. 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 interest in the Bodin Industrial Addition subdivision have been notified and signed this plat.

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

7. Property owner shall be responsible for all maintenance, repair and reconstruction of drainage and detention systems.

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

I (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; 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 the dedication of exactions made herein.

COUNTY OF ROCKWALL

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.

SURVEYOR'S CERTIFICATE

NOW. THEREFORE KNOW ALL MEN BY THESE PRESENTS:

and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.

JOEL C. HOWARD Registered Public Surveyor No. 6267

STATE OF TEXAS **COUNTY OF ROCKWALL**

Before me, the undersigned authority, on this day personally appeared JOEL C. HOWARD 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

Given upon my hand and seal of office this day of

Notary Public in and for the State of Texas My Commission Expires:

> 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.

RECOMMENDED FOR FINAL APPROVAL

WITNESS OUR HANDS, this day of

Mayor, City of Rockwall

City Secretary

OWNER:

SARO PARTNERS, LLC 1450 T L TOWNSEND ROCKWALL, TEXAS 75032

City Engineer

DATED: FEBRUARY 21, 2020 DRAWN BY: JCH

GEONAV

SURVEYING • MAPPING • SCANNING

3410 MIDCOURT RD., STE 110, CARROLLTON, TEXAS 75006 SCALE 1"=40' (972) 243-2409 PROJECT NUMBER: 1742 TBPLS FIRM NO. 10194205

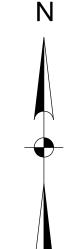
SHEET 2 OF 2

FINAL PLAT

BODIN INDUSTRIAL TRACT LOT 6A, BLOCK A

BEING Á REPLAT OF LOT 6 OF LOT 5 & LOT 6, BLOCK A, BODIN INDUSTRIAL TRACT ADDITION 2.21 ACRES OR 96,273 SQUARE FEET (1 LOT)

AN ADDITION TO THE CITY OF ROCKWALL ROCKWALL COUNTY, TEXAS N.M. BALLARD SURVEY, ABSTRACT NUMBER 24



0' 20' 40'

1'' = 40'



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: July 28, 2020

APPLICANT: Hellen Byrd; *Platinum Construction*

CASE NUMBER: P2020-028; Lot 9, Block A, Bodin Industrial Tract

SUMMARY

Consider a request by Hellen Byrd of Platinum Construction on behalf of Ron Valk of Saro Partners, LLC for the approval of a Replat for Lot 9, Block A, Bodin Industrial Tract being a 2.21-acre parcel of land identified as Lot 6, Block A, Bodin Industrial Tract, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, addressed as 1491 T. L. Townsend Drive, and take any action necessary.

PLAT INFORMATION

- ☑ The applicant is requesting to replat a 2.21-acre parcel of land (*i.e.* Lot 6, Block A, Bodin Industrial Tract) for purpose of establishing one (1) lot (*i.e.* Lot 9, Block A, Bodin Industrial Tract) to allow for the future development of the site into an office/warehouse building.
- ☑ The subject property was originally platted as a portion of Lot 1, Block A, Bodin Industrial Tract on August 16, 1979. The current day boundaries of the subject property were established on February 1, 2017 when a replat for Lots 5 & 6, Block A, Bodin Industrial Addition was filed with Rockwall County. On June 11, 2019, the Planning and Zoning Commission approved a site plan [i.e. Case No. SP2019-018] for the development of a ~12,080 SF multi-tenant office/warehouse building 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 Chapter 38, Subdivisions, of 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 Chapter 38, *Subdivisions*, of the Municipal Code of Ordinances.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to recommend approval of the replat for *Lot 9, Block A, Bodin Industrial Tract*, 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.



Notary Public in and for the State of Texas

DEVELOPMENT APPLICATION

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

- STAFF USE ONLY - PLANNING & ZONII	NG CASE NO.
	ITION IS NOT CONSIDERED ACCEPTED BY THE INNING DIRECTOR AND CITY ENGINEER HAVE
DIRECTOR OF PLAN	NING:
CITY ENGINEER:	

My Commission Expires 05-10-2020

Please check the a	ppropriate box below to ind	licate the type of devel	opment request [SELECT ONLY ONE BOX]:	
Platting Application Fees: [] Master Plat (\$100.00 + \$15.00 Acre) 1 [] Preliminary Plat (\$200.00 + \$15.00 Acre) 1 [X] Final Plat (\$300.00 + \$20.00 Acre) 1 [] Replat (\$300.00 + \$20.00 Acre) 1 [] Amending or Minor Plat (\$150.00) [] Plat Reinstatement Request (\$100.00) Site Plan Application Fees: [] Site Plan (\$250.00 + \$20.00 Acre) 1 [] Amended Site Plan/Elevations/Landscaping Plan (\$100.00)		Zoning Application Fees: [] Zoning Change (\$200.00 + \$15.00 Acre) 1 [] Specific Use Permit (\$200.00 + \$15.00 Acre) 1 [] PD Development Plans (\$200.00 + \$15.00 Acre) 1 Other Application Fees: [] Tree Removal (\$75.00) [] Variance Request (\$100.00) Notes: 1: In determining the fee, please use the exact acreage when multiplying by the per acre amount. For requests on less than one acre, round up to one (1) acre.			
PROPERTY INFO	ORMATION [PLEASE PRINT]				
Address	T.L. Townsend Driv	e (street number	not assigned)	
Subdivision	Bodin Industrial Tra	act		Lot 6	Block A
General Location	Northeast Side of in	ntersection of T.L	. Townsend D	or and Trowbridge C	ircle
ZONING, SITE P	LAN AND PLATTING IN	IFORMATION [PLEAS	E PRINT]		
Current Zoning	LI		Current Use	Vacant	
Proposed Zoning	N/A		Proposed Use	Office/Warehouse	
Acreage	2.21	Lots [Current]	1	Lots [Proposed	a] 1
[X] SITE PLANS AND process, and faile	D PLATS : By checking this box you ure to address any of staff's comm	acknowledge that due to ents by the date provided o	the passage of <u>HB318</u> n the Development Ca	57 the City no longer has flexibi lendar will result in the denial of	lity with regard to its approval
	CANT/AGENT INFORMA				
[] Owner	Saro Partners LLC			Platinum Construct	
Contact Person	Ron Valk		Contact Person	Hellen Byrd	
Address	1450 T.L. Townsend		Address	1450 T.L. Townsen	d
	STE 100			STE 100	
	Rockwall, TX 75032			Rockwall, TX 75032	2
	972-722-2590			972-722-2590	
E-Mail	Ron@platinumtx.cor	n	E-Mail	Hellen@platinumtx.	com
NOTARY VERIFICATION [REQUIRED] Before me, the undersigned authority, on this day personally appeared his application to be true and certified the following: [Owner] the undersigned, who stated the information on the control of th					
"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 \$ 344.20 , to cover the cost of this application, has been paid to the City of Rockwall on this the					
Given under my hand ar	od seal of office on this the	day of April	1/2	Com	nm. Expires 05-10-2020 otary ID 130655968
		/			

PROJECT COMMENTS

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

DATE: 7/24/2020

PROJECT NUMBER: P2020-028

PROJECT NAME: Lot 6A, Block A, Bodin Industrial Tract

SITE ADDRESS/LOCATIONS:

CASE CAPTION:

CASE MANAGER: Angelica Gamez
CASE MANAGER PHONE: 972-771-7740

CASE MANAGER EMAIL: agamez@rockwall.com

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT	
PLANNING	Henry Lee	07/22/2020	Approved w/ Comments	_

07/22/2020: I.1 Consider a request by Hellen Byrd of Platinum Construction on behalf of Ron Valk of Saro Partners, LLC for the approval of a Replat for Lot 9, Block A, Bodin Industrial Tract being a 2.21-acre parcel of land identified as Lot 6, Block A, Bodin Industrial Tract, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, addressed as 1491 T. L. Townsend Drive.

- I.2 For questions or comments concerning this case please contact Henry Lee in the Planning Department at (972) 772-6434 or email hlee@rockwall.com.
- M.3 For reference, include the case number (P2020-028) in the lower right-hand corner of all pages of all revised plan submittals.
- 1.4 This project is subject to all requirements stipulated by the Unified Development Code (UDC and the General Commercial District Standards of Article V, that are applicable to the subject property. (§01.02(D), Art. 11, UDC)
- M.5 Correct Title Block to read as follows:

Final Plat

Lot 9, Block A, Bodin Industrial Tract

Being a replat of Lot 6, Block A, Bodin Industrial Tract

Containing a total of 2.21-acres

Situated in the Bodin Industrial Tract

Additions to the City of Rockwall, Rockwall County, Texas

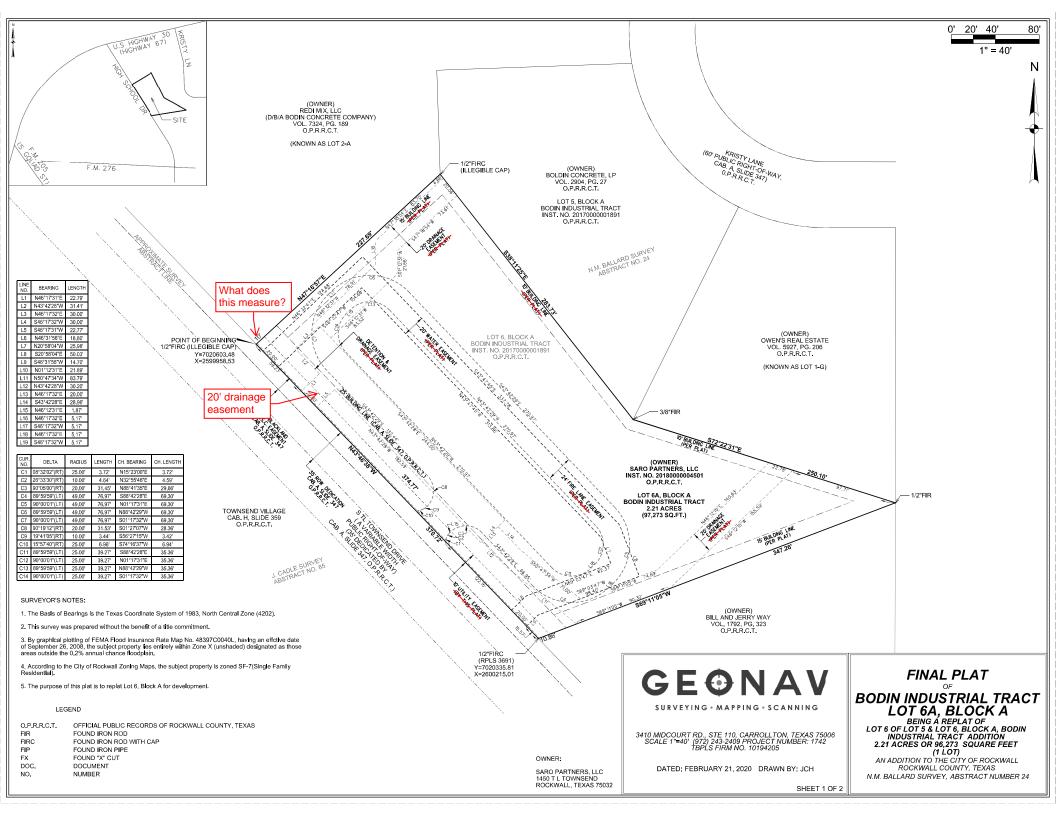
- M.6 Correct all mentions of 'Lot 5 & 6, Block A, Bodin Industrial Tract' on all sheets. (Chapter 38, Subdivision Regulations, Municipal Code of Ordinances)
- M.7 Correct all mentions of 'Lot 6A' to 'Lot 9.' (Chapter 38, Subdivision Regulations, Municipal Code of Ordinances)
- M.8 Remove building setbacks if they are not along a street. (Chapter 38, Subdivision Regulations, Municipal Code of Ordinances)
- M.9 Correct for typos in the Owner's Certificate. (Chapter 38, Subdivision Regulations, Municipal Code of Ordinances)
- M.10 Correct Surveyor's Note 4. The property is not zoned Single Family 7 (SF-7), (Chapter 38, Subdivision Regulations, Municipal Code of Ordinances)
- M.11 Relabel all access easements to '24' Firelane, Public Access & Utility Easement (By This Plat)'. (Chapter 38, Subdivision Regulations, Municipal Code of Ordinances)
- M.12 Notary Certificate below Surveyor's Certificate is not necessary when stamped by a Surveyor.
- M.13 Please email a PDF version for a subsequent/final review by staff. Due to COVID-19, staff is requesting that you do not resubmit paper copies.
- I.14 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections and return to staff as soon as practical, and provide any additional information that is requested.
- M.15 Please note that once the plat has been approved by the Planning and Zoning Commission and City Council, all staff comments are to be addressed and all revisions are to be approved (by staff) prior to the plat being submitted on mylar for filing.

I.16 The Planning and Zoning Meeting will be held on August 11, 2020.

I.17 The City Council meeting for this case is scheduled to be held on August 17, 2020.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT	
ENGINEERING	Sarah Johnston	07/23/2020	Needs Review	
07/23/2020: M - Add the label	for the 20' drainage easement.			
M - Remove "per plat" on all no	etes.			
I - What does the 10' measure	on the far west corner of the property?			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT	
BUILDING	Rusty McDowell	07/22/2020	Approved	
No Comments				
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT	
FIRE	Ariana Kistner	07/21/2020	Approved	
No Comments				
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT	
GIS	Lance Singleton	07/22/2020	Approved	
No Comments				
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT	
PARKS	Travis Sales	07/21/2020	Approved	
· · · · · · · · · · · · · · · · · · ·	·	·	·	

07/21/2020: No comments



OWNER DEDICATION:

situated in the N. M. Ballard Survey, Abstract Number 24, City of Rockwall, Rockwall County, Texas, and being all of Lot 6, Block A of Lot 5 & 6, Block A of Bodin Industrial Tract addition, an addition to the City of Rockwall as recorded in Instrument Number 2017/000001869 of the Official Public Records of Rockwall County, Texas (O.P.R.R.C.T.), and of the Official Public Records of Rockwall County, Texas (O.P.R.R.C.T.), and of the County of the Official Public Records of Rockwall County, Texas (O.P.R.R.C.T.), and of the County of the as recorded in Instrument Number 20180000004501, O.P.R.R.C.T., and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2-inch iron rod with an Illegible cap found for the most westerly northwest corner of sald Lot 6, sald corner being on the northeasterly right-of-way line of T L Townsend Drive (a variable width public right-of-way), said corner also bin the most southerly southwest corner of that tract of land described in deed to Redi Mix. LLC (d/b/a/ Bodin Concrete Company), as recorded in Volume 7324, Page 189, O.P.R.R.C.T.;

THENCE North 47 degrees 16 minutes 57 seconds East, along the northwesterly line of said Lot 6 and southeasterly line of said Bodin tract, a distance of 227.69 feet to a 1/2-inch iron rod with an illegible cap found for the most northerly corner of said Lot 6, and a westerly corner of said Lot 5, said corner being the most southerly southeast corner of sald Bodin tract:

THENCE South 38 degrees 11 minutes 25 seconds Fast, along the northeasterly line of said Lot 6 and said westerly line of Lot 5, a distance of 283.73 feet to a 3/8-inch iron rod found for an angle corner of said Lot 6, and the common south corner of said Lot 5 and the southwest corner of that tract of land described in deed to Owen's Real Estate, as recorded in Volume 5927, Page 206, O.P.R.R.C.T.;

THENCE South 72 degrees 22 minutes 31 seconds East, along the common northeasterly line of said Lot 6 and the south line of said Owen's tract, a distance of 250.10 feet to a 1/2-Inch Iron rod found for the common most easterly corner of sald Lot 6 and the southeast corner of sald Owen's tract, sald corner also being the most northerly corner of that tract of land described in deed to Bill and Jerry Way, as recorded in Volume

THENCE South 69 degrees 11 minutes 05 seconds West, along the south line of sald Lot 6 and the north line of sald Way tract, a distance of 347.26 feet to a 1/2-inch iron rod with ap stamped "RPLS 3691" found for the most southerly southwest corner of said Lot 6 and the northwest corner of said Way tract, said corner being on said northeasterly right-of-way line of T L Townsend Road;

THENCE North 43 degrees 46 minutes 38 seconds West, along the southwesterly line of sald Lot 6 and sald northeasterly right-of-way line, a distance of 370.72 feet to the POINT OF BEGINNING AND CONTAINING 96,273 square feet or 2.21 acres of land, more or

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS COUNTY OF ROCKWALL

I(we) the undersigned owner(s) of the land shown on this plat, and designated herein as the LOT 6A, BLOCK A BODIN INDUSTRIAL TRACT ADDITION 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 partles who have a mortgage or lien interest in the Bodin industrial Addition subdivision have been notified and signed this plat.

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- 1. No buildings shall be constructed or placed upon, over, or across the utility easements Notary Public in and for the State of Texas
- 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 was endanger or interfere with construction, maintenance or efficiency of their respective 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
- 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.
- 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 compiled with all reculrements 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 paying, curb and gutter, water and sewer, dralnage 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 commercial rate dates, and set made and minimal rate and set the city to make such 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 secrow 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

7. Property owner shall be responsible for all maintenance, repair and reconstruction of drainage and detention systems

WHEREAS SARO PARTNERS, LLC ARE THE WNERS OF a 2.21 acres tract of land. 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.

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Owner

STATE OF TEXAS COUNTY OF ROCKWALL

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

Given upon my hand and seal of office this __ _day of

Notary Public in and for the State of Texas My Commission Expires:

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, JOEL C. HOWARD, 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.

JOEL C. HOWARD Registered Public Surveyor No. 6267

STATE OF TEXAS COUNTY OF ROCKWALL

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My Commission Expires

OWNER:

SARO PARTNERS LLC

1450 T L TOWNSEND ROCKWALL, TEXAS 75032

TESSIMETER	i diti ii de la
Planning and Zoning Commission D	ate
APPROVED	
	egoing plat of an add iti on to the City of Rockwa noil of the City of Rockwall on the day
	e approved plat for such addition is recorded in th , County, Texas, within one hundred eighty (186
WITNESS OUR HANDS, this d	ay of
Mayor, City of Rockwall	City Secretary
City Engineer	

DECOMMENDED FOR FINAL ARRESTA



SURVEYING . MAPPING . SCANNING

3410 MIDCOURT RD., STE 110, CARROLLTON, TEXAS 75006 SCALE 1"=40" (972) 243-2409 PROJECT NUMBER: 1742 TBPLS FIRM NO. 10194205

DATED: FEBRUARY 21, 2020 DRAWN BY: JCH

FINAL PLAT

BODIN INDUSTRIAL TRACT LOT 6A, BLOCK A

BEING À REPLAT OF LOT 6 OF LOT 5 & LOT 6, BLOCK A, BODIN INDUSTRIAL TRACT ADDITION 2.21 ACRES OR 96,273 SQUARE FEET

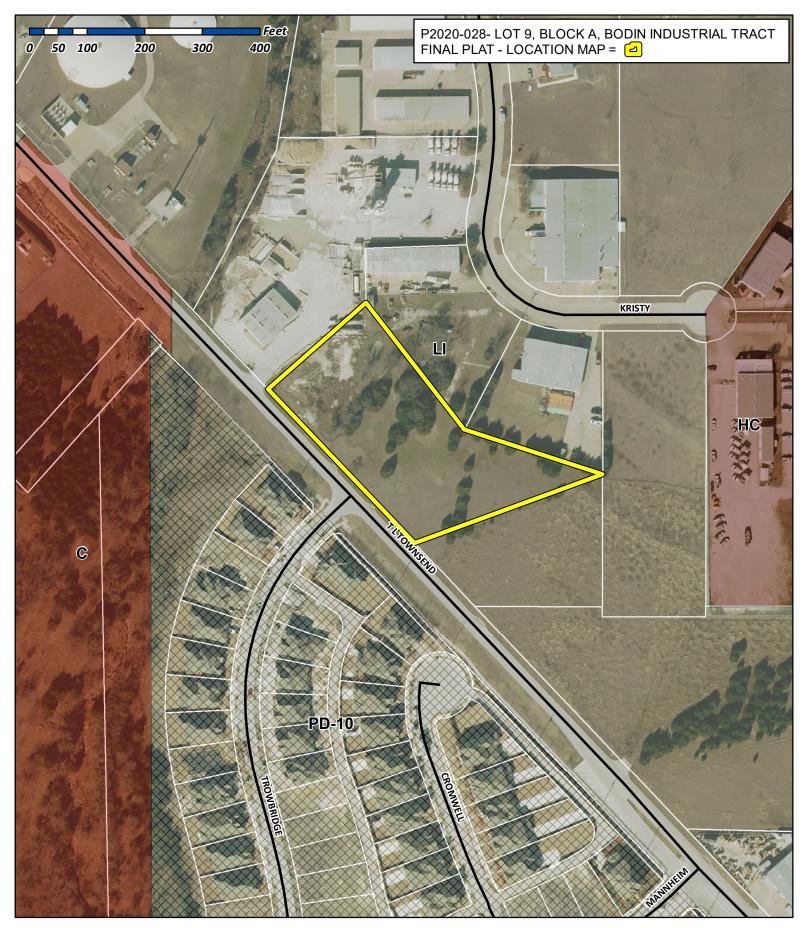
(1 ĹOT)
AN ADDITION TO THE CITY OF ROCKWALL ROCKWALL COUNTY, TEXAS N.M. BALLARD SURVEY. ABSTRACT NUMBER 24

SHEET 2 OF 2



80'

20' 40'

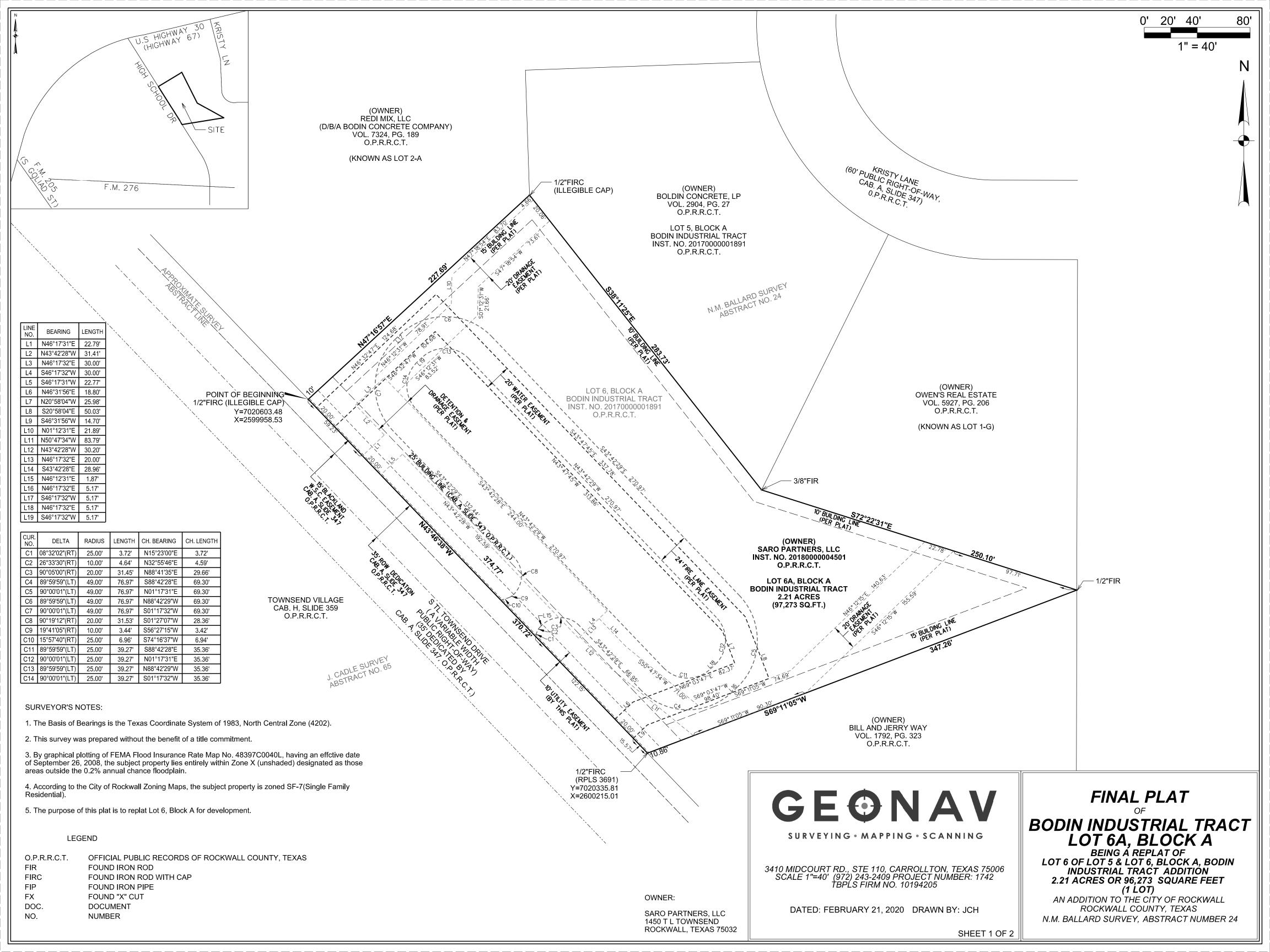




City of Rockwall

Planning & Zoning Department 385 S. Goliad Street Rockwall, Texas 75032 (P): (972) 771-7745 (W): www.rockwall.com The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.





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NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS COUNTY OF ROCKWALL

I(we) the undersigned owner(s) of the land shown on this plat, and designated herein as the LOT 6A, BLOCK A BODIN INDUSTRIAL TRACT ADDITION 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 consideration therein stated. 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 interest in the Bodin Industrial Addition subdivision have been notified and signed this plat.

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COUNTY OF ROCKWALL

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SURVEYOR'S CERTIFICATE

NOW. THEREFORE KNOW ALL MEN BY THESE PRESENTS:

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JOEL C. HOWARD Registered Public Surveyor No. 6267

STATE OF TEXAS **COUNTY OF ROCKWALL**

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Given upon my hand and seal of office this day of

Notary Public in and for the State of Texas My Commission Expires:

> 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.

RECOMMENDED FOR FINAL APPROVAL

WITNESS OUR HANDS, this day of

Mayor, City of Rockwall

City Secretary

OWNER:

SARO PARTNERS, LLC 1450 T L TOWNSEND ROCKWALL, TEXAS 75032

City Engineer

DATED: FEBRUARY 21, 2020 DRAWN BY: JCH

GEONAV

SURVEYING • MAPPING • SCANNING

3410 MIDCOURT RD., STE 110, CARROLLTON, TEXAS 75006 SCALE 1"=40' (972) 243-2409 PROJECT NUMBER: 1742 TBPLS FIRM NO. 10194205

SHEET 2 OF 2

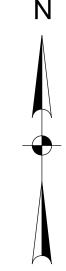
FINAL PLAT

BODIN INDUSTRIAL TRACT LOT 6A, BLOCK A

BEING Á REPLAT OF LOT 6 OF LOT 5 & LOT 6, BLOCK A, BODIN INDUSTRIAL TRACT ADDITION 2.21 ACRES OR 96,273 SQUARE FEET (1 LOT)

AN ADDITION TO THE CITY OF ROCKWALL ROCKWALL COUNTY, TEXAS

N.M. BALLARD SURVEY, ABSTRACT NUMBER 24



0' 20' 40'

1'' = 40'



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: July 28, 2020

APPLICANT: Hellen Byrd; *Platinum Construction*

CASE NUMBER: P2020-028; Lot 9, Block A, Bodin Industrial Tract

SUMMARY

Consider a request by Hellen Byrd of Platinum Construction on behalf of Ron Valk of Saro Partners, LLC for the approval of a Replat for Lot 9, Block A, Bodin Industrial Tract being a 2.21-acre parcel of land identified as Lot 6, Block A, Bodin Industrial Tract, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, addressed as 1491 T. L. Townsend Drive, and take any action necessary.

PLAT INFORMATION

- ☑ The applicant is requesting to replat a 2.21-acre parcel of land (*i.e.* Lot 6, Block A, Bodin Industrial Tract) for purpose of establishing one (1) lot (*i.e.* Lot 9, Block A, Bodin Industrial Tract) to allow for the future development of the site into an office/warehouse building.
- ☑ The subject property was originally platted as a portion of Lot 1, Block A, Bodin Industrial Tract on August 16, 1979. The current day boundaries of the subject property were established on February 1, 2017 when a replat for Lots 5 & 6, Block A, Bodin Industrial Addition was filed with Rockwall County. On June 11, 2019, the Planning and Zoning Commission approved a site plan [i.e. Case No. SP2019-018] for the development of a ~12,080 SF multi-tenant office/warehouse building 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 Chapter 38, Subdivisions, of 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 Chapter 38, *Subdivisions*, of the Municipal Code of Ordinances.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to recommend approval of the replat for *Lot 9, Block A, Bodin Industrial Tract*, 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.



Notary Public in and for the State of Texas

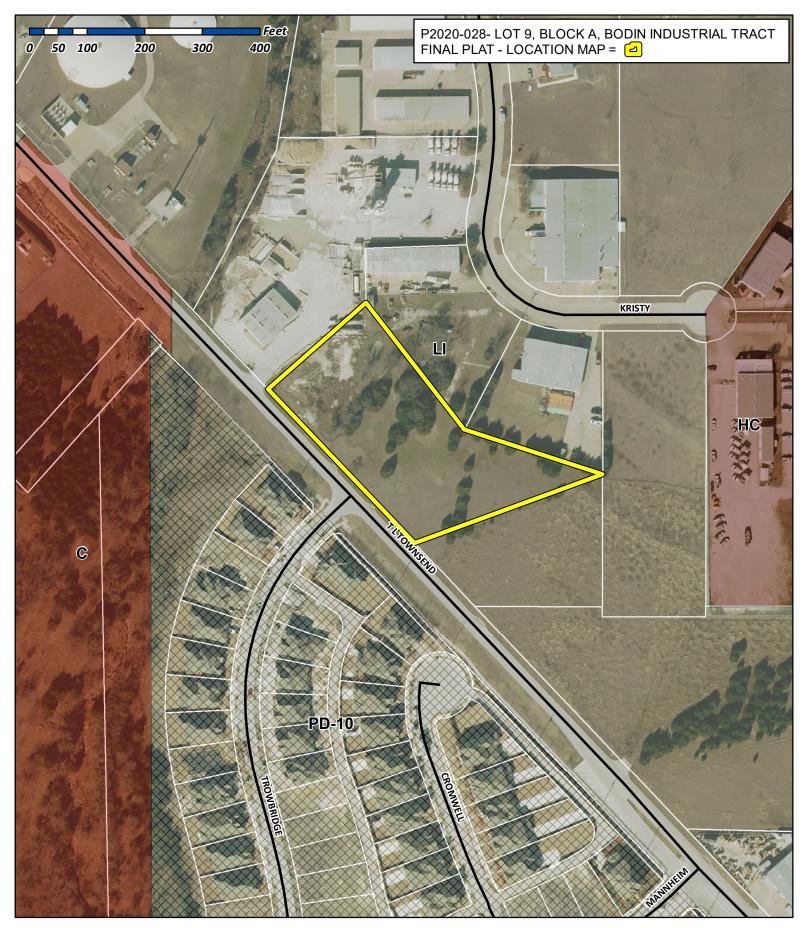
DEVELOPMENT APPLICATION

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

- STAFF USE ONLY - PLANNING & ZONII	NG CASE NO.
	ITION IS NOT CONSIDERED ACCEPTED BY THE INNING DIRECTOR AND CITY ENGINEER HAVE
DIRECTOR OF PLAN	NING:
CITY ENGINEER:	

My Commission Expires 05-10-2020

Please check the a	ppropriate box below to ind	licate the type of devel	opment request [SELECT ONLY ONE BOX]:	
Platting Application Fees: [] Master Plat (\$100.00 + \$15.00 Acre) 1 [] Preliminary Plat (\$200.00 + \$15.00 Acre) 1 [X] Final Plat (\$300.00 + \$20.00 Acre) 1 [] Replat (\$300.00 + \$20.00 Acre) 1 [] Amending or Minor Plat (\$150.00) [] Plat Reinstatement Request (\$100.00) Site Plan Application Fees: [] Site Plan (\$250.00 + \$20.00 Acre) 1 [] Amended Site Plan/Elevations/Landscaping Plan (\$100.00)		Zoning Application Fees: [] Zoning Change (\$200.00 + \$15.00 Acre) 1 [] Specific Use Permit (\$200.00 + \$15.00 Acre) 1 [] PD Development Plans (\$200.00 + \$15.00 Acre) 1 Other Application Fees: [] Tree Removal (\$75.00) [] Variance Request (\$100.00) Notes: 1: In determining the fee, please use the exact acreage when multiplying by the per acre amount. For requests on less than one acre, round up to one (1) acre.			
PROPERTY INFO	ORMATION [PLEASE PRINT]				
Address	T.L. Townsend Driv	e (street number	not assigned)	
Subdivision	Bodin Industrial Tra	act		Lot 6	Block A
General Location	Northeast Side of in	ntersection of T.L	. Townsend D	or and Trowbridge C	ircle
ZONING, SITE P	LAN AND PLATTING IN	IFORMATION [PLEAS	E PRINT]		
Current Zoning	LI		Current Use	Vacant	
Proposed Zoning	N/A		Proposed Use	Office/Warehouse	
Acreage	2.21	Lots [Current]	1	Lots [Proposed	a] 1
[X] SITE PLANS AND process, and faile	D PLATS : By checking this box you ure to address any of staff's comm	acknowledge that due to ents by the date provided o	the passage of <u>HB318</u> n the Development Ca	57 the City no longer has flexibi lendar will result in the denial of	lity with regard to its approval
	CANT/AGENT INFORMA				
[] Owner	Saro Partners LLC			Platinum Construct	
Contact Person	Ron Valk		Contact Person	Hellen Byrd	
Address	1450 T.L. Townsend		Address	1450 T.L. Townsen	d
	STE 100			STE 100	
	Rockwall, TX 75032			Rockwall, TX 75032	2
	972-722-2590			972-722-2590	
E-Mail	Ron@platinumtx.cor	n	E-Mail	Hellen@platinumtx.	com
NOTARY VERIFICATION [REQUIRED] Before me, the undersigned authority, on this day personally appeared his application to be true and certified the following: [Owner] the undersigned, who stated the information on the control of th					
"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 \$ 344.20 , to cover the cost of this application, has been paid to the City of Rockwall on this the					
Given under my hand ar	od seal of office on this the	day of April	1/2	Com	nm. Expires 05-10-2020 otary ID 130655968
		/			

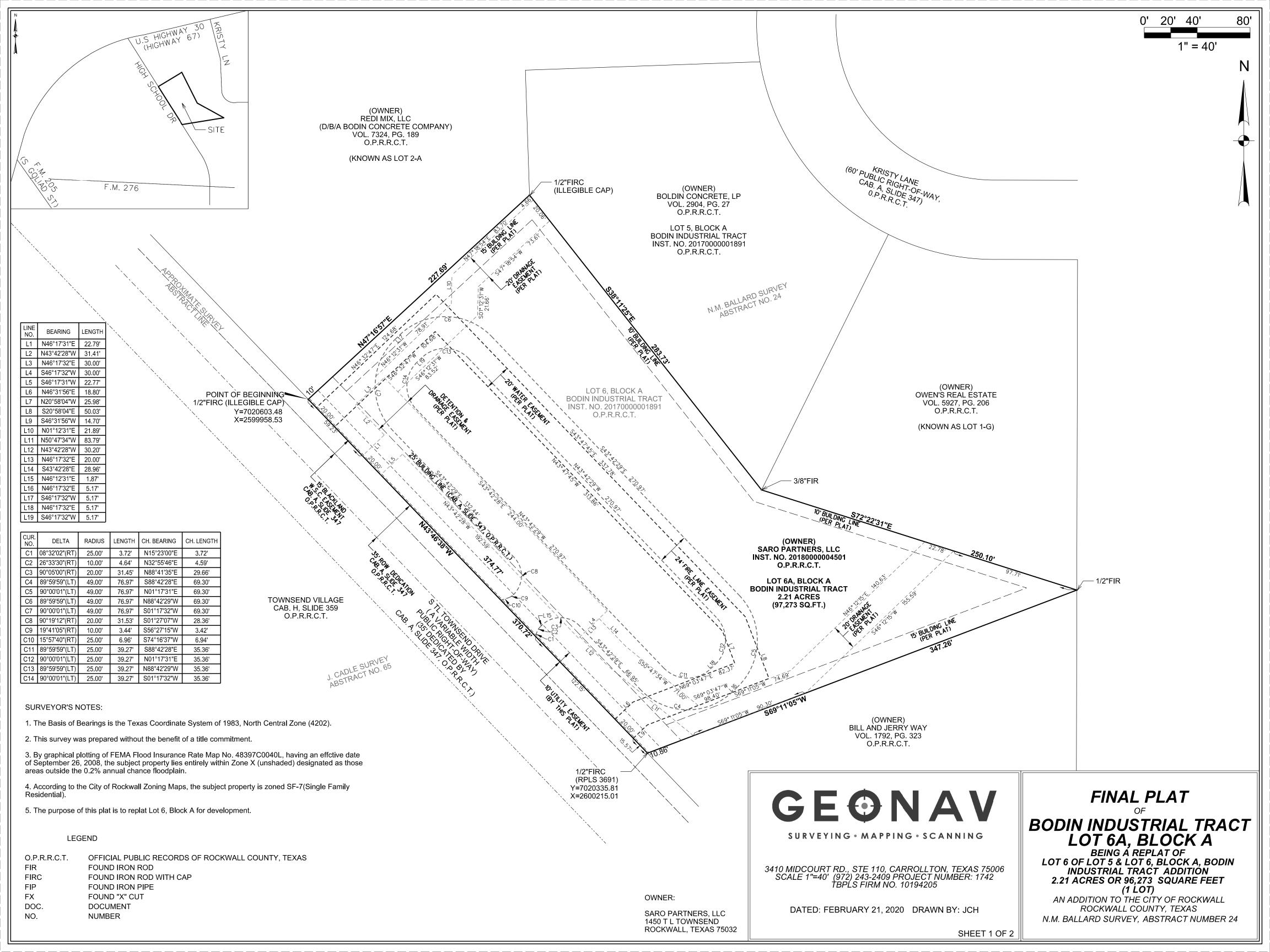




City of Rockwall

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COUNTY OF ROCKWALL

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and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.

JOEL C. HOWARD Registered Public Surveyor No. 6267

STATE OF TEXAS **COUNTY OF ROCKWALL**

Before me, the undersigned authority, on this day personally appeared JOEL C. HOWARD 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

Given upon my hand and seal of office this day of

Notary Public in and for the State of Texas My Commission Expires:

> 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.

RECOMMENDED FOR FINAL APPROVAL

WITNESS OUR HANDS, this day of

Mayor, City of Rockwall

City Secretary

OWNER:

SARO PARTNERS, LLC 1450 T L TOWNSEND ROCKWALL, TEXAS 75032

City Engineer

DATED: FEBRUARY 21, 2020 DRAWN BY: JCH

GEONAV

SURVEYING • MAPPING • SCANNING

3410 MIDCOURT RD., STE 110, CARROLLTON, TEXAS 75006 SCALE 1"=40' (972) 243-2409 PROJECT NUMBER: 1742

TBPLS FIRM NO. 10194205

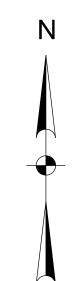
FINAL PLAT

BODIN INDUSTRIAL TRACT LOT 6A, BLOCK A

BEING Á REPLAT OF LOT 6 OF LOT 5 & LOT 6, BLOCK A, BODIN INDUSTRIAL TRACT ADDITION 2.21 ACRES OR 96,273 SQUARE FEET (1 LOT)

AN ADDITION TO THE CITY OF ROCKWALL ROCKWALL COUNTY, TEXAS N.M. BALLARD SURVEY, ABSTRACT NUMBER 24

SHEET 2 OF 2



0' 20' 40'

1'' = 40'

Lee, Henry

From: Henry Lee

Sent: Friday, July 24, 2020 3:08 PM **To:** 'hellen@platinumtx.com'

Subject: Rockwall Staff Comments P2020-028

Attachments: Packet [WS] (07.28.2020).pdf

Good Afternoon,

Please find attached staff's project comments for your request. The Planning Commission will be meet in person next week on Tuesday, <u>July 28, 2020</u> in the City's Council Chambers. The meeting is scheduled for 6:00 p.m. The City prefers that a representative(s) be present for the meetings.

Please see dates for all meetings in the attached project comments.

Do not hesitate to contact me should you have any questions.

Thank you,

Henry Lee

Lee, Henry

This email was scanned by Bitdefender

Lee, Helliy	
From: Sent: To: Cc: Subject: Attachments:	Paul Cragun <paul@cumulusdesign.net> Tuesday, August 11, 2020 5:00 PM hellen@platinumtx.com; Henry Lee ghazal@cumulusdesign.net RE: Rockwall Staff Comments P2020-028 Bodin Plat Revision.pdf</paul@cumulusdesign.net>
Good afternoon,	
I received your n	nessage. Please find attached the revised plat.
Thank you,	
Paul Cragun Cumulus Design Phone: 214-235-	0367 Ext 104
Sent: Friday, July To: Paul Cragun	latinumtx.com [mailto:hellen@platinumtx.com] v 24, 2020 3:16 PM ckwall Staff Comments P2020-028
To: 'hellen@plat	24, 2020 3:08 PM
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Henry Lee	

ecognize the sender and know the content is saf	e.

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Lee, Henry

From: Henry Lee

Sent: Wednesday, August 12, 2020 9:51 AM

To: 'Paul Cragun'

Subject: RE: Rockwall Staff Comments P2020-028

Attachments: Development Comments [P2020-028] (07.20.2020).pdf; Engineering Comments (07.28.2020).pdf

Good Morning,

After reviewing the revised plat you sent to me I can confirm that none of the comments (both planning and engineering) have been addressed.

For convenience I have attached the planning and engineers comments. Please see that these are addressed. Once addressed we will approve the plat so that mylars may be submitted.

If you have any questions feel free to contact me or Sarah Johnston in engineering.

Thank you,



HENRY LEE Planner Planning & Zoning Department 972.772.6434

HLee@rockwall.com

385 S. Goliad Street, Rockwall, TX 75087

From: Paul Cragun

Sent: Tuesday, August 11, 2020 5:00 PM **To:** hellen@platinumtx.com; Henry Lee

Cc: ghazal@cumulusdesign.net

Subject: RE: Rockwall Staff Comments P2020-028

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Thank you,

Henry Lee

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From: Paul Cragun <Paul@CumulusDesign.net>
Sent: Wednesday, August 12, 2020 9:53 AM

To: Lee, Henry

Subject: RE: Rockwall Staff Comments P2020-028

Thank you. I'm sorry.

Paul Cragun Cumulus Design

Phone: 214-235-0367 Ext 104

From: Lee, Henry [mailto:HLee@rockwall.com] Sent: Wednesday, August 12, 2020 9:51 AM

To: 'Paul Cragun'

Subject: RE: Rockwall Staff Comments P2020-028

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972.772.6434
HLee@rockwall.com

385 S. Goliad Street, Rockwall, TX 75087

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Cc: ghazal@cumulusdesign.net

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From: hellen@platinumtx.com

Sent: Wednesday, August 12, 2020 12:25 PM

To: 'Paul Cragun'; Lee, Henry
Cc: ghazal@cumulusdesign.net

Subject: RE: Rockwall Staff Comments P2020-028

Attachments: Bodin Plat Revision.pdf

Hello

Is this PLAT ready for us to record?

Thanks

Hellen Byrd

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Sent: Tuesday, August 11, 2020 5:00 PM

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Sent: Wednesday, August 12, 2020 12:37 PM
To: hellen@platinumtx.com; Lee, Henry

Cc: ghazal@cumulusdesign.net

Subject: RE: Rockwall Staff Comments P2020-028

NO, it is not.

Paul Cragun Cumulus Design

Phone: 214-235-0367 Ext 104

From: hellen@platinumtx.com [mailto:hellen@platinumtx.com]

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Subject: Rockwall Staff Comments P2020-028

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From: Paul Cragun <Paul@CumulusDesign.net>
Sent: Wednesday, August 26, 2020 10:25 AM

To: Lee, Henry

Cc: ghazal@cumulusdesign.net

Subject: RE: Rockwall Staff Comments P2020-028

Attachments: Plat.pdf

Good afternoon,

I hope that you are doing well. We checked the comments and this seems like he addressed them. When you have a moment, please review and let me know what you think.

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Paul Cragun Cumulus Design

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Sent: Wednesday, August 12, 2020 9:51 AM

To: 'Paul Cragun'

Subject: RE: Rockwall Staff Comments P2020-028

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HENRY LEE Planner Planning & Zoning Department 972.772.6434

HLee@rockwall.com

385 S. Goliad Street, Rockwall, TX 75087

From: Paul Cragun

Sent: Tuesday, August 11, 2020 5:00 PM **To:** hellen@platinumtx.com; Henry Lee

Cc: ghazal@cumulusdesign.net

Subject: RE: Rockwall Staff Comments P2020-028

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From: Paul Cragun < Paul@CumulusDesign.net>
Sent: Thursday, September 10, 2020 12:03 PM

To: Lee, Henry

Cc: ghazal@cumulusdesign.net

Subject: RE: Rockwall Staff Comments P2020-028

Attachments: Plat.pdf

Good morning,

I hope that you are doing well and had a good labor day/short week. I wanted to follow up with you on the plat comments on the plat for the Bodin Industrial Tract (addition). We were finishing up the engineering pre-construction checklist and I realized we had not heard anything back from you yet.

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Cc: ghazal@cumulusdesign.net

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Thank you,



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

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Cc: ghazal@cumulusdesign.net

Subject: RE: Rockwall Staff Comments P2020-028

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enry Lee	
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is email was scanned by Bitdefender	

From: Lee, Henry

Sent: Thursday, September 10, 2020 1:33 PM

To: 'Paul Cragun'

Subject: RE: Rockwall Staff Comments P2020-028

Good Afternoon,

I will review this revision to see if it meets all of Planning's comments.

I have also added this revision to our workflow so that other departments may review it as well.

Once all reviews are complete I will contact you, which then mylars will be ready for submission.

If you have any questions feel free to contact me.

Thank you,



HENRY LEE Planner Planning & Zoning Department 972.772.6434 HLee@rockwall.com

385 S. Goliad Street, Rockwall, TX 75087

From: Paul Cragun

Sent: Thursday, September 10, 2020 12:03 PM

To: Lee, Henry

Cc: ghazal@cumulusdesign.net

Subject: RE: Rockwall Staff Comments P2020-028

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From: Lee, Henry

Sent: Thursday, September 10, 2020 1:45 PM

To: 'Paul Cragun'

Subject: RE: Rockwall Staff Comments P2020-028 **Attachments:** P2020-028 - Platinum Office -2.pdf

Good Afternoon,

Engineering has just reviewed your revised replat and has one comment they still need addressed. View the attached document to see the comment.

For any questions on this please refer to Sarah Johnston in engineering -- SJohnston@rockwall.com

Thank you,



HENRY LEE
Planner
Planning & Zoning Department
972.772.6434
HLee@rockwall.com

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From: Paul Cragun <Paul@CumulusDesign.net>
Sent: Thursday, September 10, 2020 3:35 PM

To: Lee, Henry

Subject: RE: Rockwall Staff Comments P2020-028

Got it. Not a problem.

Paul Cragun Cumulus Design

Phone: 214-235-0367 Ext 104

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To: 'Paul Cragun'

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385 S. Goliad Street, Rockwall, TX 75087

From: Paul Cragun < Paul@CumulusDesign.net > Sent: Tuesday, August 11, 2020 5:00 PM

To: hellen@platinumtx.com ; Henry Lee Henry Lee hellen@platinumtx.com; Henry Lee hellen@platinumtx.com; Henry Lee hellen@platinumtx.com;
Cc: ghazal@cumulusdesign.net
Subject: RE: Rockwall Staff Comments P2020-028
Good afternoon,
I received your message. Please find attached the revised plat.
Thank you,
Paul Cragun
Cumulus Design
Phone: 214-235-0367 Ext 104
From: hellen@platinumtx.com [mailto:hellen@platinumtx.com] Sent: Friday, July 24, 2020 3:16 PM To: Paul Cragun Subject: FW: Rockwall Staff Comments P2020-028
From: Henry Lee < HLee@rockwall.com >
Sent: Friday, July 24, 2020 3:08 PM
To: 'hellen@platinumtx.com' < hellen@platinumtx.com >
Subject: Rockwall Staff Comments P2020-028
Good Afternoon,
Please find attached staff's project comments for your request. The Planning Commission will be meet in person next week on Tuesday, <u>July 28, 2020</u> in the City's Council Chambers. The meeting is scheduled for 6:00 p.m. The City prefers that a representative(s) be present for the meetings.
Please see dates for all meetings in the attached project comments.
Do not hesitate to contact me should you have any questions.
Thank you,
Henry Lee
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From: Paul Cragun <Paul@CumulusDesign.net>
Sent: Friday, September 11, 2020 12:02 PM

To: Lee, Henry

Cc: ghazal@cumulusdesign.net

Subject: FW: Rockwall Staff Comments P2020-028

Attachments: Revised Plat 2020.09.11.pdf

Good afternoon,

We had the surveyor make the changes. Please see attached.

Thank you,

Paul Cragun Cumulus Design

Phone: 214-235-0367 Ext 104

From: Chris Howard [mailto:Chris.Howard@geo-nav.com]

Sent: Thursday, September 10, 2020 10:25 PM

To: Paul Cragun

Cc: ghazal@cumulusdesign.net

Subject: RE: Rockwall Staff Comments P2020-028

Attached is the revised sheet.

(Joel) Chris Howard, RPLS, PLS (OK) President GEONAV, LLC 3410 Midcourt Road, Suite 110 Carrollton, Texas 75006

O: 972-243-2409 C: 281-701-3989

TBPLS FIRM NO. 10194205

chris.howard@geo-nav.com

OK FIRM NO. 7570



From: Paul Cragun

Sent: Thursday, September 10, 2020 3:38 PM

To: Chris Howard

Cc: ghazal@cumulusdesign.net

Subject: FW: Rockwall Staff Comments P2020-028

Good afternoon,

When you can, please delete the line and resend the sheet.

Thank you,

Paul Cragun Cumulus Design

Phone: 214-235-0367 Ext 104

From: Lee, Henry [mailto:HLee@rockwall.com]
Sent: Thursday, September 10, 2020 1:45 PM

To: 'Paul Cragun'

Subject: RE: Rockwall Staff Comments P2020-028

Good Afternoon,

Engineering has just reviewed your revised replat and has one comment they still need addressed.

View the attached document to see the comment.

For any questions on this please refer to Sarah Johnston in engineering -- SJohnston@rockwall.com

Thank you,



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

From: Paul Cragun < Paul@CumulusDesign.net > Sent: Thursday, September 10, 2020 12:03 PM

To: Lee, Henry < HLee@rockwall.com >

Cc: ghazal@cumulusdesign.net

Subject: RE: Rockwall Staff Comments P2020-028

Good morning,

I hope that you are doing well and had a good labor day/short week. I wanted to follow up with you on the plat comments on the plat for the Bodin Industrial Tract (addition). We were finishing up the engineering pre-construction checklist and I realized we had not heard anything back from you yet.

When you have a moment, please review and let us know if there are any other corrections needed or if we are good for signatures.

Thank you,

Paul Cragun Cumulus Design Phone: 214-235-0367 Ext 104

From: Paul Cragun [mailto:Paul@CumulusDesign.net]

Sent: Wednesday, August 26, 2020 10:25 AM

To: 'Lee, Henry'

Cc: ghazal@cumulusdesign.net

Subject: RE: Rockwall Staff Comments P2020-028

Good afternoon,

I hope that you are doing well. We checked the comments and this seems like he addressed them. When you have a moment, please review and let me know what you think.

Thank you,

Paul Cragun Cumulus Design

Phone: 214-235-0367 Ext 104

From: Lee, Henry [mailto:HLee@rockwall.com]
Sent: Wednesday, August 12, 2020 9:51 AM

To: 'Paul Cragun'

Subject: RE: Rockwall Staff Comments P2020-028

Good Morning,

After reviewing the revised plat you sent to me I can confirm that none of the comments (both planning and engineering) have been addressed.

For convenience I have attached the planning and engineers comments. Please see that these are addressed. Once addressed we will approve the plat so that mylars may be submitted.

If you have any questions feel free to contact me or Sarah Johnston in engineering.

Thank you,



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

From: Paul Cragun < Paul@CumulusDesign.net > Sent: Tuesday, August 11, 2020 5:00 PM

To: hellen@platinumtx.com; Henry Lee <HLee@rockwall.com>

Cc: ghazal@cumulusdesign.net

Subject: RE: Rockwall Staff Comments P2020-028

Good afternoon,

I received your message. Please find attached the revised plat.

Thank you,

Paul Cragun Cumulus Design

Phone: 214-235-0367 Ext 104
From: hellen@platinumtx.com [mailto:hellen@platinumtx.com] Sent: Friday, July 24, 2020 3:16 PM To: Paul Cragun Subject: FW: Rockwall Staff Comments P2020-028
From: Henry Lee < HLee@rockwall.com > Sent: Friday, July 24, 2020 3:08 PM To: 'hellen@platinumtx.com' < hellen@platinumtx.com > Subject: Rockwall Staff Comments P2020-028
Good Afternoon,
Please find attached staff's project comments for your request. The Planning Commission will be meet in person next week on Tuesday, <u>July 28, 2020</u> in the City's Council Chambers. The meeting is scheduled for 6:00 p.m. The City prefers that a representative(s) be present for the meetings.
Please see dates for all meetings in the attached project comments.
Do not hesitate to contact me should you have any questions.
Thank you,
Henry Lee
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From: Lee, Henry

Sent: Friday, September 11, 2020 1:32 PM

To: 'Paul Cragun'

Subject: P2020-028 Replat - Mylars

Good Afternoon,

Thank you for the addressing staff comments. The mylar copies can be submitted for filing. Please see the following information regarding the filing of the plat:

The filing fees for the plat will be \$50 per page (e.g. \$50 x 2 pages = \$100) + \$30 for the 1st Tax Certificate + \$4 for any additional Tax Certificates [i.e. two (2) properties, etc.]. Please note that there is an additional \$4 fee for a Tax Receipt indicating the <u>current years assessed taxes have been paid</u> [this applies from September to December]. If you have any questions regarding this particular requirement, please call Rockwall County at 972.204.6311. As an example, the **Minimum Total Fees Due** = \$130.00 for a 2 page plat with <u>one tax certificate</u>, if filed by August 31, 2020. Should the plat be filed after August 31, 2020, a Tax Receipt indicating that the current year assessed taxes have been paid will be required, and an additional \$4 for each tax receipt will be due in order to file the plat with Rockwall County.

Please make your check *payable to the Rockwall County Clerk* for the appropriate amount or the plat will not be filed. If you have any questions regarding the fee amount, please call staff at 972.771.7745.

You will need to provide a minimum of one (1) copy on mylar with signatures notarized. City staff will obtain signatures from the Planning and Zoning Commissioner, Mayor, Engineer, and City Secretary. Any additional mylar (or bonded) copies are welcomed and will be returned to you. Once filed, you must pick-up the additional copies or they will be discarded.

When dropping off the plat for filing, please be sure that you have all items required (i.e. mylar copies, tax certificate(s), tax receipts [if applicable], & filing fees). Staff will not accept the mylars if all items necessary for filing are not received at the time they are submitted to City staff.

If you have any questions feel free to contact me or Angelica Gamez, our coordinator.

Thank you,



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



DATE: 09/11/2020

TO: Hellen Byrd

1450 T.L. Townsend STE 100

Rockwall, TX 75032

FROM: Henry Lee

City of Rockwall Planning and Zoning Department

385 S. Goliad Street Rockwall, TX 75098

SUBJECT: P2020-028; T.L. Townsend Drive (Replat)

Hellen Byrd:

This letter serves to notify you that the above referenced case, that you submitted for consideration by the City of Rockwall, was approved by City Council (CC) on 08/03/2020. The following is a record of all recommendations, voting records and conditions of approval:

Staff Recommendations

Any construction resulting from the approval of this request 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.

All technical comments from the Engineering, Planning and Fire Departments shall be addressed prior to the filing of this plat.

City Council

On August 3, 2020, the City Council made a motion to approve the applicants request. The motion passed by a vote of 6-0, with Council Member Daniels absent.

Should you have any questions or concerns regarding your zoning case, please feel free to contact me a (972) 771-7745.

Sincerely.

Henry Lee Planner